



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, July 23, 2020, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

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

Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting may be viewed on the City's webcast at www.victoria.ca.

Council is committed to ensuring that all people who speak in this chamber are treated in a fair and respectful manner. No form of discrimination is acceptable or tolerated. This includes discrimination because of race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or economic status. This Council chamber is a place where all human rights are respected and where we all take responsibility to create a safe, inclusive environment for everyone to participate.

Pages

A. APPROVAL OF AGENDA

*B. Poetry Reading

By Poet Laureate, John Barton

C. READING OF MINUTES

D. REQUESTS TO ADDRESS COUNCIL

*D.1 WITHDRAWN: Mary Davies: The Overtaking and Obliteration of My Neighbourhood

Addendum

*D.2 WITHDRAWN: Dave Davies: Defining the "Missing Middle"

Addendum

D.3 Kiran Kshatriya: Driveway on to Street

D.4 Cameron Moffatt: Beacon Hill Park Camping

D.5 Lisa Gunderson: Motion of UN Decade

*D.6 Dominique Jacobs: In Support of the UN International Decade of People of African Descent

Addendum

***D.7 Boma Brown: Motion to Recognize and Support the UN Decade for People of African Descent**

Addendum

***D.8 Silvia Mangué Alene: UN Declaration of the International Decade for People of African Descent**

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Addendum

E. PROCLAMATIONS

***F. PUBLIC AND STATUTORY HEARINGS**

To participate live at the hearing, phone 778-698-2440, participation code 1551794#

- You will be asked to state your name, and will then be placed on hold until it's your turn to speak.
- Please have your phone on mute or remain quiet when you join the call - any background noise or conversation will be heard in the live streamed meeting.
- When it is your turn to speak, staff will un-mute your call and announce the last 4 digits of your phone number.
- State your name, address and item you are speaking to.
- You will have 5 minutes to speak then will be cut off when the next speaker is connected.
- When speaking:
 - o Do not have your phone on 'speaker'
 - o Turn off all audio from the meeting webcast

For more information on Virtual Public Hearings, go to:

<https://www.victoria.ca/EN/meta/news/public-notice/virtual-public-hearings.html>

Please note that any videos you submit and the opinions you express orally will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda. Your phone number and email will not be included in the agenda. For more information on privacy and the FOIPPA Act please email foi@victoria.ca.

F.1 2019 Annual Report

8

The Annual Report provides a summary of the 2019 financial and operational activities for the City of Victoria. The report contains achievements, departmental reports, the audited financial statements as well as other financial and statistical information to assist citizens in understanding the City of Victoria's performance in 2019.

[Link to the 2019 Annual Report](#)

F.1.a Opportunity for Public Comment & Consideration of Approval:

- **Motion to approve:**
 - 2019 Annual Report

***F.2 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131**

89

Council is considering an application that proposes to increase the density and construct a five-storey residential building with rental dwelling units.

Addendum: Correspondence

F.2.a Public Hearing & Consideration of Approval

206

- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1228) No. 20-066
- **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1228) No. 20-066
 - Housing Agreement (1015 Cook Street) Bylaw (2020) No. 20-067
- **Motion to approve development permit with variances**

***F.3 913-929 Burdett Avenue and 914-924 McClure Street (Mt. St. Angela): Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214**

219

Council is considering an application that proposes to construct a seniors residence (Mount St. Angela).

Addendum: Correspondence

***F.3.a Public Hearing and Consideration of Approval**

535

- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1217) No. 20-022
- **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1217) No. 20-022
 - Housing Agreement (913-929 Burdett and 914-924 McClure) Bylaw (2020) No. 20-023
 - Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Repeal Bylaw (2020)

- Motion to approve heritage alteration permit

***F.4 Electric Vehicle Ready Requirements for New Construction**

554

Council is considering amendments to the Zoning Regulation Bylaw and Zoning Bylaw 2018 to establish electric vehicle charging design standards.

Addendum: Correspondence

F.4.a Public Hearing & Consideration of Approval

594

- Motion to give 3rd reading to:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) No. 20-001
 - Zoning Bylaw 2018, Amendment Bylaw (No. 5) No. 20-075
- Motion to adopt:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) No. 20-001
 - Zoning Bylaw 2018, Amendment Bylaw (No. 5) No. 20-075
- Motion to endorse technical bulletin

G. REQUESTS TO ADDRESS COUNCIL

***G.1 Mary Doody Jones: Covid-19 is Changing Living Patterns and Affecting Development**

Addendum

H. UNFINISHED BUSINESS

I. REPORTS OF COMMITTEES

***I.1 Committee of the Whole**

***I.1.a Report from the July 16, 2020 COTW Meeting**

601

Addendum

[Link to the July 16, 2020 COTW Agenda](#)

***I.1.a.a Council Member Motion: International Decade for People of African Descent**

- J. NOTICE OF MOTIONS
- K. BYLAWS
- L. CORRESPONDENCE
- M. NEW BUSINESS
- N. QUESTION PERIOD
- *O. CLOSED MEETING

Addendum

MOTION TO CLOSE THE JULY 23, 2020 COUNCIL MEETING TO THE PUBLIC

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

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

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

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

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

- *P. UNFINISHED BUSINESS

- *P.1 Legal Advice/Intergovernmental Relations - Community Charter Sections 90(1)(i) & 90(2)(b)

Addendum

- Q. ADJOURNMENT



April 30, 2020

The UN High Commissioner for Human Rights
Care of WGEPAD Secretariat, Anti-Racial Discrimination Section
Office of the United Nations High Commissioner for Human Rights (OHCHR)
Palais Wilson
52 rue des Pâquis
CH-1201 Geneva, Switzerland

**Re: Midterm review of International Decade for People of African Descent
(General Assembly resolution A/RES/74/137 and the Human Rights Council
resolution A/HRC/RES/42/29)**

Dear High Commissioner,

The Canadian Commission for UNESCO (CCUNESCO) is a proud supporter of the International Decade for People of African Descent and has been involved in many initiatives for the Decade that are related to the UNESCO mandate. We are pleased to have the opportunity to provide input on the impact of the Decade so far, and suggestions for the future.

We would like to be clear that this submission does not constitute an official assessment or feedback from the Government of Canada; rather, it represents the perspective of our arms-length Commission and is informed by the relationships we have with civil society partners and different governments across the country.

1. Examples of actions

As requested, this input is structured according to the themes of the Decade: Justice, Recognition, and Development. While our Commission was a partner in some of these activities, many were initiated and implemented by other organizations.



Justice:

- In 2018, the Government of Canada [officially recognized](#) the Decade and committed to several initiatives, including special funding to local community supports for Black youth, and culturally focused mental health programming in Black communities. Moreover, in 2018, the Government conducted public consultations about racism in Canada, and to gather perspectives on approaches and policies that could address barriers arising from systemic racism. Following these consultations, the Government published a National Anti-Racism Strategy and Action Plan and tasked a new Anti-Racism Secretariat with implementation.
- In 2017, the province of Ontario [officially recognized](#) the Decade.
- In 2019 the province of Nova Scotia became the first government in the world to officially adopted an [Action Plan](#) for the Decade. This included a historic apology to African Nova Scotians.
- In 2019, the City of Toronto [officially recognized](#) the Decade.
- CCUNESCO has been collaborating with the [UNESCO Chair in the Prevention of Radicalization and Violent Extremism](#) at Concordia University, Vivek Venkatesh, on a tool for police services and communities to use to facilitate discussion on racial and social profiling – a significant concern for Black communities and activists.
- In 2019, CCUNESCO granted its patronage to [LeaderPol](#), a non-partisan community-based organization that aims to address the under-representation of Black Canadians in politics.

Recognition:

- CCUNESCO mandated the [Canadian Advisory Committee for Memory of the World](#) to advance nominations relating to Black history and heritage. The Canadian Memory of the World Register showcases the most significant documents of our heritage and helps safeguard universal access to our artistic, cultural, economic, geographic, linguistic, political, scientific, spiritual and identity-based heritage.
- CCUNESCO is working with Canadian hip-hop artist and historian [Webster](#) and illustrator [Dimani Mathieu Cassendo](#) to produce a forthcoming online resource that will set out a short history of slavery in Canada – a subject that is unfortunately little known in this country.



- CCUNESCO has provided patronage to several artistic events that mark the Decade, including:
 - an exhibition at the Quebec Museum of Fine Arts entitled [Fugitives](#). The exhibition concluded in September 2019. It featured the work of comics illustrators who created representations of people escaping slavery in New France based on descriptions from period newspapers that were intended to help slaveowners in their searches.
 - A performance work and [documentary series](#) by choreographer Rhodnie Desir titled [Bow't Trail](#), which traces the history of her ancestors across the Americas through various African-descent Diaspora expressions of dance.
- The Lord Dalhousie Scholarly Panel on Slavery and Race launched a groundbreaking [report](#) that explored history of Dalhousie University, located in Halifax, Nova Scotia, with regard to race and slavery.
- Vancouver's [African Descent Festival](#) identifies itself with the Decade, and brings together artists who celebrate African descent through their work
- L'Association pour la promotion des héritages africains has launched several initiatives to mark the Decade, including coordinating the Canadian branch of the [UNESCO Coalition of Artists](#) for the [General History of Africa](#) publication project.
- The United Church of Canada and the United Church of Christ USA jointly recognized the Decade and committed to promoting recognition, justice, for people of African descent.

Development:

- CCUNESCO commissioned a [two-part special edition of Canadian Diversity](#) magazine, which was a forum for Black Canadian leaders, researchers, and thinkers to express the achievements, histories, concerns, and aspirations of people of African descent in Canada. Titled "Facing the Change", it was released during Black History Month (February) 2020.
- The CCUNESCO granted its patronage and partnered with the Michaëlle Jean Foundation and the Federation of Black Canadians to develop two [National Black Canadians Summits](#) (in 2017 and 2019) and a [Strategic Action Plan](#). The 2020 summit was postponed due to COVID-19.



- The CCUNESCO has collaborated with the Canada's National Capital Commission, a crown agency responsible for federal lands, planning and renewal of public spaces, and conservation, with respect to its Urban Planning Laboratory. Two events were particularly relevant to the International Decade; one in November 2019 addressed the role of urban planning in reducing inequalities and creating inclusive neighbourhoods. The other, in February 2020, looked at the history and dynamics of racial segregation in urban areas (including ethnic neighbourhoods).
- Saskatchewan's [African Canadian Resource Network](#) hosted a conference in 2019, in the context of the Decade, under the patronage of the CCUNESCO, on the subject of "Advancing Human Rights" for people of African descent.
- In the context of the Decade, Statistics Canada, Canada's national statistics bureau, has been developing and publishing reports on the Black Canadian population, guided by a working group of experts, each of whom have great knowledge of the various issues and challenges faced by Black communities. These reports make use of disaggregated data, a practice that Black Canadians have advocated for. Publications include:
 - ["Canada's Black population: Education, labour and resilience"](#) (2020) provides a wide range of social and economic well-being indicators.
 - ["Education and labour market integration of Black youth in Canada"](#) (2020) focuses on the educational and labour market pathways of young Black people
 - An [infographic](#) and a booklet titled ["Diversity of the Black Population in Canada: An Overview"](#) were released in 2019.

2. Challenges in the implementation of the International Decade and recommendations for action

Canada has undertaken important steps to give a greater visibility to the International Decade and to advance its spirit and objectives. That said, we are very conscious that the history and contributions of people of African descent in Canada are still too little known, and that systemic racism, various forms of discrimination and hate crimes continue to be major challenges for Black communities. Too few Canadians are aware of the International



Decade. From the CCUNESCO's standpoint, there remains much to be done in Canada and at the international level.

One particular area of concern that we would highlight is the relationship of Black communities with police services around racial and social profiling. This is a very challenging subject and a continued source of concern for people of African descent in Canada.

We also note that during this time of pandemic, and in its aftermath, states around the world will face immense challenges with respect to budgets. It is critical that commitments made by states with respect to the International Decade continue to be prioritized in this context. This is especially important given the rise in racism that has been seen in the context of the pandemic – and the disproportional impact of the virus on people of African descent. It is critical that the OHCHR continue its efforts to promote sustained action to promote respect for human rights, including the human rights of people of African descent.

We wish to highlight four major areas that the OHCHR should consider to further advance the objectives and spirit of the Decade:

- 1) To maintain the momentum of the International Decade for People of African Descent around the world. There is much to be gained through global efforts, and it is our understanding that few other member states have recognized the Decade. Wherever possible, governments and civil society should be encouraged to recognize the International Decade, even in the final years.
- 2) Consideration should be given to a subsequent International Decade. We are inspired in Canada by the impact of the UN Declaration of the Rights of Indigenous Peoples, which came after three UN international decades for Indigenous Peoples. It is clear that improving the situation of people of African descent around the world is a long-term endeavour that requires concerted action over many years.





- 3) For states to continue their efforts to respect commitments to address racism, in the context of reduced financial resources and emerging new expressions of racism and discrimination.
- 4) That the United Nations and all its agencies continue to promote human rights for people of African descent

Thank you, High Commissioner, for your consideration of this submission.

Respectfully,

Sébastien Goupil
Secretary-General





Council Report
For the Meeting of July 23, 2020

To: Council **Date:** July 10, 2020
From: Susanne Thompson, Deputy City Manager/ Chief Financial Officer
Subject: 2019 Annual Report

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to present the 2019 Annual Report as required by the Community Charter which includes audited financial statements, permissive tax exemptions, a report on services, operations and progress towards established objectives and measures, and objectives and measures that will be used in the following year. Typically, the report must be presented before June 30 of each year, however due to circumstances surrounding the COVID-19 pandemic, the Government of British Columbia has extended the Annual Report filing deadline for all municipalities to August 31, 2020.

The City of Victoria's 2019 Annual Report reports on progress and achievements for the year organized by objective contained in the 2019-2022 Strategic Plan and is an opportunity to highlight some of the programs and initiatives undertaken by the City over the past year. The City's Annual Report has received the Government Finance Officers Association Award for Excellence in Financial Reporting for 15 consecutive years.

This report has been available for public review since July 9, 2020 at www.victoria.ca. Members of the public are also invited to provide comment and ask questions about the report at the Council meeting on Thursday, July 23, 2020. Public attendance at Council Meetings is not permitted as authorized by Council in response to Ministerial Order M192, however remote participation provides opportunities for public comment through:

- a. Written submissions
- b. Pre-recorded video submissions
- c. Pre-registered speakers list (remote participation)
- d. Real-time call-in for this item

Respectfully submitted,



Susanne Thompson
Deputy City Manager/ Chief Financial Officer

Report accepted and recommended by the City Manager:



Date:

July 8, 2020

List of Attachments

- 2019 Annual Report



City of Victoria

BRITISH COLUMBIA

Annual Report

YEAR ENDED DECEMBER 31, 2019



Welcome to Victoria

Capital City of British Columbia

Located on the southern tip of Vancouver Island, on the homelands of the Songhees and Esquimalt People, Victoria is a forward-thinking, active community. The city is home to a dynamic, thriving economy and vibrant arts and culture scene, with an unparalleled natural environment enjoyed by residents and visitors. It's a place where sustainability, health and well-being are the cornerstones of creating a prosperous future.



Victoria

Nanaimo

Vancouver

Victoria

Port Angeles

Seattle

Portland

City Hall

Map of Victoria

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Cover Photo

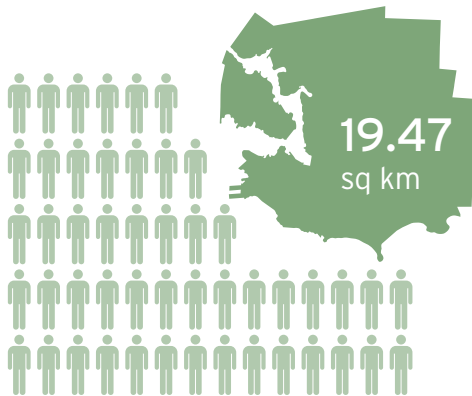
Songhees Point, Matt Kim, Park Photo Studio

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City of Victoria at a Glance



Population **94,005****
(14th largest city in British Columbia)

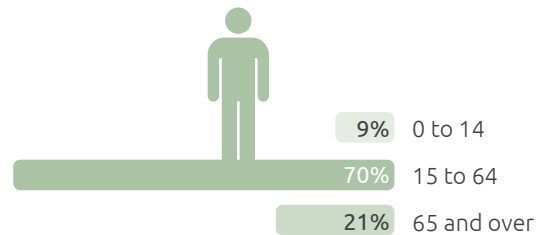
Assessed Properties*

 **30,252**

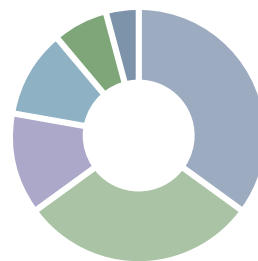
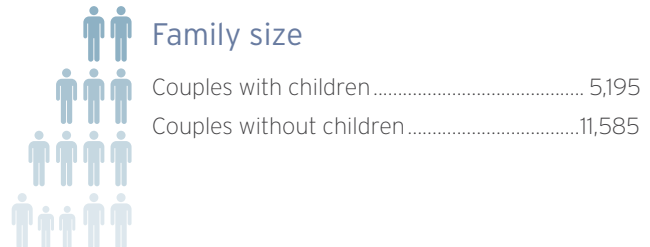
Rent vs Own



Median household income.....\$53,126



Family size



Marital Status

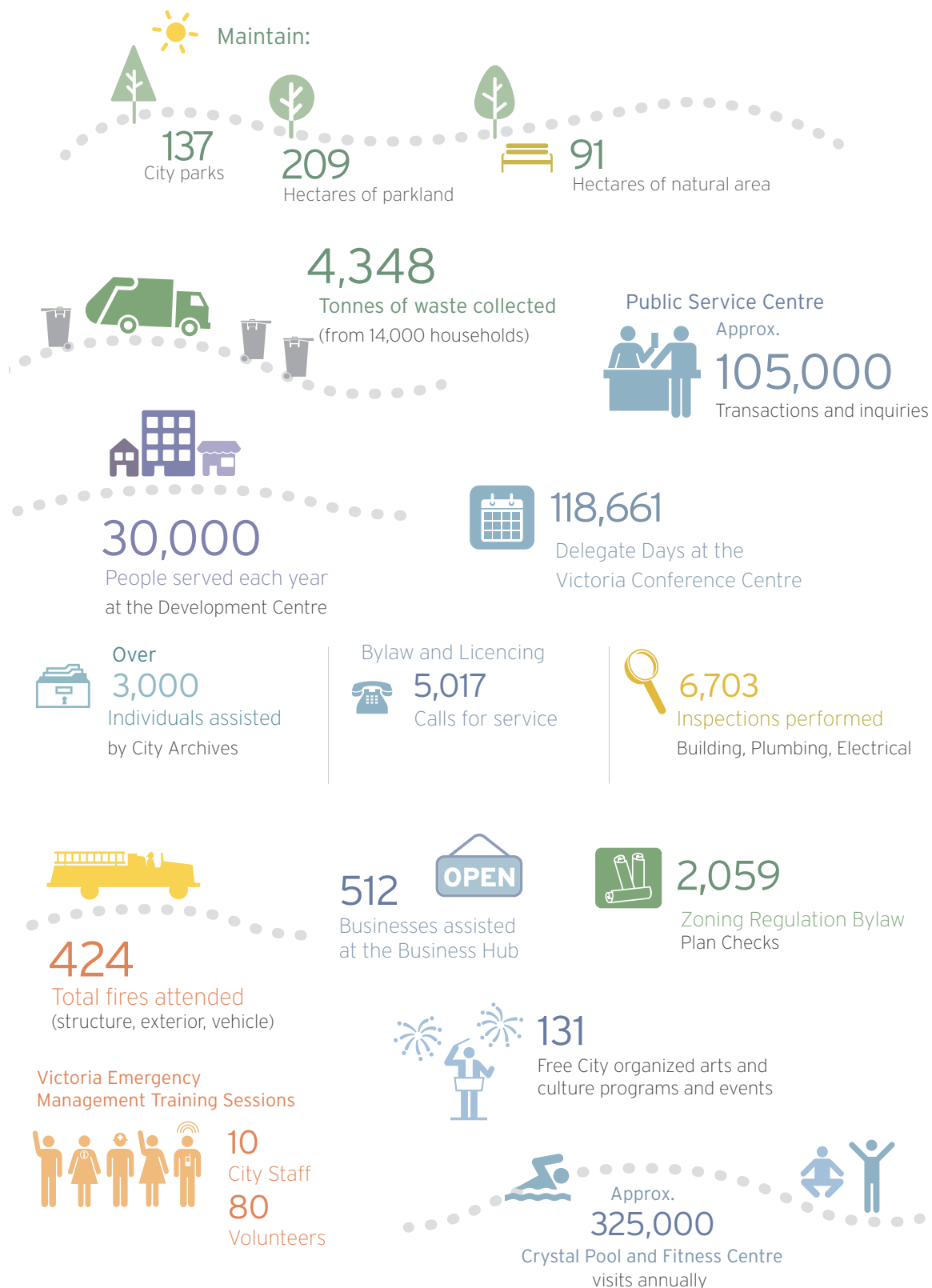
- 35% Single
- 31% Married
- 14% Common Law
- 11% Divorced
- 6% Widowed
- 3% Separated

Source: Stats Canada, 2016 Census

*City of Victoria, 2019

**CRD Population Estimates, 2019

Highlights of City Services



Maintain:



278 km
roadway



259 km
storm drain mains
4
stormwater
rehabilitation units



94.3 km
bike lanes



244
marked
crosswalks



465 km
sidewalks



270
parking
pay stations

Mayor and City Council

The Mayor and Council of the City of Victoria were each elected for a four-year term in the municipal election held in October 2018. The City has 12 formally-recognized neighbourhoods and appoints a Council Liaison to each. Some members of Council are also appointed to the Board of the Capital Regional District (CRD). Appointments are made by the City to external boards and committees. There are also external sub-committees or other groups to which members are appointed by those external bodies.

Council has one committee: Committee of the Whole. Committee of the Whole, comprised of the Mayor and all eight Councillors, focuses on broad policy issues that affect the community or organization as a whole, land development regulations and policy, and specific land development applications.





Message from Mayor Lisa Helps

In 2019, Council ushered in a new, four-year strategic plan that was created in collaboration with the community. Together, we developed a shared vision – that Victoria be a bold, thriving, inclusive and happy city that people love. We will be known globally for our climate leadership practices, multi-modal transportation options, innovative approaches to affordable housing, and for meaningful reconciliation with the Songhees and Esquimalt Nations on whose homelands our city was built.

City staff worked hard alongside Council and the community to begin to bring this vision to life. We introduced a revised and bolder *Victoria Housing Strategy* to increase housing affordability and choice, so that people who love Victoria and work here can afford to live here. In 2019, Council approved 709 much-needed new purpose-built rental units, addressing the very low rental vacancy rate.

We supported business owners through the continued work of the Business Hub, even winning an award – the Canadian Federation of Independent

Business *Order of the Bear* – for reducing red tape and making it easier to do business in Victoria. And we began the development of *Victoria 3.0*, the City's new future-focused economic action plan.

In partnership with the federal government, we saw three acres of waterfront land remediated, opening and dedicating this green space as Peter Pollen Waterfront Park, named after former Victoria Mayor Peter Pollen. Known as *sčəmaθə* in Lekwungen, this beautiful space in the Inner Harbour will be further enhanced based on community input.

Last year also saw the launch of British Columbia's first free transit pass program for youth. We created this program to inspire the next generation of sustainable transportation users. And, along with the City Family, which includes members of the Songhees and Esquimalt Nations, we hosted two Victoria Reconciliation Dialogues. This moving, well-attended and thought-provoking series of conversations enabled the community to explore

together what reconciliation could look like on Lekwungen territory.

The groundwork we laid in 2019 of being creative, nimble and collaborative has served us well in 2020 as we, along with our residents and businesses, face a new reality. Our vision stands – but we know that in some cases we need to find new ways of getting there. The COVID-19 pandemic has meant that we must now make difficult budget decisions and work together in ways we haven't before.

I would like to offer my greatest thanks to City staff for the incredible achievements in 2019, and for facing the challenges and opportunities ahead with an open mind, grit, tenacity and a spirit of collaboration.

Lisa Helps

A handwritten signature in black ink, appearing to read 'L. Helps'.

Victoria Mayor

City Council

Councillor Neighbourhood Liaisons and Regional Service and Civic Committees for 2019



Marianne Alto

malto@victoria.ca

Neighbourhood Liaison:

- James Bay Neighbourhood Association
- North and South Jubilee Neighbourhood Associations
- North Park Neighbourhood Association (Co-Liaison with Councillor Dubow)

Regional Service and Civic Committees

- Canadian Capital Cities Organization Board
- City Family
- Community Action Plan on Discrimination
- CRD Board of Directors - 2nd Alternate
- Greater Victoria Harbour Authority - Board Member
- Royal and McPherson Theatres Society
- T'Mexw Treaty Advisory Committee



Laurel Collins

Councillor Collins resigned from her seat as of November 4, 2019

Neighbourhood Liaison:

- James Bay Neighbourhood Association
- North Park Neighbourhood Association

Regional Service and Civic Committees

- City of Victoria Youth Council
- Community Action Plan on Discrimination
- Community Partnership Network
- CRD Board of Directors - 1st Alternate
- Greater Victoria Harbour Authority - Board Member
- Local Immigration Partnership
- Organizing Against Racism and Hate
- Regional Water Supply Commission
- Urban Food Table
- Victoria Regional Transit Commission



Sharmarke Dubow

sdubow@victoria.ca

Neighbourhood Liaison:

- Fernwood Community Association
- North Park Neighbourhood Association (Co-Liaison with Councillor Alto)

Regional Service and Civic Committees

- CRD Board of Directors - Alternate
- Greater Victoria Family Court and Youth Justice Committee
- Renters' Advisory Committee



Ben Isitt

bisitt@victoria.ca

Neighbourhood Liaison:

- Downtown Blanshard Advisory Committee (Quadra Village Community Centre)
- Hillside-Quadra Neighbourhood Action Committee
- Oaklands Community Association

Regional Service and Civic Committees

- Active Transportation Advisory Committee
- City Family
- CRD Board of Directors
- Greater Victoria Airport Authority - Airport Consultative Committee
- Greater Victoria Harbour Authority - Member Representative
- Honorary Citizens Committee
- Regional Water Supply Commission
- Urban Food Table



Jeremy Loveday

jloveday@victoria.ca

Neighbourhood Liaison:

- Victoria West Community Association

Regional Service and Civic Committees

- Accessibility Working Group (Advisory Committee)
- Arts Commission
- CRD Board of Directors
- Greater Victoria Public Library Board
- Regional Water Supply Commission
- Renters' Advisory Committee
- Royal and McPherson Theatres Society Advisory Committee
- Destination Greater Victoria Board of Directors
- Urban Food Table
- Victoria Civic Heritage Trust



Sarah Potts

spotts@victoria.ca

Neighbourhood Liaison:

- Burnside Gorge Community Association

Regional Service and Civic Committees

- Accessibility Working Group (Advisory Committee)
- Board of Cemetery Trustees of Greater Victoria
- Climate Action Inter-Municipal Task Force
- CRD Board of Directors - Alternate
- Victoria Heritage Foundation



Charlayne Thornton-Joe

cth Thornton-joe@victoria.ca

Neighbourhood Liaison:

- Downtown Residents Association

Regional Service and Civic Committees

- Art in Public Places Committee
- Canadian Capital Cities Organization Board
- Canada Day Liaison
- City Family
- CRD Board of Directors - Alternate
- Downtown Victoria Business Association
- Honorary Citizens Committee
- Regional Housing Trust Fund Commission
- University of Victoria Liaison
- Victoria Civic Heritage Trust
- Victoria Parks and Recreation Foundation



Geoff Young

gyoung@victoria.ca

Neighbourhood Liaison:

- Fairfield Gonzales Community Association
- Rockland Neighbourhood Association

Regional Service and Civic Committees

- Active Transportation Advisory Committee
- Capital Region Emergency Service Telecommunications (CREST)
- CRD Board of Directors
- Municipal Insurance Association of British Columbia (MIABC)
- Regional Water Supply Commission
- Royal and McPherson Theatres Society Advisory Committee



Message from the City Manager

The City of Victoria's Annual Report is an opportunity to reflect on the work completed in the past year to carry out Council's Strategic Plan and deliver the more than 200 community services you depend on for a safe, healthy, vibrant and prosperous city.

We kicked off the year by holding the *2019 - 2022 Strategic Plan Engagement Summit* at the Victoria Conference Centre, where 148 members of the community gave a day to their city and hundreds participated online to provide comprehensive input to inform Council's eight strategic objectives and associated actions to guide the City's work over the next four years.

In addition, a series of public town halls was held to provide the community an opportunity to address Council on topics outside of public hearings. The first town hall was held in June, providing a forum for an open discussion on topics of concern to Victoria residents. A town hall on accessibility took place in July to help inform the City's *Accessibility Framework*, and a Town Hall in November gathered feedback to inform Council deliberations on the City's 2020 Budget.

To further demonstrate our commitment to open government and transparency around decision making, we launched the region's first online Council Meeting Dashboard to make it easier to see and track how Council members voted on a particular motion.

In our work to be welcoming and inclusive, the City became an Employer Partner with the Canadian Centre for

Diversity and Inclusion, adopted the *Transgender, Non-Binary and Two-Spirit + Inclusion Action Plan* and provided accessibility training to staff.

To support economic development, the City's Business Hub responded to over 500 business-related inquiries and hosted a series of small business sessions for newcomers, immigrants and refugees.

To address housing affordability, Council approved a process to make it easier to build more "missing middle" housing such as duplexes, houseplexes and townhouses. We also introduced the second phase of the *Victoria Housing Strategy*, which will focus on the needs of renters.

The year-long remediation of Laurel Point was completed and the City acquired additional park land, renaming the park *Peter Pollen Waterfront Park* in honour of the former mayor who had a vision to make the harbour accessible for all. This area has important cultural significance to the Songhees and Esquimalt Nations and the Lekwungen name, *sčəmaŋən*, has been added to the park, part of the City's reconciliation work to make the culture, history, and modern reality of local Indigenous Peoples present and apparent throughout the city. Public consultation on the park's design will take place in 2020.

In addition, the City transitioned to naturalized garden beds in parks and boulevards throughout the city, to include native, drought-tolerant and pollinator species.

Staff also made progress on the City's long-term renewal plan for aging underground infrastructure with an investment of \$15.3 million from the federal Disaster Mitigation and Adaptation Fund. The money will help fund the replacement and rehabilitation of water, sewer and stormwater pipes to protect neighbourhoods, businesses and residents and make our community more resilient to natural disasters and climate change. We also completed the \$6 million major refurbishment of the Point Ellice Bridge on time and on budget and opened the Johnson Street Bridge underpass to the public.

I would like to extend my thanks to everyone who played a role in the successes and highlights featured in this report. Without the dedication and thoughtful contribution of City staff, citizens, business leaders, community and neighbourhood associations, and many others, these achievements would not have been possible.

COVID has presented us with a "new normal". City staff will continue to engage with the community to chart our course for recovery. We look forward to working together to create a vibrant and inclusive city.

Sincerely,

Jocelyn Jenkyns,
City Manager



Message from the Chief Financial Officer

I am pleased to present the City of Victoria's audited consolidated financial statements for the year ended December 31, 2019. The financial statements are the responsibility of the City of Victoria's management and have been prepared in compliance with Section 167 of the Community Charter and in accordance with generally accepted accounting principles approved by the Public Sector Accounting Board (PSAB). The City maintains a system of internal accounting controls, including policies and procedures, designed to safeguard the assets of the corporation and provide reliable financial information. The financial statements have been audited by BDO Canada LLP, who have expressed that in their opinion these statements present fairly, in all material aspects, the financial position of the City as at December 31, 2019.

Financial reporting standards require the preparation of four statements, and notes to those statements, to ensure comparability between government organizations nationally. To highlight financial condition indicators that can be useful to readers of these statements and provide a more detailed explanation of the financial activity, the summary below describes significant operating results for 2019.

Operational Results

The City's Financial Sustainability Policy guides financial decisions made during the Financial Planning process. The overarching purpose of this policy is to support deliberate decision making to minimize unintended consequences. The primary objective states: "policies shall be designed and structured to develop principles that guide, support, and respect the direction of the community so that taxpayers can

look forward to stable, equitable and affordable property taxation." The information in the Financial Statements for the year ended December 31, 2019 reflect the results of these guiding policies and principles.

For 2019, the City's net financial position continued to grow, illustrating the ongoing commitment to strengthening the City's capacity to meet financial obligations. Unlike senior government organizations, municipalities are legislated not to incur deficits and debt for operations. Debt can only be incurred for capital purposes, and an accumulated surplus must be maintained. The City's growing assets to liabilities ratio indicates strengthening sustainability: the City's operations provide resources on hand to meet current obligations and finance future operations.

The accumulated surplus grew in the year to a total of \$741.8 million as a result of the City's investment in capital assets and reserve balances since its inception. Equity in capital assets, such as roads, underground infrastructure, land, and buildings, makes up the most significant portion of the accumulated surplus balance (\$487 million), followed by reserve balances (\$248.7 million). The growth of reserve balances, combined with prudent debt management, are further indicators of strengthening sustainability and flexibility, elements which support the financial health of the City.

Consolidated revenues for 2019 were \$16.9 million higher than 2018, primarily due to increased revenue from parking services, investments, gas tax funds received, and increased taxes levied. The largest expense increases were \$4.2 million in Protective Services and \$3.04 million in Transportation Services, a result of: amortization of capital

assets; increased cost of materials and supplies; and contractual wage and benefit increases. The increase to General Government expenses is due to property assessment appeals of \$2.75 million in 2019 compared to \$632,000 in 2018. The net result for 2019 increased accumulated surplus of \$63.9 million for the year, consisting primarily of increased investment in tangible capital assets, followed by savings in reserves, with a small portion of general operating fund surplus which is available for future spending.

Highlights

The annual report reflects the City's financial wellness up to December 31, 2019, and at the time of publishing, the impact of COVID-19 on the City's financial health is not known.

The City's Financial Sustainability Policy provides guidance for careful and deliberate decision-making when considering resource allocations between competing priorities in order to mitigate risks. The City's commitment to long term financial sustainability, as reflected in its financial policies, investment in capital assets, growth of reserves, and prudent management of debt, has placed the City in a solid financial standing to consider a variety of approaches in response to COVID-19.

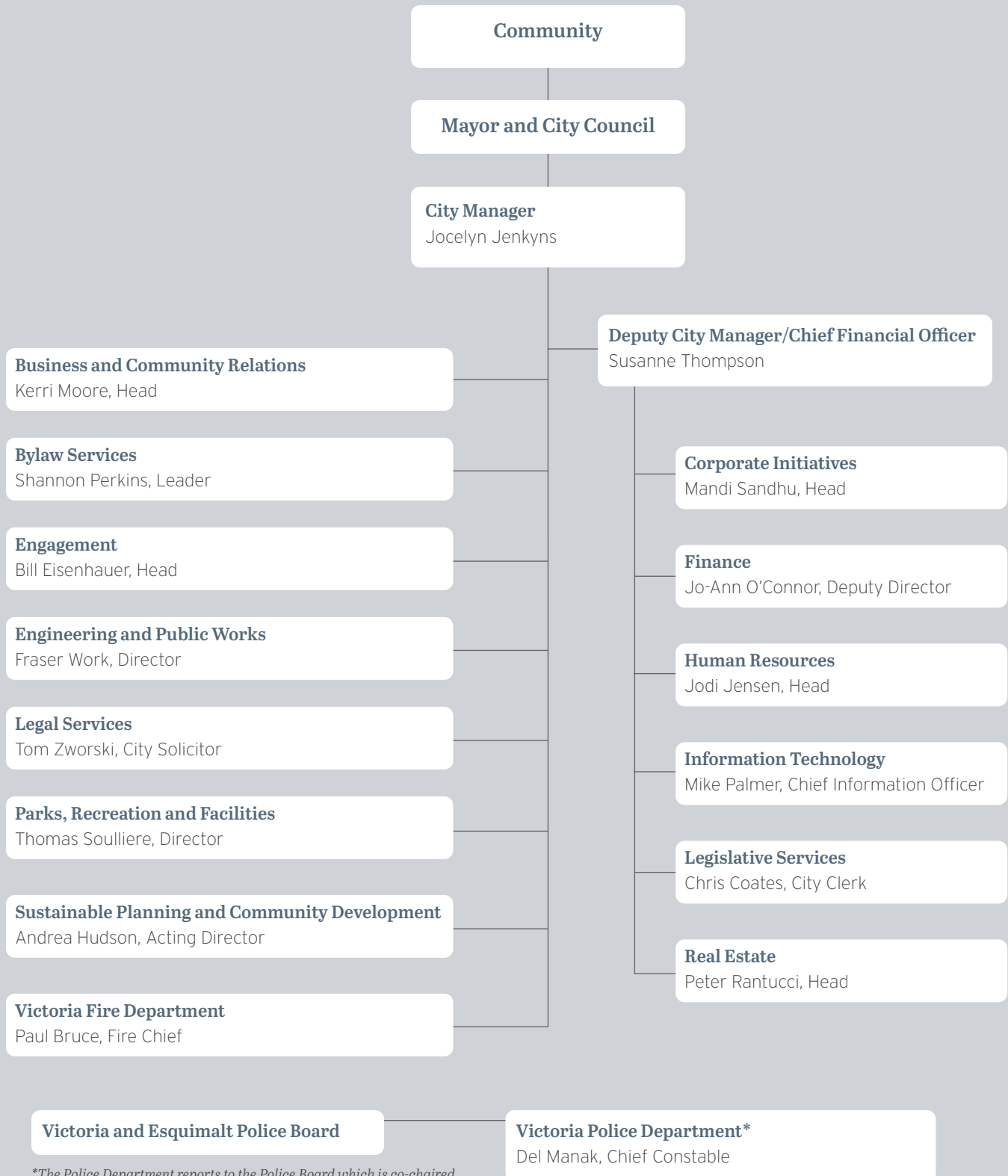
Sincerely,

Susanne Thompson, CPA, CGA
Deputy City Manager/
Chief Financial Officer

June 12, 2020

2019 Organizational Chart

City of Victoria | as of December 31, 2019



**The Police Department reports to the Police Board which is co-chaired by the Mayor of Victoria and the Mayor of the Township of Esquimalt.*

Strategic Plan 2019–2022

In March 2019, Mayor and Council adopted a new Strategic Plan to guide the direction of the City over the next four years.

Goal Statement

By 2022, Victoria will be a bold, thriving, inclusive, and happy city that people love. We will be known globally for our climate leadership practices, multi-modal transportation options, innovative approaches to affordable housing, and for meaningful reconciliation with the Songhees and Esquimalt Nations on whose homelands our city was built.

Strategic Objectives



STRATEGIC OBJECTIVE ONE

Good Governance and Civic Engagement



STRATEGIC OBJECTIVE FIVE

Health, Well-Being and a Welcoming City



STRATEGIC OBJECTIVE TWO

Reconciliation and Indigenous Relations



STRATEGIC OBJECTIVE SIX

Climate Leadership and Environmental Stewardship



STRATEGIC OBJECTIVE THREE

Affordable Housing



STRATEGIC OBJECTIVE SEVEN

Sustainable Transportation



STRATEGIC OBJECTIVE FOUR

Prosperity and Economic Inclusion



STRATEGIC OBJECTIVE EIGHT

Strong, Liveable Neighbourhoods

Good Governance and Civic Engagement



OUTCOMES

- There is clear, open and transparent two-way communication between the City and the public with the ability for public input to effect change
- There is broad engagement with a diversity of participants conducted in a respectful and inclusive way
- The community feels heard
- The City demonstrates regional leadership in transparency and open government initiatives
- There are clear, relevant measurable outcomes for each objective that Council measures and reports on

Highlights of what we achieved in 2019:

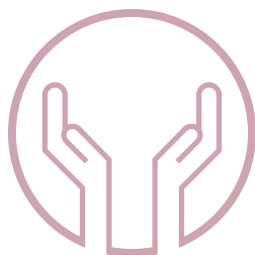
- Launched the region's first online Council Meeting Dashboard to further demonstrate a commitment to open government and transparency around decision-making at City Hall. The dashboard makes it easier to see and track how members of Council voted on a particular motion and gives the public more tools to access and analyze information about decisions that impact them.
- Conducted public consultation on the 2019 Financial Plan. Consultation included a Budget e-Town Hall where the community had the opportunity to participate in-person, by filling out an online feedback form or calling in to share their feedback with Council in real time, and a simultaneous Budget Town Hall Youth Night at the Quadra Village Community Centre.
- Held the *2019 - 2022 Strategic Plan Engagement Summit* at the Victoria Conference Centre. 148 community members gave a day to their city plus hundreds more contributed online to provide comprehensive input on Council's eight objectives and 170+ associated actions.
- Introduced the *What's Up at Council?* bi-weekly video series to give the community a look at what's coming up for discussion at City Council and decision-making
- Hosted three public Town Halls including one focused on the topic of accessibility, and budget
- Launched the *Have Your Say* engagement portal. Available through the City's website, the public can learn about current projects and share their views and input and sign up for project updates.
- Hosted the 20th annual Public Works Day welcoming more than 750 elementary students participating in 20 interactive stations
- Became an Employer Partner with the Canadian Centre for Diversity and Inclusion, gaining access to benefits and resources to support priorities regarding equity, diversity and inclusion
- Adopted the Transgender, Non-Binary and Two-Spirit+ Inclusion Action Plan
- Provided accessibility awareness training to Council and staff
- Awarded close to \$55,000 to five community-led youth projects through the Participatory Budgeting program. Nearly 5,000 residents cast their ballot for 16 projects that went out for voting. This year's theme was "make life better for youth in Victoria" and was coordinated by the City of Victoria Youth Council.
- Increased annual real estate revenue through successful completion of negotiations for key leases



- › Devoted more than 7,000 staff hours to safety-related training with 106 sessions and 1,343 attendees. Topics included traffic control, confined space entry, violence prevention, hazard identification and risk assessment.
- › Continued open government initiatives and improved ranking as an “Open City” as assessed by Public Sector Digest, ranking 15th among 55 participating organizations, up from 30th in the previous ranking
- › Received the Distinguished Budget Presentation Award for the 2019 - 2023 Financial Plan, and the Canadian Award for Financial Reporting for the 2018 Annual Report from the Government Finance Officers Association

Performance Measures	2019	2018
% property taxes collected by due date	87.9	87.7
% home owner grants claimed online	56	50
Assessed properties	30,252	29,915
Value of investment interest earned	\$6.81 M	\$5.42M
Actual rate of return on investments	2.87%	2.42%
Time loss injury claims	65	60
Hours sick time used per FTE	70.86	72.67
Days lost to workplace injury	1,150	1,316
Website user sessions	1,357,700	1,081,090
Social media audience	88,670	82,000
Social media engagement	50,204	71,448
Engagement activities	77	107
Participatory budgeting proposals for public vote	16	8
Participants in engagement activities	18,637	16,159

Reconciliation and Indigenous Relations



OUTCOMES

- › Deeper and more engagement with Songhees and Esquimalt Nations including with both hereditary and elected chiefs
- › Increased awareness of and support for reconciliation and recognition of Indigenous sovereignty
- › City Council, staff and residents are more aware of Indigenous history, treaties, and leadership structures
- › Increased community collaboration and capacity to do the work of reconciliation by harnessing existing expertise in our community
- › More Indigenous involvement and inclusion in all aspects of civic life, including economic development
- › Talent acquisition programs and initiatives are in place that support the diversification of the City's workforce, including programs and initiatives that focus on Indigenous Peoples

As part of the Witness Reconciliation Program, these outcomes and actions will be shared with the Esquimalt and Songhees Nations for their input as witnesses to the process.

Highlights of what we achieved in 2019:

- › Initiated the Victoria Reconciliation Dialogues. Guided by members of Lekwungen Nations, Mayor Lisa Helps, members of City Council and special guests, the conversations seek to build the community's knowledge and understanding of reconciliation – what it is, why it is needed, and why community conversations about reconciliation are important. Dialogues held in 2019 included “Lekwungen Knowledge and the Land” and “The UN Declaration on the Rights of Indigenous Peoples and the City.”
- › Provided San'yas Indigenous Cultural Safety Training. The City launched training through this unique online, facilitated program that increases knowledge of the history of Indigenous people in Canada; builds self-awareness of biases and assumptions; and strengthens the skills of those who work with Indigenous people to ensure cultural safety. The training program is being rolled out in stages focusing first on the City's leadership team, with further staff training continuing in 2020.
- › Supported Xe xe Smun eem-Victoria Orange Shirt Day Ceremony in Centennial Square. For the third consecutive year, the City worked with community organizers to support event planning and promotion of this grassroots event that takes place annually on September 30. Orange Shirt Day encourages Canadians to wear orange and learn about and acknowledge the harm that the residential school system had on generations of Indigenous families and their communities.
- › Appointed Coast Salish artist Dylan Thomas (Qwul'thilum) as the Indigenous Artist in Residence for a two-year term. This program provides the opportunity for a local artist to develop artistic works and engage the community in dialogue, workshops, events, and activities.
- › The *Making as Medicine: Indigenous Art Symposium* was hosted at the Royal BC Museum. Developed by former City Artist in Residence Lindsay Delaronde and artist Nicole Mandryk, the two-day interdisciplinary and inter-generational event explored Indigenous ways of making through engaging in traditional arts.



- The Songhees Park Expansion project is being designed in collaboration with the Songhees Nation
- Added the Lekwungen name (sčəmaᐅən) to the public space now called Peter Pollen Waterfront Park



Affordable Housing



OUTCOMES

- › Decrease in number of people spending more than 30% of income on housing
- › Decrease in homelessness (Point-In-Time Count numbers go down)
- › Increase the number of 'Missing Middle' housing units
- › Increase number of co-op housing units
- › Increase in rental apartment and housing vacancy rate
- › Increase in percentage of Victoria residents who own their own homes
- › Victoria is seen as development friendly
- › Neighbourhoods are diverse, accessible and affordable across all ages, incomes and abilities

Highlights of what we achieved in 2019:

- › Formed the Renters' Advisory Committee to provide advice and recommendations to Council on rental housing and tenant related matters
- › Updated the Tenant Assistance Policy, following one year of policy implementation, and included policy enhancements to align with Provincial Renters Task Force recommendations, Residential Tenancy Act amendments, as well as to improve policy outcomes following engagement with key stakeholder groups
- › Introduced second phase of the *Victoria Housing Strategy 2016-2025*. The Strategy is the City's guiding document for creating housing affordability and choice. It outlines 44 housing actions with a focus on renters, sets targets for housing affordability based on the renter median income for the City of Victoria and targets for units required to meet housing need and demand, and contains measurable outcomes to monitor success.
- › Updated Victoria Housing Reserve Fund Guidelines to include tenant protections, and put a priority on funding projects that focus on lower incomes
- › Made it easier to build more "missing middle" housing such as duplexes, houseplexes and townhouses
- › Approved two Victoria Housing Reserve Fund grant applications worth \$1.835 million towards the development of two affordable housing projects that will provide 138 homes for seniors, single working adults, people with disabilities and families in the James Bay and Hillside-Quadra neighbourhoods
- › Added a new definition of Residential Rental Tenure Zoning to the City's zoning bylaws, which are now included in site-specific zoning when applicants propose purpose-built rental developments
- › Amended the Zoning Regulation Bylaw to update garden suite regulations to get more garden suites built more quickly
- › Held a workshop on affordable housing with Council as well as federal, provincial and local stakeholders to discuss new housing programs, an up-to-date market context for the development of affordable housing and opportunities for partnerships to advance a shared objective of increasing affordability in Victoria
- › Adopted an Inclusionary Housing and Community Amenity Policy, aimed at increasing affordability in new strata housing developments in the City through rezoning, either through the inclusion of on-site affordable units or cash-in-lieu contributions
- › Hosted a Housing Summit to bring together housing stakeholders and experts to provide input into an updated Victoria Housing Strategy. More than 140 participants discussed summit topics including infill housing, tenant assistance, affordable housing partnerships, family-friendly housing, purpose-built rental housing, rental tenure zoning, garden and tiny homes, and collaborative housing solutions.



Performance Measures	2019	2018
Construction permits issued	4,134	3,706
\$ Value construction permits	\$285M	\$414M
Demolitions	56	42
Rental units created by Housing Reserve Fund	138	63
% Overall vacancy rate	1	1.1
Average sale price for single family homes	\$939,066	\$952,059
Average sale price for condominiums	\$501,352	\$515,107
Average sale price for townhomes	\$683,849	\$732,831

Prosperity and Economic Inclusion



OUTCOMES

- › Business owners feel that it's easy and rewarding to work with City Hall
- › Neighbourhood and village centres have thriving economies
- › Low vacancy rate in downtown retail spaces is maintained
- › Employers can find enough qualified workers to fill available jobs
- › People who work in Victoria can afford to live in Victoria
- › Increase in number of businesses actively engaged in reducing GHGs
- › Increase in number of urban-agriculture related businesses
- › Reduced use of food banks

Highlights of what we achieved in 2019:

- › Fielded 512 inquiries to the Business Hub, helping navigate the City's business processes, connecting with relevant agencies in the community, and directing to other business resources. Of those inquiries, nearly 30% were for home-based occupations, with a mix of entrepreneurial, office and restaurant following.
- › Facilitated filming activity, for a total of 56 film permits
- › Invited artists and designers to submit proposals to be displayed on downtown lampposts for the Winter Banner Design Competition
- › Worked with local artists to animate six vacant downtown storefronts with dynamic art installations
- › Joined the Social Purpose Real Estate Collaborative and the Rent/Lease/Own Study to understand the real estate challenges affecting the not-for-profit sector to assist with policy development
- › Launched a new program to allow mobile bike vending, following a two-year pilot project
- › Successfully co-hosted the IIHF World Junior Hockey Championship between December 26, 2018 - January 5, 2019. In total, an estimated \$39.1 million in economic activity flowed into Victoria and Vancouver as a result of the hockey tournament, including an estimated \$6 million in local economic activity. Approximately 73,000 ticket holders attended games held at the City's Save-On-Foods Memorial Centre.
- › Hosted a Small-Scale Urban Farming Session to teach people how to start an urban farm in the city. This session offered resources on how to get a business license, build a farm stand, connect with micro-loans and more.
- › Adopted the Inter-Community Business Licence to assist mobile type businesses who operate across several municipalities on Vancouver Island
- › Introduced fees for on-street metered parking on Sundays to offset future costs to provide free transit passes for youth
- › Received the Order of the Bear Award by the Canadian Federation of Independent Business, celebrating government action to support small business by reducing red tape
- › Recorded 118,600 delegate days at the Victoria Conference Centre (VCC), the second best year in a decade
- › Launched the second annual business survey for Economic Development during the City's business licence renewal period
- › Hosted Small Business Information session for newcomers, immigrants and refugees to provide information about the resources available locally and regionally to start a business in Victoria



- Supported major events such as the Highland Games, the Island Farms Victoria Day Parade, Times Colonist 10K, 5th annual Car Free Day YYJ, Canada Day, Pride Fest, Buskers Fest, Deuce Days, Moss Street Paint-In, Symphony Splash, Dragon Boat Festival, Tour de Victoria, Fringe Fest and many more
- Hosted a series of business roundtables with a focus on Tech, Advanced Education Research, Indigenous and Newcomer Businesses, Ocean Futures Cluster Development, Neighbourhood Business and Social Enterprise, Small Business and Finance, and Youth to inform the City's economic action plan

Performance Measures	2019	2018
# Public art applicants applying to competitions	169	103
Public art pieces	158	157
# special event and film permits issued	260	350
# days of filming	84	155
Development permit application volume	345	371
Park Victoria app transactions	995,417	778,068
New property tax revenue from new construction	\$3.747M	\$2.573M
On-street parking transactions	2,767,399	2,605,883
Parkade transactions	1,611,272	1,682,884
\$ Permissive tax exemptions	\$2.087M	\$1.972M
# Organizations permissive tax exemptions	107	105
# Properties permissive tax exemptions	143	141
Delegate days at VCC	118,661	121,430
Economic impact of events at VCC	\$53M	\$55M

Health, Well-Being and a Welcoming City



OUTCOMES

- › Increase sense of belonging and participation in civic life among all demographic groups
- › Increase in number of people who feel safe and part of the community
- › Increase in number of people who have a family doctor and overall increase in the number of people working in the health and well-being professions
- › Increase in availability of free recreation options
- › Increase in people accessing nature
- › Increase in number of people who are more active, including increase in registrations in the City's recreational programs
- › Clear improvement on mental health and addictions
- › Increased local food security
- › Fewer people are living below the poverty line and more people have access to a living wage
- › Increase in cultural literacy, deepening understanding and welcoming of diversity

Highlights of what we achieved in 2019:

- › Announced musician Kathryn Calder as the next Artist in Residence for 2019-2021
- › Hosted Canada Day celebrations. The Living Flag and the expanded family zone were highlights, with mainstage programming reflecting Canada's cultural diversity.
- › Grew the Summer Camp Program, with 1,963 participants in 2019 - a 23% increase over 2018
- › Held StrongStart program at Crystal Pool for over 150 participating families. StrongStart is an early learning program for children and their parents/caregivers designed to support childhood development and well-being. The program was delivered at no cost to families, through a funding partnership with the BC Ministry of Education.
- › Enhanced the LIFE (Leisure Involvement for Everyone) program, providing access to recreation programs and services for individuals and families with low income. Eligible residents now receive unlimited access to City of Victoria recreation facilities for a two-year term.
- › Hosted the VeeDub Skateboard Competition at Vic West Park. Skateboard Canada now recognizes the Victoria competition as one of eight sanctioned events in Canada.
- › Appointed Aziza Moqia Sealey-Qaylow, a slam and spoken word poet, as Victoria's seventh Youth Poet Laureate for a one-year term and John Barton, an established poet and editor, to the position of the City's Poet Laureate for a four-year term
- › Installed an accessible lift at Crystal Pool and Fitness Centre and refurbished the accessible lifts at the Victoria Conference Centre. At the Crystal Pool, the lift improves accessibility in the universal change room, and a larger unit at the VCC accommodates a wheelchair attendant and power-operated doors.
- › Installed "Drawing Branches" art installation, a collaboration between Artist in Residence Luke Ramsey and local youth at the sx̣ẉeṛx̣ẉə̣j̣ tə̣ŋ̣ə̣x̣ẉ James Bay Library Branch
- › Partnered with the Garth Homer Society for weekly visits to Fire Hall 1. The Garth Homer Society provides day services and programming for adults with developmental disabilities.



- Launched three new recreation programs funded through external grant programs with a focus on accessibility and inclusion. Programs included reducing senior isolation through inclusion in activity and social connectivity; connecting youth struggling with anxiety to nature; and swim lessons for youth with impaired hearing using sign language.

Performance Measures	2019	2018
% Crystal Pool online registration	32	28
# Kids at summer camps	1,963	1,600
# Children who learned to swim	2,311	2,120
LIFE program participants	3,177	1,602
Bookings of Royal Athletic Park	92	92
People attending Royal Athletic Park	59,672	88,600

Climate Leadership and Environmental Stewardship

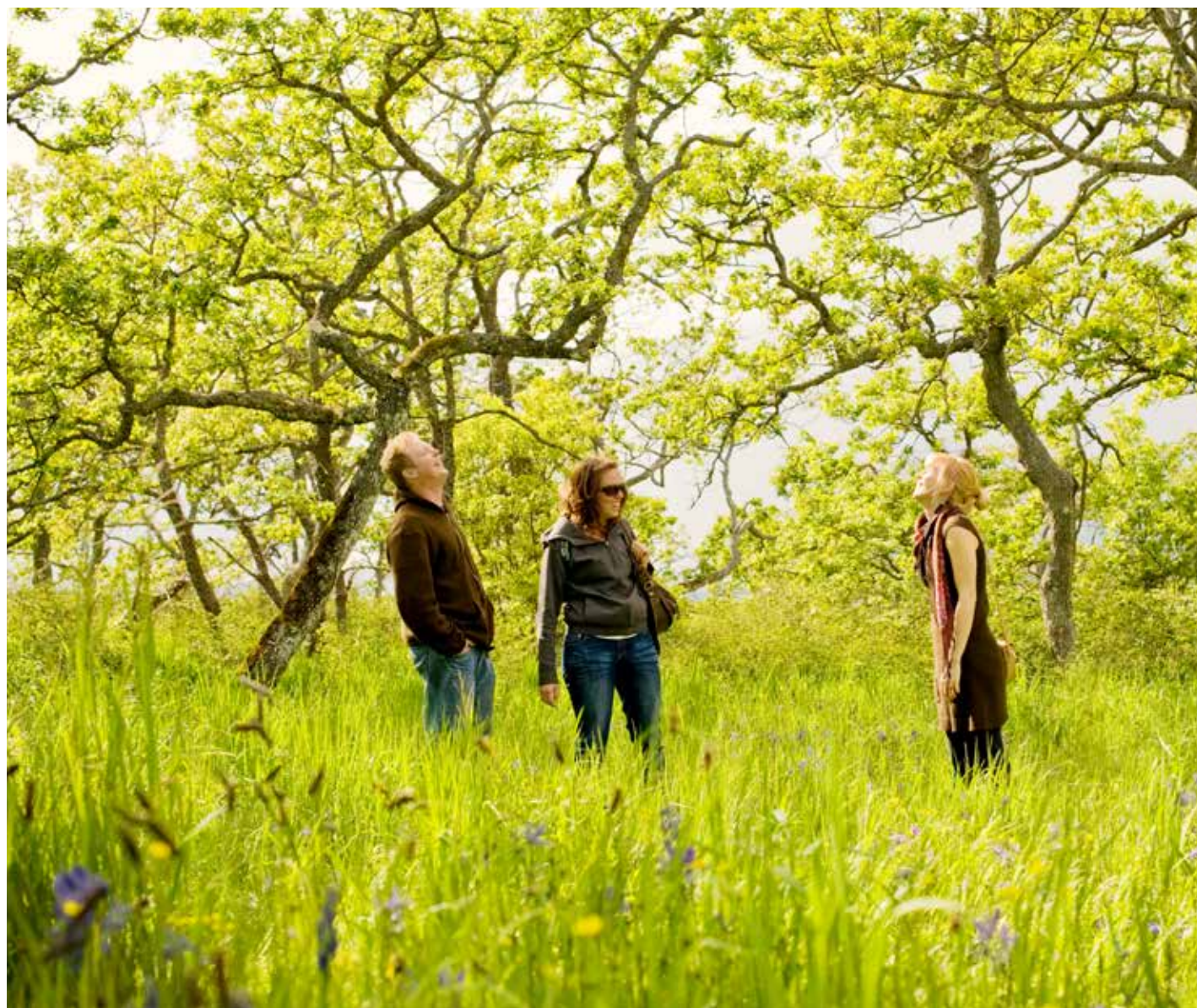


OUTCOMES

- › The City is making measurable advances reducing community GHG emissions by 50 per cent from 2007 levels by 2030, and cutting the City of Victoria's corporate emissions by 60 per cent by 2030
- › Citizens and businesses are empowered and inspired to take meaningful action to reduce carbon pollution
- › Citizens and businesses are making measurable advances in community and business GHG reductions and a tangible movement to 100% renewables to meet or exceed climate targets
- › There are optimized local compost solutions in place for both food and garden waste
- › Increase in tree canopy on public and private property

Highlights of what we achieved in 2019:

- › Completed the Laurel Point remediation and land acquisition project. Transportation Canada completed a year-long remediation project of the park land that will be acquired by the City. The City dedicated the expanded waterfront park (formerly known as Laurel Point Park) as Peter Pollen Waterfront Park in honour of former Mayor of Victoria Peter Pollen.
- › Transitioned to naturalize garden beds in parks and boulevards throughout the city. The new plantings include native, drought-tolerant and pollinator-friendly species.
- › Planted 167 trees in the spring and 250 in the fall. Another 99 trees were planted as part of development or construction projects.
- › Deployed three new street cleaning units, in addition to increased public space and sidewalk cleaning, focusing on downtown, commercial areas, and bike lanes
- › Completed Ship Point Pier repair project with Greater Victoria Harbour Authority
- › Collected over 110,000 cigarette butts in collection and recycling canisters around the city
- › Declared a Climate Emergency in March 2019. Reduced corporate emissions by 24% since 2007.
- › Advanced the Zero Waste Strategy through development of an inventory of waste generated across the city and analysis of municipal case studies and best practices
- › Awarded \$15.3 million from the federal Disaster Mitigation and Adaptation Fund for upgrades to water, sanitary sewer and storm drain infrastructure
- › Completed an updated condition assessment of brick storm drains
- › Topped up the CleanBC Better Homes program supporting building energy retrofits
- › Completed a new set of resources for residents and stakeholders to assist with plant selection and care. The Lower Allergen Landscape Planting Resource List and the Pollinator and Allergy-Friendly Gardening in the City of Victoria were published and posted on the City's website.
- › Prepared guidelines to ensure 30% of plants provided in landscape designs be native vegetation, adapted (non-invasive) species, food bearing plants or plants that provide pollinator habitats in multi-unit residential, commercial and industrial developments throughout the city
- › Opened new and improved Cecelia Ravine Park which includes an accessible playground



Performance Measures	2019	2018
KM sewer upgrades	2.9	3.0
KM stormwater system upgrades	2.5	1.9
KM water system upgrades	1.0	1.9
Average organic waste diversion rate	37	37.3
Storm drain treatment units	4	4
Tonnes of waste annually collected (solid waste)	3,268	4,200
Tonnes of organic materials annually collected (solid waste)	1,984	2,200
Tonnes of garden waste collected annually (solid waste)	1,037	1,200
Storm drain pump stations	4	4
Storm drain laterals maintained annually	78	46
Catch basins cleaned annually	3,282	2,240

Performance Measures	2019	2018
KM cleaning/flushing storm drain mains	21.5	15.9
KM of storm drain video inspected and accessed	42.7	12.3
KM cleaning/flushing sanitary mains	68.7	79.1
Water meters replaced	109	528
Water service repairs	57	122
Watermain breaks	57	36
KM of watermain flushed/cleaned	164	239
Watermain valves exercised	2,020	2,585
Properties participating in stormwater utility credits	83	88
Trees removed from public property	465	421
Trees planted on public property	516	416
# City-owned trees	33,000	33,000

Sustainable Transportation



OUTCOMES

- › Increase in residents using public transit, walking and cycling
- › Decrease in number of collisions and fatalities on City streets
- › Decrease in transportation-related GHG emissions
- › Fewer cars on the road and decrease in vehicle kilometres travelled
- › Increase in car sharing
- › Decrease in annual household spending on transportation
- › Increase in public and private electric vehicle charging stations
- › New transportation services are available, including rapid transit, to and from Victoria, supported by first-mile and last-mile solutions, mobility-as-a service and a single payment platform
- › There is a positive shift in public attitude towards sustainable transportation
- › There is a direct link between City transportation investments, policies, and services and the City's Climate Leadership goals
- › Victoria is recognized as a global leader in multi-modal transportation

Highlights of what we achieved in 2019:

- › Opened the Johnson Street Bridge underpass to the public, completing the connection to this section of the David Foster Harbour Pathway
- › Sponsored youth cycling skills courses at Central Middle School. The City partnered with the Bike To Work Society to provide a foundational skills course for local youth. The courses focused on basic cycling skills, etiquette and how to cycle safely around Victoria.
- › Adopted a long-term Sustainable Mobility Strategy - Go Victoria. This strategy will define the vision for transportation over the coming decades and establish a new framework for moving people, goods and services safely and seamlessly in our city.
- › Opened the Wharf Street and Humboldt Street AAA (All Ages and Abilities) bike facility. Work was also initiated on Vancouver Street, Graham/Jackson Street, and Harbour Road AAA bike designs.
- › Launched the pilot Youth Transit Pass Program, providing free transit passes to all youth in the City of Victoria age 18 and under
- › Completed the \$6 million major refurbishment of the Point Ellice Bridge on time and on budget
- › Processed 5,800 Street Occupancy Permits ensuring the safe use of city roads during construction and development
- › Installed new traffic signals and calming measures including a new traffic signal at Fernwood and Johnson, completion of traffic calming at Reno and Belton and the Superior and Menzies traffic signal upgrade and road paving
- › Installed five new bus shelters, improving trip amenities for transit riders
- › Introduced 10 new crosswalks to improve walkability
- › Completed two kilometres of new and upgraded sidewalks, increasing the number of City blocks with sidewalks to 88.9%



Performance Measures	2019	2018
Lane KM of bike lanes - all types	94	91
Marked crosswalks	244	234
KM roads paved - capital	2.9	2.1
Square metres roads paved - major maintenance	8,000	6,950
Square metres potholes - repaired	507	650
Lineal metres road crack seal	25,000	34,000
Sidewalk projects completed	4	2
Metres curb & gutter - maintenance	1,572	1,626
Square metres sidewalk - maintenance	6,904	7,093
Square metres driveway - maintenance	1,086	728
Metres of AAA infrastructure installed	1,900	3,200
Bus shelters installed	5	4

Performance Measures	2019	2018
Hours of traffic signal maintenance	4,376	2,736
Hours of street light maintenance	500	440
Annual # of underground electrical locates	3,994	2,072
Major street rehabilitation projects completed	4	6
Local street rehabilitation projects completed	9	4
KM new sidewalk	0.87	0.12
KM upgraded sidewalk	1.1	2.1
% City blocks that have sidewalks	89	89
KM roadway maintained	278	278
KM sidewalks maintained per year (concrete section)	465	465

Strong, Liveable Neighbourhoods



OUTCOMES

- › Increase in number of opportunities for engagement with neighbourhoods
- › People feel listened to and consulted about what makes a neighbourhood distinctive
- › Increase in affordable housing in all neighbourhoods
- › Increased access to social determinants of health in all neighbourhoods
- › People feel that their neighbourhood is safe and walkable
- › Increase number of people walking compared to other modes of getting around within neighbourhoods
- › Increase in the amount of green space in neighbourhoods
- › All neighbourhoods are thriving, distinctive, appealing, viable and have amenities

Highlights of what we achieved in 2019:

- › Approved a process for the next phase of local area planning, focusing on urban villages, town centres and frequent transit and mobility corridors. Phase 1 will focus on villages and corridors within the Hillside-Quadra, North Park and Fernwood neighbourhoods. A working group was established to help staff plan public engagement events and encourage participation through their networks.
- › Awarded 55 grants through the My Great Neighbourhood Grant program. Since the program's inception in 2016, 158 projects have been funded across the city.
- › Promoted Neighbour Day, encouraging residents to reach out to their neighbours, building stronger communities
- › Adopted Old Town Design Guidelines to provide guidance to designers, architects and property owners who are planning a new building or an addition to an existing building within Old Town. The guidelines will help ensure that future development is complementary to the historic character of the Old Town Heritage Conservation Area.
- › Created a new Citizen-Led Heritage Conservation Areas policy which establishes a procedure for the identification and evaluation of new Heritage Conservation Areas (HCAs) in Victoria. The policy relies on citizen nominations to identify potential new HCAs.
- › Activated the Emergency Operations Centre (EOC) to coordinate and support events at the 603 Pandora Fire
- › Participated in Fire Prevention Week with the theme "Not Every Hero Wears a Cape. Plan and Practice Your Escape!" Fire Suppression conducted fire drills and fire safety messaging to 15 schools and approximately 4,000 students and teachers.
- › Developed a "Be Ready" Emergency Preparedness Resource Guide, preparedness articles and short video with the Regional Emergency Management Partnership. The videos and articles reached thousands of people online, and an article in the Black Press was delivered to over 100,000 recipients.
- › Led a Reception Centre exercise at Oaklands Community Centre which simulated a major windstorm with power outages making it necessary for residents to attend the reception centre and receive assistance from Victoria Ready volunteers



Performance Measures	2019	2018
Great Neighbourhood Grant funding provided	\$122,000	\$56,300
# City parks	137	137
Hectares parkland	209	209
Hectares natural area	91	72
VFD emergency responses	6,985	7,325
Structure fires	46	53
Fires contained to room of origin	41	52
Fire inspections and re-inspections	4,033	3,959
# Calls received on HEAT hotline	178	230
Community life safety education sessions	213	240
Aggregate hours attending emergency events	2,759	2,444
# Attendees at community life safety education sessions	9,027	10,733
Firefighter aggregate training hours	16,000*	16,295
Emergency support services	37	36
Evacuee assistance – team activations	3	13
Volunteer training sessions	80	100

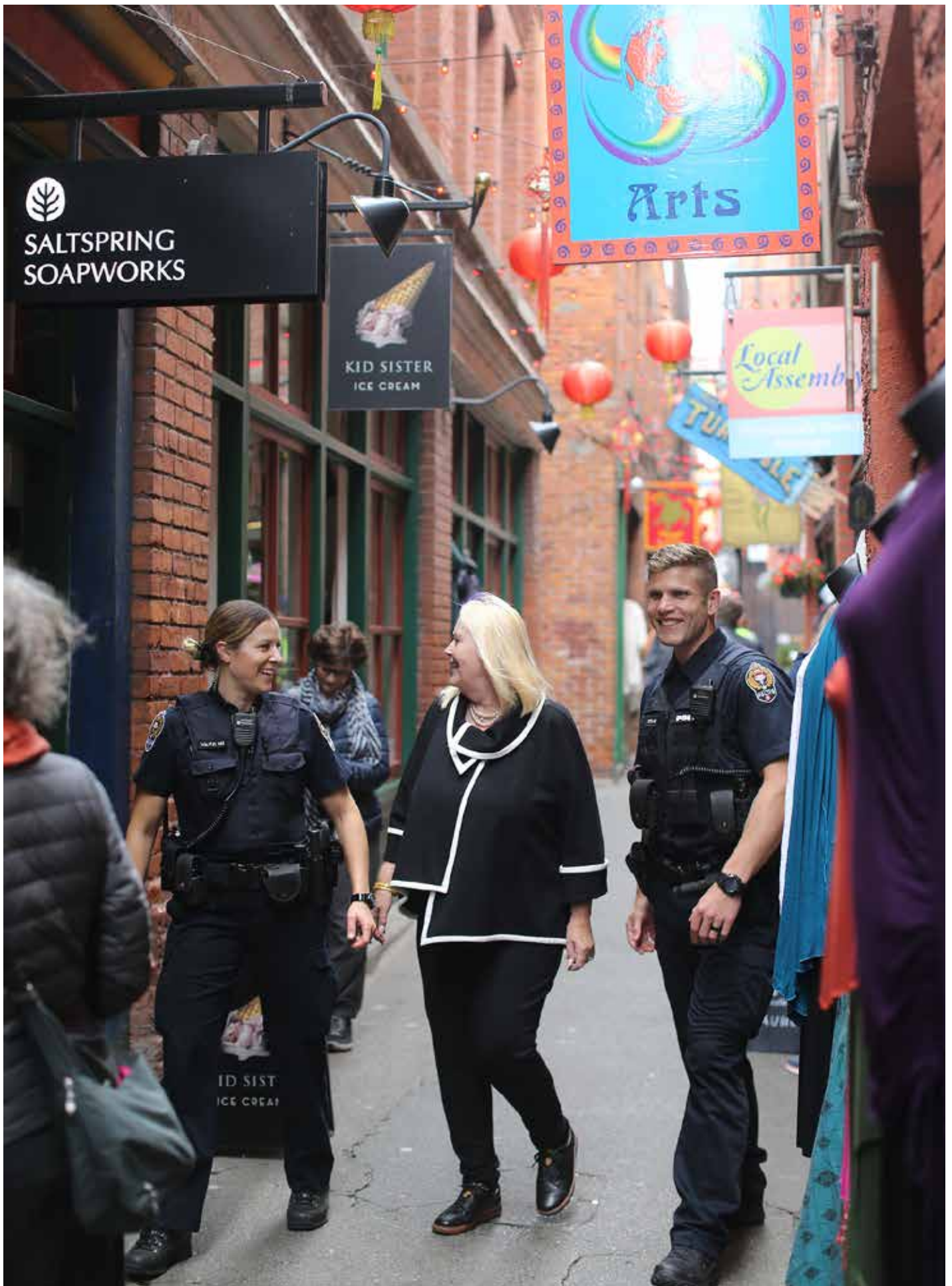
*estimate

Victoria Police Department

The Victoria Police Department (VicPD) is the oldest municipal police department west of the Great Lakes and has been proudly serving the City of Victoria since 1858 and the Township of Esquimalt since 2003.

- The Victoria Police Department developed a new strategic plan in 2019 based on extensive community and staff engagement. This new strategic plan will chart the course for the organization for the next five years.
- The department also developed a new “VicPD Community Dashboard” that shares data and other information about VicPD’s work. Through this proactive and interactive sharing of information, it is hoped that citizens can learn more about VicPD and how it delivers policing services, while perhaps starting conversations about additional opportunities and challenges that deserve greater attention.
- In July 2019, VicPD released its Transformation Report, which identified 14 key areas that the department is examining improve service delivery and find efficiencies
- In 2019, VicPD embarked on a project to assess current and future operational demands for police service together with available resources. Part of the project involves the use of innovative computer-based modelling and scenario-management tools to better understand demand for police services and how we can best respond to it.
- VicPD also established an Investigation and Support Unit to enhance its response to Priority 3 and 4 calls for service, while maintaining a first-rate response for higher priority calls
- 36 deserving citizens were recognized with VicPD Civic Service Awards for stepping up to contribute to their community’s safety
- In 2019, VicPD officers responded to 56,615 calls for service in the communities of Victoria and Esquimalt
- VicPD worked with a number of community partners to ensure public safety at major events, especially the Canada Day celebrations that drew tens of thousands of citizens to events in downtown Victoria
- VicPD officers and staff connected with the citizens we serve at over 500 community events and meetings
- VicPD responded to 1,280 media requests, issued almost 200 news releases and continued to build positive relationships through the various social media platforms including Twitter, Facebook, and Instagram
- VicPD volunteers and reserves gave more than 13,000 hours to our communities through crime prevention programs such as Lock Out Auto Crime, Speed Watch, and Cell Watch







FINANCIAL STATEMENTS OF

The Corporation of the City of Victoria

Year Ended December 31, 2019

Management's Responsibility for the Financial Statements

The accompanying financial statements of The Corporation of the City of Victoria (the "City") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of Chartered Professional Accountants Canada. A summary of the significant accounting policies are described in the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

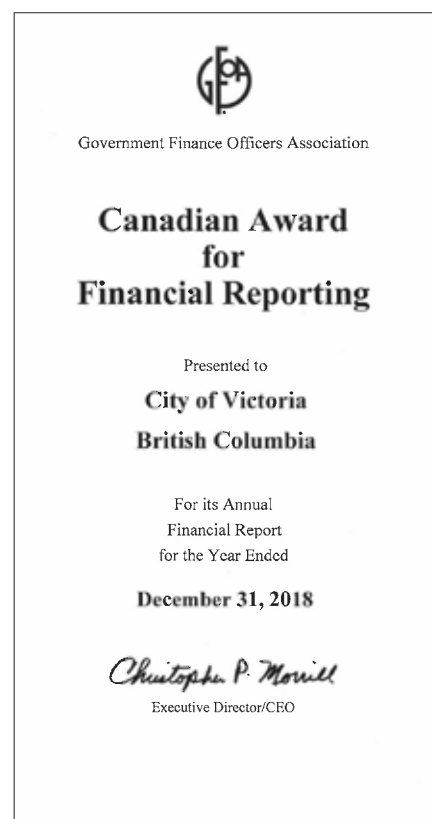
Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the City. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the City's financial statements.


City Manager


Deputy City Manager/CFO

May 15, 2020



Independent Auditors' Report

To the Mayor and Councilors of The Corporation of the City of Victoria

Opinion

We have audited the financial statements of The Corporation of the City of Victoria (the "City"), which comprise the Statement of Financial Position as at December 31, 2019, the Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2019, and its results of operations, its changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.

Independent Auditors' Report

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Chartered Professional Accountants

Victoria, British Columbia

May 15, 2020

BDO Canada LLP

Suite 500

1803 Douglas Street

Victoria, BC V8T 5C3

T 250.383.0426

F 250.383.1091

victoria@bdo.ca

bdo.ca

Statement of Financial Position

December 31	2019	2018
		(Restated – Note 19)
Financial Assets		
Cash and cash equivalents (Note 2)	\$ 144,975,587	\$ 104,955,258
Accounts receivable		
Property taxes	2,003,093	1,652,910
Other (Note 3)	28,574,624	31,117,781
Portfolio investments (Note 4)	173,000,000	171,000,025
Mortgage receivable (Note 5)	921,620	893,216
Other assets	35,605	56,774
MFA debt reserve fund (Note 16)	1,300,059	1,270,467
	350,810,588	310,946,431
Liabilities		
Accounts payable and accrued liabilities (Note 6)	34,516,702	28,578,753
Deposits and prepayments	20,400,100	17,638,717
Deferred revenue (Note 7)	26,749,918	27,994,107
Long-term debt (Note 8)	65,134,749	69,272,953
Employee future benefit liability (Note 9)	18,032,614	17,896,700
	164,834,083	161,381,230
Net Financial Assets	185,976,505	149,565,201
Non-Financial Assets		
Tangible capital assets (Note 10)	552,503,905	525,021,658
Inventory of supplies	1,389,253	1,147,765
Prepaid expenses and deposits	1,885,761	2,153,337
	555,778,919	528,322,760
Accumulated Surplus (Note 11)	\$ 741,755,424	\$ 677,887,961
Contingent liabilities (Note 16)		

On behalf of the City:


Deputy City Manager/CFO


Mayor

The accompanying notes are an integral part of these financial statements.

Statement of Operations

For the year ended December 31	Financial Plan 2019 (Note 17)	2019	2018 (Restated – Note 19)
Revenue			
Taxation (Note 12)	\$ 142,444,110	\$ 142,529,242	\$ 133,547,760
Net grants in lieu of taxes	6,205,500	6,682,618	6,249,533
Sale of goods and services	54,102,721	56,445,829	54,890,533
Sale of water	20,105,291	21,763,787	21,040,252
Licences and permits	5,043,728	6,810,402	6,487,320
Fines	3,695,000	3,596,484	3,767,054
Rentals and leases	1,537,633	1,637,015	1,536,055
Other penalties and interest	790,000	742,009	656,745
Investment income	2,700,000	6,864,447	5,418,758
Unconditional transfers (Note 13)	1,855,000	1,883,160	1,861,494
Conditional transfers (Note 13)	11,354,900	10,557,458	5,002,380
Actuarial adjustment on debt	–	1,056,589	912,982
Miscellaneous (Note 14)	12,293,832	11,800,762	14,114,047
	<u>262,127,715</u>	<u>272,369,802</u>	<u>255,484,913</u>
Expenses			
General government	23,969,696	19,276,236	18,096,703
Protective services	80,359,326	80,288,014	76,001,095
Transportation services	29,299,907	32,150,670	29,112,312
Environmental and public health services	8,437,637	8,773,861	7,835,510
Social services and housing	1,311,812	1,067,375	1,250,590
Planning and development	16,389,295	16,662,835	17,381,621
Parks, recreation and culture services	32,646,087	29,946,279	30,273,382
Water utility	14,985,989	15,969,619	15,106,478
Sewer utility	4,052,513	4,367,450	3,856,503
	<u>211,452,262</u>	<u>208,502,339</u>	<u>198,914,194</u>
Annual Surplus	50,675,453	63,867,463	56,570,719
Accumulated Surplus, beginning of year	677,887,961	677,887,961	621,317,242
Accumulated Surplus, end of year	<u>\$ 728,563,414</u>	<u>\$ 741,755,424</u>	<u>\$ 677,887,961</u>

The accompanying notes are an integral part of these financial statements.

Statement of Change in Net Financial Assets

For the year ended December 31	Financial Plan 2019 (Note 17)	2019	2018 (Restated – Note 19)
Annual Surplus	\$ 50,675,453	\$ 63,867,463	\$ 56,570,719
Net acquisition of tangible capital assets	(97,177,000)	(42,192,705)	(42,634,040)
Amortization of tangible capital assets	10,000,000	14,676,748	13,334,709
Non-cash disposal of tangible capital assets	–	–	–
Discounted mortgage receivable on disposal of assets	–	–	–
Loss (Gain) on disposal of tangible capital assets	–	(106,015)	(8,651)
Proceeds on disposal of tangible capital assets	–	139,725	71,060
	(87,177,000)	(27,482,247)	(29,236,922)
Net consumption of inventory of supplies	–	(241,488)	(102,173)
Net acquisition (use) of prepaid expenses and deposits	–	267,576	(1,007,813)
	–	26,088	(1,109,986)
Change in Net Financial Assets (net debt)	(36,501,547)	36,411,304	26,223,811
Net Financial Assets , beginning of year	149,565,201	149,565,201	123,341,390
Net Financial Assets , end of year	\$ 113,063,654	\$ 185,976,505	\$ 149,565,201

The accompanying notes are an integral part of these financial statements.

Statement of Cash Flows

For the year ended December 31

2019

2018

(Restated – Note 19)

Cash provided by (used in):

Operating Transactions

Annual surplus	\$ 63,867,463	\$ 56,570,719
Items not involving cash		
Amortization of tangible capital assets	14,676,748	13,334,710
Gain on disposal of tangible capital assets	(106,015)	(8,651)
Change in future employee benefits and other liability	135,914	208,513
Actuarial adjustment on debt	(1,056,588)	(912,982)
Changes in non-cash operating assets and liabilities		
Accounts receivable other	2,543,157	(116,975)
Property taxes receivable	(350,183)	163,727
Mortgage receivable	(28,404)	(27,529)
Other assets	21,169	(54,975)
Restricted cash	(29,592)	(27,053)
Accounts payable and accrued liabilities	5,937,949	(827,391)
Deposits and prepayments	2,761,383	1,974,601
Deferred revenue	(1,244,189)	4,512,703
Inventory of supplies	(241,488)	(102,173)
Prepaid expenses and deposits	267,576	(1,007,813)
	87,154,900	73,679,431

Capital Transactions

Acquisition of tangible capital assets	(42,192,705)	(42,634,040)
Proceeds on disposal of tangible capital assets	139,725	71,060
	(42,052,980)	(42,562,980)

Investing Transactions

Net increase in portfolio investments	(1,999,975)	(33,100,000)
---------------------------------------	--------------------	---------------------

Financing Transactions

Debt repayments	(3,081,616)	(3,064,671)
-----------------	--------------------	--------------------

Increase (decrease) in Cash and Cash Equivalents

	40,020,329	(5,048,220)
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Cash and Cash Equivalents, beginning of year	104,955,258	110,003,478
----------------------------------------------	--------------------	--------------------

Cash and Cash Equivalents, end of year	\$ 144,975,587	\$ 104,955,258
----------------------------------------	-----------------------	-----------------------

The accompanying notes are an integral part of these financial statements.

Notes to Financial Statements

December 31, 2019

The Corporation of the City of Victoria (the "City") is incorporated and operates under the provisions of the Local Government Act and the Community Charter of British Columbia. The City provides municipal services such as: protective services, transportation services, environmental and public health services, community planning, parks, recreation and community development, water utility, sewer utility and other general government operations.

The financial statements of The Corporation of the City of Victoria (the "City") are prepared by management in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants Canada. Significant accounting policies adopted by the City are as follows:

1. Significant Accounting Policies

(a) Reporting Entity

The financial statements include the assets, liabilities, accumulated surplus, revenues and expenses of all of the City's activities and funds. Inter-departmental balances and organizational transactions have been eliminated.

The financial statements exclude trust assets that are administered for the benefit of external parties (Note 15).

(b) Basis of Accounting

The City follows the accrual method of accounting for revenues and expenses. Revenues are accounted for in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Government Transfers

Government transfers are recognized in the financial statements as revenues in the period the transfers are authorized and any eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the recipient government. Transfers received which meet the definition of a liability are included in deferred revenue and are recognized over the period that the liability is settled.

(d) Deferred Revenue

Certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred or the services are performed. Building permit fees are recognized individually as inspections are performed.

(e) Deposits and Prepayments

Receipts restricted by third parties for future services or repayment are deferred and reported as deposits and are refundable under certain circumstances. Deposits and prepayments are recognized as revenue when qualifying expenditures are incurred.

(f) Taxation Revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectible amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

(g) Investment Income

Investment income is reported as revenue in the period earned. When required by the funding agreement, investment income earned on deferred revenue is deferred and forms part of the deferred revenue balance.

(h) Cash and Cash Equivalents

Cash equivalents include short term highly liquid investments with a term to maturity of 90 days or less at acquisition. Cash equivalents also include investments in the Municipal Finance Authority of British Columbia ("MFA") Money Market Funds which are recorded at cost plus earnings reinvested in the funds.

(i) Long-Term Debt

Long-term debt is recorded net of related sinking fund balances and actuarial earnings.

Notes to Financial Statements

December 31, 2019

1. Significant Accounting Policies (continued)

(j) Employee Future Benefits

- (i) The City and its employees make contributions to the GVLRA- CUPE Long Term Disability Trust and Municipal Pension Plan. As these are multi-employer pension plans, contributions are expensed as incurred.
- (ii) Sick leave and certain retirement benefits are also available to the City's employees. The costs of these benefits are actuarially determined based on years of service and best estimates of retirement ages and expected future salary and wage increases. The obligations under these benefit plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

(k) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The costs, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

	Useful life in years
Land improvements	15 - 50
Buildings	20 - 50
Furniture, equipment, technology and motor vehicles	5 - 25
Roads, bridges and highways	10 - 80
Water infrastructure	20 - 125
Sewer infrastructure	50 - 100
Drainage infrastructure	50 - 100

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset. Assets under construction are not amortized until the asset is available for service. The City does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(ii) Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural Resources

Natural resources are not recognized as assets in the financial statements.

(iv) Works of Art and Cultural and Historic Assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(v) Leased Tangible Capital Assets

Leases that transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vi) Inventories of Supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

(l) Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating useful lives of tangible capital assets, estimating provisions for accrued liabilities, estimates related to contaminated sites and in performing actuarial valuations of employee future benefits. Actual results could differ from these estimates.

Notes to Financial Statements

December 31, 2019

1. Significant Accounting Policies (continued)

(m) Contaminated Sites

A Contaminated site is defined as a site at which contamination occurs in concentrations that exceed acceptable amounts permitted under an environmental standard.

Contaminated sites are a result of contamination being introduced into air, soil water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the City is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

The liability is recognized as management's best estimate of the cost of remediation including operation, maintenance and monitoring that are an integral part of the mediation strategy for a contaminated site. No liability for contaminated sites exists as at December 31, 2018 or 2019.

A review of City sites identified one property that was no longer in productive use, at which substances exceeded environmental standards. The City is not directly responsible for the contamination, and has not accepted responsibility for the contamination. As the property was involuntarily acquired by the City through tax sale, Provincial legislation exempts the City from being held liable for the remediation.

2. Cash and Cash Equivalents:

	2019	2018
Cash	\$ 34,295,362	\$ 31,423,204
MFA Money Market Funds	110,680,225	73,532,054
	\$ 144,975,587	\$ 104,955,258

3. Accounts Receivable

	2019	2018
Sewer	\$ 4,286,749	\$ 3,850,910
Water	13,233,361	14,885,088
Grants	1,407,493	2,466,218
GST and carbon tax	740,560	455,020
Investment interest income	1,070,372	1,461,091
Parks, recreation and community development	1,418,408	2,571,827
Municipal tickets	1,484,857	1,585,811
Victoria police department	1,028,355	1,160,651
Rental properties	128,584	64,334
Permits	236,894	475,856
Garbage	546,155	532,044
Third party billing	386,426	544,892
Miscellaneous	3,544,295	2,099,374
Valuation allowance	(937,885)	(1,035,335)
	\$ 28,574,624	\$ 31,117,781

Notes to Financial Statements

December 31, 2019

4. Portfolio Investments

	Yield	Maturity	2019	2018
Schedule 1 bank bonds			\$ –	\$ 9,000,000
Term deposits	2.15% to 3.04%	December 29, 2020	173,000,000	162,000,025
			\$ 173,000,000	\$ 171,000,025

Portfolio investments are comprised of Guaranteed Investment Certificates of Canadian Banks and Credit Unions with yields of 2.15% to 3.04% (2018 - 2.35% to 3.07%), and maturity dates to December 29, 2020. The City's investments are carried at cost which approximates market values.

5. Mortgage Receivable

	2019	2018
Mortgage receivable	\$ 921,620	\$ 893,216

In 2011, the Federal Government of Canada entered into an agreement with the Capital Regional District to provide a financial contribution for new permanent, safe, transitional and supportive housing. Subsequently, the Capital Regional District entered into a sub project funding agreement in which \$1,200,000 was contributed to the City towards the purchase of two properties within the City. The agreement states that if the properties are not operated for their intended purpose or are sold and the proceeds of disposition are not applied to providing similar services then the City will be required to repay the contribution amount. The amount of the required repayment is dependent on the length of time that the intended purpose of the contribution is met and extends to March 31, 2026 at which point no further repayment is required.

In 2013, one of the properties was purchased by Provincial Rental Housing Corporation. In 2015, the remaining property was purchased by a not-for-profit housing society and a mortgage of \$1,300,000 was issued by the City. The mortgage bears no interest and is secured by the property. Payment is not due until the mortgage matures on September 15, 2029. The mortgage is guaranteed by BC Housing Management Commission, therefore, if the not-for-profit organization defaults on the terms of the loan, BC Housing Management Commission assumes responsibility for the loan repayment. The balance represents the present value of the payment, using the City's estimated cost of borrowing. As at December 31, 2019, the City's estimated cost of borrowing was 3.18% (2018 - 3.18%)

Both purchases include transfer of the funding agreement repayment obligation applicable to each property.

Notes to Financial Statements

December 31, 2019

6. Accounts Payable and Accrued Liabilities

	2019	2018
Trade account payable	\$ 15,177,283	\$ 11,055,700
Capital projects	3,541,649	3,156,782
Payroll accounts payable	8,834,997	7,940,805
Contract holdbacks	1,103,882	717,393
School authorities	629,083	651,689
Capital Regional District	457,957	437,644
Capital Regional District sewer	3,069,209	2,374,072
Legal settlements	1,432,748	1,916,051
Recreation Integration Victoria	11,221	86,472
BC Transit	147,954	130,151
Regional Hospital District	91,973	92,429
BC Assessment Authority	18,746	19,565
	\$ 34,516,702	\$ 28,578,753

7. Deferred Revenue

	2018	Fees Received	Interest Earned	Recognized as Revenue	2019
	(Restated – Note 19)				
General Operating Deferred Revenue	\$ 4,031,691	\$ 7,705,486	\$ –	\$ (8,880,864)	\$ 2,856,313
Building Permit Fees	4,573,628	3,555,130	–	(3,563,901)	4,564,857
Development Cost Charges:					
Transportation	7,844,455	603,104	225,136	(966,010)	7,706,685
Water and environment	1,599,256	191,486	45,899	(137,306)	1,699,335
Drainage	522,365	138,676	14,992	(18,718)	657,315
Sewage	3,301,083	233,956	94,741	(1,272,614)	2,357,166
Parkland acquisition and development	6,121,628	680,319	175,691	(69,391)	6,908,247
	19,388,787	1,847,541	556,459	(2,464,039)	19,328,748
	\$ 27,994,106	\$ 13,108,157	\$ 556,459	\$ (14,908,804)	\$ 26,749,918

Notes to Financial Statements

December 31, 2019

8. Long-Term Debt

The City issues debt instruments through the Municipal Finance Authority ("MFA"), pursuant to security issuing bylaws under authority of the Local Government Act, to finance certain capital expenditures. Sinking fund balances, managed by the MFA, are used to reduce long-term debt. Interest rates on long-term debt range from 2.10% to 4.90%. The weighted average interest rate for 2019 was 2.87% (2018 - 2.91%).

(a) Gross amount of debt and the repayment and actuarial earnings to retire the debt are as follows:

	Year of Maturity	Rate	Gross debt	Repayment & actuarial earnings	Net debt 2019	Net debt 2018
Issue 79	2033	2.25%	10,000,000	(3,663,432)	6,336,568	6,658,241
Issue 80	2033	2.85%	10,000,000	(3,604,086)	6,395,914	6,712,519
Issue 81	2034	2.85%	10,000,000	(3,360,140)	6,639,860	6,947,889
Issue 102	2022	2.25%	4,509,000	(3,394,671)	1,114,329	1,462,099
Issue 103	2023	2.65%	1,800,000	(1,245,731)	554,269	690,917
Issue 105	2024	2.25%	5,240,015	(3,214,356)	2,025,659	2,406,543
Issue 110	2025	4.50%	5,200,000	(2,828,481)	2,371,519	2,737,107
Issue 115	2031	3.89%	10,200,000	(3,179,890)	7,020,110	7,472,664
Issue 130	2034	3.00%	23,200,000	(4,255,811)	18,944,189	19,863,314
Issue 139	2036	2.10%	5,500,000	(637,177)	4,862,823	5,081,515
Issue 142	2037	3.15%	9,600,000	(730,491)	8,869,509	9,240,145
			\$ 95,249,015	\$ (30,114,266)	\$ 65,134,749	\$ 69,272,953

(b) Future aggregate sinking fund payments over the next five years and thereafter are as follows:

	General Capital Fund	Actuarial Earnings	Total
2020	3,099,220	1,147,449	\$ 4,246,669
2021	3,117,510	1,302,182	4,419,692
2022	3,136,510	1,463,410	4,599,920
2023	2,931,066	1,451,049	4,382,115
2024	2,861,679	1,537,890	4,399,569
Thereafter	19,874,497	23,212,287	43,086,784
Total	\$ 35,020,482	\$ 30,114,267	\$ 65,134,749

(c) Scheduled debt repayments may be suspended at the MFA's option in the event of excess sinking fund earnings. Principal paid during the year was \$3,081,616 (2018 - \$3,064,671). Interest paid during the year was \$2,732,187 (2018 - \$2,769,203).

Notes to Financial Statements

December 31, 2019

9. Employee Future Benefit Liability

Information about liabilities for the City's employee obligation is as follows:

	2019	2018
Accrued benefit obligation		
Balance, beginning of year	\$ 17,575,200	\$ 18,270,100
Service cost	1,257,600	1,298,000
Interest cost	593,300	537,300
Benefits payments	(1,736,900)	(1,801,600)
Immediate recognition loss/(gain) for event driven liabilities	(77,300)	90,000
Actuarial (gain)/loss	958,100	(818,600)
Accrued benefit obligation, end of year	18,570,000	17,575,200
Less unamortized net actuarial loss	(901,736)	(72,059)
Add pension over contributions due to staff	364,350	393,559
Benefit liability, end of year	\$ 18,032,614	\$ 17,896,700

The accrued benefit obligation and the benefit costs for the year were estimated by actuarial valuation as of November 30, 2017 and extrapolated to December 31, 2019 by an independent actuarial firm. Key estimates were used in the valuation including the following:

	2019	2018
Discount rates	2.70%	3.30%
Expected future inflation rates	2.25%	2.25%
Expected wage and salary increases	2.33% to 4.38%	2.33% to 4.38%
Estimated average remaining service life of employees	11 years	11 years

The benefit liability includes both vested and non-vested amounts as follows:

	City	Police	2019	2018
Vested benefits	\$ 4,517,211	\$ 8,299,153	\$ 12,816,364	\$ 12,881,041
Non-vested benefits	4,231,088	985,163	5,216,250	5,015,659
Total accrued benefit liabilities	8,748,299	9,284,316	18,032,614	17,896,700
Charged to operating fund surplus in current and past years	(4,974,166)	(8,314,887)	(13,289,052)	(12,505,358)
Portion of benefits charged against reserves	\$ 3,774,133	\$ 969,429	\$ 4,743,562	\$ 5,391,342

Vested benefits include lump sum payments, death benefits, and certain sick leave and vacation in the year of retirement benefits. Vested benefits are contractually required to be paid to an employee regardless of their future employment. Non-vested benefits include long service leave, personal leave program and certain sick leave programs. Non-vested benefits are conditional upon future employment.

Notes to Financial Statements

December 31, 2019

9. Employee Future Benefit Liability (continued)

GVLRA - CUPE Long Term Disability Trust

The Trust was established January 1, 1987 as a result of negotiations between the Greater Victoria Labour Relations Association representing a number of employers and the Canadian Union of Public Employees representing a number of CUPE locals. The Trust's sole purpose is to provide a long term disability income benefit plan. The City and its employees each contribute equal amounts into the Trust. The total plan provision for approved and unreported claims was actuarially determined as of December 31, 2017 with an extrapolation prepared by the actuary as at December 31, 2018. At December 31, 2018, the total plan provision for approved claim was \$16,827,700 and the provision for unreported claims was \$1,332,400 with an accumulated surplus of \$3,016,917. The total plan provision for approved and unreported claims and net surplus or deficit at December 31, 2019 will be available later in 2020.

The City paid \$514,924 (2018 - \$561,314) for employer contributions and City employees paid \$514,924 (2018 - \$561,314) for employee contributions to the Plan in fiscal 2018.

Municipal Pension Plan

The City of Victoria and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan) (the "Plan"). The Board of Trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2018, the Plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of the funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The next valuation will be as at December 31, 2021, with results available later in 2022.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and costs to individual employers participating in the Plan.

The City of Victoria paid \$11,474,017 (2018 - \$11,515,427) for employer contributions and City of Victoria employees paid \$9,130,892 (2018 - \$9,089,467) for the Plan in fiscal 2019.

Notes to Financial Statements

December 31, 2019

10. Tangible Capital Assets

	Land and land improvements	Buildings	Furniture, equipment, technology, motor vehicles	Roads, bridges, highways	Water infrastructure	Sewer infrastructure	Drainage infrastructure	Assets under construction	2019 Total	2018 Total
Cost, beginning of year	\$ 138,460,093	\$ 114,660,197	\$ 79,497,660	\$ 222,495,284	\$ 72,927,515	\$ 28,089,393	\$ 25,079,575	\$ 27,772,870	\$ 708,982,587	\$ 666,920,750
Additions	4,425,345	2,244,480	5,281,690	17,097,880	3,763,044	2,907,517	10,053,404	16,856,204	62,629,564	147,544,971
Disposals/transfers	–	–	(828,993)	–	–	–	–	(20,436,859)	(21,265,852)	(105,483,134)
Cost, end of year	142,885,438	116,904,677	83,950,357	239,593,164	76,690,559	30,996,910	35,132,979	24,192,215	750,346,299	708,982,587
Accumulated amortization, beginning of year	(467,359)	(48,764,712)	(56,271,209)	(57,700,231)	(10,801,848)	(6,338,824)	(3,616,746)	–	(183,960,929)	(171,136,015)
Disposals	–	–	795,283	–	–	–	–	–	795,283	509,795
Amortization	(134,642)	(3,016,143)	(5,299,993)	(4,904,285)	(682,245)	(333,809)	(305,631)	–	(14,676,748)	(13,334,709)
Accumulated amortization, end of year	(602,001)	(51,780,855)	(60,775,919)	(62,604,516)	(11,484,093)	(6,672,633)	(3,922,377)	–	(197,842,394)	(183,960,929)
Net carrying amount, end of year	\$ 142,283,437	\$ 65,123,822	\$ 23,174,438	\$ 176,988,648	\$ 65,206,466	\$ 24,324,277	\$ 31,210,602	\$ 24,192,215	\$ 552,503,905	\$ 525,021,658

- a) Work in Progress – Assets under construction having a value of \$24,192,215 (2018 – \$27,772,870) have not been amortized. Amortization of these assets will commence when the asset is put into service.
- b) Contributed Assets – No contributed assets have been received in 2019 or 2018.
- c) Tangible Capital Assets Disclosed at Nominal Values – Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.
- d) Works of Art and Historical Treasures – The City manages and controls various works of art and non-operational historical cultural assets. These assets are not recorded as tangible capital assets are not amortized.
- e) Write down of Tangible Capital Assets – No write down of tangible capital assets occurred during 2019 or 2018.
- f) Leased Tangible Capital Assets – Leases that transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

Notes to Financial Statements

December 31, 2019

11. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserve funds as follows:

	2019	2018
Surplus		
Equity in tangible capital assets	\$ 487,236,106	\$ 455,615,655
Operating Fund	3,329,825	4,544,048
Underfunded employee benefit obligation (Note 9)	(4,743,562)	(5,391,342)
	<u>485,822,369</u>	<u>454,768,361</u>
Non-Statutory Reserve Accounts		
Development Stabilization Reserve Account	7,229,992	4,489,164
Reserves		
Financial Stability Reserves	67,494,934	60,145,602
Equipment and Infrastructure Replacement Fund	167,712,765	146,796,907
Tax Sale Lands Fund	3,953,316	3,975,956
Parks and Greenways Acquisition Fund	2,183,453	2,886,917
Local Amenities	766,246	965,636
Victoria Housing Fund	4,264,942	2,230,915
Climate Action	1,164,075	794,445
Art in Public Places	772,180	467,467
Downtown Core Area Public Realm Improvements	222,384	216,180
Downtown Heritage Building Seismic Upgrades	154,728	150,411
Park Furnishing Dedication Program	14,040	—
	<u>248,703,063</u>	<u>218,630,436</u>
	<u>\$ 741,755,424</u>	<u>\$ 677,887,961</u>

Notes to Financial Statements

December 31, 2019

12. Taxation:

Taxation revenue, reported on the Statement of Operations is made up of the following:

	Financial Plan 2019	2019	2018
General taxation			
General municipal purposes	\$ 139,700,261	\$ 139,700,938	\$ 130,751,326
Utility 1% tax	1,338,000	1,354,559	1,329,555
Special assessments			
Boulevard frontage	535,200	534,785	535,042
Specified area improvement	81,649	145,088	138,852
Sewer frontage	789,000	793,872	792,985
Collections for other governments			
Capital Regional District	–	25,144,105	23,152,530
School Authorities	–	51,807,049	49,533,747
Regional Hospital District	–	8,031,019	7,792,266
Municipal Finance Authority	–	7,670	6,857
BC Assessment Authority	–	1,583,469	1,530,969
BC Transit	–	9,789,846	8,520,191
Business Improvement Association	–	1,081,030	1,066,050
	142,444,110	239,973,430	225,150,370
Less taxes levied for other authorities			
Capital Regional District	–	25,144,105	23,152,530
School Authorities	–	51,807,049	49,533,747
Regional Hospital District	–	8,031,019	7,792,266
Municipal Finance Authority	–	7,670	6,857
BC Assessment Authority	–	1,583,469	1,530,969
BC Transit	–	9,789,846	8,520,191
Business Improvement Association	–	1,081,030	1,066,050
	–	97,444,188	91,602,610
Net taxes available for municipal purposes	\$ 142,444,110	\$ 142,529,242	\$ 133,547,760

Notes to Financial Statements

December 31, 2019

13. Government Transfers

The City recognizes the transfer of government funding as revenues in the period that the events giving rise to the transfer occurred. The Government transfers reported on the Statement of Operations are:

	Financial Plan 2019	2019	2018
Unconditional transfers			
Traffic fine revenue sharing	\$ 1,855,000	\$ 1,883,160	\$ 1,861,494
Conditional transfers			
Climate Action Revenue Incentive Program	–	142,479	–
Jail	37,900	29,294	28,947
Gas tax	7,257,000	7,257,119	3,590,746
Infrastructure grants:			
Bicycle Master Plan Implementation	1,645,000	895,000	–
Point Ellice Bridge Rehabilitation/Painting	2,415,000	2,233,566	–
Johnson Street Bridge	–	–	1,382,687
	11,354,900	10,557,458	5,002,380
	\$ 13,209,900	\$ 12,440,618	\$ 6,863,874

Traffic Fine Revenue Sharing program is an unconditional grant provided to municipalities to assist in ensuring community safety and addressing community specific strategic priorities. The program returns 100% of net revenues from traffic violations to municipalities that are directly responsible for paying for policing.

Gas Tax is provided by the Government of Canada. The use of the funding is established by a funding agreement between the City and the Union of British Columbia Municipalities. These funds may be used towards designated infrastructure projects that achieve positive environmental results.

Infrastructure grants related to the Johnson Street Bridge Replacement Project are restricted to eligible expenses as defined by the funding agreement established between the City, Union of British Columbia Municipalities and The Government of Canada's Building Canada Fund Program.

Notes to Financial Statements

December 31, 2019

14. Miscellaneous Revenue

	Financial Plan 2019	2019	2018
Third party billing, cost sharing and recoveries	\$ 2,542,359	\$ 4,519,779	\$ 8,853,770
Arena lease equivalent, share of naming rights and ticket surcharge	634,000	513,634	738,040
CREST levy	400,000	325,539	341,672
Rezoning applications	307,500	919,128	1,237,618
Dog licences and fines	210,000	218,731	384,722
Bus shelter advertising	150,000	153,936	171,765
Tax certificates	125,000	129,738	127,060
Bonus density	–	1,000,000	280,341
Traffic and sidewalk permits	113,350	143,152	126,487
Fortis franchise fee	450,000	459,016	573,805
Development cost charges	6,753,000	2,464,041	105,147
Other: administrative fees, lease fees, information sales and asset disposals	608,623	954,068	1,173,620
	\$ 12,293,832	\$ 11,800,762	\$ 14,114,047

Third party billing and CREST levy are offset by expenses therefore budget variance has no impact on the City's operating surplus. Ticket surcharge revenue from the arena is impacted by arena annual operational activity. Amounts for bonus density are not determinable in advance, and do not impact operating surplus as balances are transferred to reserves, therefore no budget amount is provided in the Financial Plan.

15. Trust Funds

Trust funds administered by the City have not been included in the Statement of Financial Position nor have their operations been included in the Statement of Operations.

	2019	2018
Ross Bay Cemetery	\$ 1,079,912	\$ 1,024,932
Nature Interpretation Centre	650,826	632,668
Bastion Square Revitalization	249,484	242,524
	\$ 1,980,222	\$ 1,900,124

The Ross Bay Cemetery Trust is a fund for the non-commercial Ross Bay Cemetery and is used for perpetual maintenance.

The Nature Interpretation Centre is a trust for the construction of a nature interpretation centre in Beacon Hill Park.

The Bastion Square Revitalization Trust is a trust received from the Bastion Square Association Society for the sole purpose of improving Bastion Square.

Notes to Financial Statements

December 31, 2019

16. Contingent Liabilities

The City is a defendant in various lawsuits. The City records an accrual in respect of legal claims that are likely to be successful and for which a liability amount is reasonably determinable. The remaining claims, should they be successful as a result of litigation, will be recorded when a liability is likely and determinable. In addition to the amounts accrued as liabilities, included in reserve funds is an insurance reserve of \$4,118,601 (2018 - \$4,003,695), maintained to offset settlements and insurance coverage is maintained to provide for insurable claims should they exceed the liability deductible of \$1,000,000 in any year. As of November 2008, the City joined the Municipal Insurance Association and all insurable claims from that date forward will be subject to a liability deductible of \$250,000 in any year.

Change orders for significant additional construction costs have been presented to the City by the contractor responsible for the construction of the Johnson Street Bridge. A smaller amount has been claimed to be owing by the City for additional fees by the designer of the Bridge. The City disputes that it owes any amount to either party. Litigation has been commenced by both parties and no further action has occurred this year. The City is represented by legal counsel and any settlement is subject to approval by City Council. The City is not able to determine the likelihood of any amounts to be paid out and, accordingly, no amounts have been recorded.

Under borrowing arrangements with the Municipal Finance Authority, the City is required to lodge security by means of demand notes and interest bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are included in the City's financial assets as restricted cash and are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the City. At December 31, 2019 the balance of the deposits was \$1,300,059 (2018 - \$1,270,467). At December 31, 2019 there were contingent demand notes of \$2,490,784 (2018 - \$2,490,784) which are not included in the financial statements of the City.

Capital Regional District debt, under provisions of the Local Government Act, is a direct, joint and several liability of the Capital Regional District and each member municipality within the Capital Regional District, including the City.

The City of Victoria and the District of Saanich established the Board of Cemetery Trustees of Greater Victoria (the "Board") in 1922 under the Municipal Cemeteries Act. The Board is a not-for profit organization that operates the Royal Oak Burial Park. The terms of the agreement provides the Board a borrowing limit of \$3 million with the City and the District of Saanich providing equal guarantee. At December 31, 2019 the Board had an outstanding demand loan of \$1,094,259 (2018 - \$1,196,655) with the Bank of Montreal and long-term debt of \$756,476 (2018 - \$821,814) through the Municipal Finance Authority. The City's guarantee portion of the outstanding debt at December 31, 2019 is \$925,369 (2018 - \$1,009,235).

The City is reviewing environmental objectives and potential liabilities for its activities and properties including potential site reclamation obligations. The amount of any such obligations is not presently determinable.

The City is a shareholder and member of Capital Regional Emergency Service Telecommunications (CREST) Incorporated, which provides centralized emergency communications and related public safety information services to municipalities, regional districts, the provincial and federal governments and their agencies, and emergency service organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement.

Notes to Financial Statements

December 31, 2019

17. Financial Plan Data

The financial plan data presented in these financial statements is based upon the 2019 operating and capital financial plan approved by Council on April 25, 2019. The table below reconciles the approved financial plan to the financial plan figures reported in these financial statements.

	Financial plan bylaw	Financial statement budget
Revenues		
Taxation	\$ 148,649,610	\$ 148,649,610
User fees and other revenue	74,208,012	74,208,012
Other	39,270,093	39,270,093
	<u>262,127,715</u>	<u>262,127,715</u>
Expenses		
General government	22,653,359	23,969,696
Protective services	79,189,810	80,359,326
Transportation services	24,571,515	29,299,907
Environmental and public health services	8,032,280	8,437,637
Social services and housing	1,311,812	1,311,812
Planning and development	15,898,389	16,389,295
Parks, recreation and cultural services	31,448,658	32,646,087
Water utility	14,521,293	14,985,989
Sewer utility	3,825,146	4,052,513
Amortization	10,000,000	–
	<u>211,452,262</u>	<u>211,452,262</u>
	50,675,453	50,675,453
Less:		
Capital expenditures	(97,177,000)	–
Debt repayment	(3,107,667)	–
Add:		
Interfund transfers	49,609,214	–
Annual surplus	<u>\$ –</u>	<u>\$ 50,675,453</u>

Notes to Financial Statements

December 31, 2019

18. Segmented Information

The City of Victoria is a diversified municipal organization that provides a wide range of services to its citizens. For management reporting purposes, the City's operations and activities are organized and reported by Fund. Funds were created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations. City services are provided by departments and their activities reported within these funds. Certain functions that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

(i) General Government

The General Government operations provide the functions of Corporate Administration, Finance, Human Resources, Legislative Services and any other functions categorized as non-departmental.

(ii) Protective Services

Protective Services is comprised of four different functions, including the City's Emergency Management Agency, Fire, Police and the permits and inspections function of the Sustainable Planning and Community Development department. The Emergency Management Agency prepares the City to be more prepared and able to respond to, recover from, and be aware of, the devastating effects of a disaster or major catastrophic event that will impact the community. The Fire Department is responsible for providing critical, life saving services in preventing or minimizing the loss of life and property from fire and natural or man made emergencies. The Police Department ensures the safety of the lives and property of Victoria as well as Esquimalt citizens through the enforcement of municipal bylaws, criminal laws and the laws of British Columbia, the maintenance of law and order, and the prevention of crime. The Sustainable Planning and Community Development department has a broad range of policy, regulatory and program responsibilities including processing undertakings related to permits and inspections for Building Permits, Plumbing Permits, Electrical Permits, and signs.

(iii) Transportation Services

Transportation Services is responsible for a wide variety of transportation functions such as Parking, Engineering Operations and Streets. As well, providing services around infrastructure, traffic control, transportation planning, review of land development impacts on transportation, traffic management, pedestrian and cycling issues, on-street parking regulations, including street signs and painting as well as traffic signal timing.

(iv) Environmental and Public Health Services

The Environmental and Public Health Services is comprised of three sections in the areas of Solid Waste Services, Storm Drains, and Street Cleaning. The Solid Waste Collection and Recycling Operations section is responsible for the collection of household garbage. The Storm Drains section provides the design, inspection and technical supervision of civil engineering projects related to the construction and maintenance of the storm drain collection systems to protect public health. The Street cleaning section is responsible for the collection and disposal of litter and debris from streets, sidewalks and squares.

(v) Social Services and Housing

Social Services and Housing includes grants to non-profit organizations for the purpose of facilitating social inclusion and community wellness, and to support affordable housing initiatives.

(vi) Parks, Recreation and Cultural Services

Parks is responsible for the maintenance, planning and development of all park facilities such as ornamental gardens, natural ecosystems, sport and entertainment venues and playgrounds for recreational and cultural enjoyment in a beautiful and safe environment; preserves and enhances green spaces on public lands. Recreation Services facilitates the provision of recreation and wellness programs and services through the Crystal Pool, Save-On Foods Memorial Centre, Royal Athletic Park, and Community and Seniors Centres. The Arts and Culture function supports community vibrancy and economic impact through tourism and visitor attraction.

Notes to Financial Statements

December 31, 2019

18. Segmented Information (continued)

(vii) Planning and Development

This segment is composed of four departments:

Sustainable Planning and Community Development: Supports quality development and economic health of the City. This function includes regulatory and program responsibilities including: community and city-wide land use planning; urban design; planning applications including zoning, development and variance permits, demographic and other planning information services.

Strategic Real Estate: Manages all aspects of the City's real estate holdings based on an established real estate strategy and a triple bottom line (economic, social and environmental) perspective of returns. The real estate office provides a wide range of services including strategic advice and partnership development; as well as planning and leading transactions for the acquisition, sale, leasing or licensing of lands to meet the City's operational requirements and strategic goals.

Economic Development: This function is guided by six primary "engines" to drive Victoria's businesses, generate jobs, raise household incomes, and increase well-being. The six engines include: advance education and research and development; the ocean and marine sector; experimental tourism; government; technology; and entrepreneurship, start-ups and social enterprise.

Victoria Conference Centre: Responsible for strengthening the City's economy through the implementation of a vision and action plan for economic sustainability and growth in Victoria. Economic development in Victoria focuses on the prospects for the future as a city with high quality of life which supports the building of a vibrant, prosperous, fiscally sound and economically robust community.

(viii) Water and Sewer Utilities

The Sewer Utility protects the environment and human health from the impacts of liquid wastes generated as a result of human occupation and development in the City. The Water Utility delivers clean, safe and aesthetically pleasing potable water, in accordance with the Provincial Drinking Water Protection Act, to the citizens of the City of Victoria and Township of Esquimalt. The water is for the purpose of domestic consumption and firefighting.

Certain allocation methodologies have been employed in the preparation of the segmented financial information. The General Fund reports on municipal services that are funded primarily by taxation such as property taxes and other tax revenues. Taxation and payments in lieu of taxes are apportioned to the General Fund services based on budgeted taxation revenue as presented in the 2019 - 2023 consolidated financial plan.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1.

Notes to Financial Statements

December 31, 2019

18. Segmented Information (continued)

	General Fund						Water Fund		Sewer Fund		
	General Government	Protective Services	Transportation Services	Environmental and Public Health Services	Social Services and Housing	Planning and Development	Parks, Recreation and Culture	Water Utility	Sewer Utility	Total	
Revenues											
Taxation	\$ 28,863,185	\$ 65,887,908	\$ 14,084,056	\$ 2,710,484	\$ 1,520,293	\$ 5,025,413	\$ 30,326,649	\$ –	\$ 793,872	\$ 149,211,860	
Goods and services	40,677	9,227,194	16,060,464	9,350,617	–	10,371,629	2,370,423	22,814,540	7,974,071	78,209,615	
Government transfers	3,277,315	1,912,454	5,720,195	1,388,175	–	142,479	–	–	–	12,440,618	
Other	9,276,187	6,797,771	6,871,938	120,561	1,031,737	4,868,482	1,246,654	639,105	1,655,274	32,507,709	
	41,457,364	83,825,327	42,736,653	13,569,837	2,552,030	20,408,003	33,943,726	23,453,645	10,423,217	272,369,802	
Expenses											
Salaries and wages	10,148,333	65,615,814	15,181,234	5,017,979	232,249	6,179,431	13,981,561	3,979,864	2,720,535	123,057,000	
Materials, supplies and services	4,309,938	12,930,570	7,465,518	2,961,390	131,775	9,186,364	10,714,549	11,156,726	901,340	59,758,170	
Interest and foreign exchange	127,100	–	1,735,254	–	–	122,981	823,226	–	–	2,808,561	
Grants	–	–	–	–	703,351	387,376	2,552,596	–	–	3,643,323	
Other	2,758,283	–	–	–	–	–	–	–	–	2,758,283	
Capital expenditure not meeting tangible capital asset criteria	–	24,602	831,437	199,367	–	65,959	116,339	150,784	411,766	1,800,254	
Amortization	1,932,582	1,717,028	6,937,227	595,125	–	720,724	1,758,008	682,245	333,809	14,676,748	
	19,276,236	80,288,014	32,150,670	8,773,861	1,067,375	16,662,835	29,946,279	15,969,619	4,367,450	208,502,339	
Annual surplus	\$ 22,181,128	\$ 3,537,313	\$ 10,585,983	\$ 4,795,976	\$ 1,484,655	\$ 3,745,168	\$ 3,997,447	\$ 7,484,026	\$ 6,055,767	\$ 63,867,463	

Notes to Financial Statements

December 31, 2019

18. Segmented Information (continued)

	General Fund						Water Fund		Sewer Fund	
	General Government	Protective Services	Transportation Services	Environmental and Public Health Services	Social Services and Housing	Planning and Development	Parks, Recreation and Culture	Water Utility	Sewer Utility	Total
Revenues										
Taxation	\$ 25,851,501	\$ 63,554,732	\$ 13,166,712	\$ 2,504,177	\$ 756,697	\$ 4,844,987	\$ 28,325,502	\$ -	\$ 792,985	\$ 139,797,293
Goods and services	39,587	8,982,645	15,040,559	8,964,781	-	11,429,033	2,373,612	21,609,781	7,490,787	75,930,785
Government transfers	-	1,890,441	3,162,772	1,810,661	-	-	-	-	-	6,863,874
Other	7,437,985	5,064,432	10,268,887	37,083	87,529	6,492,868	2,075,484	867,054	561,639	32,892,961
	33,329,073	79,492,250	41,638,930	13,316,702	844,226	22,766,888	32,774,598	22,476,835	8,845,411	255,484,913
Expenses										
Salaries and wages	10,430,000	65,693,042	14,087,336	4,722,293	84,722	6,142,292	13,802,468	3,589,786	2,534,742	121,086,681
Materials, supplies and services	5,005,373	8,564,234	7,169,537	2,417,907	320,143	10,034,415	11,641,395	10,813,005	763,238	56,729,247
Interest and foreign exchange	72,995	-	1,801,690	-	-	168,561	748,226	-	-	2,791,472
Grants	-	-	-	-	845,725	314,416	2,313,669	-	-	3,473,810
Other	632,401	-	-	-	-	-	-	-	-	632,401
Capital expenditure not meeting tangible capital asset criteria	1,600	32,880	254,662	163,194	-	6,723	89,508	58,518	258,788	865,873
Amortization	1,954,333	1,710,939	5,799,087	532,116	-	715,214	1,678,116	645,169	299,735	13,334,709
	18,096,702	76,001,095	29,112,312	7,835,510	1,250,621	17,381,622	30,273,382	15,106,478	3,856,503	198,914,193
Annual surplus	\$ 15,232,371	\$ 3,491,155	\$ 12,526,618	\$ 5,481,192	\$ (406,364)	\$ 5,385,267	\$ 2,501,216	\$ 7,370,357	\$ 4,988,908	\$ 56,570,720

Notes to Financial Statements

December 31, 2019

19. Prior Period Restatement

During the year, an error was identified in the process for determining deferred revenue. The result was an error in the timing of revenue recognized, which was corrected and resulted in a restatement of prior year comparative figures as previously reported as follows:

December 31, 2018	As Previously Stated	Adjustment	Restated
Statement of Financial Position			
Deferred revenue	\$ 30,602,821	\$ (2,608,714)	\$ 27,994,107
Accumulated surplus	\$ 675,279,247	\$ 2,608,714	\$ 677,887,961
Statement of Operations			
Licenses and permits	\$ 5,273,383	\$ 1,213,937	\$ 6,487,320
Accumulated surplus, beginning of year	\$ 619,922,465	\$ 1,394,777	\$ 621,317,242

20. Comparative Figures

Certain figures in the comparative information have been reclassified to conform with the current year presentation.

21. Subsequent Events

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be specific impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering services and employ related staff will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and, if necessary, leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its citizens.

STATISTICAL INFORMATION

The Corporation of the City of Victoria

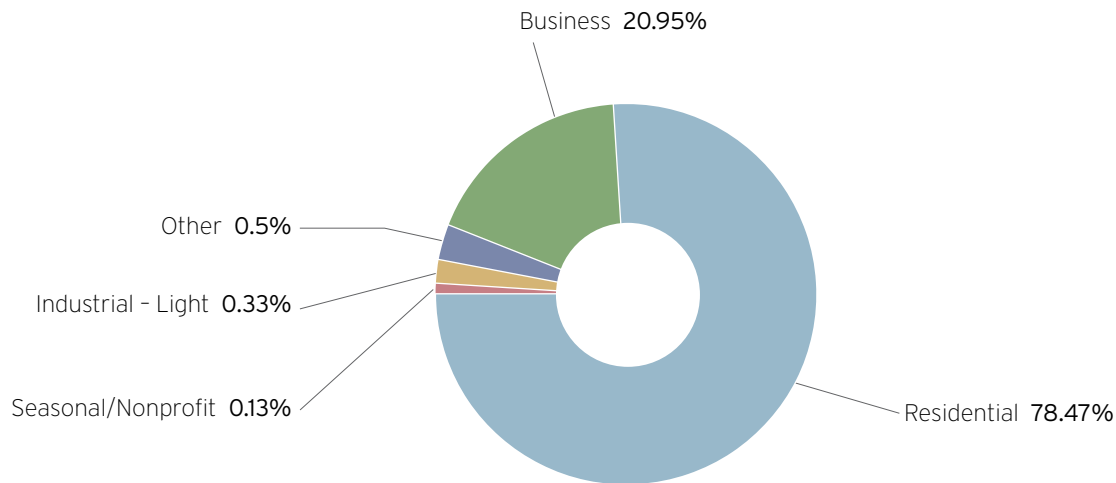
Year Ended December 31, 2019

Statistical Information

Taxable Assessments of Land and Improvements 2015 – 2019 (IN MILLIONS)

PROPERTY CLASS	2015	2016	2017	2018	2019
Residential	\$ 13,774	\$ 14,306	\$ 17,411	\$ 20,477	\$ 22,595
Utilities	15	15	16	17	21
Industrial - Major	9	10	11	12	14
Industrial - Light	59	59	68	76	96
Business	4,236	4,393	4,761	5,294	6,031
Seasonal/Non-profit	23	27	34	32	36
	\$ 18,116	\$ 18,810	\$ 22,301	\$ 25,906	\$ 28,793

2019 Assessments By Property Class



SOURCE: BC ASSESSMENT

Statistical Information

Property Tax Rates 2015 – 2019

	2015	2016	2017	2018	2019
MUNICIPAL (\$ PER 1000 ASSESSMENT)					
Residential	4.4414	4.2746	3.6649	3.2889	3.1564
Utilities	37.7158	36.8124	34.8127	33.9650	31.6048
Supportive Housing	4.4414	4.2746	3.6649	3.2889	3.1564
Industrial - Major	13.8749	13.0546	12.4577	11.6261	10.9821
Industrial - Light	13.8749	13.0546	12.4577	11.6261	10.9821
Business	13.8749	13.0546	12.4577	11.6261	10.9821
Seasonal	8.2188	7.1681	7.3998	8.1556	7.1031
TOTAL - Including School, Region, etc. (\$ PER 1000 ASSESSMENT)					
Residential	7.1137	6.8297	5.8006	5.2035	4.9982
Utilities	56.6735	55.6549	53.0890	51.8724	49.1385
Supportive Housing	5.4017	5.2194	4.4927	4.0246	3.8588
Industrial - Major	23.3965	22.0839	20.5352	18.8075	17.5790
Industrial - Light	23.0614	21.7419	20.1764	18.4279	17.2042
Business	22.7749	21.4646	19.9298	18.2099	17.0034
Recreation Non-profit	12.6931	11.3723	11.1335	11.6640	10.3153
MUNICIPAL TAX BILLINGS BY PROPERTY CLASS (IN THOUSANDS)					
Residential	\$ 61,174	\$ 61,154	\$ 63,810	\$ 67,346	\$ 71,320
Utilities	550	545	561	592	679
Industrial - Major	127	124	140	134	154
Industrial - Light	817	774	842	879	1,054
Business	58,780	57,350	59,309	61,543	66,236
Seasonal	188	192	249	258	257
TOTAL	\$ 121,636	\$ 120,140	\$ 124,912	\$ 130,751	\$ 139,701

New Construction 2015 – 2019

	2015	2016	2017	2018	2019
Construction Permits	3,422	3,537	3,333	3,706	4,134
Construction Value (\$ MILLION)	\$ 235	\$ 300	\$ 376	\$ 414	\$ 285
Taxes Generated from New Growth	\$ 2,871,843	\$ 425,267	\$ 1,195,158	\$ 2,573,556	\$ 3,747,224

SOURCE: CITY OF VICTORIA FINANCE DEPARTMENT

Labour Force Activity 2015 – 2019

	2015	2016	2017	2018	2019
Victoria Unemployment Rate	5.8%	5.2%	3.9%	4.0%	4.0%
Number of City Employees	1,246	1,259	1,271	1,275	1,296

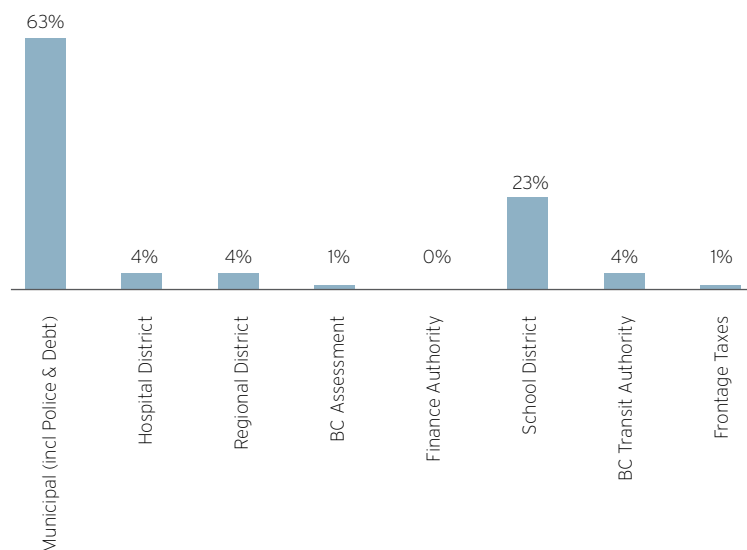
SOURCE: LABOUR FORCE SURVEY: STATISTICS CANADA

Statistical Information

Property Tax Levied and Collected 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Municipal (incl Police & Debt)	\$ 121,636	\$ 120,140	\$ 124,912	\$ 130,751	\$ 139,701
Hospital District	7,420	7,452	7,682	7,792	8,031
Regional District	8,194	8,516	8,789	9,055	9,591
BC Assessment	1,578	1,515	1,463	1,531	1,583
Finance Authority	5	5	6	7	8
School District	50,519	49,223	48,472	49,534	51,807
BC Transit Authority	9,074	9,065	8,674	8,520	9,790
Frontage Taxes	2,458	2,425	2,437	2,465	2,480
	\$ 200,885	\$ 198,342	\$ 202,434	\$ 209,655	\$ 222,991
Total Current Taxes Levied	\$ 200,885	\$ 198,342	\$ 202,434	\$ 209,655	\$ 222,991
Current Taxes Collected	199,115	196,613	201,358	208,537	221,542
Percentage	99.12%	99.13%	99.47%	99.47%	99.35%
Outstanding at Beginning of Year	\$ 8,848	\$ 9,996	\$ 10,561	\$ 11,206	\$ 10,988
Arrears Collected	8,187	9,301	10,032	10,861	10,528
Percentage	92.52%	93.05%	95.00%	96.92%	95.81%
Total Tax Collections	\$ 207,302	\$ 205,914	\$ 211,391	\$ 219,398	\$ 232,070

2019 Taxes by Jurisdiction



SOURCE: CITY OF VICTORIA FINANCE DEPARTMENT

Statistical Information

2019 Principal Corporate Tax Payers

Registered Owner	Primary Property	Taxes Levied
4239440 Canada Inc	Shopping Centre	\$ 5,558,513
Hillside Centre Holdings Inc	Shopping Centre	4,942,455
9325875 Canada Inc/Jawl Enterprises Ltd	Office Building	2,757,594
TBC Nominee Inc	Shopping Centre	2,464,242
Jawl Holdings Ltd	Various	2,034,316
Jawl Investment Corporation	Office Building	1,993,263
Empress Title Corp	Hotel	1,453,017
Jim Pattison Developments Ltd	Various	1,273,237
Jutland Road (Nominee) Inc	Office Building	1,250,158
525 Superior Street Victoria Holdings Inc/Jawl Precinct Lands Corp	Office Building	1,146,437
Sun Life Assurance Co of Canada	Office Building	1,129,034
Grampian Holdings Ltd	Stores/Offices	1,104,517
Sussex Place Holding Co Inc	Office Building	1,049,352
Greater Victoria Harbour Authority	Various	995,341
910 Government Holdings Ltd	Stores/Offices	919,426
1175 Douglas (BC) Properties Inc	Office Building	766,981
Telus Communications Inc	Office Building	761,529
RAAMCO International Properties Canadian Ltd	Multi-Family Apartment	736,053
903 - 911 Yates Street Properties Ltd	Shopping Centre/Market	709,392
Pacific Sun Hotel Inc	Hotel	694,897
Andrew Sheret Holdings Ltd	Various	591,019
DHL No 40 Holdings Ltd	Hotel/Motel	561,738
IMH James Bay Properties Ltd	Multi-Family/Shopping Centre	547,077
Jawl Precinct Lands Corp/South Block (Concert) Ltd	Office Building	545,809
LLRC Investments Ltd	Shopping Centre	528,996
Victoria Downtown Hotel Estates Ltd	Hotel	524,469
Westside Village Shopping Centre Ltd	Shopping Centre	523,271
Saratoga Investments Ltd	Stores/Offices	468,749
1675 Douglas (BC) Properties Inc	Stores/Offices	455,869
Royal Island Holdings Ltd	Stores/Offices	449,456
		<u>\$ 38,936,208</u>

Statistical Information

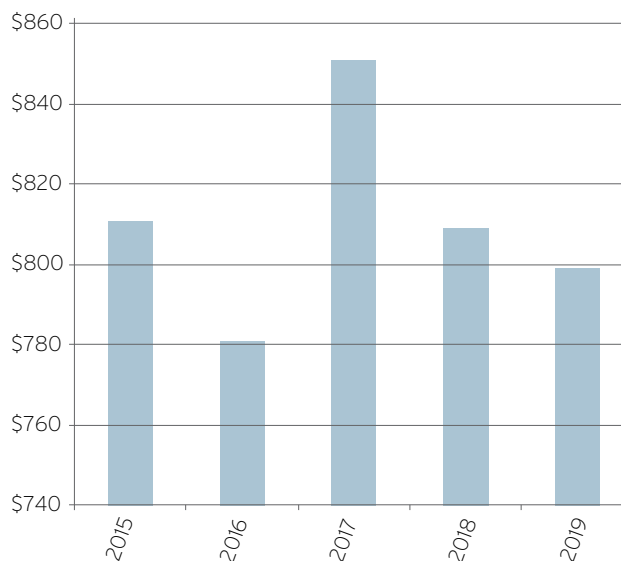
Debenture Debt 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Gross Outstanding Debt	\$ 81,415	\$ 85,649	\$ 95,249	\$ 95,249	\$ 95,249
Less: Sinking Fund Payments	16,657	18,526	21,998	25,976	30,114
Net Debt	\$ 64,758	\$ 67,123	\$ 73,251	\$ 69,273	\$ 65,135
General	\$ 4,407	\$ 3,813	\$ 4,174	\$ 4,666	\$ 5,028
Victoria Conference Centre	340	340	340	340	–
Parking Services	845	845	845	827	786
Total Debt Servicing Costs	\$ 5,593	\$ 4,999	\$ 5,359	\$ 5,834	\$ 5,814
Population	80,017	85,792	85,792	85,792	85,792
Net Debt per Capita	\$ 809	\$ 782	\$ 854	\$ 807	\$ 759
Debt Servicing per Capita	\$ 70	\$ 58	\$ 62	\$ 68	\$ 68
Debt Service as % of Expenses	3.02%	2.65%	2.80%	2.93%	2.79%
# of Households	47,691	49,212	49,212	49,212	49,212
Gross Debt Servicing Limit	\$ 52,598	\$ 54,728	\$ 57,248	\$ 62,060	\$ 64,546

Statement of Financial Position 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Financial Assets	\$ 235,371	\$ 257,726	\$ 282,832	\$ 310,946	\$ 350,811
Financial Liabilities	\$ 135,724	\$ 144,194	\$ 160,885	\$ 161,381	\$ 164,834
Net Financial Assets/(Net Debt)	\$ 99,647	\$ 113,531	\$ 121,947	\$ 149,565	\$ 185,977

Per Capita Net Debt



SOURCE: MUNICIPAL FINANCE AUTHORITY
SOURCE: POPULATION: STATISTICS CANADA

Statistical Information

Revenue and Expenses 2015 – 2019 (IN THOUSANDS)

Revenue	2015	2016	2017	2018	2019
Property Taxes	\$ 127,687	\$ 126,113	\$ 127,697	\$ 133,548	\$ 142,529
Payment In Lieu of Taxes	5,959	5,865	6,329	6,250	6,683
Sales of Services	40,617	48,788	51,153	54,891	56,446
Sale of Water	18,567	19,687	20,517	21,040	21,764
Licences and Permits	4,269	5,118	5,813	6,487	6,810
Fines	3,203	3,394	3,400	3,767	3,596
Rentals and Leases	1,230	1,349	1,489	1,536	1,637
Other penalties and interest	727	738	658	657	742
Investment income	2,824	2,743	3,493	5,419	6,864
Unconditional Government Transfers	2,183	1,972	1,756	1,861	1,883
Conditional Government Transfers	15,998	7,873	8,708	5,002	10,557
Other	6,903	6,910	9,119	15,027	12,857
	\$ 230,166	\$ 230,550	\$ 240,132	\$ 255,485	\$ 272,370

Expenses by Function

General Government	\$ 19,390	\$ 19,478	\$ 16,868	\$ 18,097	\$ 19,276
Protective Services	70,263	72,408	75,128	76,001	80,288
Transportation Services	23,794	24,382	25,981	29,112	32,151
Environmental/Public Health	8,331	7,859	7,615	7,836	8,774
Social Services and Housing	4947.545	712	1,551	1,251	1,067
Planning and Development	15,607	17,059	15,353	17,382	16,663
Parks Recreation and Cultural	27,359	29,420	28,938	30,273	29,946
Water Utility	12,368	13,357	14,258	15,106	15,970
Sewer Utility	3,542	3,343	3,561	3,857	4,367
	\$ 185,601	\$ 188,017	\$ 189,252	\$ 198,914	\$ 208,502

Expenses by Object

Salaries Wages and Benefits	\$ 111,650	\$ 114,511	\$ 117,471	\$ 121,087	\$ 123,057
Materials Supplies and Services	48,846	52,701	52,298	56,729	59,758
Interest & Other	14,202	9,522	7,611	7,764	11,010
Amortization	10,903	11,282	11,873	13,335	14,677
	\$ 185,601	\$ 188,017	\$ 189,252	\$ 198,914	\$ 208,502

SOURCE: CITY OF VICTORIA FINANCE DEPARTMENT

Statistical Information

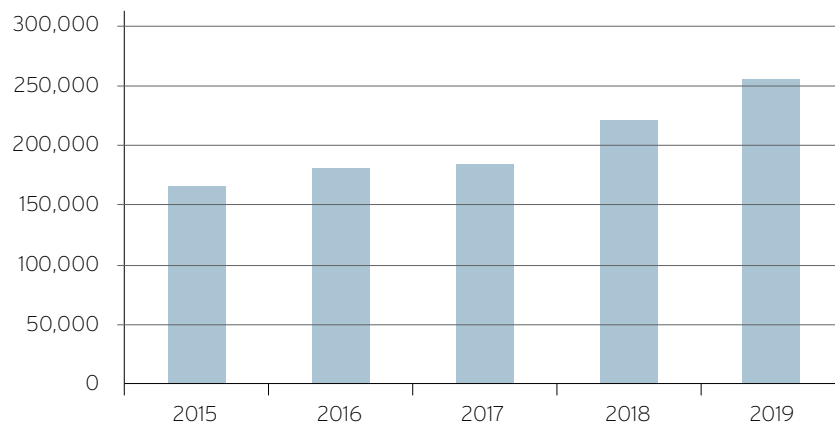
Statement of Operations 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Accumulated Surplus, Beginning of Year	\$ 483,339	\$ 527,904	\$ 570,437	\$ 621,317	\$ 677,888
Annual Surplus/(Deficit)	44,565	42,533	50,880	56,571	63,867
Accumulated Surplus, End of Year	\$ 527,904	\$ 570,437	\$ 621,317	\$ 677,888	\$ 741,755

Reserve Funds and Statement of Surplus 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Reserve Funds					
Operating Fund	\$ 1,818	\$ 4,033	\$ 4,026	\$ 4,544	\$ 3,330
Financial Stability Reserves	42,194	48,260	54,794	60,146	67,495
Equipment and Infrastructure Replacement Fund	112,327	123,130	131,430	146,797	167,713
Tax Sale Lands Fund	6,877	5,866	5,790	3,976	3,953
Parks and Greenways Acquisition Fund	2,324	2,346	2,724	2,887	2,183
Local Amenities	596	637	754	966	766
Victoria Housing Fund	2,709	2,883	1,950	2,231	4,265
Climate Action	634	766	851	794	1,164
Art in Public Places	546	580	596	467	772
Downtown Core Area Public Realm Improvements	99	151	153	216	222
Downtown Heritage Building Seismic Upgrades	22	88	89	150	155
Park Furnishing Dedication Program	–	–	–	–	14
Strategic Objectives	950	–	–	–	–
Development Stabilization Reserve Account	–	–	328	4,489	7,230
Less: Unfunded Employee Benefit Obligations	(4,731)	(5,807)	(5,965)	(5,391)	(4,744)
Total Reserves	\$ 166,365	\$ 182,931	\$ 197,521	\$ 222,272	\$ 254,518

Reserves



Statistical Information

Capital Expenditures and Funding Sources 2015 – 2019 (IN THOUSANDS)

	2015	2016	2017	2018	2019
Expenditures					
Civic Facilities	\$ 12,232	\$ 3,224	\$ 3,988	\$ 3,844	\$ 3,064
Equipment	4,610	3,691	6,649	4,591	3,746
Streets	4,214	3,042	3,209	4,742	6,007
Transportation & Development	25,671	17,759	24,143	14,082	12,737
Civic Services	42	–	–	–	–
Storm Drains	2,758	5,186	5,591	3,258	3,701
Parks	806	2,274	1,645	1,391	2,313
Planning & Development	–	–	–	–	–
Shoreline Protection	26	–	–	–	–
Revitalization	515	436	621	477	–
Downtown Revitalization	130	182	148	14	41
Environmental Remediation	870	115	200	1,677	187
Water Utility	3,575	3,099	5,130	4,505	4,731
Sewer Utility	2,157	3,242	2,351	4,463	7,600
Victoria Conference Centre	350	281	692	460	116
	\$ 57,958	\$ 42,531	\$ 54,370	\$ 43,505	\$ 44,243

Funding Sources

Property Taxes	\$ 12,927	\$ 10,299	\$ 10,161	\$ 10,165	\$ 11,140
Equipment & Infrastructure	14,031	10,651	6,241	9,889	6,558
Tax Sale Land Reserve	473	1,127	220	1,993	187
Development Cost Charges	53	–	252	114	2,464
Climate Action	–	–	–	22	–
Financial Stability	–	–	–	137	9
Parks and Greenways Acquisition	–	–	–	380	864
Economic Development Reserve	–	–	–	–	–
Parks and Recreation Facility Reserve	–	–	–	–	–
Parking Reserve	758	1,049	328	318	514
Trust Funds	–	–	–	–	–
Grants and Partnerships	11,331	4,286	4,570	1,474	3,285
Gas Tax	730	4,681	7,478	2,103	3,980
Debt	8,746	–	12,803	–	–
Water Utility	3,575	3,099	5,242	4,455	4,593
Sewer Utility	2,157	3,242	2,351	4,438	6,327
Storm Water Utility	278	2,726	2,655	2,198	2,294
Victoria Conference Centre	250	281	152	4	–
Save On Foods Memorial Centre	–	–	53	185	366
Police Equipment & Infrastructure	1,301	870	1,191	1,355	1,231
Affordable Housing Reserve	–	–	–	–	–
Other	1,347	221	673	4,275	430
	\$ 57,958	\$ 42,531	\$ 54,370	\$ 43,505	\$ 44,243

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
1Up Victoria Single Parent Resource Centre Society	\$ 10,000	\$	\$ 9,456	\$ 19,456
5th BC Field Regiment, RCA		109		109
Aboriginal Tourism Association of BC	1,800			1,800
Afro Latin Cultural Exchange	3,500			3,500
Anawim Companions Society			5,296	5,296
Anglican Synod Diocese of BC			162,272	162,272
Art Gallery of Greater Victoria	15,000	11,918	93,524	120,442
Arthritis Society of BC and Yukon			12,860	12,860
Ballet Victoria Society	6,500			6,500
Bayanihan Cultural and Housing Society			5,411	5,411
BC Accordion and Tango Society	7,680			7,680
BC Dom Operations Canadian Forces		418		418
BC Healthy Communities	5,000			5,000
BC Law Enforcement Memorial		845		845
BC Muslim Association			4,553	4,553
BC Professional Firefighters Association		249		249
BC Society for the Prevention of Cruelty to Animals			31,739	31,739
Beacon Community Services			31,596	31,596
Belfry Theatre Society	11,000	550	31,837	43,387
Bishop of Victoria			17,160	17,160
Black Hat Building (Heritage)			65,047	65,047
Blue Bridge Theatre Society			10,389	10,389
Bridges for Women Society	30,000			30,000
British Motor Car Club		76		76
Building Owners & Managers Association	25,000			25,000
Burnside Gorge Community Association	137,314	198		137,512
Canada Tibet Committee		53		53
Canadian Cancer Society BC and Yukon Division			53,900	53,900
Canadian Red Cross Society			65,234	65,234
CanAssist @ Uvic - Teen Work Youth Employment	7,000			7,000
Casa Maria Emergency Housing Society			3,213	3,213
Centennial United Church			19,325	19,325
Central Baptist Church			17,516	17,516
Cerebral Palsy Association of BC	3,500			3,500
CFB Esquimalt/Department of National Defense		1,896		1,896
Chabad of Vancouver Island			4,184	4,184
Chinese Community Services Centre	1,000	53		1,053
Chinese Consolidated Benevolent Association		3,523		3,523
Chinese Empire Reform Association Building (Heritage)			10,357	10,357
Church of Jesus Christ of Latter Day Saints			21,047	21,047
Church of Our Lord			17,261	17,261
Church of Truth - Community of Conscious Living			5,384	5,384
Clover Point Anglers' Association			3,283	3,283
Community of Christ Inc			8,289	8,289
Community Social Planning Council of Greater Victoria		187		187

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
Compass Group Canada	\$	\$ 103	\$	\$ 103
Congregation Emanu-El			1,470	1,470
Cook Street Business Association		3,329		3,329
Cook Street Village Activity Centre Society (New Horizons)	75,000			75,000
Cornerstone Christian Fellowship			2,681	2,681
Council of Canadians		2,244		2,244
Craigdarroch Castle Historical Museum Society			113,318	113,318
Cridge Centre for the Family			7,279	7,279
Crisis Intervention and Public Information Society of Greater Victoria	18,000			18,000
Deuces Northwest		12,109		12,109
Dogwood Building (Heritage)			176,241	176,241
Downtown Blanshard Advisory	750			750
Downtown Residents' Association	18,723			18,723
Downtown Victoria Business Association	36,000	19,861		55,861
Easter Seals/BC Lions Society		185		185
Fairfield Gonzales Community Association	177,056			177,056
Fairway Gorge Paddling Club	14,000	112		14,112
FED Restaurant Society	10,000			10,000
Fernwood Community Association	11,409		5,042	16,451
Fernwood Neighbourhood Resource Group	99,471	1,211		100,682
Fire Fighters' Burn Fund of Greater Victoria			2,380	2,380
First Baptist Church			3,843	3,843
First Church Of Christ Scientist			11,521	11,521
First Metropolitan United Church			32,625	32,625
First Open Heart Society of BC			3,084	3,084
Flamenco de la Isla Society	8,800	1,500		10,300
Foursquare Gospel Church of Canada			2,195	2,195
Franciscan Friars of Western Canada			4,586	4,586
Freshwater Fisheries Society of BC			9,554	9,554
Friends of Bowker Creek	1,000			1,000
Friends of Learning & Living Through Loss - Youth	10,000			10,000
Fung Loy Kok Institute of Taoism			10,055	10,055
Garden City Electronic Music Society	4,000			4,000
Geronimo Canoe Club	1,000			1,000
Girl Guides of Canada Southern Vancouver Island			8,335	8,335
Glad Tidings Pentecostal Church			81,899	81,899
Gonzales Community Network Association	4,000			4,000
Go Rowing & Paddling		203		203
Gorge Swim Fest Society		53		53
Governing Council of the Salvation Army in Canada			62,630	62,630
Grace Evangelical Lutheran Church			28,455	28,455
Greater Victoria Bike to Work Society	4,500	603		5,103
Greater Victoria Citizens' Counselling Centre			10,444	10,444
Greater Victoria Crossing Guards Association	94,000			94,000
Greater Victoria Cycling Coalition		324		324

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
Greater Victoria Festival Society	\$ 15,400	\$ 35,580	\$	\$ 50,980
Greater Victoria Folk Festival Society	1,160	1,700		2,860
Greater Victoria Housing Society			7,907	7,907
Greater Victoria Placemaking Network	7,000			7,000
Greater Victoria Rental Development Society			12,976	12,976
Greater Victoria School District #61	1,820			1,820
Greater Victoria Sport Tourism Commission	2,500			2,500
Greater Victoria Visitors and Convention Bureau	18,760			18,760
Gurdwara Singh Sabha Society of Victoria	5,500	6,584	16,723	28,807
Heart and Stroke Foundation		105		105
Hillside Quadra Neighbourhood Action Committee	750			750
Hockey Canada (World Junior Championships)	15,000			15,000
Hook Sin Tong Building (Heritage)			27,064	27,064
Hotel Rialto (Heritage)			109,195	109,195
Hudson Building (Heritage)			163,864	163,864
Impulse Theatre Society	1,790			1,790
InnovativeCommunities.Org Foundation			5,009	5,009
Intrepid Theatre Company	25,500	1,918		27,418
Island Community Mental Health			33,254	33,254
Island Corridor Foundation			26,854	26,854
Island Equipment Owners Association		9,985		9,985
James Bay Anglers' Association			4,328	4,328
James Bay Community School Centre	88,934			88,934
James Bay Health and Community Services Society			23,322	23,322
James Bay Neighbourhood Association	17,407	80		17,487
James Bay New Horizons Society	102,961			102,961
James Bay United Church			16,793	16,793
Janion Hotel Building (Heritage)			66,079	66,079
Jeux FC Victoria 2020 - Francophone Games Victoria 2020	25,000			25,000
John Howard Society of Victoria			8,001	8,001
Jubilee Congregation of Jehovah's Witnesses			7,231	7,231
Kaleidoscope Theatre Productions Society	4,000			4,000
Kalghidhar Shromani Society			3,715	3,715
Keystone Victoria Christian Ministries Inc			4,070	4,070
Khalsa Diwan Society of Victoria			19,378	19,378
KidSport Victoria	15,000			15,000
Kindle Arts Society	1,000	403		1,403
Kiwanis Club of Victoria			8,898	8,898
Knights of Columbus		27		27
Langley Street Rehab Law Chambers (Heritage)			39,371	39,371
Laren Society			8,434	8,434
Lewis and Humphrey Block (Heritage)			44,736	44,736
Lifecycles Project Society	12,000			12,000
Loo Chew Fan Building/Ning Yung Building (Heritage)			34,789	34,789
Lum Sam Building/Lee Chong Tenement Building (Heritage)			70,426	70,426

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
Make-A-Wish BC and Yukon	\$	\$ 158	\$	\$ 158
Maplewood Gospel Hall			9,745	9,745
Maritime Museum	10,000			10,000
Maximus BC Health Inc (Victoria UrbaCity Challenge)		57		57
Mexican Canadian Community Association of Victoria	1,349	1,426		2,775
Mitraniketan Housing Co-op	1,750			1,750
Morley's Soda Factory Building (Heritage)			12,915	12,915
Mustard Seed Street Church	4,500		5,313	9,813
New England Hotel Building (Heritage)			25,919	25,919
North Jubilee Neighbourhood Association	2,418			2,418
North Park Manor Society	30,000			30,000
North Park Neighbourhood Association	13,430	1,008		14,438
Oak Bay Gospel Assembly			6,869	6,869
Oaklands Chapel		53	4,257	4,309
Oaklands Community Association	132,860	326	3,144	136,330
One Small World Community Society	6,110			6,110
Open Door Spiritualist Church			1,996	1,996
Open Space Arts Society	8,118	53	9,807	17,978
Oriental Hotel Building (Heritage)			65,229	65,229
Our Place Society	80,000	1,493		81,493
Pacific Montessori Society		334		334
Pacific Peoples' Partnership	6,000	510		6,510
Pacific Training Centre for the Blind	13,000			13,000
Pacifica Housing Advisory Association	15,000		30,286	45,286
Page, Kathy ("Dear Evelyn" Butler Book Prize)	5,000			5,000
Pandora Arts Collective	8,265			8,265
Parkdale Evangelical Free Church			3,852	3,852
Peers Victoria Resource Society	12,000			12,000
Pentecostal Assemblies Of Canada			5,457	5,457
Phoenix Human Services Association			16,133	16,133
Pollinator Partnership Canada	9,975			9,975
Portland Hotel (Heritage)			56,355	56,355
Promis Block/Warner Building (Heritage)			82,058	82,058
Proulx Global Education & Community Foundation - Art Hive	14,180			14,180
Quadra Village Community Centre	101,793	488		102,281
Rainbow Health Cooperative		142		142
Recreation Integration Victoria	18,153			18,153
Religious Society of Friends			9,078	9,078
Restorative Justice	34,120			34,120
Rockland Community Association	2,755			2,755
Rockland Neighbourhood Association	3,240			3,240
Ross Bay Villa Society			3,409	3,409
Royal and McPherson Theatre Society			91,140	91,140
Royal Canadian Legion	36,481			36,481
Royal Victoria Yacht Club		292		292

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
Run Sport Society	\$	\$ 1,353	\$	\$ 1,353
Ryder Hesjdal's Tour de Victoria		19,492		19,492
Saint Germain Foundation Of Canada (Victoria Branch)			4,091	4,091
Saint Sophia Parish Of The Russian Orthodox Church			3,708	3,708
Sanctuary Youth Centre	26,000			26,000
Scouts Canada 2nd Fort Victoria Group			10,883	10,883
Seventh-Day Adventist Church			4,525	4,525
Shekinah Homes Society			4,589	4,589
Silver Threads Service	228,389			228,389
Societe Francophone de Victoria	10,000	120		10,120
Society for Kids at Tennis (KATS)	8,000			8,000
Society of Saint Vincent de Paul of Vancouver Island			41,205	41,205
South Island Centre for Counselling & Training	7,650			7,650
South Jubilee Neighbourhood Association	3,234			3,234
South Vancouver Prosperity Project	218,916			218,916
Spinal Cord Injury BC	9,000			9,000
Spray, Kristin (Orange Shirt Day)	4,804	1,196		6,000
St Andrew's Presbyterian Church			26,381	26,381
Stigma-Free Society - Women's Peer Support Group	5,100			5,100
Story Studio Writing Society	2,250			2,250
Terry Fox Foundation		3,388		3,388
Theatre SKAM Association	10,000	354		10,354
Threshold Housing Society		79	3,352	3,431
Tides Canada Initiatives Society	5,000			5,000
Times Colonist Cycling Festival		10,014		10,014
TLC (The Land Conservancy) of BC			30,256	30,256
Together Against Poverty Society - Victoria ID Clinics	8,000			8,000
Trinity, Elizabeth (Vic High - Mayor's Entrepreneur Award '19)	250			250
Troost, Claire (Vic High - Mayor's Entrepreneur Award '19)	250			250
Ukrainian Catholic Eparchy of the New Westminster			15,819	15,819
United Church Of Canada			8,038	8,038
Unity Church Of Victoria			3,242	3,242
Unity Urban Properties Ltd/Fairfield United Church	6,000		4,957	10,957
University of British Columbia - Industry Liaison Office	2,500			2,500
University of Victoria - Native Student Union		3,279		3,279
University of Victoria - Music Radio Society		51		51
Urban Food Table	6,000			6,000
Vancouver Island Addiction Recovery Society			2,254	2,254
Vancouver Island Metal Festival Society	7,000	1,984		8,984
Vancouver Island South Film and Media Commissions	45,000			45,000
Victoria Association For Community Living			6,568	6,568
Victoria BC SKA Society	18,200	2,157		20,357
Victoria Beer Week Society		418		418
Victoria Chinese Alliance Church			4,348	4,348
Victoria Chinese Presbyterian Church			10,946	10,946

Statistical Information

2019 Grants

	Grants	In-kind Services	Exemption from Property Taxes	Total
Victoria Civic Heritage Trust	\$ 534,250	\$	\$	\$ 534,250
Victoria Community Association		915		915
Victoria Community Micro Lending Society	9,000			9,000
Victoria Compost And Conservation Education Society	8,000	338		8,338
Victoria Conservatory of Music	5,500		104,407	109,907
Victoria Cool Aid Society	79,990		74,403	154,393
Victoria Cycling Series		3,732		3,732
Victoria Disability Resource Centre	9,000			9,000
Victoria Dragon Boat Festival Society		4,323		4,323
Victoria Edelweiss Club	5,750			5,750
Victoria Festival of Authors Society	5,500			5,500
Victoria Film Festival	1,000			1,000
Victoria Heritage Foundation	220,841			220,841
Victoria Highland Games Association	12,000	4,224		16,224
Victoria Hospice Foundation		100		100
Victoria Hospitality Award Program	950			950
Victoria Immigrant and Refugee Centre Society	9,500			9,500
Victoria Independent Film and Video Festival	15,300	1,633		16,933
Victoria International Running Society		6,333		6,333
Victoria Jazz Society	23,500	12,505		36,005
Victoria Literacy Connection	7,000			7,000
Victoria Marathon Society		39,084		39,084
Victoria Military Sports Society	20,000			20,000
Victoria Native Friendship Centre			33,957	33,957
Victoria Philipino Canadian Association	1,292	850		2,142
Victoria Pride Society	10,000	21,748		31,748
Victoria Rainbow Kitchen Society	7,500			7,500
Victoria Remembrance Day Committee		12,602		12,602
Victoria Sexual Assault Centre	40,000			40,000
Victoria Shambhala Centre			3,779	3,779
Victoria Social Innovation Centre Society			34,242	34,242
Victoria Symphony Society	17,000	20,136		37,136
Victoria Theatre Guild and Dramatic School			19,438	19,438
Victoria Truth Centre Inc			3,779	3,779
Victoria West Community Association	136,483	346		136,829
Victoria Women in Need Community Cooperative			10,740	10,740
Victoria Women's Sexual Assault Centre			7,018	7,018
Victoria Women's Transition House Society	40,000		16,920	56,920
Victoria Youth Empowerment Society	10,000		8,006	18,006
Wholesale Woolens Building (Heritage)			20,061	20,061
Winners Chapel Victoria			6,239	6,239
Wounded Warriors of Canada		1,828		1,828
YM/YWCA of Greater Victoria			135,645	135,645
	\$ 3,644,881	\$ 299,213	\$ 3,156,940	\$ 7,101,034



City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
victoria.ca

F. BYLAWS

F.2 Bylaw for 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131

Moved By Councillor Alto

Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1228) No. 20-066

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

1. Housing Agreement (1015 Cook Street) Bylaw (2020) No. 20-067

CARRIED UNANIMOUSLY



Council Report

For the Meeting of July 9, 2020

To: Council **Date:** June 26, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: **Update on Rezoning Application No. 00670 and Development Permit with Variance Application No. 00131 for 1015 Cook Street.**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-066 (Amendment No. 1228), and give first, second and third readings of Housing Agreement (1015 Cook Street) Bylaw No. 20-067.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 1015 Cook Street. The proposal is to increase the density to 2.31:1 floor space ratio to construct a five-storey apartment building with live/work dwelling units on the ground floor.

In accordance with Council's motion of February 27, 2020, included below, the necessary conditions that would authorize the approval of Rezoning Application No. 00670 have been fulfilled. In addition, the applicant has revised the unit mix from 30 studio units and one one-bedroom unit to 23 one-bedroom units and eight studio units.

The motion from the February 27, 2020 Council meeting is as follows:

Rezoning Application No. 00670

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00670 for 1015 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. *An executed legal agreement, with terms and in a form to the satisfaction of the Director of Engineering and Public Works and the City Solicitor, to secure Transportation Demand Management measures that include:*
 - i. *provision of three car share vehicles (different sizes);*
 - ii. *three dedicated on-site car share parking space with access to electric vehicle charging;*
 - iii. *one car share membership for each dwelling unit with an initial \$100 credit;*
 - iv. *two long term bike parking spaces in addition to what is required by the Zoning*

- Regulation Bylaw; and*
- v. an at-grade bike parking room that includes a bike repair station, bike wash area, parking for oversized bikes and electric charging capabilities in addition to what is required by the Zoning Regulation Bylaw.*
- 2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units as rental in perpetuity.*

Development Permit with Variance Application No. 00131

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00679, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

- 1. Plans date stamped December 18, 2019.*
- 2. Revisions to the landscape plan to identify the existing pear tree as “to be retained”.*
- 3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.*
- 4. The Development Permit lapsing two years from the date of this resolution.”*

UPDATE

Public Hearing Conditions

With regard to the pre-conditions set by Council in relation to the Rezoning Application, staff can report that the following items have been fulfilled:

- an executed Housing Agreement was provided to secure all of the dwelling units as rental in perpetuity
- a Section 219 Covenant to secure the Transportation Demand Measures has been executed, filed with Land Titles and should be registered prior to the Public Hearing.

Revised Plans

The application has been revised to provide 23 one-bedroom units and eight studio units. Aside from the unit mix, there are no other changes to the proposal.

CONCLUSIONS

The recommendation provided for Council’s consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,



Alec Johnston
Senior Planner
Sustainable Planning and Community
Development Department



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 3, 2020

List of Attachments

- Attachment A: Revised plans deemed received December 18, 2019



Proposed Cook Street Streetscape



LEGAL DATA

CIVIC ADDRESS
1015 Cook Street, Victoria BC

LEGAL ADDRESS
Parcel A (DD 1267566) of Lots 1592 and
1593, Victoria City
PID 009-396-799

SURVEY INFORMATION
based on legal survey prepared by Explorer
Land Surveying Inc dated 22 June 2018
File no. 11555

PROPERTY OWNER

CREUER ENTERPRISES LTD.

Suite 200, 101 Old Island Highway, Victoria BC
Contact: Jordan Milne
Phone: 250.891.5673
Email: jmilne@gncprojects.com

ARCHITECT & PRIME CONSULTANT

HILLEL ARCHITECTURE INC.

697 St. Patrick Street, Victoria BC, V8S 4X4
Contact: Peter Harscastle
Phone: 250.592.9198
Email: peter@hillelarch.ca

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTS INC.

Unit 2B, 495 Dupplin Road, Victoria BC, V8Z 1B8
Contact: Bev Windjack
Phone: 250.598.0105
Email: bwindjack@ladra.ca

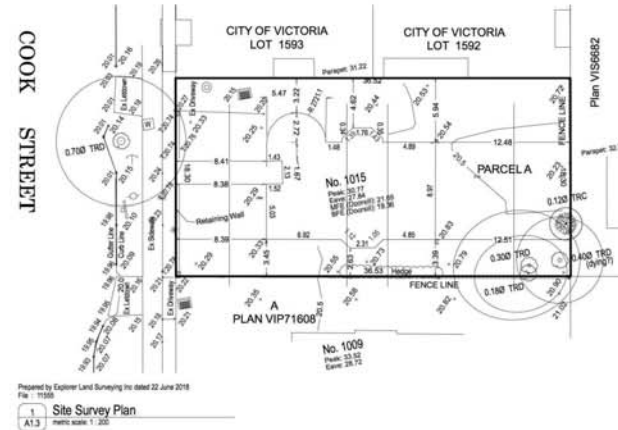
DRAWING LIST

ARCHITECTURAL

- A1.1 Existing Site Survey & Cover Sheet
- A1.2 Proposed Site Plan & Project Data
- A1.3 Shadow Studies
- A2.1 Proposed Floor Plans
- A2.2 Bicycle Parking Facilities
- A3.1 Streetscape Exterior Elevations
- A3.2 Proposed Exterior Elevations
- A3.3 Proposed Exterior Elevations
- A4.1 Proposed Building Section
- A4.2 Proposed Materials & Colour Palette

LANDSCAPE

- L1 Landscape Concept Plan



Prepared by Explorer Land Surveying Inc dated 22 June 2018
File: 11555
1 Site Survey Plan
A1.3 (Metric scale: 1:200)



2 Site Context Plan
A1.3 (Metric scale: NTS)

ATTACHMENT A

The Charlesworth
1015 Cook Street, Victoria BC

Revisions
Received Date:
June 17, 2020
Deemed Date:
December 18, 2019



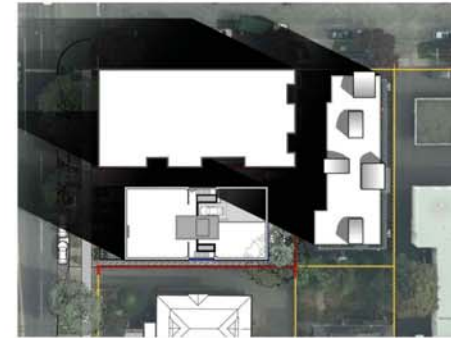
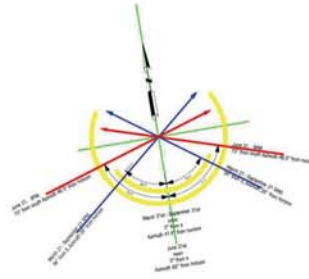
Hillel Architecture Inc.

Rev	Date	Revised By	Revised For
1	June 17, 2020	Peter Harscastle	Revised for 2020
2	June 17, 2020	Peter Harscastle	Revised for 2020
3	June 17, 2020	Peter Harscastle	Revised for 2020

<p>The Charlesworth 1015 Cook Street, Victoria BC</p>	
<p>Existing Site Survey & Cover Sheet</p>	<p>A1.1</p>



1 Site Plan Shadow Study June 21st at 9AM
 A1.3 not to scale 73° from South, Azimuth 46.5° from horizon



4	Site Plan Shadow Study	March 21st and September 21st at 9AM 54° from S, Azimuth 27.5° from horizon
A1.3	not to scale	



2 Site Plan Shadow Study June 21st at 12 Noon
A1.3 not to scale 0° from S, Azimuth 65° from horizon



March 21st and September 21st at 12 Noon
0° from S, Azimuth 41.5° from horizon



3 Site Plan Shadow Study June 21st at 3PM
A1.3 not to scale 73° from S, Azimuth 46.5° from horizon



6	Site Plan Shadow Study	March 21st and September 21st at 3PM 54° from S, Azimuth 27.5° from horizon
A1.3	not to scale	

The Charlesworth
1015 Cook Street, Victoria BC

Hillel Architecture Inc

01	000	16 June 2010	Received for CDR / new RDP
02	000	12 November 2010	Editor to RDP / Receiving
03	000	12 July 2011	Revised for Receiving
04	000	15 October 2011	Revised for Receiving
05/06	000	1	Part 1/2
0001-02	01/0000001-0000002		01/0000001
0003	01/0000003		01/0000003



<p>print</p> <p>The Charlesworth</p> <p>1010 Cook Street, Victoria BC</p>	
<p>Living the</p> <p>Shadow Studies</p>	
<p>Illustration, drawing, photography and sculpture are all used to create this collection of books, which explore the shadows of the past and the future.</p>	<p>Number 10</p> <p>January 10</p> <p>A13</p>

The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc.

Project Name	1015 Cook Street	Project No.	2015-001
Client	1015 Cook Street	Architect	Hillel Architecture Inc.
Location	1015 Cook Street	Engineer	Waller & Associates
Scale	1:100	Contractor	J. Hillel
Date	2015-01-01	Revision	2015-01-01

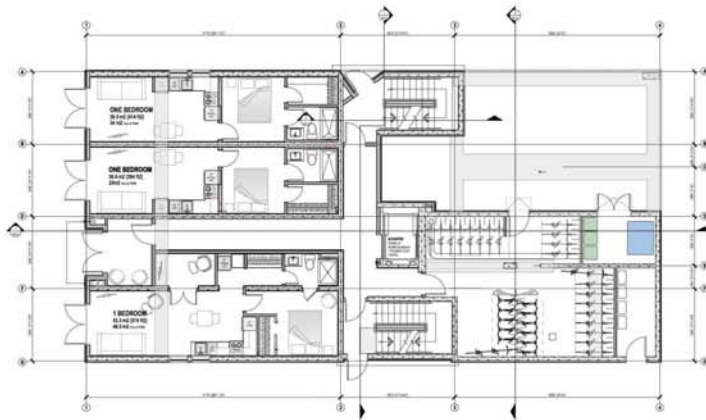
North Arrow

The Charlesworth
1015 Cook Street, Victoria BC

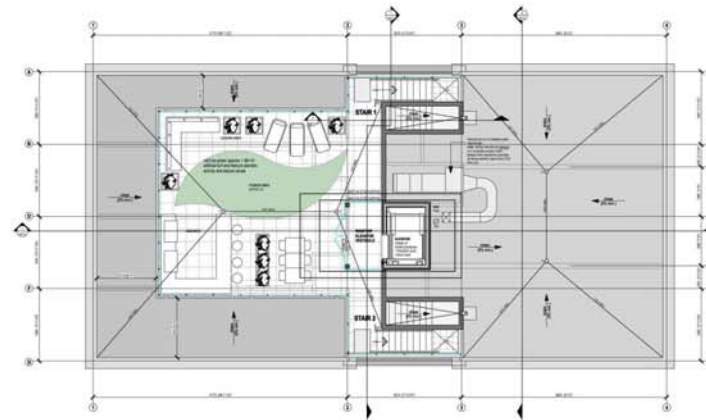
Ground Floor Plan

Scale: 1:100

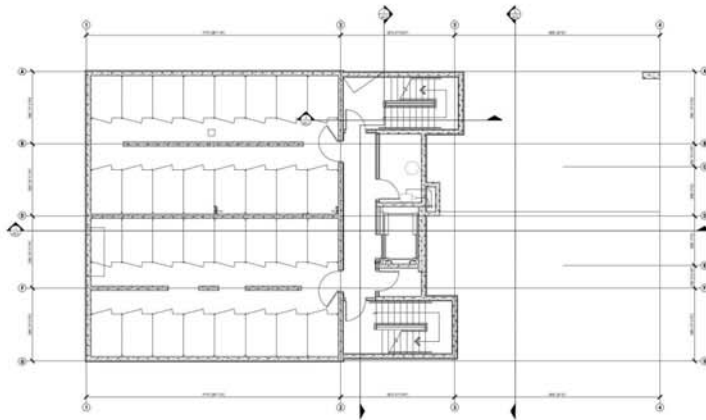
Sheet: A23



2 Ground Floor Plan
metric scale 1:100



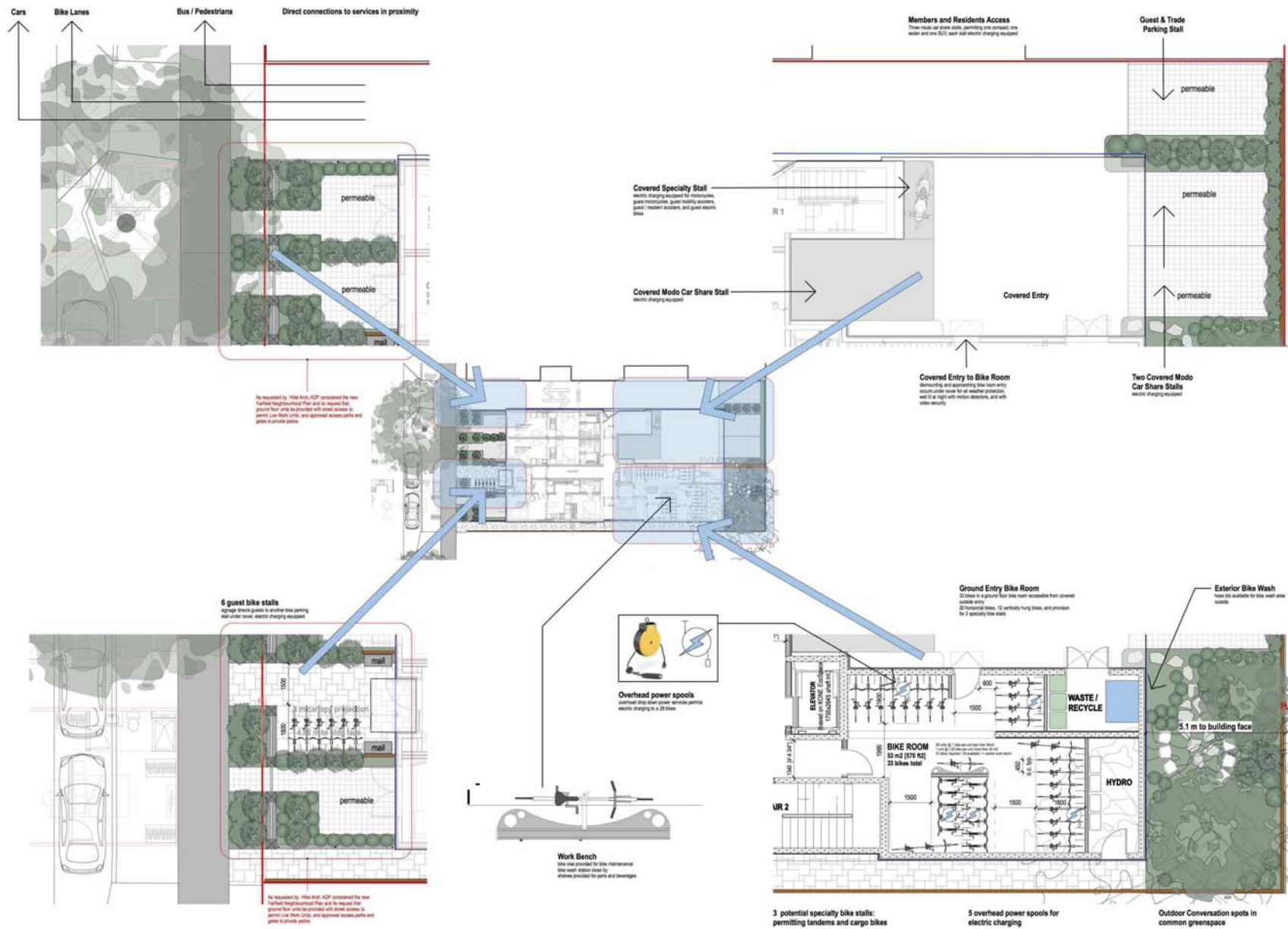
4 Roof Plan
metric scale 1:100



1 Basement Floor Plan
metric scale 1:100

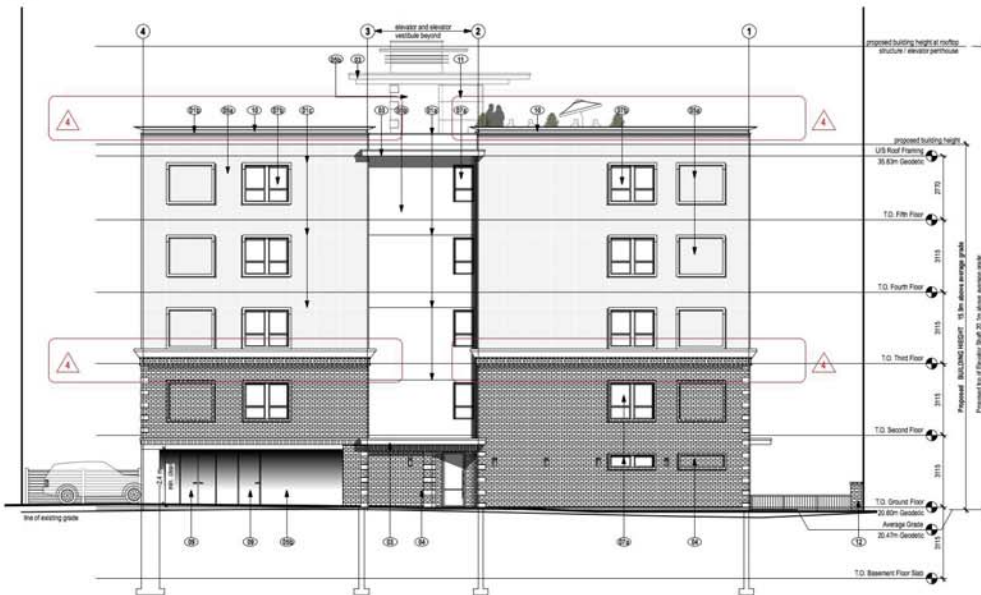


3 2nd, 3rd, 4th, and 5th Floor Plans
metric scale 1:100





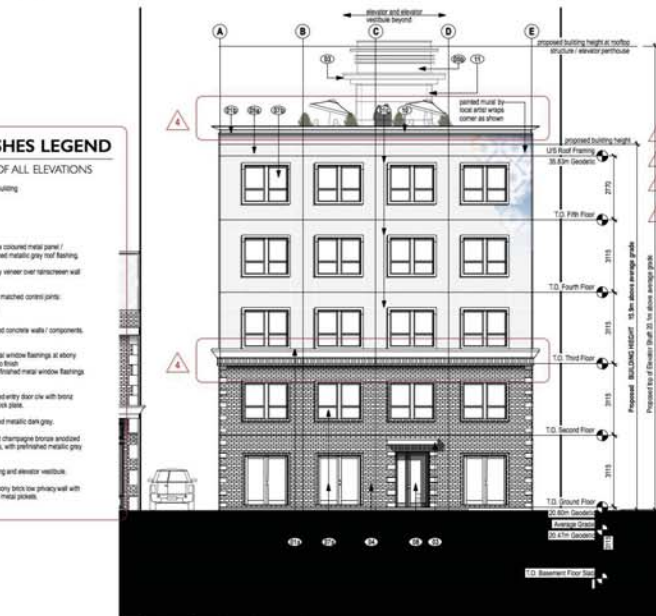
1 North (Side) Exterior Elevation
A3.2 metric scale: 1:100



2 North (Side) Exterior Elevation
A3.2 metric scale: 1:100



3 West (Cook Street) Exterior Elevation
A3.2 metric scale: 1:100



4 West (Cook Street) Exterior Elevation
A3.2 metric scale: 1:100

- EXTERIOR FINISHES LEGEND**
LIST OF FINISHES TYPICAL OF ALL ELEVATIONS
- (1) Prefinished metal floorings for parking building
 - A. Dark
 - B. Metallic graphite grey
 - C. Metallic light grey
 - (2) Insulated
 - (3) Entry canopies - metallic champagne bronze coloured metal panel / floorings to canopy edge face with prefinished metallic grey roof flooring
 - (4) Fired clay adhered stone coloured masonry veneer over rainscreen wall assemblies
 - (5) Smooth cement based stone coloured matched control joints
 - A. Light white colour (joint space colour)
 - B. Dark grey colour (joint space colour)
 - (6) Dark grey elastomeric paint finish to exposed concrete walls / components
 - (7) Vinyl window / door assembly
 - A. Black finish on black pre-finished metal window floorings at ebbony black finish or matching graphite stone finish
 - B. White finish on metallic light grey pre-finished metal window floorings at white stone finish
 - (8) Solid wood, hand stained, glass front, glasswether door c/w with bronze hardware, prefinished champagne bronze kick plate
 - (9) Steel door and frame door assembly, painted metallic dark grey
 - (10) Cantilevered main roof cornice of prefinished champagne bronze anodized aluminum finish at underside exposed face, with prefinished metallic grey roof flooring
 - (11) Slotted enclosed weather protection flooring and elevator vestibule
 - (12) Side perimeter fencing at the street front ebbony brick low privacy wall with metallic graphite grey posts and rails, black metal pickets

The Charlesworth
1015 Cook Street, Victoria BC

BUBBLED DRAWING SET
Hillel Architecture Inc.

DATE	DESCRIPTION	BY	CHECKED	APPROVED
12 November 2019	Submitted for RFP - Planning	AM	AM	AM
19 June 2019	Submitted for Planning	AM	AM	AM
19 October 2019	Submitted for Planning	AM	AM	AM
27 August 2019	Submitted for Planning	AM	AM	AM

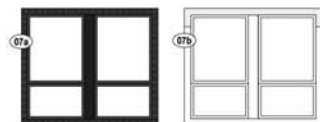
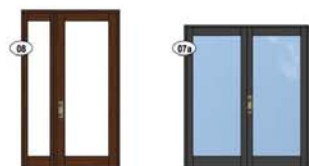
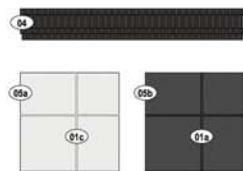
PROJECT
The Charlesworth
1015 Cook Street, Victoria BC

PROPOSED EXTERIOR ELEVATIONS

REVISIONS

DATE **DESCRIPTION** **BY** **CHECKED** **APPROVED**

19 **19** **AM** **AM** **AM**



LIST OF FINISHES TYPICAL OF ALL ELEVATIONS

- | | | | |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 81c | Pre-finished metal flashings for parapets / building
a. black
b. metallic graphite gray
c. metallic light gray | 87 | Vinyl window / door assembly
a. black finish c/w black pre-finished metal window flashings at ebbry
bricks or matching graphite stucco finish
b. white finish c/w metallic light gray pre-finished metal window flashings
at white stucco finish |
| 82 | reserved | 88 | Solid wood, dark stained, glass finish, glazed entry door c/w with bronze
hardware, prefinished champagne bronze roof plate. |
| 83 | Entry canopies - metallic champagne bronze coloured metal panel /
flashings to canopy edge face with prefinished metallic gray roof flashing. | 89 | Steel door and frame door assembly, painted metallic dark gray. |
| 84 | Free clay adhered ebony coloured masonry veneer over rainscreen wall
assembly. | 90 | Cathedral main roof cornice of prefinished champagne bronze anodized
aluminum finish at underside exposed face, with prefinished metallic gray
roof flashing. |
| 85 | Smooth cement based stucco c/w coloured matched control joints:
a. bright white colour (arch spine colour)
b. dark gray colour (arch spine colour) | 91 | Glazed underside weather protections forming and elevator vestibule. |
| 86 | Dark gray elastic resin paint finish to exposed concrete walls / components. | 92 | Stee perimeter fencing at the street-front: ebony brick low privacy wall with
metallic graphite gray coats and rails, black metal pickets. |



Colour And Materials Palette



The Charlesworth
1015 Cook Street, victoria BC

[illegible]

BUBBLED DRAWING SET

Hillel Architecture inc

[illegible]

The Charlesworth
1011 Oak Street, Windsor, ON
Drawing title
Proposed Materials & Colour Palette
Drawing content: These plans and elevations are part of a design scheme for the Charlesworth building, a new addition to the University of Windsor campus. The design is based on the existing building's materials and colours, and is intended to create a cohesive and modern architectural language.
Student No.
Drawing No.
A4.2

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the February 27, 2020 COTW Meeting

I.1.b.d 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variance Application No. 00131 (Fairfield)

Moved By Councillor Alto

Seconded By Councillor Potts

Rezoning Application No. 00670 for 1015 Cook Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00670 for 1015 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement, with terms and in a form to the satisfaction of the Director of Engineering and Public Works and the City Solicitor, to secure Transportation Demand Management measures that include:
 - i. provision of three car share vehicles (different sizes);
 - ii. three dedicated on-site car share parking space with access to electric vehicle charging;
 - iii. one car share membership for each dwelling unit with an initial \$100 credit;
 - iv. two long term bike parking spaces in addition to what is required by the *Zoning Regulation Bylaw*; and
 - v. an at-grade bike parking room that includes a bike repair station, bike wash area, parking for oversized bikes and electric charging capabilities in addition to what is required by the *Zoning Regulation Bylaw*.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units as rental in perpetuity.

Development Permit with Variance Application No. 00131 for 1015 Cook Street

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00679, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

1. Plans date stamped December 18, 2019.

2. Revisions to the landscape plan to identify the existing pear tree as "to be retained".
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.
4. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

F. LAND USE MATTERS

F.2 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variance Application No. 00131 (Fairfield)

Committee received a report dated February 13, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis, and recommendations for applications to increase allowable density on site, allow for multi-unit residential uses subject to rental tenure in perpetuity, and to construct a five-storey building with multiple dwellings including live/work units.

Committee discussed the following:

- *Rental housing guarantee with the application*
- *Possible concerns with height and shadowing*
- *On-site car-share parking details*
- *Floor to ceiling height of the proposal and adjacent buildings*
- *Unit size and type*

Committee recessed at 10:34 a.m. and reconvened at 10:40 a.m.

Moved By Councillor Loveday

Seconded By Councillor Alto

Rezoning Application No. 00670 for 1015 Cook Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00670 for 1015 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement, with terms and in a form to the satisfaction of the Director of Engineering and Public Works and the City Solicitor, to secure Transportation Demand Management measures that include:
 - i. provision of three car share vehicles (different sizes);
 - ii. three dedicated on-site car share parking space with access to electric vehicle charging;
 - iii. one car share membership for each dwelling unit with an initial \$100 credit;
 - iv. two long term bike parking spaces in addition to what is required by the Zoning Regulation Bylaw; and
 - v. an at-grade bike parking room that includes a bike repair station, bike wash area, parking for oversized bikes and electric charging capabilities in addition to what is required by the Zoning Regulation Bylaw.

2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units as rental in perpetuity.

Development Permit with Variance Application No. 00131 for 1015 Cook Street

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00679, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

1. Plans date stamped December 18, 2019.
2. Revisions to the landscape plan to identify the existing pear tree as "to be retained".
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.
4. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (7 to 1)



Committee of the Whole Report For the Meeting of February 27, 2020

To: Committee of the Whole **Date:** February 13, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00670 for 1015 Cook Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00670 for 1015 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement, with terms and in a form to the satisfaction of the Director of Engineering and Public Works and the City Solicitor, to secure Transportation Demand Management measures that include:
 - i. provision of three car share vehicles (different sizes);
 - ii. three dedicated on-site car share parking space with access to electric vehicle charging;
 - iii. one car share membership for each dwelling unit with an initial \$100 credit;
 - iv. two long term bike parking spaces in addition to what is required by the *Zoning Regulation Bylaw*; and
 - v. an at-grade bike parking room that includes a bike repair station, bike wash area, parking for oversized bikes and electric charging capabilities in addition to what is required by the *Zoning Regulation Bylaw*.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units as rental in perpetuity.

LEGISLATIVE AUTHORITY

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

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1015 Cook Street. The proposal is to rezone from the C-1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, to a new zone in order to increase the density and allow for multi-unit residential uses subject to rental tenure in perpetuity.

The following points were considered in assessing this Application:

- the proposed use and density are consistent with the *Official Community Plan* (OCP, 2012) Core Residential Urban Place Designation, which supports multi-unit residential buildings up to six storeys and density ranging from 1.5:1 to 3:1 floor space ratio (FSR)
- the proposed live/work uses with residential above is consistent with the *Fairfield Neighbourhood Plan* (2019), which identifies this site within the Fort Street Corridor and supports additional residential development with publicly-oriented uses on the ground floor and densities ranging from 1.5:1 to 3:1 FSR.
- the proposal is exempt from the current Inclusionary Housing and Amenity Contribution Policy as the applicant would be providing 100% purpose-built rental housing secured in perpetuity by a Housing Agreement
- the proposal meets the Tenant Assistance Policy
- a large Horsechestnut tree located on the City boulevard would be retained with this proposal.

BACKGROUND

Description of Proposal

This Application is to rezone from the C-1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, to a new site-specific zone in order to increase the density and allow for a five-storey residential building with approximately 31 rental dwelling units, including three live-work units on the ground floor.

In addition to increased height and density, the new zone would allow for increased site coverage, reduced open site space and reduced setbacks in comparison to the existing R3-A1 Zone. A parking variance is also proposed and reviewed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of 31 new residential rental units, which would increase the overall supply of rental housing in the area. A Housing Agreement is also proposed, which would ensure that the units remain rental in perpetuity.

Originally submitted as a strata condominium proposal, this Application is subject to the Density Bonus Policy (2016). Under the 2016 policy, rezoning applications for sites designated as Core Residential, regardless of the proposed tenure, are eligible for either a fixed rate amenity contribution or an amount determined through an economic analysis of the proposal.

On June 27, 2019, Council adopted the Inclusionary Housing and Community Amenity Policy (IHCAP) and directed staff to apply the IHCAP to applications received after June 13, 2019. Under the IHCAP, purpose-built rental projects secured by a legal agreement for the greater of 60 years or the life of the building are exempt from providing a community amenity contribution.

Following adoption of the IHCAP, the applicant changed the proposal to a purpose built rental building and requested consideration of the proposal under the IHCAP and the exemptions that apply to purpose built rental buildings. Staff recommend that Council consider supporting this request as the proposal is consistent with the IHCAP, and previous analysis has determined that small-scale purpose-built rental projects do not typically generate a sufficient lift in land value to support a community amenity contribution beyond the provision of rental housing.

Tenant Assistance Policy

The proposal is to demolish an existing building, which would result in a loss of two existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability Features

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

Active Transportation Impacts

The Application proposes enhanced bicycle parking facilities including a bike repair area, bike wash station and electric charging capabilities, which support active transportation.

Public Realm Improvements

No public realm improvements, beyond the normal City requirements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. Entrances to the ground floor units are at grade, which contributes towards accessibility.

Land Use Context

The area is characterized by a mix of commercial and residential uses. To the south of the property are two heritage designated houses that have been converted to commercial uses.

Existing Site Development and Development Potential

The site is presently occupied by an older house, which underwent a conversion to four suites in 1953. The building's current use includes a hair salon and office on the main level and two residential rental units above.

Redevelopment under existing zoning would be challenging given the site's split zoning. The front half of the site is zoned C-1, Limited Commercial District, which permits a range of

commercial uses with residential uses above the ground floor. The rear half of the property is zoned R3-A1, Low Profile Multiple Dwelling District, which allows for multiple dwellings and density up to 1:1 FSR.

Data Table

The following data table compares the proposal with the existing C-1 and R3-A1 zones. An asterisk is used to identify where the proposal does not meet the requirements of the existing zoning. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	C-1 Zone	R3-A1 Zone	OCP Policy	Fairfield Neighbourhood Policy
Site area (m ²) – minimum	668.30 *	-	920.00	-	-
Density (Floor Space Ratio) – maximum	2.32:1 *	1.40:1	1.0:1	2:1 up to 3.5:1	1.5:1 up to 3:1
Height (m) – maximum	15.9 * (main roof) 20.10 * (rooftop structure)	12.00	10.70	-	20
Storeys – maximum	5 * (plus rooftop structure)	4	3	6	6
Site coverage (%) – maximum	53.91 *	-	33.33%	-	-
Open site space (%) – minimum	13.35 *	-	30%	-	-
Setbacks (m) – minimum					
Front (Cook Street)	4.88 *	6.00	7.5	-	-
Rear (E)	5.10 *	7.95	9.0 (up to 7.0m in height) 10.5 (above 7.0m in height)	-	-
Side (N)	3.50 *	0	10.05	-	-
Side (S)	1.25 *	0	10.05	-	-

Zoning Criteria	Proposal	C-1 Zone	R3-A1 Zone	OCP Policy	Fairfield Neighbourhood Policy
Vehicle parking – minimum	4 *	19	37	-	-
Bicycle parking stalls – minimum					
Class 1	33	31	31	-	-
Class 2	6	6	6	-	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on August 16, 2018. A letter dated August 20, 2018 is attached to this report. A subsequent meeting was held on July 11, 2019 after the Application was changed from a strata condominium proposal to a rental building and the density and height were increased. A summary of that meeting is also attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated as Core Residential in the Official Community Plan (OCP, 2012), which supports multi-unit residential development up to six-storeys in height with floor space ratios (FSR) ranging from 1.5:1 (base density) up to a maximum of 3:1. The proposed use, height and density are consistent with this policy.

The proposed rental tenure of the building is consistent with the OCP, which supports the creation of new housing types, forms and tenures that contribute to housing diversity and choice for residents in all neighbourhoods. The addition of live/work units on the ground floor is also consistent with the OCP's place making policies which encourage active at grade uses within the Urban Core.

Fairfield Neighbourhood Plan

The subject site is located within the Fort Street corridor in the northwest portion of the Fairfield Neighbourhood. The *Fairfield Neighbourhood Plan* (2019) provides guiding policy for land development in this area consistent with the OCP. The area is characterized by low-rise residential buildings with mixed-use and commercial buildings fronting onto more major roads (e.g. Fort Street and Cook Street). To reinforce the existing pattern and rhythm of small-scale commercial, residential and heritage character in the area, the Plan envisions a continuation of this mix of uses with increased densities, building heights up to six storeys and publicly oriented active uses at-grade that encourage pedestrian activity. The proposed development is generally consistent with these policies.

The Fairfield Neighbourhood Plan encourages the retention of existing buildings that have heritage character. The building located at 1015 Cook Street is considered to have some heritage value; however, it is neither heritage-designated nor listed on the City's Heritage Register. The applicant has investigated the potential for relocating the building and has determined it is not economically viable given the structural condition of the building and the costs associated with moving the utility wires to accommodate a building move. This is outlined in the attached letter from Nickel Bros. dated January 11, 2019.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This Application falls under *Tree Preservation Bylaw No. 05-106* (consolidated June 1, 2015), since it was received prior to October 24, 2019. The tree inventory for the proposal identifies five trees potentially impacted by the development, as outlined in the attached arborist report. A mature Horsechestnut tree on the City boulevard is planned to be retained; site servicing will need to be carefully planned and managed in order to mitigate the potential for negative impacts to this tree. An unprotected pear tree in the backyard would also be retained. Three unprotected trees would be removed; two cherries and a Coast redwood. Two small canopy at maturity trees are proposed to be planted.

Regulatory Considerations

A parking variance is associated with this proposal and is reviewed with the concurrent Development Permit with Variance Application.

CONCLUSIONS

The proposal to rezone the site to construct a five-storey multi-unit building with live/work units on the ground floor is consistent with the use and density envisioned for this location in the OCP and *Fairfield Neighbourhood Plan*. Furthermore, the provision of a housing agreement to secure all the units as rental in perpetuity helps advance the OCP housing goal of providing a range of housing types and tenures in each neighbourhood. Therefore, staff recommend that Council consider approving this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00670 for the property located at 1015 Cook Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department



Report accepted and recommended by the City Manager:

Babyn Jenhyns

Date:

Feb 18, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 18, 2019
- Attachment D: Letter from applicant to Mayor and Council dated December 9, 2019
- Attachment E: Community Association Land Use Committee Comments dated August 16, 2018 and July 11, 2019
- Attachment F: Tenant Assistance Plan dated January 22, 2020
- Attachment G: Arborist Report dated December 27, 2019
- Attachment H: Letter from Nickel Bros. dated January 11, 2019
- Attachment I: Advisory Design Panel Minutes dated November 27, 2019
- Attachment J: Correspondence (Letters received from residents).



Committee of the Whole Report For the Meeting of February 27, 2020

To: Committee of the Whole **Date:** February 13, 2020

From: Karen Hoesle, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00131 for 1015 Cook Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00679, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

1. Plans date stamped December 18, 2019.
2. Revisions to the landscape plan to identify the existing pear tree as "to be retained".
3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. 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.

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 1015 Cook Street. The proposal is to construct a five-storey building with multiple dwellings including live/work units on the ground floor. The variance is related to reducing the vehicle parking.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 16: General Form and Character of the Official Community Plan (OCP, 2012) and would integrate new multi-unit development in a manner that

- compliments and enhances the place character of the area
- the parking variance is considered supportable as the applicant is proposing Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance which would be secured by legal agreement in conjunction with the concurrent Rezoning Application.

BACKGROUND

Description of Proposal

The proposal is to demolish the existing house conversion and construct a five-storey building with approximately 31 rental units including three live/work units on the ground floor. Specific details include:

- five-storey rental building designed to complement its heritage context
- four surface parking stalls located at the rear of the building: three stalls would be dedicated car share stalls with electric charging stations and the fourth stall would be for visitors
- at-grade bicycle parking room
- three live/work units located on the ground floor with individual entrances facing Cook Street.

Exterior materials include:

- dark grey brick on the first and second storeys
- smooth, cement-based stucco panels with colour matched control joints for the third, fourth and fifth storeys (bright white) and within the recessed portions of the north and south elevations (dark grey)
- champagne bronze coloured entry canopies and parapet
- vinyl windows (white and dark grey)
- wooden entry doors
- glass elevator vestibule on the rooftop.

Landscape elements include:

- cedar fence along the south and east property lines
- decorative concrete pavers for driveway entrance, exterior parking stalls and entry paths and patios
- retained boulevard tree (Chestnut) and two new trees at the rear replacing two existing trees
- private patios for the ground level units
- common outdoor rooftop amenity space sited to restrict overlook on adjacent properties with space for cooking, dining, fitness and leisure
- low brick wall with metal railing along the front property line.

The proposed variances are related to reducing the resident parking from 16 stalls to 3 stalls and the visitor parking from 3 stalls to 1 stall.

Sustainability Features

As indicated in the applicant's letter dated December 9, 2019, the following sustainability features are proposed:

- provision of three car share vehicles with electric charging stations

- enhanced bicycle parking facilities including a bike repair area, bike wash station and electric charging capabilities.

ANALYSIS

Development Permit Area and Design Guidelines

The subject property is located in Development Permit Area (DPA) 16: General Form and Character. This DPA seeks to integrate new multi-unit residential development in a manner that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective. The applicable design guidelines are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and the *Guidelines for Fences, Gates and Shutters* (2010). The proposal is consistent with these Guidelines as follows:

- building entrances and windows face the street
- the proposed building is setback from the street to allow for some landscaping
- the proposal has been designed to have minimal impact on the adjacent properties
- the proposed exterior materials and colours are complimentary to the adjacent buildings and enhance the heritage place character of the street
- the ground level units would have individual entrances facing Cook Street and would accommodate live/work uses which provide animation and visual interest for pedestrians
- common outdoor space has been landscaped with a combination of native, edible and pollinator plants.

Regulatory Considerations

A variance is requested to reduce the required number of parking stalls from a total of 19 (as per Schedule C of the *Zoning Regulation Bylaw*) to 4 (see table below).

Zoning Criteria	Proposal	Schedule C
Vehicle parking stalls – minimum		
Parking	3 *	16
Visitor Parking	1 *	3
Bicycle parking stalls – minimum		
Long Term	33	31
Short Term	6	6

To mitigate the potential impacts from this variance the applicant is proposing the following Transportation Demand Management (TDM) measures, which would be secured by legal agreement as a condition of the Rezoning Application:

- three car share vehicles (different sizes)
- three dedicated car share parking stalls with electric charging stations

- car share memberships (one for each dwelling unit)
- \$100 car share credit per membership
- additional long-term bike parking beyond what is required in the *Zoning Regulation Bylaw*
- an enhanced bike parking room with a repair station, bike wash area, capacity for oversized bikes and electric charging capabilities.

Advisory Design Panel Review

The proposal was presented to the Advisory Design Panel (ADP) at a meeting on November 27, 2019. The minutes are attached to this report. The ADP motion recommended that the Development Permit with Variances Application be approved as presented but with consideration to amend the landscaping on Cook Street to better fit the live work units. In response, the applicant has revised the landscape plan to provide each ground floor unit with a separate pathway leading to the sidewalk.

CONCLUSIONS

The proposal to construct a five-storey rental building with ground floor live/work units is considered consistent with Development Permit Area 16: General Form and Character. The building would integrate with the mix of commercial and residential buildings, be sympathetic to the adjacent heritage buildings and provide pedestrian interest. The proposal includes appropriate mitigation measures to off-set the parking variance and is considered supportable. Therefore, staff recommend that council consider approving the application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00131 for the property located at 1015 Cook Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

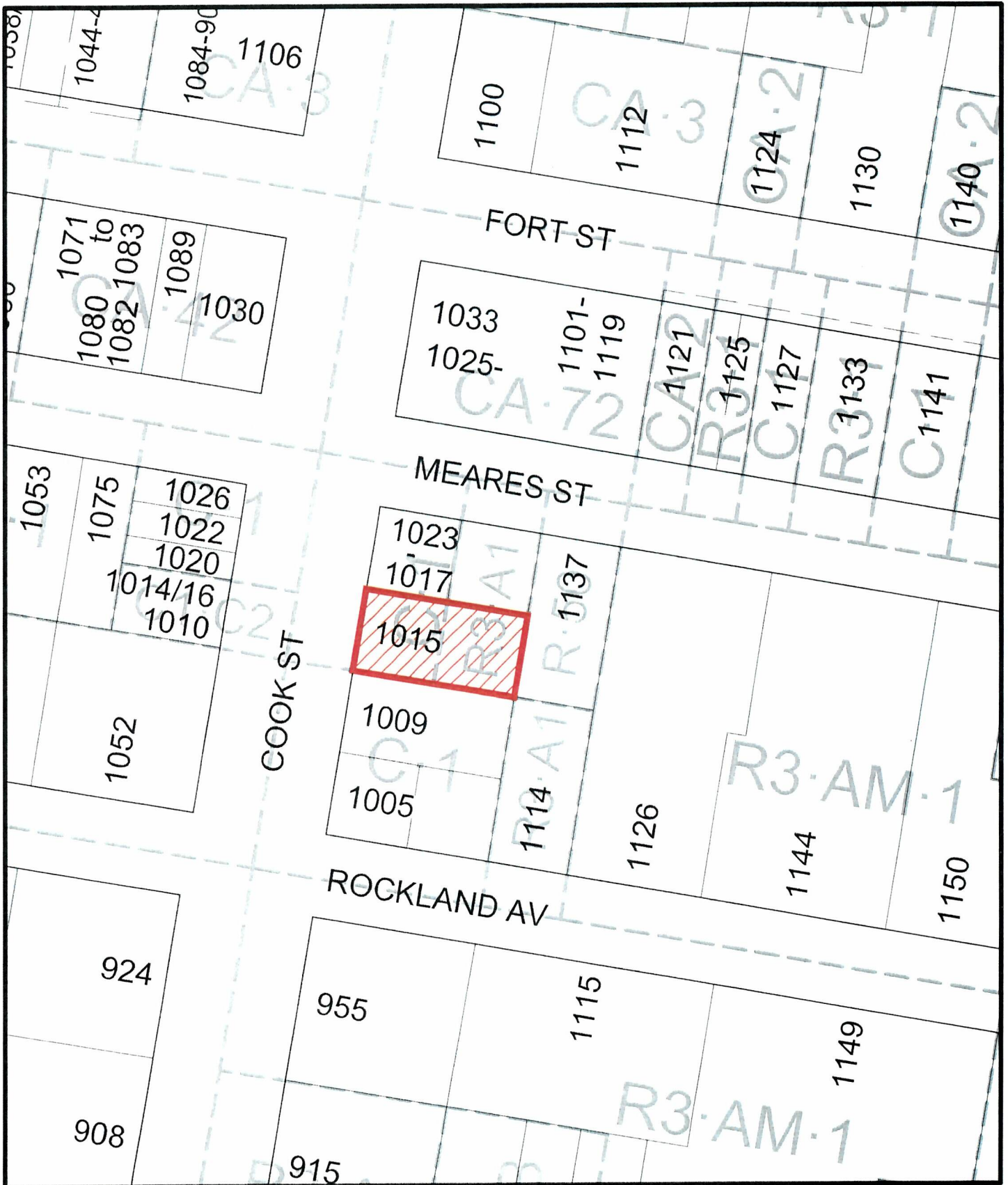


Date: Feb 18, 2020

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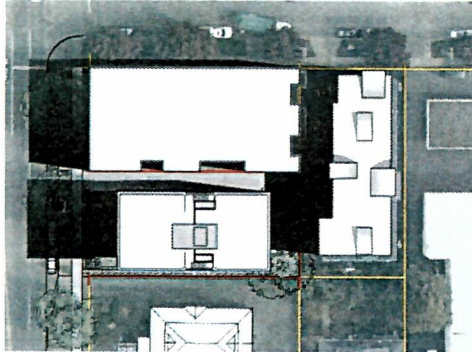
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- Attachment I: Advisory Design Panel Minutes dated November 27, 2019
- Attachment J: Correspondence (Letters received from residents).



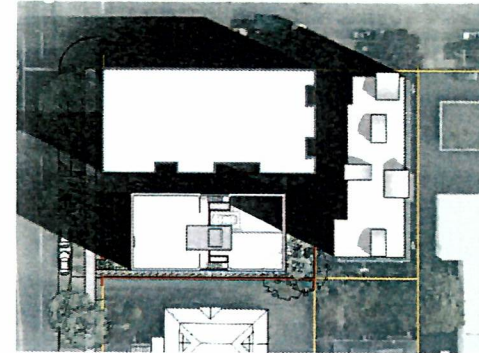
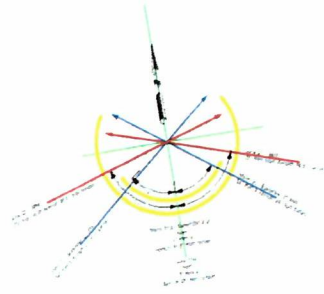
1015 Cook Street
Rezoning No.00670



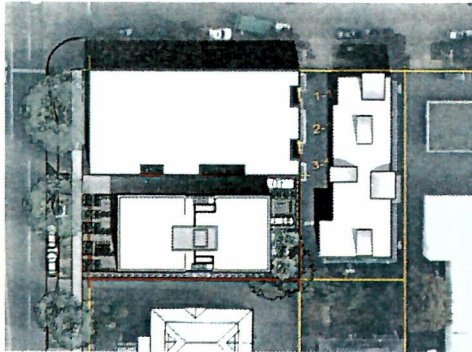
1015 Cook Street
Rezoning No.00670



1 Site Plan Shadow Study
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June 21st at 6:44 AM
73° from South, Azimuth 48.6° from horizon



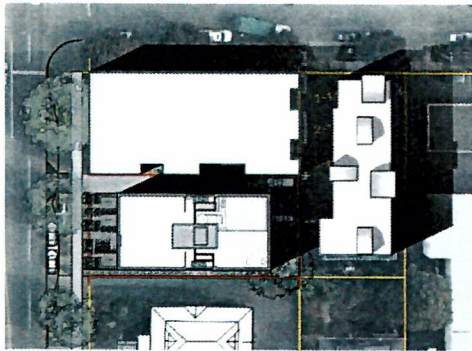
4 Site Plan Shadow Study
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March 21st and September 21st at 6:44 AM
54° from S, Azimuth 27.8° from horizon



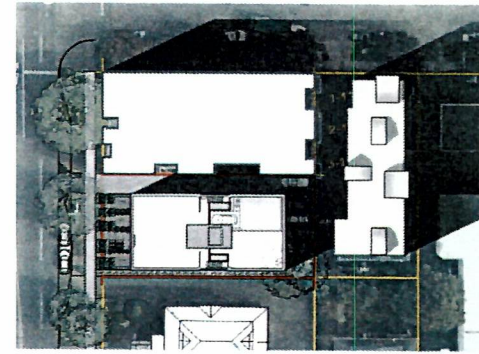
2 Site Plan Shadow Study
A1.3 not to scale
June 21st at 12 Noon
0° from S, Azimuth 85° from horizon



5 Site Plan Shadow Study
A1.3 not to scale
March 21st and September 21st at 12 Noon
0° from S, Azimuth 41.5° from horizon



3 Site Plan Shadow Study
A1.3 not to scale
June 21st at 3 PM
73° from S, Azimuth 45.5° from horizon



6 Site Plan Shadow Study
A1.3 not to scale
March 21st and September 21st at 3 PM
54° from S, Azimuth 27.8° from horizon

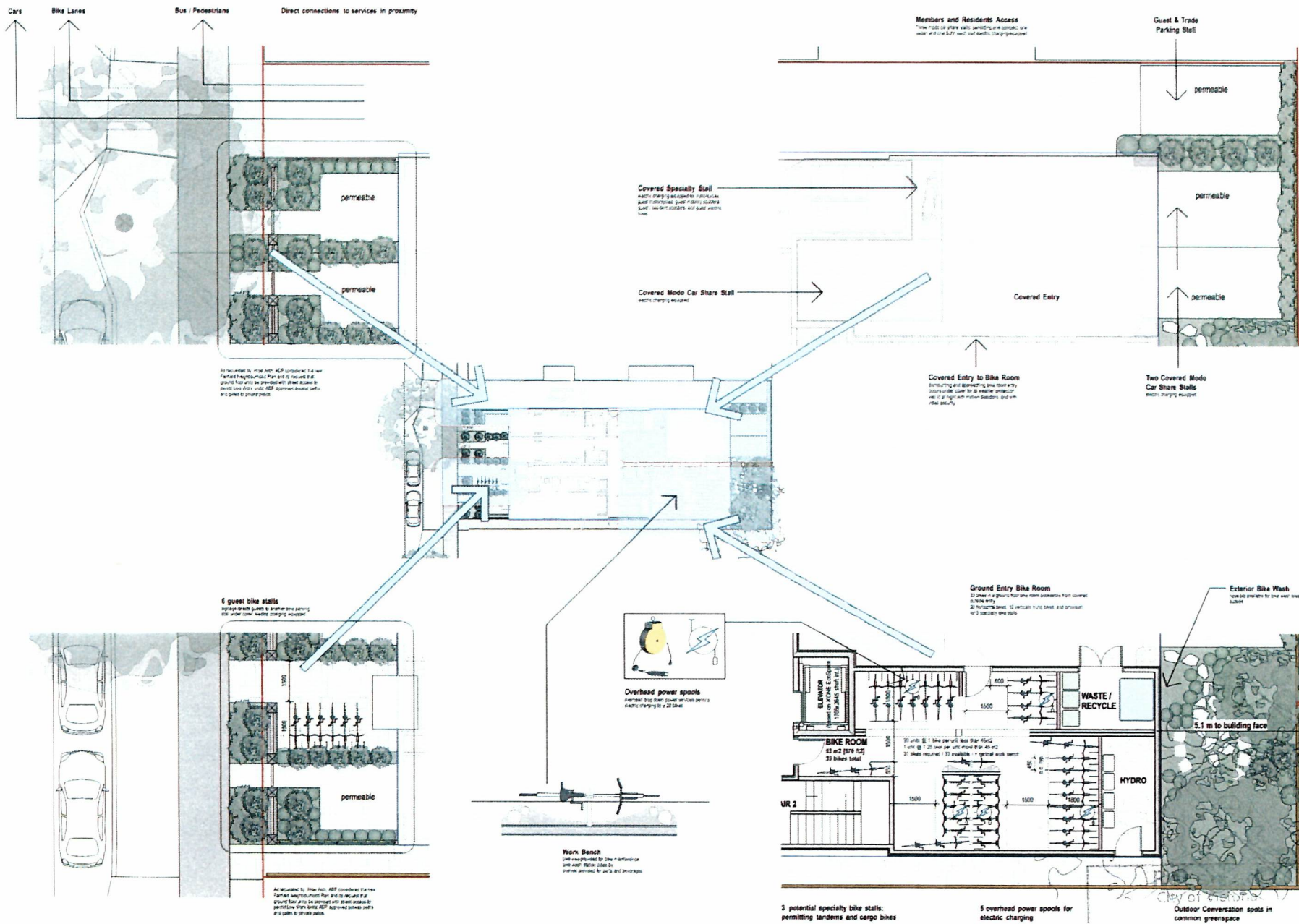
The Charlesworth

1015 Cook Street, Victoria BC

Hillier Architecture Inc.

12 November 2016	Initial Review	Not for Construction
12 November 2016	Initial Review	Not for Construction
12 November 2016	Initial Review	Not for Construction
12 November 2016	Initial Review	Not for Construction
12 November 2016	Initial Review	Not for Construction
12 November 2016	Initial Review	Not for Construction

The Charlesworth	
Shadow Studies	
Project No.	Sheet No. A1.3

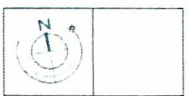


The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc

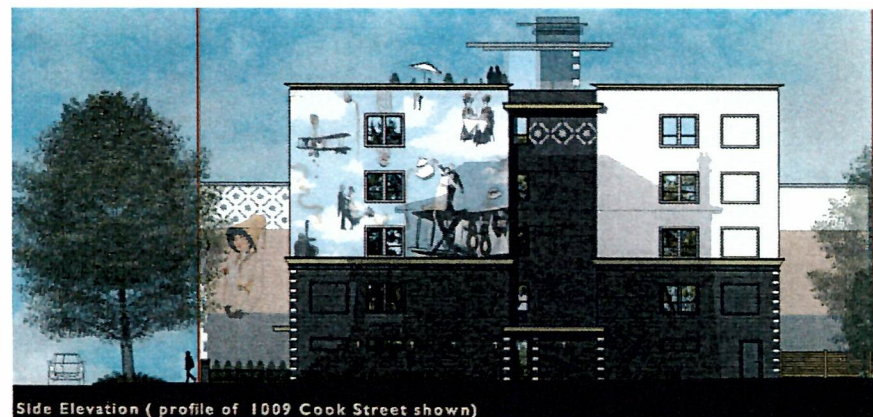
Client	Charlesworth Ltd	Project Manager	Michael G. G. G.
Architect	Hillel Architecture Inc	Architect	Michael G. G. G.
Engineer	Hillel Architecture Inc	Engineer	Michael G. G. G.
Interior Designer	Hillel Architecture Inc	Interior Designer	Michael G. G. G.
Landscaper	Hillel Architecture Inc	Landscaper	Michael G. G. G.
Builder	Hillel Architecture Inc	Builder	Michael G. G. G.
Photographer	Hillel Architecture Inc	Photographer	Michael G. G. G.
Printer	Hillel Architecture Inc	Printer	Michael G. G. G.



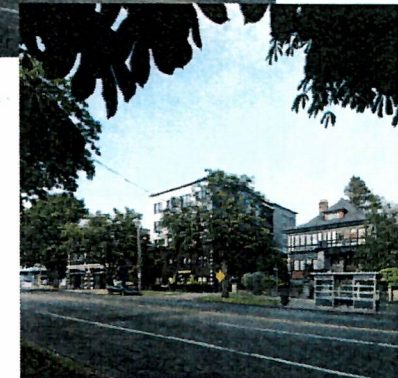
The Charlesworth	
Bicycle Parking Summary	
Project Name	Charlesworth Ltd
Project Number	A2.2

DEC 18 2019

Planning & Development Division
Development Services Branch



Existing Streetscape at the intersection of Cook Street and Meares Street



Proposed Streetscape at the intersection of Cook Street and Meares Street

The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc.

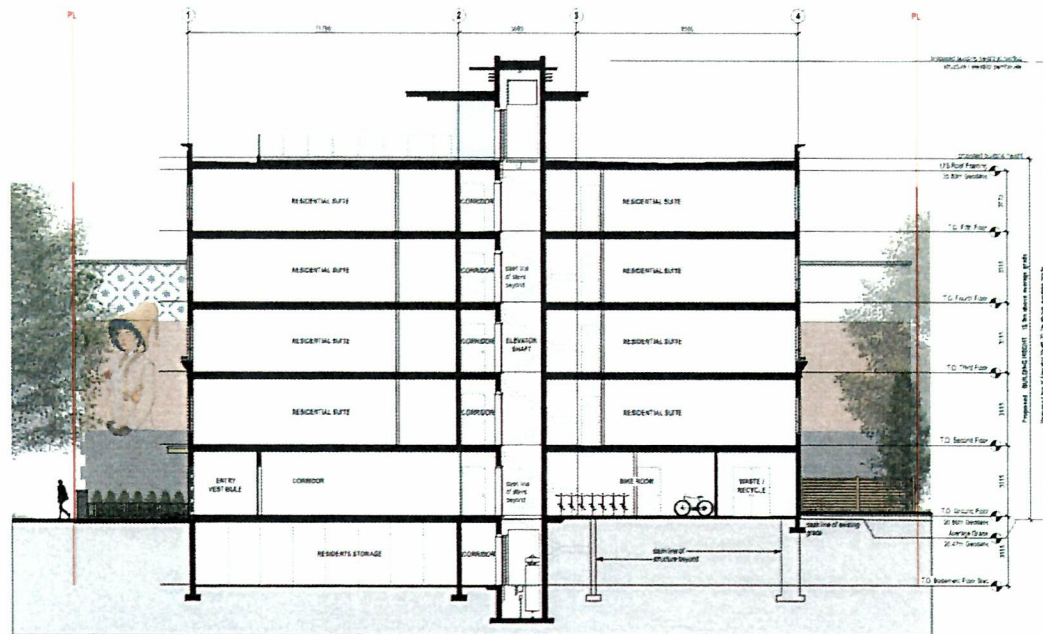
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5	12 November 2019	Revised to reflect City of Victoria feedback
6	12 November 2019	Revised to reflect City of Victoria feedback
7	12 November 2019	Revised to reflect City of Victoria feedback
8	12 November 2019	Revised to reflect City of Victoria feedback
9	12 November 2019	Revised to reflect City of Victoria feedback
10	12 November 2019	Revised to reflect City of Victoria feedback

Project Name	The Charlesworth
Project Address	1015 Cook Street, Victoria BC
Project Type	Streetscape Exterior Elevations
Project Status	Final
Project Date	12 November 2019
Project Scale	A3.1

City of Victoria

DEC 18 2019

Planning & Development Department
 Construction Services Bureau



1 Building Section
A4.1 metric scale 1:100

The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc.

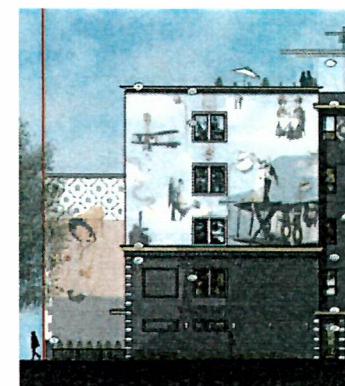
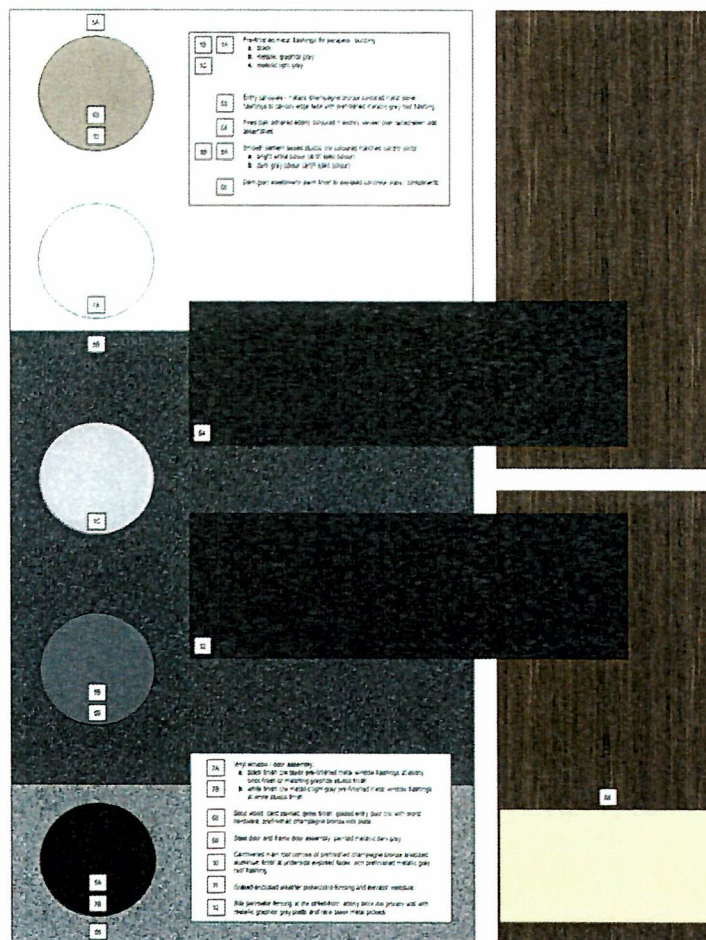
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7. Approved 2019	Revised 2019
8. Approved 2019	Revised 2019
9. Approved 2019	Revised 2019
10. Approved 2019	Revised 2019

Project Name	The Charlesworth
Project No.	1015 Cook Street
Proposed Building Section	
Scale	1:100
Sheet No.	A4.1

Received
City of Victoria

DEC 18 2019

Planning & Development Department
Development Services Division



The Charlesworth
1015 Cook Street, Victoria B.C.

Colour And Materials Palette

(as presented to ADP, mounted samples)

The Charlesworth
1015 Cook Street, Victoria BC

Hillel Architecture inc

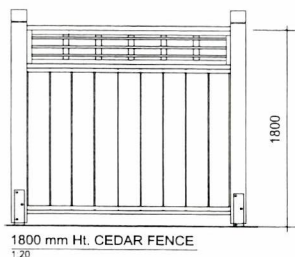
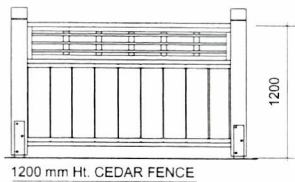
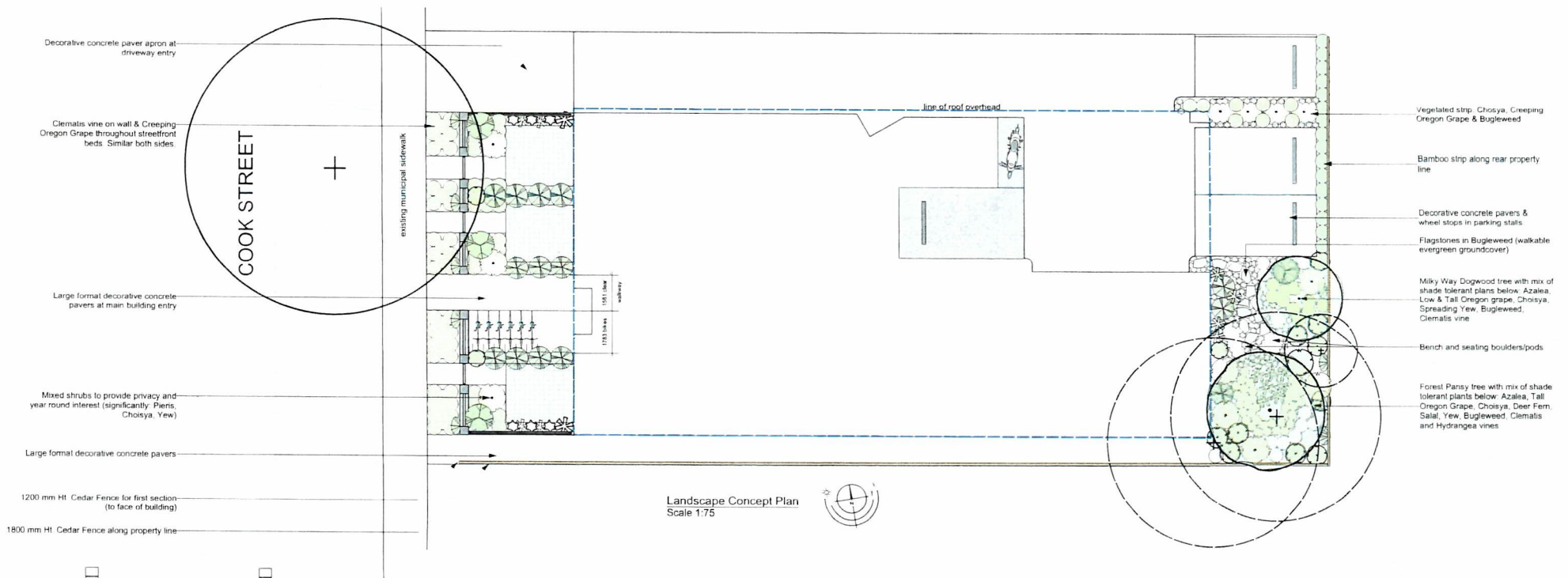
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<p>NAME _____</p> <p>The Charlesworth</p> <p>Address _____</p> <p>Phone _____</p> <p>Website _____</p>	

DEC 18 2019

DEC 18 2019

129



Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
<i>Cercis Canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	4cm cal. #15 pot
<i>Cornus kousa</i> 'Milky Way'	Milky Way Dogwood	#15 pot

Large Shrubs

Botanical Name	Common Name	Size
<i>Cornus alba</i> 'Bud's Yellow'	Bud's Yellow Dogwood	#5 pot
<i>Phyllostachys aureosulcata</i> 'Aureocaulis'	Yellow Groove Bamboo	#5 pot
<i>Pieris</i> 'Forest Flame'	Forest Flame Pieris	#5 pot
<i>Taxus x media</i> H.M. Eddie	Yew	1.8m Ht.

Medium Shrubs

Botanical Name	Common Name	Size
<i>Chiosya ternata</i>	Mexican Mock Orange	#5 pot
<i>Mahonia aquifolium</i>	Tall Oregon Grape	#5 pot
<i>Taxus x media</i> 'Densiformis' Select	Select Dense Spreading Yew	#7 pot

Small Shrubs

Botanical Name	Common Name	Size
<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot
<i>Nandina domestica</i>	Heavenly Bamboo	#5 pot
<i>Rhododendron japonica</i> 'Kiamessina Rose'	Kiamessina Rose Rhododendron	#3 pot

Groundcovers

Botanical Name	Common Name	Size
<i>Ajuga x</i> 'Chocolate Chip'	Chocolate Chip Bugleweed	#SP4 Pot
<i>Gaurlheria shallon</i>	Salal	#SP4 pot

Groundcovers

Botanical Name	Common Name	Size
<i>Ajuga x</i> 'Chocolate Chip'	Chocolate Chip Bugleweed	#SP4 Pot
<i>Gaurlheria shallon</i>	Salal	#SP4 pot

Vines

Botanical Name	Common Name	Size
<i>Clematis viticella</i> 'Polish Spirit'	Polish Spirit Clematis	#1 pot
<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	#5 pot

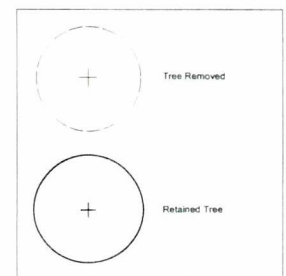
Perennials and Ferns

Botanical Name	Common Name	Size
<i>Blechnum spicant</i>	Deer Fern	#1 pot size
<i>Pterocarya atropurpurea</i>	Russian Sage	#1 pot
<i>Verbena bonariensis</i>	Brazilian Verbena	#1 pot

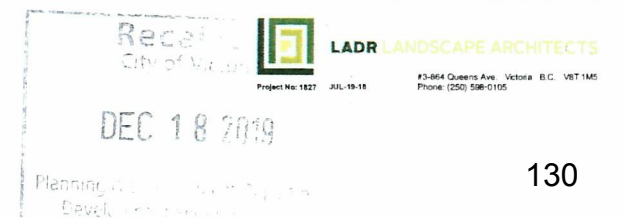
Notes:

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

Tree Retention Legend



1015 Cook Street | Landscape Concept Plan



Pots with ornamental grasses break up deck seating area into two smaller spaces with a semi-private feel

Edge of patio shifted north to increase usable space

Synthetic lawn amenity/activity space provides opportunities for lawn games, casual seating, picnicking, and exercise. (Cornhole pictured)

Sectional seating anchors northwest corner of patio

Wood deck surfacing

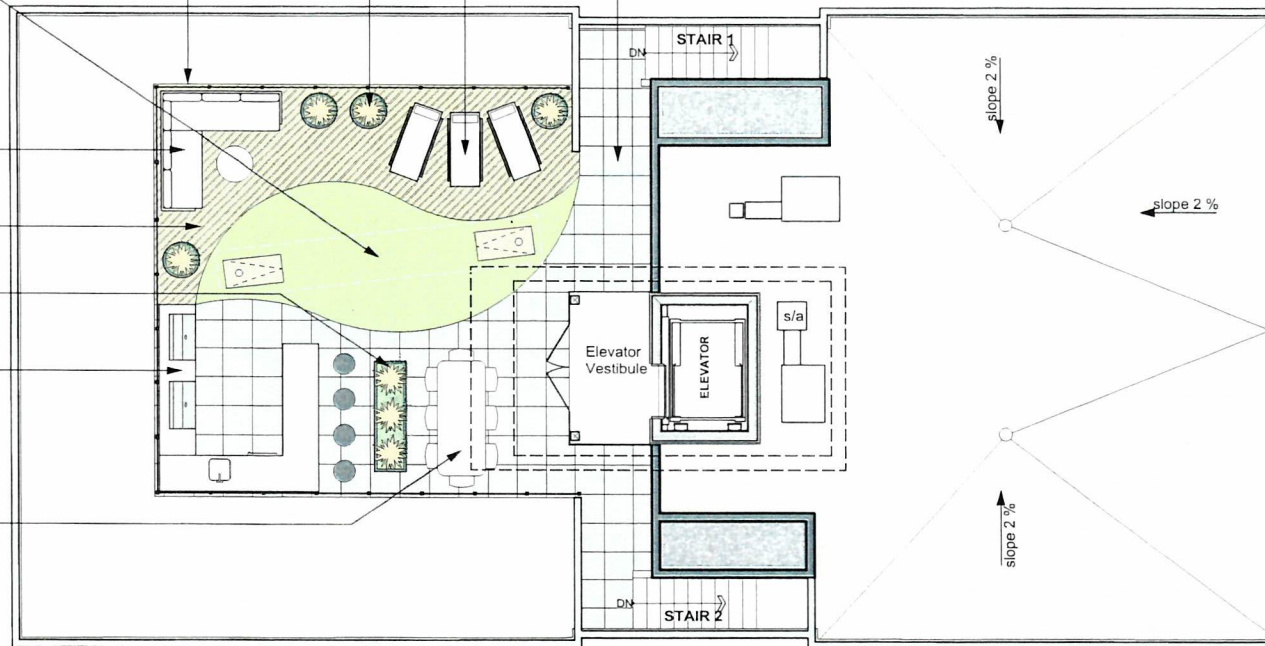
Rectilinear planter buffers bar seating from group dining area

Outdoor kitchen with two BBQs, a sink, an under-counter fridge, and bar seating with room for 4 users

Dining table provides seating and dining opportunities for larger groups (6-8 users)

Pots with ornamental grasses break up deck seating area into two smaller semi-private spaces

Pedestrian circulation space retained around elevator vestibule and leading to both north/south stair access. Paved areas to be large format concrete slabs



1015 Cook Street | Rooftop Amenity Space Concept Plan



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria, BC V8T 1M5
Ph: 250-598-0105

Nov 7-19

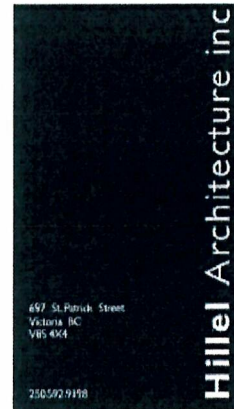
Received
City of Victoria

DEC 18 2019

09 December 2019

Mayor and Council
Councillor Liason to Farfield Gonzales; Chris Coleman.
c/o Alex Johnston
Planner
City of Victoria
1 centennial way

RE: **Multi-family Residential Proposal**
1015 Cook Street, Victoria, BC
RE: RZ and DP Submission



Mayor and council,

We are pleased to present a submission for the rezoning and development permit for 1015 Cook Street prepared by Hillel Architecture.

Summary description

31 residential rental units in a 5 storey bldg

Sharing management with a neighbouring vintage, character rich, building with larger residential rental units.

The proposal seeks a 15 stall variance with parking reduction measures and while providing

3 Modo Cars, of 3 differing vehicle types, benefiting others in the community

Background

Since the purchase of 1021 Cook Street, Hillel Architecture and the owners of 1015 Cook Street have been working towards respecting the character of the Cook Street corridor, and this gateway to the Cook Street Village corridor.



1021 Cook Street / residences unoccupied / prior to refurbishment

1021 Cook Street - once fire damaged and placed on the market for sale - came under the care of the new owners. The original building's character is being preserved through careful repair and refurbishment to realize bringing back to the rental market a series of distinct, character rich, residential suites in a vintage building.

The refurbishment of 1021 Cook Street continues to this day but already this vintage building is renewed, its apartments occupied, and the

residents developing a loyalty to their new homes and their new landlords; GMC Properties.



1021 Cook Street exterior revitalized, its rich vintage character emphasized



The character rich interiors of 1021 Cook Street

The design of the new contemporary 1015 Cook Street respects the form and character of this elder sister of 1021 Cook street. The proposed project respects the role of a gateway to the Cook Street Village corridor. It proposes a new refined version of the vintage

character of the older building. It will add to the storey being told. The two buildings are designed to be viewed together, and that there is a two part storey being told. The total composition will provide rental accommodations in an area highly desired and in need of more rental accommodation.

GMC properties will manage the location as one, and the diversity of unit types presented spans both properties. The new building offers contemporary efficient units whose limited floor areas provide a more affordable alternative for renters. For those seeking larger units, they can be redirected to the vintage building where more bedroom configurations are available

Defining a community

1015 Cook Street is part of the gateway to the Cook Street Village corridor, and that community needs the gate keepers to clearly signal this change, to honour the differing neighbourhood priorities, and preserve its trees as key character defining elements. Making clear where one community (Fairfield) starts, and where another (Victoria's Urban Core) is drawn to a close: at Meares Street.

The new project will clearly communicate it is *new* in the use of materials and their refinement, yet from a distance the composition would clearly be read together. One a vintage building with honest history and age. The other a newer more contemporary building but clearly materials and distinctive character defining elements are newer crisper, sharper versions of the elder building – the older sister.

Consultation

The Neighbourhood Residents Association were invited to a discussion early in the concept development considerations of 1015 Cook Street. Their view of the Cook Street corridor and the development pressures and opportunities shaped the design outcome. Much was stated regarding the visible impacts and construction impacts of the "Black and White" whose volume is now fully realized at the intersection of Cook Street and Fort Street. The volume, its sense of imposition, its impact on street trees, and its character siding more with urban Victoria – the community in which it resides.

The residents stated an appreciation for what has to come pass at 1021 Cook Street. Residents noted the character being defended, the materials and authentic brickwork left intact, its quirky older nature still communicated honestly. And recently we shared photos of the interiors in these now occupied finished suites.

The land use committee members also outlined the competing viewpoints of two distinct groups of residents in their community regarding the Cook Street Village Core. Each trying to defend "*their*" community. One side wishing to defend the area from larger developments and higher density, and another side wanting increased density to deliver a diversity of housing and more affordable rental housing. Our project has always settled between these distinctly differing views: too small to be considered threatening of size and density, and yet also providing much needed diversity in housing. Furthermore, in this final form the building is delivering market rental units where it is so necessary.

Private Consultation

The owners and Hillel Architecture have held multiple private consultations with direct neighbours both during the initial project proposal at 4 stories and the now redefined 5 storey proposal. This allows the team to hear directly from those in closest proximity prior to presenting to the larger community at large.

Presentation to the Neighbourhood

The first official neighbourhood presentation was a warm reception from the attending residents and home owners. The earlier consultation served its purpose. It educated the design team, and the result reflected the community's desires. Minutes from that first presentation reflect the warm reception given, and qualities of the proposal that residents appreciated.

Through the technical review by the City of Victoria, drive width defeated the original 4 storey solution. As the number of cars parked in site would require a width of drive that would compromise the very street trees that the COV, the community, and the owners were trying to save. Reviewing all community feedback, and redefining the project to still respect that input, permitted the revised project herein to again move forward.

Form and Character

1015 Cook Street – the younger Sister – is designed to respect the form, materials, and street context of its older sibling. The height of various features and materials align or follow the lead of the older buildings on both sides. Progressing up this street façade the material changes occur in a similar fashion ensuring the two buildings read as one composition, with each having enough distinction from the other to imply one is honest and "old" the other being equally honest in disclosing its "newness".



Relationship to the street

The neighbouring 1021 Cook Street commercial tenancies are built at the edge of the property, meeting the municipal sidewalk with zero setback. The ground floor of the new building is residential in nature and therefore is setback to ensure these residents a moderate amount of privacy. Their street front courtyards provide private outdoor space, and sufficient distance that landscaping and brick fences can create a perception of privacy, and protection from the vehicle noise of the street. As does the designated heritage home of the opposing side.

The 1908 heritage designated home of the neighbouring lot has a central pathway proceeding to the front door. This central pathway provides two landscaped greenspaces on each side of this approach to the building. 1015 Cook street has been designed to respect this approach to the street and similarly provides a central entry walkway and two landscaped greenspaces. Its low brick privacy walls reflective of the low stone privacy walls of the neighbour to one side, and built of ebony brick masonry to reflect the character of the opposing side.

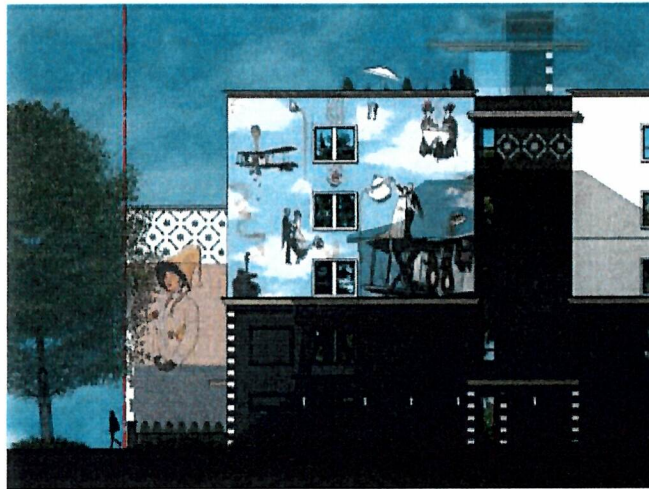


The new building therefore is a "sister" to one side, and respectful of the designated heritage building on the other side. The building design honours the existing property vehicle entry and therefore preserves the existing and mature street tree in front of 1015 Cook Street, and the rhythm of the street fronts and driveways.

Its brick privacy walls aligning with the face of the commercial building, align with its heritage neighbour. Its wall faces closely aligning with the heritage building on the opposing side. The design contains elements of both neighbours.

Art for the Community

Just as the wall mural of 1021 Cook Street introduced a storyline consistent with the building's character and history, the new building completes that picture. Where one celebrates a hero to all women, a sufferagett of 1913. The other, on the new building is "surreal", and involves scenes of joy the time. When people were trying to feel good, were trying to find community. Where tea time, music, dancing, a celebration of life, finding ways to feel good while those they loved were overseas risking their lives – the mostly male heroes of the time. Charlesworth, after whom the building is named, was one such individual.



While one mural focuses on women who risked their lives here at home the other celebrates the heroes who travelled. Again a "pair of buildings telling a paired or twinned storyline.



Streetscape, trees removed, approximating the artwork more visible in the winter

Building Height

The older building at 1021 Cook street, has an over height framed commercial ground floor with a second residential floor above. Over this former roof level an additional floor structure was added – and spanned that sloped roof assembly - concealing it, and creating its third floor visible today. 1021 Cook street is therefore a 3 storey building with a height approaching but not quite equalling a four storey height. The new building is a “sister” and not a duplicate of, or imitating the older structure. Its height is 5 stories.

Heritage home

1015 Cook street respects Designated Heritage neighbor at 1009 Cook Street and its setting. With the new building purposefully not communicating *Modern*, it allows the existing neighbourhood character to play its leadership role. The intention of the new work is to be quiet, to fit in, and to sit behind its large and mature street trees. To be subordinate to the two vintage buildings.

When sandwiched between two vintage buildings we feel the role of the *new* could undermine the current setting of both existing buildings. Choosing to knit a community together than divide. Sometimes being “quiet” is more important.



Built 1908 Heritage-Designated 1977
For: Sigfried & Ida Hartman
Architect: William D'Oyly Rochfort.

Victoria Heritage Foundation description;

In the Heritage Designated building there is a distinct weight line that can be drawn across the top of the masonry elements at the main entry porch roof: visually rich, detail rich, and colour rich. These materials give way to a visually and materially lighter second floor level. The proposal takes this weight line from 1009 Cook St and raises it subtly in 1015 Cook Street. This weight line climbs again at 1021 Cook Street and eventually sweeping far far higher as that weight line climbs at the “Black and White” in its taller and more imposing form.



Zoning

The proposal seeks a spot zoning for this composition. Previous zoning considerations for setbacks were drawn from an existing zone in order to have precedence, and, while honouring those setbacks, now requires a spot zone to deal with building ht.

Transportation

The project requires a parking stall count of 19 stalls. Through several Parking Reduction Measures the proposal provides 4 parking stalls and a 16 stall equivalence reviewed and deemed acceptable to COV Transportation. By the design outcome of this parking facility the mature tree trees are preserved and the traffic volumes entering and leaving the site reduced from its current commercial uses (high frequency short term commercial parking use) and their current 7 stall parking configuration.

In neighbourhood consultations an expressed concern over traffic flow from local properties on to and off of Cook Street was stated. This proposal appears to reduce this concern. And provides a service of 3 Modo Car Shares to the community. A 3 Modo Car Share proposal means three distinctly different cars are being proposed: one compact hybrid, a larger volume SUV, and the third that might be a minivan. Each able to serve different needs.

The proposal requires 31 bike stalls and provides 33 in a full featured ground floor ride-in commuter's bike room with covered weather protected entry, bike maintenance bench and bike wash station. Electric bike charging is provided for all. Facilities for oversized bikes are also provided.

Summary of Parking Reduction Measures

This proposal is based on a required parking stall count being reduced by incorporating the following parking reduction measures:

- 3 Modo Car Share vehicles, as outlined above, will be provided parking stalls on site.
- 3 Modo cars will be supplied in three distinctly differing sizes of vehicles to better serve community needs.
- Each residence will receive a Modo Car Share membership.
- Each resident will initially receive \$100 credit towards the use of the Modo Car Share vehicles.
- 2 bikes stalls are provided over Bylaw requirements for Class A bike parking.

Conclusion

This proposal intends to support the character and setting of this existing block on Cook Street, and respect this corridor leading towards the Village. 1015 Cook Street is designed specifically to reflect its character rich setting, and defend its prominent heritage street tree, while delivering much needed rental housing to the community. Within this community multiple voices have assembled to defend their neighbourhood.

To those voices defending the neighbourhood from higher density and taller buildings we are proud to be smaller in scale and smaller in ht., careful in our impact, and supportive of the current forms, character, and texture in this vicinity.

To those voices requesting more density, and a diversity to housing types offered in the Fairfield and Cook Street village area, the proposal provides greater affordability, a selection of units modest in area, while partnering with 1021 Cook Street for larger residential suites.

Regards

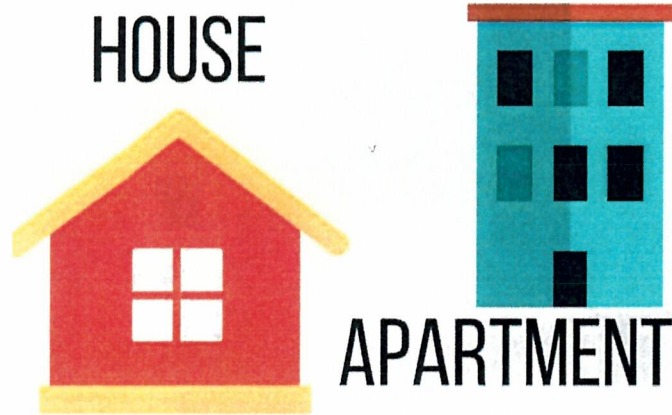
Peter Hardcastle
Hillel Architecture Inc.

CALUC Meeting Report: July 11, 2019

Address: 1015 Cook St

Developer: Tonny Kiptoo, GMC
Projects Inc
Architect: Hillel Architecture

Attendance: 19 (15 + 4 CALUC
members)



Rezoning Re- quested	Current	Proposed	
	C1/R3-A1	Site specific zone	
Variances		2.6 parking stalls variance requested	
OCP Amendment required?	no	no	
Number of Units		31	market rent in perpetuity
	Current Zone	Proposed	
Site Coverage	Two current zones exist on this site (668.3 m2)	54% (360.3 m2)	
Number of parking stalls	18.6 required	4 stalls / 16 stall equivalent	3 modo car shares for community valued at 1 modo equals 5 stalls = 15 stalls + 1 additional stall for visitors; there will also be 39 bike spaces, which is more than 31.25 required
Set Back East		5.1m	
Set Back West		4.88m	
Set Back South		1.25m	

Set Back North		3.5m	
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	2:1 - 3.5:1	2.4:1	
Height	6 storeys	5 storeys	

Further Comments:

- Designated as OCP core residential neighbourhood
- Not approaching allowable FSR or height
- Will be a rental building, “The Charlesworth” in recognition of a WWI pilot
- Buildings on either side reflect the character of the Cook Street Village; the house to be removed has not been maintained and would be very costly to repair/renovate; approached Nickel Brothers re moving house, but hard to move the house as there is a hydro pole in the way and the structure of the building is already compromised
- Building to the north (Bell Apartments) is owned by the same developer and is being restored after a fire in the centre of the building
- Proposed: 3 units on the main floor, 7 units on each of the other 4 floors ranging from 36.6m² to 44.6m² (17x1 bedroom and 14 studios); the smaller size units can enable lower rents
- Parking: City requirements is 18.6 parking spaces for residents and visitors; plan is for 3 modo car shares (one compact, one sedan and one SUV, each with electric charging station) for community valued at 1 modo equalling 5 stalls = 15 stalls + 1 additional stall for visitor/trade vehicle for a total 16 stall equivalents; therefore requesting a 2.6 staff variance
- Bike parking and services: 33 spaces inside, 6 covered spaces outside with electric charging power cables; bike maintenance counter and outdoor bike wash; will include space for over-length bikes
- Design: vintage elements of sister building (Bell Apts) are being interpreted in a modern approach; mural on the new building will be of a WWI pilot; mural on sister building is of a suffragette; exterior detail on new building (colours, brickwork) will be sympathetic to the vintage design of the sister building
- Outdoor green space (15 x 11m) and roof-top social space de-emphasize the need for balconies
- Original plan was for 4 storeys; 5th storey was added to enable rental development vs condo development; also the planned doublewide driveway would have required removal of 100 year old chestnut tree so was removed
- Developer presented that with their Vancouver rental projects, the trend of modo car sharing and adequate bike parking and service space has proved so popular that they’ve had to rent out parking spaces to non residents

- Building timetable was presented as 15 months; no blasting required

Neighbourhood Comments Feedback on development proposal:

- The black and white colour scheme is the third in a row in this block and an alternate colour combination was suggested; likes the murals
- Neighbour to the south (heritage commercial building) would like to see 4 not 5 storeys; concerned about parking being an issue with no parking for proposed building residents
- Several residents felt that the comparison to Vancouver rental projects didn't apply to Victoria
- Another neighbour to the south (heritage commercial building) is invested in the neighbourhood and is concerned that the already-limited parking for their clients will get worse with no parking for proposed building residents; also thinks 5 storeys is too high
- Resident from condominium across the street voiced concern over parking as their parking lot already has non-residents parking there (illegally?) and said 5 storeys is too high
- Resident from the six-unit townhouse on Meares behind the proposed building appreciated the aesthetic and said the Bell Apts were good neighbours; however felt 5 storeys is too high for the neighbourhood and that modo cars will attract non-residents into the building
- Question regarding the removal of the original plan for a sculpture-like fence/landscape at the rear of the building; explanation that the fire department would not approve as it needs to have an actual fence for access to building from back
- Resident of the Bell Apts came to Victoria from Vancouver and appreciates the heritage nature of the apartments and re-assured that her landlord, the developer of the proposed building, listens to residents
- A former tenant of the house to be removed commented that when the townhouse on Meares was built, it was taller than anything else around any other building; now the Black and White condo development (Fort and Cook) is 6 storeys and the Mosaic on Fort (west of Cook) is 6 storeys; voiced concern that Victoria has a rental shortage and needs more rental housing

Community Meeting Feedback Form

1015 Cook Street (referred to as 'The Sister' of 1023)

COMMUNITY MEETING DETAILS

Date: Thursday August 16th, 2018.

Location of Meeting: the Fairfield Gonzales Community Association's (FGCA) Centre, 1330 Fairfield Road.

Approximate total number of people in attendance: Architect, owner/developer, one staff person, six community persons and 5 CALUC members (Kevin White, Joanne Fox, Joanne Thibault, Alice Albert, Robin Jones).

Note Taker: Kevin White, acting chair of meeting.

This report is not meant to be a verbatim recording of the meeting, but rather a summary of the discussions that reflects what the community said at the meeting

As was stressed at the meeting the FGCA CALUC does not approve or deny any applications for re zoning or variance applications.

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Peter Hardcastle, Hillel Architects - architect

Jordan Milne, GMC Properties - owner/developer

The applicant explained that this proposal is to change the zoning and/or Official Community Plan for the subject property to accommodate the following proposal: to demolish an existing stucco house and build a four-storey condominium building, containing 14 units (8 x 1 bedroom units, 6 x 2 bedroom units that will be approx. 695 sq ft each. There will be 2 - one bedroom units at street level and 4 units – two bedrooms on each of the upper three storeys.

Since the purchase of 1021 Cook Street the owner/developer has been working to respect the character of Cook Street. The proposal is designed as a "sister" to the 1021 – respecting the lower height and entrance into the village.

The building will be set back from the sidewalk: the 2 units are on either side of the front entrance and will have a small garden in front. A FOB garage entrance from Cook St. leads to a driveway with parking for 11 stalls

at the back of the building and parking for electric bikes. Plugs for both electric bikes and cars will be installed.

Of necessity, there is one potential variance to be requested. If planning staff and the developer agree that a text amendment to the R-73 zoning is the best approach – the developer would require a variance to comply with the minimum lot size which is currently 675m² in that zone. 1015 Cook is only 668.3m² (70 sq.ft. too small). However; it may be that a CD zone is what goes forward in which case the zone will be custom and that "variance" won't be needed.

The OCP does not require that the developer put residential on the main floor. The developer believes there is demand for ground floor oriented residential units with large patios.

Building Height will be 13.2 metres. There will be a form of high fencing and vegetation to negate the worst impact of the proximity of the back of this proposed building and the condominium building around the corner on Meares St.

Landscaping: there may be limited impact to the trees &etc. currently in place. The tree on the boulevard should not be affected; and some landscaping will occur at the front of the building and minimal at the back of the proposed development.

There was no discussion nor diagrams to show the impact of shading to any of the buildings in closed proximity to the proposed development.

The McClure building next door (commercial usage) should not be affected.

COMMUNITY QUESTIONS AND ANSWERS

Resident in building across the street: will it be energy efficient and/or integrate sustainable forms like LEEDS.

The developer claimed that all attempts will be made to make the building energy efficient; however, since building would not start until 2021 (at the earliest) – they would like to use the latest methods and innovations.

Parking access: explained as above—off Cook St. with parking lane to rear of building and parking will be under the upper floors of the proposed build.

Resident at the Mosaic building: she said she "likes what you have done"—to integrate the style/design with the original building at 1021 Cook Street.

Questions from CALUC members:

There is no underground parking only surface parking some of which is covered by the 2nd floor; therefore, no deep digging or blasting required.

Question was asked about why the decision not to include commercial on first floor. Owner claimed that OCP requires residential and that their research shows that people want ground floor patios.

The meeting adjourned at 7:50 p.m.

The CALUC was very pleased to host this meeting and would like to commend those who participated in a respectful and cooperative manner.



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps for Developers and Property Owners

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
STEP 3	Complete application requirement, including: a. Current Site Information b. Tenant Assistance Plan c. Tenant Communication Plan d. Appendix A - Current Occupant Information and Rent Rolls (For office use only) e. Appendix B - Correspondence with Tenants Communication (For office use only)
STEP 4	SUBMIT: Complete form and submit to: a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

Please refer to the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application

Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	1015 Cook St
Owner Name:	CREUR ENTERPRISES LTD
Company Name:	GMC PROJECTS INC
Tenant Relocation Coordinator (Name, Position, Organization):	David Milne, VP Property Management, GMC Projects Inc

EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR	2	\$1075
2 BR		
3 BR		
3 BR+		
Total		

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.



For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

For full details, please check the [Government of British Columbia](#) website.

Tenant Assistance Plan Components	APPLICANT		CITY STAFF
	Tenant Assistance Plan		Did the Applicant meet policy?
	Date:	January 22, 2020	
Compensation Please indicate how you will be compensating the tenant(s).	At the time of proposed redevelopment, the eligible tenant's length of tenancy will have exceed 1.5 years. We propose to offer compensation as per the City's Tenant Assistance Plan in the form of 3 months rent either in the form of free rent, a lump sum payment or a combination of both, whichever may meet her needs best.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance.	We are committed to compensating the eligible tenant with a flat rate compensation of \$500, based on her one bedroom unit and would be willing to offer the same to the tenants in the second unit, even though we are not required to.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance.	GMC Projects, the project developer currently owns and manages over 116 rental units and would like to propose to provide relocation assistance from our in house property management team. The tenant relocation coordinator will be David Milne. David is certified Property Manager and is the Vice President of Property Management at GMC Projects. He is well suited to address their needs as tenants and work to secure them alternative housing, whether in a GMC property or otherwise. Atleast 3 housing options will be presented to the tenant according to the housing policy.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.	We will offer the tenant the opportunity to move back into a unit in the new redevelopment if their desire is to return to the neighbourhood. Given that the proposed project is a market rental project, we would like to offer the right to first refusal for both tenants, for similar size units within the new delopement at starting rents 10% below market rent at the time. Similarly, should either or both tenants find suitable housing in a GMC owned property, GMC will offer that unit to them at 10% below market. Moving expenses for the move back will be covered as per the Policy.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tenants Requiring Additional Assistance Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.	Should it be identified that the eligible tenant requires additional assistance in relocation, our tenant relocation coordinator will work with her to find suitable housing for her specific needs as determined through further consultation with her between now and the time of construction.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other Comments			

Tenant Communication Plan Components	APPLICANT	
	Tenant Communication Plan	
	Date:	January 22, 2020
How and when did you inform tenants of the rezoning or development application?	The tenants were first informed of the redevelopment at time of first viewing of the units and moving into the property. The proposed redevelopment has been anticipated since early 2018, with conversations and meetings held with City planners and Staff.	
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	We will provide all project updates to the tenants, as have been ongoing via email or other formal and informal channels as required through the tenant assistance plan.	
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	We will be sharing a link with all Tenant resources for housing on the City's website and following up with any questions they may have.	
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.	Not at this time	
Other communications notes:		

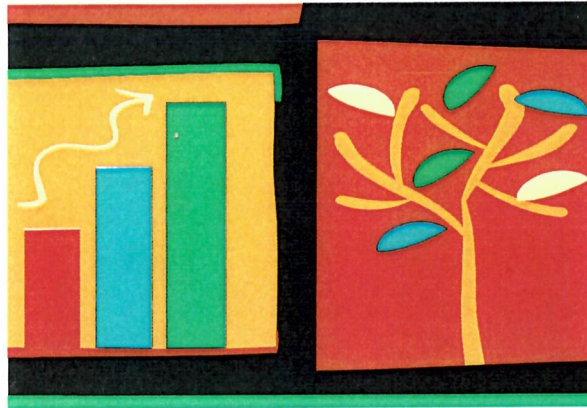
FINAL TAP Review - [For City Staff to complete]

Application received by Amanda Blick McStravick  (City Staff) on January 22, 2020  (Date)

Did the applicant meet TAP policy? Yes ☒ No ☐

Staff Comments on
final plan:

This plan fulfills all requirements of the Tenant Assistance Policy, and goes further by also including support (moving expenses, relocation assistance, right of first refusal) to a second tenant who is not technically eligible for assistance. In addition to offering all tenants right of first refusal in the new building, the Applicant will include their own portfolio of rental units when looking for relocation alternatives and will offer a discounted rate to any tenant who may move in to one of those units. That discount (10%) is not a requirement of the Policy, and shows that the applicant is prepared to go the extra mile to help the existing tenants through this process.



SouthShore Forest Consultants

Arborist Report

For

GMC Projects Incorporated
Unit 200-101 Island Highway
Victoria BC, V9B 1E8

Site
1015 Cook Street– Victoria BC
Residential Demolition and Development

December 27, 2019

Prepared by:
SouthShore Forest Consultants

SouthShore Forest Consultants

PO Box 2203, Sidney BC V8L-3S8

Phone: (250) 893-9056, email: butcherlodi@aol.com

GST # 777095324 RC001

Work Safe BC # 968408

Insurance/ Seafirst Brentwood (CFC Underwriting – 5 Million Dollar Liability- Policy PSG03515712)

Incorporation # BC1069996 Ltd.

RE: Proposed Demolition & Development Tree Assessment & Tree Protection Plan (TPP)

Executive Summary

ShoreShore Forest Consultants was retained by our client, GMC Developments Inc., (Tonny Kiptoo V.P. Development)) to provide Arborist Services for a residential property located at 1015 Cook Street in the City of Victoria. Our primary duty involves assessment of the site and recommendations pertaining to tree and soil protection/retention. The lot has one (1) public and one (1) protected tree positioned within the limits of disturbance. Our client has proposed to demolish and existing house and develop the site with a five story residential building. Our assessment indicates that the proposed development can be performed with the preservation and retention of the two (2) trees, a public tree positioned within the Municipal Right-of-Way and a protected size tree positioned in the rear of the property. Our assessment indicates that three undersized (3) non-protected trees can be removed with no municipal permitting required.

Background/Scope of Work

SouthShore Forest Consultants was contacted by Tonny Kiptoo, VP of Development with GMC Projects Inc. Tonny had provided us with information pertaining to the proposed demolition and development of a residential lot located at 1015 Cook Street in the City of Victoria. Tonny has requested that SouthShore Forest Consultants provide arborist assessment and create a Tree Protection Plan (TPP) for the site. The site fronts Cook Street a busy residential area with a horse chestnut (*Aesculus hippocastanum*) tree is positioned in boulevard planter. This tree must be protected and preserved. The second, a pear (*Pyrus sp.*) tree positioned in the rear of the site is protected under the current City of Victoria's Tree Preservation Bylaw.

Logan Thornton, a Certified Arborist and John Hawkins with SouthShore Forest Consultants provided a site and tree assessment on Sunday December 22, 2019 at approximately 10:00 am.

Methodology

The assessment was performed from grade. We considered this type of site inspection to be classified as a “Basic Visual Tree Assessment”. No form of invasive or diagnostic forms of arboricultural measurement tools were used during the assessment. During the assessment we utilized a standard diameter measuring tape and camera.

The weather that day was cool and overcast with temperatures around 7C. Wind speed was minor, 2-4 km per/hour.

Primary goal of the tree inventory and site assessment was to provide the client with a responsible TPP aimed at reducing demolition and construction impacts to protected trees identified in the City of Victoria’s Tree Protection Bylaw.

Observations/Discussion

During our assessment staff observed an established single-family residential property located at 1015 Cook Street in the City of Victoria. The property was observed to be a standard sized lot for the area. The existing structure covered approximately 50% of the site. A parking lot and driveway was observed to be present. The lot appeared to be landscaped in the front with small ornamental plantings and hardscape. The rear of the lot (S/E corner) was observed to have established ornamental and non-native trees.

The site was observed to be flat and fronted Cook Street, a busy residential and commercial street within the City of Victoria. The front (west side) of the lot was observed to be positioned along Cook Street. The Municipal sidewalk and “tree wells” align the public Right-of-Way. We observed one (1) horse chestnut tree positioned in front of the lot. A Public tree the chestnut tree must be preserved as a condition of the projects approval. Our observations indicate that a Tree Protection Plan (TPP) will be required under the projects current proposal.

Our observations indicate that pear tree #132 positioned in the rear of the property is of protected size. Measuring 41cm in diameter, the tree is protected under the current City of Victoria Tree Preservation Bylaw. Our observations indicates that the tree can be retained under the current proposal. The proposed building setback is approximately 5m back from the base of the tree. Our observation indicates that a minimum of a 4m Tree Protection Zone can be establish, maintained and utilized during the demolition and construction phase of the project. Our observations indicate that over excavation will be required during the project. The utilization of the Project Arborist to assess excavation and landscape modifications will reduce impacts to the pear tree.

Our observations indicate that three (3) trees located in the rear (S/E) corner of the property are of non-protected size. Each of the three trees, #133, #134 & #135 can be removed by the client. No municipal permitting is required.

Please refer to Appendix “A – Tree Inventory” for tree specific information.

Tree Protection Plan (TTP)

- Provide Tree Protection Fencing (TPF) for two specific locations at the site.
- (1) – N/T horse chestnut located in the Municipal Right-of Way. Erect TPF to represent similar positioning as indicated in Tree Site Map - Appendix “B” photo #2.
- (2) – pear tree #132 located in the S/E corner of the lot. Erect TPF to represent similar positioning as indicated in Tree Site Map – Appendix “B” photo #2. Provide fencing at a distance of 3.75m off of each fence/property line. This distance can be adjusted back to 4m once the excavation and foundation construction is completed. (Upon Project Arborist verification)
- Utilize hog-fuel/wood chips from tree removal on site. Stockpile wood chips and spread around the outside perimeter of the TPF for pear tree #132.
- Materials storage and staging of equipment is proposed to be located in N/E corner of the site.
- Provide tree pruning to reduce, elevate and provide sufficient clearances for egress into and out of the site. This may require directional pruning to be performed on the Public chestnut tree above the sidewalk and driveway entrance off Cook Street.
- Provide tree pruning for pear tree #132. This may require pruning to allow for branch removal to provide sufficient clearances for the proposed building setback and the maneuvering of constructive equipment. All Pruning MUST be performed by a Certified Arborist and licenced company in good standing with the City of Victoria’s Park Department.
- A Project Arborist Must be retained by the client form the entire term of the project. The Project Arborist will be responsible for the evaluation and assessment of TPF design and detail. The project arborist will be responsible for the coordination of excavation, root assessment and mitigation technics (hand excavation, hydro-vac & air spade) utilized when working in and around tree, Protected Root Zones. Hand digging is an option which can be used when excavating within the Protected Root Zones (PRZ) of trees proposed for retention.

Conclusions

- The existing structure has been proposed to be demolished. A new five (5) story structure has been proposed for construction.
- The lot has a Public tree N/T horse chestnut positioned in the Municipal Right-of-Way. The chestnut tree must be retained and protected.
- The lot has protected size pear tree #132 positioned in the rear of the property. This tree can be retained under the current proposal.
- Three non-protected trees located in the rear of the lot can be removed by the client with no permitting required.

Recommendations

- ✚ Provide tree protection and retention for two (2) trees, N/T horse chestnut and pear tree #132.
- ✚ Remove trees #133, #134 & #135
- ✚ Provide Project Arborist for all on site excavation, root exposure and tree pruning services. Project Arborist must be an ISA Certified Arborist and Certified Tree Risk Assessor.

Michael Butcher
SouthShore Forest Consultants
BSc Forestry
ISA-ON-0583A
TRAQ# 1401
250.893.9056

Logan Thornton
ISA –PNW-0847A
TRAQ Certified



ATTACHMENTS

- Appendix A – Tree Inventory
- Appendix B – Site Photos

Arborist Disclosure Statement:

Arborist are tree specialists who use their education, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks.

Arborist cannot detect every condition that could possibly lead to structural failure of a tree.

Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground.

Arborist cannot guarantee that the tree will be healthy and safe under all circumstances, or for a specific period.

Trees are dynamic specimens, not static. Changes in conditions including the environment are unknown.

Remedial treatments cannot be guaranteed.

Trees can be managed, but they cannot be controlled. The only way to eliminate all risk is to eliminate all trees

Tree Assessment Condition Rating

- Good - A tree specimen which is exempt defects, branch dieback, moderate insect and fungal identification. This tree has evenly distributed branching, trunk development and flare. The root zone is undisturbed, leaf, bud and flower production and elongation are normal for its distribution.
- Fair - A tree specimen which has minor defects, branch dieback, previous limb failure, identification of cavities and insect, or fungal identification. This tree has multiple (2-3) primary stem attachments; previous utility pruning, callus growth and poor wound wood development. Minor root girdling, soil heave and identifiable mechanical damage to the root flare or root zone.
- Poor- A tree specimen where 30-40% of the canopy is identifiably dead, large dead primary branching, limited leaf production, bud development and stem elongation. Limb loss or failure, and heavy storm damage leading to uneven weight distribution. Large pockets of decay, multiple cavities, heavy insect and fungal infection. Root crown damage or mechanical severing of roots. Root plate shifting, heavy lean and movement of soil.
- Dead- Tree has been observed to be dead with no leaf, foliar and bud development. No stump sprouts and root suckers are present.

Tree Protection Plan

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing. Use the City of Victoria tree protection specifications.
- iii. Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the project arborist and in their presents while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a project arborist is required to provide layout of tree protection zones. The project arborist(s) will provide pre-construction information to all parties involved with the project. **The arborist must be notified 72 hrs prior to construction activities in sensitive areas. The project arborist must be utilized for all excavation activities at the site. This includes Tree Protection Installation, Excavation and Tree Pruning activities identified for the project. Michael Butcher – 250.893.9056 or butcherlodi@aol.com**
- ix. At no time will tree protection zones be removed from the project unless approved by the project arborist.

Appendix “B”

Photo #1 – Tree Protection Fencing Construction



In this photo you can observed a typical Tree Protection Fence. This type of construction is square with right angles.

Public Tree N/T, Retain & Protect – H. chestnut

Coastal Redwood #135 – non protected – Advise removal

Pear tree #132 – protected tree

Cherry trees #133 & #134 – non protected – Advise removal

LOT 1593

CITY OF VICTORIA LOT 1592

Parapet: 81.22

No. 1015

Peak: 30.77
Eave: 27.84
MFE (Doorsill): 21.15
BFE (Doorsill): 19.15

Retaining Wall

Sidewalk 20.23

Driveway 20.21

PLAN VIP71608

Peak: 33.52

0.700 TRD

0.120 TRC

0.300 TRD

0.180 TRD

0.400 TRD (dying?)

FENCE LINE

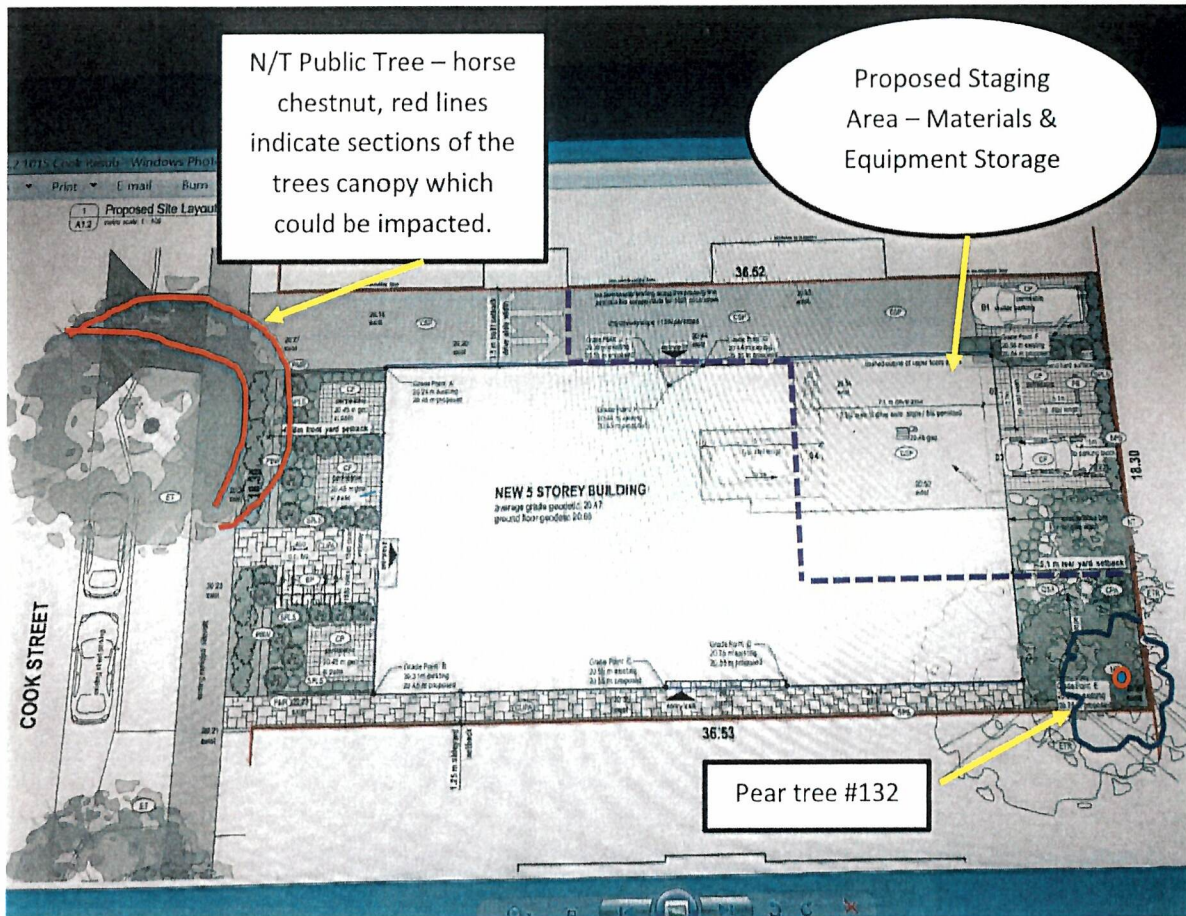
Hedge

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Page 9

Photo # 3 – Proposed Development Layout



In this photo you can see the positioning of the proposed building within the lot. The chestnut tree will require elevation and branch reduction pruning to provide sufficient construction clearances. Pear tree #132 can be retained and may require branch reduction and elevation pruning to provide sufficient equipment clearances. Materials staging should be positioned in the N/E corner of the site (indicated by the hatched purple lines).

Photo # 4 – N/T Horse Chestnut – Public Tree



In this photo you can see the chestnut tree positioned in the Municipal Boulevard. The boulevard must be protected during the entire length of the project (red lines). Low branching will require pruning to allow for vehicle and materials egress, (yellow hatched line).

Pear tree #132

Photo #5 – Pear tree #132



In this photo you can see the pear tree #132 positioned in the S/E corner of the site. Our observations indicate that the tree can be protected and preserved. A Protected Tree, the trees diameter measures 41cm at 1.4 m above grade.

Photo #5 – Rear Yard, S/E Corner



In this photo you can see an existing driveway pad (yellow outline) and three trees. Pear tree #132 is in the corner of the lot. The red lines indicate the approximate positioning for the installation of the TPF.

Southshore Forest Consultants

APPENDIX A - TREE INVENTORY/HAZARD RATINGS SUMMARY

Location: 1015 Cook Street- Victoria BC

22/12/2019

Conditions: Cool and overcast, 6C with light winds. Proposed demolition and construction of an urban residential lot within a core business section in the City of Victoria. The Municipal Boulevard in front of the lot contains a Public Tree. The Public Tree will be preserved and protected by the client for the full duration of the project.

TAG #	Spec.	DBH (cm)	Hght (m)	PRZ (m)R	Cond. G,F,P	Retain	Remove	Comments/Recommendations
N/T	Hchest	68	15	7	F	X		Public Tree – Preserve/Monitor – Project Arborist
132	pear	41	15	4	F	X		Tree is of Protected size, Preserve & Protect.
133	cherry	25	14	3	F		X	Non-protected tree, Tree removal recommended.
134	cherry	13	14	1	F		X	Non-protected tree. Tree removal recommended.
135	Crdwd	20	15	2	F		X	Non-protected tree. Tree removal recommended.

Species List

Hchest - Horse chestnut (*Aesculus hippocastanum*)pear - Pear species (*Pyrus sp.*)cherry - Cherry species (*Prunus sp.*)Crdwd - Coastal redwood (*Sequoia sempervirens*)

DBH – Diameter Breast Height = is a measurement taken at 1.4 metres above grade on any given tree stem

PRZ – Protected Root Zone = is a measurement of a radial distance out from the stem of any given tree.



January 11, 2019

To Whom It May Concern

Re: The relocation of 1015 Cook St., Victoria

Jim Connelly, the south island Sales Manager for Nickel Bros attended the site on Cook St, Victoria to determine the viability of recycling this structure.

After assessing the structural integrity and all accessible routing for the relocation, it was determined, in his opinion, the condition and the physicality of the building does not warrant the cost of relocation. Due to the height of the building, the expenses to lift or lower the utility wires may outweigh the value of the building and consequently and unfortunately, it is unlikely a candidate for recycle.

If you have any questions please contact the office.

Kind regards,

Lynn Barnett – Office Manager
Vancouver Island Division

Safety. Precision. Integrity.

Vancouver:
1528 Broadway Street
Port Coquitlam, BC V3C 2M8
Toll-Free: 1.866.813.9430
Fax: 604.944.6082
E-mail: Vancouver@nickelbros.com

Vancouver Island:
1990 Balsam Road
Nanaimo, BC V9X 1T5
Toll-Free: 1.866.320.2268
Fax: 250.753.8215
E-Mail: vanisland@nickelbros.com

Seattle:
3304 156TH ST NE
Marysville, WA 98271
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

- appreciation for the stairs facing the street with windows
- the provision of too much parking, and too little individual unit storage
- the entryway could have a greater visual impact.

Motion:

It was moved by Pamela Madoff, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Application No. 000559 for 2558 Quadra Street be approved with the following considerations:

- incorporating appropriate vertical landscaping in raised containers on the north and south sides of the patio
- enhancing the prominence of the commercial retail unit entrance
- use of roof access from the second-floor units
- reducing the parking and adding dedicated storage for residential units
- review of the relationship between the private and public realm on the west lane side.

Carried Unanimously

5.2 Development Permit with Variance Application No. 00131 for 1015 Cook Street

The City is considering a Rezoning and Development Permit with Variance Application to increase the density and construct a five-storey residential building with rental dwelling units.

Applicant meeting attendees:

PETER HARDCASTLE
JORDAN MILNE

HILLEL ARCHITECTURE INC
GMC PROPERTIES

Alec Johnston provided the Panel with a brief introduction of the application.

Peter Hardcastle provided the Panel with a detailed presentation of the site and context of the proposal, and Jordan Milne provided the Panel with details of the proposed mural and landscape plan.

The Panel asked the following questions of clarification:

- have the landscape plans changed from the plans provided to the Panel?
 - yes, the current landscape plan provided is the correct one
- how much parking is provided?
 - four parking stalls on site, and there are 19 spaces including three carshare spaces
- why is the building is being called a sister building?
 - the applicants are trying to use materials that are similar but quieter in some ways. The details are smaller and more classic in character
- why is the building being called the Charlesworth?
 - Mr. Charlesworth was a tenant of the sister building (Bell apartments), and who lost his life in WWI as a fighter pilot. The applicants wish to bring this little-known history of the building forward.

- who will be completing the mural?
 - Lydia Beauregard
- are the windows operable?
 - yes
- why is the rooftop patio only on one side?
 - this was a better interface to the neighbours to the rear
- was a bathroom on the roof considered?
 - no
- what is the upper material above the brick?
 - stucco face
 - It was used to match the bell apartments
- was it considered to have masonry up three storeys rather than two?
 - this was considered, but it changed the character of the building. The lines seemed heavier and it flows better with the streetscape as three storeys
 - the proposal better respects the heritage building
- is there any concern that the mural will take away from the adjacent heritage home?
 - no, the murals will benefit the pedestrian realm.

Panel members discussed:

- appreciation for the quality of the presentation.
- concern for the low placement of the masonry, making the building appear top-heavy
- concern with the concept of a sub-sister building
- appreciation for the overall design and for the mural.

Motion:

It was moved by Brad Forth, seconded by Elizabeth Balderston, that Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00131 for 1015 Cook Street be approved as presented, but with consideration to amend the landscaping on Cook Street to better fit the live work units.

Carried Unanimously

5.3 Development Permit Application No. 000558 for 1224 Richardson Street

The City is considering a Development Permit application to construct multiple dwellings.

Applicant meeting attendees:

CHRISTINE LINTOTT
OLIVIA LYNN
TIM STAMP

CHRISTINE LINTOTT ARCHITECTS INC
CHRISTINE LINTOTT ARCHITECTS INC
APPLICANT

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

- transition with adjacent properties
- any other aspects of the proposal on which the ADP choose to comment.

Heather McIntyre

From: Steven Ogram <[REDACTED]>
Sent: July 16, 2019 9:28 PM
To: Victoria Mayor and Council; CALUC Chair
Subject: Development Proposed for 1015 Cook St

Dear Mayor Helps and Council,

I live in the townhouse complex located at 1137 Meares St, which is behind the development proposed for 1015 Cook St. I recently attended a community meeting hosted by the Fairfield Gonzales Community Association Land Use Committee regarding this proposed development. I wanted to follow-up to voice my concerns with the proposal for a 5-storey apartment building.

I believe that a 5-storey building is far too large for that site and I have concerns about the impact on the privacy of myself and the neighbours in my townhouse complex as it will be 2 storeys higher than our 3-storey building. An additional concern that I have is the lack of parking planned for a 31-unit building. While the proposal includes 4 MODO carshare spots, it is inconceivable to believe that none of the 31 units will own personal vehicles. These individuals will be forced to park on Meares St and Rockland St that are already short of street parking leading to an even more problematic street parking situation in my neighbourhood.

While I would like to see 1015 Cook St developed by GMC Projects Inc who have already proven themselves to be good neighbours in their management of the Bell Apartments, I respectfully ask that this current proposal be denied and that the developer be asked to come back with a proposal for a smaller building that is more in keeping with the neighbouring buildings.

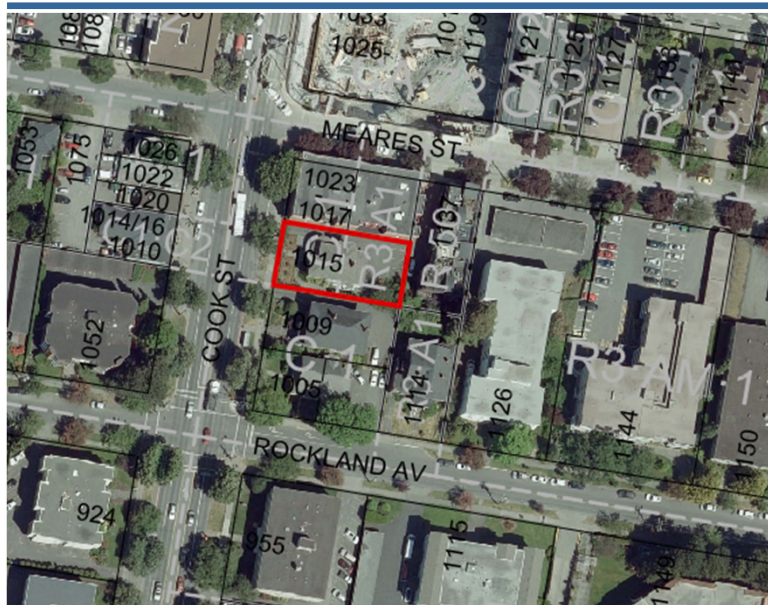
Thank-you for hearing my concerns.

Steven Ogram
#6 -1137 Meares St

Rezoning and Development Permit with Variance Application for 1015 Cook Street



1



2

Subject Site



3

Neighbouring Properties



1017-1023 Cook Street

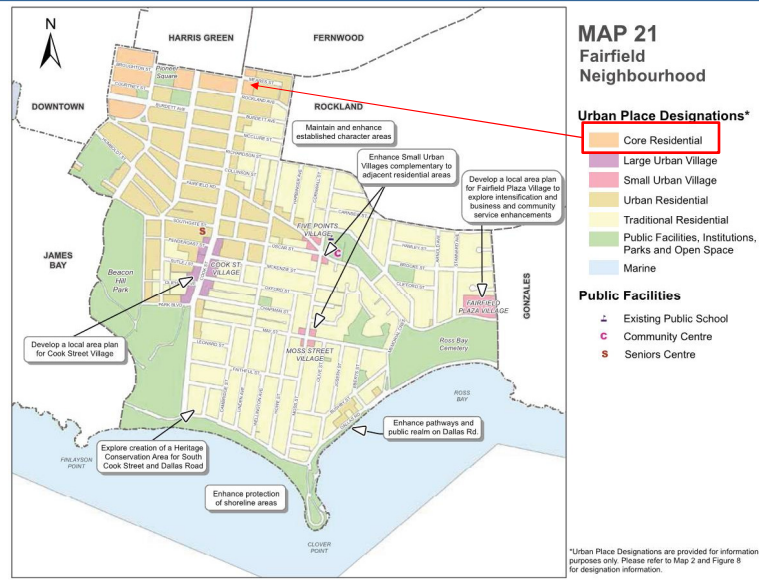


1009 Cook Street



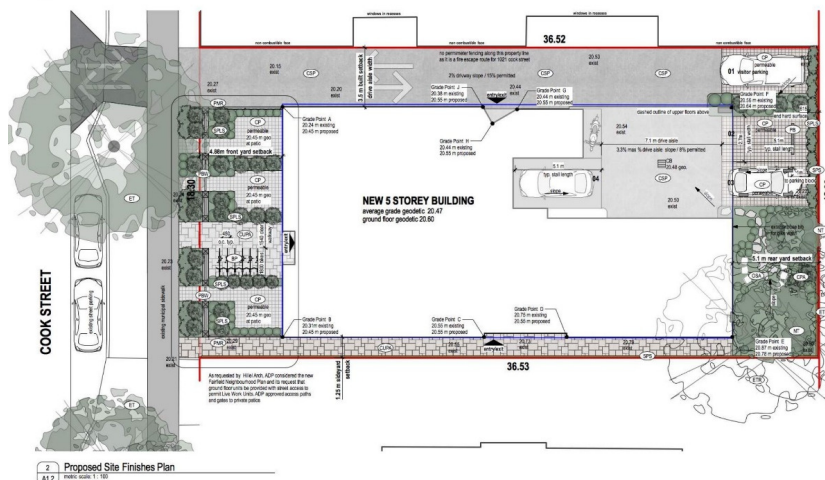
4

OCP – Fairfield Direction



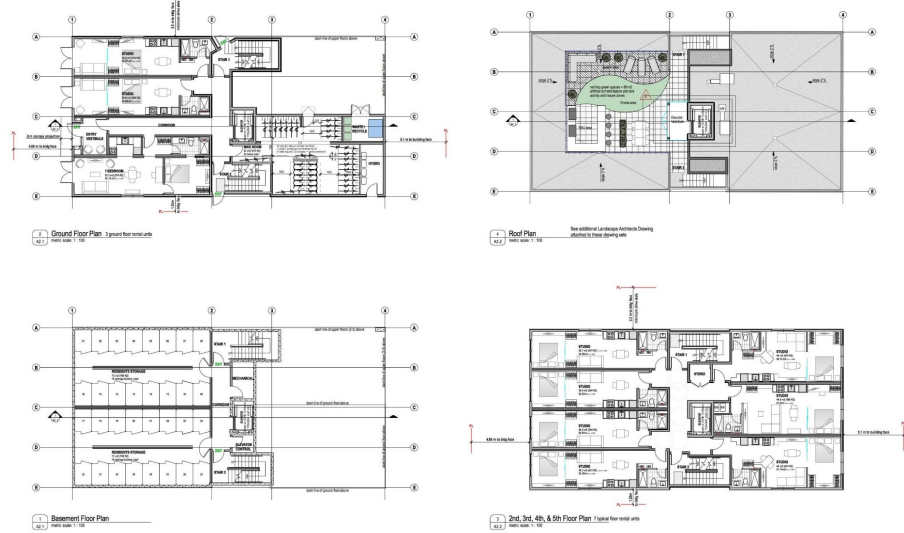
5

Site Plan



6

Floor Plans



7

Streetscape



Without street trees



8

Elevations



9

Elevations



10

Madison Heiser

From: Olivia Bradbury [REDACTED]
Sent: Thursday, July 16, 2020 8:20 PM
To: Public Hearings
Subject: Re: 1015 Cook Street

Categories: Alicia - In Progress

* previous comment revoked *

Please do not use to inform meeting.

After consulting with the property developers; my concerns no longer prevent my support of the building re-zoning. I believe the site would benefit the community character and versatility. I am happy with the size of the property and keen to support the communal green space on the rooftop.

> On 13 Jul 2020, at 18:21, Olivia Bradbury [REDACTED] wrote:

>

> I am opposed to the re zoning of 1015 Cook Street. Living next door to the site, with a window facing the development, there will be huge inconveniences to me personally and my fellow neighbours.

> A large 5 storey building would block out the light and the views for my building and others. Furthermore the construction will be beyond disruptive, with more people working from home, the noise of demolitions and building works prevents the rest of the area from being able to be productive.

>

Madison Heiser

From: Steven Ogram [REDACTED]
Sent: Thursday, July 16, 2020 8:17 PM
To: Public Hearings
Subject: Development at 1015 Cook St

Dear Mayor and Council,

I'm writing you this email regarding the proposed development for 1015 Cook St. I live at 1137 Meares St and my west facing windows all look on to the proposed development site.

I'm concerned about the proposed height of the building at 5 storeys as I believe it will cast significant shadows on my building and block out my of the natural sunlight. Although a shadow study was done, it was not shared at community consultations which leads me to believe it was not a positive report.

The developers also own the Bell Apartments building and while they've done a great job and I think they are good neighbours, i do not support a 5-storey building at 1015 Cook St. I would be supportive of a 4-storey building at this location.

I do appreciate that they have chosen to move the rooftop deck to the front of the building which will minimize the impact on the privacy of the owners in my townhouse complex.

I'm also concerned that they plan to remove all but one pear tree. There are a number of larger trees at the back of the lot that I'd like to see retained if possible including a fir tree. If they are approved to remove existing trees, I'd request that they be required to replant new trees at least 8 feet in height.

I request that you deny a permit to build a 5-storey building at 1015 Cook St.

Thank-you for hearing and considering my concerns.

Steven Ogram
#6 - 1137 Meares St
[REDACTED]

From: John Agar < >
Sent: June 2, 2020 4:02 PM
To: Development Services email inquiries
Subject: 1015 Cook Street Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

The proposed 5 storey development should be reduced to 4 storeys consistent with surrounding properties and the area zoning.



John Agar

Madison Heiser

From: Sherri Lynn Yazbeck [REDACTED]
Sent: Sunday, July 19, 2020 10:13 AM
To: Public Hearings
Subject: Proposed development at 1015 Cook Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council,

We are writing to you with a concern regarding the proposed development for 1015 Cook Street, scheduled to go before Council on July 23, 2020. We are concerned that the proposed 5-storey building is too large for the small block between Meares and Rockland thereby disrupting the transition in size from the neighbouring houses, 4 storey condos and/or apartments, single floor businesses and townhouse around the proposed development on Cook St, Meares St and Rockland Ave.. As residents of 1137 Meares St. we feel the proposed 5-storey will impact our privacy as well as those in the surrounding smaller buildings. We are concerned a 5-storey building in place of a 2-floor house will not fit into the character of the small block on Cook St. between Meares St and Rockland Ave., noted as the edge of the transition zone in the Fairfield Community plan. We are extremely happy with what the developers have done with the Bell Building, they are great neighbours and community builders, and we would fully support a 4-storey building on that lot that is representative of those in the block of the proposed development.

Sincerely,
Sherri-Lynn Yazbeck and Stuart Adamson
5-1137 Meares Street Victoria

Sherri-Lynn Yazbeck
Early Childhood Educator, Supervisor
Child Care Services-Arbutus Place | Campus Services | Division of Student Affairs
University of Victoria | PO Box 1700 STN CSC
3889 Finnerty Road | Victoria, BC V8W 2Y2
[REDACTED]

Common Worlds Research Collective: <https://commonworlds.net>

We acknowledge with respect the Lkwungen peoples on whose traditional territory the university stands and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.

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Anika Kaufhold & Tudor Tulloch-Woods
205-1021 Cook Street
Victoria, B.C.
V8V 3Z6

RE: Rezoning application **No. 00670-1015 Cook Street.**

To Mayor & Council,

We are writing to express our support in favor of the project at 1015 Cook Street. My partner and I were former tenants of the building currently located at 1015 Cook Street. We now live in the Bell Apartments building immediately adjacent to the proposed development. We were notified well in advance of the proposed project and have had nothing but pleasant dealings with GMC projects. GMC has been open and accommodating to us both as we left our old residence and as we moved into the Bell Apartments.

We believe that the proposal will benefit the community and Cook Street area that we enjoy calling home. GMC has put in great effort to ensure that the new building will be a good fit for the area. We are in favour of their decisions to design the building with alternative transportation and community in mind. We also think that the decision to keep the buildings size under the limit is an excellent choice and will be appreciated by members of the neighbourhood.

Again, as former residents and current neighbours of the proposed development we would like to express our support in favour of Rezoning application No. 00670-1015 Cook Street.

Kind Regards,

Anika Kaufhold & Tudor Tulloch-Woods

Madison Heiser

From: Dan Sawchuk [REDACTED]
Sent: Monday, July 20, 2020 1:55 PM
To: Public Hearings
Subject: Support for 1015 Cook Street Project

Good afternoon Mayor and Council.

I am writing to express my support for the 1015 Cook Street development.

Our holding company Eagleridge Holdings Limited owns the building at 1102 Fort Street. We have owned it for 20 years.

As you are aware, our neighbourhood is changing rapidly, which has been extremely positive. It's been awesome to witness the increased vibrancy.

I believe that the re-development of 1015 Cook is another key piece of the puzzle, as maintaining existing rental stock, and adding to it, can only be a good thing.

I see this as a boutique development that will fit nicely into the transforming neighbourhood.

Thank you for your time.

Best regards,

Dan



Dan Sawchuk
President
Robbins Parking Service Ltd.



Your Unique Needs, Our Unique Solutions.

Madison Heiser

From: Atkinson, Michael [REDACTED]
Sent: Tuesday, July 21, 2020 1:11 PM
To: Public Hearings
Cc: Alec Johnston; Nina Jokinen; Sherrie Klein
Subject: 1015 Cook Street project
Attachments: Letter to Council re-1015 Cook Street.docx

Dear Mayor and Council,

Please find attached a letter regarding the proposed building at 1015 Cook Street, which will be discussed at Council on Thursday.

Thank you for taking our views into consideration.

Michael Atkinson

July 21, 2020

Dear Mayor and Council:

Re Proposal for 1015 Cook Street

We write to express our concern regarding the proposed project slated for 1015 Cook St., which contemplates a five-story rental unit to replace what appears to have originally been a single family dwelling.

As Council is aware, this project was initially conceived as a four-story condominium which would, in the words of the October 31, 2018 letter from the developers, “respect the four- story street scape that extends to the Cook Street Village core...” There are many positive features of that original proposal. The design and materials provide continuity with 1021 Cook Street and the contemplated artwork adds to the ambiance of the area. Most important, the new building would serve as a quiet “gateway” to the Cook Street corridor by not dwarfing adjacent buildings. It is difficult to find fault with such a proposal.

In its next iteration, however, the four-story condominium concept has been replaced by a five-story rental structure. Initially the building was to “marry up—as close as possible—to the height of 1021 Cook street.” The new proposal abandons that aspiration and seeks a spot rezoning that would allow for a building 15.9 meters in height (or 20 meters in height if the frame for the elevator is included). We understand that the existing zoning limits the building height to 12 meters, so what is requested is a building significantly higher than contemplated in the original proposal or, presumably, in the community plan.

The proponents explain this change in building height by reference to the difficulties involved in meeting the City’s parking requirements. Apparently, the original proposal did not take adequate note of what are described as “technical considerations dealing with parking access” (July 18, 2019 letter to Council). These considerations, the proponents suggest, “sadly, defeated that 4 storey osolution (sic).” How parking requirements, which are less onerous with a rental building, required the addition of a fifth story is not made clear.

At the risk of seeming to be uncharitable, anyone working from the documents provided could be forgiven for concluding that the addition of a fifth story is directly related to the desire for additional revenue, since a four-story building could presumably meet all of the technical parking requirements that are met with a five-story building. If that is a reasonable inference, then what Council is being asked to approve is a larger, more imposing building that does not meet current zoning requirements in order to provide a larger income stream for the owners.

Since parking is invoked as a rationale for a five story building, it is worth considering the impact of the proposed building on available parking. At the moment there are seven spots located behind the current building. These would be reduced to four, only one of which would accommodate a personal vehicle. Perhaps none of the anticipated residents of 1015 will own a car, but for those who do there is no alternative but to seek street parking on Meares, Rockland, or nearby streets which are already subject to parking pressures. Parking issues, it should be noted, surfaced at the July 11, 2019 Local Area Planning meeting with similar concerns expressed by neighbours.

We welcome the development of a rental complex at 1015 to provide additional accommodation in the downtown core. We are asking that in addition to the value of density you give equal consideration to proportionality. As you are well aware, the area south of Fort contains architecturally appropriate structures with ample green space. It is difficult to imagine how a five-story structure erected on a small parcel of land adjacent to a heritage building can be considered in keeping with this tradition. The original proposal, which neighbours seem quite content with, meets zoning, aesthetic, and proportionality requirements. That is the project we are asking Council to approve.

Sincerely yours,

Michael Atkinson
401-1033 Cook Street

Sherri Klein
515-1033 Cook Street

Heather McWhinney
401-1033 Cook Street

Don Shepherd
515-1033 Cook Street

Pamela Martin

From: Astrid Lynne Helmus [REDACTED]
Sent: July 22, 2020 1:15 PM
To: Public Hearings
Subject: Comment on 1015 Cook St, proposed development

Hello,

I am writing to give public comment on the proposed building at 1015 Cook St.

I am a resident of 1021 Cook St, the building immediately next door to the lot.

GMC projects, working on 1015 Cook St. have been incredibly respectful; helpful, and considerate, talking with the community and looking for feedback on the project.

The proposed building sounds like it will be a great addition to the community. It will create rental housing in an area where it is very much needed, in a way that respects the neighbour hood's history and wellbeing. I am hoping these rental homes will also be affordable, as the rental market in Victoria is rising significantly each year and is quickly becoming unattainable for many.

I think it is rare to see a development group that is so aware of community and lifestyle when building a rental property.

I look forward to this addition to the area.

Cheers,
Astrid Helmus



July 22, 2020

Mayor Helps & Council,

Thank you to yourselves and the City of Victoria Development Services staff for sending forward the notice of public hearing regarding rezoning application No. 00670-1015 Cook Street. As a stakeholder in the direct vicinity of the proposed development we appreciate the opportunity to voice our opinion and perspective regarding changes to the neighbourhood.

After a review of the materials sent out as well as the renderings supplied by the developers we think this will be a wonderful addition to the area providing 31 desperately needed rental homes in the community. We are impressed that the developers were able to achieve so many residences using creative design and innovation while remaining below the maximum density and heights as guided in the Official Community Plan. The orientation and location of the building on the site allows for a maximized view corridor as well as reduced shading and improved views for existing neighbours. As someone who had the benefit of growing up just one block away from the project location can attest to the benefit of a positive focus on multi-modal transportation and car share as this is a location perfect for future forward transportation strategies.

In conclusion, I would like to once again express our support for the benefit of this creative and human focused approach to development for the city and this area. I hope that this is just one of a new wave of innovation in holistic multi-family housing projects to our community.

Sincerely,

Elizabeth J. Mears
Managing Director
Oak Bay Rental Investments Ltd.
1023 Fort Street – 1024 Meares Street – 1057 Fort Street.

July 22, 2020

Mayor & Council
1 Centennial Square
Victoria, BC

Submitted by email: PublicHearings@victoria.ca
CC: Alec Johnston – ajohnston@victoria.ca

RE: 1015 Cook Street – Rezoning Application No. 00670 Street

To Whom It May Concern,

I write to submit my enthusiastic support of the proposal known as 1015 Cook Street,
Victoria, BC, located on the traditional and unceded territory of the Lekwungen people, today known as the Esquimalt and Songhees First Nations.

The Downtown/Fairfield area desperately needs high quality, diverse rental housing. Especially in light of declining tourism and other pandemic pressures, our local businesses cannot rely on seasonal tourism alone, and the heartbeat of our city needs an infusion of year-round neighbors and patrons to keep businesses and jobs intact. The proposed development offers a mix of unit types, positioned as work force housing for people who are willing to pay market rates to live near downtown. **Failure to incorporate market rental housing in the city centre will result in the loss of the independent businesses that make Downtown, Harris Green and Fairfield a special, desirable place to live, work and play.**

Several years ago and when it was under previous ownership, I acted as the property manager for 1021 Cook Street, which is now Bell Block Apartments – the neighboring building, re-furnished by GMC Projects, following a fire and subsequent sale by the previous owners. It was such a joy to see life breathed back into that building, which before the sale to GMC Projects was in on-going disrepair – costly and at times hazardous to operate. Showcased by their interiors, building safety systems and beautiful exterior mural, GMC Projects did an exemplary job of making 1021 Cook Street a safe, welcoming place for residents and a positive addition to the neighborhood. **Council can be sure that GMC will invest the same time, care, and attention to detail into The Charlesworth at 1015 Cook Street.**

As new rental stock that becomes available, owners of existing rental buildings are incentivized to make repairs and upgrades to keep their buildings competitive, resulting in safer, cleaner housing for everyone. When we consider the environmental impacts of our city, we often hear about cars, highways, cruise ships – but no one talks about the environmental impacts of operating buildings that were built decades ago, and whose systems may be reaching or past the end of their functional life. Owners of deteriorating buildings, including the to-be

demolished building in this development, have two options – to make repairs and pass those costs on to tenants through inflated rents, or to do nothing and allow buildings to fall further into disrepair. **By encouraging new rental stock, City Council will be taking a quiet but important step towards keeping tenants safe and reaching our municipal climate goals.** In particular, the inclusion of Modo car share memberships to tenants of 1015 Cook Street and its sister building (Bell Block Apartments) will attract residents who embrace the benefits of living within a walkable community.

In staff reports for this project, the developer (GMC Projects) was lauded for their application of the Tenant Assistance Program in respect of the two existing tenants of the to-be demolished building. The developer has also demonstrated their commitment to consultation by respecting the community wishes not to realize the full density or height allowed for this project.

The Downtown/Fairfield area needs a place for folks who wish to better their community by being responsible citizens, good neighbors and frequent patrons of local businesses. **It is my sincere hope that Council acknowledges that 1015 Cook Street is an important part of bringing a diverse, conscientious, economically secure contingent of citizens into Downtown Victoria. As a resident of this neighborhood, I look forward to this addition to our community.**

Respectfully submitted to Mayor & City Council on Wednesday, July 22, 2020.

Sincerely,

A handwritten signature in dark ink, reading "Jessi-Anne Reeves". The signature is fluid and cursive, with the first name "Jessi" and last name "Reeves" clearly legible.

Jessi-Anne Reeves

2-1148 Oscar Street (Cook St. Village)

Victoria, BC V8V 2X4

(unceded Coast Salish Territory of the Lekwungen and WSÁNEĆ nations)

Deirdre Campbell
1217 May Street
Victoria, BC
V8V 2S8

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

July 22, 2020

For the attention of Mayor Helps and Victoria City Council

Reference: Rezoning application **No. 00670-1015 Cook Street.**
Proposed development of 1015 Cook Street by GMC Projects.

I am pleased to support GMC's rezoning application at 1015 Cook Street. As I am also the owner of a public relations firm that works with GMC on occasion, I am writing this letter as both a Fairfield resident and a past tenant of GMC's. I can vouch for the quality of their developments, their values as a landlord and their commitment to preserving the invaluable 'sense of place' that is important to Victoria's reputation as a great place to live.

GMC Projects has a reputation for preserving the best features of buildings while committing to sustainable development. Through community consultation they adjusted setbacks to maximize views and ensure there is more open space for neighbours. 1015 Cook Street is also being designed around a multi-model transportation model, and will include three onsite car share vehicles, plenty of bike storage and even a bike wash and repair station. I really like the fact they will be adding in 31 new, affordable rental homes into the community where downtown rentals are so badly needed. In discussing this project with the team at GMC, I was also impressed with their careful consideration into the design, understanding the added restraints that may continue into the future due to COVID-19. Finally, I also trust the GMC team to be respectful of the OCP for density and height.

As a year-long tenant at GMC's Portage West property, while I renovated my Fairfield home, I was constantly amazed at the impeccable level of upkeep of the property, the commitment to being a 'good neighbour' and to the health and safety for all the tenants.

I am happy to be a reference for the team and answer any further questions.

Sincerely,



Deirdre Campbell



Pamela Martin

From: Stitt, Rachel [REDACTED] >
Sent: July 22, 2020 9:39 AM
To: Public Hearings
Subject: 1015 Cook St. Hearing 7/23/2020

Hello,

I am reaching out to express my support for the new build of the Charlesworth apartment units. I've been a resident of the Bell apartments located at 1021 Cook St. since March 2019. I can say whole heartedly that the GMC Projects Inc. have been responsive and helpful with my requests and needs in a timely matter since I moved in a year and a half ago. I have experienced firsthand—their care and consideration for the neighbourhood.

When GMC Projects Inc. shared their vision to create a sustainable community with the residents in our building, I was so impressed. They have thought of all the aspects that will make sustainable living a reality. Their plan to utilize the three parking stalls as moto spots and provide the tenants with moto accounts is brilliant. I was thrilled to hear their plan for the bike room—where they will install outlets for electric bikes. The shared roof top outdoor space will create an oasis for the tenants that will bring back an element of community that should be a necessity in our downtown location.

GMC Inc. is a family owned business with solid values. I've had nothing but positive experiences with them. Safety and comfort has always been their top priority, and I can truly say that this plan can and will improve our community. I look forward to the new building and I believe that GMC has considered our community and will add value to the neighbourhood in every respect.

Thank you for your consideration for this exciting new project. I hope to see it move forward!

Sincerely,
Rachel Stitt

Rachel Stitt
Philanthropy Coordinator
Victoria Hospitals Foundation
[REDACTED]



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While our office is currently closed, our team is maintaining regular business hours remotely. Find us on [Facebook](#), [Twitter](#), [Instagram](#), and [LinkedIn](#).

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Pamela Martin

From: [REDACTED]
Sent: July 22, 2020 2:16 PM
To: Public Hearings
Subject: RE: 1015 Cook Street - Rezoning Application No. 00670 Street Landscape Plan

Hello all,

Thank you for taking the time to read this. I am the Landscape Architect on the 1015 Cook Street project, Christopher Windjack with LADR Landscape Architects, and I wanted to take an opportunity to provide some additional details regarding the landscape design.

We've kept the landscape design simple, using native species as much as possible to create a relatively low-maintenance, climate adapted landscape. Along the Cook Street frontage, vines grow on the proposed walls at the edge of the unit gardens, and yew hedges between the patios encourage privacy through soft screening. Low-growing native shrubs create a green carpet adjacent to the sidewalk, allowing the vine-clad walls to become the focus.

At the rear of the property, a bamboo strip at the front of the parking stalls provides tall, soft screening with limited planting space, while a variety of flowering vines grow on the proposed fence. Flowering shrubs in a bed of native groundcovers break up the hardscape of the parking area. The southeast corner of the site boasts a diverse range of native shrubs, ferns, and groundcovers that create a tranquil space for seating, provided by both boulders and a bench. Two new trees, one of them a profuse bloomer, provide additional shade cover in this area, and serve to replace the three on-site trees. The proposed trees are better suited to the space (they are slightly more compact). The reason we are not able to replace at a 1:1 ratio is because there is not enough available soil volume to support three trees in the rear planting bed, and not enough for any trees along the frontage. The boulevard trees are remaining untouched.

Thank you,

Christopher

Christopher Windjack | BCSLA | MLA | GREEN SHORES LEVEL 2
LADR Landscape Architects Inc
#3-864 Queens Avenue
Victoria, BC
V8T 1M5

P: [REDACTED]
[REDACTED]

Pamela Martin

From: Dave Hatt [REDACTED]
Sent: July 23, 2020 12:55 PM
To: Public Hearings
Cc: cindyhatt; Jordan Milne
Subject: RE: 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131

RE: 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131

Attn: Victoria City Council

This is a letter of **support** for GMC Properties, (Jordan Milne, CEO) for the proposed Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131. We are Dave & Cindy Hatt and we are commercial tenants of 1019 Cook St which is next door to the building in question at 1015 Cook. We have been in business at this location since 2006 and we believe that the re-development of 1015 Cook Street would benefit the neighbourhood. We supported Abstract Developments proposal for 'The Black & White Building' development at the corner of Fort and Cook and we support the proposal to renovate and upgrade 1015 Cook St. by GMC Properties.

We are the only tenant to have stayed on during the entire renovation of our building at 1017/1019/1021 Cook St after the building caught fire. Throughout the process, we have been impressed with the quality of work of the renovations by GMC of the residential apartments upstairs as well as the commercial space next to us.

It is our belief that GMC's proposed upgrade to 1015 Cook will be a net positive for our business and for our community and we look forward to providing our service to the new tenants that will move into the units in that building. We trust that the City of Victoria will approve their application.

Thank You,

Dave Hatt & Cindy Hatt
Owners, The WetCleaner Non-Toxic Dry Cleaning
1019 Cook Street
Victoria, BC, V8V 3Z6
Office: [REDACTED]

Pamela Martin

From: Tuffy M [REDACTED]
Sent: July 23, 2020 1:28 PM
To: Public Hearings
Subject: Public Hearing No. 20-066 - 1015 Cook Street

To Victoria City Council,

I oppose the development permit application for the land located at 1015 Cook Street, Development Permit Area 16. Specifically, the variance requested to reduce the vehicle parking from 16 to 3, and visitor parking from 3 to 1.

The building being proposed is a 5-storey apartment building with both residential and live/work units.

There is already severely limited, available parking in the neighborhood. It is entirely unreasonable to suggest that a multiple dwelling as proposed would not require ample parking.

It's ludicrous to think that the vast majority of the intended residents would either a) not have or require a vehicle or b) not have visitors with a vehicle.

If there is no parking provided, where would these individuals park their vehicles?

There is essentially no public parking on either the east or west side of Cook Street, within 4-5 blocks north or south of this address.

The residential streets around this address are already at capacity.

In short, this variance would already exacerbate an already congested traffic and parking situation along Cook Street.

Thanks for your consideration,

Tuffy McPherson

Pamela Martin

From: maryann lee [REDACTED]
Sent: July 23, 2020 1:29 PM
To: Public Hearings
Subject: Re: parking

I don't agree to add more parking for 1015 cook street and for there guess. It's going to create a lot of problems for others that's looking for parking.

Thank you
Mary Ann

Sent

Pamela Martin

From: Emily Erickson [REDACTED]
Sent: July 23, 2020 1:32 PM
To: Public Hearings
Subject: 1015 Cook Street

Hello,

I am writing to you to advise you of the parking issue we are already experiencing in the neighborhood. The proposed development for 32 units with only 4 parking spots at 1015 Cook Street would cause more issues in the surrounding areas for businesses and residents. I hope you take this into consideration and deny the parking variance proposal.

Sincerely,
Emily Erickson

Pamela Martin

From: trevor robertson [REDACTED] >
Sent: July 23, 2020 1:33 PM
To: Public Hearings
Subject: 1015 Cook Street Parking Variance

The proposed variance to reduce the number of parking stalls from 16 to 3 and visitor parking stalls from 3 to 1 at 1015 Cook Street is going to cause a parking disaster in the area. It is asinine to assume that so few of the future tenants will not own vehicles that they will require parking. If they are not provided parking spots at the building, where will they park? Parking is already a problem in the area, and this parking variance will only compound the problem. I strongly oppose this variance due to the negative impact this parking nightmare will have on the neighborhood.

I hope you will take these concerns into consideration.

Sincerely,

Trevor Robertson

Pamela Martin

From: Mike Zadravec [REDACTED]
Sent: July 23, 2020 1:39 PM
To: Public Hearings
Subject: 1015 Cook Street

To whom it may concern,

I do not believe the proposed change to reduce the available vehicle from 19 stalls to 4 stalls to be a feasible endeavor. There is already a lack of available parking nearby due to recent construction developments in the area. Please do not consider reducing the available parking.

Regards,
Michael Zadravec

Pamela Martin

From: Ron Hampton [REDACTED]
Sent: July 23, 2020 1:40 PM
To: Public Hearings
Subject: Parking Variance Email

Subject: RE: Parking Submission Email

I [strongly](#) oppose the development permit application for the land located at 1015 Cook Street, Development Permit Area 16.
Specifically, the variance requested to reduce the vehicle parking from 16 to 3, and visitor parking from 3 to 1.

The building being proposed is a 5-storey apartment building with both residential and live/work units. [The developer should be required to provide the required parking.](#)

There is already [extremely](#) limited available parking in the neighborhood. It is entirely unreasonable to suggest that a multiple dwelling as proposed would not require ample parking.
It's ludicrous to think that the vast majority of the intended residents would either a) not have or require a vehicle or b) not have visitors with a vehicle.
If there is no parking provided, where would these individuals park their vehicles? [Residents in the neighborhood are already parking all day and shuffling their vehicles throughout the day making it impossible for patrons to find parking in the neighborhood.](#)

There is essentially no public parking on either the east or west side of Cook Street, within 4-5 blocks north or south of this address.
The residential streets around this address are already at capacity.

In short, this variance would already exacerbate an already congested traffic and parking situation along Cook Street. [As previously stated, the developer should be required to provide the necessary parking, without any variance.](#)

Thank [you](#) for your consideration,

Ron Hampton
1009 Cook Street
Victoria, BC
V8V 3Z6

Pamela Martin

From: Tina Hartl [REDACTED] >
Sent: July 23, 2020 1:47 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1228) - No. 20-066 (1015 Cook Street)

To the Council of the City of Victoria,

I am immensely opposed to the prospect of the reduced number of parking spots with the Development Permit of 1015 Cook Street.

There is already a shortage of available parking spaces for the residents and businesses in the area. With recent developments within the same area, the problem has already become drastically apparent.

To develop another building with a mix of residential and business units, would excessively increase this problem. Especially for the existing businesses that are already dealing with this ongoing issue.

Please consider that adding parking to the immediate area would benefit the proposed development as well as the rest of the community. Providing more access to the local businesses and preventing patrons parking in the surrounding residential areas.

Sincerely,
Tina Hartl

Pamela Martin

From: Kevin Hampton [REDACTED] >
Sent: July 23, 2020 1:51 PM
To: Public Hearings
Subject: 1015 Cook Street

There is already not enough parking in the area. I was in both shock and disbelief when I was informed of this proposal. That was followed by feelings of discouragement, deflation, frustration, and ultimately anger. I hope the Victoria City council will not approve this proposal. Please do not underestimate how important this issue is to me. I look forward to a favourable response.

Pamela Martin

From: Zapherah Dewing [REDACTED]
Sent: July 23, 2020 1:54 PM
To: Public Hearings
Subject: Oppose Development Permit - Woman's Rights

To Victoria City Council,

I oppose the development permit application for the land located at 1015 Cook Street, Development Permit Area 16.

Specifically, the variance requested to reduce the vehicle parking from 16 to 3, and visitor parking from 3 to 1.

The building being proposed is a 5-storey apartment building with both residential and live/work units.

There is already severely limited, available parking in the neighborhood. It is entirely unreasonable to suggest that a multiple dwelling as proposed would not require parking.

My office is located at 1009 Cook Street, next door to the intended development. Over the past months, people have been parking their vehicles on Cook Street directly in front of the office driveway. They block the driveway, so that I can neither leave work ***OR*** park my vehicle so that I can attend work. I am a single mother; I schedule meetings that I have to attend; I am trying to run a business here in Victoria.

Tell me, am I not valued? Am I not a person in business? ***Is it right that you put the wealthy builder above the poor business woman?*** Or are we not equal?

Sincerely,

Zapherah

B.A., RCIC, J.D. Candidate
Volunteer at Victoria Immigration & Refugee Centre
Zapherah's Immigration Office
1009 Cook Street
Victoria, BC. V8V 3Z6
[REDACTED]

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Pamela Martin

From: Heather-Lynn Eras [REDACTED]
Sent: July 23, 2020 3:10 PM
To: Public Hearings
Subject: Letter of Support for the Charlesworth

To whom it may concern,

I am writing for my support in the building of The Charlesworth. Both myself and my team member had the pleasure of speaking with Jordan about GMC's vision for the current space and we strongly believe that it will enhance the community of both downtown Victoria NS Fairfield as well. My husband and I just moved to Victoria and we currently live on Cook St. While the current building is beautiful in its own right, we look forward to the heritage that will be restored with the vision that Jordan has to tribute the building to one of the original tenants of the Bell Apartments.

I unfortunately can not make it tonight to speak live about this matter but I hope to convey my strongest support of The Charlesworth moving forward in becoming what I'm sure will be a beautiful landmark on Cook St.

Kindly,
Heather-Lynn Eras

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101 - 200 Cook St, Victoria BC V8V 3X1
[REDACTED]

Pamela Martin

From: Chris Stackaruk [REDACTED]
Sent: July 23, 2020 9:40 AM
To: Public Hearings
Subject: Rezoning application No. 00670-1015 Cook Street

Hello,

I am a Victoria resident and would like to submit my comments on the following:

- Rezoning application No. 00670-1015 Cook Street, hearing TODAY

My info:

- Christian R Stackaruk
- 307-1021 Cook Street, Victoria, BC, V8V3Z6

My comments are:

I believe that the proposed project by GMC is a really great addition to my neighbourhood. I am confident of this as one of their tenants and also as the nextdoor neighbour to the project. Here are two reasons why:

It is a Fantastic Project: The building, as they have planned it, is thoughtfully designed and perfect for the neighborhood it is entering. It is a wonderful addition to the beautifully re-designed properties straddling Meres and Cook today. I believe it will foster a stronger sense of community on our strip of Cook St., and also bring in good businesses, foot traffic, and new amenities for our area.

They are A Great Company: The owners of GMC are very thoughtful about community development and the impact that their projects have on the lives of their neighbours and tenants. I've witnessed this as one of their tenants. I also, coincidentally, know some of their other business associates and they have told me only very good things about their stewardship of real estate and community resources.

Please support their rezoning application.

(FYI, I have no financial stake or conflict of interest in this. GMC informed me of the proceeding and I have sent in this letter because I want to support their project.)

—

thank you,

Chris

Avril Matthews
1018 Joan Crescent
Victoria, BC
V8S 3L5

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

July 22, 2020

For the attention of Mayor Helps and Victoria City Council

Reference: Rezoning application **No. 00670-1015 Cook Street.**
Proposed development of 1015 Cook Street by GMC Projects.

I write in connection with the above planning application. I know the site well. I wish to offer my support to the proposal, for the reasons outlined below.

- The project does not maximize the Official Community Plan (OCP) for either density or height.
- Through community consultation, building setbacks have purposely been positioned in order to maximize views and open space for the neighbours.
- New painted mural in honor of Alick Charlesworth which respects the visibility of Bell mural.
- 31 new rental homes for our city that is badly in need of downtown rentals.
- Going above and beyond the cities tenant assistance program for existing residents.
- A promoted modern multi-modal transportation model. A 92-walk score & 100 bike score.
- 3 on-site car share vehicles. 33 indoor bike parking stalls. Bike wash and repair station. Perfect for downtown living.
- Shared rooftop patio space encourages community gathering & a sustainable balanced lifestyle.
- Un-building the existing structure to re-use material where possible and save from the landfill.
- A rendering of the project can be seen at www.thecharlesworth.ca

GMC Projects has a reputation for breathing new life into existing buildings and creating spaces that renters can be proud of. I speak from experience, as a recent resident of GMC Project's Portage West community. I was endless impressed with the care and attention that went into the community and their management of it. I was proud to be a renter in one of their properties. GMC Project will do the right thing – always.

By all means feel free to reach out to me if you would like to discuss in person.

Sincerely.



Avril Matthews

[Redacted address information]

Pamela Martin

From: Gregory Jacklin [REDACTED] >
Sent: July 22, 2020 5:46 PM
To: Public Hearings
Subject: Proposed Rezoning Application for 1015 Cook St.

Dear Mayor Helps and City of Victoria Council Members,

We do not support the rezoning of 1015 Cook Street to allow for the development of the Charlesworth that is scheduled to go before Council on July 23, 2020.

We have been residents of 1137 Meares since 2009 and have witnessed many changes in our neighbourhood. Most have been good, but with recent developments there has been increasing pressure on the limited number of parking spaces. As avid supporters of local businesses we are worried that by not requiring new developments to provide on site parking for their tenants, businesses will move away because their customers will not be able to find on street parking. To maintain a vibrant and liveable Upper Fort St., existing on street parking must be prioritized for the customers of the local businesses. Allowing development without sufficient on site parking may drive away the few remaining businesses on Upper Fort St.

We are also worried about the impact a 5 story building will have on our property value and privacy as our roof top deck has views of the city and the mountains to the south and west. A 5 story building 10 meters away will not only block our wonderful view but also shadow our building from the sunlight that is a feature we love now.

We are concerned that the proposed 5-storey building is too large for the small block between Meares St. and Rockland Ave. thereby disrupting the transition in size from the neighbouring heritage houses, 4 storey condos and/or apartments, single floor businesses and townhouses around the proposed development on Cook St, Meares St and Rockland Ave.. We are concerned a 5-storey building in place of a 2-floor house will not fit into the character of the small block on Cook St. between Meares St. and Rockland Ave., noted as the edge of the transition zone in the Fairfield Community Plan. We are extremely happy with what the developers have done with the Bell apartment building next door - they are great neighbours and community builders.

We would fully support a 4-storey building, of similar height to the Bell apartments on that lot, that is consistent in height with other buildings in the block bordered by Meares St, Cook St. and Rockland Ave.

Sincerely,

Greg and Judy Jacklin
4-1137 Meares St.

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-92 Zone, Central Area (1015 Cook) District, and to rezone land known as 1015 Cook Street from the C-1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, to the CA-92 Zone, Central Area (1015 Cook) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1228)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

“6.103 CA-92 Central Area (1015 Cook) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 6.102 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1015 Cook Street, legally described as PID: 009-396-799 Parcel A (DD 126756I) of Lots 1592 and 1593, Victoria City and shown hatched on the attached map, is removed from the C1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, and placed in the CA-92 Zone, Central Area (1015 Cook) District.
- 5 The Zoning Regulation Bylaw is amended by adding to Schedule N – Residential Rental Tenure Properties the land known as 1015 Cook Street, legally described as PID: 009-396-799 Parcel A (DD 126756I) of Lots 1592 and 1593, Victoria City.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

PART 6.103 – CA-92 ZONE, CENTRAL AREA (1015 COOK) DISTRICT**6.103.1 Definitions**

- a. In this Part, “rooftop structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- b. In this Part, “parapet” means a vertical projection of a wall at the outer edge of a roof.
- c. In this Part, a “live/work dwelling unit”, means a self-contained dwelling unit combined with commercial space, which is limited to the following commercial uses:
 - i. artist studio,
 - ii. high tech,
 - iii. offices,
 - iv. personal service, or
 - v. making, processing and assembly of products on a small scale,

and where at least one of the residents of the dwelling unit and not more than one additional non-resident is engaged in the commercial use.

6.103.2 Permitted Uses in this Zone

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

- a. multiple dwelling
- b. live/work dwelling unit
- c. home occupation subject to the regulations in Schedule “D”
- d. accessory buildings subject to the regulations in Schedule “F”

6.103.3 Siting of Permitted Uses

- a. live work/dwelling units must be located on the first storey of a building

6.103.4 Community Amenities

As a condition of additional density pursuant to Part 6.103.5, the following community amenity must be provided:

- a. Registration of a legal agreement, or legal agreements, securing all of the dwelling units and live/work dwelling units as rental in perpetuity.

PART 6.103 – CA-92 ZONE, CENTRAL AREA (1015 COOK) DISTRICT**6.103.5 Floor Space Ratio**

- | | |
|-----------------------------------------------------------------------------------------------------------|--------|
| a. <u>Floor space ratio</u> where the amenities have not been provided pursuant to Part 6.103.4 (maximum) | 1:1 |
| b. <u>Floor space ratio</u> where the amenities have been provided pursuant to Part 6.103.4 (maximum) | 2.32:1 |

6.103.6 Height, Storeys

- | | |
|-----------------------------------------------|------|
| a. Principal <u>building height</u> (maximum) | 16m |
| b. <u>Storeys</u> (maximum) | 5 |
| c. Projections into <u>height</u> (maximum): | |
| i. <u>Parapets</u> | 1.0m |
| ii. <u>Rooftop Structures</u> | 5.0m |

6.103.7 Setbacks, Projections

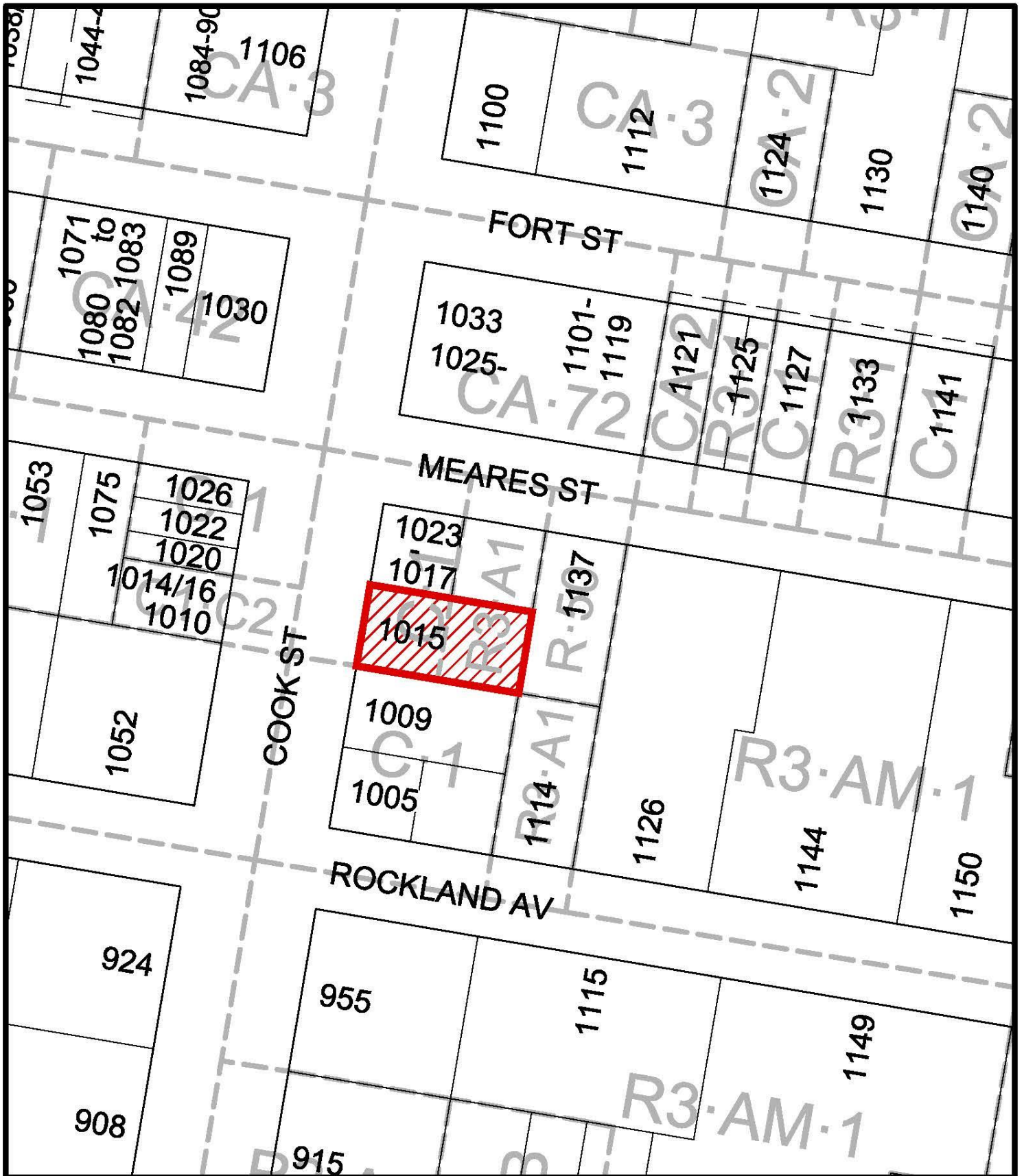
- | | |
|------------------------------------------------------------------|-------|
| a. <u>Front yard setback</u> (minimum) | 4.8m |
| b. <u>Rear yard setback</u> (minimum) | 5m |
| c. <u>Side yard setback</u> from north <u>lot line</u> (minimum) | 3.5m |
| d. <u>Side yard setback</u> from south <u>lot line</u> (minimum) | 1.25m |

6.103.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 54% |
| b. <u>Open site space</u> (minimum) | 13% |

6.103.9 Vehicle and Bicycle Parking

- | | |
|--------------------|--------------------------------------------|
| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |



1015 Cook Street
Rezoning No.00670



Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

1 This Bylaw may be cited as the "HOUSING AGREEMENT (1015 COOK STREET) BYLAW (2020)".

2 The Director of Sustainable Planning and Community Development is authorized to execute the Housing Agreement:

- (a) substantially in the form attached to this Bylaw as Schedule A;
- (b) between the City and Creurer Enterprises Ltd., Inc. No. A0060491 or other registered owners from time to time of the lands described in subsection (c); and
- (c) that applies to the lands known as 1015 Cook Street, Victoria, BC, legally described as:

PID: 009-396-799, Parcel A (DD 126756I) of Lots 1592 and 1593, Victoria City.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

READ A THIRD TIME the **9th** day of **July** 2020

ADOPTED on the _____ day of _____ 2020

CITY CLERK

MAYOR

HOUSING AGREEMENT(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA#1 Centennial Square
Victoria, B.C. V8W 1P6

(the "City")

AND:

CREURER ENTERPRISES LTD. (INC. NO. A0060491)301 – 830 Shamrock Street
Victoria, B.C. V8X 2V1

(the "Owner")

WHEREAS:

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1015 Cook Street, Victoria, B.C. and legally described as:

PID: 009-396-799
PARCEL A (DD 1267561) OF LOTS 1592 AND 1593, VICTORIA CITY

(collectively, the "Lands").
- D. The Owner has applied to the City to rezone the Lands to permit the construction of thirty-one (31) housing units within the Development in accordance with this Agreement.
- E. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner that all Dwelling Units within the Development on the Lands will be used and held only as rental housing.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "Agreement"), the parties agree each with the other as follows:

{00048786:3}

1.0 DEFINITIONS

1.1 In this Agreement:

"Business Day" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia;

"Development" means the new thirty-one (31) unit building consisting of residential housing, three (3) live-work units, and related facilities on the Lands;

"Dwelling Units" means any or all, as the context may require, of the thirty-one (31) self-contained residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and **"Dwelling Unit"** means any of such residential dwelling units located on the Lands;

"Immediate Family" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse;

"Non-owner" means a person other than a Related Person or the Owner;

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands or the Development and is thereby bound by this Agreement, as referred to in section 7.3;

"Related Person" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner;

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

2.0 DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS

- ### 2.1
- The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing in perpetuity, and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

[00048786:3]

3.0 NO RESTRICTIONS ON RENTALS

- 3.1** The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 3.2** Without limiting the generality of section 3.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

4.0 REPORTING

- 4.1** The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within thirty (30) days of the Director's written request, a report in writing confirming that:
- (a) all Dwelling Units are being rented to Non-owners or are vacant, and
 - (b) all other requirements of this Agreement are being complied with by the Owner and the Development,
- along with such other information as may be requested by the Director from time to time.
- 4.2** The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 4.3** The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

5.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

- 5.1** Notice of this Agreement (the "Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

6.0 LIABILITY

- 6.1** The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 6.2** The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with

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respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

7.0 GENERAL PROVISIONS

7.1 NOTICE. If sent as follows, notice under this Agreement is considered to be received:

- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
- (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and
- (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: khoese@victoria.ca

and in the case of the Owner, addressed to:

Creurer Enterprises Ltd.
c/o 1015 Cook Street Limited Partnership
#200 – 101 Island Highway
Victoria, BC V9B 1E8

Attention: Jordan Milne
Email: jmilne@gmcprojects.com

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

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- 7.2 TIME.** Time is of the essence of this Agreement.
- 7.3 BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.
- 7.4 WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 7.5 HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 7.6 LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 7.7 LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 7.8 EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement
- 7.9 CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.10 ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.12 AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 7.13 LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.14 NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:

{00048786:3}

- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

7.15 SEVERABILITY. If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

7.16 JOINT AND SEVERAL. The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

7.17 COUNTERPARTS. This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

7.18 EFFECTIVE DATE. This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF)
 VICTORIA by its authorized signatory:)
)
)
)
)
 Karen Hoese, Director of Sustainable Planning)
 and Community Development)
)
)
 Date signed: _____)

CREURER ENTERPRISES LTD.)

by its authorized signatory(ies):)

)

XANE ST PHILLIP)
Print Name: _____)

)

Print Name: Raymond C. Burkitt)

Date signed: 2020 JUNE 4

F. **BYLAWS**

F.1 **Bylaw for 913-929 Burdett Avenue and 914-924 McClure Street: Rezoning Application No. 00466 and Heritage Alteration Permit with Variances Application No. 00214**

Moved By Councillor Alto

Seconded By Councillor Young

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1217) No. 20-022

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

1. Housing Agreement (913-929 Burdett and 914-924 McClure) Bylaw (2020) No. 20-023
2. Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Repeal Bylaw (2020) No. 20-024

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Moved By Councillor Alto

Seconded By Councillor Potts

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00466, if it is approved, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increasing the building height from 16.5m to 20.55m;
 - ii. reducing the front yard setback from 10.6m to 8.75m;
 - iii. reducing the rear yard setback from 5.4m to 4.7m;

- iv. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - v. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
 - 4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
 - 5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

At the request of Councillor Dubow, Mayor Helps recalled the vote.

Councillor Dubow requested that the bylaws are voted on separately

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

- 1. Housing Agreement (913-929 Burdett and 914-924 McClure) Bylaw (2020) No. 20-023

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Dubow, Councillor Isitt

CARRIED (6 to 2)

- 2. Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Repeal Bylaw (2020) No. 20-024

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)



Council Report

For the Meeting of July 9, 2020

To: Council **Date:** June 25, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Update on Rezoning Application No. 00466 and Heritage Alteration Permit with Variances Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street**

RECOMMENDATION

Rezoning Application No. 00466

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-022 (Amendment No. 1217), and give first, second and third readings of Housing Agreement (913-929 Burdett & 914-924 McClure) Bylaw No. 20-023 and Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Repeal Bylaw No. 20-024.

Heritage Alteration Permit with Variances Application No. 00214

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00466, if it is approved, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increasing the building height from 16.5m to 20.55m;
 - ii. reducing the front yard setback from 10.6m to 8.75m;
 - iii. reducing the rear yard setback from 5.4m to 4.7m;
 - iv. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - v. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.

4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Heritage Alteration Permit with Variances Applications for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. The proposal is to create a new site-specific zone that permits an increase in density and allows for construction of a senior's residence (plus 26 assisted living units) at the rear and side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be conserved and incorporated into the project.

PUBLIC HEARING CONDITIONS

In accordance with Council's motion of October 24, 2019 (see attached minutes), staff can report that the following conditions set by Council in relation to the Rezoning Application have been fulfilled:

- the applicant has increased the term of the proposed rental from 20 to 60 years and provided an executed Housing Agreement to secure the following:
 - 66 of the dwelling units (50% of the total units) as market rental units for a minimum of 60 years
 - 26 of the market rental units as assisted living units
 - five additional dwelling units as affordable rental units for a minimum of 60 years
 - to ensure that a future strata cannot restrict rental of dwelling units
- a Section 219 Covenant to secure design and construction of the building to Built Green Bronze Certification standards has been registered on title.

CONCLUSIONS

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 25, 2020

List of Attachments

- Attachment A: Council minutes, dated October 24, 2019.
- Attachment B: Committee of the Whole report and attachments from the meeting of October 24, 2019

I.1.b Report from the October 24, 2019 COTW Meeting**I.1.b.a 2019 External Audit Plan****Moved By** Councillor Dubow**Seconded By** Councillor Thornton-Joe

That Council receive this report for information.

CARRIED UNANIMOUSLY**I.1.b.b 913-929 Burdett Avenue and 914-924 McClure Street - Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 (Fairfield)****Moved By** Councillor Thornton-Joe**Seconded By** Councillor LovedayRezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. to secure a minimum of five affordable rental units for a minimum of 20 years;
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.
 - c. That Council request the applicant change the protection of rentals to 60 years instead of 20 years.
 - d. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - e. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:

- f. 219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;
- g. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
- h. Heritage Revitalization Agreement dated February 14, 2008.
- i. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

- 1. Plans date stamped October 7, 2019.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increasing the building height from 16.5m to 20.55m;
 - ii. reducing the front yard setback from 10.6m to 8.75m;
 - iii. reducing the rear yard setback from 5.4m to 4.7m;
 - iv. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - v. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
- 4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
- 5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Dubow, and Councillor Isitt

CARRIED (6 to 2)



Committee of the Whole Report

For the Meeting of October 24, 2019

To: Committee of the Whole **Date:** October 10, 2019

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

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. **to secure a minimum of five affordable rental units for a minimum of 20 years;**
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.**
2. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;

- ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

“That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

- 1. Plans date stamped October 7, 2019.**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m;
 - b. reducing the front yard setback from 10.6m to 8.75m;
 - c. reducing the rear yard setback from 5.4m to 4.7m;
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - e. reducing the vehicle parking requirement from 59 stalls to 56 stalls.**
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the meeting of June 8, 2017 (minutes attached), Council passed a motion to forward the applications to a public hearing, subject to the preparation of a Zoning Regulation Bylaw Amendment, Housing Agreement Bylaw and Section 219 Covenant for sewage attenuation.

The applicant is willing to fulfil the conditions set by Council; however, given that over two years has passed since Council provided the above direction, staff are bringing the application to Committee of the Whole for Council's consideration prior to referring the Rezoning Application and Heritage Alteration Permit Application for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 Zone, Mount St. Angela District to create a new site-specific zone that permits an increase of the bonus density provision in exchange for the

heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 presented at the Committee of the Whole (COTW) meetings of January 12, 2017 and June 8, 2017 are attached for additional information and reference. Other than additional off-street parking within the parkade level, no design changes are proposed since the meeting of June 8, 2017.

Regulatory Changes

New Zone

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- the following additional uses:
 - "seniors' housing – assisted living" means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons such as the aged or chronically ill who are unable to perform them efficiently for themselves
 - "seniors' housing – independent living" means a residential building containing in any combination, two or more dwelling units, housekeeping units, or sleeping units for the accommodation of elderly persons, including the ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their guests.
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway and a heritage revitalization agreement (the latter being replaced by Heritage Alteration Permit No. 00214)
- additional building height from 13.6m to 16.5m.

Parking

The requirement for 60 vehicle parking stalls in the existing zone is based on a previous proposal for this site. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw* (which was updated since the application was last brought to COTW), a total of 59 stalls are required (46 stalls for the residential units and 13 visitor parking stalls). A total of 56 stalls is being proposed; therefore, a three-stall parking variance has been added to the motion for Council's consideration. The variance is considered supportable given that the applicant is proposing long term bike parking in excess of the Schedule C requirements as well as change room facilities which help encourage cycling as a means of transportation.

Legal Agreements

Housing Agreement

With regard to the Housing Agreement Bylaw, the applicant proposes five units as affordable rental for a twenty-year period, with rent levels in accordance with the Inclusionary Housing and

Community Amenity Policy. The affordable units would be located on levels 1, 3 and 4 of the proposed development and would include:

- 1 studio unit
- 1 one bedroom unit
- 2 one bedroom plus den units
- 1 two bedroom unit.

In addition to the housing agreement, the applicant's letter indicates that a 34-unit building at 1046 and 1048 North Park Street to house existing residents of Mount Saint Angela in a purpose-built facility for the Vancouver Island Health Authority has received approvals. These units would not be secured through a housing agreement; however, the site's R-91 Zone, North Park Residential District, limits residential use to "rest homes". The applicant has also indicated that the 34 rental units would be low-income affordable units based on VIHA's housing mandate.

Section 219 Covenants

A report from Herold Engineering has been provided to confirm the flow rates the proposed development would have on existing infrastructure. Staff have reviewed this and confirm that sewage attenuation will not be required for this application. The recommendation has been updated to remove this requirement.

A number of sustainability features are proposed as part of the concurrent Heritage Alteration Permit. These features would be secured through a Section 219 covenant to ensure construction achieving a minimum of BUILT GREEN® "Gold" certification. The applicant is amenable to entering into this agreement. As part of the original recommendation, this was included as a condition of issuing the Heritage Alteration Permit. Normal practice is to prepare these in advance of the Public Hearing and revised wording is included for Council's consideration.

Land Lift Analysis

G.P. Rollo and Associates was engaged to provide an updated economic analysis of the project based on the proposed density and uses of the building and updated costs for heritage retention and seismic upgrading. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 and tenure of the building, the resulting land lift was approximately \$1.35 million. Previous analysis conducted in 2016 determined a land lift of \$3 million. The rehabilitation costs of the Heritage Registered building including seismic upgrading are estimated by a professional quantity surveyor to be in excess of \$5.0 million, an increase of \$0.7 million from 2016. The analysis reaffirms that the costs of rehabilitating the heritage designated buildings is in excess of the projected lift in land value.

CONCLUSION

The proposed design of the development remains unaltered since Committee of the Whole last viewed the application. Revised terms for the Housing Agreement are proposed and staff are seeking direction from Council prior to advancing the applications for consideration at a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

For: J. Taylor
Alec Johnston
Senior Planner – Urban Design
Development Services Division

J.T. / Andrea Hudson
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

John O'Reilly
John O'Reilly
Senior Heritage Planner
Development Services Division

Report accepted and recommended by the City Manager

Date: *Oct 17, 2019*

Appendices

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A: Mount St. Angela, 917-923 Burdett Avenue
- Appendix B: Cartreff Residence, 913 Burdett Avenue
- Appendix C: Temple Residence, 924 McClure Avenue.

List of Attachments

- Attachment A: Minutes from June 8, 2017 Council Meeting
- Attachment B: Minutes from June 8, 2017 Committee of the Whole Meeting
- Attachment C: Minutes from January 12, 2017 Council Meeting
- Attachment D: Minutes from January 12, 2017 Committee of the Whole Meeting
- Attachment E: Applicant's Letter to Mayor and Council, dated August 13, 2019
- Attachment F: Plans, dated October 7, 2019
- Attachment G: Updated Land Lift Analysis, dated April 25, 2019
- Attachment H: Committee of the Whole Report from the Meeting of June 8, 2017
- Attachment I: Committee of the Whole Reports from the Meeting of January 12, 2017.

APPENDIX A

Conditions of Heritage Alteration Permit No. 00214

Mount St. Angela 917-923 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to Mount St. Angela (917-923 Burdett Avenue):

1. The Applicant agrees to preserve, rehabilitate, and restore the 1866 appearance of Mount St. Angela College (917-923 Burdett Avenue) in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and as outlined in Section 4.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of Mount St. Angela as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the preservation, rehabilitation, restoration of Mount St. Angela will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to Angela College as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation and restoration of the exterior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, including:
 - i. maintain the building in its current location
 - ii. remove later intrusive alterations, including the Annex, porte-cochere, and rear additions to the structure that linked it to the Annex
 - iii. restore missing elements from the original construction period, such as replaced wooden-sash windows and the front oriel window, based on archival documentation and surviving building elements
 - iv. retain existing front entry door, as there is no clear evidence of the appearance of the original, and the door dates to an earlier intervention but is appropriate and matches interior detailing
 - v. preserve surviving original elements, including protection and stabilization
 - vi. repair exterior brickwork, rubble-stone foundation, fascia and woodwork
 - vii. repair and repaint existing wooden window sashes
 - viii. undertake seismic upgrade to current standards.
6. The Applicant agrees to the **preservation and rehabilitation of the interior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, that will make possible the building's new use for senior living, which provides interventions that:
 - i. preserve specific original features and features from later periods considered of heritage value
 - ii. rehabilitate interior spaces and services suitable for new use.
7. The Applicant agrees to undertake necessary seismic upgrading of the existing structure where necessary to ensure adequate and safe lateral support in the likelihood of a seismic event.

8. The Applicant agrees to engage a third-party "**Certified Professional**" architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
9. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
10. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for Mount St. Angela, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX B

Conditions of Heritage Alteration Permit No. 00214

Cartreff Residence

913 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to the Cartreff Residence (913 Burdett Avenue):

1. The Applicant agrees that they will preserve, rehabilitate, and restore the 1904-05 exterior appearance of the Cartreff Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and will not undertake any work that is contrary to the intentions of the September 2010 Mount St. Angela Conservation Plan by Don Luxton and Associates.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Cartreff Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Cartreff Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Cartreff Residence meeting the intentions of the 2010 Conservation Plan, and that all work will be in accordance with the review of proposed interventions to Cartreff Residence as detailed in the Donald Luxton and Associates Heritage Review dated March 18, 2016, and in the plans, dated November 8, 2016, which will:
 - i. raise the historic structure 0.53m and relocate the structure 1.8 metres forward onto a new foundation within the existing property while retaining its same relative orientation to Burdett Avenue
 - ii. raise grade and landscaping to maintain its existing relationship to the historic structure and to the street
 - iii. preserve and restore the exterior facades, including repair and repaint of wood-frame windows,
 - iv. repair, replace and repaint cedar wall shingles
 - v. repair, replace, and paint wood trim
 - vi. reconstruct chimneys with existing brick after relocation
 - vii. install new aluminum gutters
 - viii. refinish exterior stucco pebble dash finish with colour consistent with recommended 2010 Conservation Plan colour historical palette, or evidence from on-site paint discoveries through paint layer scraping
 - ix. construct an addition that does not impair, and is sensitive to the function and context of, the original structure.
5. The Applicant agrees to engage a third-party **"Certified Professional"** architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
6. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.

7. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Cartreff Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX C

Conditions of Heritage Alteration Permit No. 00214

Temple Residence

924 McClure Avenue

The Heritage Alteration Permit No. 00214, subject to the following conditions specific to the Temple Residence (924 McClure Avenue):

1. The Applicant agrees to relocate, preserve, rehabilitate, and restore the 1906 appearance of Temple Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and as outlined in Section 6.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Temple Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Temple Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to the Temple Residence as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Temple Residence as detailed in Section 6.0 of the 2010 Conservation Plan, including:
 - i. provide guidelines to relocate the historic structure onto a new foundation approximately 23m east within the existing property while retaining its same relative orientation to McClure Street
 - ii. recreate the front stone wall and stairs
 - iii. preserve and restore the exterior facades, including square but shingle wall finishes from grade level to soffit, eyebrow flares, board-and-batten finish in front gables
 - iv. retain and preserve original windows with stained glass and fixed lattice, wood trim and sills
 - v. replace aluminum sash window units with historically appropriate wood-sash windows
 - vi. retain and preserve verandah elements including square columns, capitals, wooden solid balustrade, and tongue-and-groove ceiling
 - vii. retain and preserve sleeping porch with tongue-and-groove ceiling and walls
 - viii. retain and preserve original bargeboards with decorative ends, finials, and brackets
 - ix. reconstruct the chimneys with existing brick after relocation
 - x. reinstate original exterior colour scheme
 - xi. and rehabilitate the interior
 - xii. construct an addition that does not impair the original structure.
6. The Applicant agrees to engage a third-party **"Certified Professional"** architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation,

rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.

7. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
8. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Temple Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

4. Cycle Network Implementation Update – Fort Street Design

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that Council direct staff to:

1. Approve the value-engineered, "complete streets" AAA Bicycle Facility in 2017/2018, and implement the three 800-1000 block crosswalk upgrades in future years;
2. Amend the 2017 Financial Plan to allocate an additional \$270,000 from the Gas Tax Reserve to fund the Fort Street project, and authorize staff to proceed to tender a construction contract as outlined in this report;
3. Amend the 2017 Financial Plan to allocate an additional \$110,000 from the Accessibility Capital Reserve for accessibility features for the Fort Street Bike Lane project; and
4. The 8 parking spots and taxi stand on 600 block of Fort Street be retained, that we fund the \$500,000 by borrowing from the infrastructure reserve and that we repay the infrastructure reserve, with interest, from revenues generated from those 8 parking meters until the amount is repaid.

Council discussed the following:

- *Whether it would be beneficial to wait until an assessment of the in place design is received before major infrastructure is finished.*

Carried Unanimously

5. Updated on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Lucas, seconded by Councillor Alto:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff:
 - a. To prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. That a portion of the units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.

5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, and Young
Opposed: Councillors Madoff

6. Application for a Permanent Change to Hours of Service for a Liquor Primary Licence (212046), D'arcy McGee's, 1127 Wharf Street (Downtown)

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of D'arcy McGee's, located at 1127 Wharf Street to extend closing hours from 1:00 am to 2:00 am on Fridays and Saturdays.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request to extend the hours to 2:00 am on Friday and Saturdays and is not expected be a significant issue.
- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the request of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received one letter in support of the application and three letters opposed to the application which included a letter from the Victoria Downtown Residents Association. The letter from VDRA states a number of concerns related to densification of similar establishments with similar closing hours due the proximity of existing residential units.
- d. Council recommends the issuance of the license.

Carried Unanimously

7. 2016 Regional Growth Strategy - Dispute Resolution Process

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council advise the CRD of the City's interest in appointing a designated representative to participate in the RGS dispute resolution process.

Carried

For: Mayor Helps, Councillors Isitt, Loveday, Lucas, and Madoff
Opposed: Councillors Alto and Young

8. Lessons Learned Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council receive this report for information.

Carried Unanimously

9. Public Engagement Roadmap

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto, that Council endorse the Public Engagement Roadmap and direct staff to report back for final consideration after consultation.

Carried Unanimously

10. Correspondence Management Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council approve the Correspondence Management Policy and include an amendment to Section D of the policy:

*Correspondence received from the Federal or Provincial Government, **Regional**, Local and First Nations Governments within the capital-Regional-District, shall, where the subject matter warrants...*

Carried Unanimously

BYLAWS

a. Bylaws for Land Use Contract Termination – Phase 1

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that the following bylaws be given first and second reading:

1. *Land Use Contract Discharge (104 Dallas Road) Bylaw No. 17-055*

6. LAND USE MATTERS

6.1 Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a report dated May 25, 2017 from the Director of Sustainable Planning and Community Development providing new information for the property located at 913-929 Burdett Ave and 914-924 McClure Street, also known as the Mt. St. Angela property, following the Joint Heritage Advisory Panel and the Advisory Design Panel which was held February 1, 2017.

Councillor Isitt returned to the meeting at 1:34 p.m.

Committee discussed:

- Whether a provision of low market housing will be included with a housing agreement.
- How staff are ensuring that a diverse range of housing options are available.

Motion:

It was moved by Councillor Alto, seconded by Councillor Young,
Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff :
 - a. to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

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

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2.
 - a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **That a portion of units in the building be secured at below market rental.**
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to

discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:

- i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

On the amendment:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, and Loveday
Against: Councillors Madoff and Young

Committee discussed:

- What may happen to the rental units and tenants following the expiration of the 20 year Housing Agreement.
- Amending the policy to require social housing and rental units for higher density projects.

Main motion as amended:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
b. That a portion of units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property

- iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, Loveday, and Young
Against: Councillors Madoff

Committee of the Whole Meeting – June 8, 2017

REPORTS OF COMMITTEES3. Committee of the Whole – January 9, 2017

Councillor Coleman withdrew from the meeting at 8:34 p.m. due to a potential pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of BC.

7. Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.
6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the applicant be asked to reconsider the dedication of a midblock pathway between Burdett Avenue and McClure Street.

Council discussed the following:

- *That the midblock pathway was not recommended by staff.*
- *That the heritage elements of this application should be the focus.*

For: Councillors Isitt, Loveday, and Young
Opposed: Mayor Helps, Councillors Alto, Lucas, Madoff, and Thornton-Joe

On the amendment:
Defeated

On the motion:
Carried Unanimously

Councillor Coleman returned to the meeting at 8:41 p.m.

7. LAND USE MATTERS

7.1 Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a reports dated December 16, 2016 from the Director of Sustainable Planning and Community Development providing information and recommendations on the proposed rezoning and Heritage Alteration Permit for the property located at 913-929 Burdett and 914-924 McClure Street to amend the existing CD-10 Zone to create a new site specific zone to permit increased density and allow for the construction of a 106-unit senior's residence.

Councillor Isitt returned to the meeting at 10:37 a.m.

Councillor Loveday excused himself at 10:50 a.m. and returned at 10:51 a.m.

Committee discussed:

- Heritage buildings taking the centre stage as opposed to the new construction.
- The Advisory Design Panel and the Heritage Advisory Committee coming together for a joint meeting to discuss the proposal.
- The reasoning for not proceeding with the midblock walk way.

Motion: It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.

6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Committee discussed:

- The proposed new elements having more prominence than the heritage elements.
- Concerns with the length of time this project has taken come before Committee of the Whole.
- The density of the property taking more priority than the heritage elements.
- Providing an invitation to all members of the Advisory Design Panel and the Heritage Advisory Committee to discuss these issues; the meeting taking place in the Ante-Chamber.

CARRIED UNANIMOUSLY 17/COTW



924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778-432-3550
e. arcata@telus.net

August 13, 2019

Mayor and Council,
1, Centennial Square
Victoria, BC

Your Worship and Council

**Re: Update on Committee of the Whole Report for the meeting June 08, 2017
Specifically rezoning application No.0046 for 913-929 Burdett Avenue and 914-924 McClure
Street and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and
914-924 McClure Street. (Fairfield)**

We have made a number of further substantial changes to our proposed housing agreement to reflect Councils adopted Amendments to the housing agreement presented at the June 08 COTW.

"a That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.

b. That a portion of units in the building be secured at below market rental."

Inclusionary Zoning

We feel that our application includes inclusionary rezoning as part of the Mount St Angela rezoning.

The proponent has acquired property at 1046/1048 North Park to build a purpose designed building to house for 34 affordable units for people who suffer from mental illness currently housed in Mount St Angela. This would be the first purpose built brand new building the VIHA program has seen and it is an important piece to the on going legacy of Mount St Angela

North Park

The Rezoning Application No. 00632 along Development Permit with Variances Application No. 00071 was approved by council at the public hearing on November 22, 2018.

The project is for 34 single room occupancy units purposed built for VIHA . This number represents 25% of the Mount St. Angela total unit count of 132 .

A housing agreement would not be registered as the intended use and wording in the zoning bylaw would ensure compliance similar to a housing agreement. VIHA can only sign a 10 year lease as per their policy/mandate. The developer intends to offer VIHA or similar non profit provider similar renewal lease options in perpetuity.

The units would rent under the definition of affordable rent, affordable units, and low income threshold - based on VIHA's housing mandate.

Mount St Angela

With respect to this proposed development the developer intends to build a 132 unit strata.

The Developer will consent to the registration of a housing agreement.

The housing agreement would:

- a. Limit occupancy to seniors and their caregivers.
- b. Include 26 dedicated assisted living units, subject to a 20 year term.
- c. 50% of the units will be subject to a 20 year rental obligation and otherwise no rental restrictions will be permitted.
- d. 5 units would be dedicated for affordable rent.

This represents 5% of the remaining units and brings the total number of below market units for both projects to 39 or 30% of the total unit count.

The dedicated units are as follows:

- 1 studio unit located on Level 3 on the submitted plan (attached)
- 1 bedroom unit located on Level 4 on the submitted plan
- 1 bedroom + den unit located on Level 1 on the submitted plan
- 1 bedroom + den unit located on Level 4 on the submitted plan
- 2 bedroom unit located on Level 4 on the submitted plan

The above units would follow affordable rental units found in Schedule A of the City of Victoria's Inclusionary Housing Expectations 2019.

A revised land lift analysis reflecting the associated heritage revitalization costs & revised housing model based on the terms of reference was submitted to city staff by Rollo & Associates Land Economists in April 2019

We look forward to meeting with Council to answer any questions regarding our revised housing agreement.

Yours truly,



Larry Cecco, MRAIC, AIA Int.

on behalf of MI Ventures

MOUNT ST. ANGELA
Senior Living. Redefined.

LANDSCAPE:
SMALL & ROSSELL LANDSCAPE ARCHITECTS INC.
3012 MANZER ROAD
Sooke, BC, V3Z 0C9
Phone: (250) 542-8867
Email: design@mailandrosell.com

- L1 LANDSCAPE PLAN - OVERALL
- L2 LANDSCAPE PLAN - MAIN FLOOR LEVEL
- L3 LANDSCAPE PLAN - LOWER FLOOR LEVELS
- L4 ACTIVITY ROOF GARDEN & GREEN ROOFS
- L5 PROPOSALS TO ALTER HERITAGE GARDEN WALL ON BURDETT FRONTOAGE
- L6 TREE RETENTION / REMOVAL PLAN
- L7 PLANT SCHEDULE & EXAMPLES

DESIGN CONSULTANT:
ARCATA LTD.
924 McCURE ST.
VICTORIA, BC, V8V 3E7
Phone: (250) 413-7307
Email: arcata@telus.net

ARCHITECTURAL:
KEAY ARCHITECTURE LTD.
2ND FLR, 1124 FORT STREET
VICTORIA, BC, V8V 3K8
Phone: (250) 382-3823
Email: info@keayarchitecture.com

B.0	DRAWING LEGEND
B.1	PROJECT DATA
B.2	KEY PLAN
B.3	AV. GRADE CALCULATIONS
B.4	PAVING LEVEL PLAN
B.5	SITE PLAN
B.6	LEVEL 1 PLAN
B.7	LEVEL 2 PLAN
B.8	LEVEL 3 PLAN
B.9	LEVEL 4 PLAN
B.10	LEVEL 5 PLAN
B.11	LEVEL 6 PLAN
B.12	ROOF PLAN
B.13	ELEVATIONS
B.14	SECTIONS
B.15	ELEVATIONS
B.16	ELEVATIONS
B.17	SECTIONS

HERITAGE ALTERATION ADDITIONAL PLANS

SITE / KEY PLAN

- A1.D MSA COLLEGE - PHOTOGRAPHS
- M.A.1 MSA COLLEGE - PHOTOGRAPHS
- M.A.2 MSA COLLEGE - PHOTOGRAPHS
- M.A.3 MSA COLLEGE - DEMO PLANS
- M.A.4.0 MSA COLLEGE - RENO PLANS - GROUND FLOOR
- M.A.4.1 MSA COLLEGE - RENO PLANS - SECOND FLOOR
- M.A.4.2 MSA COLLEGE - RENO PLANS - THIRD FLOOR
- M.A.5 MSA COLLEGE - ELEVATIONS
- M.A.6 MSA COLLEGE - SECTIONS / DETAILS
- M.A.7 MSA COLLEGE - SECTION / DETAIL
- M.A.8 MSA COLLEGE - SECTION / DETAIL

C420 CARTREF - PHOTOGRAPHS
C430 CARTREF - DEMO PLANS - GARDEN & MAIN LEVEL
C431 CARTREF - DEMO PLANS - SECOND LEVEL
C432 CARTREF - DEMO PLANS - GARDEN LEVEL
C440 CARTREF - RENO PLANS - GARDEN LEVEL
C441 CARTREF - RENO PLANS - MAIN LEVEL
C442 CARTREF - RENO PLANS - SECOND LEVEL
C450 CARTREF - ELEVATIONS
C451 CARTREF - SECTIONS
C460 CARTREF - SECTIONS

T.A2.0 TEMPLE - PHOTOGRAPHS
T.A3.0 TEMPLE - DEMO PLANS - GARDEN & MAIN LEVEL
T.A3.1 TEMPLE - DEMO PLANS - SECOND LEVEL
T.A4.0 TEMPLE - RENO PLANS - PARKING & GARDEN LEVEL
T.A4.1 TEMPLE - RENO PLANS - MAIN & SECOND LEVEL
T.A5.0 TEMPLE - ELEVATIONS
T.A5.1 TEMPLE - ELEVATIONS

7A6.0	TEMPLE - SECTIONS		
A7.0	SHADOW STUDY		
A7.1	PERSPECTIVES	A7.7	RENDERINGS
A7.2	PERSPECTIVES	A7.8	RENDERINGS
A7.3	PERSPECTIVES	A7.9	RENDERINGS
A7.4	PERSPECTIVES	A7.10	RENDERINGS
A7.5	RENDERINGS	A7.11	RENDERINGS
A7.6	RENDERINGS	A7.12	RENDERINGS

Revisions
Received Date
Oct 07/19

MOUNT ST. ANGELA
Senior Living. Redefined.

	DESCRIPTION	DATE	BY
1.	PAID RECEIPTS SUBMISSION	Jan 2010	
2.	REV PAID / RECEIPTS SUBMISSION	Jan 2010	
3.	REV AVERAGE GRADE CALC	Jan 2010	
4.	REV GATE AND CHANGE DOOR	Jan 2010	
5.	REV 16 paid ACP comments	Feb 2010	
6.	REV 16 paid HAZ MAP comments	Feb 2010	
7.	REV 16 paid comments	Feb 2010	
8.	REV 16 paid comments - parking	Feb 2010	

PROJECT	Mount St Angela 913-929 Burdett Ave. Victoria B.C.
CLIENT	MI Ventures & Norwood Group
ARCHITECT - CRP	

key
architecture llc

CONSULTANT

Arcata
249.410.7507 / 924 McCure St.
email: arcata@telus.net

DRAWING LEGEND

SCALE AS NOTED	JOB No. 1124 - 1410
DATE NOTED OCT. 07 2019	
DRAWN BY	

A0.0



PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key architecture ltd

200-1021-1023 BURDETT AVENUE, VICTORIA, BC V8P 2P6

PH: 250-383-8221

CONSULTANT

Arcata

250-383-8221

419-241-1122

COMMENTS

1. PRELIMINARY SUBMISSION

2. PRELIMINARY SUBMISSION

3. PRELIMINARY SUBMISSION

4. PRELIMINARY SUBMISSION

5. PRELIMINARY SUBMISSION

6. PRELIMINARY SUBMISSION

7. PRELIMINARY SUBMISSION

8. PRELIMINARY SUBMISSION

Senior Living. Redefined.

MOUNT ST. ANGELA

KEY PLAN

SCALE

1:100

DATE

11/24/2010

PROJECT

11/24/2010

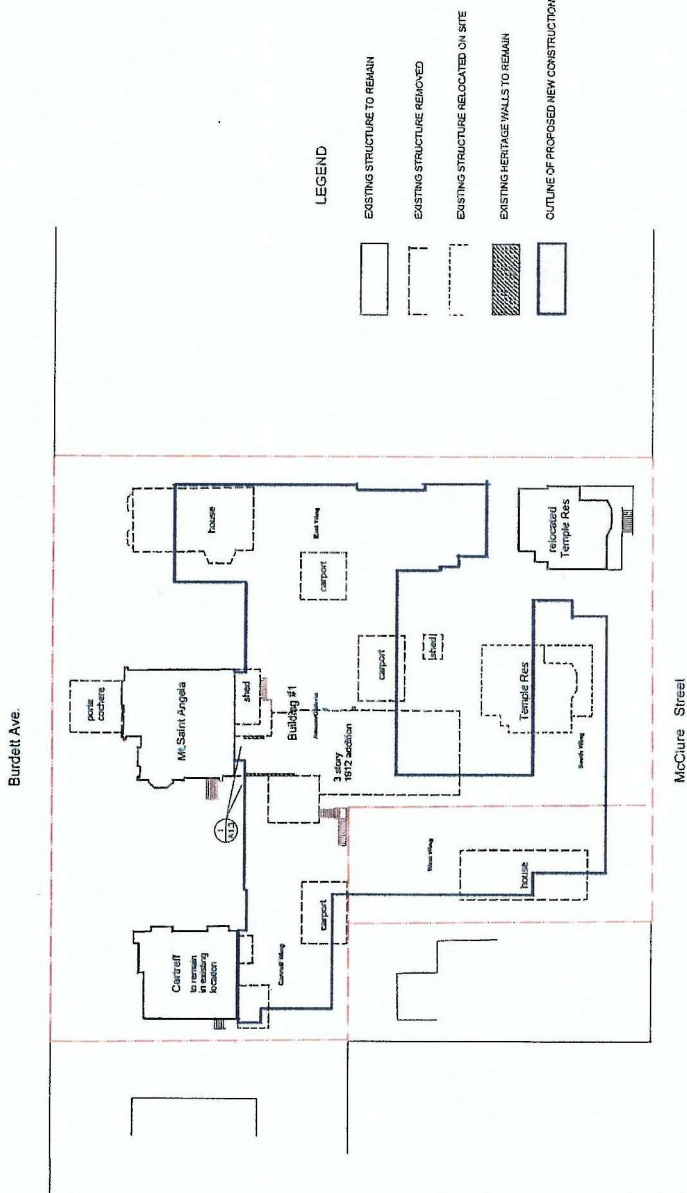
DATE

11/24/2010

PROJECT

11/24/2010

A1.0a



Key Plan
Scale: 1:300

ARCHITECT - CRP

key
architecture ltd
201 Poulton Road, Poulton, Lancashire, PO13 1JG
Tel: 01795 533 333 Fax: 01795 533 334
Email: info@keyarch.co.uk

CONSULTANT

Arcata
253.413.7307 / 924 McCune St
Email: arcata@relus.net

COMMENTS			DATE	BY
1.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
2.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
3.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
4.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
5.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
6.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
7.	RE: INQUIRY REGARDING BULK ORDER		10/1/2011	
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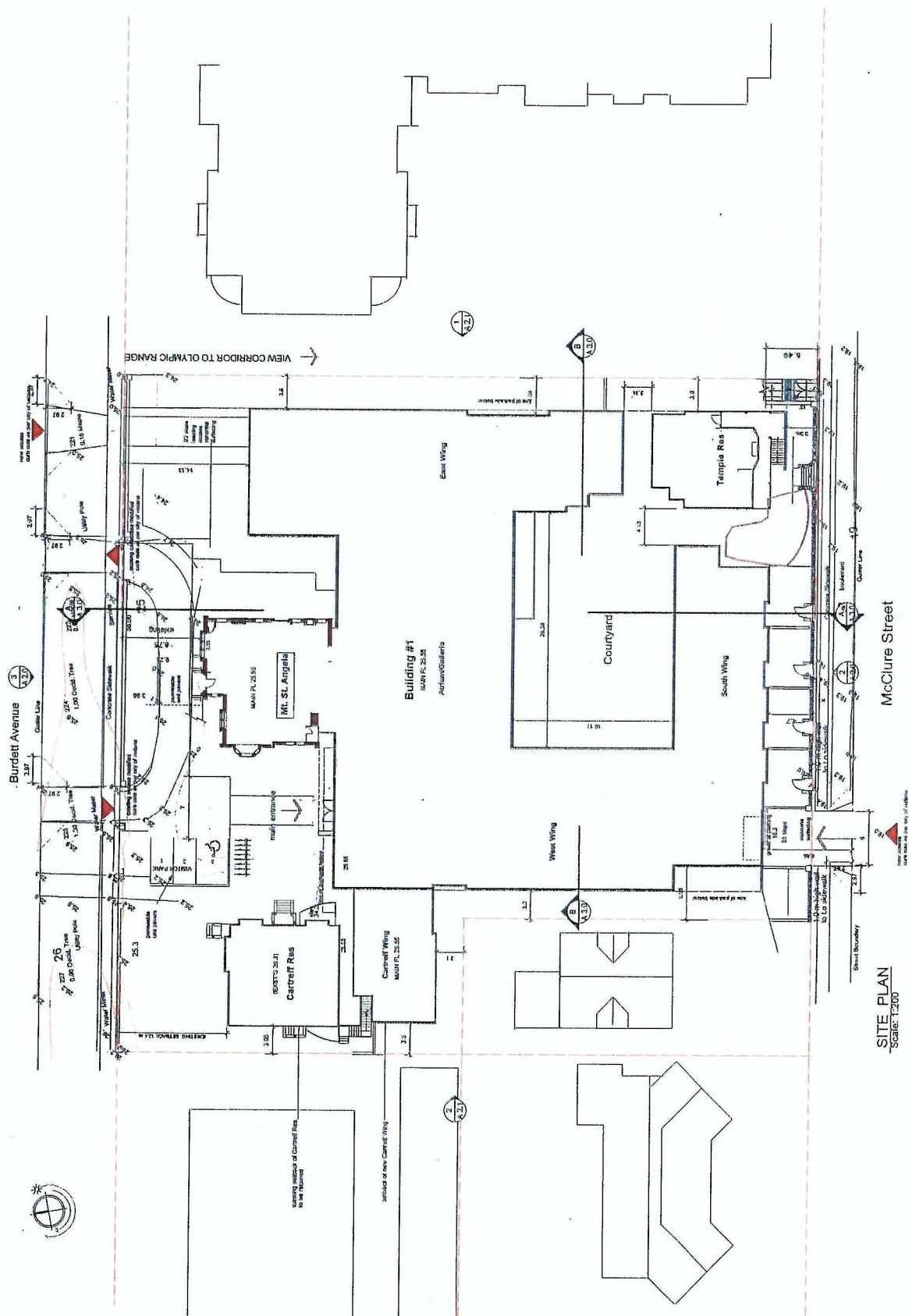
MOUNT ST. ANGELA
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SHORT TITLE

SITE PLAN

SCALE	JOB No.
AS NOTED	1124 - 1410
DATE PLUTED	
OCT. 07 2019	
DRAWN BY	

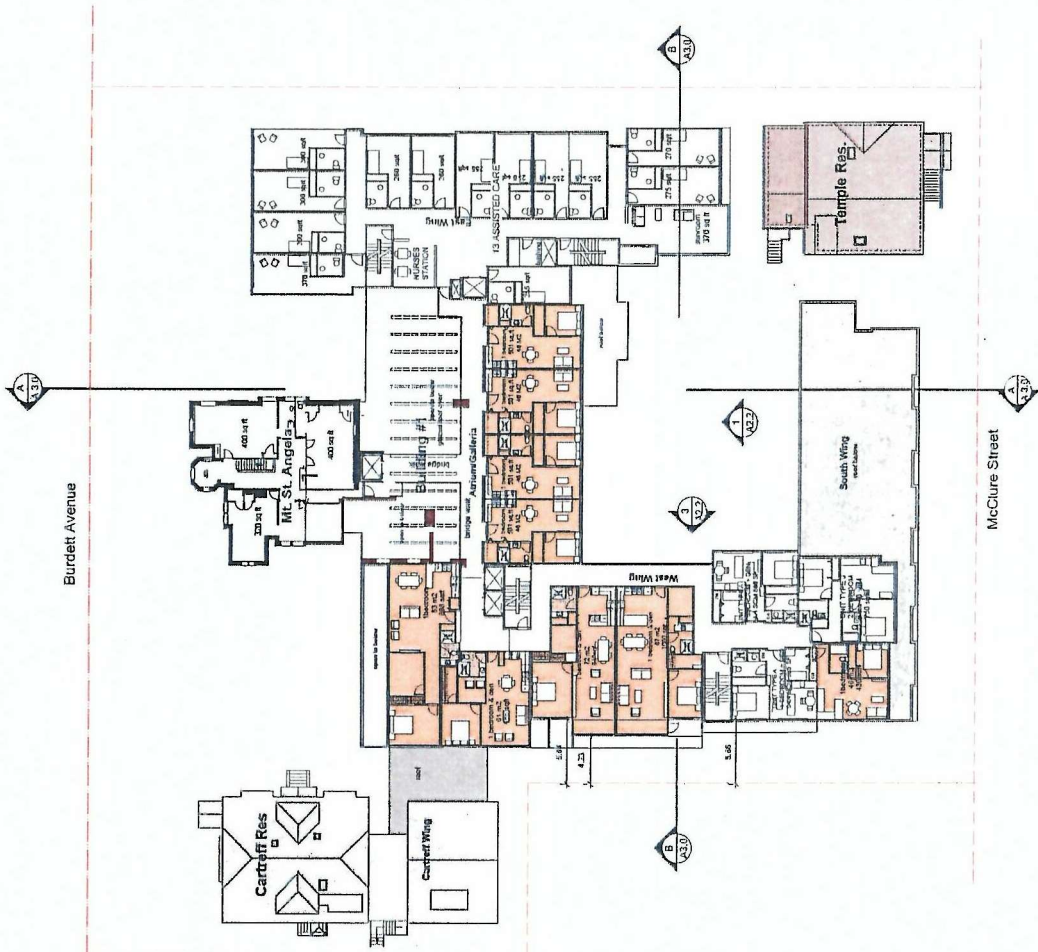
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SITE PLAN
Scale: 1:200



Carroll Res.	- 2 units
Mt. St. Angela Building 1	- 0 units
Carroll Wing	- 3 units
West Wing	- 5 units
South Wing	- 5 units
East Wing	- 8 units
Temple Res.	- 3 units
Total Level 1	- 26 units



Mt. St. Angela - 3 units
 Building 1
 Aurora/Galleria - 4 units
 East Wing - 13 units
 East Wing - 13 units
 Total Level 4 Units - 23 units

LEVEL 4 PLAN
 Scale: 1/2"=1'-0"

PROJECT
 Mount St. Angela
 913-929 Burdett Ave.
 Victoria B.C.

CLIENT
 MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

key
 ARCHITECTURE LTD
 2100 10TH AVENUE, SUITE 100
 VICTORIA, B.C. V8M 2K1
 TEL: 250-383-1111
 FAX: 250-383-1112

CONSULTANT
Arcata
 2200 10TH AVENUE, SUITE 100
 VICTORIA, B.C. V8M 2K1
 TEL: 250-383-1111
 FAX: 250-383-1112

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
2	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
3	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
4	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
5	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
6	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
7	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA
8	ISSUE FOR PERMITTING SUBMISSION	04/10/2010	ARCATA

MOUNT ST. ANGELA Senior Living. Redefined.

LEVEL 4 PLAN

SCALE	1/2"=1'-0"
DATE	11/24/11
PROJECT	04/10/2010
CLIENT	MI Ventures & Norwood Group
ARCHITECT	ARCATA

A1.5

PROJECT
Mount St. Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures & Norwood Group

ARCHITECT - CRP

keay
ARCHITECTS LTD.
2400 14th Ave. S.W.
Vancouver, B.C. V6M 2K1
604-275-3637

CONSULTANT
Arcata
ARCHITECTS LTD.
4700 17th Ave. S.W.
Vancouver, B.C. V6M 2K1

COMMENTS
1. MAP / RECORDING SUBMISSION
2. REC. MAP / RECORDING SUBMISSION
3. REC. LAMP / RECORDING SUBMISSION
4. REC. LAMP / RECORDING SUBMISSION
5. REC. LAMP / RECORDING SUBMISSION
6. REC. LAMP / RECORDING SUBMISSION
7. REC. LAMP / RECORDING SUBMISSION
8. REC. LAMP / RECORDING SUBMISSION
9. REC. LAMP / RECORDING SUBMISSION

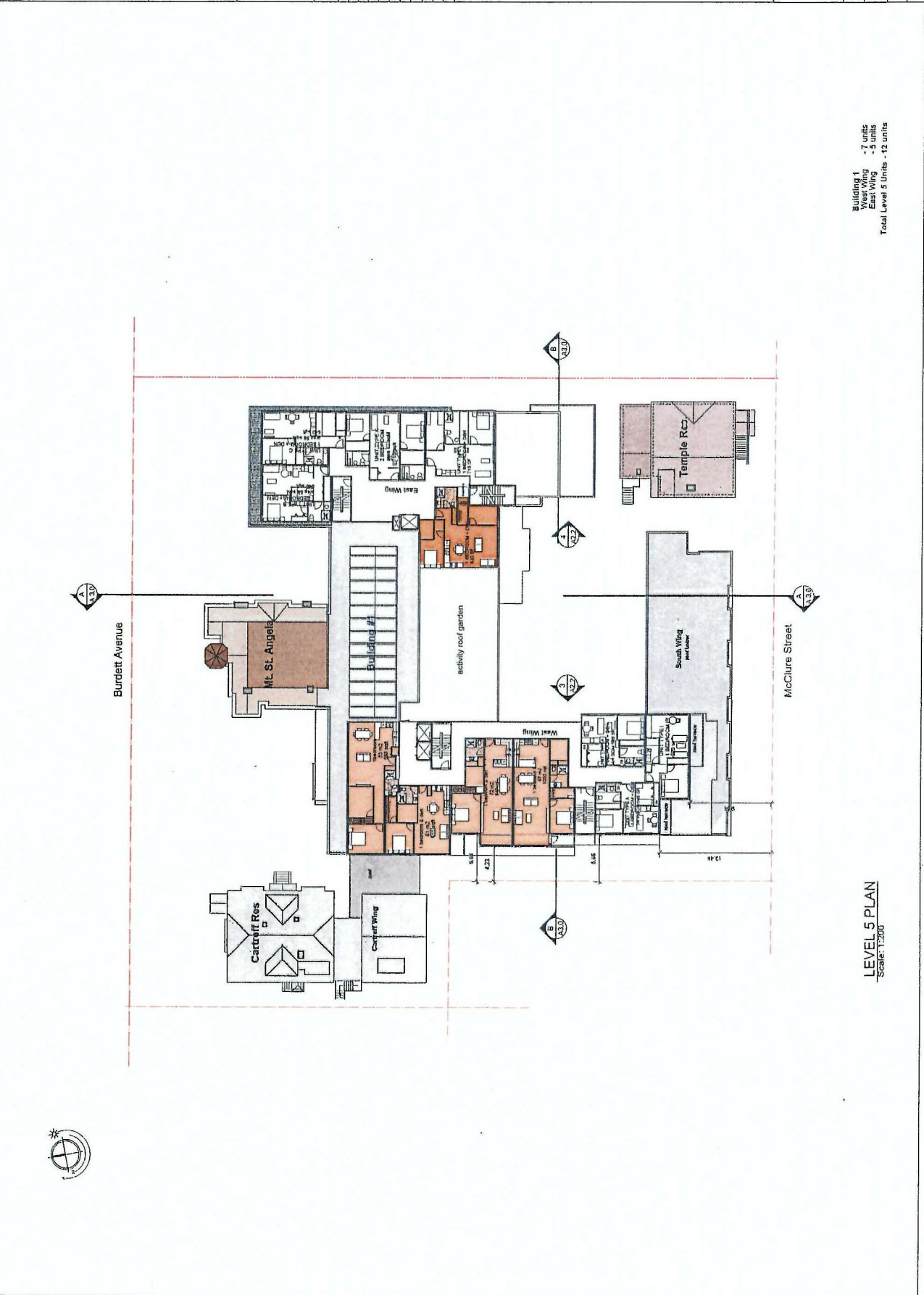
MOUNT ST. ANGELA
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SHEET TITLE
LEVEL 5 PLAN

SCALE
AS NOTED
DATE
OCT 27/2019
DRAWN BY

JOB NO.
1124 - 1415

A1.6



Building 1
West Wing - 7 units
East Wing - 5 units
Total Level 5 Units - 12 units

LEVEL 5 PLAN
Scale: 1/200

PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures & Norwood Group

ARCHITECT - CRP

keay architects ltd

2531 707 1521 Mount St

2500 250 1521

2500 250 1521

CONSULTANT

Arcata

2531 707 1521 Mount St

2500 250 1521

2500 250 1521

COMMENTS

1. NEW FLOORING SUBMISSION

2. NEW FLOOR FLOORING SUBMISSION

3. NEW FLOOR FLOORING SUBMISSION

4. NEW FLOOR FLOORING SUBMISSION

5. NEW FLOOR FLOORING SUBMISSION

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9. NEW FLOOR FLOORING SUBMISSION

MOUNT ST. ANGELA

Senior Living. Redefined.

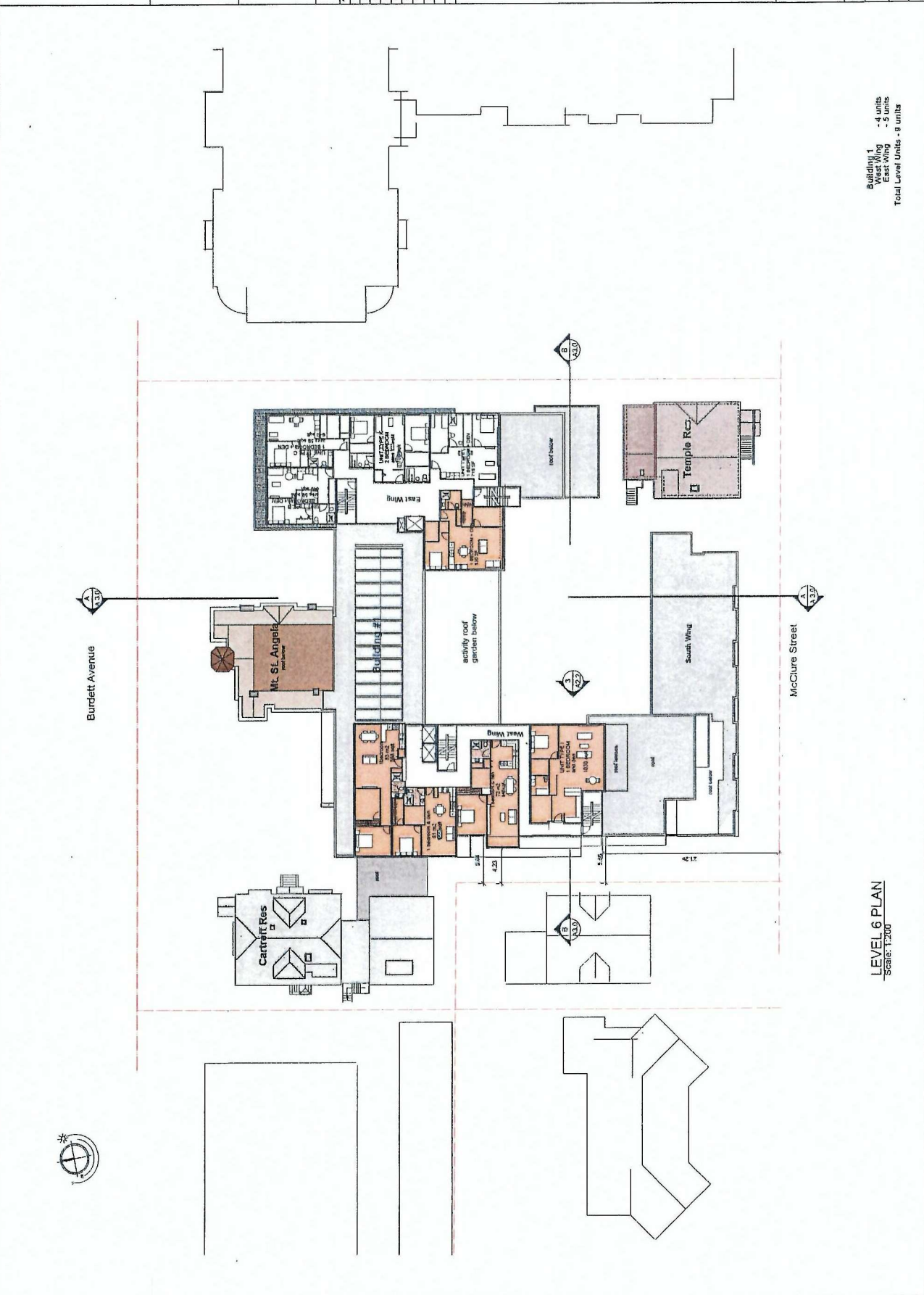
LEVEL 6 PLAN

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

DATE: 11/24/2019

PROJECT: 11/24/2019

PROJECT: 11/24/2019



PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key architecture ltd

200-1111 10th Street, Suite 100, Victoria, BC V8W 2E1

250-413-1207 / 554-1600

4380 11th Street, Suite 100, Victoria, BC V8W 2E1

CONSULTANT

Arcata

250-413-1207 / 554-1600

4380 11th Street, Suite 100, Victoria, BC V8W 2E1

COMMENTS

#	REVISION	DATE	BY
1	1.0177 REVISION SUBMISSION	07/11/2019	MM
2	1.0177 REVISION SUBMISSION	07/11/2019	MM
3	1.0177 REVISION SUBMISSION	07/11/2019	MM
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6	1.0177 REVISION SUBMISSION	07/11/2019	MM
7	1.0177 REVISION SUBMISSION	07/11/2019	MM
8	1.0177 REVISION SUBMISSION	07/11/2019	MM

Senior Living. Redefined.

MOUNT ST. ANGELA

SCALE

AS NOTED

1:1000 - 1:1500

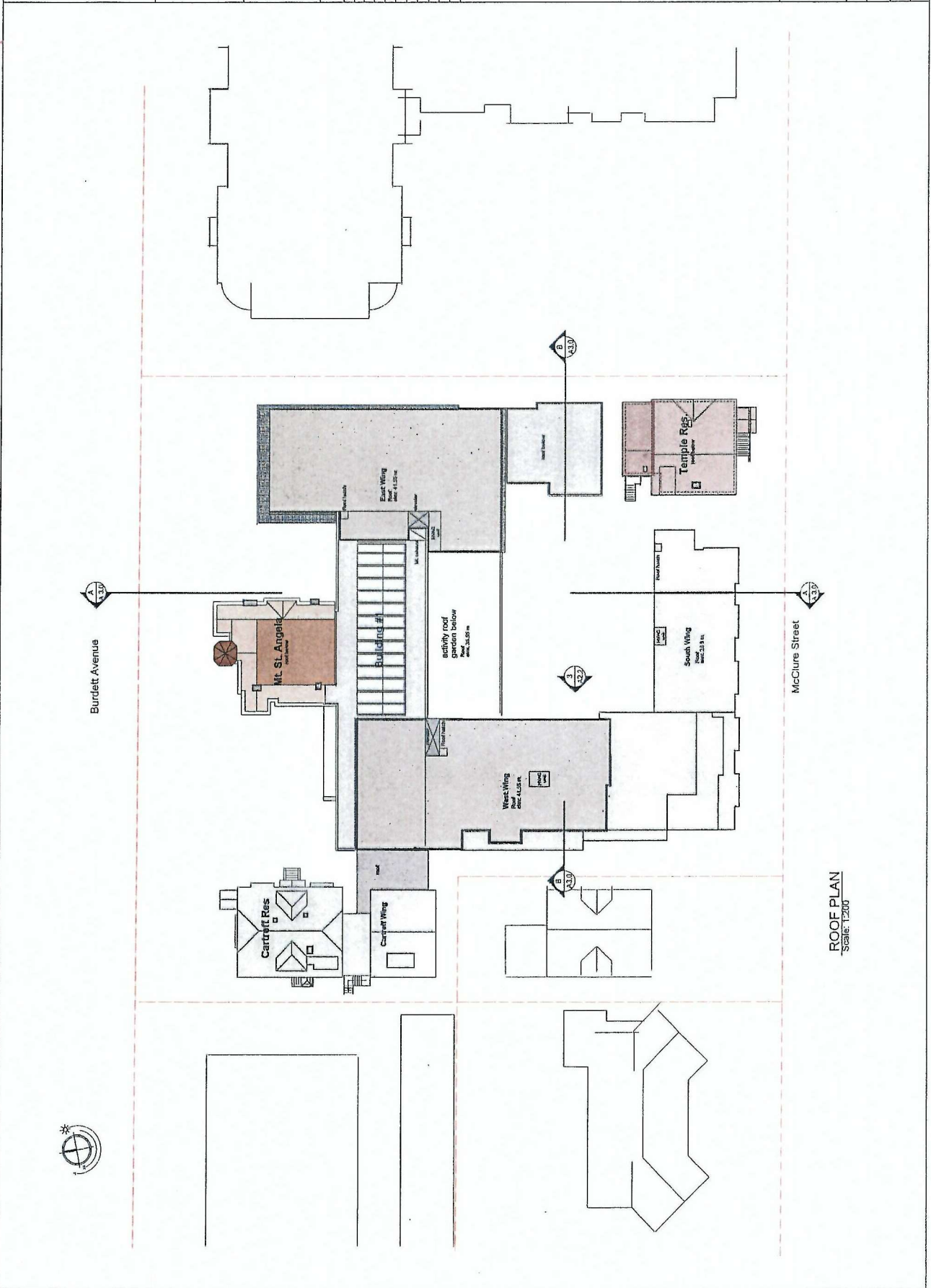
DATE

07/2019

PROJECT

Mount St. Angela

1.8



PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures & Norwood Group

ARCHITECT - GRP

key

McClure Ltd

3400 12th Ave S, Suite 100, Victoria, BC V8N 2P5

PH: 250.363.1627

CONSULTANT

Arcata

1000 12th Ave S, Suite 100, Victoria, BC V8N 2P5

PH: 250.363.1627

COMMENTS

1. PREPARED FOR SUBMISSION

2. PREPARED FOR SUBMISSION

3. PREPARED FOR SUBMISSION

4. PREPARED FOR SUBMISSION

5. PREPARED FOR SUBMISSION

6. PREPARED FOR SUBMISSION

7. PREPARED FOR SUBMISSION

8. PREPARED FOR SUBMISSION

Senior Living. Redefined.

MOUNT ST. ANGELA

ELEVATIONS

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

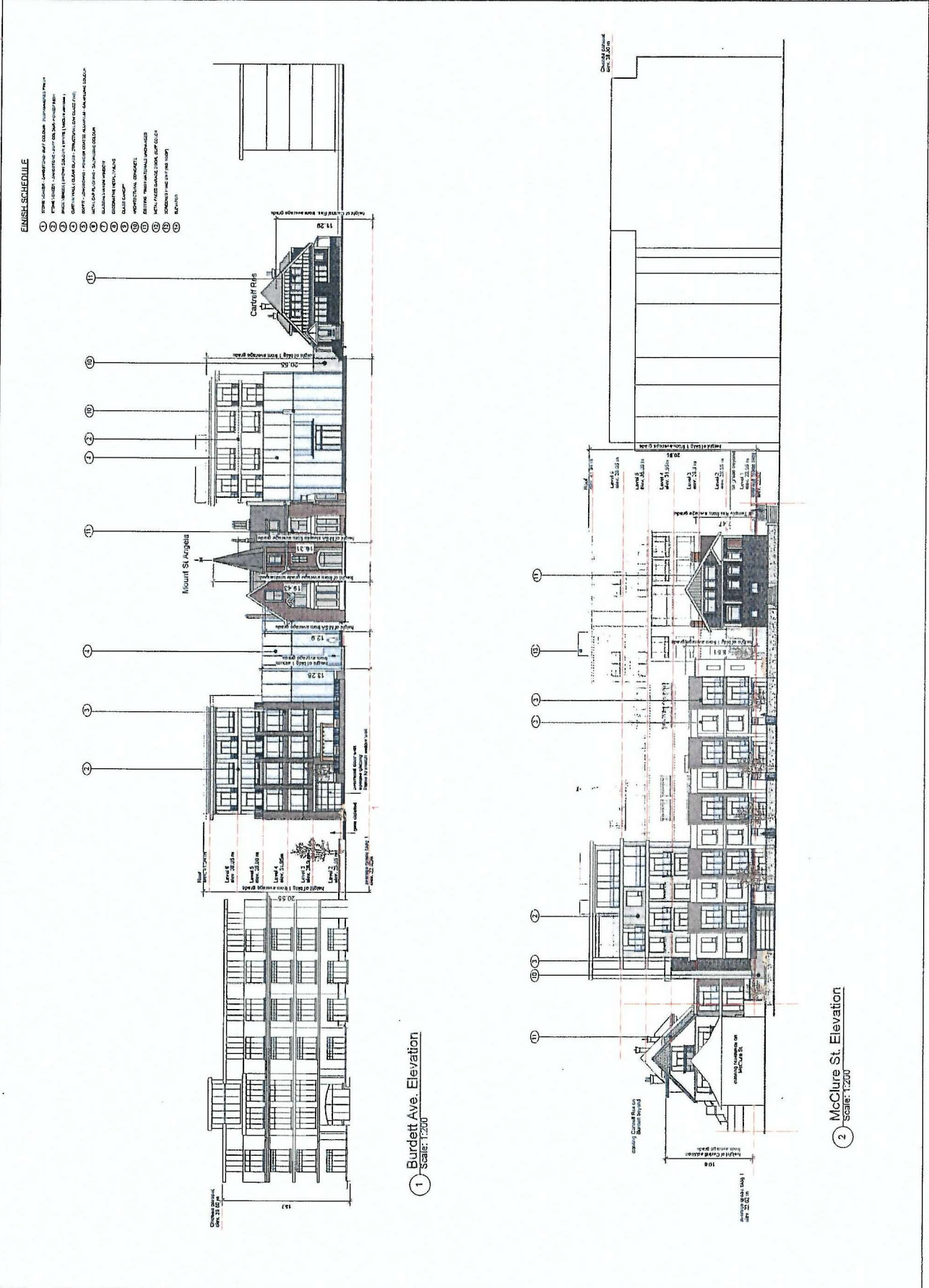
DATE: 11/24/2010

PROJECT: 11/24/2010

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

DATE: 11/24/2010

PROJECT: 11/24/2010



PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.

CLIENT
 MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

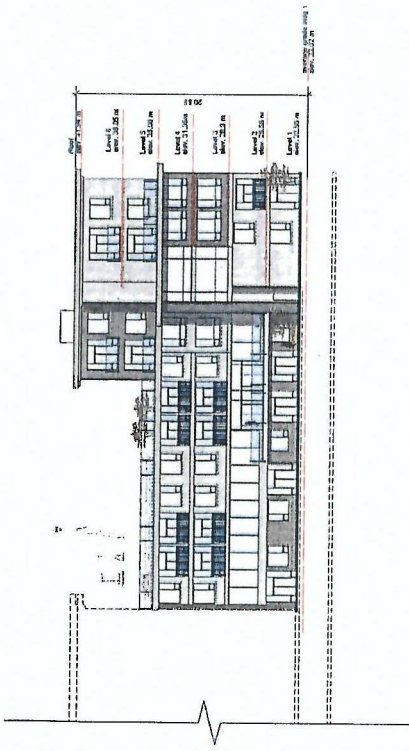
keay
 CONSULTANT
 2000 10th Avenue
 Suite 100
 Victoria BC V8T 2C2
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@keay.ca
 Website: www.keay.ca

Arcata
 CONSULTANT
 2000 10th Avenue
 Suite 100
 Victoria BC V8T 2C2
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@arcata.ca
 Website: www.arcata.ca

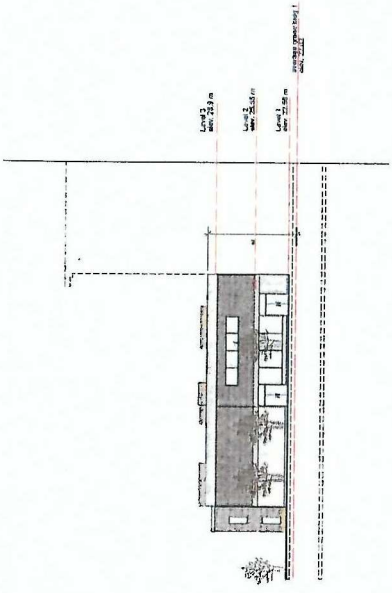
NO.	REVISION	DATE	BY
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10	RELIANT / RECORDING SUBMISSION	2014-01-10	MM

MOUNT ST. ANGELA
 Senior Living. Redefined.

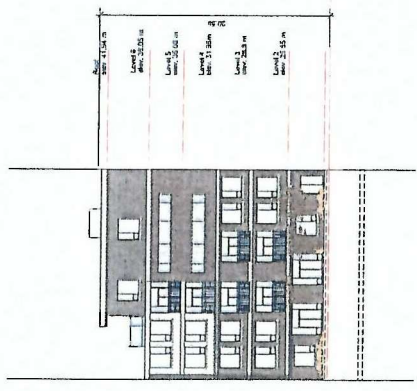
SHEET TITLE ELEVATIONS	DATE 2014-01-10	SCALE 1:1200 - 1:1800
PROJECT Mount St. Angela	CLIENT MI Ventures & Norwood Group	ARCHITECT CRP
SHEET NO. A2.2		



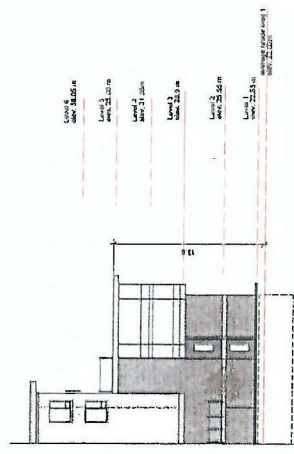
① Courtyard North Elevation
 Scale: 1:200



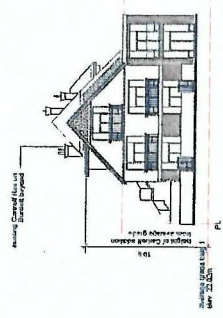
② Courtyard South Elevation
 Scale: 1:200



③ Courtyard West Elevation
 Scale: 1:200



④ Courtyard East Elevation
 Scale: 1:200



⑤ Cartreff Addition McClure Elevation
 Scale: 1:200

PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay

architectura ltd

250-413-7807, 550-4000000 ST

250-413-7807, 550-4000000 ST

CONSULTANT

Arcata

250-413-7807, 550-4000000 ST

250-413-7807, 550-4000000 ST

COMMENTS

1. NOT RECOMMENDED

2. NOT RECOMMENDED

3. NOT RECOMMENDED

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SECTION

SECTION A-A

Scale: 1:200

SECTION

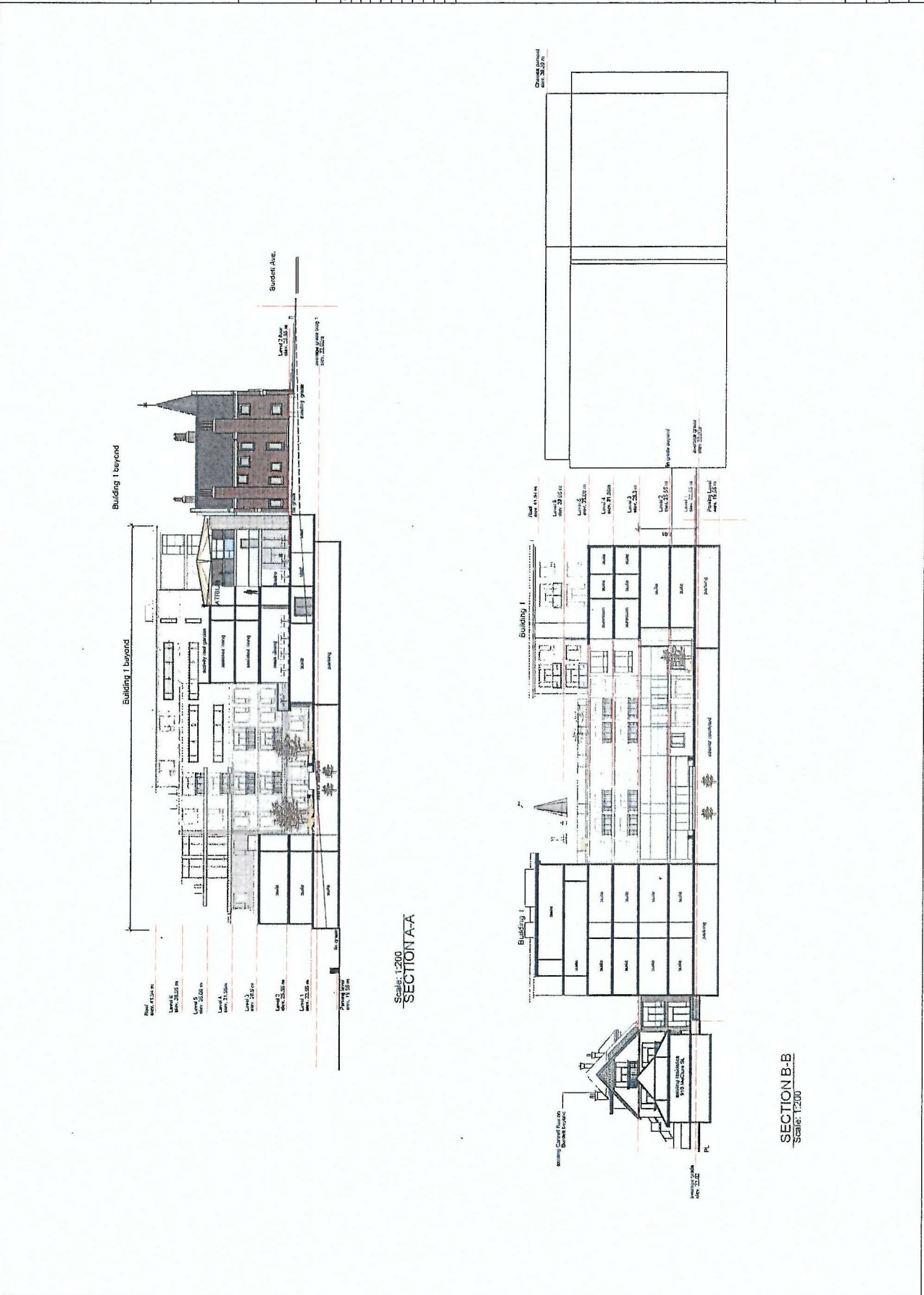
SECTION B-B

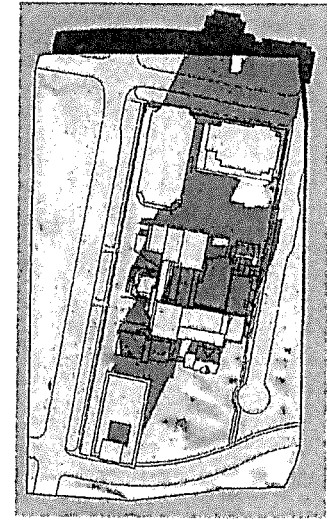
Scale: 1:200

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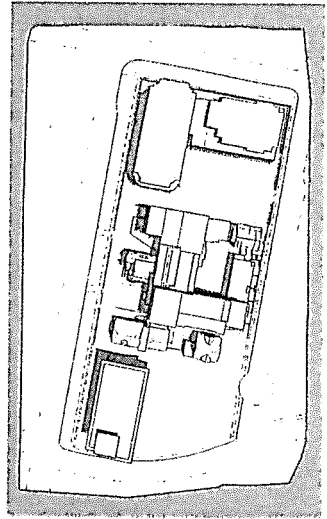
SECTION C-C

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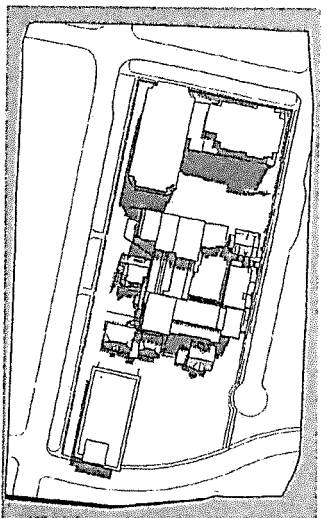




Evening

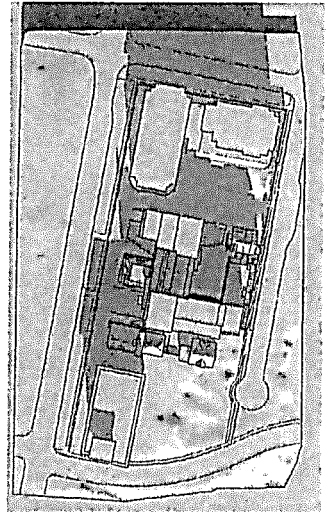


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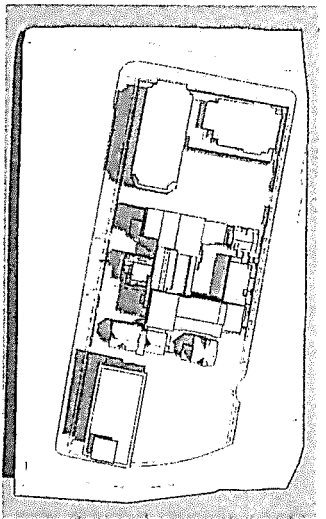


Morning

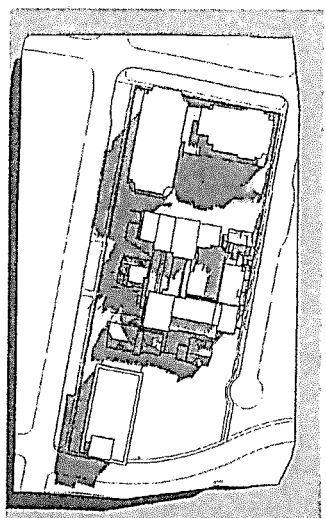
Summer Solstice



Evening

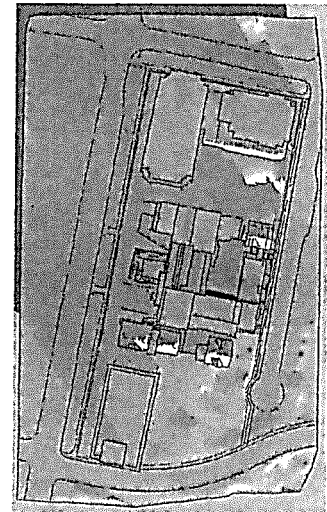


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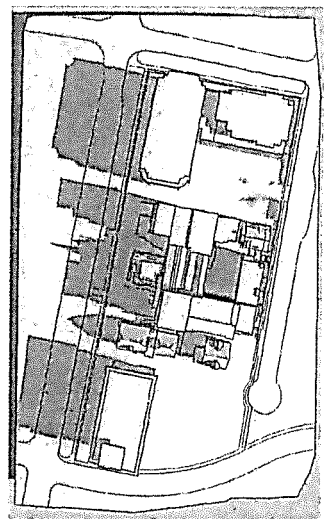


Morning

Equinox



Evening



Noon



Morning

Winter Solstice

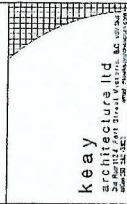
PROJECT

Mount St. Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP



CONSULTANT

Arcata
250 413 7007 / 934 Macdonald St.
Victoria B.C. V8M 1A1

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	1.00 / PRELIMINARY SUBMISSION	Jan 2017	
2.	2.00 / AM / PRELIMINARY SUBMISSION	Jan 2017	
3.	3.00 / PRELIMINARY SUBMISSION	Jan 2017	
4.	4.00 / PRELIMINARY SUBMISSION	Jan 2017	
5.	5.00 / PRELIMINARY SUBMISSION	Jan 2017	
6.	6.00 / PRELIMINARY SUBMISSION	Jan 2017	
7.	7.00 / PRELIMINARY SUBMISSION	Jan 2017	
8.	8.00 / PRELIMINARY SUBMISSION	Jan 2017	

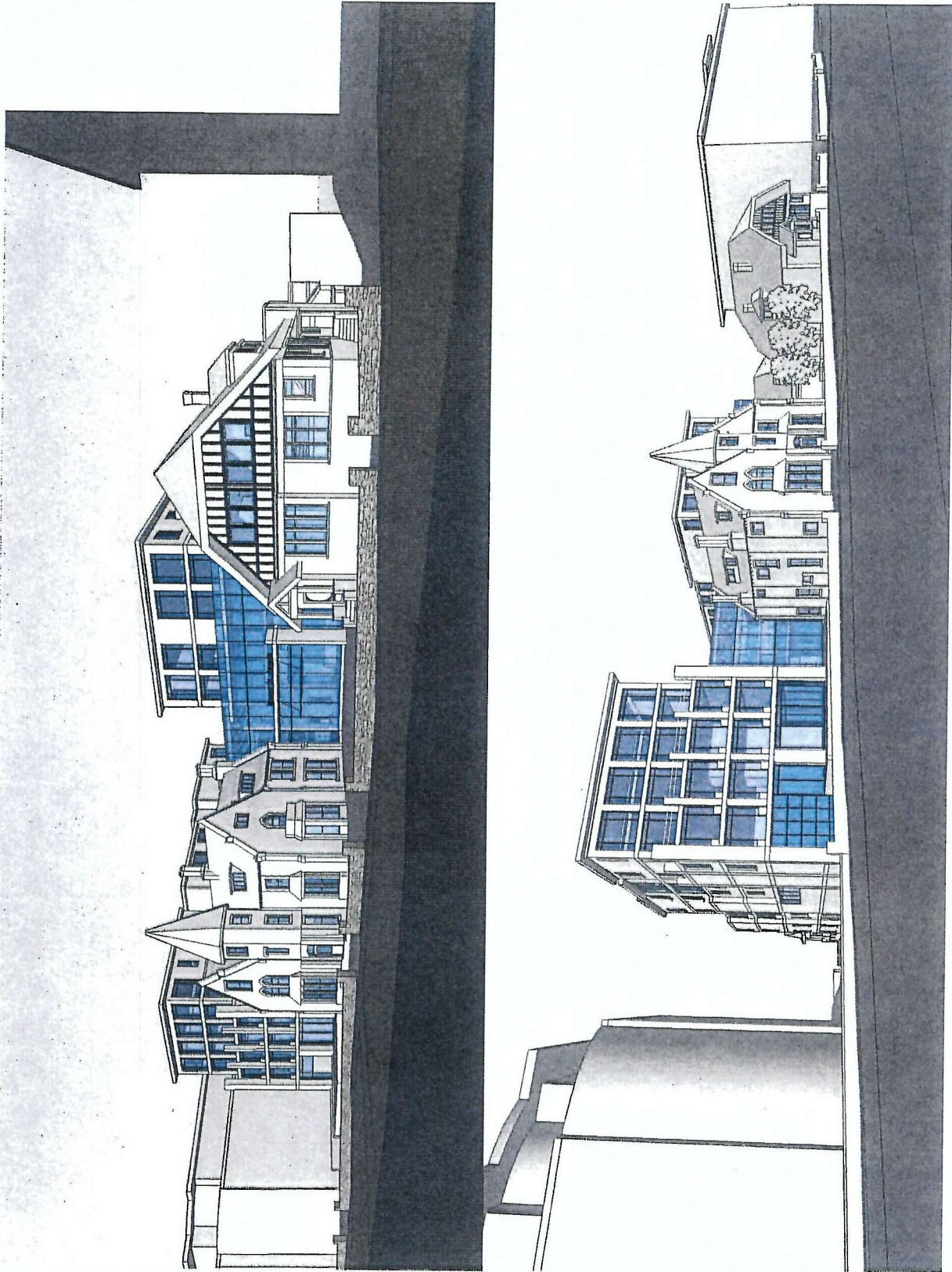
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET FILE

Perspectives

SCALE	DATE
AS NOTED	11/14 - 1/15
DATE PLOTTED	
DATE OF 2018	
Drawn by	

A 7.1





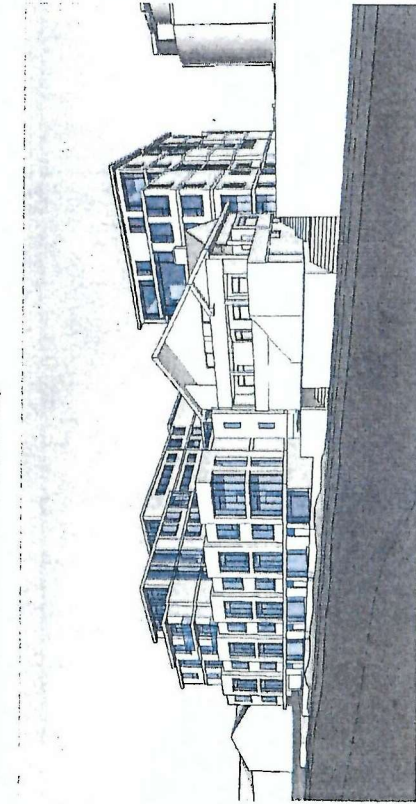
Limited view of cathedral tower behind existing residence
 Current Conditions: McClure St. views looking north toward Christ Church Cathedral.
 (Photos taken from the south sidewalk on McClure St.)

Limited view of cathedral tower through trees during fall season

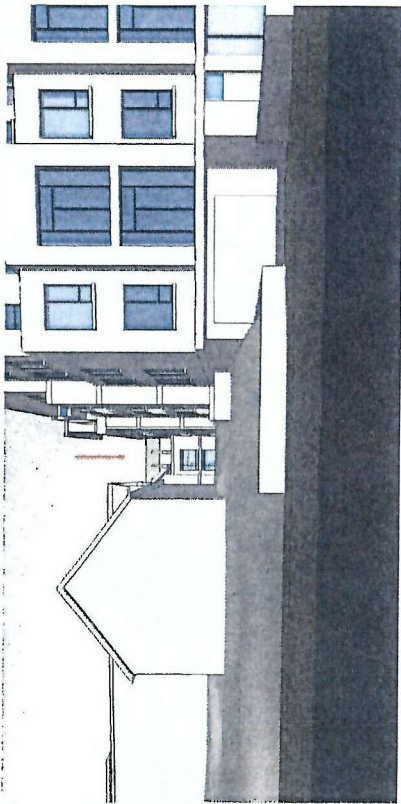
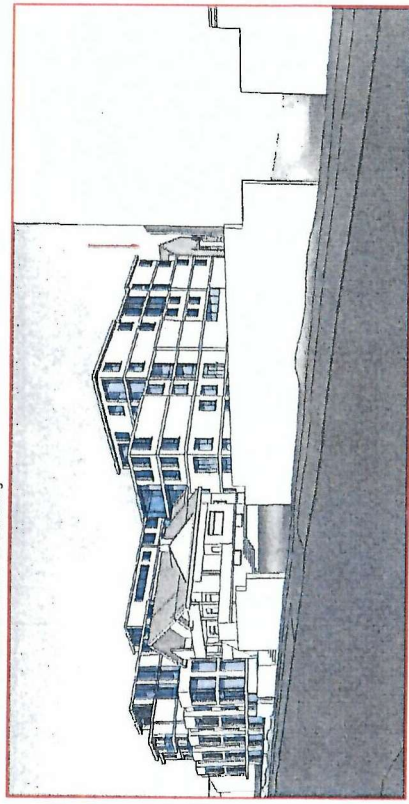
Limited view of cathedral tower through trees during fall season

Limited view of cathedral tower through trees during fall season

Roof line of cathedral visible behind Christus building during fall season



Roof line of cathedral remains visible behind Christus building



Roof line of cathedral remains visible during fall season

New Conditions: Views of Christ Church Cathedral will be maintained

MOUNT ST. ANGELA Senior Living. Redefined.

NO.	REVISION	DATE	BY
1	1.00	10/10/2018	ARCATA
2	2.00	10/10/2018	ARCATA
3	3.00	10/10/2018	ARCATA
4	4.00	10/10/2018	ARCATA
5	5.00	10/10/2018	ARCATA
6	6.00	10/10/2018	ARCATA
7	7.00	10/10/2018	ARCATA
8	8.00	10/10/2018	ARCATA
9	9.00	10/10/2018	ARCATA
10	10.00	10/10/2018	ARCATA

Arcata
 ARCHITECTS
 475 W. 12TH STREET
 VICTORIA, B.C. V8W 2E1

key
 KEY
 3140 W. 12TH STREET
 VICTORIA, B.C. V8W 2E1

PROJECT
 Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.

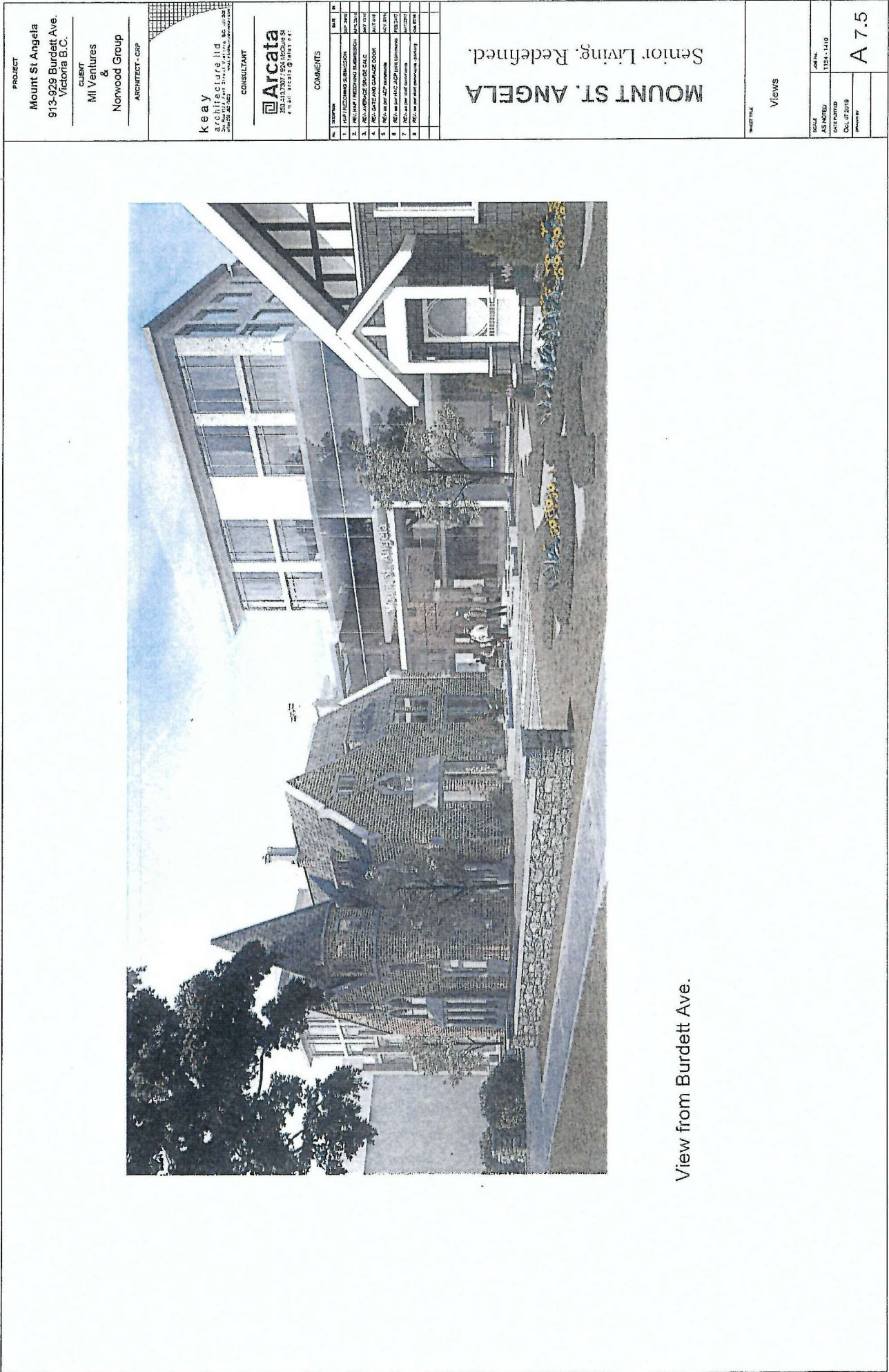
CLIENT
 MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

SHEET
 Perspectives-Public views
 of Christ Church Cathedral
 from McClure St.

DATE	11/24/2018
PROJECT	11/24/2018
CLIENT	MI Ventures & Norwood Group
ARCHITECT	ARCATA
DATE	11/24/2018

A 7.3



View from Burdett Ave.

MOUNT ST. ANGELA

Senior Living. Redefined.

NO.	REVISION	DATE
1.	FOR PRELIMINARY SUBMISSION	SEP 2018
2.	FOR PRELIMINARY SUBMISSION	SEP 2018
3.	FOR PRELIMINARY SUBMISSION	SEP 2018
4.	FOR PRELIMINARY SUBMISSION	SEP 2018
5.	FOR PRELIMINARY SUBMISSION	SEP 2018
6.	FOR PRELIMINARY SUBMISSION	SEP 2018
7.	FOR PRELIMINARY SUBMISSION	SEP 2018
8.	FOR PRELIMINARY SUBMISSION	SEP 2018

Arcata
ARCHITECTS
4751 15TH AVE S.E.
VANCOUVER, BC V6M 2K1

key
ARCHITECTS
2000 10TH AVE S.E.
VANCOUVER, BC V6M 2K1

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

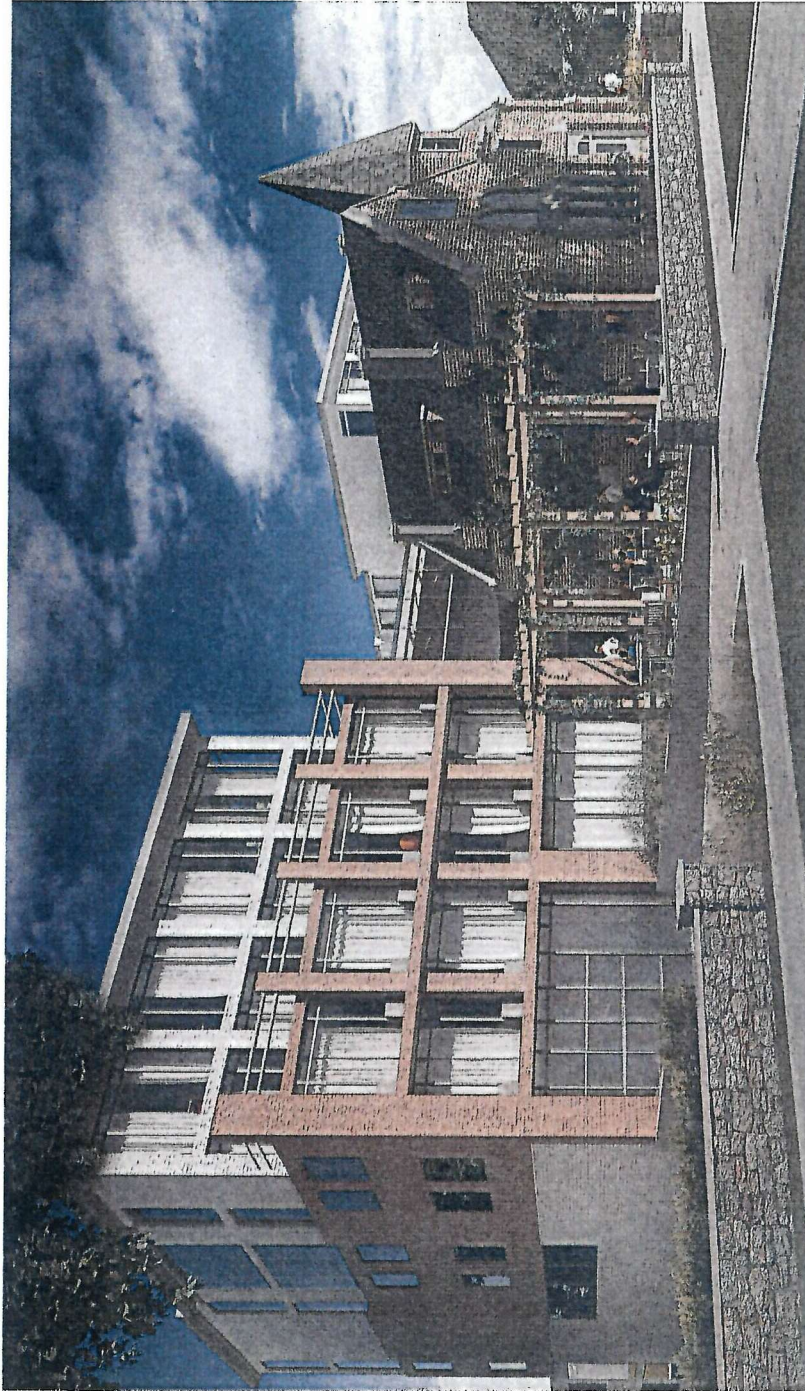
CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CIP

SCALE	DATE
AS SHOWN	11/24/2019
DATE OF 2019	
DATE OF 2019	
DATE OF 2019	

Views

A 7.5



View along Burdett Ave.

PROJECT Mount St Angela 913-929 Burdett Ave. Victoria B.C.		CLIENT MI Ventures & Norwood Group		ARCHITECT - CRP	
keay architecture ltd 240 HILL STREET, SUITE 100 VANCOUVER, BC V6C 2E7		CONSULTANT Arcata 2200 BURNHAMTHORPE AVE. S. SUITE 100 RICHMOND, BC V6X 3A9			
COMMENTS					
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MOUNT ST. ANGELA
Senior Living. Redefined.

Views

SCALE 1" = 16'-0"	DATE 11/21/16
AS NOTED SEE PLAN	DATE 11/21/16
CDS 12/2016 SCHEDULE	A 7.6

PROJECT

Mount St Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key architecture ltd

2400 102 Ave

Calgary, Alberta T2C 1A9

CONSULTANT

Arcata

253-413-7307 / 524 McClure St

PO BOX 715715 B VICS P.A.

COMMENTS

NO	DESCRIPTION	DATE	BY
1	100% FISCAL REVIEW SUBMISSION	SEP 2016	
2	100% FISCAL REVIEW SUBMISSION	SEP 2016	
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10	100% FISCAL REVIEW SUBMISSION	SEP 2016	

SCALE

AS NOTED

DATE PLOTTED

OCT 07 2016

PROJECT

DATE

11/24 - 1410

SCALE

A 7.8

Views



View along McClure St.



Courtyard entrance off Burdett Ave.

PROJECT Mount St Angela 913-929 Burdett Ave. Victoria B.C.		CLIENT MI Ventures & Norwood Group		ARCHITECT - CRP	
key scapellato ltd 3000 11th Ave S Suite 100 Seattle, WA 98148		CONSULTANT Arcata 4750 15th Ave S Suite 100 Seattle, WA 98148			
COMMENTS					
1.	REVISION	DATE	BY		
1.	REVISION	DATE	BY		
2.	REVISION	DATE	BY		
3.	REVISION	DATE	BY		
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99.	REVISION	DATE	BY		
100.	REVISION	DATE	BY		

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay

ARCHITECTURE LTD
204-1111 BURNHAMTHORPE RD.
VICTORIA, BC V8W 2G1

CONSULTANT

Arcata

ARCATA CONSULTANTS LTD
2000 VICTORIA ST
VICTORIA, BC V8N 1A1

COMMENTS

#	REVISION	DATE	BY
1.	1.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
2.	2.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
3.	3.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
4.	4.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
5.	5.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
6.	6.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
7.	7.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
8.	8.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
9.	9.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY
10.	10.000 PRELIMINARY SUBMISSION	2014-04-04	KEAY

MOUNT ST. ANGELA
Senior Living. Redefined.

WEST FILE

Views

SCALE
AS NOTED
DATE PLOTTED
04/17/2014
DRAWN BY
D. HARRIS

A 7.10



Entrance Lobby

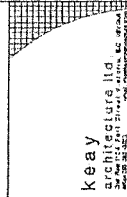
PROJECT

Mount St Angela
913-929 Burdett Ave
Victoria B.C.

CLIENT

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&
Norwood Group

ARCHITECT - CRP



key
architecture ltd
255-113-7201 / 524-1600
1000-1000-1000-1000

CONSULTANT

Arcata
255-113-7201 / 524-1600
1000-1000-1000-1000

COMMENTS

NO	REVISION	DATE	BY
1	1.001 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
2	1.002 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
3	1.003 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
4	1.004 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
5	1.005 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
6	1.006 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
7	1.007 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA
8	1.008 ARCHITECTURE SUBMISSION	2017-01-10	ARCATA

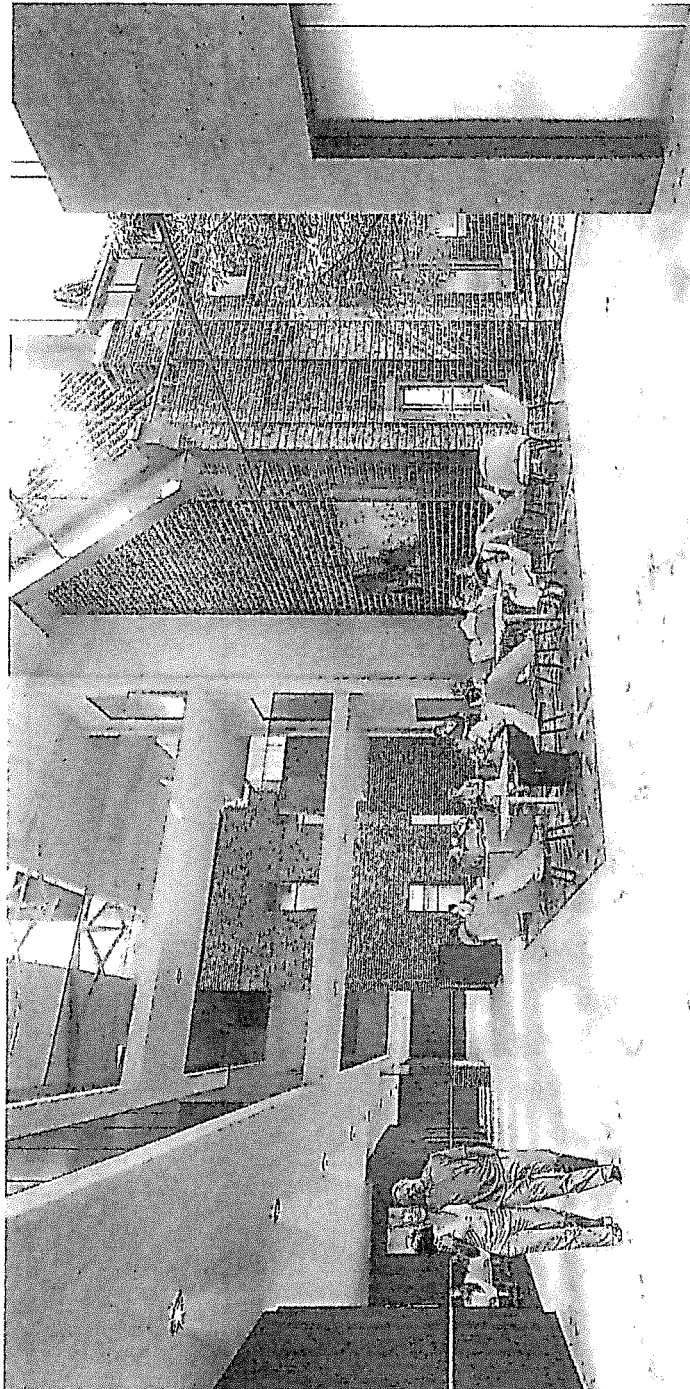
MOUNT ST. ANGELA
Senior Living. Redefined.

Views

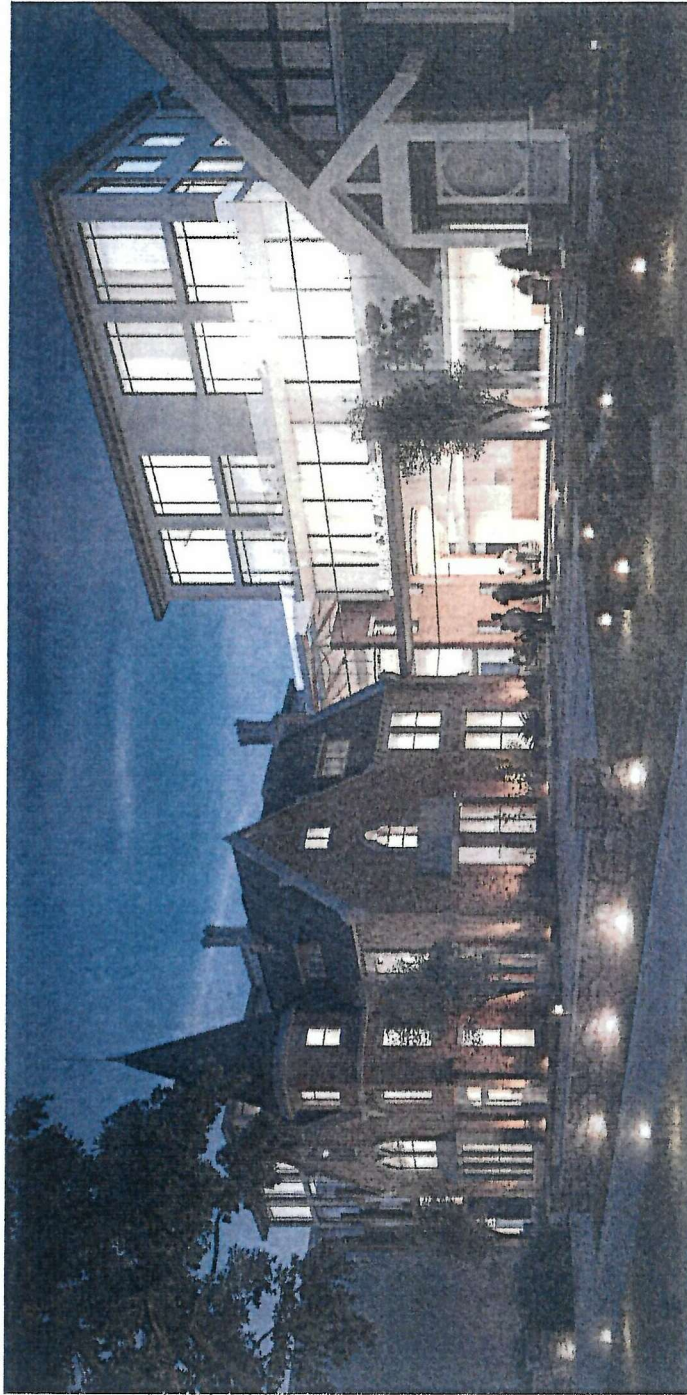
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SCALE	1:100
DATE	11/24/17
DATE	11/24/17
DATE	11/24/17

A 7.11



Atrium View



Entrance at night

MOUNT ST. ANGELA

Senior Living. Redefined.

NO.	REVISION	DATE	BY
1	1.000 PRELIMINARY SUBMISSION	08/13/10	JPB
2	2.000 FINAL PRELIMINARY SUBMISSION	08/13/10	JPB
3	3.000 PRELIMINARY SUBMISSION	08/13/10	JPB
4	4.000 PRELIMINARY SUBMISSION	08/13/10	JPB
5	5.000 PRELIMINARY SUBMISSION	08/13/10	JPB
6	6.000 PRELIMINARY SUBMISSION	08/13/10	JPB
7	7.000 PRELIMINARY SUBMISSION	08/13/10	JPB
8	8.000 PRELIMINARY SUBMISSION	08/13/10	JPB

COMMENTS

CONSULTANT

Arcata
255 ALIANT ST. SALMON SPRING, CA 94967
415.331.8719

key

architectural ltd
255 ALIANT ST. SALMON SPRING, CA 94967
415.331.8719

ARCHITECT - CRP

Norwood Group

&

MI Ventures

client

913.929 Burdett Ave.
Victoria B.C.

Mount St. Angela

PROJECT

Views

SCALE	AS NOTED	DATE	11/21/11
DATE	11/21/11	DATE	11/21/11
DATE	11/21/11	DATE	11/21/11
DATE	11/21/11	DATE	11/21/11

A 7.12

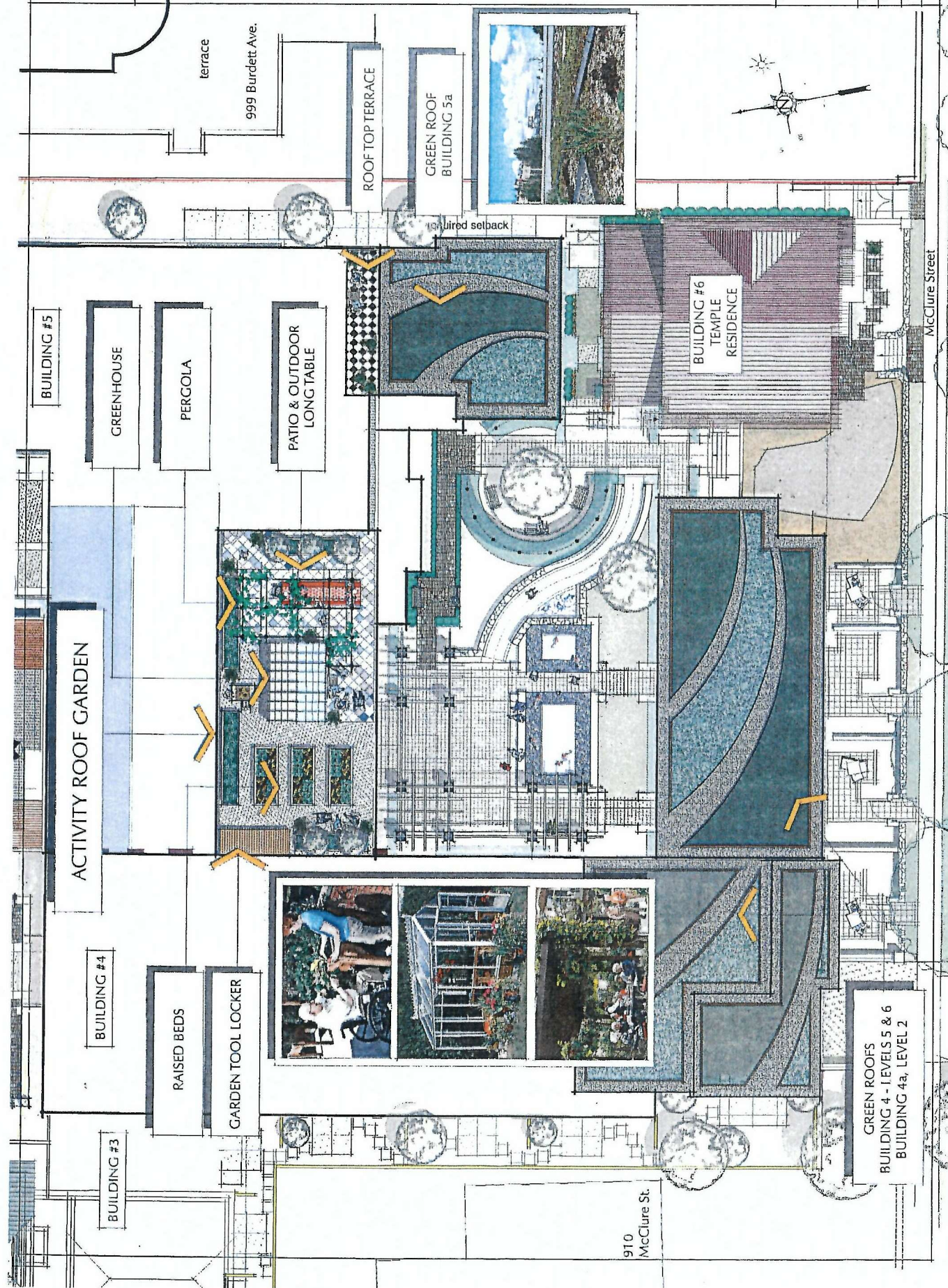
DRAWING REVISIONS	REVISED 27 APRIL 2017 - ILLUSTRATE RESIDUAL CONCEPT FOR CONCEPT PLANTED
	APPROVED 9 MARCH 2017 - APPROVAL TO RESPOND TO KNIGHT ADVISORY DESIGN PANEL & HARBOR ADVISORY PANEL RECOMMENDATIONS.
	- EXISTING WALL PRESERVED
	- ADDITIONAL OUTLOOK OF MEDIA WALL
	- ADDITIONAL POINT TO SCALE PLANO GROUP
	REVISOR STEEL CASE CIVIL ARCHT
	6 APRIL 2016
	REVISED PUBLIC WORKS DISTRICT
	28 NOVEMBER 2015
	ISSUED FOR RECORDING & DE-ALLOCATION
	1 NOVEMBER 2015

LANDSCAPE
PLAN
LOWER FLOOR
LEVELS

DATE	1:00		
DATE PLANTED	APRIL 06, 2016		
DATE OF	2/5		
			L3

bioRxiv preprint doi: <https://doi.org/10.1101/2015.05.12.084450>; this version posted May 12, 2015. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.



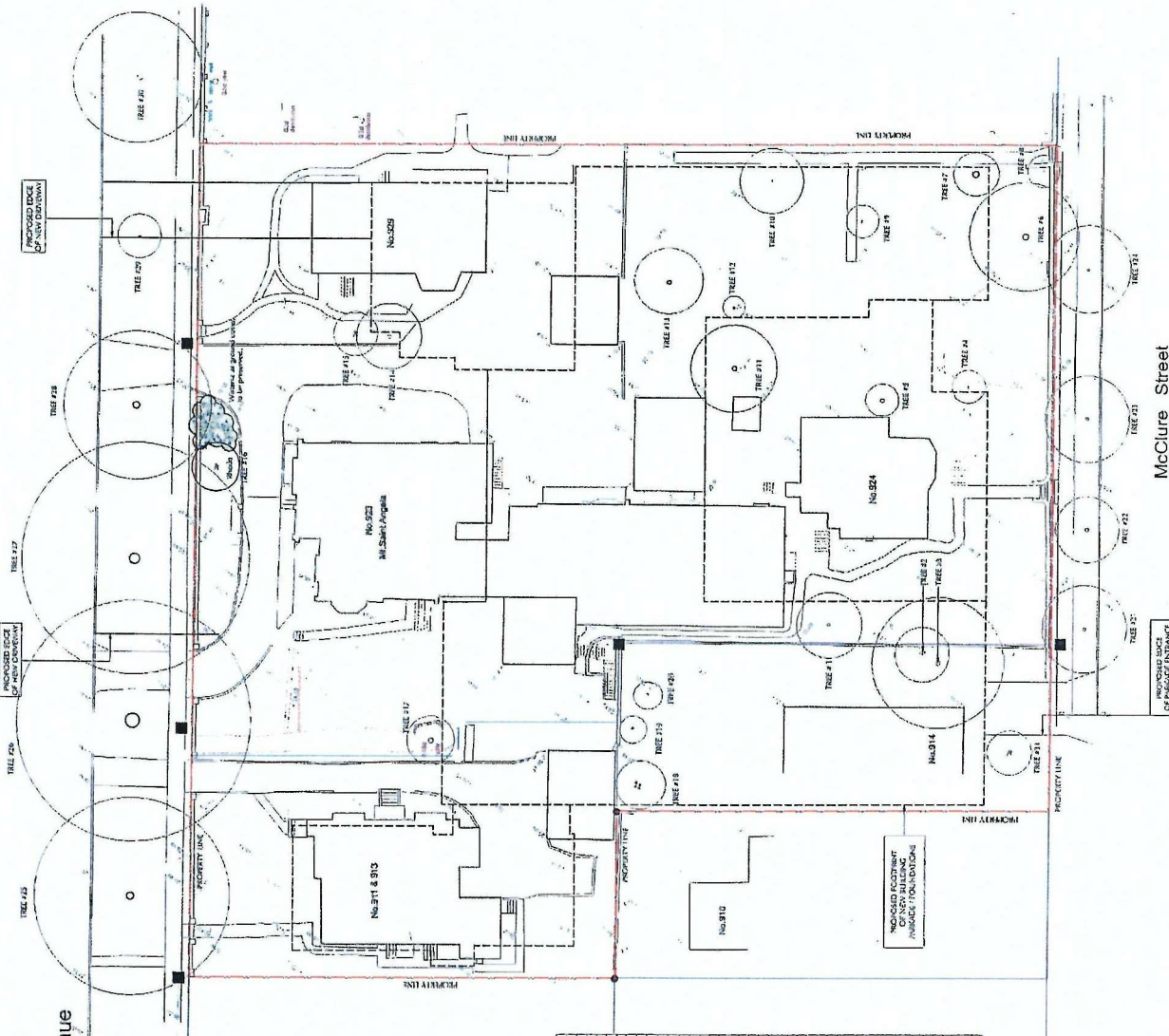


MOUNT ST. ANGELA
MOUNT ST. ANGELA

TREE RETENTION /
REMOVAL PLAN

Scale	1:200	DATE	04/08/2016
DATE	04/08/2016	PROJECT	L6
PROJECT	L6	OWNER	CECCO

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TREE ID	TREE NAME	DBH (CM)	HEIGHT (M)	CONDITION	RECOMMENDATION
TREE 01	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 02	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 03	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 04	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 05	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 06	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 07	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 08	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 09	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 10	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 11	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
TREE 12	CHERRY	10.0	10.0	POOR HEALTH	REMOVE
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TREE 100	CHERRY	10.0	10.0	POOR HEALTH	REMOVE

SHRUBS - MASSING



Magnolia "Vulcan"



Mock orange blossom



Azalea

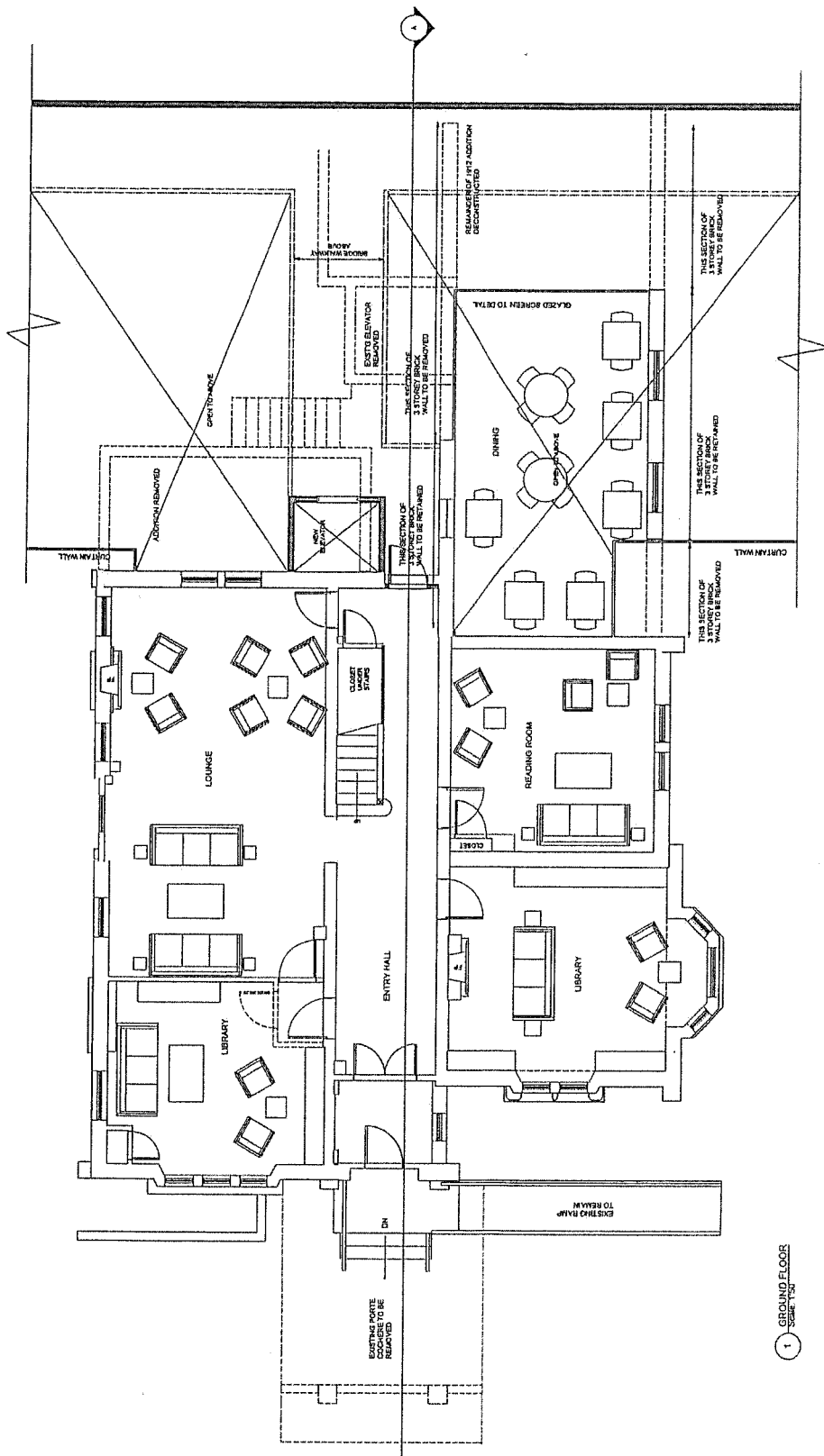
PERENNIALS / GROUND COVERS



Hosta

[illegible]

1. **PLANT SCHEDULES.** PROPOSED PLANT SPECIES, SPACING, SIZE AND NUMBERS ARE A GUIDE TO THE PLANTING CONCEPT AND CHARACTER. THIS INFORMATION WILL BE CONFIRMED AT BUILDING PERMIT APPLICATION STAGE WHEN DETAILED PLANTING PLANS WILL BE PROVIDED.
2. **LANDSCAPE STANDARDS**
SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST SOFT LANDSCAPE STANDARD. SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE CITY OF VICTORIA.



1 GROUND FLOOR
SCALE: 1"=50'

[illegible]

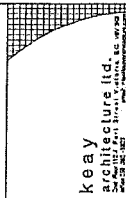
PROJECT

Mount St. Angela
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Victoria B.C.

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Arcata
255-113707 / 924 MACPHER ST.
VANCOUVER, BC V6C 2E7

COMMENTS

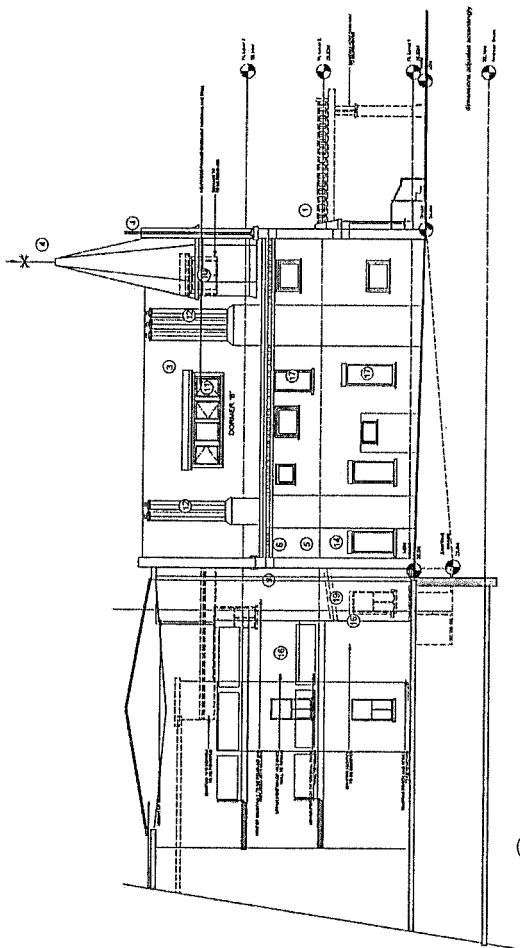
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21.	NO. 1 / REVISION 2 / REVISION 3	NO. 1 / 11/11/11

MOUNT ST. ANGELA

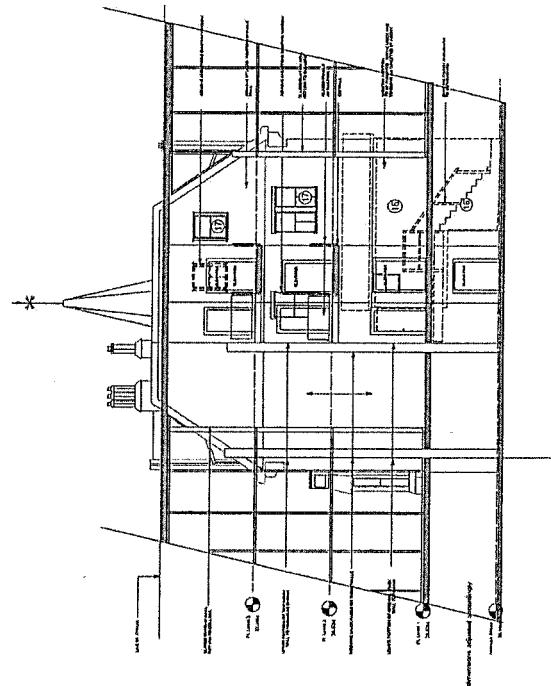
Senior Living. Redefined.

COLLEGE RESTORATION ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	11/24 / 11/11
DESIGNED BY	M.A.5.1
DRAWN BY	



1 EAST ELEVATION
Scale 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale 1/8" = 1'-0"

- ANSELVA COLLEGE
- SCOPE OF EXTERIOR RESTORATION WORK
1. RECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
 2. REMOVE CORNER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
 3. NEW 1/2" CEDAR SHINGLE ROOF
 4. RE AND RE SHEET METAL FINALS AS REQUIRED
 5. REPAIR MORTAR AS REQUIRED, TO MATCH SPECIFICATIONS
 6. REBUILD GUTTER AND RAIN AS REQUIRED, TO MATCH ORIGINAL
 7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
 8. REPAIR MORTAR BELLS AND WINDOW SURROUNDS
 9. ELASTOMERIC JOINTS ON CORBELS AND OTHER ELEMENTS
 10. MAKE GOOD, PLUMB JOINT AT BRICKWORK, FINISHING COLOR TO MATCH EXISTING, DO NOT REPLICATE CASTING
 11. CORNER REMOVED, ROOF MADE GOOD
 12. CORNER AND WINDOWS REBUILT TO DETAIL
 13. CHIMNEY STABILIZED PER STRUCTURAL
 14. RE AND RE SHINGLE ROOF ON TOWER
 15. NEW 4" ROUND RAIN THROUGHOUT
 16. REMOVE METAL FIRE ESCAPE
 17. RECONSTRUCT REAR ADDITION AND REAR STAIR
 18. REPAIR WINDOWS AS REQUIRED, REPAIR
 19. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
 20. REPAIR CAST CONC STAIRS
 21. NEW STAINLESS STEEL HANDRAILS

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
258-113 7007/7824 MOUNT ST
VICTORIA B.C. V8N 1A1

CONSULTANT

Arcata
258-113 7007/7824 MOUNT ST
VICTORIA B.C. V8N 1A1

COMMENTS

NO	REVISION	DATE
1	1. NEW EXTERIOR STAIRS	NOV 14
2	2. NEW EXTERIOR STAIRS	NOV 14
3	3. NEW EXTERIOR STAIRS	NOV 14
4	4. NEW EXTERIOR STAIRS	NOV 14
5	5. NEW EXTERIOR STAIRS	NOV 14
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8	8. NEW EXTERIOR STAIRS	NOV 14

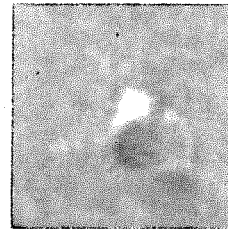
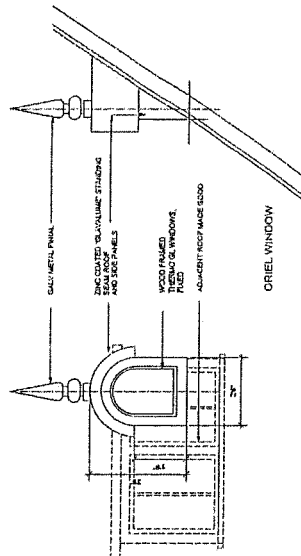
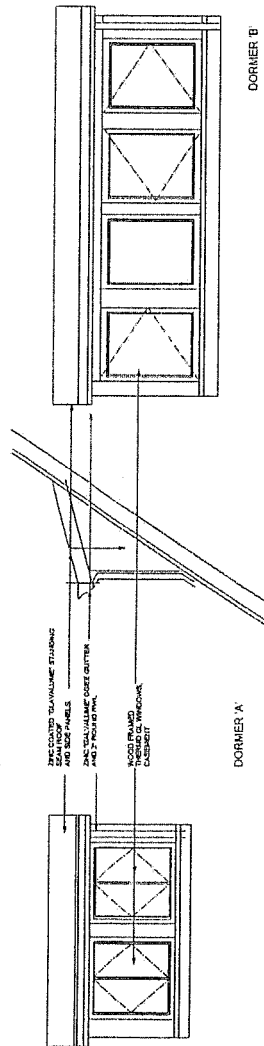
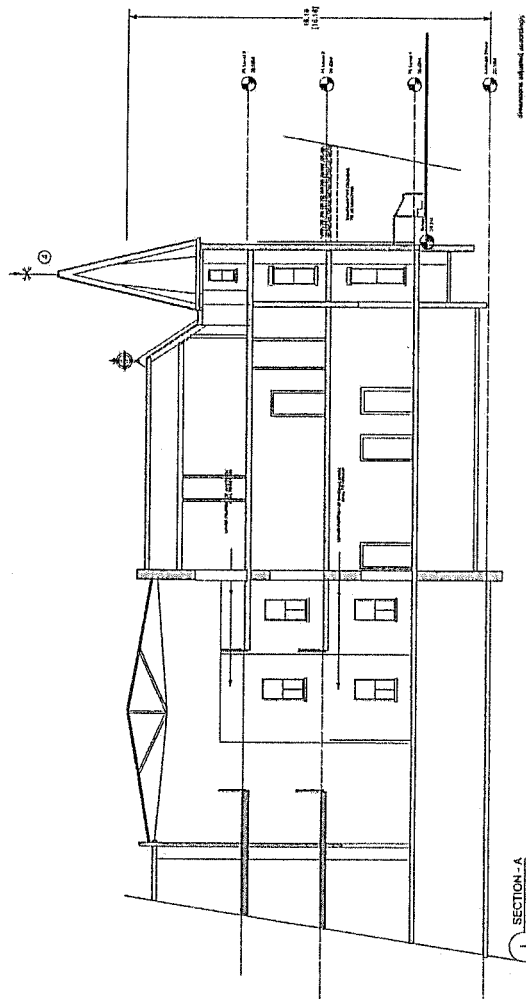
Senior Living, Redefined.
MOUNT ST. ANGELA

NOV 14

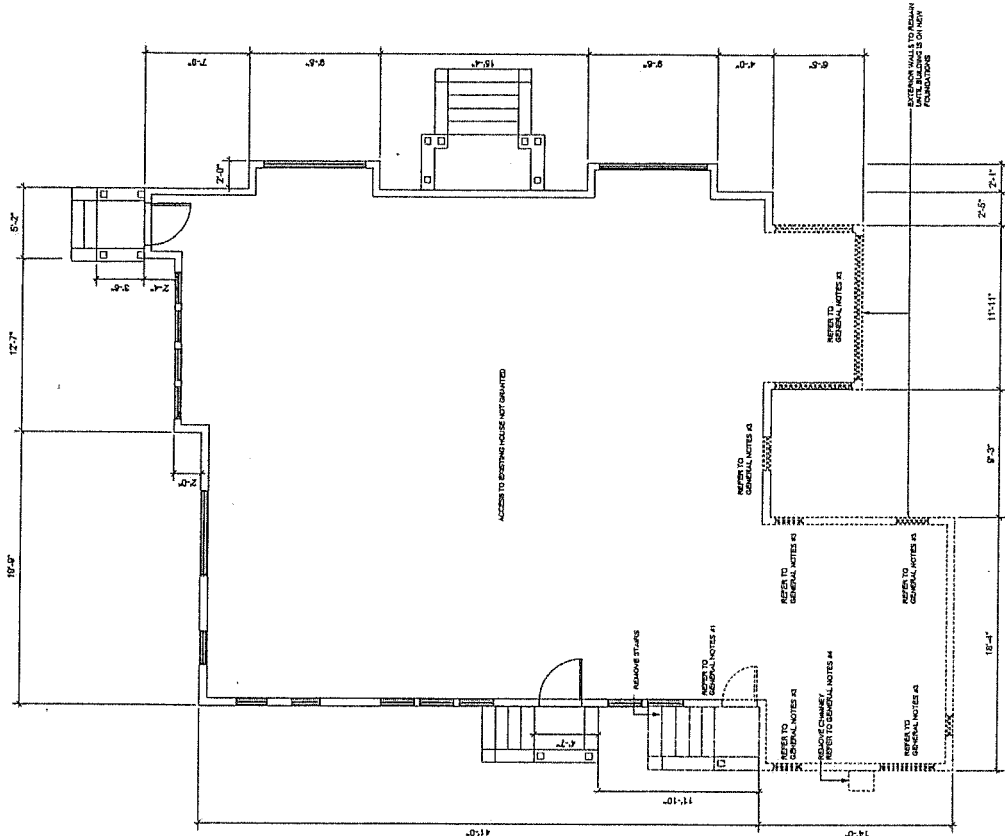
COLLEGE
RESTORATION

SECTIONS & DETAILS

SCALE	1/8" = 1'-0"
DATE PLOTTED	OCT 07 2019
PLANNER	M.A.6.0



DETAIL OF ORIEL WINDOW AND FINIAL
FROM 1876 PHOTOGRAPH

[illegible][illegible]

GENERAL NOTES:

- 1 ALL WOOD PANEL, DOORS, FRAMES AND ALL MOLINGS ETC. ARE TO BE REDUCED TO 1/2" MINIMUM THICKNESS.
- 2 ALL JOISTS, TRUSSING AND THE GIRD AND WINDOW SILLING ARE TO BE REDUCED TO 1/2" MINIMUM THICKNESS.
- 3 CONCRETE JAIL AND REPAIR TO BE CRITICAL, EXAMINED AND APPROVED BY ELECTRICAL ENGINEER.
- 4 STORM DOOR USE IN THE REAR PORCH TOOLS

REMOVAL LEGEND & GENERAL NOTES

EXISTING WALLS: CONTINUALLY REFER TO DRAWING

EXISTING WALLS: TO BE REMOVED OR FULLY REINFORCED

WALLS TO BE REMOVED

REFER TO DOOR SCHEDULE

OK

SHEET TITLE	CARTREFF RESIDENCE RESTORATION	DEMO PLANS	JOINT No.	C.A3.0
			SCALE	
	AS NOTED		11254 - 1-170	
	DATE NOTED			
	OCT. 07 2019			
	DESIGNED BY			

[illegible][illegible]

ALL NAMES AND ALIASES ETC ARE TO BE REPORTED
AND LISTED IN YOUR REPORTS ACCORDING TO
THEIR STATUS IN THE COUNTRY OF ORIGIN. ALL
NAMES OF ELECTRICAL, MECHANICAL, AND RESISTANCE
MATERIALS SHALL TO BE REPORTED WITH OUR
OWN POLYMERIZATION

MAIN LEVEL
Score: 150




2

SUBJECTS

- 1 ALL WOOD PANEL DOOR
- 2 HANDICAPPED ENTRANCE
- 3 CORRELATING WITH THE CORRELATING AND BEING STORED FOR THE USE

GENERAL INSTRUCTIONS:

DEMOLITION LEGEND & NOTES


	EXISTING WALLS - ORIGINAL
	EXISTING WALLS - TO BE DEMOLISHED
	WALLS TO BE RECONSTRUCTED

REFER TO ORDER SCHEDULE

OK

1

ASSESSMENT LEVEL
Page 124



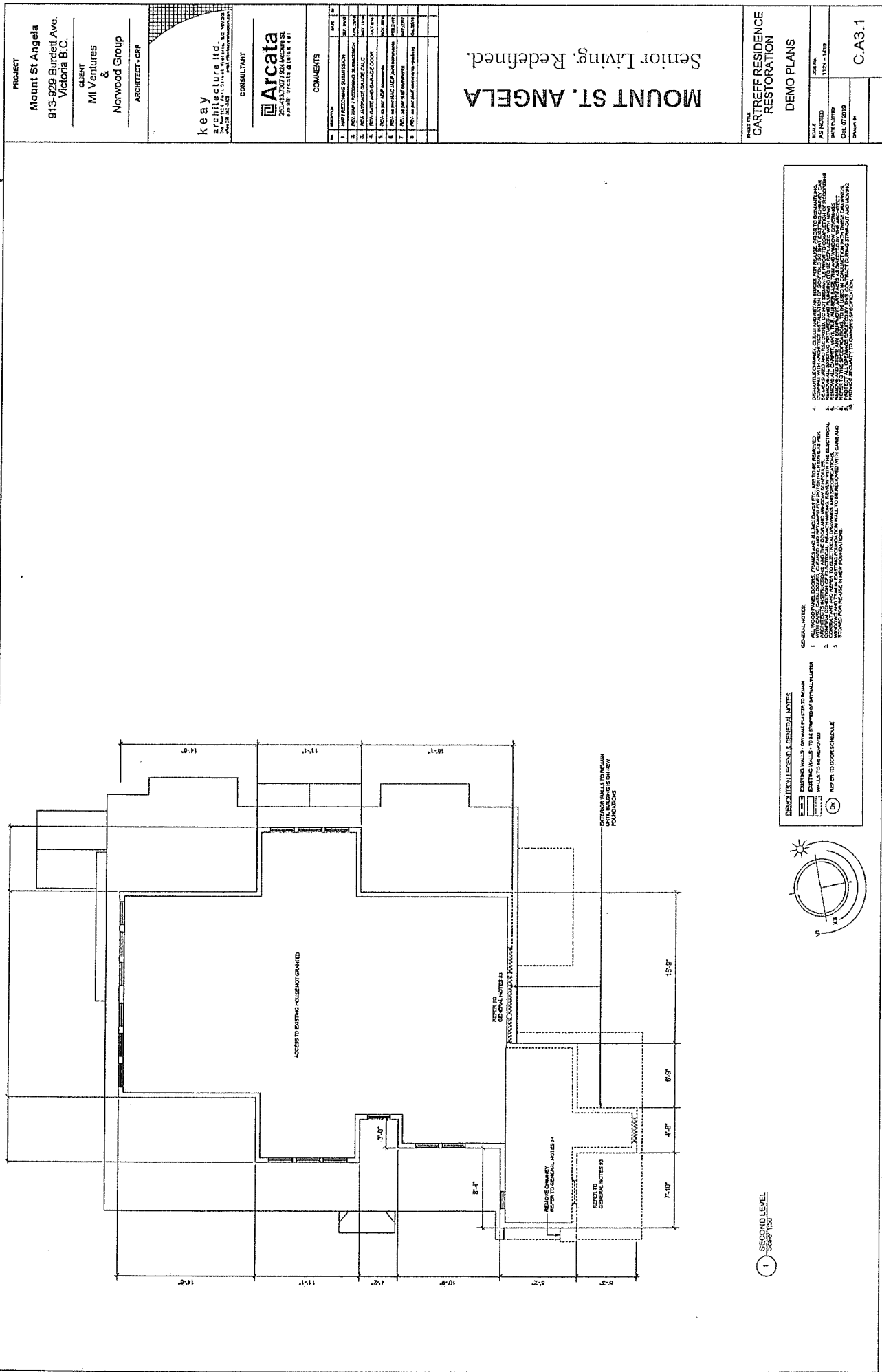
MOUNT ST. ANGELA
Senior Living. Redefined.

COMMENTS	
SL	DESCRIPTION
1.	WAP / RECOMMEND SUBMISSION
2.	WAP / MAP / RECOMMEND SUBMISSION
3.	WAP-AVERAGE GRADE CALL
4.	WAP-GATE AND GARAGE DOOR
5.	WAP-20 DAY ACT COMMENTS
6.	WAP-30 DAY ACT COMMENTS
7.	WAP-40 DAY ACT COMMENTS
8.	WAP-50 DAY ACT COMMENTS

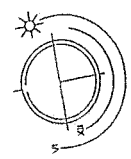
Arcata
250.413.7307 / 924 McCure St.
email: arcata@telus.net

key
architecture ltd.
200 North First Street, Victoria, BC V8W 2G1

PROJECT	Mount St Angela 913-929 Burdett Ave. Victoria B.C.
CLIENT	MI Ventures & Norwood Group
ARCHITECT - CRP	



1 SECOND LEVEL
SCALE 1/8" = 1'-0"



DEMOLITION LEGEND & GENERAL NOTES

EXISTING WALLS - DEMOLITION SYMBOL

WALLS TO BE REMOVED

WALLS TO BE REINFORCED

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

GENERAL NOTES

1. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

4. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

GENERAL NOTES

1. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

4. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

GENERAL NOTES

1. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

4. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VICTORIA DEMOLITION BY-LAW.

MOUNT ST. ANGELA Senior Living: Redefined.

NO.	REVISION	DATE
1.	1.001 PROJECT SUBMISSION	2014.01.14
2.	1.002 LAMP REVISIONS SUBMISSION	2014.01.14
3.	1.003 LAMP REVISIONS SUBMISSION	2014.01.14
4.	1.004 LAMP REVISIONS SUBMISSION	2014.01.14
5.	1.005 LAMP REVISIONS SUBMISSION	2014.01.14
6.	1.006 LAMP REVISIONS SUBMISSION	2014.01.14
7.	1.007 LAMP REVISIONS SUBMISSION	2014.01.14
8.	1.008 LAMP REVISIONS SUBMISSION	2014.01.14

COMMENTS

Arcata
250-413-7207 / 804-608-8151
P.O. BOX 100000, VANCOUVER, BC V6T 1A1

key
architecture ltd.
250-413-7207 / 804-608-8151
P.O. BOX 100000, VANCOUVER, BC V6T 1A1

PROJECT
Mount St. Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

REVISIONS
CARTREEF RESIDENCE
RESTORATION

DEMO PLANS

DATE
1/14/14

SCALE
1/8" = 1'-0"

PROJECT NO.
C.A3.1

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.

CLIENT
**Mt Ventures
 &
 Norwood Group**

ARCHITECT - CRP

key
 architecture ltd.
 2000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6P 3C1
 TEL: 604-681-1111
 WWW.KEYARCHITECTURE.COM

CONSULTANT
Arcata
 2000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6P 3C1
 TEL: 604-681-1111
 WWW.ARCATA.COM

COMMENTS

NO.	REVISION	DATE	BY
1	100% REVISION SUBMISSION	10/1/10	MM
2	100% REVISION SUBMISSION	10/1/10	MM
3	100% REVISION SUBMISSION	10/1/10	MM
4	100% REVISION SUBMISSION	10/1/10	MM
5	100% REVISION SUBMISSION	10/1/10	MM
6	100% REVISION SUBMISSION	10/1/10	MM
7	100% REVISION SUBMISSION	10/1/10	MM
8	100% REVISION SUBMISSION	10/1/10	MM
9	100% REVISION SUBMISSION	10/1/10	MM
10	100% REVISION SUBMISSION	10/1/10	MM

MOUNT ST. ANGELA Senior Living. Redefined.

SHEET NO.
**CARTREFF RESIDENCE
 RESTORATION
 ELEVATIONS**

SCALE
 1/8" = 1'-0"

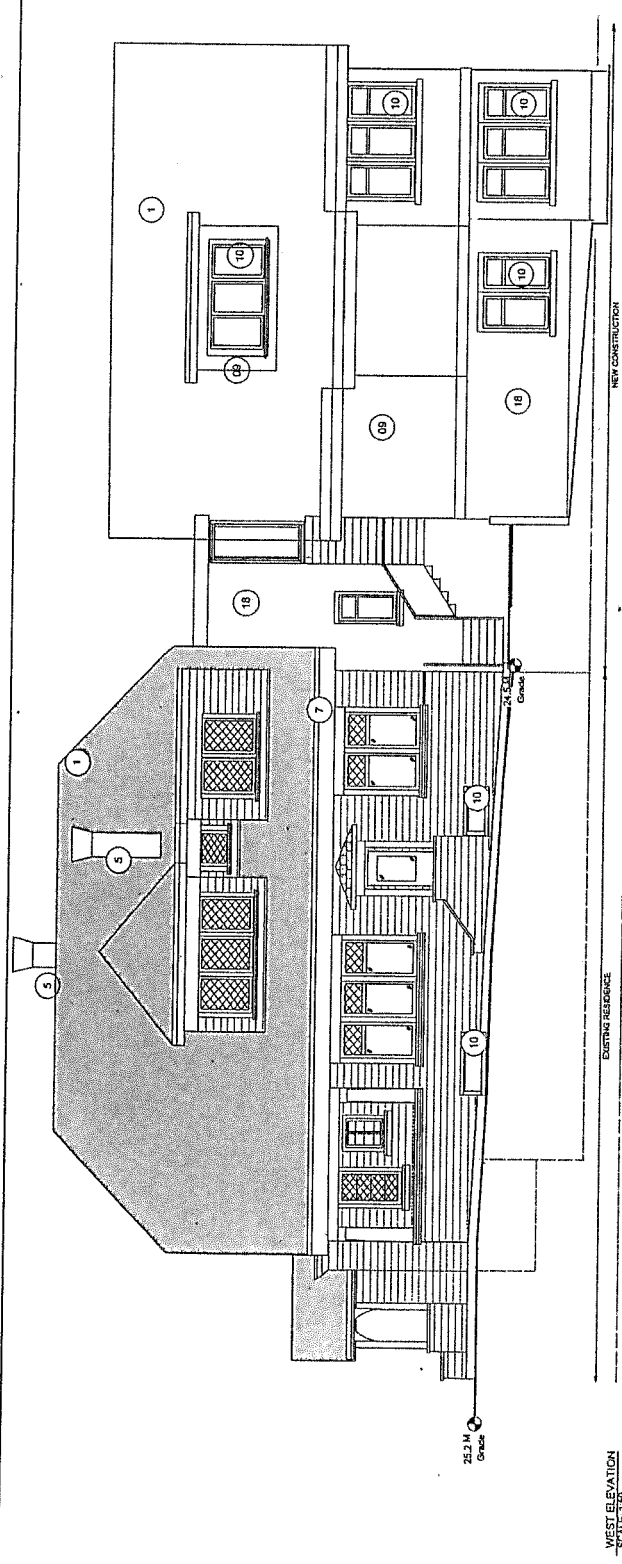
DATE
 11/11/10

DESIGNED BY
 CRP

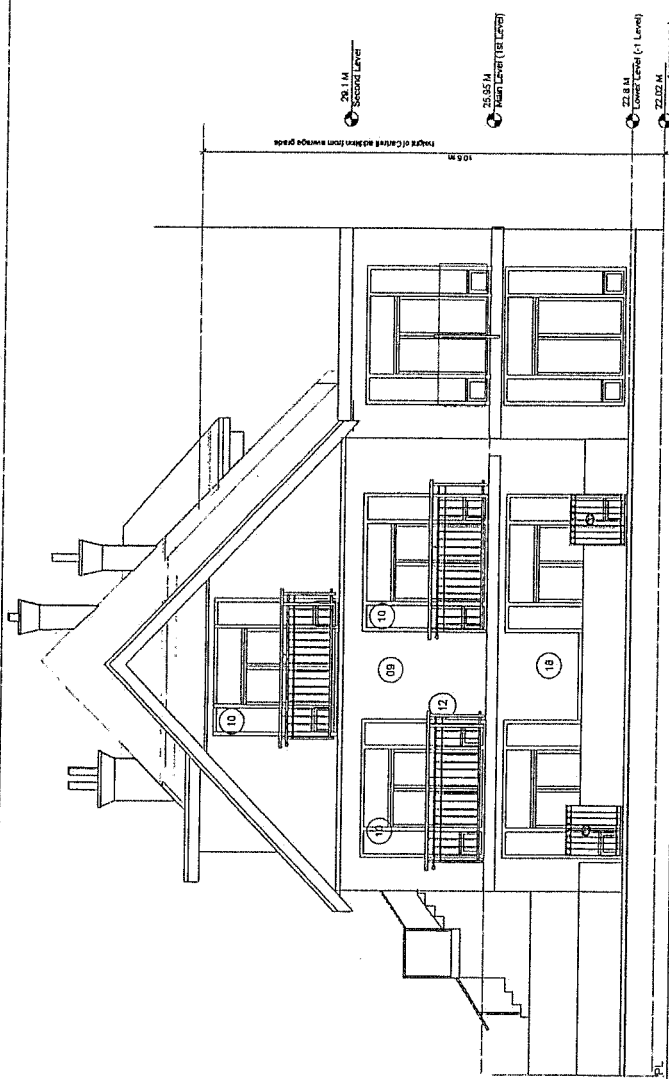
CHECKED BY
 CRP

DATE
 11/11/10

PROJECT NO.
C.A5.0



WEST ELEVATION
 SCALE 1/8"



SOUTH ELEVATION
 SCALE 1/8"

- FINISH SCHEDULE**
- SCOPE OF EXTERIOR RESTORATION WORK**
1. FINISH GLASS SHINGLE ROOF
 2. RE-PAINT CEDAR WALL SHINGLES, PAINTED
 3. RE-PAINT WOOD TRIM, PAINTED
 4. REPAIR WOOD FRAME WINDOWS AS REQUIRED, RE-PANT
 5. CHIMNEY RECONSTRUCTED
 6. NEW TRICH ON MANSARD ROOF
 7. NEW A/C OUTTERS ON ROUND RAIL
 8. EXTERIOR EXISTING TOILES AS SHOWN TO MATCH EXISTING CUT STAKE, SHINGLE FINISH TO MATCH
 9. STUCCO, REMOVAL DASH FINISH, COLOR TO SPEC
 10. WOOD FRAME THERMO GL. WINDOWS, PAINTED
 11. ALUMINUM FRAMED THERMO GL. WINDOWS, PAINTED
 12. ALUMINUM PICKETS AND RAIL FOR JULIETTE BALCONY
 13. BRICK WALL ON ALUMINUM GATE, PAINTED
 14. TYPICAL LIMESTONE PANELS
 15. METAL FLASHING, BASED BRANDEL FINISH
 16. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
 17. STONE VENEER - SANDSTONE - BUFF COLOR, HONEYFINISH
 18. BRICK VENEER (BROWN COLOUR)

MOUNT ST. ANGELA
Senior Living. Redefined.

CARTREFF RESIDENCE RESTORATION

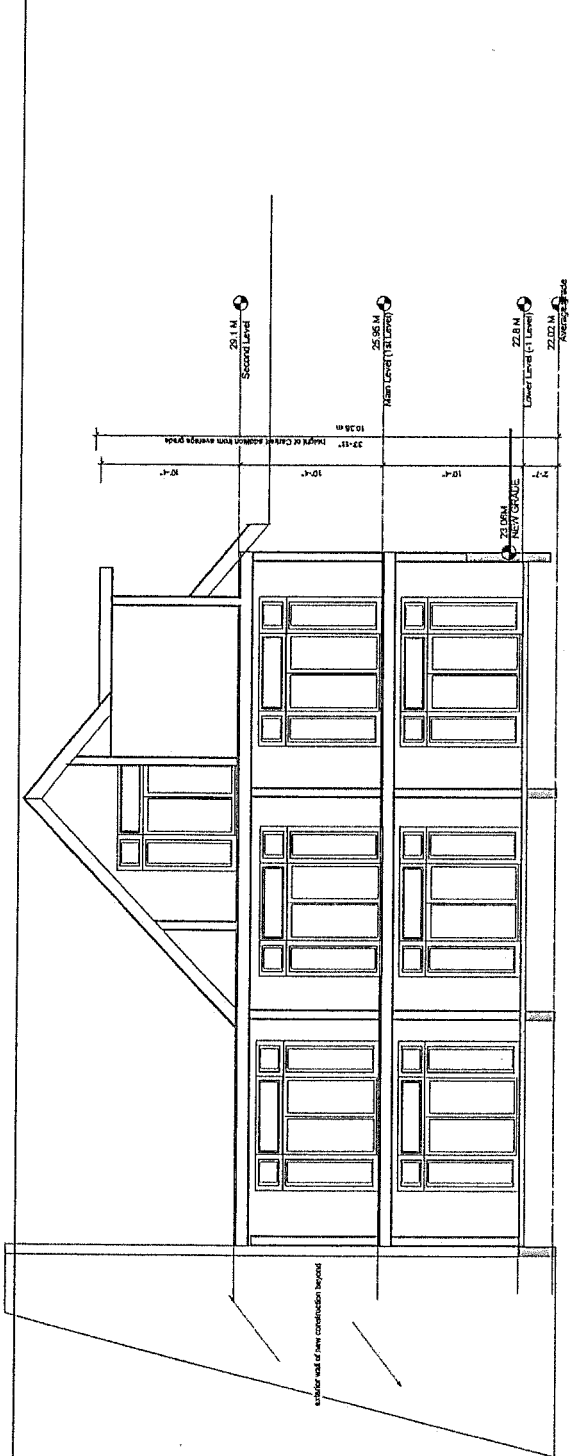
SCALE	JOE No.
AS NOTED	1124 - 1410
GATE PLOTTED	
Oct. 07 2019	
DRAWN BY	
	C.A6.0

PROJECT	Mount St Angela 913-929 Burdett Ave Victoria B.C.
CLIENT	MI Ventures & Norwood Group
ARCHITECT - CRP	

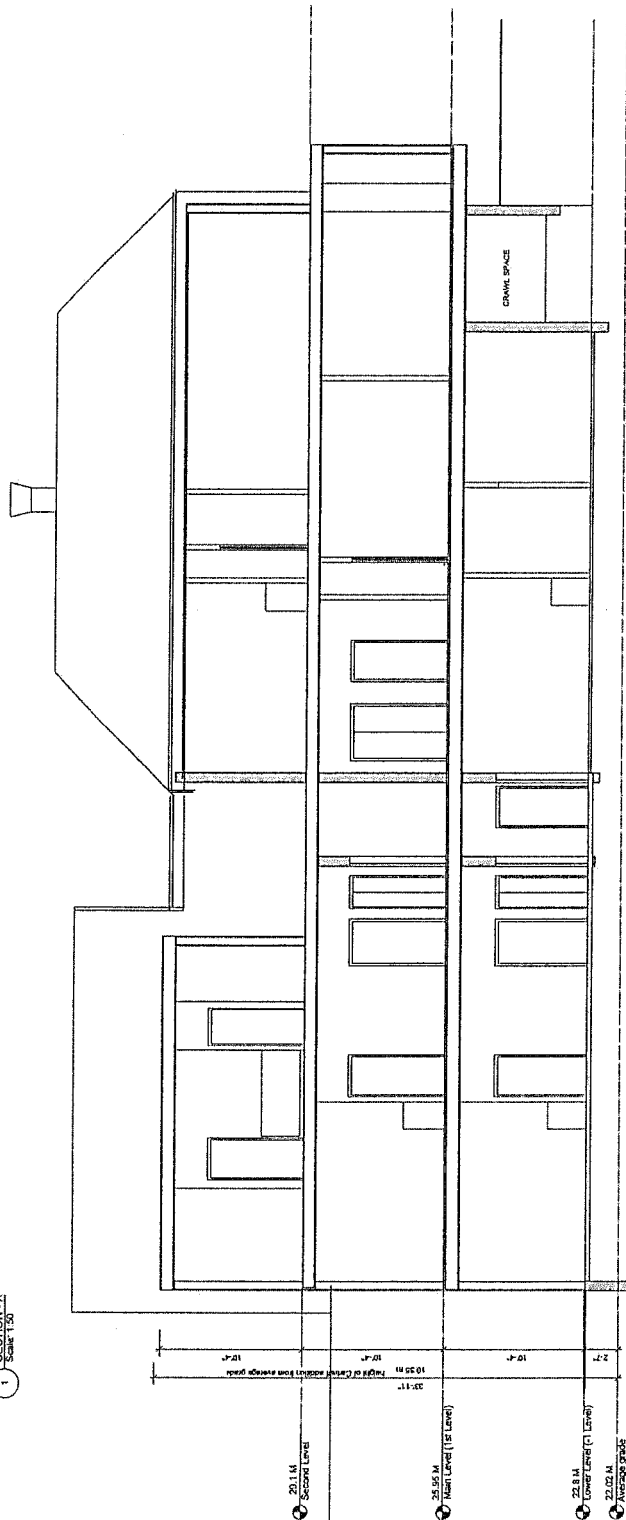
**key
architecture ltd.**
201 Maple Hill East Street, Victoria, BC V8P 2H4
phone 250-382-5023 fax 250-382-5023

Arcata
250.413.7307 / 924 Arcata St
email: arcata@jaleknet

COMMENTS	REFERENCE	DATE	BY
1. HUP NEEDING SUBMISSION		SEP. 2004	
2. HUP HAZ / PNEUMONIC SUBMISSION		SEP. 2004	
3. REL. AVERAGE SHAKE CALC.		NOV. 2004	
4. REL. AVERAGE SHAKE CALC.		NOV. 2004	
5. REL. GATE AND GARAGE DOOR		AUG. 2004	
6. REL. AS PER ACP COMMENTS		AUG. 2004	
7. REL. AS PER ACP COMMENTS		SEP. 2004	
8. REL. AS PER ACP COMMENTS		SEP. 2004	
9. REL. AS PER ACP COMMENTS - parking		SEP. 2004	



1 SECTION - A
Scale: 1:50



2 SECTION - B
Scale: 1:50

PROJECT

Mount St. Angela

913-929 Burdett Ave.

Victoria B.C.

CLIENT

MI Ventures & Norwood Group

ARCHITECT - C/P

key architecture ltd.

258-413.7307 / 1201 MADISON ST.

VICTORIA B.C. V8M 1A7

CONSULTANT

Arcata

258-413.7307 / 1201 MADISON ST.

VICTORIA B.C. V8M 1A7

COMMENTS

1	REPAIR	REPAIR	REPAIR
2	REPAIR	REPAIR	REPAIR
3	REPAIR	REPAIR	REPAIR
4	REPAIR	REPAIR	REPAIR
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10	REPAIR	REPAIR	REPAIR
11	REPAIR	REPAIR	REPAIR
12	REPAIR	REPAIR	REPAIR

SCALE

AS NOTED

DATE NOTED

Oct. 07 2018

Drawn by

DATE

11/14/18

11/14/18

PROJECT

TEMPLE RESIDENCE RESTORATION

ELEVATIONS

PROJECT

Mount St. Angela

913-929 Burdett Ave.

Victoria B.C.

1

West Elevation

Scale: 1:100

2

South Elevation

Scale: 1:100

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12

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.

CLIENT
 MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

key
 architecture ltd.
 200-11111 1st Ave. Victoria, BC V8P 2G4
 250.683.1111

CONSULTANT
Arcata
 550-11707 / 550-11708
 email: arcata@telus.net

NO	REVISION	DATE	BY
1	1.01 PRELIMINARY SUBMISSION	SEP 2018	
2	2.01 PRELIMINARY SUBMISSION	MAY 2019	
3	3.01 PRELIMINARY SUBMISSION	MAY 2019	
4	4.01 PRELIMINARY SUBMISSION	MAY 2019	
5	5.01 PRELIMINARY SUBMISSION	MAY 2019	
6	6.01 PRELIMINARY SUBMISSION	MAY 2019	
7	7.01 PRELIMINARY SUBMISSION	MAY 2019	
8	8.01 PRELIMINARY SUBMISSION	MAY 2019	

COMMENTS

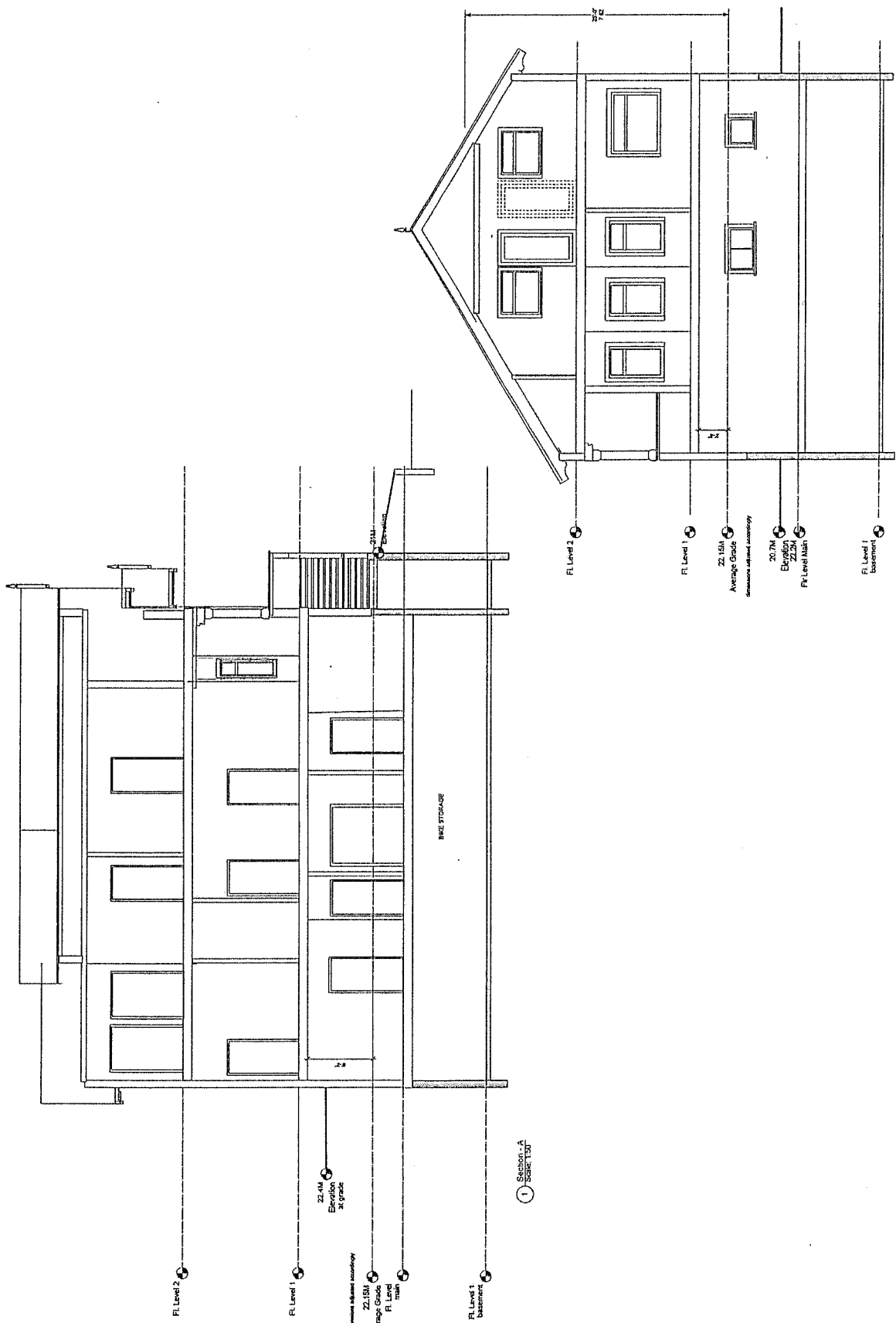
MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET NO.
TEMPLE RESIDENCE RESTORATION
 SECTIONS

SCALE
 1/8" = 1'-0"

DATE
 04.07.2019

DESIGNED BY
 T.A6.0



1 Section - A
 SCALE 1/8" = 1'-0"

2 Section - B
 SCALE 1/8" = 1'-0"



April 25, 2019

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

Re: Mount St Angela Seniors Development Land Lift and Amenity Contribution Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete land lift and amenity contribution analysis for the proposed rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria (the Site) from CD-10 Zone, Mount St. Angela District to a new zone with an increase in density from 1.2:1 FSR multiple dwelling to a proposed density of 1.96:1 FSR seniors residential project on the Site. This lift is expected to finance the costs of rehabilitation, restoration and seismic upgrading of the heritage buildings on the Site.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site if developed under current zoning at 1.2:1 FSR as well as the land value supported by the proposed change in density to the proposed 1.96:1 FSR. GPRA used standard developer proformas for each case to model the economics of a seniors development project assuming it already had the zoning for a density of 1.96:1 FSR. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning.

METHODOLOGY & ASSUMPTIONS

The Site is 5,429 square metres in area and can be developed under current zoning under the CD-10 zone at a density up to 1.2:1 FSR with 6,515 square metres in gross floor area of residential (net saleable/rentable area of 5,537 square metres). Parking at the base density would be in an underground parking structure. Under the proposed new zoning the additional 0.76 FSR would add approximately 4,126 square metres of gross area to the building, with a proposed mix of rental independent and assisted living units for seniors, with 5 units to be secured as below market rentals, as well as 26 independent living units and 50% of the remaining units to be secured as rental for a 20 year term through a housing agreement.

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

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the analyses GPRA has determined the residual value for the residential strata based on the developer achieving an acceptable profit of 15% on total strata project costs (calculated as a representative portion of overall project costs for the proposed development). 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.

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

The residual land values determined from this analysis of the property developed as proposed under the rezoned density of 1.96:1 FSR as seniors rental is then compared to the residual land value of the Site if developed under current zoning at 1.2:1 FSR as residential strata 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 and not from development under current zoning 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 wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which would likely be developed on the Site under current planning. Seniors rental rates were derived from a review of seniors developments offering a similar scope of supportive services in the Victoria region. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

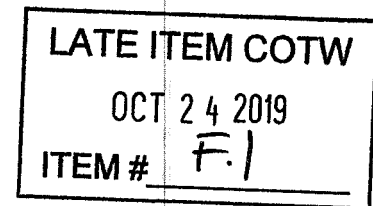
GPRA Estimates the lift from rezoning the Site from 1.2:1 FSR to 1.96:1 FSR with the uses discussed herein would be roughly \$1.35 million, with the City's 75% share totaling \$1.013 million.

However, as the purpose of this exercise is in part to determine whether the lift is sufficient to offset the cost of the heritage retention, it must be noted that the proponent has estimates for the refurbishment of the heritage building and seismic upgrades at a cost well in excess of \$5 million according to an estimate provided by Beacon Construction Consultants Inc. This would indicate that there is still a substantial shortfall between the increase in land value from the additional density and the cost of the heritage retention. As such, GPRA does not recommend the City seek any amenity contribution from the rezoning of the Site as proposed.

I trust that our work will be of use in the City's decision on the rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria. I am available to discuss this further at your convenience.



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



Committee of the Whole Report
For the Meeting of June 8, 2017

To: Committee of the Whole **Date:** May 25, 2017

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

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit
Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. reducing the rear yard setback from 5.4m to 4.7m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the Council meeting of January 12, 2017, Council passed a motion to forward the applications to the Joint Heritage Advisory Panel and the Advisory Design Panel with comments included in the follow-up staff report.

A meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel held on February 1, 2017, led to a recommendation to Council for the approval of the application with recommendations for the refinements to the proposal that are detailed later in this report. The applicant has made design revisions in response to the Panel and staff feedback.

Given that the applicant has satisfied the conditions related to this application, staff are recommending for Council's consideration that the Rezoning Application and Heritage Alteration Permit Application proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 (Mount St. Angela) Zoning Regulation Bylaw to create a new site-specific zone that permits the increase of the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 dated December 16, 2017, and presented at the Committee of the Whole (COTW) meeting of January 12, 2017, are attached for additional information and reference.

On January 12, 2017, Council passed the following motion:

"It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

- 1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.*
- 2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings.*
- 3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.*
- 4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines.*
- 5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff house.*
- 6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines."*

Issues and Analysis

Further information and analysis are provided in this report on the following items associated with this application:

- Joint Heritage Advisory Panel and Advisory Design Panel meeting
- revisions resulting from the Joint Panel's comments

- revisions resulting from staff feedback
- regulatory considerations

Summary of Joint Heritage Advisory Panel and Advisory Design Panel Report

The Application was referred to the Joint Heritage Advisory Panel (HAPI) and the Advisory Design Panel (ADP) on February 1, 2017 (draft minutes attached). The majority of the Panel agreed that the:

- scale of the development in relation to OCP had been addressed satisfactorily
- proposal appropriately responds to Standard 1 of the National Standards and Guidelines and agreed with the removal of the hotel addition and the porte cochere
- proposal appropriately responds to Standard 11 of the National Standards and Guidelines; however, modifications to the addition of the Cartreff house should be less imitative, particularly the roofline
- Conservation Plan and design detail of the Temple residence pay particular attention to sensitive restoration and reconstruction of the staircase, front wall and gate and resolve the discrepancy in the front elevation of the building itself
- moving and lifting of the Cartreff residence is no longer part of the proposal
- front garden of the Cartreff residence be reconsidered to be more in line with an Edwardian bordered garden and distinct from the rest of the frontage. It was also recommended that the applicant consider the use of the fruit trees as part of the landscape given their historical presence on site
- project be reclassified as a rehabilitation, not as preservation.

Revisions Resulting from Joint Panel Comments

Cartreff Residence

The applicant is proposing to retain the Cartreff residence in its existing location and at its existing height. Roof articulation now reflects existing conditions and reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views. The south wing addition is less imitative with a simple gable roofline, a shed roofed dormer on the west side, and a change of exterior colour that complements the Cartreff while transitioning to the darker foundation. Windows of the addition are more compatible and have been minimized on the west side to increase privacy.

Temple Residence

The applicant is proposing to reconstruct the design details of the staircase, front wall and gate as recommended in the Conservation Plan, and all reconstructed chimneys are on all roof plans, elevations, and three-dimensional views.

St. Angela College

Fenestration openings in the remnant west brick wall are consistent with existing conditions, and the intricate reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views.

Landscaping

The applicant proposes a traditional formalized garden in front of the Cartreff residence distinct from the rest of the frontage. Existing stone gate pillars will be preserved and a new forged gate will be installed. A Plant Schedule and examples are included in the application package and details the proposed tree species, specimen and massing shrubs, as well as, perennials and ground cover.

Revisions Resulting from Staff Comments

The applicant has also responded to staff comments and have included the following revisions:

- an additional visitor parking stall has been allocated in the underground parkade to eliminate a parking variance
- detail has been provided for the overhead door on Burdett Avenue which includes translucent glazing and a mullion pattern to match the surrounding glazing. The assembly is also set back within the structure by 0.4m
- the east corner of the south wing elevation has been revised with the addition of corner glazing and refined architectural details to eliminate the blank wall
- inconsistencies related to bicycle stall calculation and setbacks have been addressed.

Regulatory Requirements

The following data table has been included for clarity and includes updated information related to building height, setbacks and parking that have arisen from the revised design. The building height has increased from 20.53m to 20.55m as a result of updated average grade calculations. Typographical and rounding errors on the plans have been corrected for the front and rear yard setbacks and are detailed in the table. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,638.00*	4976.00
Height (m) - maximum	20.55* (<i>previously 20.53</i>)	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.75* (<i>previously 8.8</i>)	10.60

Zoning Criteria	Proposal	Zone Standard CD-10
Rear (McClure Street)	4.70* (building) (<i>previously 4.20</i>) 3.30* (stairs) (<i>previously 3.70</i>)	5.40
Side (east)	3.60	3.60
Side (west)	3.05 (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	4 (<i>previously 3*</i>)	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	8 (<i>previously 6*</i>)	7

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site-specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.55m; given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.55m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.75m for the front yard
- from 5.4m to 4.7m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building, 3.05m for the Cartreff Residence building, and 1.06m for the Cartreff stairs (a projection allowance is proposed to be incorporated into the new zone).

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation provided for Council's consideration.

CONCLUSION

Given the results of the Joint Heritage Advisory Panel and Advisory Design Panel, as well as revisions undertaken by the applicant to address the recommendations by the Panel and staff feedback, it is recommended for Council's consideration that the Application move forward to a Public Hearing.

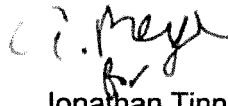
ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

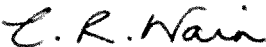
Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division

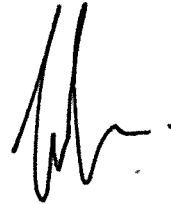


Jonathan Tinney
Director
Sustainable Planning and Community
Development Department



Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Report accepted and recommended by the City Manager:



Date: _____

May 31, 2017

Appendices:

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments:

- Minutes from January 12, 2017 Committee of the Whole meeting
- Minutes from January 12, 2017 Council Meeting
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped May 3, 2017
- Plans, dated May 3, 2017
- Staff report to Joint Advisory Design and Heritage Advisory Panel Report, dated January 19, 2017
- Minutes of February 1, 2017, Joint Advisory Design and Heritage Advisory Panel meeting



• Attachment I
• Item F.1

LATE ITEM COTW

OCT 24 2019

ITEM # F.1

Committee of the Whole Report For the Meeting of January 12, 2017

To: Committee of the Whole **Date:** December 16, 2016

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

Subject: Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00466, if it is approved, consider the following motion:

1. "That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:
 - i. Plans date stamped November 8, 2016.
 - ii. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.6m
 - b. reducing the front yard setback from 10.6m to 8.8m
 - c. reducing the rear yard setback from 5.4m to 4.2m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 1.7m for the Cartreff Residence.
 - iii. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
 - iv. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
 - v. Sustainability features and construction achieving the BUILT GREEN® Certification level.
 - vi. The Heritage Alteration Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

A heritage-designated property, pursuant to Section 611(3) of the *Local Government Act*, requires a Heritage Alteration Permit for the occurrence of an alteration, a structural change, a relocation, removal, or damage to an interior feature or fixture, or a landscape feature. In accordance with Section 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the

heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration of action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. The Application is being considered concurrent with Rezoning Application No. 00466 to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project.

A Heritage Revitalization Agreement was adopted by Council on February 14, 2008, in relation to a previous application when the property was rezoned to the current CD-10 (Mount St. Angela) District Zone in February 2008. A Development Permit and Heritage Alteration Permit were approved in March 2010 for the alternative design. These permits have since expired and are unrelated to the current application, and it is being recommended to Council in the concurrent rezoning report that all legal documents not attributable to the current proposal be discharged, which includes the Heritage Revitalization Agreement.

Staff is recommending for Council's consideration that utilizing a Heritage Alteration Permit process rather than a Heritage Revitalization Agreement to specify the conditions for the preservation, rehabilitation, and restoration of the three heritage properties provides a more direct, enforceable and elegant approach ensuring all measures are in place to respect heritage values and meet appropriate conservation standards.

The following points were considered in assessing this Application:

- The Application is consistent with the *Official Community Plan* (OCP), 2012, that supports new additions that conserve and enhance heritage property.
- The Application is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development*.
- The Application is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

BACKGROUND

Description of Proposal

The proposal is to to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building at 917-923 Burdett Avenue. The building is proposed at six storeys. Since the ground level along Burdett Avenue is defined as a basement under the *Zoning Regulation Bylaw*, it does not count as a storey. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also incorporated into the project. The proposal is to remove the existing 1912 addition at the rear of the 1866 Angela College building, the rear annex, the porte-cochere and the third-floor link. Portions of the existing north, west and east

brick walls of the 1912 addition are proposed for retention as features in the interior atrium/galleria containing the main dining area for the residents. The exterior of Angela College would be restored in accordance with the September 2010 Mount St. Angela Conservation Plan.

The Cartreff Residence at 913 Burdett Avenue will be incorporated as part of the complex through a rear addition linking it to the main building. The residence will retain its current duplex configuration and will be moved forward 1.8m, raised by 0.53m, and placed on a new foundation which will return it to its proximate original relationship to the street and sidewalk. The brick chimneys will be measured during deconstruction to form an accurate record, which will then be used as a guide when they are rebuilt using the existing brick.

The Temple Residence at 924 McClure Street is proposed for relocation to the southeast end of the site to allow for a parking garage entrance. The interior will be reconfigured to contain seven suites, but will retain the designated interior features. The exterior finishes will be restored, and a small sympathetic one-storey addition will be located on the northeast corner. New exterior window openings and one door opening are proposed on the garden level to accommodate the new interior layout. Two windows in the northeast corner of the main level will be reused for the small northeast addition, and positioned to match the existing configuration. One window on the second level will be removed to accommodate the new interior layout. A new metal fire escape is proposed for the west elevation. The existing brick chimneys will be reconstructed using the existing brick.

The Mount St. Angela Conservation Plan for the site was prepared by a heritage consultant in March 2007 as part of a previous rezoning application. The Conservation Plan was updated in September 2010 and issued again as a separate document. The same consultant reviewed the previous plan alongside the 2010 Conservation Plan and provided an updated review of the plan in the context of the current proposed development (see attached letter, dated stamped March 18, 2016).

Sustainability Features

As noted in the Applicant's letter, date stamped November 8, 2016, the following sustainability features are proposed as part of this Application:

- building orientation to take advantage of solar gain
- high performance wood frame system
- retention of three existing buildings
- recycling of building materials from the structures to be removed from the property
- solar collectors for hot water pre-heating
- rainwater harvesting for irrigation
- permeable paving to reduce storm water runoff
- heat recovery ventilation systems
- geothermal heating/cooling
- construction to BUILT GREEN® "Gold" standard.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 108 secure bicycle racks located in the underground parkade
- 6 publicly accessible bicycle racks located outside the main entrance on Burdett Avenue
- showers and changing facilities for staff located on level one.

Advisory Design Panel Referral

This Application was referred to the Advisory Design Panel (ADP) on July 27, 2016. The Panel were asked to comment on the following aspects of the proposal:

- massing, height and transition in relation to the context
- interface on the west elevation
- loss of the mid-block walkway
- proposed finishes and materials.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

That the Advisory Design Panel recommend to Council that Rezoning Application # 00466 and Heritage Application # 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be approved with recommendations as follows:

- *to reconsider the 6-storey massing at the southwest corner*
- *to reconsider the 3-storey massing on the McClure elevation*
- *to reconsider the variety of window sizes and types*
- *resolution of structure, window glazing and materials of the window wall in the atrium to reflect the consideration that has gone into the rest of the project.*

The architect's detailed response to the Panel's recommendations (date stamped November 8, 2016) is attached to this report. The Applicant has responded to ADP's recommendations as follows:

- the proposed density decreased from 1.98:1 to 1.96:1 floor space ratio (FSR)
- the massing on the south west corner has been reduced by increasing the setback from McClure Street at the fifth storey by 1m and removing a unit on the sixth storey. This density was relocated to the south portion of the east wing on the third storey.
- the units along McClure Street have been revised to provide a unified expression for the first three storeys with modulations in the south elevation and the creation of bay windows
- additional windows have been included on the east elevation
- overall the number of window types has been reduced from 22 to 10
- additional detail for the glass atrium has been provided including structural glass fins
- the application of exterior finishes and materials has been refined.

The changes to the massing and proportion of the building in the south west corner are an improvement, and the refinement of the McClure Street frontage provides a sensitive response to the immediate context. The supporting perspective views demonstrate an articulation of the south elevation that respond well to the street with additional entrances to the ground floor units, and modulation in the façade that suggests a townhouse built form, despite the upper units being configured internally as apartments. The floor plans are not consistent with the perspective views and do not represent the same articulation of the façade, and staff therefore recommend for Council's consideration, revisions to the plans to be consistent with the architectural intent along this frontage. Appropriate wording has been included in the concurrent rezoning report to capture this requirement as a condition of setting the Public Hearing.

Heritage Advisory Panel Referral

The Heritage Advisory Panel met on July 12, 2016, (minutes attached) to review the Application. The following motion was carried (unanimously):

That the Panel recommend to Council that Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be declined.

In summary, the Heritage Advisory Panel felt the proposed development's use is inappropriate in terms of scale and its attention to the natural landscape, existing outbuildings, adjacent heritage properties and view corridors. However, staff respectfully disagrees with this assessment as the Application does meet the *Official Community Plan* (OCP) policy in terms of supporting new additions that conserve and enhance heritage property, as well as general standards of the *Standards and Guidelines for the Conservation of Historic Places in Canada* - in particular, the relocation of an historic place within its current context maintains its heritage value, and the development is physically and visually compatible with, subordinate to, and distinguishable from the historic place. The 'Analysis' section of this report provides further information on the evaluation of the Application's consistency with City policy.

ANALYSIS

Official Community Plan

The Application is supported by *Official Community Plan* policies which state:

- 8.49 Continue to support new additions that conserve and enhance heritage property, as consistent with the *National Standards and Guidelines for the Conservation of Historic Places in Canada*.

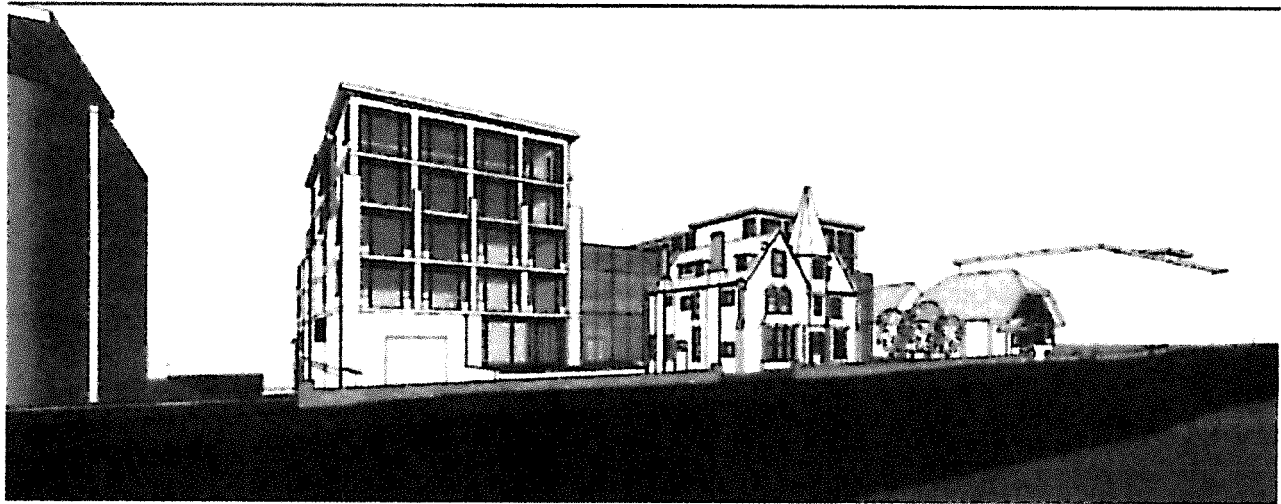
The subject property is within Development Permit Area (DPA) 16 of the *Official Community Plan* which seeks to integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to the established place character in the neighbourhood, including heritage character. Enhancing the character of the streetscape through high quality architecture, landscape and urban design, as well as creating human-scaled design, quality of open spaces, and safety and accessibility are also key objectives of this DPA.

Multi-Unit Residential, Commercial and Industrial Guidelines

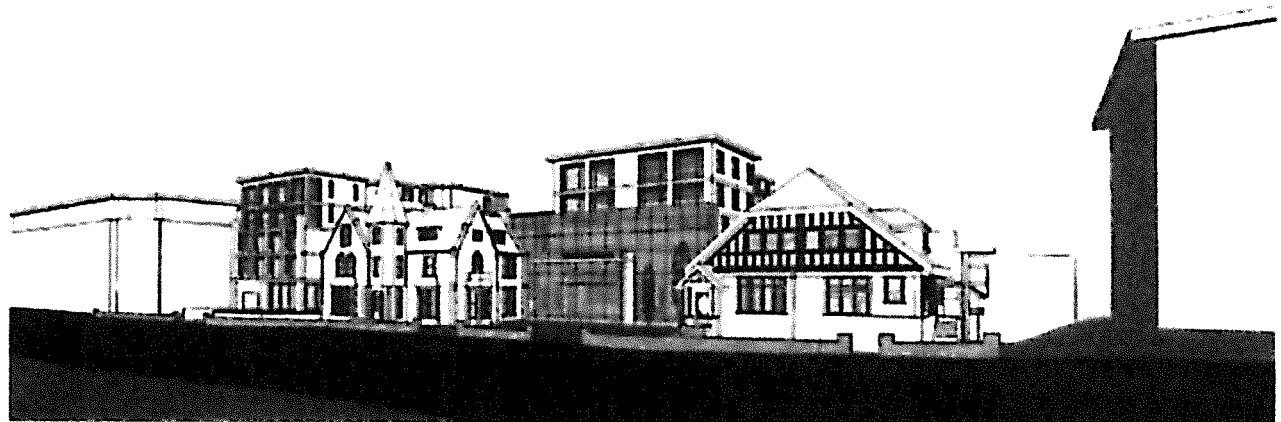
The *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are applicable and the proposal generally complies with the Guidelines as follows:

Height of Building in Relation to Context

The height of the rooftop of the proposed main east and west wings is 20.53m as measured from the site's average grade. This is approximately 1m higher than the adjacent multi-unit residential project to the east on Burdett Avenue known as the Chelsea so this is considered a reasonable fit with the context. The lower height of the Cartreff Residence provides a transition in scale to the four-storey apartment building to the west along Burdett Avenue with an approximate difference in height of 2.6m.

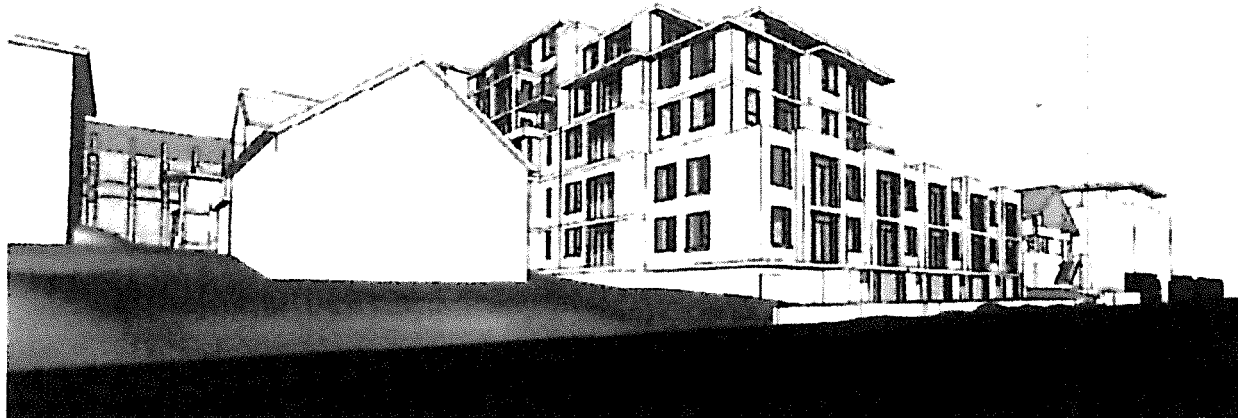


SW view along Burdett Avenue

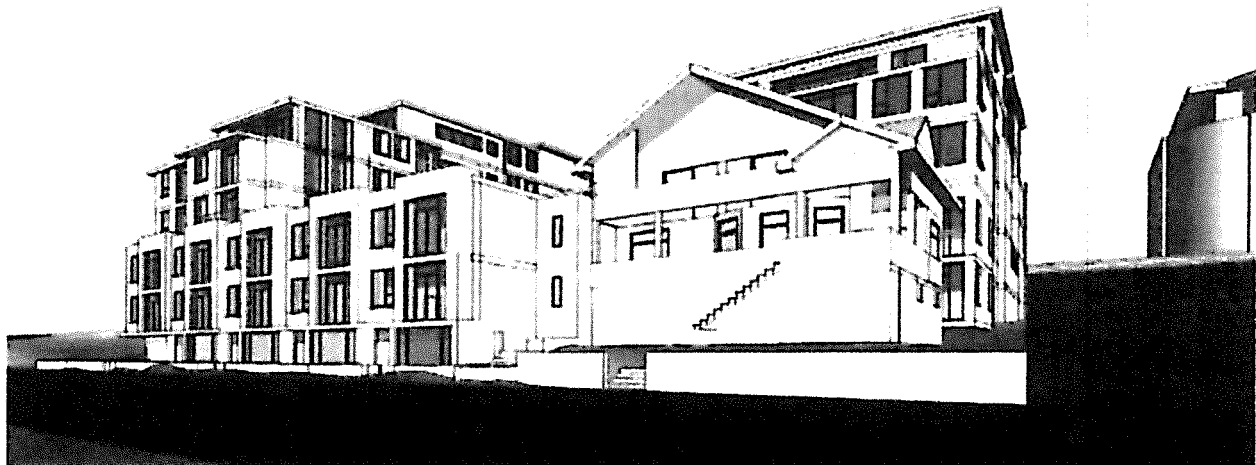


SE view along Burdett Avenue

On McClure Street, there is a single-family dwelling located at 910 McClure Street (used as a legal duplex) immediately to the west, followed by a three and a half storey heritage-registered building known as Abigail's Hotel at 906 McClure Street. The bulk of the west wing of the proposed development does impact the adjacent house in terms of its height. Staff previously expressed concern with the south west portion of the building and the Applicant responded to comments from staff and ADP by increasing the setback at the fifth storey and removing a unit on the sixth storey as described earlier in this report. The supporting 3D views from street level along McClure Street demonstrate (provided on page 7 of this report) the effect on the overall massing, which now reads as a six storey building, consistent with the policy contained within the OCP.



NE view along McClure Street



NW view along McClure Street

Transition

The guidelines encourage new development to be compatible through sensitive design. The proposed development utilizes a transparent glass connection which provides a transitional backdrop that pronounces Mount St. Angela and the Cartreff Residence along Burdett Avenue. The darker brick veneer on the lower levels of the east and west elevations lessen the overall scale of the development by grounding the structure and creating a more solid transition to each of the three designated structures. At the same time, additional lighter-finished upper levels tend to be emphasized less with the selection of lighter material colours and glass. The proposal has created a more sensitive transition to the adjacent lot by aligning the parkade structure with the building above. This area is proposed to be landscaped with patio seating, paving, plants and shrubs as noted on the landscape plan.

Relationship to the Street

The proposed development respects the dense vegetation and tree canopy of Burdett Avenue by setting back the new portions of the building, and maintaining the existing spatial relationships of the heritage buildings with the street. The landscape treatment of the Burdett Avenue frontage and retention of the stone wall further reinforces this relationship.

On McClure Street, the project proposes a lower scale rhythm of façade elements reminiscent of the exterior colour pattern of the 1912 addition, and is set apart from, and not exceeding the height of, the relocated Temple Residence. The stone wall abutting the south property line will be retained with modifications for vehicle and pedestrian entrances as well as ground-oriented units on the south wing and the relocated Temple Residence.

Human Scale, Massing, Height and Architectural Features

The Guidelines encourage human scale in the design of buildings and public space that enhances local area distinctiveness with features that contribute to a sense of place. The building massing is visually broken down by utilizing varying heights, different materials (stone, brick and glazed curtain wall), horizontal overhangs, and stepping back of upper floors.

Although the building may be perceived as seven storeys from some perspectives along McClure Street, the structure is a six-storey building as the lowest storey meets the definition of basement under the *Zoning Regulation Bylaw* and is excluded from the storey calculations. The mechanical penthouse is also excluded from the storey calculation as it does not contain a roof. The proposed two-storey portion on the south wing contains ground-oriented units that are visually broken into human-scaled proportions through form, surface treatment and colour. It relates well to the relocated Temple Residence, and provides a good transition to the adjacent Chelsea building. Private alcove recesses along McClure Street make a transition from the private realm of the residences to the public realm of the street.

The stepping back of upper floors, mentioned previously, helps to mitigate the perception of the height from McClure Street.

Exterior Finishes

The primary exterior building materials are a combination of buff stone and brown and white brick veneers, glass curtain walls with structural glass fins, glass canopy, and decorative metal railings. Exterior finishes of Mount St. Angela, the Cartreff Residence and the Temple Residence will be fully restored.

Open Spaces and Landscaping

The open spaces of the project are enhanced through the landscape treatment, including ornamental ponds, glazed pergolas, a community herb garden and landscaped courtyards. The roofscape is enhanced by the proposed green roofs on the south wing on McClure Street and a portion of the east wing. Although staff have raised concerns regarding the impact of the west elevation with the adjacent building at 910 McClure Street, this portion of the proposal would be extensively landscaped with trees, shrubs and seating areas, which will assist in softening the building edge on this elevation. The proposal also benefits from some reductions in massing and increasing the stepping back portion of the upper levels on this side.

2010 Conservation Plan

The September 2010 Conservation Plan (updated from the previous March 2007 Conservation Plan) prepared by Donald Luxton and Associates provides a comprehensive plan for the conservation and rehabilitation of the heritage buildings on the site. This latest proposal plan has been reviewed by this consultant and found to be in conformance with the 2010 Conservation Plan (see attached letter, date stamped March 18, 2016).

Heritage Context

The proposal includes the demolition of the rear 1912 addition to Angela College to permit the new development on the site. This rear wing was previously approved for removal as part of the rezoning for the site approved by Council on February 14, 2008. Portions of the west and east brick exterior walls will be retained as features in the interior atrium/galleria containing the main dining area for the senior's residence.

The most significant aspect of the Application is the design of the new building and its relationship to the existing heritage buildings on the site. The concept is for a three-storey glazed curtain wall which will link the south wall of the 1866 Angela College building to the south end of a new addition to the Cartreff Residence at 913 Burdett Avenue. It will also link to a six-storey wing on the east end of the complex that steps down to four storeys adjacent to the Temple Residence, thereby providing a transparent, neutral backdrop to the prominent heritage buildings. The siting will also retain the existing spatial relationship between Angela College and the Cartreff Residence in a landscaped setting respecting the character of the 900 block of Burdett Avenue which has large trees on the boulevard and adjacent properties. The front elevation of the east wing is designed with a combination of a brick base, sandstone veneer on the upper floors, and glazed window walls to relate to the materials of Angela College. The massing of the project is concentrated in the centre of the block to allow for lower portions adjacent to the two or three-storey heritage buildings.

Standards and Guidelines for the Conservation of Historic Places in Canada

Relevant guidelines from the *Standards and Guidelines for the Conservation of Historic Places in Canada* include the following:

4.3.1 - Exterior Form

Recommended:

- 6 Retaining the exterior form by maintaining proportions, colour, and massing and the spatial relationships with adjacent buildings.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
- 13 Selecting the location of a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

With respect to the preservation and restoration approach to Angela College:

- 24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.
- 25 Removing a non character-defining feature of the building's exterior form, such as an addition built after the restoration period.
- 26 Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence.

4.5.1 - All Materials

Recommended:

- 14 Repairing or replacing materials to match the original as closely as possible, both visually and physically.

4.5.2 - Wood and Wood Products

Recommended:

- 14 Retaining all sound and repairable wood that contributes to the heritage value of the historic place.
- 17 Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.
- 20 Replacing in-kind an irreparable wood element, based on documentary and physical evidence.

The concept respects the above recommendations contained in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed new building complex links to the two heritage-designated buildings on Burdett Avenue through the rear elevation in both cases, thus minimizing the loss of historic features. The design of the new building repeats some of the primary materials of the original Angela College such as brick and Tyndall limestone, while still designed with a contemporary expression, thus providing a compatible but differentiated addition that preserves the historic character of the original.

The Temple Residence has several additional window and door openings on the lower level which are not original to the structure. The Applicant proposes to retain, repair and reuse existing wood frame windows, and new window openings and new window types will be reflective of the era and style of the house.

The changes proposed for the heritage-designated stone wall at the front of the property along Burdett Avenue are required as detailed on the new landscape plan, and will conserve and integrate the original materials and gateposts.

Regulatory Requirements

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.53m. Given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.53m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.8m for the front yard
- from 5.4m to 4.2m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building and 1.7m for the Cartreff Residence.

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation for Council's consideration.

Tree Preservation Bylaw

The proposal would result in the loss of three trees along McClure Street and the relocation of one along Burdett Avenue. The proposal is to replace these with three street trees consistent with City standards along Burdett Avenue. An arborist report will be required at the same time as a building permit application, which will outline the construction impact mitigation measures to successfully retain the existing trees along the Burdett Avenue street frontage. One Garry Oak tree would be removed as part of the proposed development, since it is located within the proposed building envelope. This is the only bylaw protected tree within the subject site and would be replaced at a ratio of 2:1 as per the requirements of the *Tree Preservation Bylaw*.

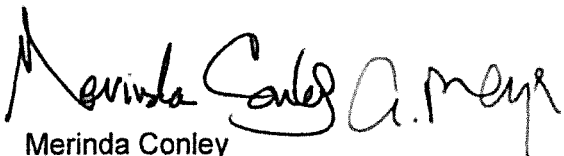
CONCLUSION

Staff recommend that the overall concept of the Application, including the relocation of the heritage houses to allow a more efficient use of the site, has merit and that the concept of linking heritage structures by glazed additions has been successfully used in other jurisdictions. Careful attention to detail will be critical to success. Given the scope and complexity of the project, staff also recommend that a "Certified Professional" architectural heritage consultant be commissioned by the Applicant to oversee all heritage conservation work to ensure consistency with the Heritage Revitalization Agreement and *Standards and Guidelines for the Conservation of Historic Places in Canada*.

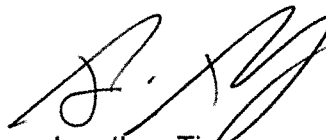
ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

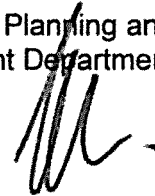


Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

Appendices

Conditions of Heritage Alteration Permit No. 00214

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background documentation, dated November 15, 2016
- Letter from Safe Design Council, received February 12, 2016
- Design Rationale, dated November 8, 2016
- Mount St. Angela Conservation Plan, Donald Luxton and Associates, September 2010
- Letter from Donald Luxton, date stamped March 18, 2016
- Plans, dated November 8, 2016
- Land lift analysis, dated October 27, 2016
- Staff report to Heritage Advisory Panel, dated July 5, 2016
- Minutes of July 12, 2016, Heritage Advisory Panel meeting
- Staff report to Advisory Design Panel, dated July 27, 2016
- Minutes of July 27, 2016, Advisory Design Panel meeting.



Committee of the Whole Report

For the Meeting of January 12, 2017

To: Committee of the Whole **Date:** December 16, 2016

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

Subject: Rezoning Application No.00466 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and direct staff to set a Public Hearing date once the following conditions are met:

1. Plan revisions to allocate an additional parking stall for visitor use;
2. Plan revisions to demonstrate articulation of the south elevation and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff including the following:
 - a. S.219 Covenant relating to the provision of full frontage works;
 - b. Statutory Right-of-Way for the provision of a 1.2m public walkway;
4. Introduction of bylaws to repeal the formerly adopted bylaws from past development proposals, including a bylaw pursuant to a Heritage Revitalization Agreement and a bylaw pursuant to a Housing Agreement, as required;
5. Preparation of the following documents, executed by the applicant to the satisfaction of City staff:
 - a. Housing Agreement to secure a minimum of 50% of the units as market rental and a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and that the former Housing Agreement be repealed and terminated;
 - b. Section 219 Covenant for sewage attenuation, as required, to the satisfaction of City staff;
 - c. Agreement to terminate Heritage Revitalization Agreement related to past development proposal."

LEGISLATIVE AUTHORITY

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

the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 913-929 Burdett Avenue and 914-924 McClure Street. The proposal is to amend the existing CD-10 (Mount St. Angela) Zone to increase the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site.

The following points were considered in assessing this application:

- the application is consistent with the OCP Urban Residential urban place designation, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations for the advancement of plan objectives
- the application meets the objectives of the Placemaking policy, Economy policy and Density Bonus policy in the *Official Community Plan (OCP)* which directs continued support for heritage conservation. A detailed analysis of the Heritage Alteration Permit is provided in a separate report, along with conditions to secure the rehabilitation and seismic upgrading of the heritage-designated building
- a third party economic analysis of the project was completed which states that the proposed increase in density is required in order to off-set the costs of retaining and rehabilitating the heritage-designated building. The analysis determined that the cost of retaining and rehabilitating the Heritage Registered façades was in excess of the projected value of the land lift associated with the project
- a Housing Agreement is recommended to ensure a minimum of 50% of the units are retained as market rental and a minimum of 26 units be used as assisted living for a minimum period of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

BACKGROUND

Description of Proposal

This Rezoning Application is to amend the Zoning Regulation Bylaw to create a new site specific zone that permits increased density.

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway along the eastern edge of the property

- additional building height from 13.6m to 16.5m.

Affordable Housing Impacts

The applicant proposes the creation of 106 new residential units plus 26 assisted living units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that a minimum of 50% of the units are retained as market rental for a minimum period of 20 years and that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

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

Active Transportation Impacts

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Heritage Alteration Permit Application for this property.

Public Realm Improvements

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

Land Use Context

The area is characterized by a mixture of four and five storey multi-residential buildings along Burdett Avenue and lower scale residential along McClure Street. Christ Church Cathedral is situated opposite the subject site and contains four heritage-designated buildings.

Existing Site Development and Development Potential

The site is presently occupied by three heritage-designated buildings: Mount St. Angela College and the Cartreff residence along Burdett Avenue, and the Temple residence at 924 McClure Street. Two non-heritage-designated two-storey buildings are located at 929 Burdett Avenue and 914 McClure Street, which would be removed to accommodate the development.

Under the current CD-10 (Mount St. Angela) District Zone, the property could be developed as a four-storey multiple-dwelling with a maximum density of 1.3:1 FSR.

Data Table

The following data table compares the proposal with the existing CD-10 (Mount St. Angela) District Zone. The current zone is divided into two development areas; for the purpose of this comparison, these development areas have been combined. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00

Zoning Criteria	Proposal	Zone Standard CD-10
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,630.00	4976.00
Height (m) - maximum	20.53*	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.80*	10.60
Rear (McClure Street)	4.20* (building) 3.70* (stairs)	5.40
Side (east)	3.60	3.60
Side (west)	1.70* (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	3*	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	6	6

Relevant History

The property was rezoned to the current CD-10 (Mount St. Angela) District Zone on February 14, 2008. A Development Permit and Heritage Alteration Permit were approved on March 25, 2010 for an alternative design. These permits have since expired and are unrelated to the current application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales Community Association CALUC at a Community Meeting held on June 15, 2015. A letter dated June 19, 2015 is attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the subject property as being located in the "Urban Residential" designation which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported where proposals significantly advance Plan objectives and are located within 200m of the Urban Core. Although the proposal falls just outside the Urban Core at 220m, it does advance other objectives in the OCP such as the retention and seismic upgrades of the heritage designated buildings. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans (in this case, the *Humboldt Valley Precinct Plan*).

While the applicant is proposing density and height above the base density envisioned for the Urban Residential designation, the Placemaking Policy (8.52) in the OCP directs continued support for heritage conservation through incentives and allowances including property tax reductions, bonus density provisions and zoning variances.

The proposal is consistent with the place-character features envisioned for the Urban Residential designation through the provision of variable yard setbacks, with primary doorways facing the street. It is also consistent with other Placemaking policies that require new development to give careful consideration to maintain the views of identified heritage landmark buildings. The proposal includes view perspectives towards Christ Church Cathedral and has identified that there will be minimal impact on these views during the fall season. The dense tree canopy would obscure some views during the summer months.

The OCP encourages a range of housing types, forms and tenures across the City. The applicant is willing to include, as a voluntary amenity, the rental of at least 50% of the units (a minimum of 53 units) at market rate secured through a Housing Agreement. The Housing Agreement would also ensure that future strata bylaws could not prohibit strata owners from renting residential strata units.

Humboldt Valley Precinct Plan

The Applications are not consistent with the policies in the Humboldt Valley Precinct Plan which designate the subject property for institutional use up to four storeys. The properties at 914 and 924 McClure Street are identified for residential use up to three storeys, although the Plan does also recognise 914 McClure Street specifically as being a potential site for redevelopment.

The proposal is for a six-storey building, which is greater than the building heights envisioned in the Plan (four storeys along Burdett Avenue and three stories along McClure Avenue). Although technically the proposal is not consistent with this policy, it should be noted that the OCP provides the most current policy direction as it relates to density and building heights. The Plan encourages new development to respect the scale and massing of the surrounding area and this was an item identified for review by the Advisory Design Panel. Further details are provided in the concurrent Heritage Alteration Permit report.

Mid-Block Walkway

Previous versions of the proposal included a mid-block walkway connecting Burdett Avenue with McClure Street along the eastern property boundary, consistent with the Humboldt Valley Precinct Plan and current zoning; however, as noted in the applicant's letter, feedback from the community indicated this was not a desirable amenity. As a result, the mid-block walkway is not included in the current proposal. The applicant has also included a letter from the Safe Design Council, which concludes that a mid-block walkway would result in an increased perception of crime. Staff recommend for Council's consideration that this requirement be removed.

Third Party Economic Analysis

Paul Rollo and Associates was engaged to undertake an economic analysis of the project in order to justify that the proposed increase in density was required in order to off-set the costs of retaining and rehabilitating the Heritage Registered building façades. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 the resulting land lift was approximately \$3 million; however, the applicant proposes the rehabilitation of the Heritage Registered building including seismic upgrading. Based on a construction cost estimate provided by a professional quantity surveyor, the cost associated with this work is estimated at \$4.3 million.

In accordance with City Policy, bonus density incentives may be considered where heritage conservation is proposed. As a result, if Council is supportive of the Application moving forward for consideration at a Public Hearing, staff recommend that Council consider requiring specific conditions in association with the Heritage Alteration Permit to secure the retention and rehabilitation of the Heritage Registered building in lieu of monetary contributions to the City's Public Realm Improvement Fund and Heritage Building's Seismic Upgrade Fund, which would normally be based on top of the lift.

Sewage Attenuation

Sewage attenuation may be required for infrastructure improvements to support the proposed increase in density from the 1.3:1 FSR maximum for multiple dwellings in the existing zoning entitlement, to the proposed density of 1.96:1 FSR. The applicant has confirmed that a report from a qualified engineer will be submitted in order to evaluate the need for sewage attenuation. Should any amount of attenuation be necessary, a Section 219 covenant will be required to secure this commitment. Preparation of the S.219 covenant is required prior to a Public Hearing addressing this issue.

Legal Agreements

A number of legal agreements exist pertaining to the previous proposal. This includes a Heritage Revitalization Agreement (HRA) for the heritage buildings on the property, as well as a S.219 covenant for frontage works and a Statutory Right-of-Way (SRW) for a 1.2m mid-block walkway from Burdett Avenue to McClure Street. These documents are no longer attributable to the current proposal, therefore staff recommend for Council's consideration that these documents be rescinded. Further analysis of the HRA is included in the concurrent Heritage Alteration Permit No. 00214 report.

Staff recommend that Council consider requiring a new Housing Agreement, as authorised by Section 483 of the *Local Government Act*, to secure a minimum of 50% of the market seniors

rental units (at least 53 units) and that 26 of the units be used as assisted living for a minimum period of 20 years.

Regulatory Considerations

Building Height and Setbacks

The applicant proposes the new zone to include a maximum building height of 20.53m. Given the importance of the relationship of the new buildings to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This would allow Council to consider issuing a Heritage Alteration Permit with Variances for the new structure, as proposed in Heritage Alteration Permit Application No. 00214. This also ensures that the additional height could only be achieved through a variance process and not become an entitlement entrenched in the zoning, becoming a right for any future proposal that may be advanced if this proposal is not built. Similarly, a number of setback variances are proposed when compared to the current zone as outlined in the data table. Staff have provided further review of these in the concurrent Heritage Alteration Permit report.

In accordance with City Policy, zoning variances (including building height and setbacks) may be considered where heritage conservation is proposed. Staff have provided more detailed comment on the proposed height variance in the Heritage Alteration Permit report.

The floor plans associated with Heritage Alteration Permit Application No. 00214 do not accurately reflect the architectural intent to provide articulation along this façade. Normal practice is for minor design revisions to take place prior to issuance of a Heritage Alteration Permit, but in this circumstance the amendment may affect the setback variance along McClure Street. Staff therefore recommend for Council's consideration that this be corrected prior to setting a Public Hearing.

Parking

The requirement for 60 stalls in the existing zoning is based on the previous proposal. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw*, a total of 42 stalls are required (37 stalls for seniors residential and 5 stalls for assisted living/community care). A total of 46 stalls is being proposed and three of these stalls are identified as visitor parking, which is one fewer than the requirements (based on 10% of 37 stalls); however, reallocating one of the underground stalls for visitor use would eliminate the visitor stall parking variance. Appropriate wording has been included in the staff recommendation for Council's consideration to revise the plans accordingly.

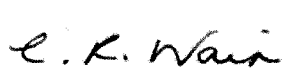
CONCLUSIONS

Although the Application is not consistent with the Humboldt Valley Precinct Plan as it relates to density, it does further the goals and objectives noted in the OCP and the DCAP regarding heritage conservation and place making. As the applicant is proposing to include a minimum of 50% of the dwelling units as market rental for a minimum period of 20 years and the upgrades to the heritage designated buildings will be secured through the Heritage Alteration Permit, the proposed increase in density is considered appropriate in this location. It is recommended for Council's consideration that the Application move forward for a Public Hearing subject to the conditions provided in the staff recommendation.

ALTERNATE MOTION

That Council decline Application No. 00466 for the property located at 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

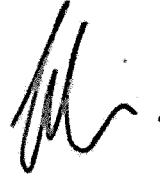


Charlotte Wain
Senior Planner, Urban Design



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background Documentation, dated December 15, 2016
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- Minutes of July 27, 2016, Design Advisory Panel meeting.

Heather McIntyre

From: Alieda Blandford [REDACTED]
Sent: October 22, 2019 10:16 AM
To: Victoria Mayor and Council
Cc: Riga Godron; Yuka Kurokawa; Leslie Robinson; Amy White
Subject: 913-929 Burdett Avenue and 914-924 McClure Street

Dear Mayor and Council,

I wish to express my support of the proposed development at 913-929 Burdett Avenue and 914-924 McClure Street as outlined in [Thursday's agenda](#) (p.51). (I am also in favour of the development proposed at 1046 North Park St, for adults living with mental illness.)

I am pleased that the Mount St. Angela's development makes considerations for the needs and desires of Victoria's residents. The character of the building will be retained, and more importantly, this development will deliver several affordable rental units for seniors, as well as assisted living facilities. Our residents are very sorely in need of purpose-built rentals; affordable units and assisted living facilities are also in high demand.

With that said, I am disappointed that only half of the units in this proposal will be designated as rentals, and then only for 20 years. The five affordable units and the 26 assisted living units will also only be available for 20 years. I would ask the City to push for a better deal for Victoria's senior residents: more rental units, more affordable units, and/or for a longer period of time: at least 25 or 30, and ideally a minimum of 50 years.

Otherwise, seniors who begin tenure in these affordable and assisted-living rental units in the near future will quickly face housing insecurity and rising rents at a time when they should be comfortable, safe, and cared for.

Thank you for your consideration. I know you will do all you can to secure the best deal possible for our senior citizens.

With warm regards,

Alieda Blandford
Renters' Advisory Committee Member

Heather McIntyre

From: Victoria E. Adams [REDACTED]
Sent: October 22, 2019 5:11 PM
To: Victoria Mayor and Council
Subject: Land Use Matters - 913-929 Burdett Ave., 914-924 McLure Street

City Council
City of Victoria

I cannot support this residential development project as a senior, a tenant, and a taxpayer in the City of Victoria.

There are several problems with this proposed housing development.

1. **Why is the city approving even more site-specific zoning**, when no other municipality in BC is doing do? The City of Victoria has more than 770 site specific zones! Far from simplifying the zoning categories for Victoria, the City is simply perpetuating a system of one-off zoning requests to perpetuate land value appreciation for owners in an already unaffordable real estate market. Why doesn't the R-91 (North Park District Residential Zoning) apply to this residential project?
2. This **development has no net public benefit** in spite of the fact that it is a 106-unit residential development. The land lift analysis points out that although the owner will benefit from increased density from 1:3:1 to 1:96:1 FSR, the land lift value was reduced to \$1.3 million, while the owner's heritage preservation and seismic upgrading cost would exceed \$5 million. There will be no public benefit since the owner's costs will exceed the value of the land lift. What has not been revealed is whether the properties within the complex designated "heritage" have received any civic grants or tax exemptions to maintain or upgrade the properties.
3. **Parking requirements** for 60 spaces (46 for residents and 13 for visitors) are based on the previous proposal. The new proposal reduces the total number of parking spaces to 56 and replaces the space with cycling storage and change room facilities. The real question is, if affordability, accessibility, social equity, reduction of GHGs are to be considered a public benefit, why not eliminate private parking for residents by including a limited number of car-share spaces for residents, and limited parking for visitors. This would align with the city's Active Transportation/Mobility strategy, climate action plan, and reduce the per unit housing costs.
4. **Covenants for the property have been removed.** In spite of the increased density, engineering reports there is no impact on the existing sewage infrastructure from this project. Where is the evidence? What staff have not considered is how new development in this area will impacted by or limited by the carrying capacity or loads whether for potable water, sewage, storm drainage, waste removal, as well as road capacity due to increased volume of traffic.
5. In the **absence of an evidence-based, consistent and Housing Agreements policy**, individual housing agreements appear to be entirely discretionary based primarily on the interests and needs of the owner/investors. Where is the public benefit ensured in the city's housing agreement policy and, how are the most vulnerable occupants, i.e. tenants, modest-income seniors protected? Why is housing tenure protected

for 20 years, but not 50 years, or in perpetuity? Furthermore, there are no limitations on the conversions to strata, or the conditions of the unit sales. What does “affordable” housing mean? If five units are designated “affordable” (according to the City’s “Inclusionary Housing and Community Amenity Policy”, how much will seniors be expected to pay for these strata units or rental units? While 34 units at 1046 and 1048 North Park (to be built for VIHA to house existing Mount Angela residents) will be designated “low-income affordable units”, what will seniors be expected to pay for these units? And, is the City’s definition of “affordability” the same as VIHA’s definition of “low-income affordable units”?

Furthermore, the 34-unit VIHA purpose-built seniors rental facility (McLure Street) will not be secured through a housing agreement. Why not? Apparently, VIHA can only sign 20-year lease agreements. This means there is no low-income rental housing security related to the development of this property. And, if the site’s R-91 zone (N. Park Residential District) limits residential use to rest-homes, then why is the owner asking for a spot rezoning of the 913 Burdett property when it could be part of the R-91 zone?

Summary:

In spite of the city’s adoption of new “inclusive” “affordable” housing policies, in this 106-unit development: Less than 30% of the units will be affordable many senior tenant households in the city.

- 22 units will be strata title residential units (presumably the going rate of more than \$500,000 per unit depending on the size)
- 53 units (50% of the total number of units will be “market rental”) based on the maximum rent that can be garnered in a Victoria’s high-rental market.
- 5 units will available as “affordable market rental” (but only for 20 years).
- 26 units will be designated assisted living units (but only for 20 years).

Sincerely,

Victoria Adams
Victoria, BC

References:

Staff Report Oct. 10/19 – Rezoning Application No. 00466 and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and 914-924 McLure Street
<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=45809>

Nicole Crescenzi, “City of Victoria considers proposed senior rental development”, VicNews, 21 October 2019.
<https://www.vicnews.com/news/city-of-victoria-considers-proposed-senior-rental-development/>

Bill Cleverley, “Design and heritage panels tussle over Mount St. Angela overhaul”, Times Colonist, January 13, 2017.
<https://www.timescolonist.com/news/local/design-and-heritage-panels-tussle-over-mount-st-angela-overhaul-1.7235612>

Rezoning & Heritage Alteration Permit with Variances Application

**Mount St. Angela
913-929 Burdett Avenue & 914-924 McClure
Street**

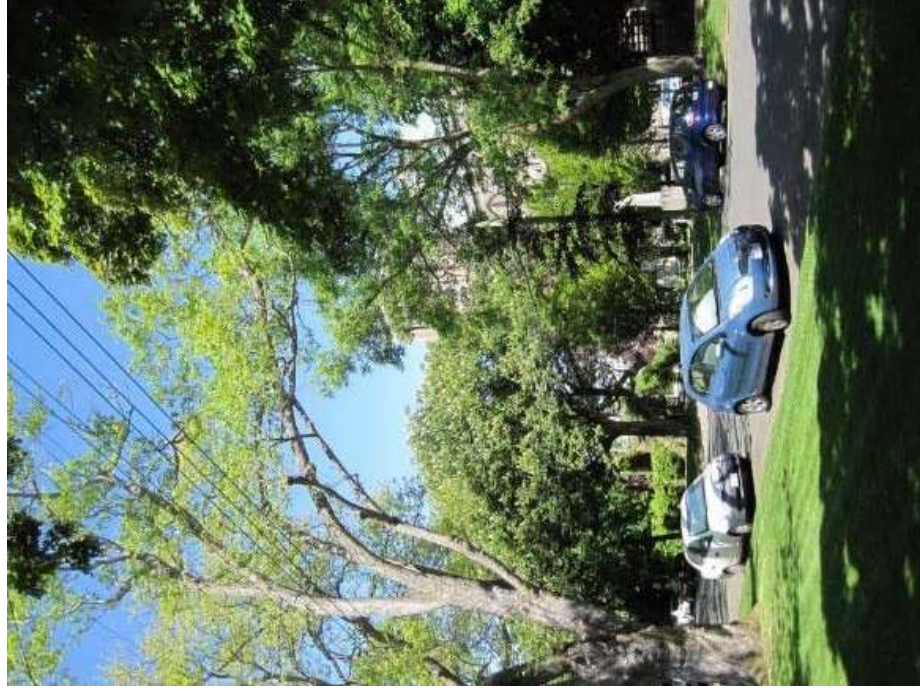




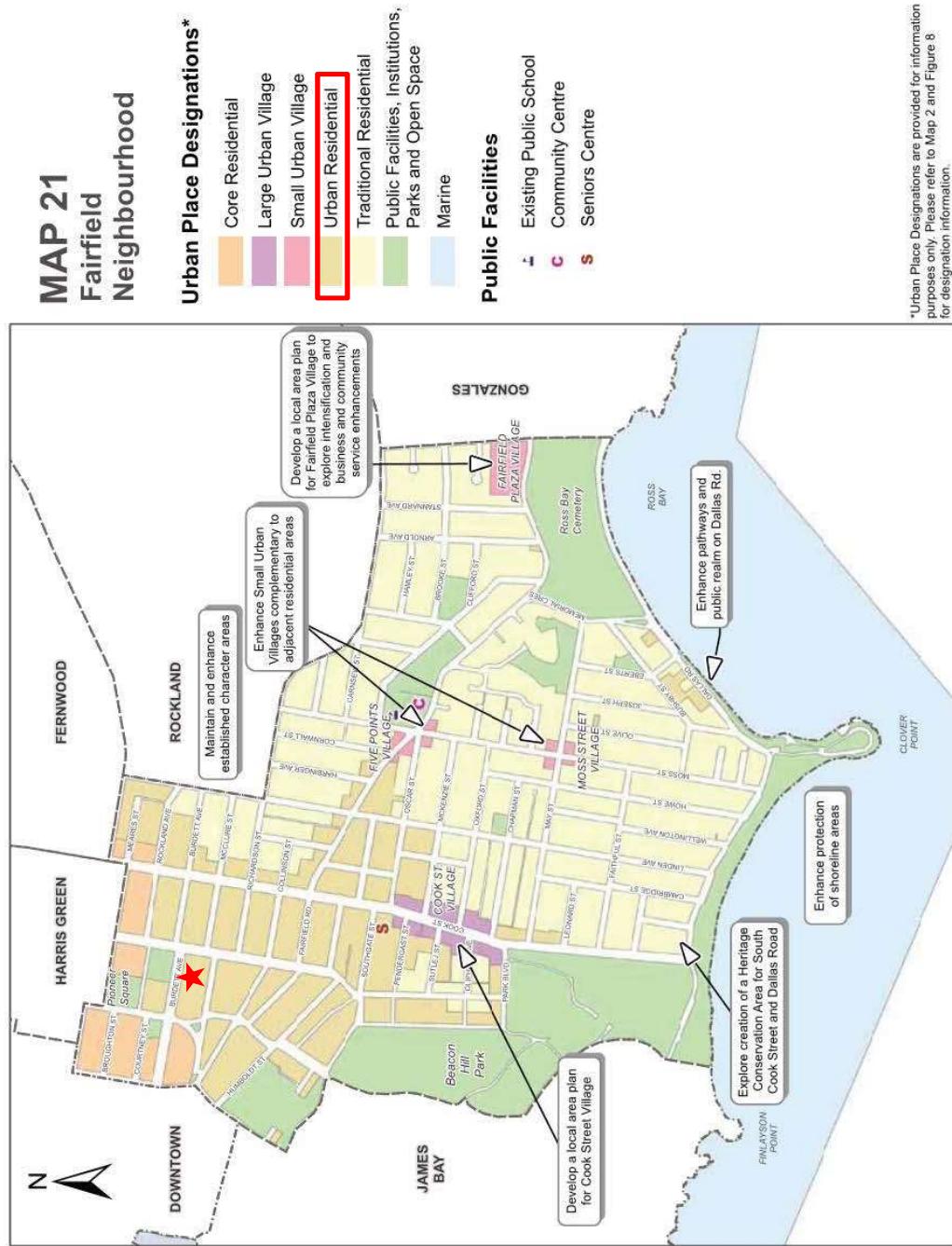
CONTEXT | EXISTING SITE



CONTEXT | NEIGHBOURING PROPERTIES



SECTION 21: NEIGHBOURHOOD DIRECTIONS





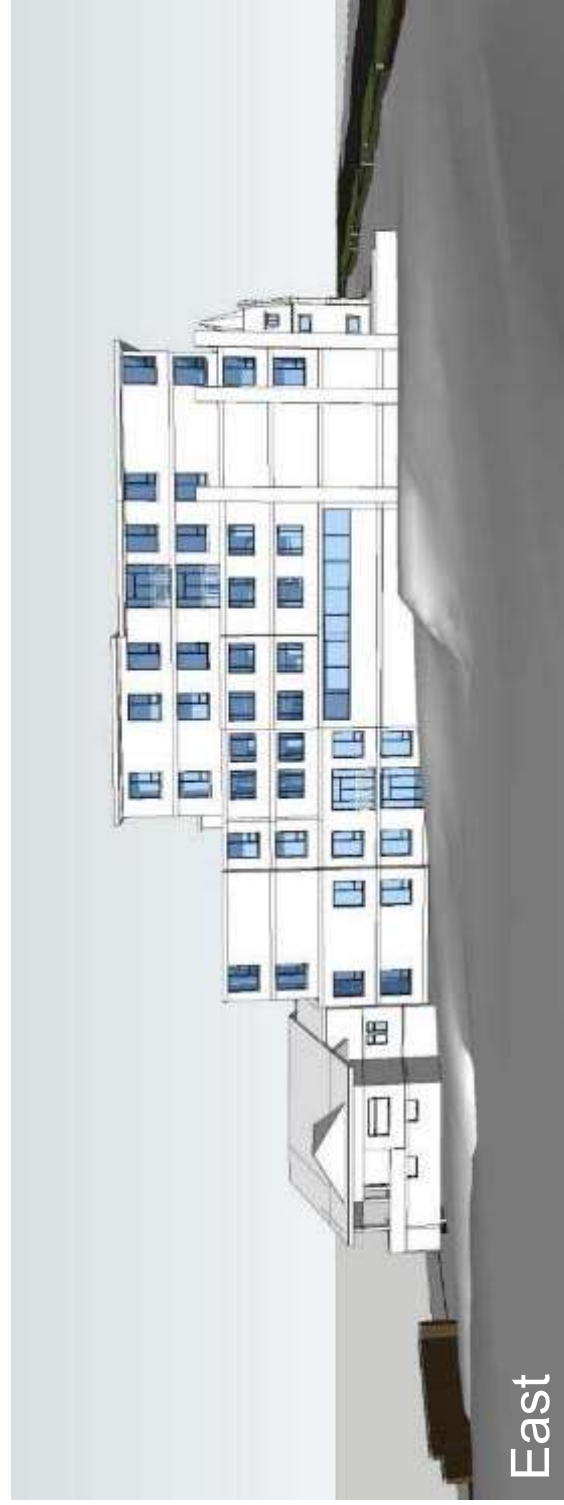
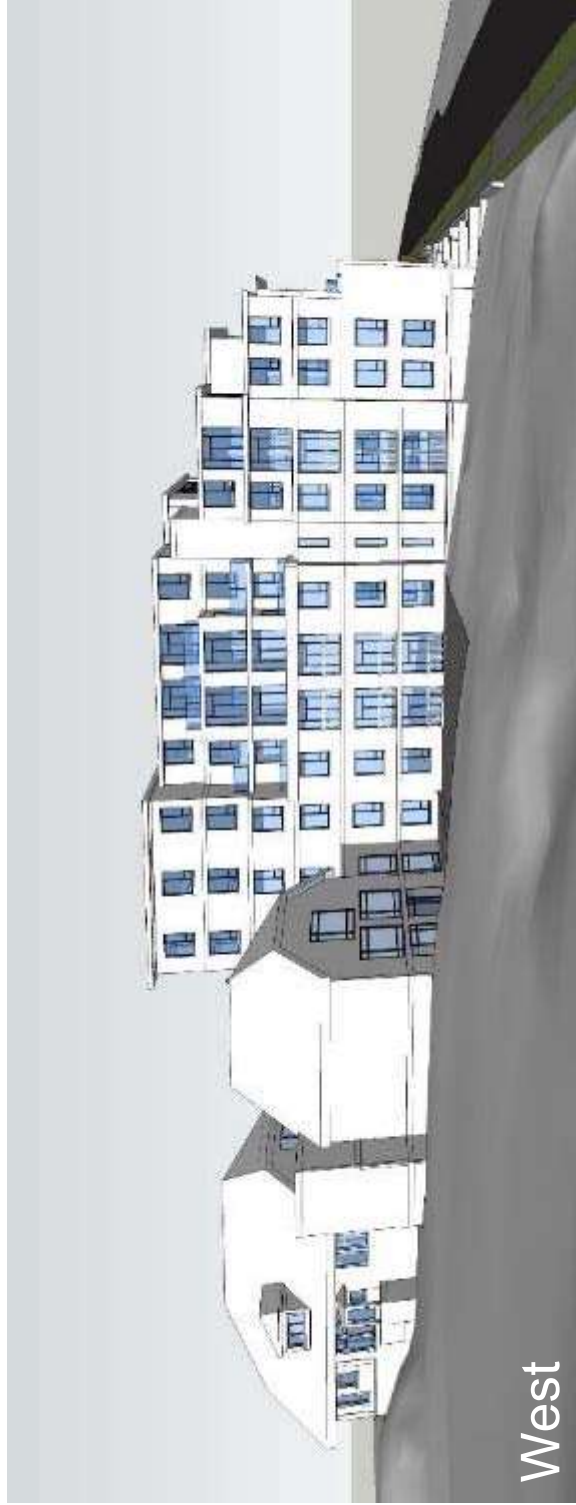




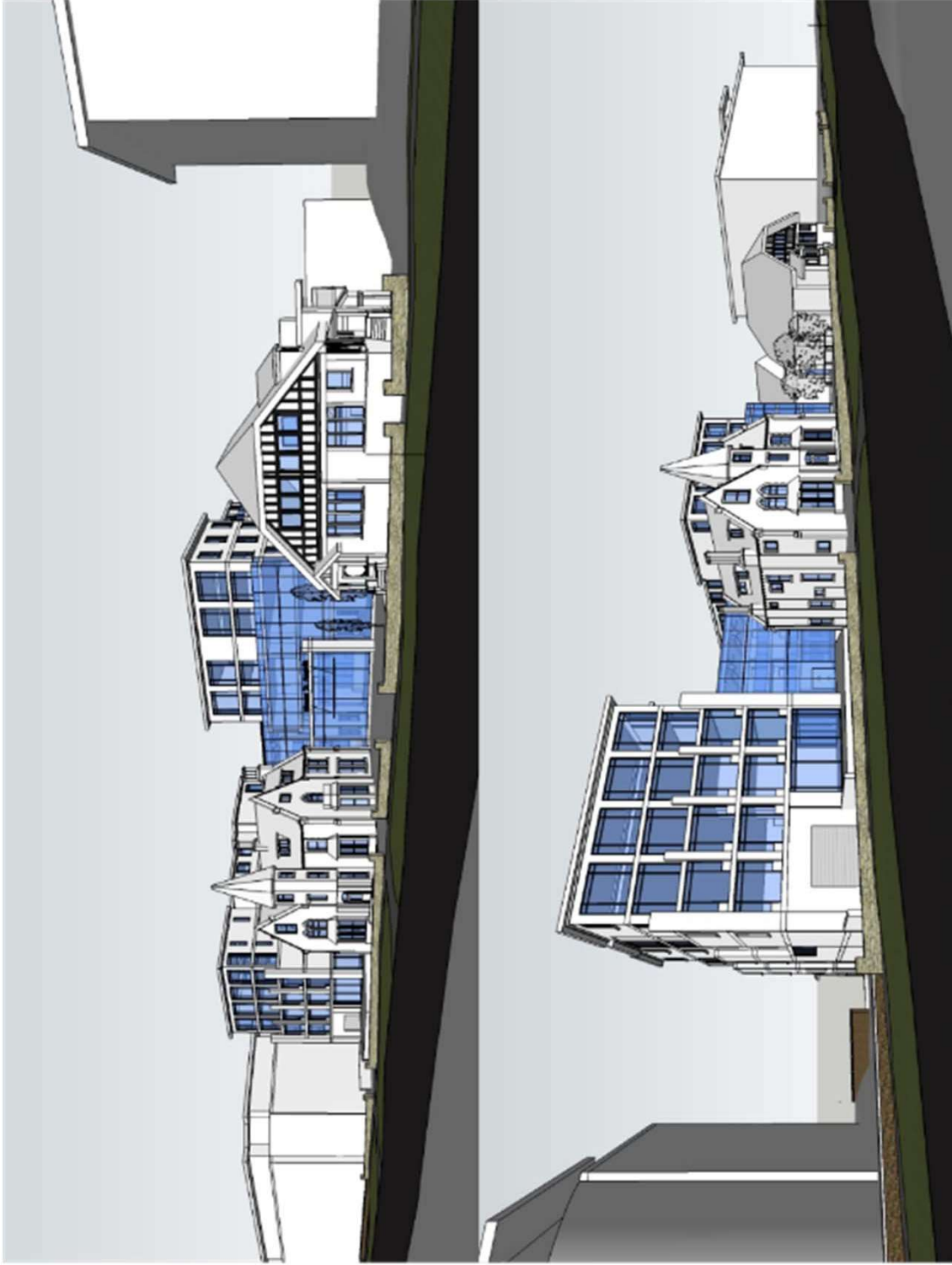




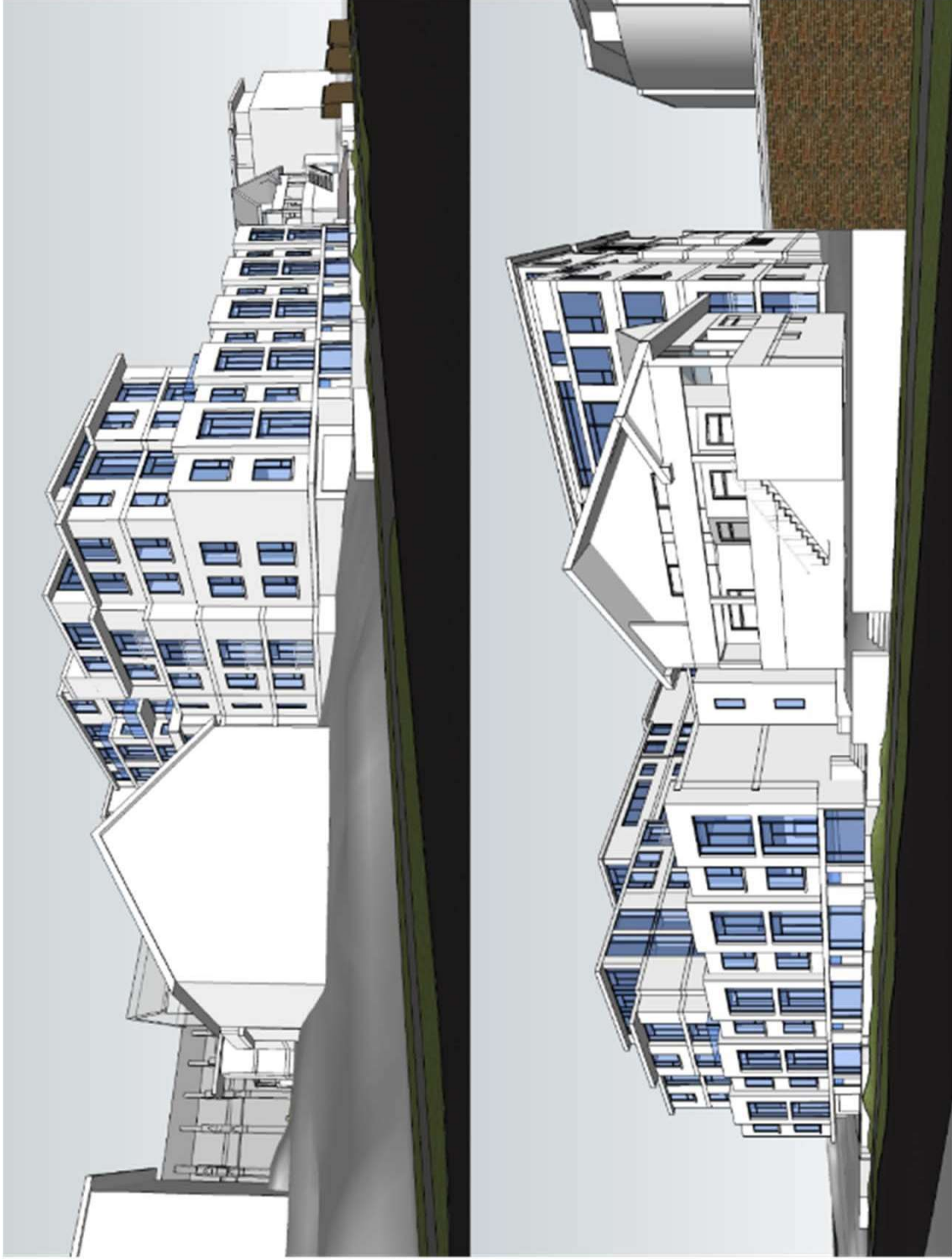
Massing | Elevations



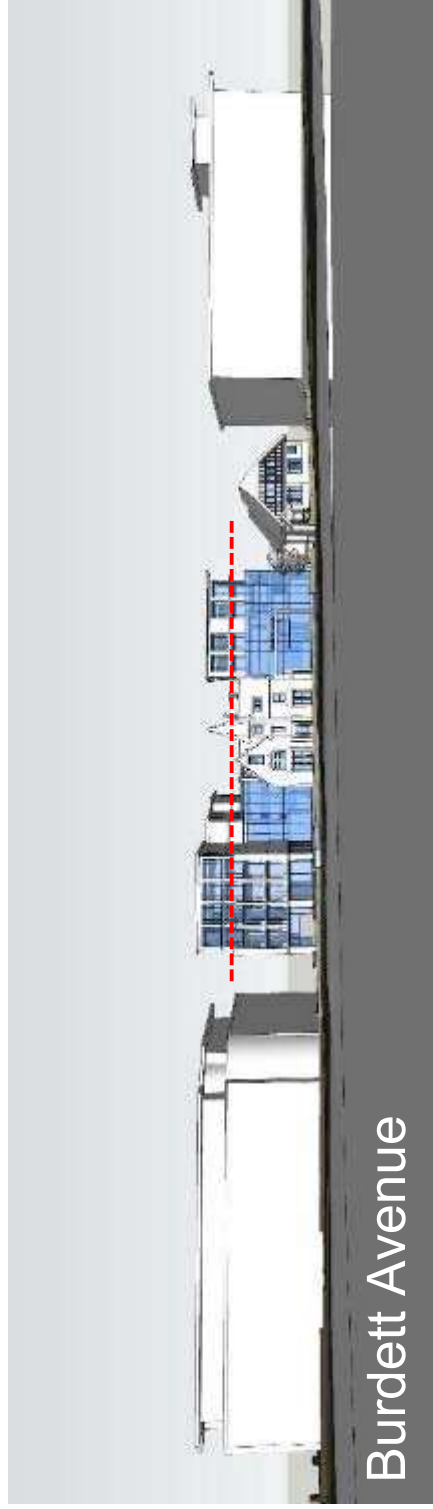
Massing | Burdett Avenue



Massing | McClure Street



Massing | Streetscape





LEVEL 1 PLAN
Scale: 1/200







LEVEL 4 PLAN
Scale: 1:200



LEVEL 5 PLAN
Scale: 1:200



LEVEL 6 PLAN
Scale: 1:200

















I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the October 24, 2019 COTW Meeting

I.1.b.b 913-929 Burdett Avenue and 914-924 McClure Street - Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 (Fairfield)

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. to secure a minimum of five affordable rental units for a minimum of 20 years;
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.
 - c. That Council request the applicant change the protection of rentals to 60 years instead of 20 years.
 - d. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - e. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - f. 219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;
 - g. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - h. Heritage Revitalization Agreement dated February 14, 2008.

- i. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increasing the building height from 16.5m to 20.55m;
 - ii. reducing the front yard setback from 10.6m to 8.75m;
 - iii. reducing the rear yard setback from 5.4m to 4.7m;
 - iv. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - v. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Dubow, and Councillor Isitt

CARRIED (6 to 2)

F. LAND USE MATTERS

F.1 913-929 Burdett Avenue and 914-924 McClure Street - Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 (Fairfield)

Council received a report dated October 24, 2019 from the Acting Director of Sustainable Planning and Community Development providing Council with new information, analysis, and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application that would allow for the construction of a 106-unit senior's residence to the rear and side of a heritage-designated building while incorporating two existing heritage-designated houses into the project.

Committee discussed:

- *Proposed density*
- *Importance of heritage preservation and associated costs*
- *Assisted living aspect of the project*
- *Affordability of the project*

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. to secure a minimum of five affordable rental units for a minimum of 20 years;
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.

2. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m;
 - b. reducing the front yard setback from 10.6m to 8.75m;
 - c. reducing the rear yard setback from 5.4m to 4.7m;
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - e. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council request the applicant change the protection of rentals to 60 years instead of 20 years.

CARRIED UNANIMOUSLY

On the motion as amended:

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Dubow

CARRIED (6 to 2)



Committee of the Whole Report

For the Meeting of October 24, 2019

To: Committee of the Whole **Date:** October 10, 2019

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

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. **to secure a minimum of five affordable rental units for a minimum of 20 years;**
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.**
2. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;

- ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

“That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

- 1. Plans date stamped October 7, 2019.**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m;
 - b. reducing the front yard setback from 10.6m to 8.75m;
 - c. reducing the rear yard setback from 5.4m to 4.7m;
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - e. reducing the vehicle parking requirement from 59 stalls to 56 stalls.**
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the meeting of June 8, 2017 (minutes attached), Council passed a motion to forward the applications to a public hearing, subject to the preparation of a Zoning Regulation Bylaw Amendment, Housing Agreement Bylaw and Section 219 Covenant for sewage attenuation.

The applicant is willing to fulfil the conditions set by Council; however, given that over two years has passed since Council provided the above direction, staff are bringing the application to Committee of the Whole for Council’s consideration prior to referring the Rezoning Application and Heritage Alteration Permit Application for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 Zone, Mount St. Angela District to create a new site-specific zone that permits an increase of the bonus density provision in exchange for the

heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 presented at the Committee of the Whole (COTW) meetings of January 12, 2017 and June 8, 2017 are attached for additional information and reference. Other than additional off-street parking within the parkade level, no design changes are proposed since the meeting of June 8, 2017.

Regulatory Changes

New Zone

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- the following additional uses:
 - "seniors' housing – assisted living" means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons such as the aged or chronically ill who are unable to perform them efficiently for themselves
 - "seniors' housing – independent living" means a residential building containing in any combination, two or more dwelling units, housekeeping units, or sleeping units for the accommodation of elderly persons, including the ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their guests.
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway and a heritage revitalization agreement (the latter being replaced by Heritage Alteration Permit No. 00214)
- additional building height from 13.6m to 16.5m.

Parking

The requirement for 60 vehicle parking stalls in the existing zone is based on a previous proposal for this site. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw* (which was updated since the application was last brought to COTW), a total of 59 stalls are required (46 stalls for the residential units and 13 visitor parking stalls). A total of 56 stalls is being proposed; therefore, a three-stall parking variance has been added to the motion for Council's consideration. The variance is considered supportable given that the applicant is proposing long term bike parking in excess of the Schedule C requirements as well as change room facilities which help encourage cycling as a means of transportation.

Legal Agreements

Housing Agreement

With regard to the Housing Agreement Bylaw, the applicant proposes five units as affordable rental for a twenty-year period, with rent levels in accordance with the Inclusionary Housing and

Community Amenity Policy. The affordable units would be located on levels 1, 3 and 4 of the proposed development and would include:

- 1 studio unit
- 1 one bedroom unit
- 2 one bedroom plus den units
- 1 two bedroom unit.

In addition to the housing agreement, the applicant's letter indicates that a 34-unit building at 1046 and 1048 North Park Street to house existing residents of Mount Saint Angela in a purpose-built facility for the Vancouver Island Health Authority has received approvals. These units would not be secured through a housing agreement; however, the site's R-91 Zone, North Park Residential District, limits residential use to "rest homes". The applicant has also indicated that the 34 rental units would be low-income affordable units based on VIHA's housing mandate.

Section 219 Covenants

A report from Herold Engineering has been provided to confirm the flow rates the proposed development would have on existing infrastructure. Staff have reviewed this and confirm that sewage attenuation will not be required for this application. The recommendation has been updated to remove this requirement.

A number of sustainability features are proposed as part of the concurrent Heritage Alteration Permit. These features would be secured through a Section 219 covenant to ensure construction achieving a minimum of BUILT GREEN® "Gold" certification. The applicant is amenable to entering into this agreement. As part of the original recommendation, this was included as a condition of issuing the Heritage Alteration Permit. Normal practice is to prepare these in advance of the Public Hearing and revised wording is included for Council's consideration.

Land Lift Analysis

G.P. Rollo and Associates was engaged to provide an updated economic analysis of the project based on the proposed density and uses of the building and updated costs for heritage retention and seismic upgrading. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 and tenure of the building, the resulting land lift was approximately \$1.35 million. Previous analysis conducted in 2016 determined a land lift of \$3 million. The rehabilitation costs of the Heritage Registered building including seismic upgrading, are estimated by a professional quantity surveyor to be in excess of \$5.0 million, an increase of \$0.7 million from 2016. The analysis reaffirms that the costs of rehabilitating the heritage designated buildings is in excess of the projected lift in land value.

CONCLUSION

The proposed design of the development remains unaltered since Committee of the Whole last viewed the application. Revised terms for the Housing Agreement are proposed and staff are seeking direction from Council prior to advancing the applications for consideration at a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

For: J. Taylor
Alec Johnston
Senior Planner – Urban Design
Development Services Division

J.T. / Andrea Hudson
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

[Signature]
John O'Reilly
Senior Heritage Planner
Development Services Division

Report accepted and recommended by the City Manager

Date:

Josephine Jenkins
Oct 17, 2019

Appendices

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A: Mount St. Angela, 917-923 Burdett Avenue
- Appendix B: Cartreff Residence, 913 Burdett Avenue
- Appendix C: Temple Residence, 924 McClure Avenue.

List of Attachments

- Attachment A: Minutes from June 8, 2017 Council Meeting
- Attachment B: Minutes from June 8, 2017 Committee of the Whole Meeting
- Attachment C: Minutes from January 12, 2017 Council Meeting
- Attachment D: Minutes from January 12, 2017 Committee of the Whole Meeting
- Attachment E: Applicant's Letter to Mayor and Council, dated August 13, 2019
- Attachment F: Plans, dated October 7, 2019
- Attachment G: Updated Land Lift Analysis, dated April 25, 2019
- Attachment H: Committee of the Whole Report from the Meeting of June 8, 2017
- Attachment I: Committee of the Whole Reports from the Meeting of January 12, 2017.

APPENDIX A

Conditions of Heritage Alteration Permit No. 00214

Mount St. Angela 917-923 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to Mount St. Angela (917-923 Burdett Avenue):

1. The Applicant agrees to preserve, rehabilitate, and restore the 1866 appearance of Mount St. Angela College (917-923 Burdett Avenue) in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and as outlined in Section 4.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of Mount St. Angela as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the preservation, rehabilitation, restoration of Mount St. Angela will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to Angela College as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation and restoration of the exterior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, including:
 - i. maintain the building in its current location
 - ii. remove later intrusive alterations, including the Annex, porte-cochere, and rear additions to the structure that linked it to the Annex
 - iii. restore missing elements from the original construction period, such as replaced wooden-sash windows and the front oriel window, based on archival documentation and surviving building elements
 - iv. retain existing front entry door, as there is no clear evidence of the appearance of the original, and the door dates to an earlier intervention but is appropriate and matches interior detailing
 - v. preserve surviving original elements, including protection and stabilization
 - vi. repair exterior brickwork, rubble-stone foundation, fascia and woodwork
 - vii. repair and repaint existing wooden window sashes
 - viii. undertake seismic upgrade to current standards.
6. The Applicant agrees to the **preservation and rehabilitation of the interior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, that will make possible the building's new use for senior living, which provides interventions that:
 - i. preserve specific original features and features from later periods considered of heritage value
 - ii. rehabilitate interior spaces and services suitable for new use.
7. The Applicant agrees to undertake necessary seismic upgrading of the existing structure where necessary to ensure adequate and safe lateral support in the likelihood of a seismic event.

8. The Applicant agrees to engage a third-party "**Certified Professional**" architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
9. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
10. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for Mount St. Angela, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX B

Conditions of Heritage Alteration Permit No. 00214

Cartreff Residence

913 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to the Cartreff Residence (913 Burdett Avenue):

1. The Applicant agrees that they will preserve, rehabilitate, and restore the 1904-05 exterior appearance of the Cartreff Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and will not undertake any work that is contrary to the intentions of the September 2010 Mount St. Angela Conservation Plan by Don Luxton and Associates.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Cartreff Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Cartreff Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Cartreff Residence meeting the intentions of the 2010 Conservation Plan, and that all work will be in accordance with the review of proposed interventions to Cartreff Residence as detailed in the Donald Luxton and Associates Heritage Review dated March 18, 2016, and in the plans, dated November 8, 2016, which will:
 - i. raise the historic structure 0.53m and relocate the structure 1.8 metres forward onto a new foundation within the existing property while retaining its same relative orientation to Burdett Avenue
 - ii. raise grade and landscaping to maintain its existing relationship to the historic structure and to the street
 - iii. preserve and restore the exterior facades, including repair and repaint of wood-frame windows,
 - iv. repair, replace and repaint cedar wall shingles
 - v. repair, replace, and paint wood trim
 - vi. reconstruct chimneys with existing brick after relocation
 - vii. install new aluminum gutters
 - viii. refinish exterior stucco pebble dash finish with colour consistent with recommended 2010 Conservation Plan colour historical palette, or evidence from on-site paint discoveries through paint layer scraping
 - ix. construct an addition that does not impair, and is sensitive to the function and context of, the original structure.
5. The Applicant agrees to engage a third-party “**Certified Professional**” architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
6. The Applicant will notify the City as soon as possible if the Certified Professional’s engagement with the applicant is terminated for any reason.

7. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Cartreff Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX C

Conditions of Heritage Alteration Permit No. 00214

Temple Residence

924 McClure Avenue

The Heritage Alteration Permit No. 00214, subject to the following conditions specific to the Temple Residence (924 McClure Avenue):

1. The Applicant agrees to relocate, preserve, rehabilitate, and restore the 1906 appearance of Temple Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and as outlined in Section 6.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Temple Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Temple Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to the Temple Residence as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Temple Residence as detailed in Section 6.0 of the 2010 Conservation Plan, including:
 - i. provide guidelines to relocate the historic structure onto a new foundation approximately 23m east within the existing property while retaining its same relative orientation to McClure Street
 - ii. recreate the front stone wall and stairs
 - iii. preserve and restore the exterior facades, including square but shingle wall finishes from grade level to soffit, eyebrow flares, board-and-batten finish in front gables
 - iv. retain and preserve original windows with stained glass and fixed lattice, wood trim and sills
 - v. replace aluminum sash window units with historically appropriate wood-sash windows
 - vi. retain and preserve verandah elements including square columns, capitals, wooden solid balustrade, and tongue-and-groove ceiling
 - vii. retain and preserve sleeping porch with tongue-and-groove ceiling and walls
 - viii. retain and preserve original bargeboards with decorative ends, finials, and brackets
 - ix. reconstruct the chimneys with existing brick after relocation
 - x. reinstate original exterior colour scheme
 - xi. and rehabilitate the interior
 - xii. construct an addition that does not impair the original structure.
6. The Applicant agrees to engage a third-party **"Certified Professional"** architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation,

rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.

7. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
8. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Temple Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

4. Cycle Network Implementation Update – Fort Street Design

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that Council direct staff to:

1. Approve the value-engineered, "complete streets" AAA Bicycle Facility in 2017/2018, and implement the three 800-1000 block crosswalk upgrades in future years;
2. Amend the 2017 Financial Plan to allocate an additional \$270,000 from the Gas Tax Reserve to fund the Fort Street project, and authorize staff to proceed to tender a construction contract as outlined in this report;
3. Amend the 2017 Financial Plan to allocate an additional \$110,000 from the Accessibility Capital Reserve for accessibility features for the Fort Street Bike Lane project; and
4. The 8 parking spots and taxi stand on 600 block of Fort Street be retained, that we fund the \$500,000 by borrowing from the infrastructure reserve and that we repay the infrastructure reserve, with interest, from revenues generated from those 8 parking meters until the amount is repaid.

Council discussed the following:

- *Whether it would be beneficial to wait until an assessment of the in place design is received before major infrastructure is finished.*

Carried Unanimously

5. Updated on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Lucas, seconded by Councillor Alto:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff:
 - a. To prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. That a portion of the units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.

5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, and Young
Opposed: Councillors Madoff

6. Application for a Permanent Change to Hours of Service for a Liquor Primary Licence (212046), D'arcy McGee's, 1127 Wharf Street (Downtown)

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of D'arcy McGee's, located at 1127 Wharf Street to extend closing hours from 1:00 am to 2:00 am on Fridays and Saturdays.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request to extend the hours to 2:00 am on Friday and Saturdays and is not expected to be a significant issue.
- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the request of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received one letter in support of the application and three letters opposed to the application which included a letter from the Victoria Downtown Residents Association. The letter from VDRA states a number of concerns related to densification of similar establishments with similar closing hours due to the proximity of existing residential units.
- d. Council recommends the issuance of the license.

Carried Unanimously

7. 2016 Regional Growth Strategy - Dispute Resolution Process

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council advise the CRD of the City's interest in appointing a designated representative to participate in the RGS dispute resolution process.

Carried

For: Mayor Helps, Councillors Isitt, Loveday, Lucas, and Madoff
Opposed: Councillors Alto and Young

8. Lessons Learned Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council receive this report for information.

Carried Unanimously

9. Public Engagement Roadmap

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto, that Council endorse the Public Engagement Roadmap and direct staff to report back for final consideration after consultation.

Carried Unanimously

10. Correspondence Management Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council approve the Correspondence Management Policy and include an amendment to Section D of the policy:

*Correspondence received from the Federal or Provincial Government, **Regional**, Local and First Nations Governments within the capital-Regional-District, shall, where the subject matter warrants...*

Carried Unanimously

BYLAWS

a. Bylaws for Land Use Contract Termination – Phase 1

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that the following bylaws be given first and second reading:

1. *Land Use Contract Discharge (104 Dallas Road) Bylaw No. 17-055*

6. LAND USE MATTERS

6.1 Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a report dated May 25, 2017 from the Director of Sustainable Planning and Community Development providing new information for the property located at 913-929 Burdett Ave and 914-924 McClure Street, also known as the Mt. St. Angela property, following the Joint Heritage Advisory Panel and the Advisory Design Panel which was held February 1, 2017.

Councillor Isitt returned to the meeting at 1:34 p.m.

Committee discussed:

- Whether a provision of low market housing will be included with a housing agreement.
- How staff are ensuring that a diverse range of housing options are available.

Motion:

It was moved by Councillor Alto, seconded by Councillor Young,
Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff :
 - a. to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

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

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2.
 - a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **That a portion of units in the building be secured at below market rental.**
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to

discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:

- i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

On the amendment:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, and Loveday
Against: Councillors Madoff and Young

Committee discussed:

- What may happen to the rental units and tenants following the expiration of the 20 year Housing Agreement.
- Amending the policy to require social housing and rental units for higher density projects.

Main motion as amended:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
b. That a portion of units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property

- iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, Loveday, and Young
Against: Councillors Madoff

Committee of the Whole Meeting – June 8, 2017

REPORTS OF COMMITTEES3. Committee of the Whole – January 9, 2017

Councillor Coleman withdrew from the meeting at 8:34 p.m. due to a potential pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of BC.

7. Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.
6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the applicant be asked to reconsider the dedication of a midblock pathway between Burdett Avenue and McClure Street.

Council discussed the following:

- *That the midblock pathway was not recommended by staff.*
- *That the heritage elements of this application should be the focus.*

For: Councillors Isitt, Loveday, and Young
Opposed: Mayor Helps, Councillors Alto, Lucas, Madoff, and Thornton-Joe

On the amendment:
Defeated

On the motion:
Carried Unanimously

Councillor Coleman returned to the meeting at 8:41 p.m.

7. LAND USE MATTERS

7.1 Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a reports dated December 16, 2016 from the Director of Sustainable Planning and Community Development providing information and recommendations on the proposed rezoning and Heritage Alteration Permit for the property located at 913-929 Burdett and 914-924 McClure Street to amend the existing CD-10 Zone to create a new site specific zone to permit increased density and allow for the construction of a 106-unit senior's residence.

Councillor Isitt returned to the meeting at 10:37 a.m.

Councillor Loveday excused himself at 10:50 a.m. and returned at 10:51 a.m.

Committee discussed:

- Heritage buildings taking the centre stage as opposed to the new construction.
- The Advisory Design Panel and the Heritage Advisory Committee coming together for a joint meeting to discuss the proposal.
- The reasoning for not proceeding with the midblock walk way.

Motion: It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.

6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Committee discussed:

- The proposed new elements having more prominence than the heritage elements.
- Concerns with the length of time this project has taken come before Committee of the Whole.
- The density of the property taking more priority than the heritage elements.
- Providing an invitation to all members of the Advisory Design Panel and the Heritage Advisory Committee to discuss these issues; the meeting taking place in the Ante-Chamber.

CARRIED UNANIMOUSLY 17/COTW



924 McClure St.
 Victoria, BC. V8V 3E7
 c. 250.413.7307
 o. 778-432-3550
 e. arcata@telus.net

August 13, 2019

Mayor and Council,
 1, Centennial Square
 Victoria, BC

Your Worship and Council

Re: Update on Committee of the Whole Report for the meeting June 08, 2017
Specifically rezoning application No.0046 for 913-929 Burdett Avenue and 914-924 McClure Street and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and 914-924 McClure Street. (Fairfield)

We have made a number of further substantial changes to our proposed housing agreement to reflect Councils adopted Amendments to the housing agreement presented at the June 08 COTW.

"a That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.

b. That a portion of units in the building be secured at below market rental."

Inclusionary Zoning

We feel that our application includes inclusionary rezoning as part of the Mount St Angela rezoning.

The proponent has acquired property at 1046/1048 North Park to build a purpose designed building to house for 34 affordable units for people who suffer from mental illness currently housed in Mount St Angela. This would be the first purpose built brand new building the VIHA program has seen and it is an important piece to the on going legacy of Mount St Angela

North Park

The Rezoning Application No. 00632 along Development Permit with Variances Application No. 00071 was approved by council at the public hearing on November 22, 2018.

The project is for 34 single room occupancy units purposed built for VIHA . This number represents 25% of the Mount St. Angela total unit count of 132 .

A housing agreement would not be registered as the intended use and wording in the zoning bylaw would ensure compliance similar to a housing agreement. VIHA can only sign a 10 year lease as per their policy/mandate. The developer intends to offer VIHA or similar non profit provider similar renewal lease options in perpetuity.

The units would rent under the definition of affordable rent, affordable units, and low income threshold - based on VIHA's housing mandate.

Mount St Angela

With respect to this proposed development the developer intends to build a 132 unit strata.

The Developer will consent to the registration of a housing agreement.

The housing agreement would:

- a. Limit occupancy to seniors and their caregivers.
- b. Include 26 dedicated assisted living units, subject to a 20 year term.
- c. 50% of the units will be subject to a 20 year rental obligation and otherwise no rental restrictions will be permitted.
- d. 5 units would be dedicated for affordable rent.

This represents 5% of the remaining units and brings the total number of below market units for both projects to 39 or 30% of the total unit count.

The dedicated units are as follows:

- 1 studio unit located on Level 3 on the submitted plan (attached)
- 1 bedroom unit located on Level 4 on the submitted plan
- 1 bedroom + den unit located on Level 1 on the submitted plan
- 1 bedroom + den unit located on Level 4 on the submitted plan
- 2 bedroom unit located on Level 4 on the submitted plan

The above units would follow affordable rental units found in Schedule A of the City of Victoria's Inclusionary Housing Expectations 2019.

A revised land lift analysis reflecting the associated heritage revitalization costs & revised housing model based on the terms of reference was submitted to city staff by Rollo & Associates Land Economists in April 2019

We look forward to meeting with Council to answer any questions regarding our revised housing agreement.

Yours truly,



Larry Cecco, MRAIC, AIA Int.

on behalf of MI Ventures

MOUNT ST. ANGELA

Senior Living. Redefined.

ARCHITECTURAL:
KEY Architecture Ltd.
2ND FLR, 1124 FORT STREET
VICTORIA, BC, V8V 3K3
Phone: (250) 382-3823
Email: info@keyarchitecture.com

LANDSCAPE:
SMALL & ROSSSELL LANDSCAPE ARCHITECTS INC.
3012 MANZER ROAD
SOOKE, BC, V9Z 0C9
Phone: (250) 842-4947
Email: design@smallandrossell.com

A.0.0 DRAWING LEGEND
A1.0 PROJECT DATA / CONTEXT PLAN
A1.0a KEY PLAN
A1.0b SITE PLAN
A1.0c AVERAGE GRADE CALCULATIONS
A1.1 PARKING LEVEL PLAN
A1.2 LEVEL 1 PLAN
A1.3 LEVEL 2 PLAN
A1.4 LEVEL 3 PLAN
A1.5 LEVEL 4 PLAN
A1.6 LEVEL 5 PLAN
A1.7 LEVEL 6 PLAN
A1.8 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A3.0 SECTIONS

L1 LANDSCAPE PLAN - OVERALL
L2 LANDSCAPE PLAN - MAIN FLOOR LEVEL
L3 LANDSCAPE PLAN - LOWER FLOOR LEVELS
L4 ACTIVITY ROOF GARDEN & GREEN ROOFS
L5 PROPOSALS TO ALTER HERITAGE GARDEN
L6 WALL ON BURDETT FRONTAGE
L8 TREE RETENTION / REMOVAL PLAN
L7 PLANT SCHEDULE & EXAMPLES

DESIGN CONSULTANT:
ARCATA LTD.
924 McCLURE ST.
VICTORIA, BC, V8V 3E7
Phone: (250) 413-7307
Email: arcata@telus.net

HERITAGE ALTERATION ADDITIONAL PLANS

A1.0 SITE / KEY PLAN
M.A2.0 MSA COLLEGE - PHOTOGRAPHS
M.A2.1 MSA COLLEGE - PHOTOGRAPHS
M.A2.2 MSA COLLEGE - PHOTOGRAPHS
M.A3.0 MSA COLLEGE - DEMO PLANS
M.A4.0 MSA COLLEGE - RENO PLANS - GROUND FLOOR
M.A4.1 MSA COLLEGE - RENO PLANS - SECOND FLOOR
M.A4.2 MSA COLLEGE - RENO PLANS - THIRD FLOOR
M.A5.0 MSA COLLEGE - ELEVATIONS
M.A5.1 MSA COLLEGE - ELEVATIONS
M.A6.0 MSA COLLEGE - SECTIONS / DETAILS

C.A2.0 CARTREFF - PHOTOGRAPHS
C.A3.0 CARTREFF - DEMO PLANS - GARDEN & MAIN LEVEL
C.A3.1 CARTREFF - DEMO PLANS - SECOND LEVEL
C.A4.0 CARTREFF - RENO PLANS - GARDEN LEVEL
C.A4.1 CARTREFF - RENO PLANS - MAIN LEVEL
C.A4.2 CARTREFF - RENO PLANS - SECOND LEVEL
C.A5.0 CARTREFF - ELEVATIONS
C.A5.1 CARTREFF - ELEVATIONS
C.A6.0 CARTREFF - SECTIONS

T.A2.0 TEMPLE - PHOTOGRAPHS
T.A3.0 TEMPLE - DEMO PLANS - GARDEN & MAIN LEVEL
T.A3.1 TEMPLE - DEMO PLANS - SECOND LEVEL
T.A4.0 TEMPLE - RENO PLANS - PARKING & GARDEN LEVEL
T.A4.1 TEMPLE - RENO PLANS - MAIN & SECOND LEVEL
T.A5.0 TEMPLE - ELEVATIONS
T.A5.1 TEMPLE - ELEVATIONS
T.A6.0 TEMPLE - SECTIONS

A7.0 SHADOW STUDY
A7.1 PERSPECTIVES
A7.2 PERSPECTIVES
A7.3 PERSPECTIVES
A7.4 PERSPECTIVES
A7.5 RENDERINGS
A7.6 RENDERINGS
A7.7 RENDERINGS
A7.8 RENDERINGS
A7.9 RENDERINGS
A7.10 RENDERINGS
A7.11 RENDERINGS
A7.12 RENDERINGS



PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

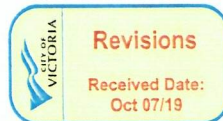
key
architecture ltd
250-412-7307 / 924 McCLURE ST.
VICTORIA, BC, V8V 3E7

CONSULTANT

Arcata
250-412-7307 / 924 McCLURE ST.
VICTORIA, BC, V8V 3E7

COMMENTS

#	DESCRIPTION	DATE	BY
1.	1. VPP FRESHING SUBMISSION	SEP 2019	
2.	2. REV VPP FRESHING SUBMISSION	SEP 2019	
3.	3. REV AVERAGE GRADE CALC	SEP 2019	
4.	4. REV GATE AND GARAGE DOOR	OCT 2019	
5.	5. REV as per MCP comments	OCT 2019	
6.	6. REV as per VAC (MCP) comments	NOV 2019	
7.	7. REV as per MCP comments	NOV 2019	
8.	8. REV as per MCP comments - parking	OCT 2019	



MOUNT ST. ANGELA
Senior Living. Redefined.

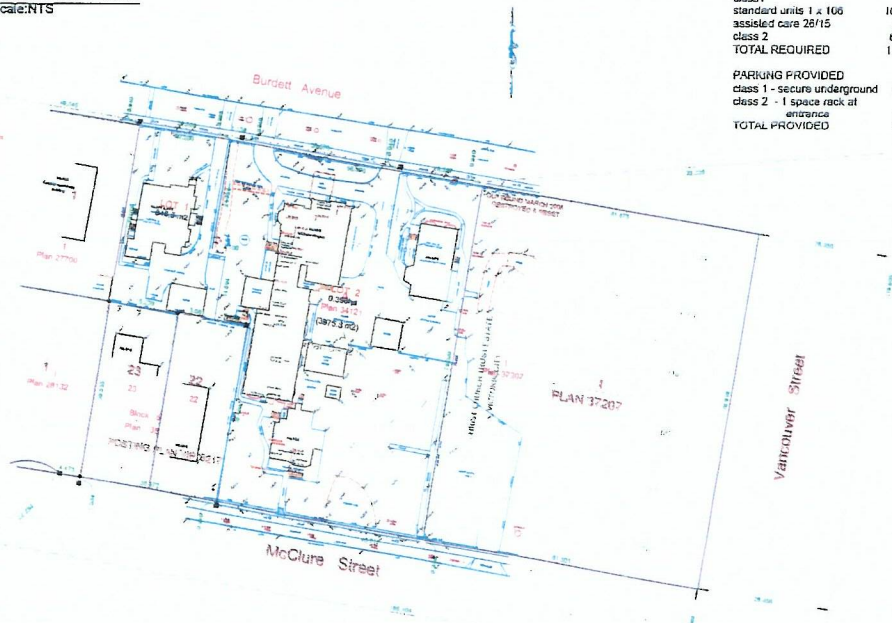
SHEET TITLE

DRAWING LEGEND

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	A0.0
DRAWN BY	



CONTEXT PLAN
Scale: 1:500



SURVEY PLAN
Scale: 1:500

BC Land Surveyors Site Plan of
at 913-929 Burdett Avenue
Victoria City, Plan VIP85236
Legal Description - Lot 1, Christ Church Trust Estate
Victoria City, Plan VIP85236

PARKING CALCULATIONS

NUMBER OF STANDARD UNITS: 106
ASSISTED CARE UNITS: 26

PARKING REQUIRED:
standard unit 35 x 106 37.1
assisted care 28/15 5.2
Total unit stalls required 43
Total unit stalls provided 43

Visitors parking
.1 unit .1x 132
Total visitor stalls required 13
Total visitor stalls provided 13

Total unit stalls required 56
Total parking provided 56

NOTE: parking not calculated for bistro/cafe as it is part of seniors complex and not a public amenity

Parking breakdown
underground for units 43
underground for visitors 10
surface-visitor 2
surface-visitor HC 1
service vehicle 1
Total parking provided 57

BICYCLE PARKING
class 1
standard units 1 x 106 106
assisted care 28/15 1.73
class 2 6
TOTAL REQUIRED 114

PARKING PROVIDED
class 1 - secure underground 116
class 2 - 1 space rack at entrance 6
TOTAL PROVIDED 122

PROJECT DATA

Project Address - 913-929 Burdett Ave. & 914 McClure St.
Legal Description - Lot 1, Christ Church Trust Estate
Victoria City, Plan VIP85236
Lot 2, Christ Church Trust Estate
Victoria City, Plan VIP85236
Lot 22, Block 6, Plan 35, Section CCT, Victoria

Zone - CD-10, R-K

OCP - Guidelines
Site within 200 m of the designated Core Residential

Built Form - Multi-unit residential
- Buildings up to six storeys

Uses - Diversity of mixed housing types
- meets community services

FSR - Allowed 2.1
Proposed 1.96

Site Area - 5429 m² (58,437 sq. ft.)

Site Coverage - existing 1364 m² (14,574 sq. ft.) - 25 %
- proposed 2667 m² (28,822 sq. ft.) - 49.4 %
- allowed 43%

Open Space - 38% 2048 m² (22,052 sq. ft.)

Floor Area - Parking/McClure Street Level - 366 m² (3944 sq. ft.)
Level 1 - 2224 m² (23,930 sq. ft.)
Level 2 - 2853 m² (30,852 sq. ft.)
Level 3 - 1752 m² (18,864 sq. ft.)
Level 4 - 1659 m² (17,853 sq. ft.)
Level 5 - 1119 m² (12,041 sq. ft.)
Level 6 - 865 m² (9,320 sq. ft.)

Total Floor Area - Proposed 10,638 m² (114,504 sq. ft.)

Total Number of Stories
Proposed - 1 @ 6 Storey
Existing - Unchanged

Proposed Set Backs -
Front (Burdett): 8.75m
Rear (McClure): 4.7 m building & 3.3 m stairs
Side Yard (East): 3.6m
Side Yard (West): 1.7m Carlift stair
3.05 m Carlift
3.02 m building
Interior Yard (South): 3.1m

Residential Units

Minimum Unit Floor Area - 23 m² (assisted living unit)
Maximum Unit Floor Area - 84 m²

Unit Count - Parking/McClure Street Level - 4 units
Level 1 - 26 units
Level 2 - 19 units
Level 3 - 19 units + 13 assisted
Level 4 - 15 units + 13 assisted
Level 5 - 12 units
Level 6 - 09 units

Total Number of Units - 132

Parking - as per schedule c - refer to parking plan and calc
required - 43 stalls - proposed - 43 stalls
visitor required - 4 stalls - proposed - 4 stalls
service vehicle proposed - 1 stalls

Bicycles - as per schedule c - refer to parking plan
Class 1
required - 107 stalls
proposed - 108 stalls

Class 2
required - 7
proposed - 1 rack for 8

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

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Norwood Group

ARCHITECT - CRP

key
architectural ltd.
2nd Floor 124 Pitt Street, Victoria, B.C. V8T 2P8
Phone: 250-363-1827 Email: info@keyarchitectural.com

CONSULTANT

Arcata
250-513-7307 / 250-513-7308
Email: info@arcata.ca

COMMENTS

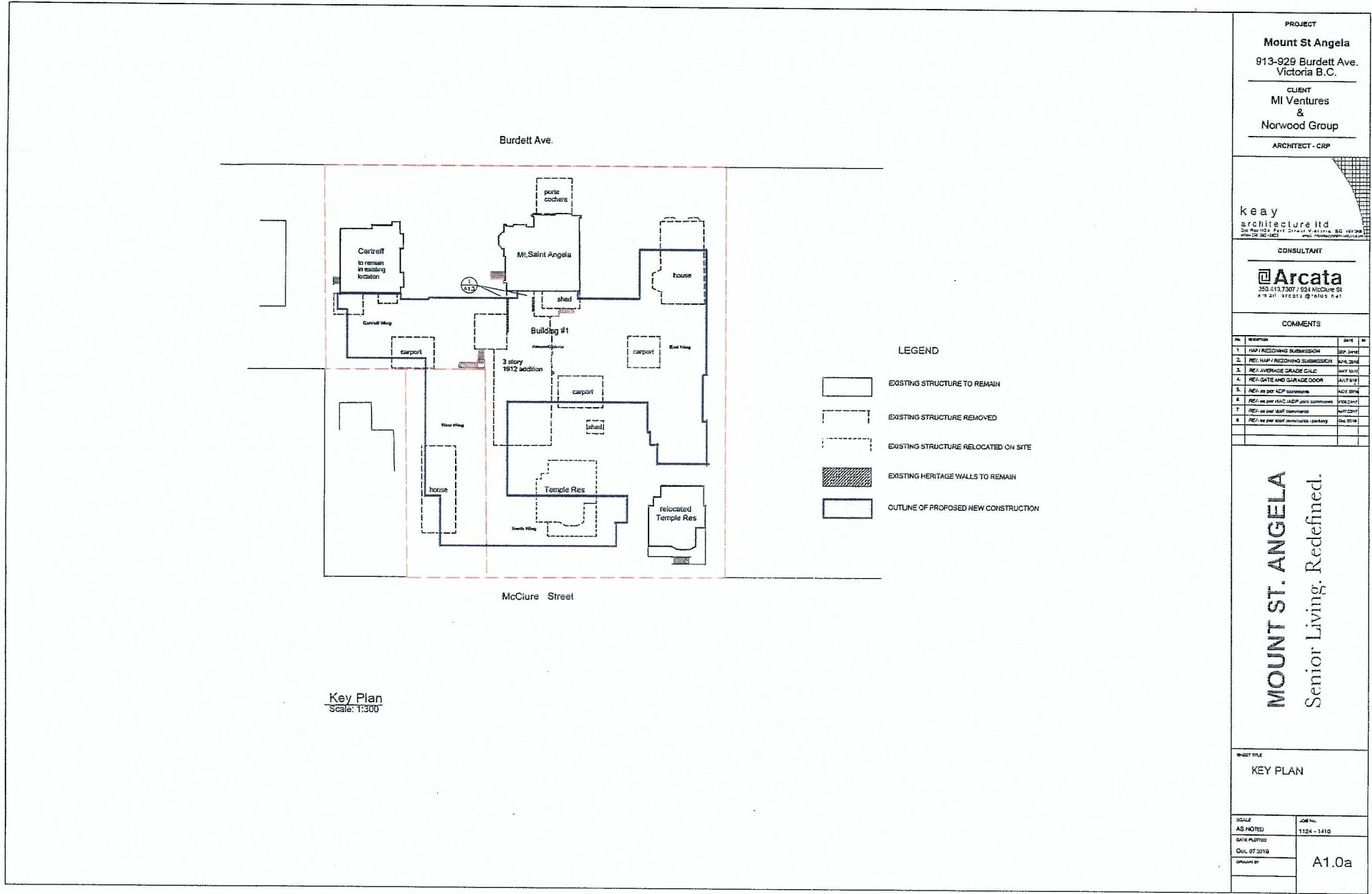
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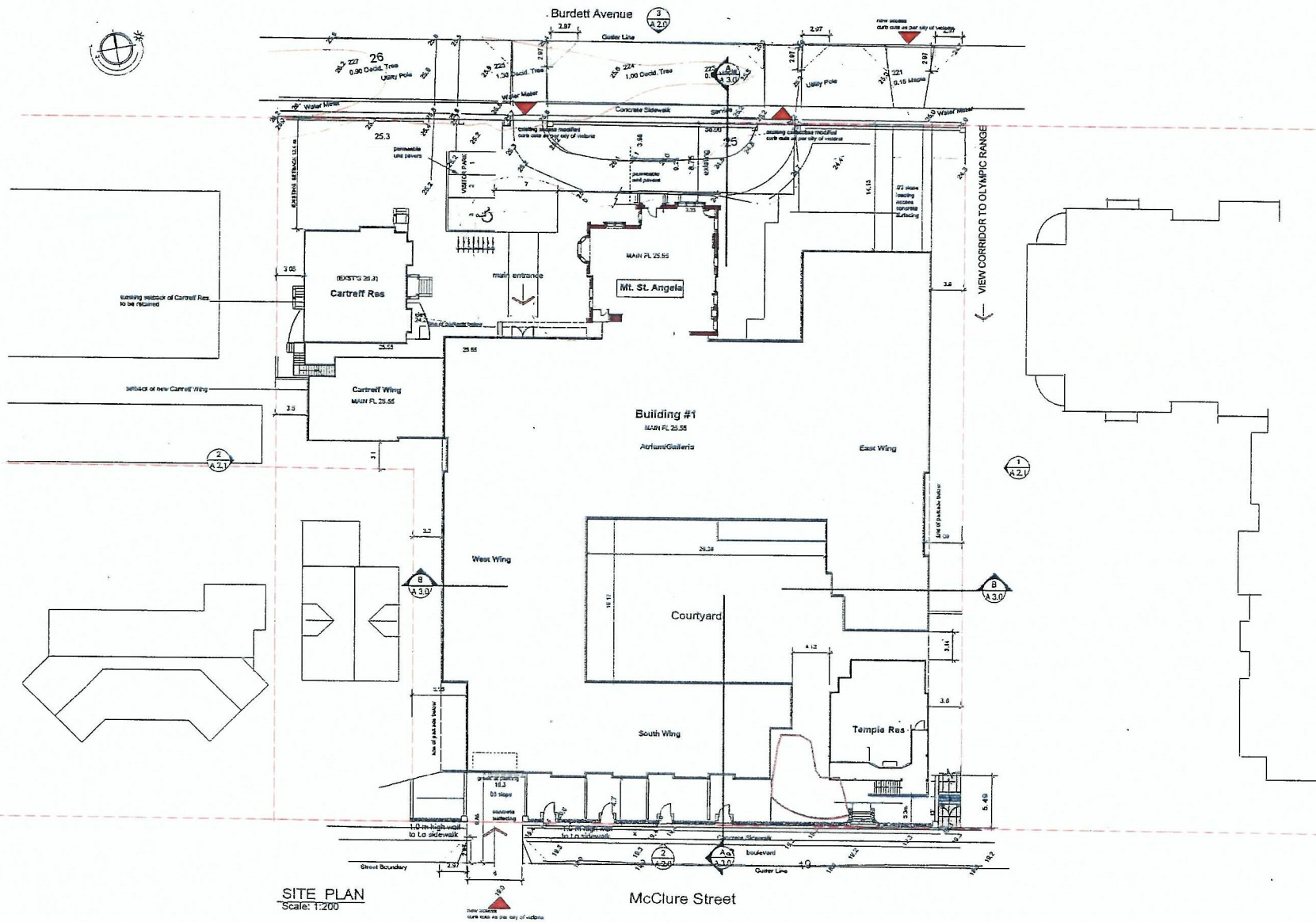
MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

PROJECT DATA
CONTEXT PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLotted OCT 07 2016	
Drawn by	A1.0





SITE PLAN
Scale: 1:200

PROJECT
Mount St Angela
913-929 Burdett Ave.
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Arcata
250-413-7307 / 924 McClure St
V8N 3J1, VICTORIA, B.C.

COMMENTS

NO.	REVISION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP. 2010	
2.	REV. MAP / REVISION SUBMISSION	NOV. 2010	
3.	REV. AVERAGE GRADE CALC	NOV. 2010	
4.	REV. GATE AND GARAGE DOOR	AUG. 2011	
5.	REV. AS PER ADP COMMENTS	NOV. 2011	
6.	REV. AS PER HAZ ADP JUNE COMMENTS	FEB. 2012	
7.	REV. AS PER HAZ COMMENTS	MAY 2012	
8.	REV. AS PER HAZ COMMENTS - PARKING	OCT. 2012	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
SITE PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07 2019
DRAWN BY

JOB NO.
1154 - 1410

A1.0b

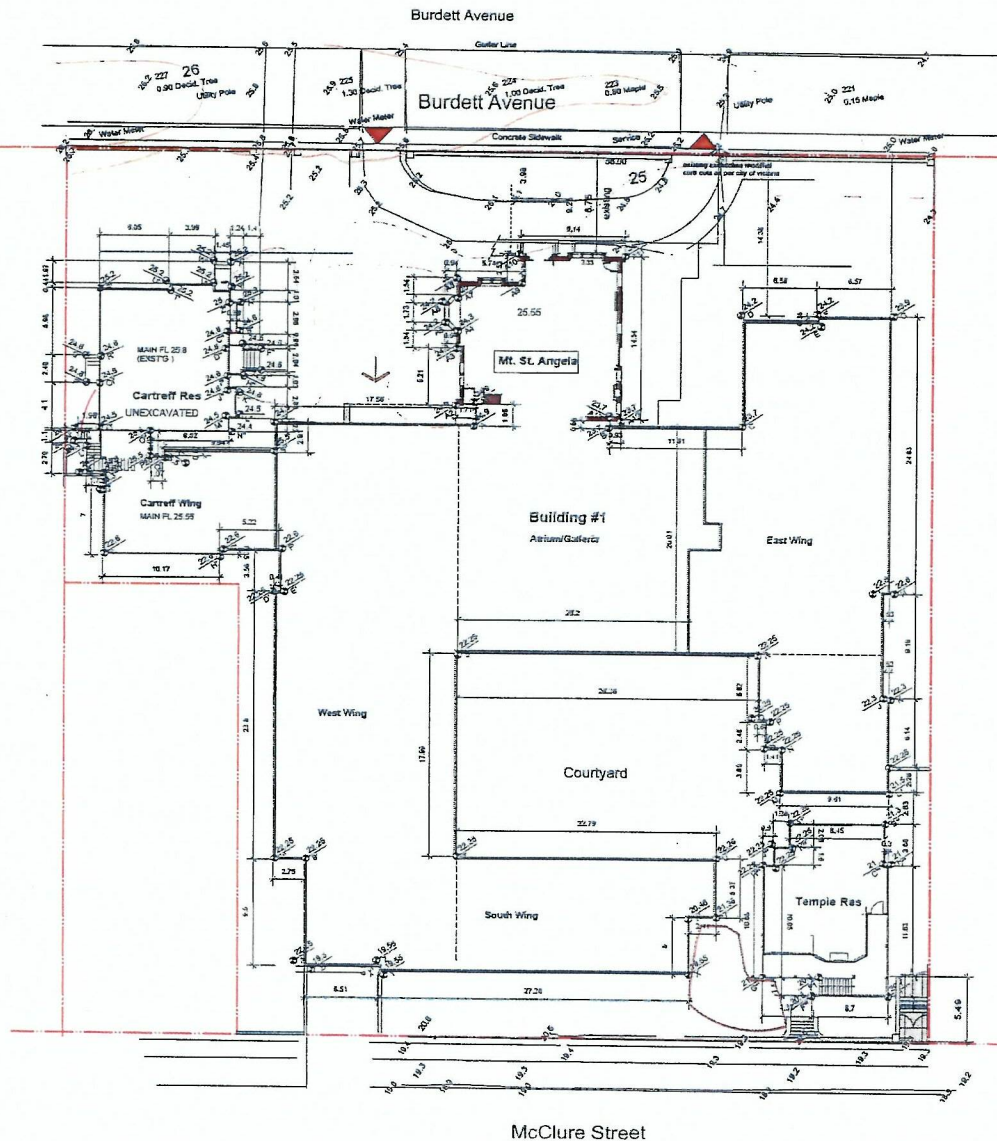


Building No. 1
Average Grade Calculation

Point	Value
A 11 (24.3 - 24.3) / 2 ± 1.00m	-8.55
A 12 (24.3 - 24.3) / 2 ± 1.70m	-2.59
A 13 (24.3 - 24.3) / 2 ± 2.20m	-1.00
A 14 (24.3 - 24.3) / 2 ± 1.50m	-2.42
A 15 (24.3 - 24.3) / 2 ± 1.00m	-3.49
A 16 (24.3 - 24.3) / 2 ± 1.70m	-4.50
A 17 (24.3 - 24.3) / 2 ± 2.20m	-5.50
A 18 (24.3 - 24.3) / 2 ± 1.50m	-6.50
A 19 (24.3 - 24.3) / 2 ± 1.00m	-7.50
A 20 (24.3 - 24.3) / 2 ± 1.70m	-8.50
A 21 (24.3 - 24.3) / 2 ± 2.20m	-9.50
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Perimeter: 404.71m
Average Grade 10.662.8 / 434.97 = 22.02

AVERAGE GRADE CALCULATIONS
Scale: 1:200



PROJECT
Mount St Angela
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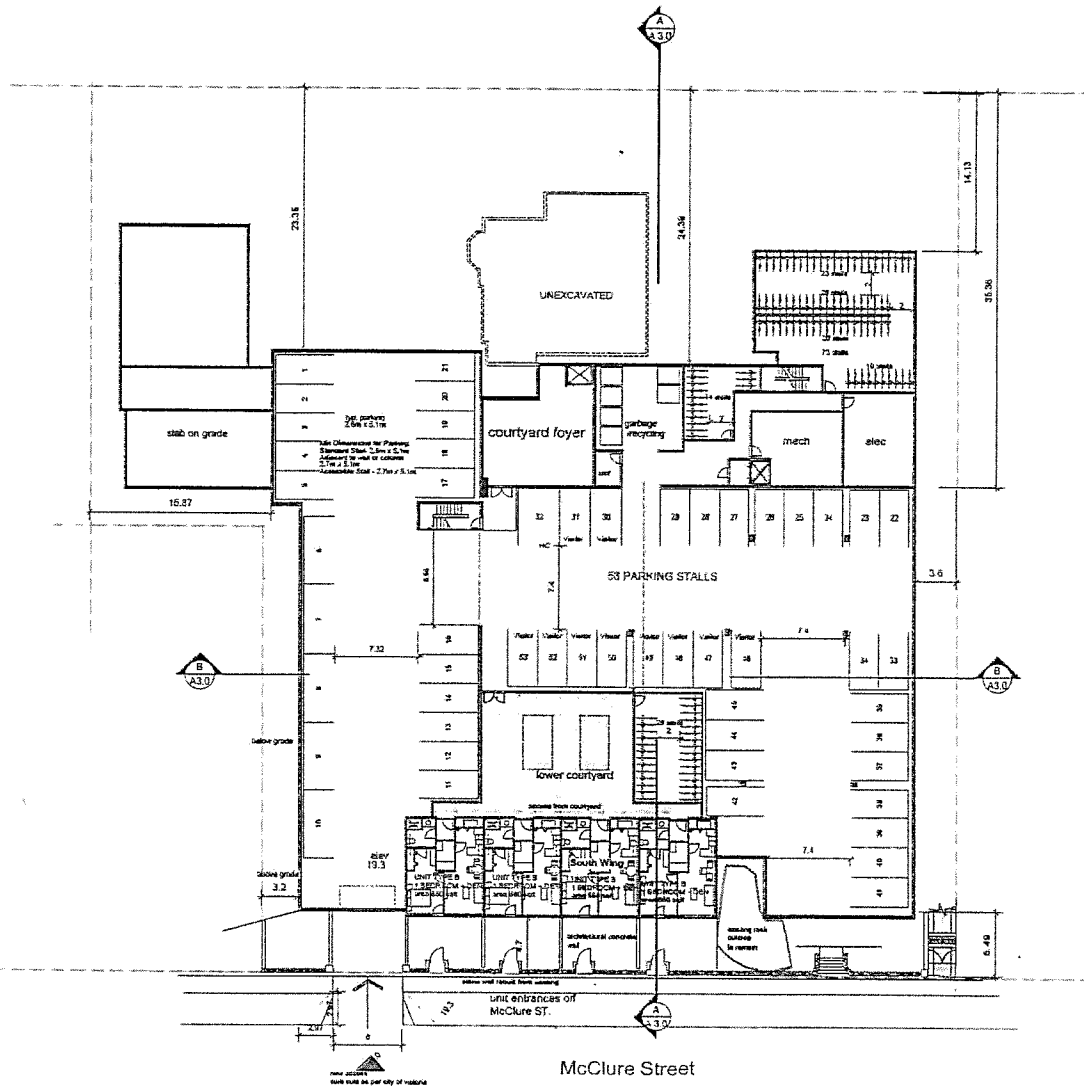
key
architectural ltd
250 413.7307 / 524 McClure St
victoria bc v8v 1k1
CONSULTANT
@Arcata
250 413.7307 / 524 McClure St
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COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	HAPP / RETURNING SUBMISSION	SEP 2019	
2.	REV HAP / RETURNING SUBMISSION	SEP 2019	
3.	REV AVERAGE GRADE CALC	NOV 2019	
4.	REV GATE AND GARAGE DOOR	JAN 2020	
5.	REV as per ADP comments	NOV 2019	
6.	REV as per HAP ADP comments	FEB 2020	
7.	REV as per staff comments	MAY 2020	
8.	REV as per staff comments - parking	OCT 2019	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE
AVERAGE GRADE CALC.

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
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PARKING LEVEL PLAN/McCLURE ST. UNITS
Scale: 1/200

Total McClure Street Level Units - 4 units

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250 413 7307 / 224 McClellan St.
Vancouver, BC V6C 1A1

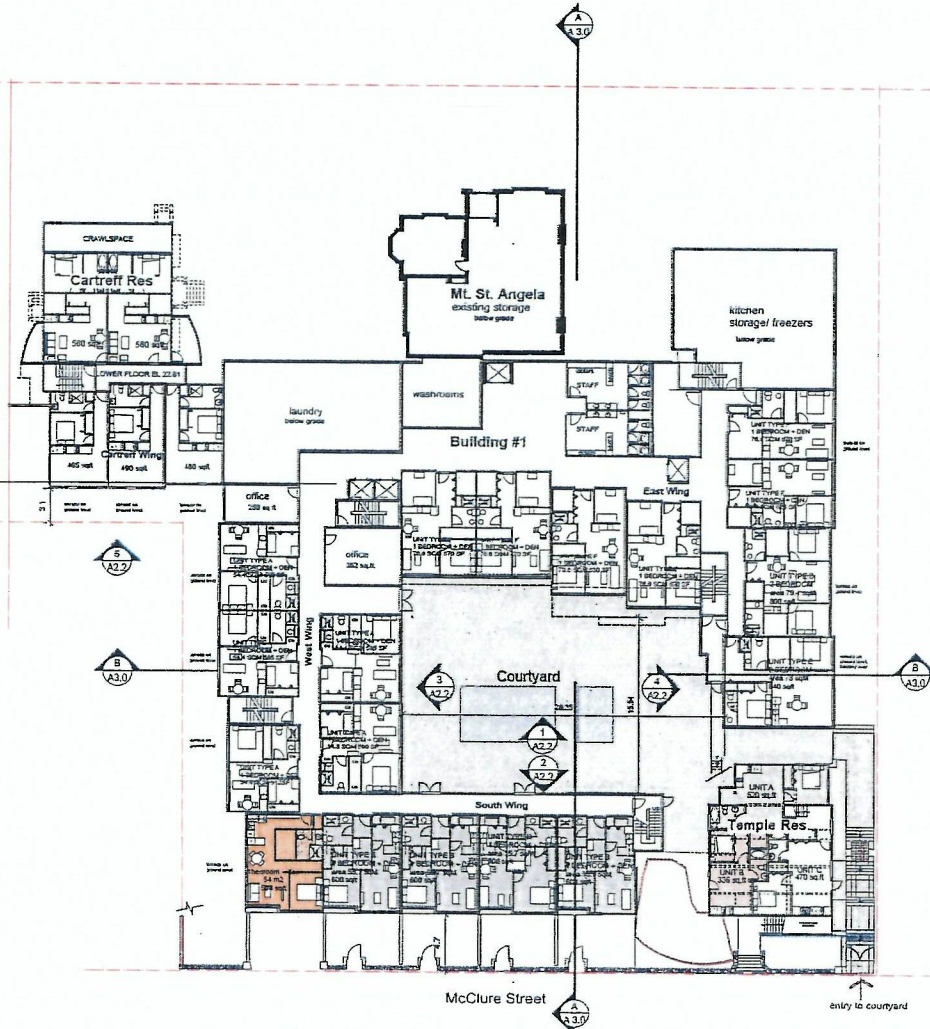
CONSULTANT
Arcata
250 413 7307 / 224 McClellan St.
Vancouver, BC V6C 1A1

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6.	REV MAP / REVISION SUBMISSION	NOV 2010
7.	REV MAP / REVISION SUBMISSION	NOV 2010
8.	REV MAP / REVISION SUBMISSION	NOV 2010

MOUNT ST. ANGELA
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SHEET TITLE
PARKING LEVEL PLAN
McCLURE ST. UNITS

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2010
DRAWN BY
A1.1



LEVEL 1 PLAN
Scale: 1:200

- Cartreiff Res - 2 units
- Mt. St. Angela - 0 units
- Building #1
- Cartreiff Wing - 3 units
- West Wing - 5 units
- South Wing - 5 units
- East Wing - 8 units
- Temple Res. - 3 units

Total Level 1 - 26 units

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key
architecture ltd
250 413 7307 / 524 McClure St
victoria bc v8t 1c2

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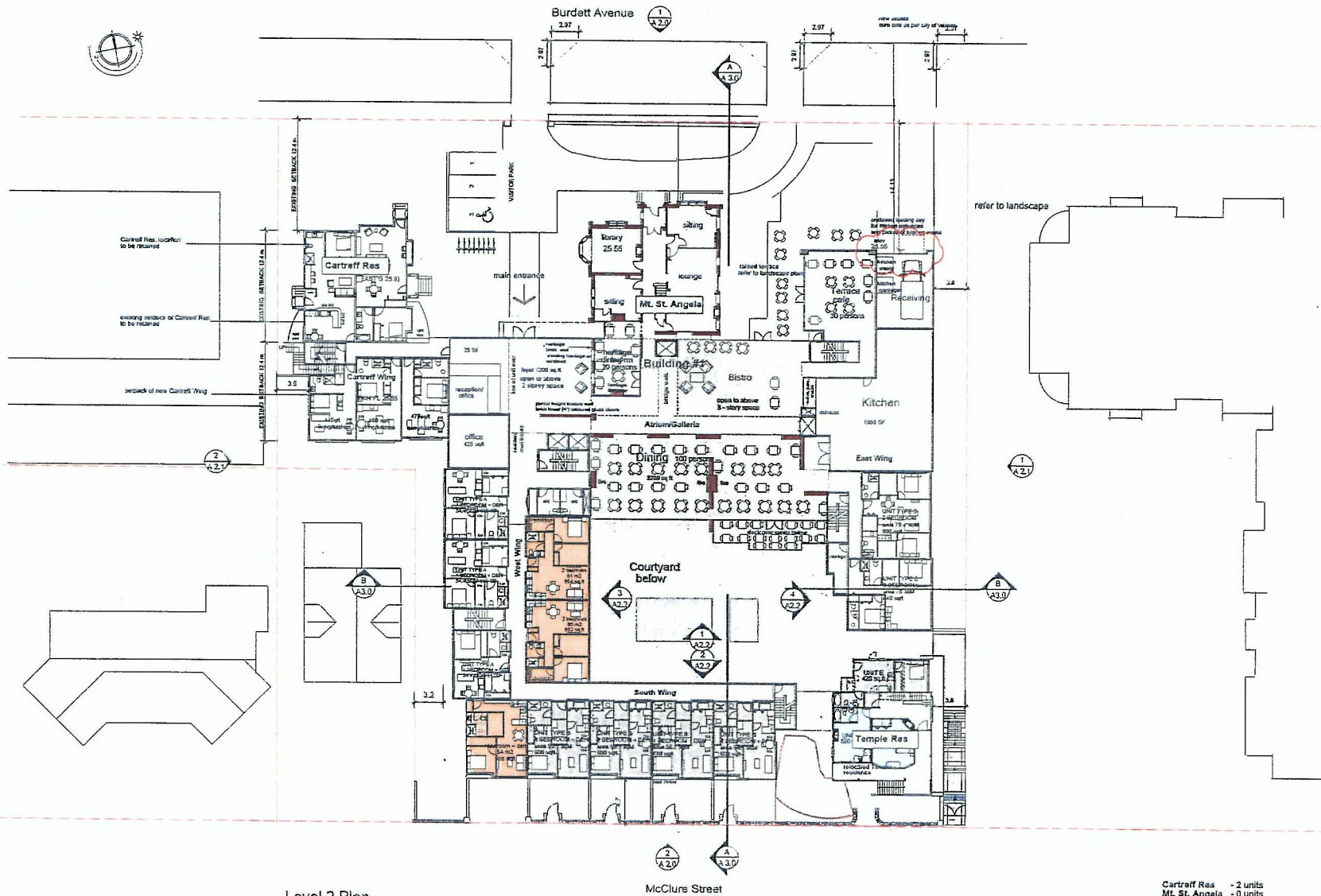
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4.	REV. GATE AND GARAGE DOOR	NOV. 2014	
5.	REV. AS PER ACP COMMENTS	NOV. 2014	
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8.	REV. AS PER ACP COMMENTS	NOV. 2014	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE
LEVEL 1 PLAN

SCALE	DATE
AS NOTED	1124 - 1410
DATE NOTED	
OCT. 07 2014	
DESIGNED BY	

A1.2



Level 2 Plan
Scale: 1/200

- Cartreff Res - 2 units
- Mc. St. Angela - 0 units
- Building 1 - 0 units
- Atrium/Gallery - 0 units
- Cartreff Wing - 3 units
- West Wing - 7 units
- South Wing - 3 units
- East Wing - 2 units
- Temple Res. - 2 units
- Total Level 2 Units - 19 units

PROJECT
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key
architectural ltd
301 Main St. 2nd Floor
Victoria B.C. V8V 2C1
Phone: (250) 383-1000
Fax: (250) 383-1001

CONSULTANT
Arcata
250-613-7307 / 524 McClure St
P.O. Box 30000 Victoria B.C. V8N 4P1

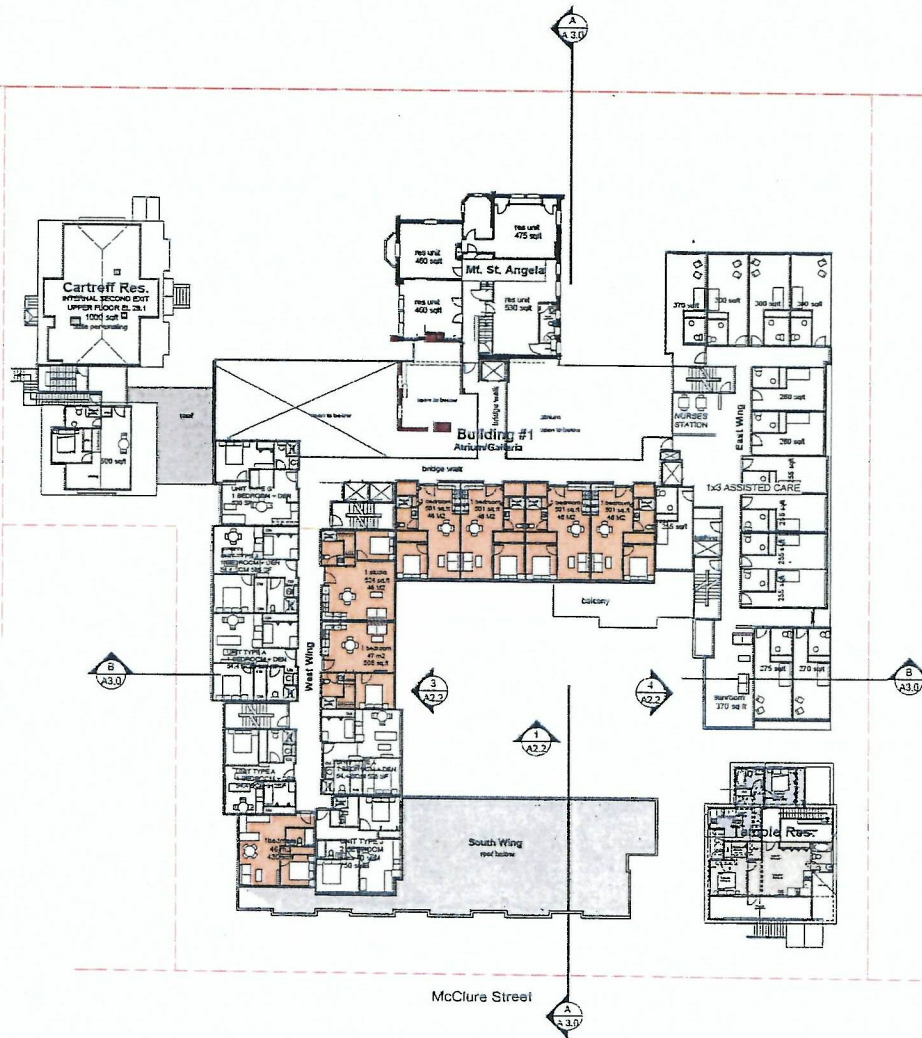
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3.	REV. AVERAGE GRADE CALC.	NOV. 15/16
4.	REV. GATE AND GARAGE DOOR	JULY 18/16
5.	REV. as per ADP comments	NOV. 2016
6.	REV. as per HAZ ADP comments	FEB. 2017
7.	REV. as per ADP comments	MAY 2017
8.	REV. as per ADP comments	OCT. 2016

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SHEET TITLE
LEVEL 2 PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07 2016
DRAWN BY

A1.3



LEVEL 3 PLAN
Scale: 1/200

- Cartreff Res. - 1 units
 - Mt. St. Angela - 4 units
 - Building #1 - 4 units
 - Atrium/Gallery - 1 units
 - Cartreff Wing - 1 units
 - West Wing - 8 units
 - South Wing - 0 units
 - East Wing - 13 units
 - Temple Res. - 2 units
- Total Level 3 Units - 34 units

PROJECT
Mount St Angela
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key
architecture ltd
200 West 112th Street, Victoria, BC V8M 2K6
250-413-7307 / 934 McClure St
4-3-11 Arcata @ plus.net

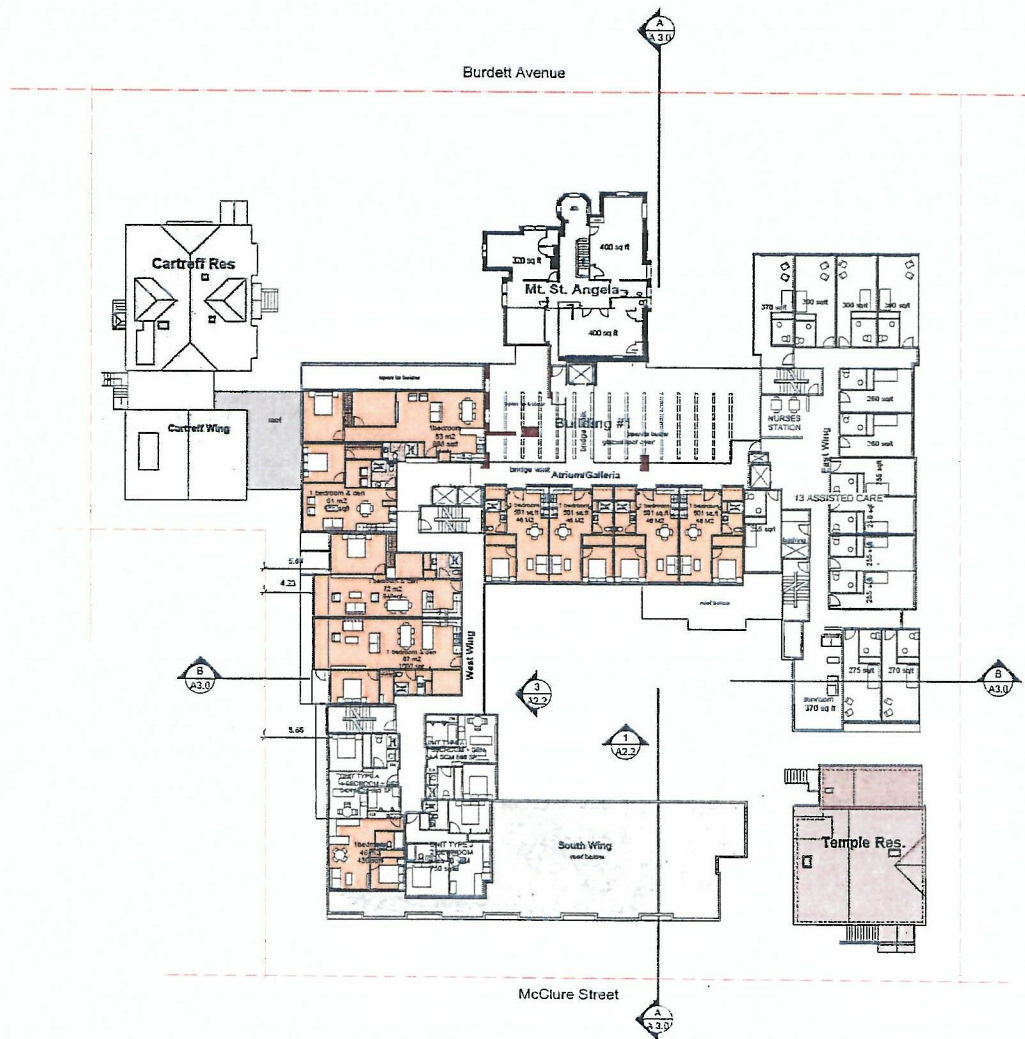
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@Arcata
250-413-7307 / 934 McClure St
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COMMENTS			
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1.	PREP / REDLINING SUBMISSION	SEP 2010	
2.	PREP / PREP / REDLINING SUBMISSION	SEP 2010	
3.	PREP / AVERAGE GRADE CHIEF	SEP 2010	
4.	PREP / GATE AND GARAGE DOOR	SEP 2010	
5.	PREP / AS PER ACP COMMENTS	NOV 2010	
6.	PREP / AS PER AISC / ACP COMMENTS	DEC 2010	
7.	PREP / AS PER STAFF COMMENTS	NOV 2010	
8.	PREP / AS PER STAFF COMMENTS - PARKING	DEC 2010	

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SHEET TITLE
LEVEL 3 PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A1.4
DRAWN BY	



LEVEL 4 PLAN
Scale: 1:200

Mt. St. Angela - 3 units
Building 1
Astrum/Galleria - 4 units
West Wing - 8 units
East Wing - 13 units
Total Level 4 Units - 28 units

PROJECT
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keay
architecture ltd
240 Main Street, Suite 100, Victoria, BC V8T 2M4
604.253.3657

CONSULTANT

Arcata
350-410-7207 / 924 McCreary St.
4th fl. Victoria B.C. V8T 2M4

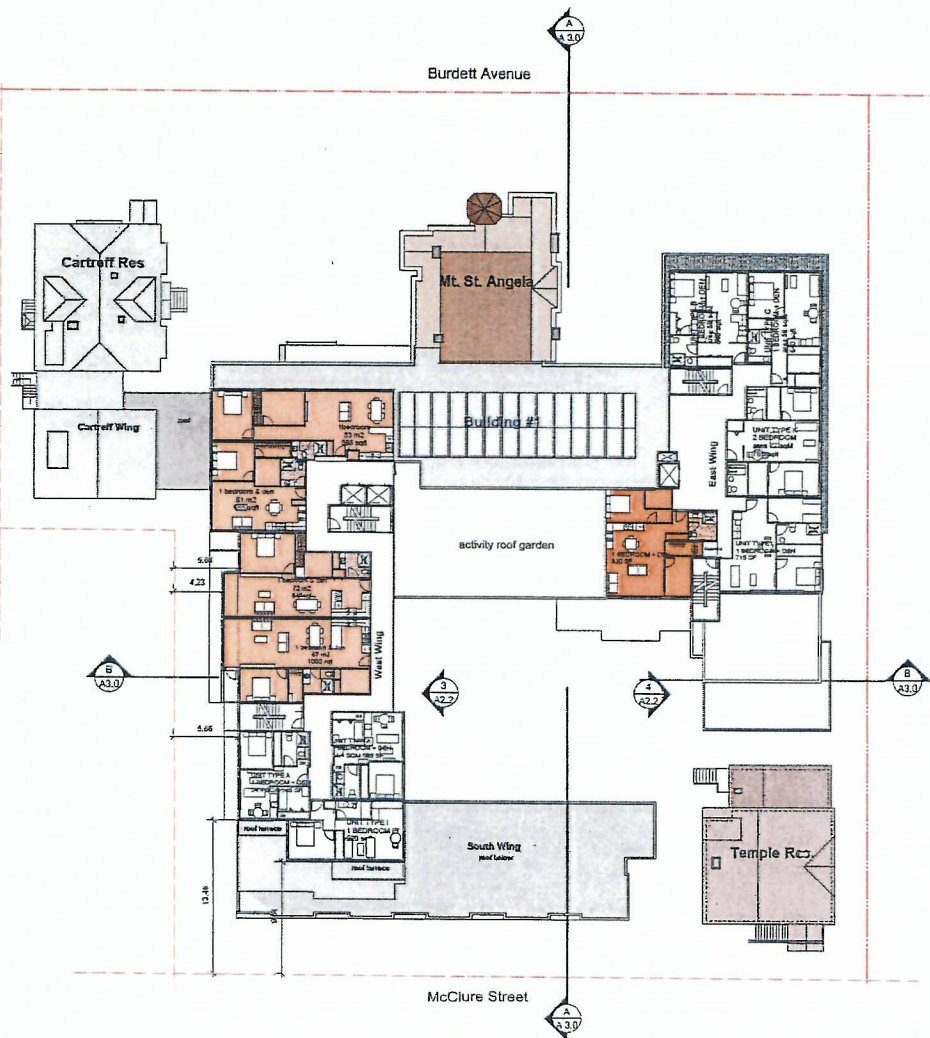
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4.	REV. GATE AND GARAGE DOOR	SEP. 2010	
5.	REV. SEE PER A/C (A/C) WITH GARAGE	SEP. 2010	
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SHEET TITLE
LEVEL 4 PLAN

SCALE AS NOTED	SHEET NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A1.5
APPROVED	



LEVEL 5 PLAN
Scale: 1:200

Building 1
West Wing - 7 units
East Wing - 5 units
Total Level 5 Units - 12 units

PROJECT
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key
architecture ltd
2nd Floor 1224 West 11th Avenue, S.O. V8V 2M6
604-283-1823 Email: info@keyarch.ca

CONSULTANT
Arcata
250-113,7307 / 554 McClure St
4-601-373-2111 @1000-554

COMMENTS			
No.	Description	Date	By
1	MAP / RECORDING SUBMISSION	SEP 2016	
2	REV. MAP / RECORDING SUBMISSION	APR 2016	
3	REV. AVERAGE GRADE CALC	APR 15/16	
4	REV. GATE AND GARAGE DOOR	AUG 17/16	
5	REV. as per HCP comments	NOV 28/16	
6	REV. as per HCP comments	NOV 28/16	
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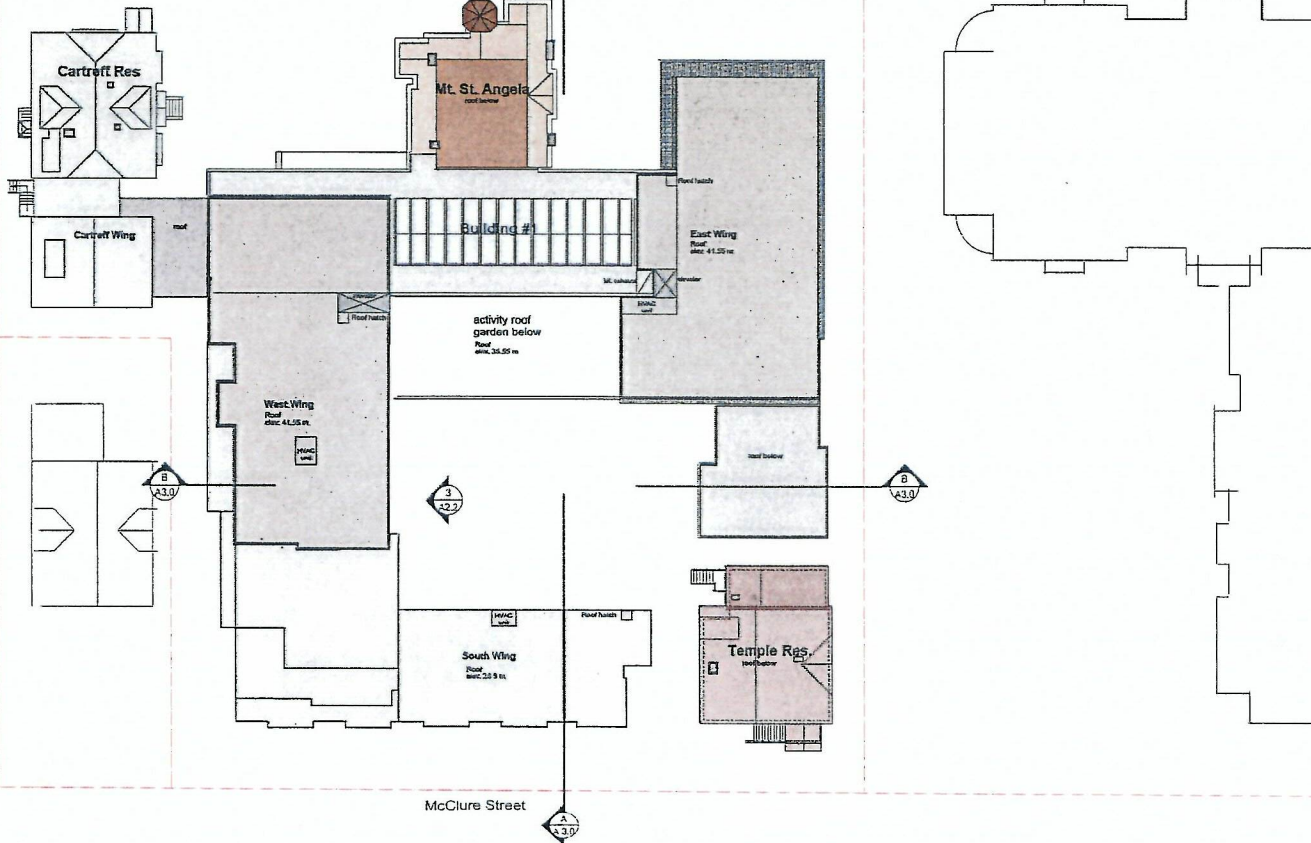
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SHEET TITLE
LEVEL 5 PLAN

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2016	
DESIGNED BY	A1.6



Burdett Avenue



McClure Street



ROOF PLAN
Scale: 1:200

PROJECT

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architectural ltd
250 413.7307 / 534 McClure St
victoria bc v8t 1c1

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victoria bc v8t 1c1

COMMENTS

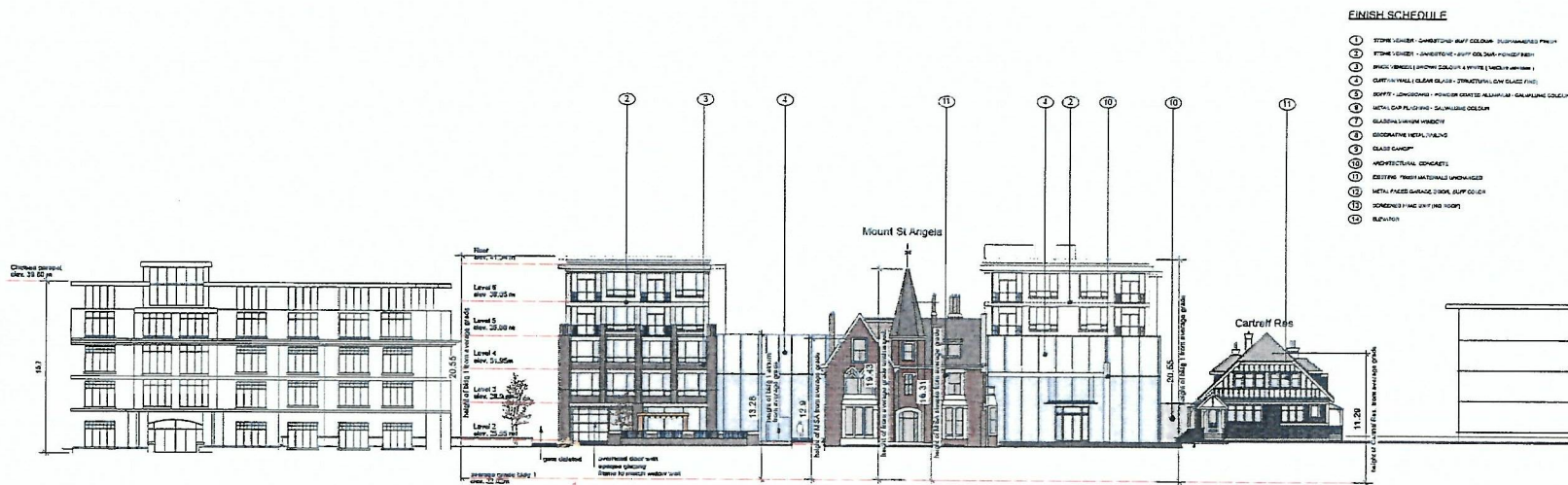
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4.	REV. GATE AND GARAGE DOOR	AUT. 2010	
5.	REV. as per ADP comments	NOV. 2010	
6.	REV. as per HAD JACP JACP comments	DEC. 2010	
7.	REV. as per HAD JACP JACP comments	MAY. 2011	
8.	REV. as per staff comments - parking	OCT. 2011	

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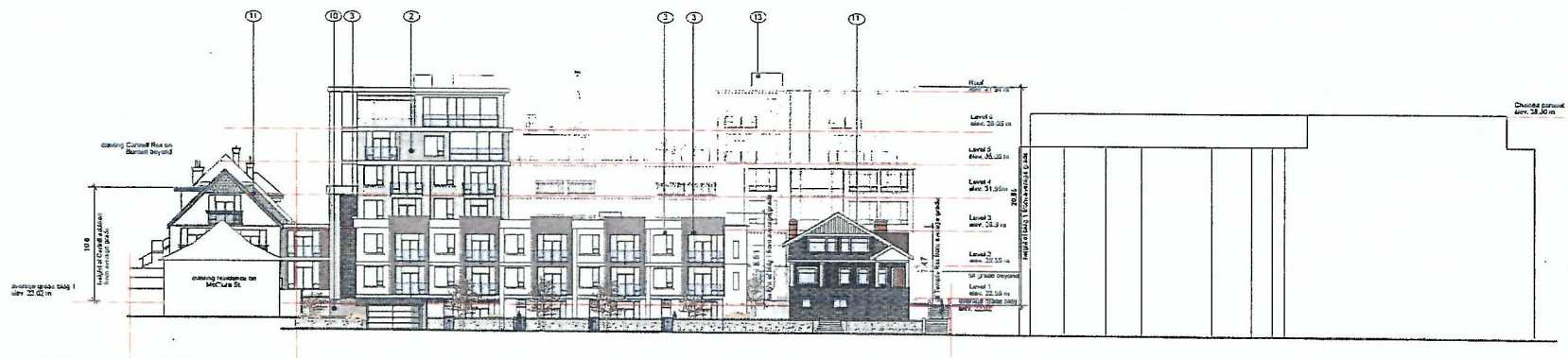
SHEET TITLE

ROOF PLAN

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT. 07 2010	
DRAWN BY	
	A1.8



1 Burdett Ave. Elevation
Scale: 1:200



2 McClure St. Elevation
Scale: 1:200

PROJECT
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keay
architectural ltd
204 West 112th Ave. Suite 100
Vancouver, BC V6P 1M1
Tel: 604-271-1121 Fax: 604-271-1122

CONSULTANT

Arcata
350-1137007/350-1137008
www.arcata.ca

COMMENTS

NO.	REVISION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2010	
2.	PRELIMINARY SUBMISSION	SEP 2010	
3.	PRELIMINARY SUBMISSION	SEP 2010	
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8.	PRELIMINARY SUBMISSION	SEP 2010	

MOUNT ST. ANGELA
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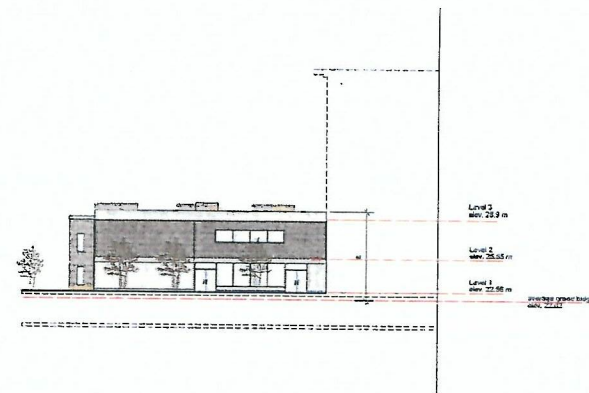
ELEVATIONS

SCALE	AS NOTED	DATE	11/24 - 11/10
DATE	07/26/10		
DESIGNED BY			
DRAWN BY			
CHECKED BY			
APPROVED BY			

A2.0



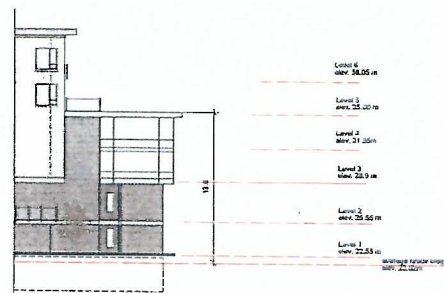
① Courtyard North Elevation
Scale: 1:200



② Courtyard South Elevation
Scale: 1:200



③ Courtyard West Elevation
Scale: 1:200



④ Courtyard East Elevation
Scale: 1:200



⑤ Cartreff Addition McClure Elevation
Scale: 1:200

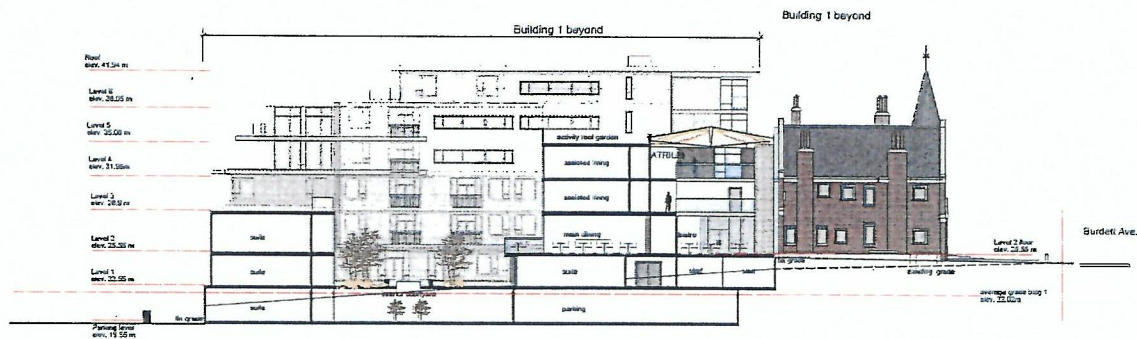
PROJECT
Mount St Angela
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MI Ventures
&
Norwood Group
ARCHITECT - CRP

keay
architecture ltd.
350 413 1307 / 524 McClure St
4th fl Arcata 8-1015-1017
CONSULTANT
Arcata
350 413 1307 / 524 McClure St
4th fl Arcata 8-1015-1017

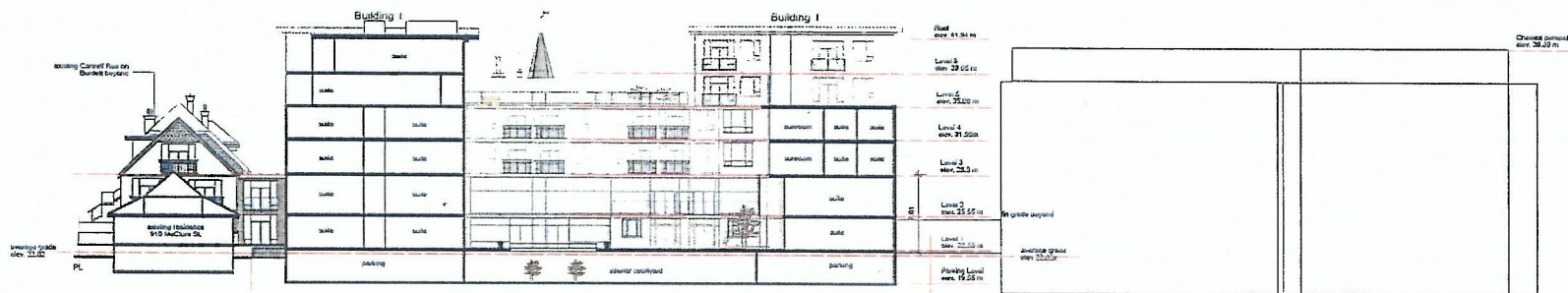
COMMENTS			
No.	Description	Date	By
1.	HAP / PRELIMINARY SUBMISSION	SEP 2016	
2.	PREL HAP / PRELIMINARY SUBMISSION	APR 2016	
3.	PREL AVERAGE GRADE CALC	APR 16 16	
4.	PREL GATE AND GARAGE DOOR	JULY 16 16	
5.	PREL as per ADP comments	NOV 2016	
6.	PREL as per AMC/ADP joint comments	FEB 2017	
7.	PREL as per staff approvals	MAY 2017	
8.	PREL as per staff comments - parking	OCT 2016	

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ELEVATIONS	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2016	A2.2
DRAWN BY	



Scale: 1:200
SECTION A-A



SECTION B-B
Scale: 1:200

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250 413 7307 / 924 MacClure St
victoria bc v8t 1c3

CONSULTANT

Arcata
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victoria bc v8t 1c3

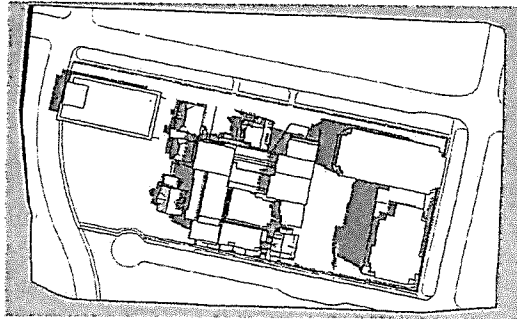
COMMENTS

NO.	DESCRIPTION	DATE	BY
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2.	PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY SUBMISSION	SEP 2016	
4.	PRELIMINARY SUBMISSION	SEP 2016	
5.	PRELIMINARY SUBMISSION	SEP 2016	
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7.	PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY SUBMISSION	SEP 2016	

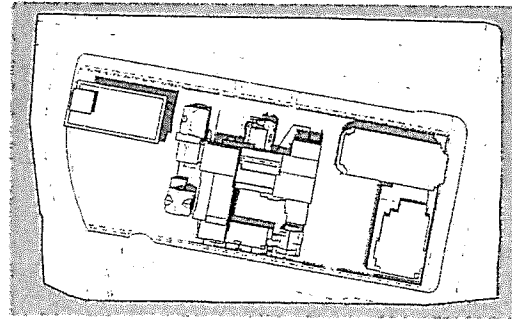
MOUNT ST. ANGELA
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SECTION

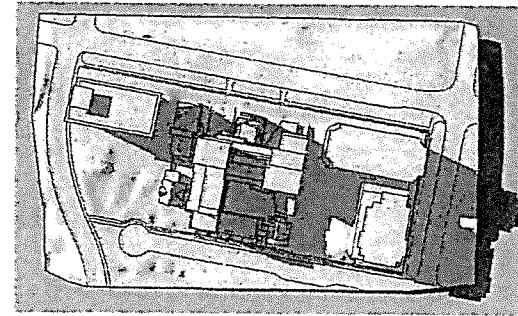
SCALE	AS NOTED	JOB NO.	1124 - 1410
DATE PLOTTED	07/07/2016		
DRAWN BY			A3.0



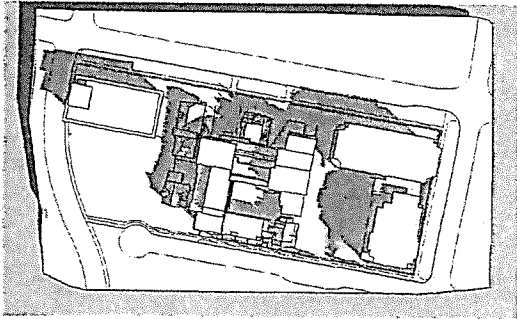
Morning
Summer Solstice



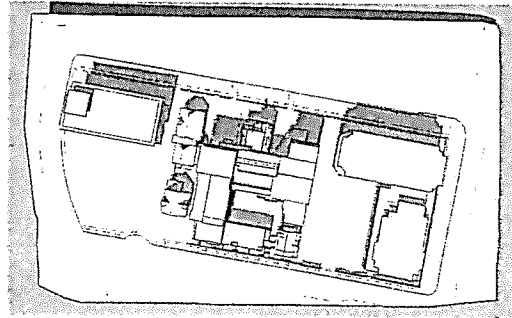
Noon



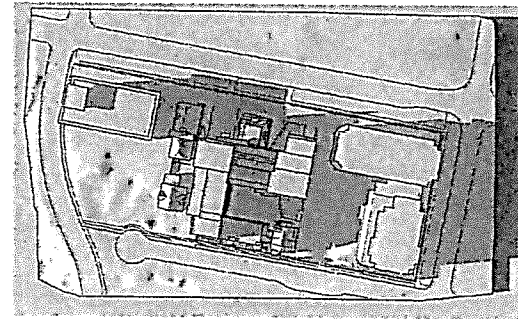
Evening



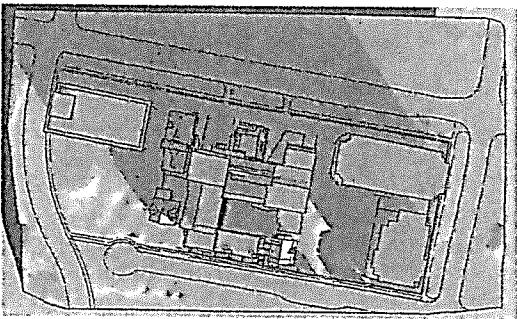
Morning
Equinox



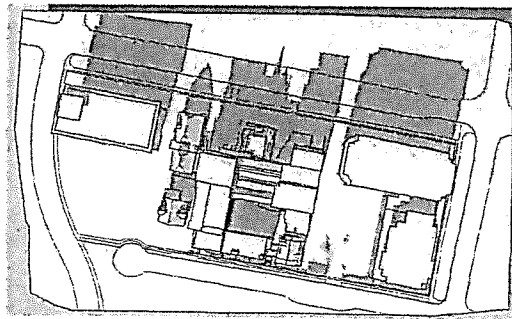
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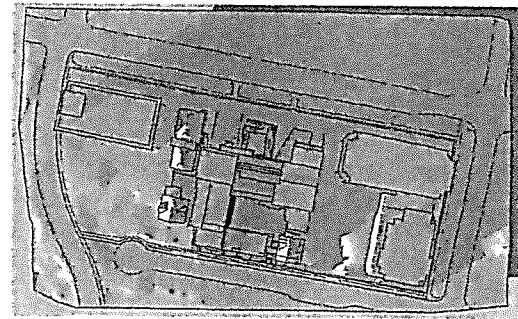
Evening



Morning
Winter Solstice



Noon



Evening

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250 West 10th / 10th Street, Victoria, B.C. V8T 1G6
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250 West 10th / 10th Street, Victoria, B.C. V8T 1G6

CONSULTANT

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250 West 10th / 10th Street, Victoria, B.C. V8T 1G6
250 West 10th / 10th Street, Victoria, B.C. V8T 1G6

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	1. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
2.	2. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
3.	3. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
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5.	5. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
6.	6. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
7.	7. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	
8.	8. REV. MAP / PRELIMINARY SUBMISSION	SEP. 2013	

MOUNT ST. ANGELA
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SHEET TITLE
SHADOW STUDY

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT. 07, 2019	
DESIGNED BY	A 7.0



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keay
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 244 Burrill St. 4th Floor, Victoria, B.C. V8T 2G6
 250.413.7307 / 250.413.7308
 www.keayarchitecture.com

CONSULTANT
Arcata
 250.413.7307 / 250.413.7308
 www.arcata.ca

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2017	
2.	PRELIMINARY / REVISION SUBMISSION	APR 2018	
3.	PRELIMINARY / GRADE CHANG	APR 2018	
4.	PRELIMINARY / GARAGE DOOR	JAN 18 2018	
5.	PRELIMINARY / ADP COMMENTS	APR 2018	
6.	PRELIMINARY / ADP COMMENTS	FEB 2017	
7.	PRELIMINARY / ADP COMMENTS	APR 2017	
8.	PRELIMINARY / ADP COMMENTS	OCT 2016	

MOUNT ST. ANGELA
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SHEET TITLE	
Perspectives	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2018	A 7.1
DESIGNED BY	



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 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

CONSULTANT
Arcata
 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

COMMENTS		
NO.	DESCRIPTION	DATE
1.	1. HAP / PRELIMINARY SUBMISSION	SEP 2010
2.	2. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
3.	3. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
4.	4. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
5.	5. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
6.	6. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
7.	7. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
8.	8. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011

MOUNT ST. ANGELA
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SHEET TITLE
 Perspectives

SCALE
 AS NOTED
 1:124 = 1:110
 DATE
 OCT 27 2010
 DRAWN BY
 A 7.2



Limited view of cathedral tower behind existing residence

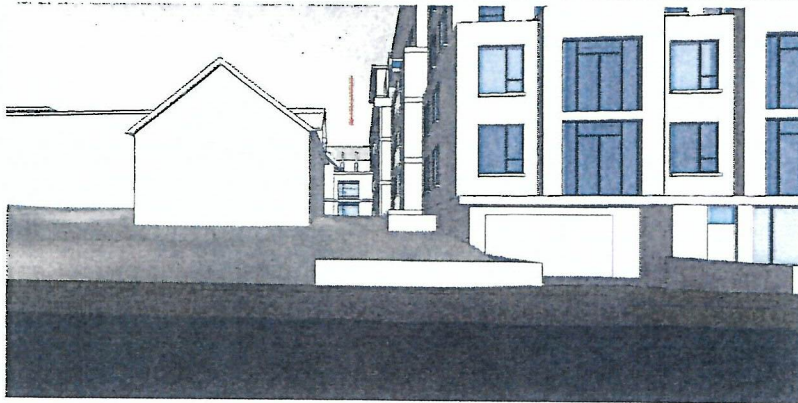
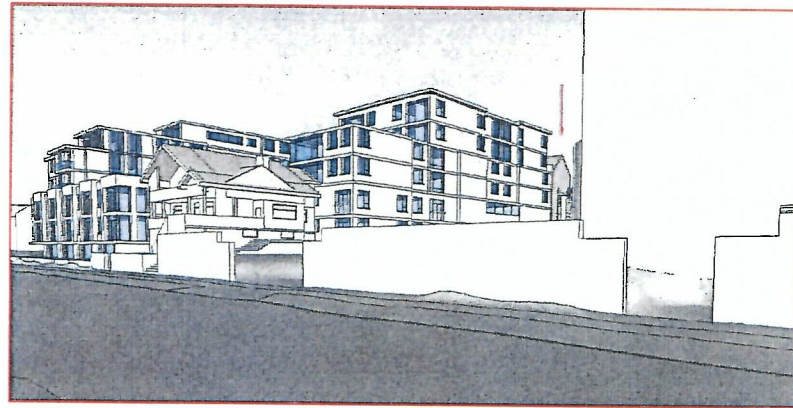
Limited view of cathedral tower through trees during fall season

Roof line of cathedral visible behind Chelsea building during fall season

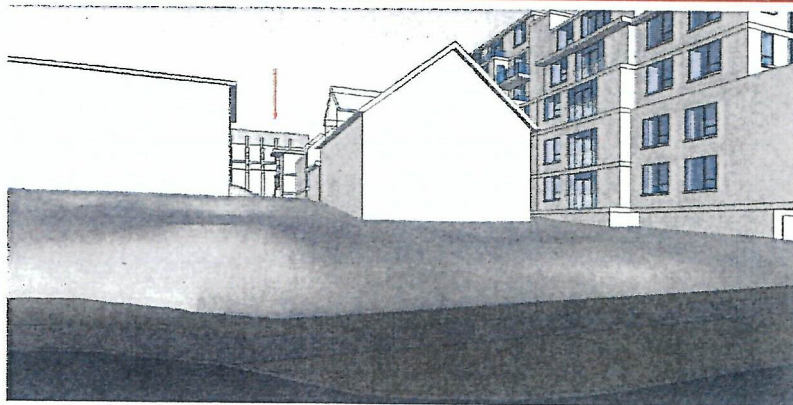
Current Conditions: McClure St. views looking north toward Christ Church Cathedral.
(Photos taken from the south sidewalk on McClure St.)



Roof line of cathedral remains visible behind Chelsea building



Roof line of cathedral remains visible during fall season



Roof line of cathedral remains visible during fall season

New Conditions: Views of Christ Church Cathedral will be maintained

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key
architecture ltd
250-413-7307 / 524 McClure St
V8N 4G1, 604-217-8100 ext. 201

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@Arcata
250-413-7307 / 524 McClure St
V8N 4G1, 604-217-8100 ext. 201

COMMENTS		
NO.	DESCRIPTION	DATE
1.	HAP / PRELIMINARY SUBMISSION	SEP 2016
2.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
3.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
4.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
5.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
6.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
7.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016
8.	PRELIMINARY / PRELIMINARY SUBMISSION	NOV 2016

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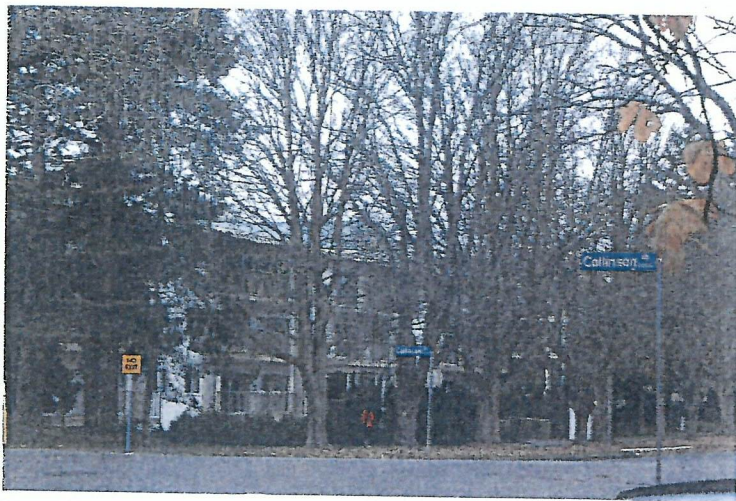
SHEET TITLE
Perspectives-Public views
of Christ Church Cathedral
from McClure St.

SCALE AS NOTED	JOB NO. 1124 - 1410
GATE PLANTED OCT 07/2019	
DATE OCT 07/2019	
DATE OCT 07/2019	

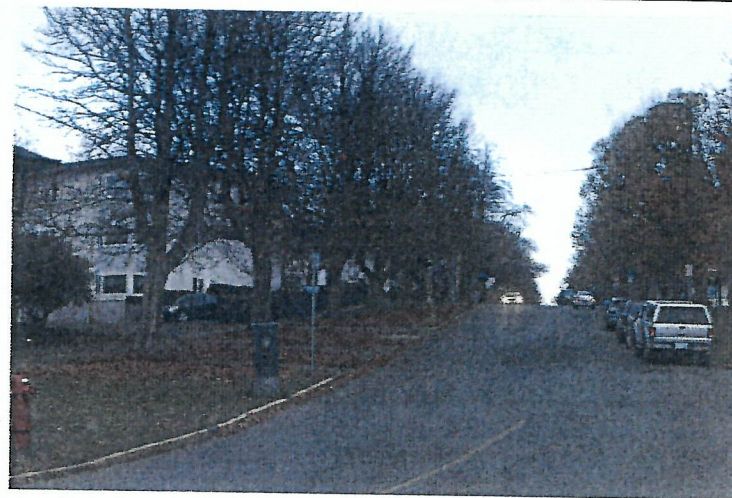
A 7.3



View at the corner of Sutlej St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Proposed project does not impinge on current view.



View at the corner of Collinson St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Roof and tower are visible here. The roof line of the proposed project does not impinge on current view.



View at the corner of Humboldt St. and Vancouver St. looking north toward Christ Church Cathedral, no view from this location.



View at the corner of Quadra St. and Burdett Ave. looking south toward proposed project during fall season.



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keay
architecture ltd
250-4117307 224 McClellan St
VICTORIA B.C. V8M 1A4

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Arcata
250-4117307 224 McClellan St
VICTORIA B.C. V8M 1A4

COMMENTS

No.	Description	Date	By
1.	PREP / RECEIVING SUBMISSION	SEP 2016	
2.	PREP / RECEIVING SUBMISSION	APR 2016	
3.	REV. AVERAGE GRADE CALC	SEP 2016	
4.	REV. GATE AND GARAGE DOOR	AUT 2016	
5.	REV. AS PER MCP SUBMITTALS	SEP 2016	
6.	REV. AS PER MACADP GATE SUBMITTALS	SEP 2016	
7.	REV. AS PER MAIL COMMENTS	NOV 2017	
8.	REV. AS PER MAIL COMMENTS - PARKING	OCT 2018	

MOUNT ST. ANGELA
Senior Living. Redefined.

SEE TITLE
Perspectives-Public views
of Christ Church Cathedral

SCALE
AS NOTED
DATE NOTED
OCT 07 2019
DRAWN BY
JAN 11
1124 - 1410
A 7.4



View from Burdett Ave.

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key
 architecture ltd
 253-213-7307 924 McDougall St
 Victoria B.C. V8T 2C8

CONSULTANT
Arcata
 253-213-7307 924 McDougall St
 Victoria B.C. V8T 2C8

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2019	
2.	REV. PRELIMINARY SUBMISSION	SEP 2019	
3.	REV. AVANCE GARAGE CALC.	NOV 2019	
4.	REV. GATE AND GARAGE DOOR	AUG 2019	
5.	REV. AS PER ACP COMMENTS	NOV 2019	
6.	REV. AS PER HAZI ACP (PARK COMMENTS)	DEC 2019	
7.	REV. AS PER ACP COMMENTS	NOV 2019	
8.	REV. AS PER ACP COMMENTS	NOV 2019	

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE AS NOTED	JOB NO. 1134 - 1410
DATE PLOTTED OCT 07 2019	A 7.5
DESIGNED BY	



View along Burdett Ave.

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keay
 architecture ltd
250-412-7307 / 254 HODGINS ST
 VANCOUVER, BC V6C 3K8

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@Arcata
250-412-7307 / 254 HODGINS ST
 VANCOUVER, BC V6C 3K8

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	MAP / PRELIMINARY SUBMISSION	SEP 2016	
2.	REV. MAP / PRELIMINARY SUBMISSION	APR 2016	
3.	REV. AVERAGE GRADE CALC	MAY 15 16	
4.	REV. GATE AND GARAGE DOOR	JULY 16 16	
5.	REV. AS PER MEP DRAWINGS	NOV. 2016	
6.	REV. AS PER PAC / ADP / HVA COMMENTS	FEB 2017	
7.	REV. AS PER ADP / COMMENTS	APR 2017	
8.	REV. AS PER ADP / COMMENTS / PARKING	OCT 2016	

MOUNT ST. ANGELA
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SHEET TITLE

Views

SCALE	SHEET NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
Oct. 07 2016	
DRAWN BY	
	A 7.6



View along McClure St.

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key
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 253-113.7307 / 924 McClure St
 Victoria B.C. V8T 2G1

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 Victoria B.C. V8T 2G1

COMMENTS				
No.	REVISION	DATE	BY	
1.	MAP / ZONING SUBMISSION	SEP 2010		
2.	RELI MAP / ZONING SUBMISSION	SEP 2010		
3.	RELI AVENUE GRADE CALC	SEP 10 10		
4.	RELI GATE AND GARAGE DOOR	JUL 10 10		
5.	RELI AS PER ADP COMMENTS	DEC 10 10		
6.	RELI AS PER HAZ ADP 1014 COMMENTS	FEB 11 11		
7.	RELI AS PER HAZ COMMENTS	MAY 2011		
8.	RELI AS PER HAZ COMMENTS	OCT 2011		

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A 7.7
DRAWN BY	



View along McClure St.

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keay
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 253-4137307 / 524 McClure St
 victoria, bc v8t 1c2

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@Arcata
 253-4137307 / 524 McClure St
 victoria, bc v8t 1c2

COMMENTS		
#	description	date
1	TRIP / REDLINING SUBMISSION	SEP 2010
2	TRIP / TRIP / REDLINING SUBMISSION	APRIL 2010
3	REV. GARAGE GRADE CALC.	APRIL 2010
4	REV. GATE AND GARAGE DOOR	APRIL 2010
5	REV. as per ADP comments	NOV 2010
6	REV. as per H&C ADP per comments	FEB 2011
7	REV. as per H&C comments	APRIL 2011
8	REV. as per staff comments - parking	OCT 2011

MOUNT ST. ANGELA
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SHEET TITLE	
Views	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A 7.8
DRAWN BY	



Courtyard entrance off Burdett Ave.

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keay
 architecture ltd
 2nd Floor 1124 West 11th Ave. Victoria, B.C. V8M 1Y1
 250.442.7307 250.442.7307

CONSULTANT

Arcata
 250.442.7307 250.442.7307
 4 1/2 21/ 31/213 1/2 1/2 1/2 1/2

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	HAP / PRELIMINARY SUBMISSION	SEP 2019	
2.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
3.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
4.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
5.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
6.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
7.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	
8.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2019	

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SHEET TITLE

Views

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	A 7.9
DRAWN BY	



Entrance Lobby

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keay
 architecture ltd
 3rd Floor 1124 East 12th Avenue, Suite 100
 Vancouver, BC V6E 2E6
 TEL: 604-681-1124 FAX: 604-681-1125

CONSULTANT
@Arcata
 350-413.7337 / 524 McDougall St
 Victoria, BC V8M 1A1

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	HAP / REVISIONS SUBMISSION	SEP 2015	
2.	REV. HAP / REVISIONS SUBMISSION	APRIL 2016	
3.	REV. AVERAGE GRADE CALC	MAY 2016	
4.	REV. GATE AND GARAGE DOOR	JULY 2016	
5.	REV. SEE DEF ACP COMMENTS	NOV 2016	
6.	REV. SEE DEF ACP COMMENTS	FEB 2017	
7.	REV. SEE DEF ACP COMMENTS	MAY 2017	
8.	REV. SEE DEF ACP COMMENTS	OCT 2018	

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 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	A 7.10
OCT 07 2016	
DRAWN BY	



Atrium View

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keay
architecture ltd
3rd Floor 1124 Park Street, Victoria, B.C. V8W 2R6
604.283.3823

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Arcata
253-413-7307 / 524 McDougall St
vancouver arcata.com

COMMENTS

NO.	REVISION	DATE	BY
1.	MAP / RETURNING SUBMISSION	SEP 2017	
2.	PREL MAP / RETURNING SUBMISSION	SEP 2017	
3.	PREL AVENUE GRADE CALC	NOV 2017	
4.	PREL GATE AND GARAGE DOOR	NOV 2017	
5.	PREL as per ADP comments	NOV 2017	
6.	PREL as per H&C ADP pre comments	DEC 2017	
7.	PREL as per H&C comments	NOV 2017	
8.	PREL as per final comments - parking	OCT 2018	

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SHEET TITLE

Views

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2018
DRAWN BY

JOB NO.
1124 - 1410

A 7.11



Entrance at night

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 250 413.7307 / 524 McDougall St

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Arcata
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 250 413.7307 / 524 McDougall St

COMMENTS

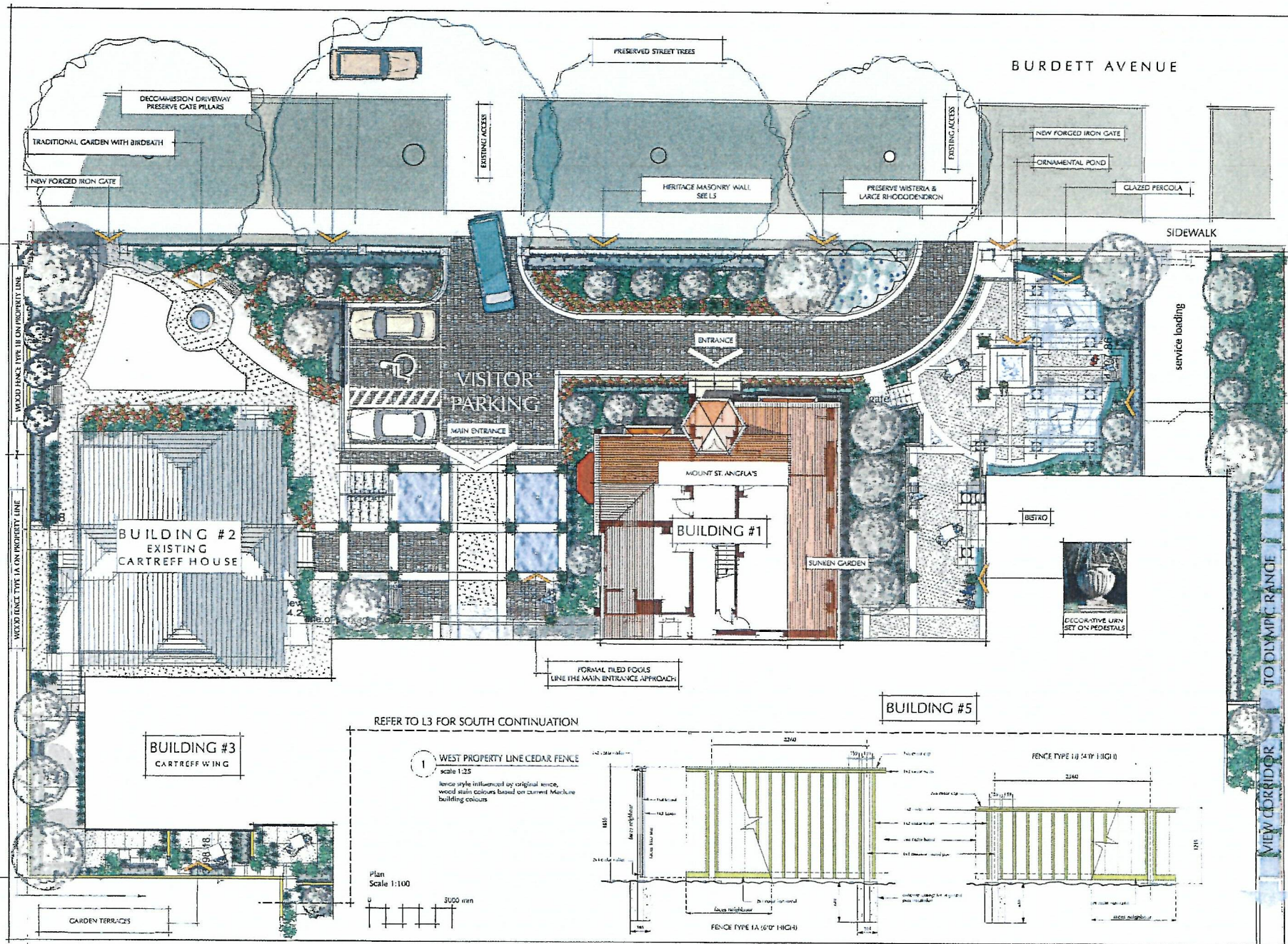
No.	Description	Date	By
1.	POP / PRELIMINARY SUBMISSION	SEP 2016	
2.	POP / PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY SUBMISSION	SEP 2016	
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6.	PRELIMINARY SUBMISSION	SEP 2016	
7.	PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY SUBMISSION	SEP 2016	

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SHEET TITLE

Views

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT 07 2016	
Drawn by	
	A 7.12

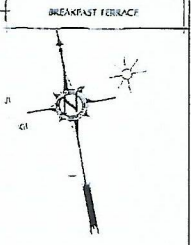


KEY & CECGO
ARCHITECTURE LTD.

1-24 Park Street, Victoria, BC Canada V8P 1G8
phone 250 382 0882 fax 250 382 0812
email: larry@keycecco.com

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3072 waver road, suite, 5 & 6, vancouver
design@smallandrossell.com
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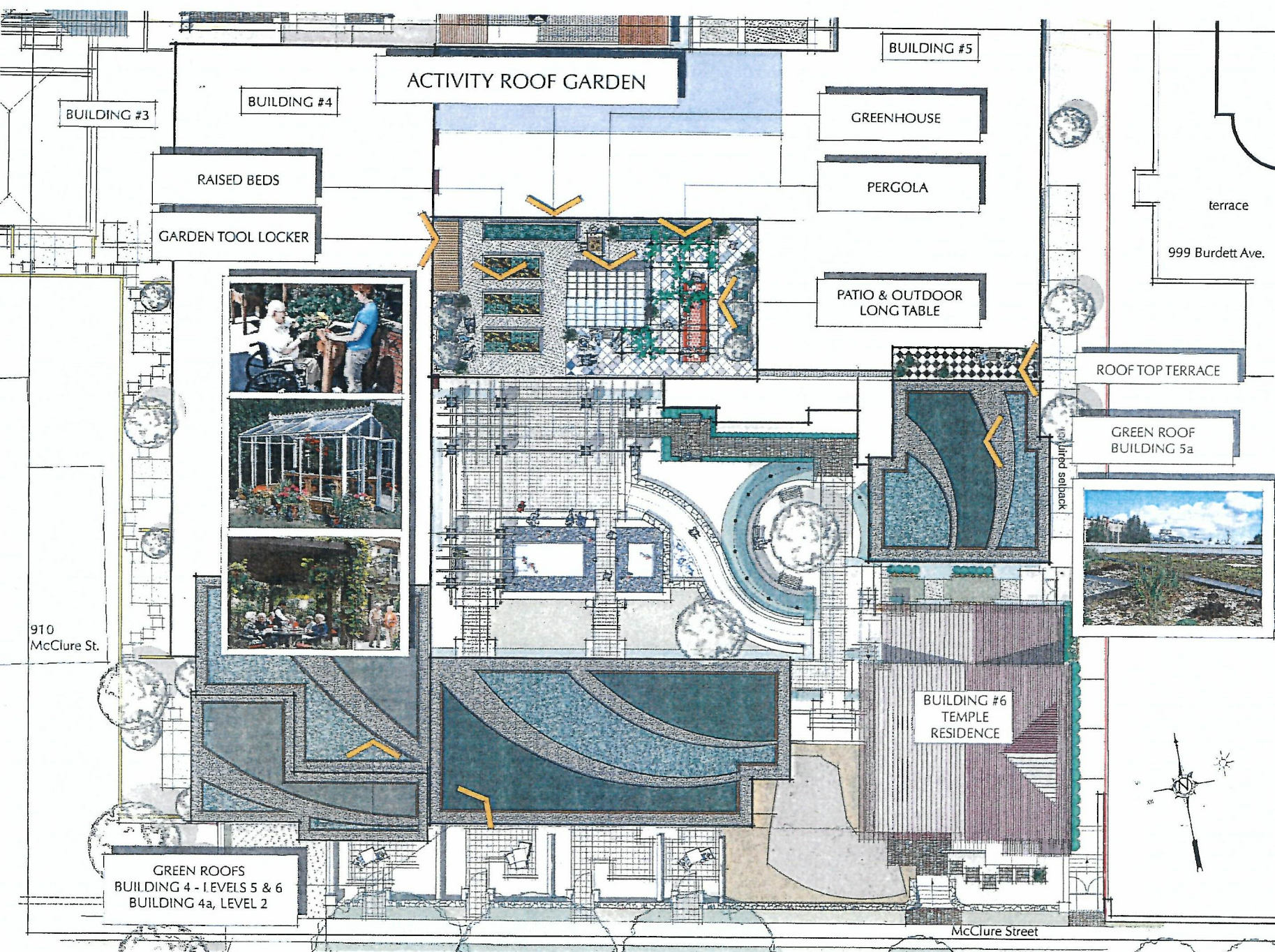
DRAWING REVISIONS
REVISION 27 APRIL 2017 - CARPENTRY NOTATION
CORRECTED
REVISION 9 MARCH 2017
TO REVISION TO JOINT ADVISORY DESIGN PANEL
+ HERITAGE FOR RENEWAL PANEL RECOMMENDATION
+ HERITAGE GARDEN REPLACED WITH TRADITIONAL
GARDEN SPACE
+ ENTRANCE SPACE & BREAKFAST TERRACE REVISION
TO COORDINATE WITH ARCHITECTURE &
REVISIONS
REVISION 6 APRIL 2016
WASTEWATER PROPERTY LINE FENCE ON UNALIGNED
HERITAGE WALL POSTS MODIFIED
REVISION - PLASTIC WALKWAY DUSTED
28 NOVEMBER 2015
REVISION FOR REVISION OF D.P. APPLICATION
3 NOVEMBER 2015

MOUNT ST. ANGELA

LANDSCAPE
PLAN
MAIN FLOOR LEVEL

SCALE 1:100
DATE PARTIAL
DRAWN BY JER
L2

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KEY & CO
ARCHITECTURE LTD.

1124 Port Street West, R.D. 2, Suite 100
Windsor, ON N9A 6K6
Tel: 519-253-4477
Email: larry@keyandco.com

SMALL & ROSS
LANDSCAPE ARCHITECTS INC.

3012 Monarch Road, Suite 101, Windsor
ON N9A 6K6
Tel: 253-4477
Email: design@smallandross.com
www.smallandross.com

terrace

999 Burdett Ave.

ROOF TOP TERRACE

GREEN ROOF
BUILDING 5a



BUILDING #6
TEMPLE
RESIDENCE

GREEN ROOFS
BUILDING 4 - LEVELS 5 & 6
BUILDING 4a, LEVEL 2

DRAWING REVISIONS
REVISED 27 APRIL 2017 - TEMPLE RESIDENCE
LOCATION CORRECTED
REVISED 9 MARCH 2017
* GREEN ROOFS ADDED TO BUILDING 4
LEVELS 5 AND 6
* ROOF TOP TERRACE ADDED
REVISED 28 NOVEMBER 2015
* P.L. & C. COMPANY DRAFTED
SHEED FOR RECORDING & OF APPLICATION
13 NOVEMBER 2015

SHEET TITLE
ACTIVITY
ROOF GARDEN
&
GREEN ROOFS

SCALE 1:100	JOB No.
DATE ISSUED APRIL 06, 2016	L4
DRAWN BY CDP	

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Burdett Avenue

No.903
4 story apartment
building

TREE #25

TRLE #34

1966 117

TIME 470

1966, p. 30.

KEAY & CECCHI
ARCHITECTURE LTD.

1124 Felix Street Victoria BC Canada V8P 3H4
 office 250 382-0829 fax 250 382-0453
 email: kerry@concreteculture.ca

MOUNT ST. ANGELA
 10000 Highway 100, Richmond, BC V6V 2G9
 Tel: 604-273-1234 Fax: 604-273-1235

REPORT 31: ANGLES AS TREE RETENTION/REMOVAL, SCHED 6.4					
TREES ON SITE					
TREE#	DESCRIPTION	DRAIN IN FEET	CANOPY IN METERS	REASON FOR REMOVAL	REMARKS
TREE #1	DOGWOOD	9.24	8.0	REMOVAL	
TREE #2	TAXUS SP. NEW	10.1 X 4	5.0	REMOVAL	SOIL SAVED
TREE #3	SPROUT	5.1	10.1	REMOVAL	SOIL SAVED
TREE #4	MAPLE	6.1	3.0	REMOVAL	SOIL SAVED
TREE #5	AMTICACIA	0.56	3.0	REMOVAL	
TREE #6	PURPLE PEARL	9.08	10.0	REMOVAL	
TREE #7	BIRCH	TWIN 0.12 X 1	5.0	REMOVAL	SCALE DECAY
TREE #8	MAPLE	5.1	4.0	REMOVAL	SOIL SAVED
TREE #9	MAPLE	1.24	5.0	REMOVAL	SOIL SAVED
TREE #10	WALNUT	TWIN 3.1 X 2	8.0	REMOVAL	SOIL SAVED
TREE #11	PEARL	5.4	3.0	REMOVAL	SOIL SAVED
TREE #12	FRUIT	0.12	10.0	REMOVAL	SOIL SAVED
TREE #13	FRUIT	0.32	8.0	REMOVAL	
TREE #14	FRUIT	0.18	8.0	REMOVAL	IN DECLINE
TREE #15	CYPRESS	10.1 X 3	5.0	REMOVAL	
TREE #16	PHODODENDRON	0.16	5.0	REMOVAL	INVERTELY PLANNED
TREE #17	HOLY	10.1 X 3	5.0	REMAIN	
TREE #18	CHERRY	10.1 X 3 X 3	5.0	REMOVAL	
TREE #19	FRUIT	0.15	2.0	REMOVAL	
TREE #20	FRUIT	0.16	2.0	REMOVAL	
TREE #21	CYPRESS	10.1 X 3	5.0	REMOVAL	
MUNICIPAL TREES					
MUNICIPAL STREET					
TREE #21	CHERRY	0.0	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
TREE #22	SORBUS SPP. WHITEBARK	0.33	8.0	REMAIN	
TREE #23	CHERRY	0.1	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
TREE #24	CHERRY	0.2	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
BUNKIE STREET					
TREE #25	MAPLE	0.8	10.0	REMAIN	
TREE #26	MAPLE	1.9	21.2	REMAIN	
TREE #27	MAPLE	0.39	21.2	REMAIN	
TREE #28	MAPLE	0.98	12.1	REMAIN	
TREE #29	MAPLE	0.48	3.1	REMAIN	
TREE #30	MAPLE	0.41	13.1	REMAIN	
TREE #31	MAPLE	0.41	13.1	REMAIN	LEFT A REPORT

PROPOSED FOOTPRINT
OF NEW BUILDING
PARKADE / FOUNDATIONS













McClure Street

EXHIBIT TITLE

TREE RETENTION /
REMOVAL PLAN

SCALE 1:200	JOB No.
DATE PLOTTED April 08, 2018	
DRAWN BY CJR	

L6

TREES			SHRUBS - MASSING		
					
Flowering dogwood	Japanese maple	Magnolia "Vulcan"	Hydrangea "Bluebird"	Hardy fuchsia	Azalea
SHRUBS - SPECIMEN			PERENNIALS / GROUND COVERS		
					
Red veined enkianthus	Witch-hazel	Mock orange blossom	Hardy geranium	Calla lily	Hosta

PLANT SCHEDULE INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES				
ACER PALMATUM	JAPANESE MAPLES	#5 - #15 pots	50	SPRING / AUTUMN COLOUR
CORNUS KUSA "SATOMI"	PINK FL. DOGWOOD	40CM CALIPER		FLOWERS
CARPINUS BETULUS PASTIGIATA	HORNBEAM	50CM CALIPER		PLEACHED
MAGNOLIA VARIETIES	MAGNOLIA, EVERGREEN & DECIDUOUS	40CM CALIPER		FLOWERS
STYRAX JAPONICA	BELL FLOWER TREE	50CM CALIPER		FLOWERS
FRUIT TREES	"HERITAGE" VARIETIES	#5 - #10 pots	5	FRUIT / HERITAGE VALUE
BOULEVARD				
SPECIES AS REQUESTED BY CITY PARKS		50CM CALIPER	1	IN BOULEVARD
SHRUB PLANTING - TOTAL AREA 1163 SQM				
SPECIMEN SHRUBS - 110% - 115 sqm @ 9.3 / sqm = 35 plants				
ARBUTUS UNEDO "COMPACTA"	STRAWBERRY TREE	#5 - #15 pots	35	EVERGREEN / ORNAMENTAL
AZALEA VARIETIES	AZALEAS, DECIDUOUS & EVERGREEN			FRUIT
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			SPRING COLOUR
HAMELIS X INTERMEDIA	WITCHHAZEL			FLOWERS
HYDRANGEA VARIETIES	HYDRANGEAS			SPRING FLS / FRAGRANCE
PHILADELPHUS "BELLE ETOILE"	MOCK ORANGE BLOSSOM			FLOWERS
RHODODENDRON SPP.	RHODO VARIETIES			SUMMER FLS / FRAGRANCE
VIBURNUM X BODNANTENSE "DAWN"	WINTER FL. VIBURNUM			SPRING COLOUR / EVERGREEN
MASSING SHRUBS - 150% - 576 sqm @ 1.4 / sqm = 864 plants				
AZALEA	DWARF EVERGREEN AZALEA	#1 pots	864	COLOUR
ELAEAGNUS SEMPERVIRENS	BOX			COLOUR
LAVANDULA ANGUSTIFOLIA "HIDCOTE"	ENGLISH LAVENDER			DROUGHT RESISTANT
LONICERA "MIGGY"	DWARF SHRUBBY HONEYSUCKLE			DROUGHT RESISTANT
ROSA VARIETIES	SHRUB ROSES			COLOUR / FRAGRANCE
SARCOCCOA RUSCIFOLIA	FRAGRANT WINTER BOX			FRAGRANCE / DROUGHT RESISTANT

PLANT SCHEDULE INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PERENNIALS / GROUND COVERS (40% - 481 sqm @ 3.1 / sqm = 1383 plants)				
ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 pots	1383	NATIVE SPP.
GERANIUM MACGROBIZIUM	HARDY GERANIUM			DROUGHT RESISTANT
HOSTA VARIETIES	PLANTAIN LILY			FOLIAGE
LIGULARIA DENTATA	LIGULARIA			FOLIAGE
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
ZANTEDESCHIA AETHIOPICA	CALLA LILY			FLOWERS / FOLIAGE
GREEN ROOF 332 SQ.M.				
SEDUM MATS TO COVER 332 SQ.M. & PLANT PLUGS				
PLANT PLUGS		10cm POTS	100	EVERGREEN
ALLIUM CERNUUM	NODDING ONION	10cm		NATIVE BULB
CALAMAGROSTIS STRICTA	NARROW LEAVED REED GRASS	10cm		FOLIAGE
GERANIUM MACGROBIZIUM	GRANESBILL	10cm		FOLIAGE
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	10cm		DROUGHT TOLERANT
KNIPHOFIA BORDER BAILEY	RED HOT POKER, DWARF	10cm		BIRD ATTRACTOR
LAVANDULA STOECHAS	SPANISH LAVENDER	10cm		DROUGHT TOLERANT
PENSTEMON FRUTICOSUS	BUSH PENSTEMON	10cm		DROUGHT TOLERANT
SEDUM SPECTABILE "AUTUMN JOY"	SEDUM SPECTABILE	10cm		AUTUMN INTEREST
STIPA TENISSINIA	MEXICAN FEATHER GRASS	10cm		FOLIAGE

1. PLANT SCHEDULES

PROPOSED PLANT SPECIES, SPACING, SIZE AND NUMBERS ARE A GUIDE TO THE PLANTING CONCEPT AND CHARACTER. THIS INFORMATION WILL BE CONFIRMED AT BUILDING PERMIT APPLICATION STAGE WHEN DETAILED PLANTING PLANS WILL BE PROVIDED.

2. LANDSCAPE STANDARDS

SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD. SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE CITY OF VICTORIA.

KEAY "CECCO"
ARCHITECTURE LTD.

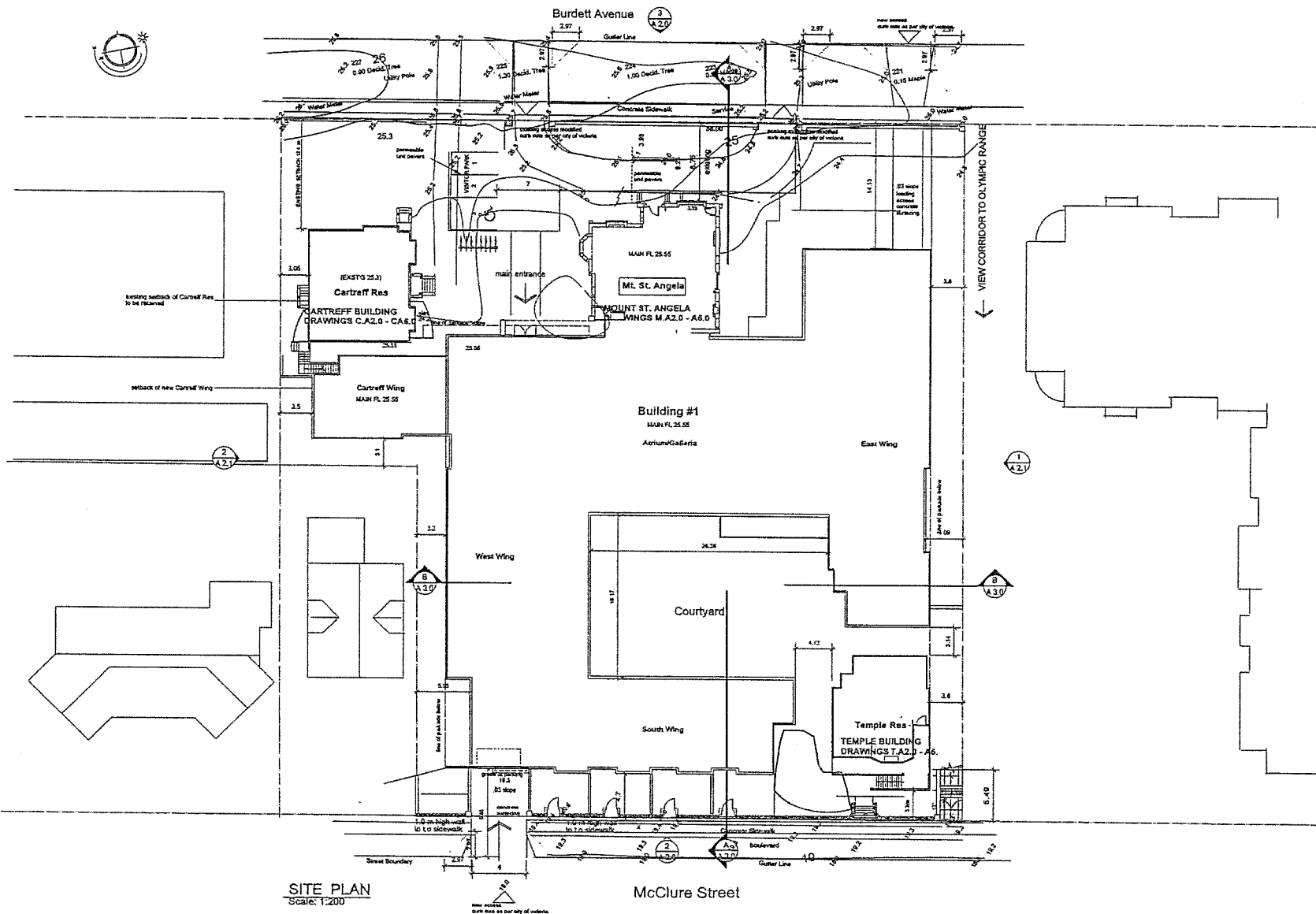
1124 Fort Street, Victoria, BC Canada V8V 2M6
Phone: 250-382-3883 Fax: 250-382-0415

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.
3012 Munroe Road, Suite 100, Victoria, BC
T: 250-442-8867
info@smallandrossell.com
www.smallandrossell.com

MOUNT ST. ANGELA

PLANT SCHEDULES
&
EXAMPLES

L7



SITE PLAN
Scale: 1:200

McClure Street

PROJECT
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Victoria B.C.

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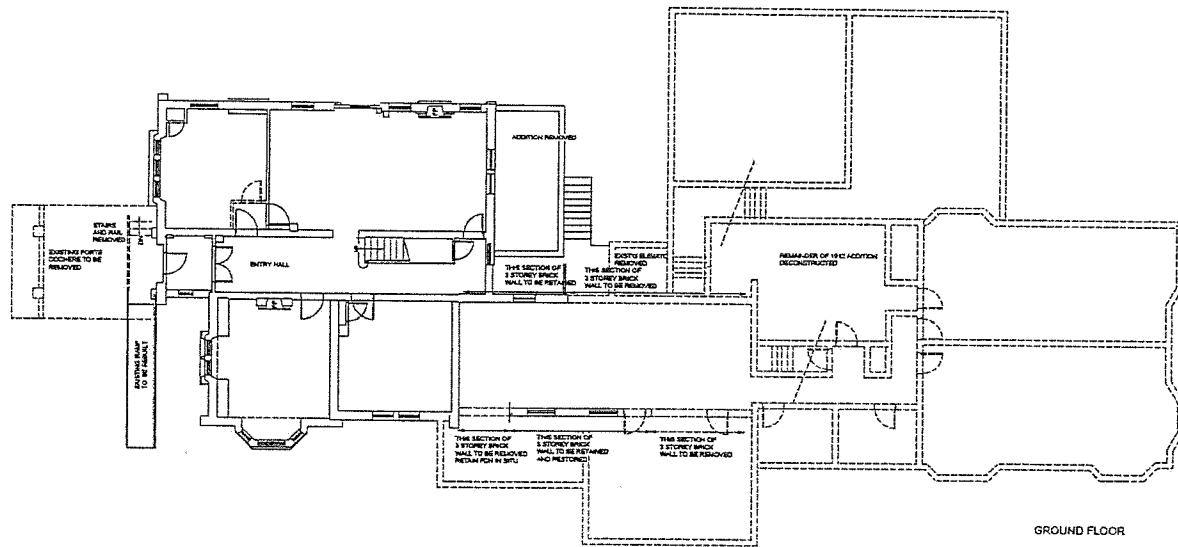
CONSULTANT
Arcata
250.413.7307 / 934 McClure St.
vancouver, bc v6t 1v1

COMMENTS			
NO.	REVISION	DATE	BY
1.	1. PRELIMINARY SUBMISSION	SEP 2015	
2.	2. PRELIMINARY SUBMISSION	SEP 2015	
3.	3. PRELIMINARY GRADE CALC	SEP 2015	
4.	4. PRELIMINARY GRADE CALC	SEP 2015	
5.	5. PRELIMINARY GRADE CALC	SEP 2015	
6.	6. PRELIMINARY GRADE CALC	SEP 2015	
7.	7. PRELIMINARY GRADE CALC	SEP 2015	
8.	8. PRELIMINARY GRADE CALC	SEP 2015	

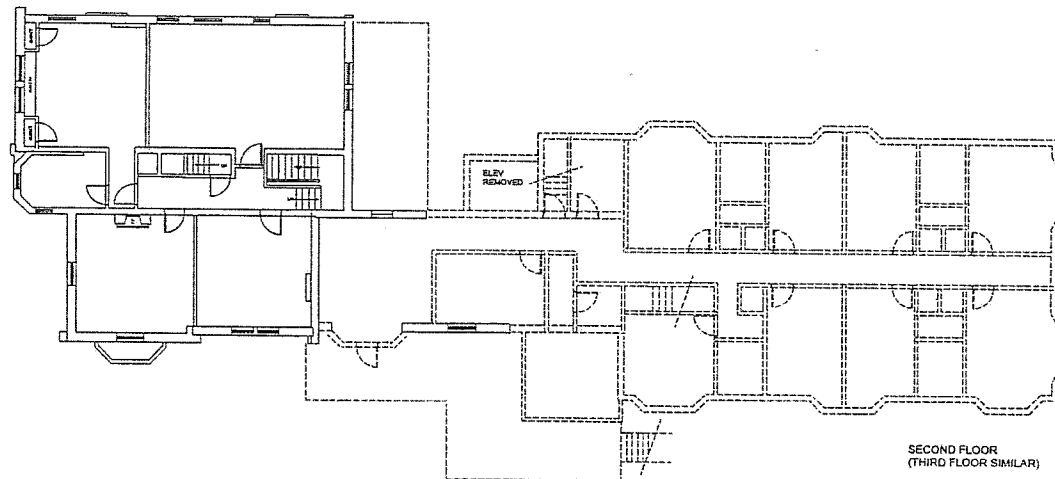
MOUNT ST. ANGELA
Senior Living, Redefined.

SITE & KEY PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2015	A1.0
DRAWN BY	



GROUND FLOOR



SECOND FLOOR
(THIRD FLOOR SIMILAR)



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DRYWALL/PLASTER TO REMAIN
- EXISTING WALLS - TO BE STRIPPED OF DRYWALL/PLASTER
- WALLS TO BE REMOVED

GENERAL NOTES

1. ALL WOOD PANEL DOORS, PRIMERS AND ALL HOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEARED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECTURAL INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
2. REMOVE FLOORING AND FINISHING LINES (SEE MECHANICAL DRAWINGS).
3. REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER LOCAL ORDINANCE.
4. CONFIRM CONDITION OF ELECTRICAL BRANCH WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REPORT TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
5. WINDOWS AND TRAIL TO BE REMOVED WITH CARE AND STORED FOR REUSE.
6. DEMOLISH WALLS, CEILING AND PARTIAL BRICKS FOR REUSE.
7. REMOVE ALL EXISTING FIXTURES AND PLUMBING (TO BE REPLACED WITH NEW).
8. REMOVE ALL PLASTER/PORTLAND CEMENTS AND LAMP WHERE APPLICABLE.
9. REMOVE ALL CARPET, VINYL TILE, RUBBER BASE TRIM AND WINDOW COVERINGS.
10. REMOVE AND STORE ANY EQUIPMENT, ARTIFACTS AS DIRECTED BY THE ARCHITECT.
11. ADHERE TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THESE DRAWINGS.
12. PROTECT ALL OPENINGS CREATED AT THE CONTRACT DURING STRIKE-OUT.
13. PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT

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913-829 Burdett Ave.
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ARCHITECT - CRP

keay
architecture ltd.
2nd Floor 1155 East Street Victoria B.C. V8W 2E6
phone: 779 365 3151 email: info@keayarchitects.com

CONSULTANT

Arcata
250 413 7077 / 554 Macdougall St.
email: arcata@telus.net

COMMENTS

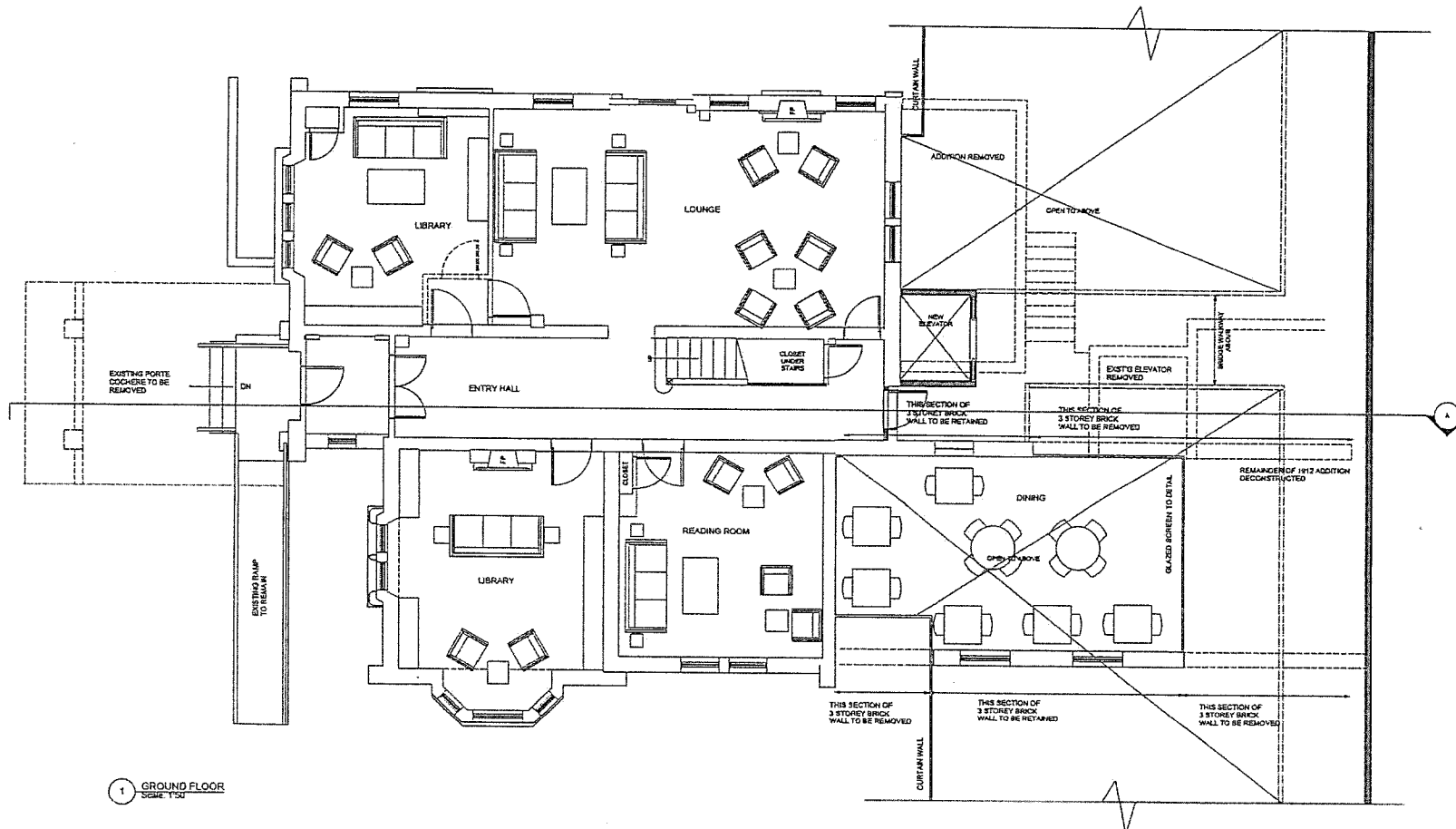
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1.	PDP / PRELIMINARY SUBMISSION	SEP 2016	
2.	REV. MAP / PRELIMINARY SUBMISSION	NOV 2016	
3.	REV. AVERAGE GRADE CALC	NOV 16/16	
4.	REV. GATE AND GARAGE DOOR	JAN 17/17	
5.	REV. 1st FLOOR DEMOLITION	NOV 16/16	
6.	REV. 1st FLOOR DEMOLITION	FEB 17/17	
7.	REV. 1st FLOOR DEMOLITION	JUN 17/17	
8.	REV. 1st FLOOR DEMOLITION	OCT 17/17	

MOUNT ST. ANGELA
Senior Living. Redefined.

**COLLEGE
RESTORATION
DEMO PLANS**

SCALE	AS NOTED	JOB NO.	1124 + 1410
DATE PLOTTED	OCT 07 2016		
DRAWN BY			

M.A3.0



1 GROUND FLOOR
SCALE 1:50

RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS
	EXISTING WALLS - STRAPPED FILLER WITH INSULATION
	EXISTING WALLS - STRAPPED FILLER WITH INSULATION, PLUS ROTTEN INSULATION TO THE EXISTING WALLS - FULL THICK BRICK / FRAME GLAZED ELEVATION TO R4.0
	NEW CONCRETE POLYMERIZATION WALLS
	NEW RATED WALL - EXISTING STUDS
	NEW RATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL

EXHAUST FAN

WALL GAP FOR VENTING

DROPPED CEILING FOR SERVICES

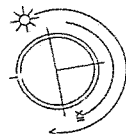
BULKHEAD

GENERAL NOTES:

1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION

2. WINDOW RE-INSTALLED, REBUILT WINDOW AND FRAME

3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN IN WALLS WHICH ARE REMAINING



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Mount St Angela
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Victoria B.C.

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MI Ventures
&
Norwood Group

ARCHITECT - GRP

keay
architecture ltd.
2nd Floor 1024 P.O. Box 10000 Victoria, B.C. V8W 2H6
phone 250 362 1821 email keay@keayarchitects.com

CONSULTANT

Arcata
250-415-7367 / 250-415-7368
arcata@arcata.ca

COMMENTS

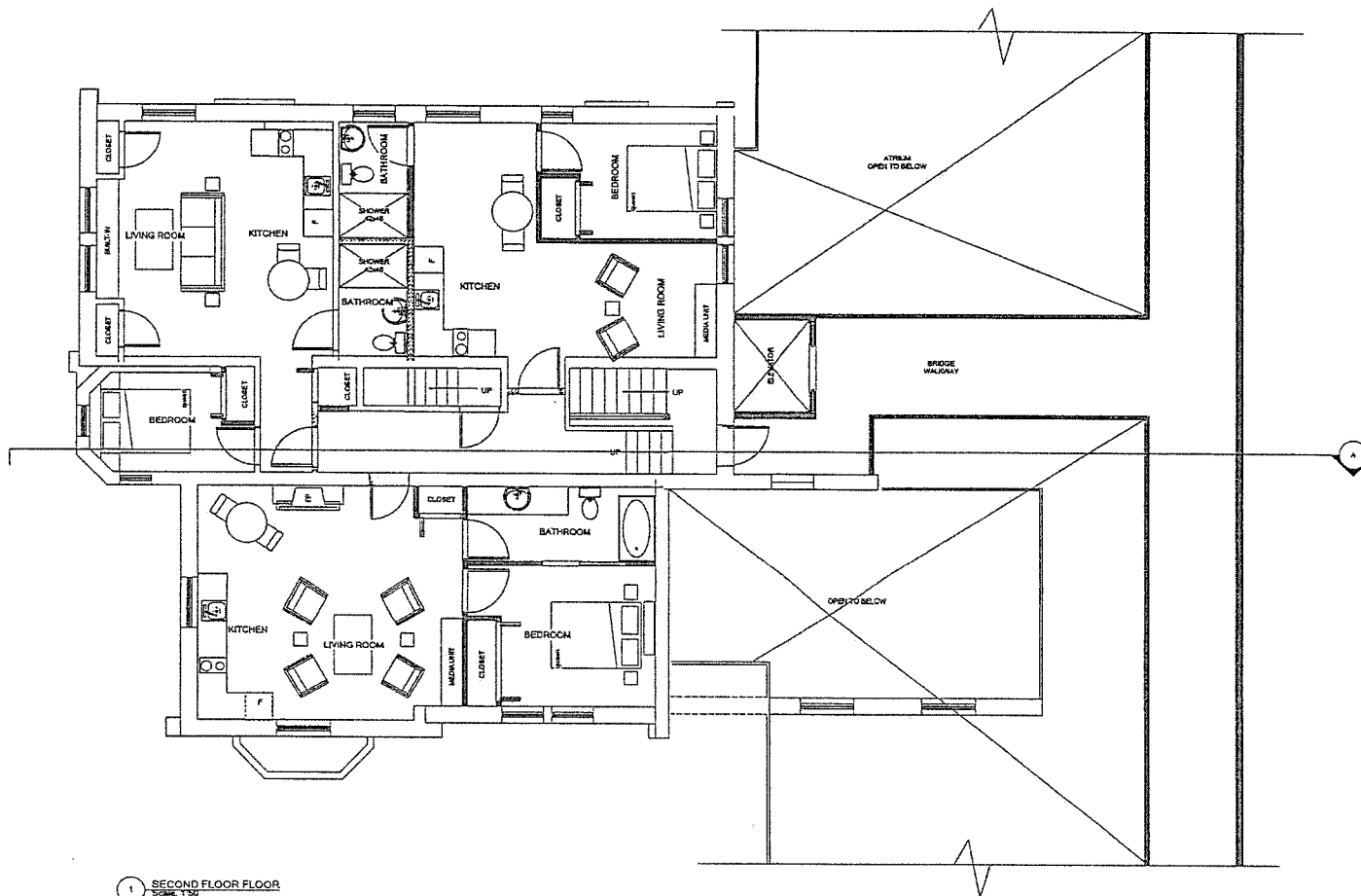
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1.	MAP / RECORDING SUBMISSION	SEP 2018	
2.	REV. MAP / RECORDING SUBMISSION	NOV 2018	
3.	REV. AVERAGE GRADE CALC	NOV 2018	
4.	REV. GATE AND GARAGE DOOR	NOV 2018	
5.	REV. as per ACP comments	NOV 2018	
6.	REV. as per HAC ACP joint comments	DEC 2017	
7.	REV. as per staff comments	NOV 2017	
8.	REV. as per staff comments - parking	NOV 2017	

MOUNT ST. ANGELA
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SHEET TITLE
COLLEGE
RESTORATION
RENO PLANS

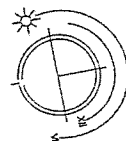
SCALE	AS NOTED	JOB No.	1124 - 1410
DATE PLOTTED	Oct. 07 2019		
DESIGNED BY			

M.A4.0



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

RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED FILLER WITH INSULATION
	EXISTING WALLS - STRIPPED, NO STRIPPING, FILLER BATT INSULATION TO JOINT
	EXISTING WALLS - FILL WITH SPRAY FOAM GLASS INSULATION TO R15
	NEW CONCRETE FOUNDATION WALLS
	NEW PLATED WALL - EXISTING STUDS
	NEW PLATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
2. WINDOWS RE-INSTALLED, REBUILD WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING	



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913-929 Burdett Ave.
Victoria B.C.

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ARCHITECT - CRP

key
architecture ltd.
204 West 122nd Street, Victoria B.C. V8M 4K6
250.413.7007 / 250.413.7008
www.keyarchitect.com

CONSULTANT

Arcata
250.413.7007 / 250.413.7008
www.arcata.ca

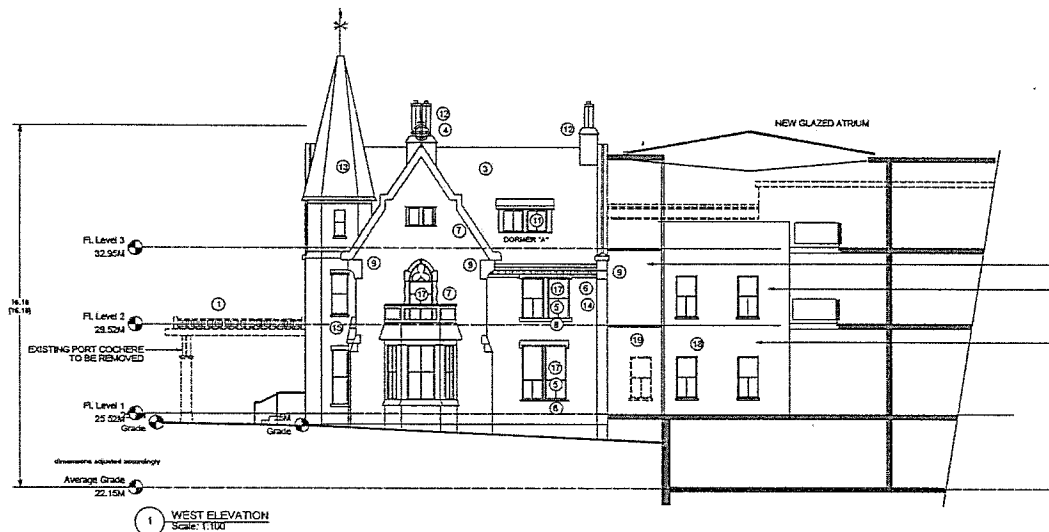
COMMENTS

NO.	REVISION	DATE
1.	TRIP / PRECLOSING SUBMISSION	SEP 2019
2.	REV. RAMP / PRECLOSING SUBMISSION	SEP 2019
3.	REV. AVERAGE GARAGE CALC	NOV 2019
4.	REV. GATE AND GARAGE DOOR	JAN 2020
5.	REV. AS PER ADP COMMENTS	NOV 2019
6.	REV. AS PER ADP COMMENTS	NOV 2019
7.	REV. AS PER ADP COMMENTS	NOV 2019
8.	REV. AS PER ADP COMMENTS	NOV 2019

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Senior Living. Redefined.

SHEET TITLE
COLLEGE
RESTORATION
RENO PLANS

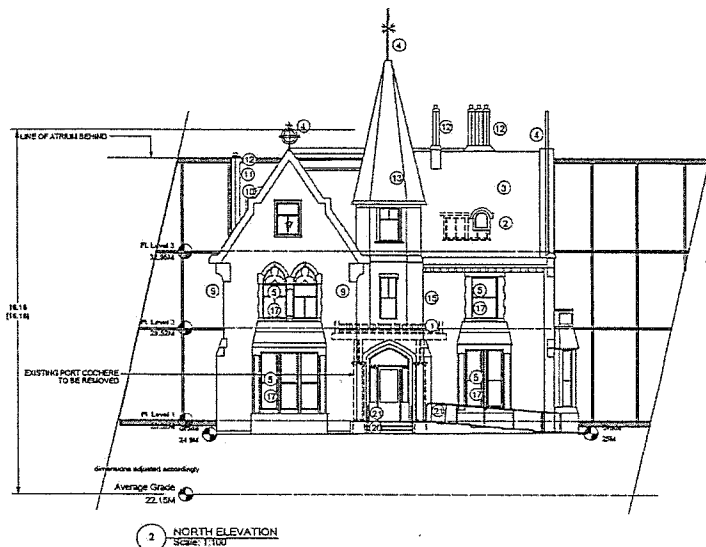
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
DESIGNED BY	M.A.1



PART OF BRICK WALL TO BE REMOVED AND REPLACED WITH GLAZING

UPPER PORTION OF 1912 BRICK WALL TO REMAIN

LOWER PORTION OF ORIGINAL BRICK WALL TO REMAIN



ANGELA COLLEGE

SCOPE OF EXTERIOR RESTORATION WORK:

1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
3. NEW PT CEDAR SHINGLE ROOF
4. RE AND RE SHEET METAL FINALS AS REQUIRED
5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
6. REBUILD GUTTER AND RVL AS REQUIRED, TO MATCH ORIGINAL
7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
8. REPAIR MORTAR SILLS AND WINDOW SURROUNDS CONFIRM MORTAR AND PROCEDURES
9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS MAKE GOOD. FLASH POINT AT BRICKWORK, FLASHING COLOR TO MATCH COATING, DO NOT REMOVE COATING
10. DORMER REMOVED, ROOF MADE GOOD
11. DORMER AND WINDOWS RESULT TO DETAIL
12. CHIMNEYS STABILIZED PER STRUCTURAL
13. RE AND RE SHINGLE ROOF ON TOWER
14. NEW 4" ROUND RVL THROUGHOUT
15. REMOVE METAL FIRE ESCAPE
16. DECONSTRUCT REAR ADDITION AND REAR STAIR
17. REBUILD WINDOWS AS REQUIRED, REPAINT
18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
20. NEW CAST CONC STAIRS
21. NEW STAINLESS STEEL HANDRAILS

PROJECT

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Victoria B.C.

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**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

keay
architecture ltd.
250-113-7307 / 524 McCure St
victoria bc v8t 1c2

CONSULTANT

Arcata
250-113-7307 / 524 McCure St
email: arcata@keay.net

COMMENTS

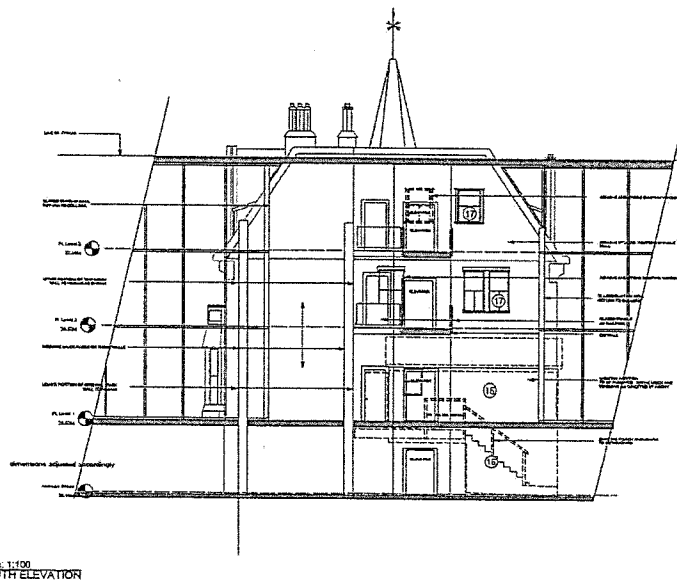
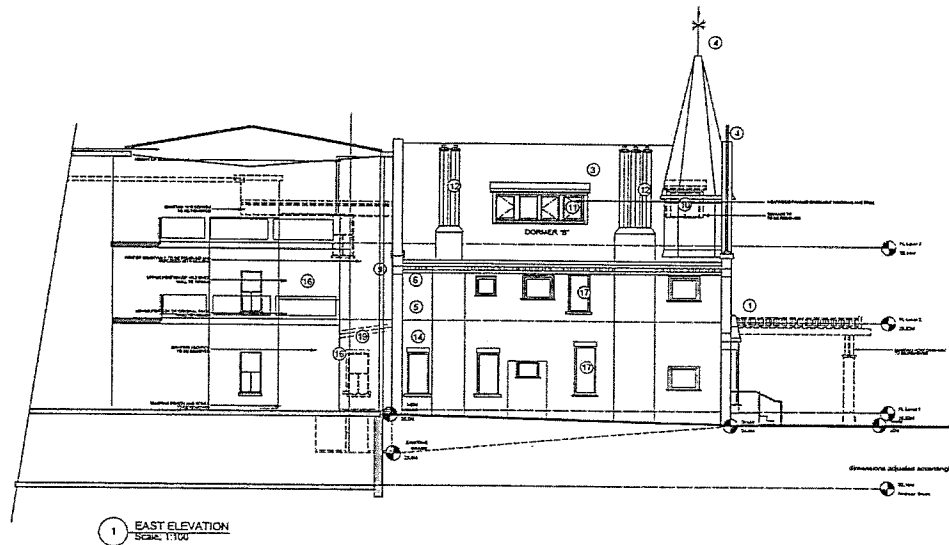
REV	DESCRIPTION	DATE	BY
1	TRIP / PRELIMINARY SUBMISSION	SEP. 2018	
2	REV. SLIP / PRELIMINARY SUBMISSION	NOV. 2018	
3	REV. AVERAGE GRADE CALC	NOV. 2018	
4	REV. GATE AND GARAGE DOOR	NOV. 2018	
5	REV. AS PER ADP COMMENTS	NOV. 2018	
6	REV. AS PER HADJADP ADP COMMENTS	NOV. 2018	
7	REV. AS PER STAFF COMMENTS	NOV. 2018	
8	REV. AS PER STAFF COMMENTS - PARKING	OCT. 2018	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

**COLLEGE
RESTORATION
ELEVATIONS**

SCALE AS NOTED	DATE 11/24 / 1410
DATE PLOTTED OCT. 07 2018	
DRAWN BY	M.A5.0



- ANGELA COLLEGE
SCOPE OF EXTERIOR RESTORATION WORK
1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
 2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
 3. NEW PT CEDAR SHINGLE ROOF
 4. RE AND RE SHEET METAL FINIALS AS REQUIRED
 5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
 6. REBUILD GUTTER AND RYM AS REQUIRED, TO MATCH ORIGINAL
 7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
 8. REPAIR MORTAR BELLS AND WINDOW SURROUNDS
CONFIRM MORTAR AND PROCEDURES
 9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS
MADE GOOD. FLASH JOINT AT BRICKWORK, FLASHING COLOR TO
MATCH COATING. DO NOT REMOVE COATING
 10. DORMER REMOVED, ROOF MADE GOOD
 11. DORMER AND WINDOWS REBUILT TO DETAIL
 12. CHIMNEYS STABILIZED PER STRUCTURAL
 13. RE AND RE SHINGLE ROOF ON TOWER
 14. NEW 4" ROUND RYM THROUGHOUT
 15. REMOVE METAL FIRE ESCAPE
 16. DECONSTRUCT REAR ADDITION AND REAR STAIR
 17. REBUILD WINDOWS AS REQUIRED, REPAINT
 18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
 19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
 20. NEW CAST CONC STAIRS
 21. NEW STAINLESS STEEL HANDRAILS

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd.
304 West 10th Street, Victoria, B.C. V8W 2P6
250.381.1807

CONSULTANT

Arcata
252.413.7307 / 504 Macleod St.
P.O. Box 11111, Victoria, B.C. V8M 1A1

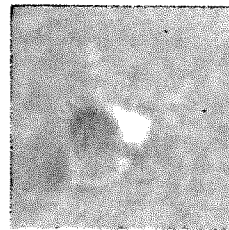
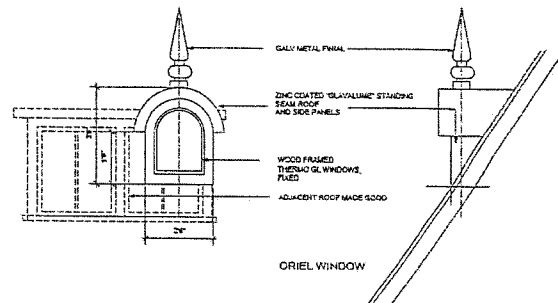
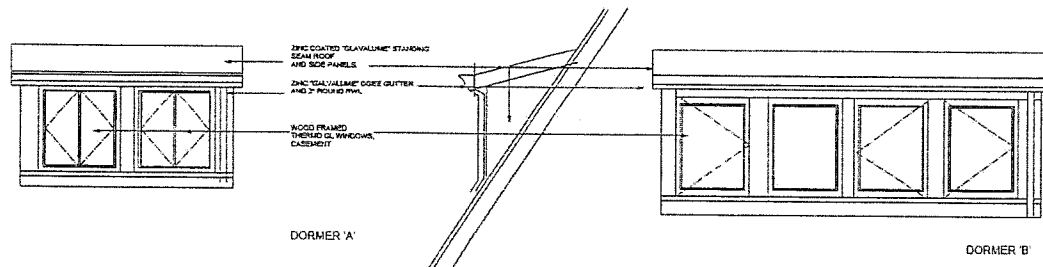
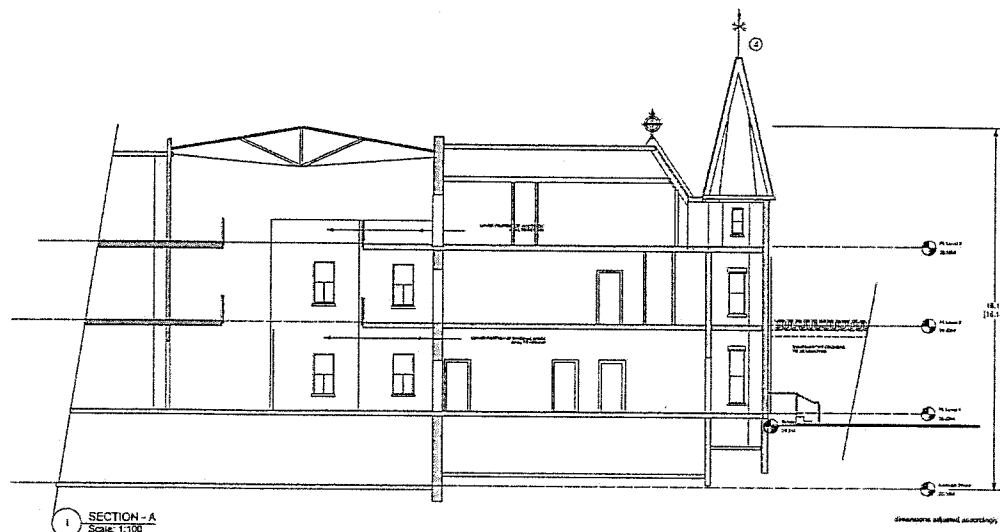
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3.	REV. LANDSCAPE GRADE CALC	MAY 2012	
4.	REV. GATE AND GARAGE DOOR	JULY 2012	
5.	REV. as per ACP comments	NOV 2012	
6.	REV. as per HAC ACP comments	FEB 2013	
7.	REV. as per staff comments	MAY 2013	
8.	REV. as per staff comments - parking	OCT 2013	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
**COLLEGE
RESTORATION
ELEVATIONS**

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2013
DRAWN BY
JOSH H.
1124 - 1410
M.A5.1



DETAIL OF ORIEL WINDOW AND FINIAL,
FROM 1876 PHOTOGRAPH

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

@Arcata
250.413.7307 / 524 Macdougall St.
478.011 arcata@telus.net

COMMENTS

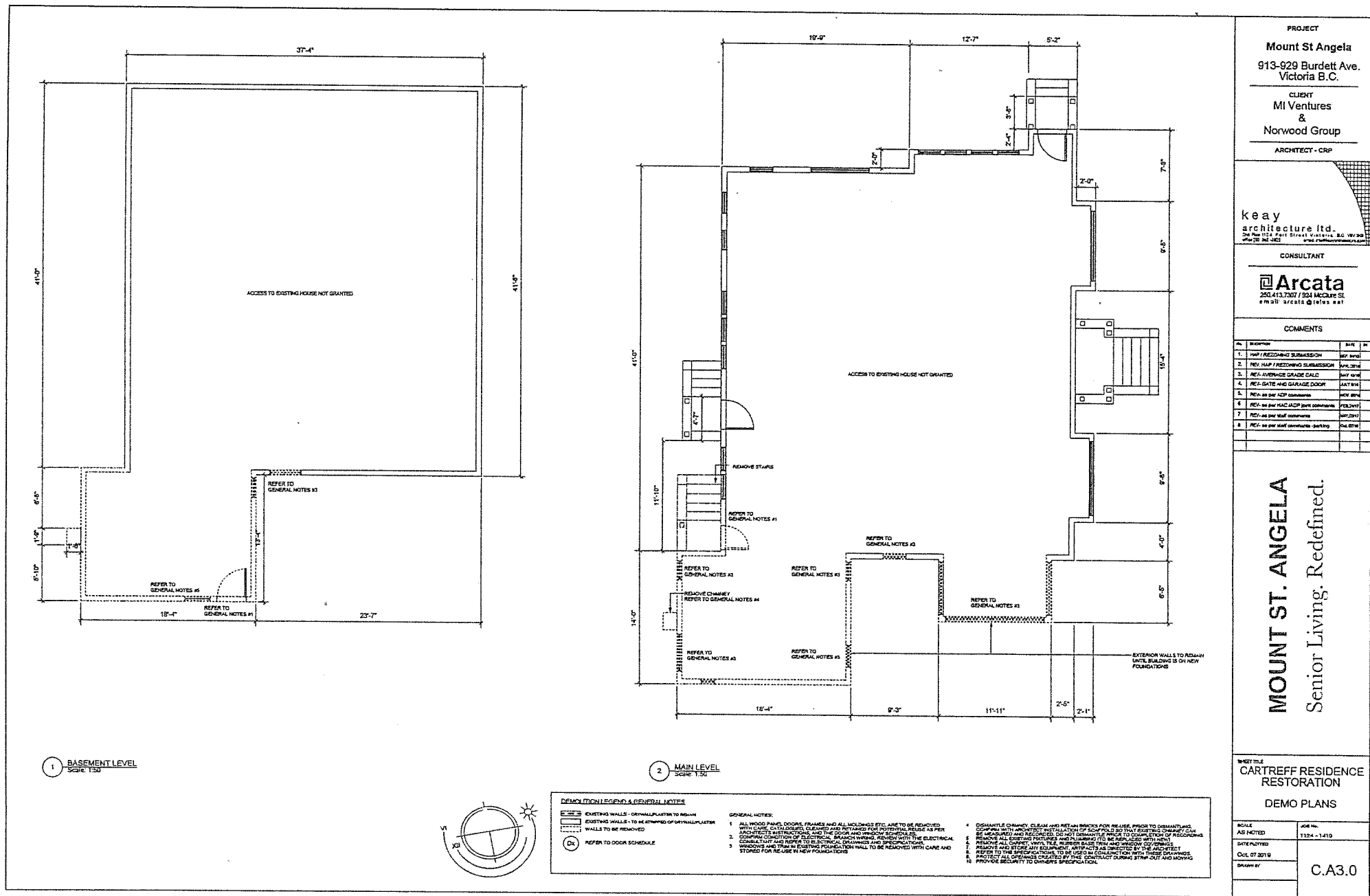
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4.	4. REV / GATE AND GARAGE DOOR	JAN 1716	
5.	5. REV / as per ADP comments	MAY 1616	
6.	6. REV / as per HAP / ADP / ADP / ADP comments	PER 1717	
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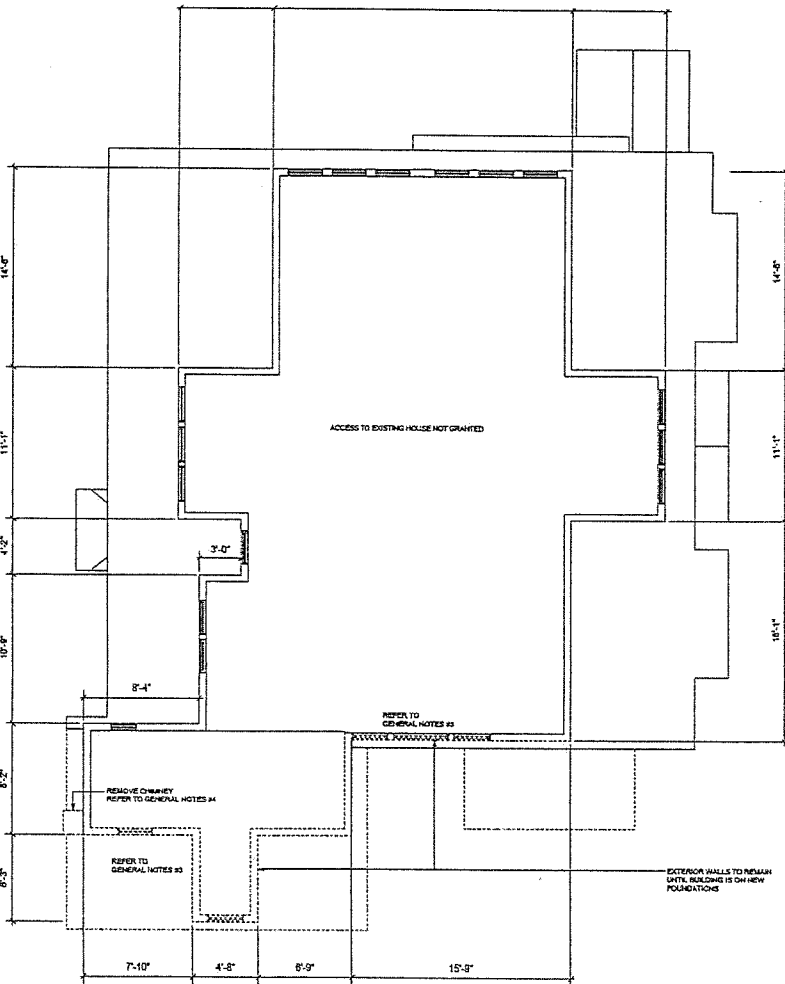
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SHEET TITLE

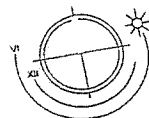
**COLLEGE
RESTORATION**
SECTIONS & DETAILS

SCALE	JOB No.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT 07 2019	
DRAWN BY	
	M.A6.0





1 SECOND LEVEL
SCALE 1/32"



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DRYWALL PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DRYWALL/PLASTER
 WALLS TO BE REMOVED
 REFER TO DOOR SCHEDULE

GENERAL NOTES

- ALL WOOD PANEL, DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
- CONFIRM CONDITION OF ELECTRICAL, PLUMBING WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL TERMINALS AND SPECIFICATIONS.
- WINDOWS AND TRIM IN EXISTING FOUNDATION WALL TO BE REMOVED WITH CARE AND STORED FOR RE-USE IN NEW FOUNDATIONS.

- DEMOLISH CHIMNEY, CLIMB AND RETURN BRICKS FOR RE-USE. PRIOR TO DEMOLITION, CONFIRM WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MAINTAINED AND RECORDED. DO NOT DEMOLISH BRICK TO COMPLETION OF REPAIRS.
- REMOVE ALL EXISTING PICTURE AND PLUMBING TO BE REPLACED WITH NEW.
- REMOVE ALL CORNER, TRIM, T.E.E., RUBBER BASE, TRIM AND WINDOW COORDINATES.
- REMOVE AND STORE ANY COUNCILMAN ARTIFACTS AS DIRECTED BY THE ARCHITECT.
- REFER TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THE ARCHITECT.
- PROTECT ALL OWNERS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
- PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT

Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.

CLIENT

MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

key

architecture ltd.
 2nd Floor 1122 Park Street Victoria, B.C. V8W 2R6
 phone: 250.360.1001 email: info@keyarchitect.com

CONSULTANT

Arcata
 250.413.7307 / 554 Macleod St.
 email: arcata@arcata.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
2.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
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8.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	

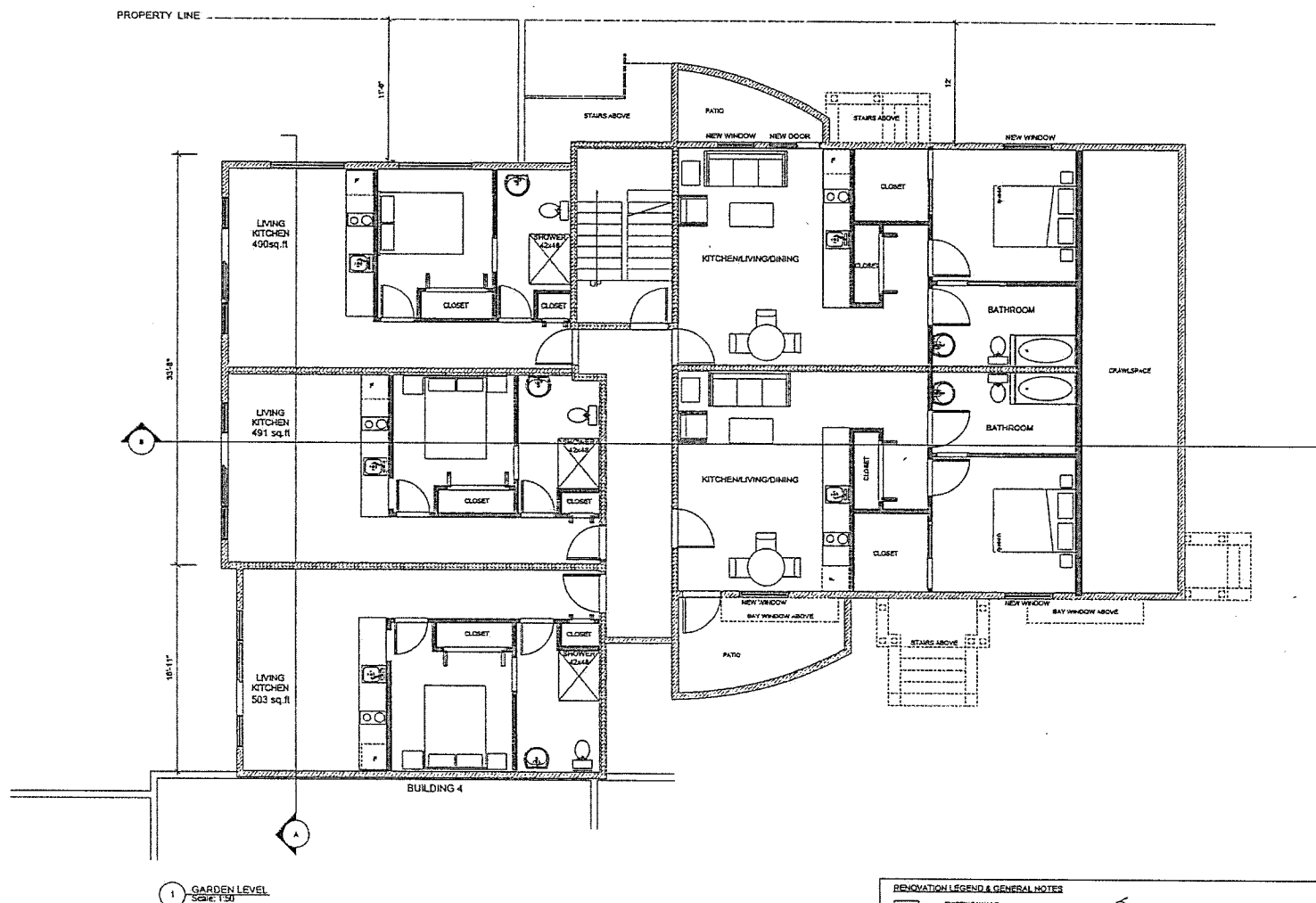
MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE
 CARTREFF RESIDENCE
 RESTORATION

DEMO PLANS

SCALE	AS NOTED	JOB No.	1124 - 1219
DATE PLOTTED	Oct. 07 2019		
Drawn by			

C.A3.1



PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
MI Ventures
 &
Norwood Group
 ARCHITECT - GRP

keay
 architecture ltd.
 240 West 122nd Street, Victoria, B.C. V8P 2P6
 250.413.7307 / 250.413.7307
 www.keayarchitects.com

CONSULTANT
Arcata
 250.413.7307 / 250.413.7307
 www.arcata.ca / info@arcata.ca

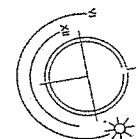
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7.	PRELIM / MEDICINE SUBMISSION	SEP. 2016	
8.	PRELIM / MEDICINE SUBMISSION	SEP. 2016	

MOUNT ST. ANGELA
 Senior Living. Redefined.













PROJECT
CARTREFF RESIDENCE RESTORATION
 LOWER FLOOR PLAN

SCALE
 AS SHOWN
 DATE PLOTTED
 Oct. 07 2016
 DRAWN BY
 C.A4.0

RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED FILL WITH INSULATION
	EXISTING WALLS - STRIPPED FILL WITH INSULATION & DRYWALL
	EXISTING WALLS - FILL WITH INSULATION & DRYWALL & PLASTER
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STYLE
	NEW RATED WALL - NEW FRAMED WALL
	NEW WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
2. WINDOW RE-INSTALLED: REBUILD WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING	



RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - REMOVED AND RE-STRAPPED, FILLED WITH INSULATION TO R20		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FILL WITH BRICK/SPONGE GLASS INSULATION TO R10		RALUHEAD
	NEW CONCRETE FOUNDATION WALLS	GENERAL NOTES:	
	NEW RATED WALL - WOODFRAMING STUDS	1. WOOD PANEL DOORS TO BE METALLISED AS PER ARCHITECTS INSTRUCTION	
	NEW RATED WALL - NEW FRAMED WALL	2. WINDOW BE INSTALLATION, REMOVE WINDOW AND FRAME	
	NEW WALL	3. METALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 200 WALLS	
		4. WINDOWS AND DOORS	

PROJECT
Mount St Angela
3-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
3rd Floor 1124 East Street Victoria, B.C. V8T 3G2
office (250) 362-1307 email: info@keyarchitecture.com

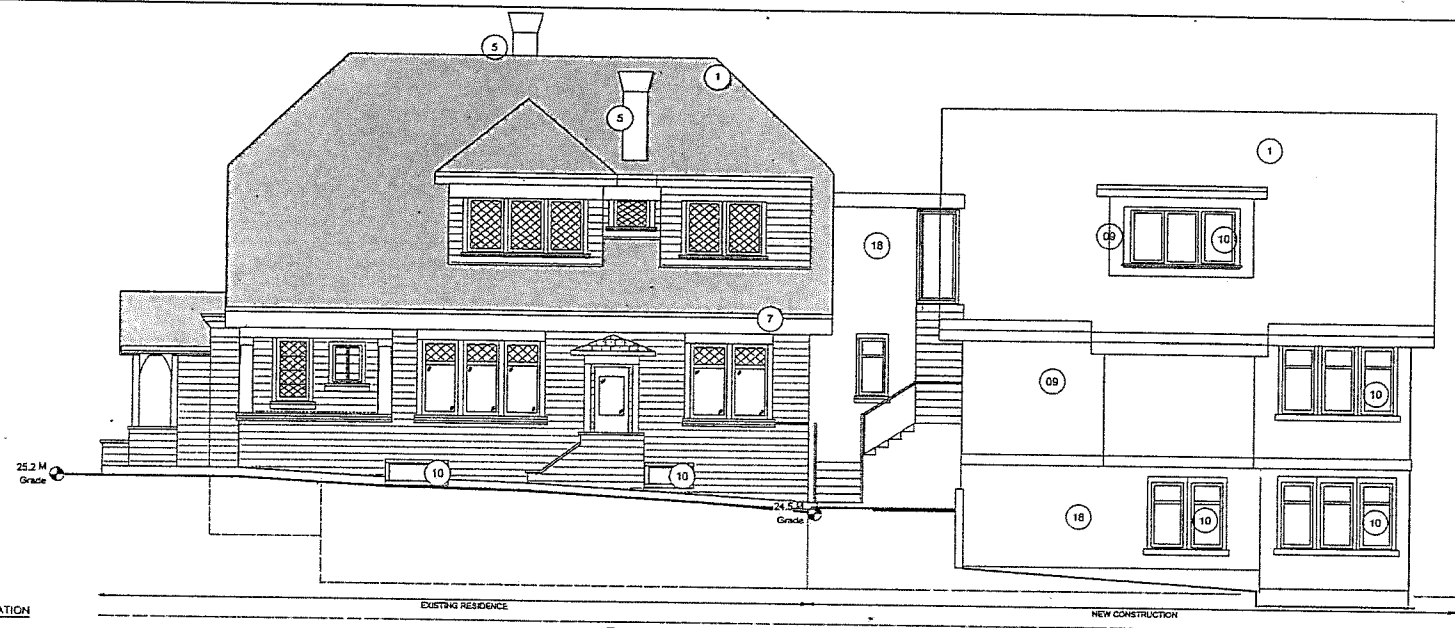
CONSULTANT
Arcata
0.413.7307 / 924 McCreary St.
Email: arcata@telus.net

COMMENTS		
NO.	DESCRIPTION	DATE
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2.	REV. MAP / REZONING SUBMISSION	SEP 2016
3.	REV- AVERAGE GRADE CALC.	NOV 2016
4.	REV- GATE AND GARAGE DOOR	MAY 2017
5.	REV- as per ADP comments	NOV 2016
6.	REV- as per MAC ADP joint comments	MAR 2017
7.	REV- as per staff comments	MAY 2017
8.	REV- as per staff comments - parking	OCT 2016

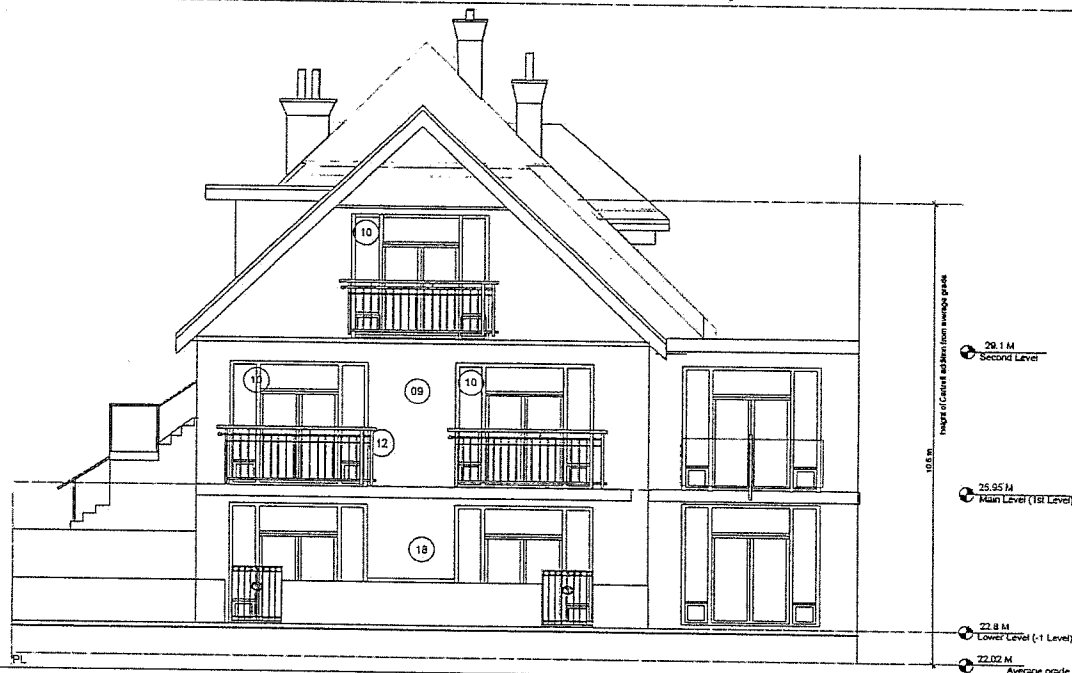
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION
UPPER FLOOR PLAN

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2010	C.A4.2
DRAWN BY	



WEST ELEVATION
SCALE 1/30



SOUTH ELEVATION
SCALE 1/30

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIREGLASS SHINGLE ROOF
2. RE AND RE CEDAR WALL SHINGLES, PAINTED
3. RE AND RE WOOD TRIM, PAINTED
4. REPAIR WOOD FRAME WINDOWS AS REQUIRED, REPAINT
5. CHIMNEYS RECONSTRUCTED
6. NEW TORCH ON MEMBRANE ROOF
7. NEW ALU GUTTERS CW ROUND RAIL
8. EXTEND EXISTING TOWER AS SHOWN TO ACCOMMODATE CUT STAIR. SHINGLE FINISH TO MATCH
9. STUCCO, PEBBLE DASH FINISH. COLOR TO SPEC
10. WOOD FRAME THERMO GL WINDOWS, PAINTED
11. ALUMINUM FRAMED THERMO GL WINDOWS, PAINTED
12. ALUMINUM PICKETS AND RAIL FOR JULIETTE BALCONY
13. BRICK WALL CW ALUMINUM GATE, PAINTED
14. TYPICAL LIMESTONE PANELS
15. METAL FLASHING, BAKED ENAMEL FINISH
16. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
17. STONE VENEER - SANDSTONE - BUFF COLOUR - HONED FINISH
18. BRICK VENEER (BROWN COLOUR)

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key

architecture ltd.
240 West 121st Street Victoria B.C. V8W 2G8
phone: 250-367-1001

CONSULTANT

Arcata
250.413.7307 / 504 MADISON BL
email: arcata@telus.net

COMMENTS

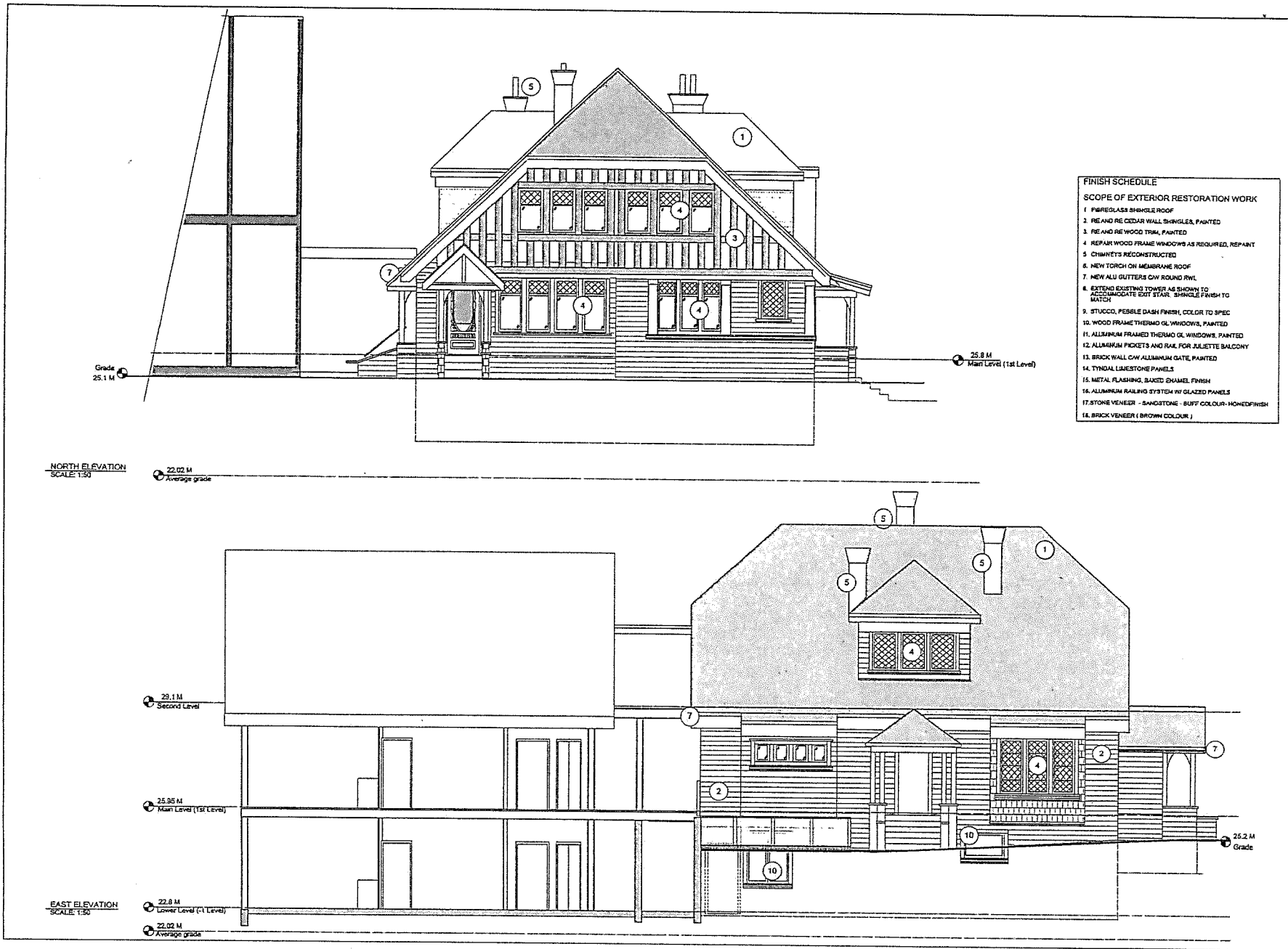
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MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION

ELEVATIONS

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT. 07 2010	
DESIGNED BY	C.A5.0



PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
250-413-7307 / 324 McCune St.
victoria bc v8t 1c1

CONSULTANT
Arcata
250-413-7307 / 324 McCune St.
victoria bc v8t 1c1

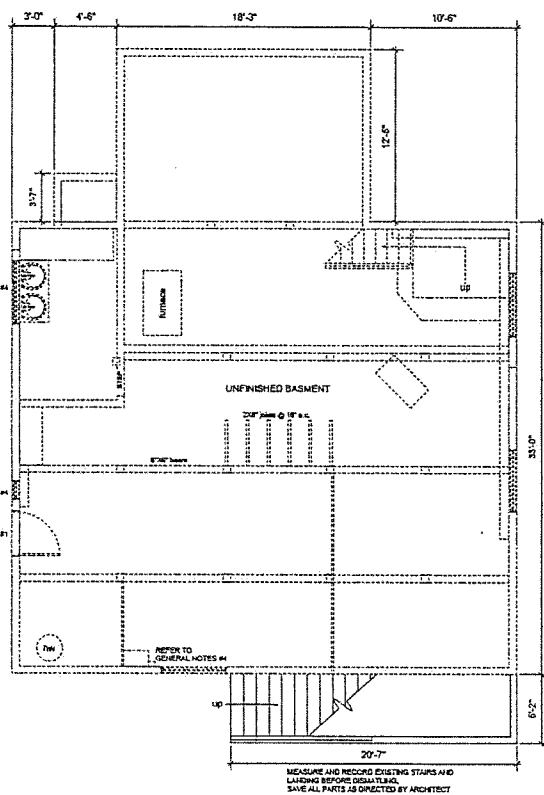
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4	REV: GATE AND GARAGE DOOR	APR 2020	
5	REV: as per RCP windows	APR 2020	
6	REV: as per HAD HAD RCP windows	APR 2020	
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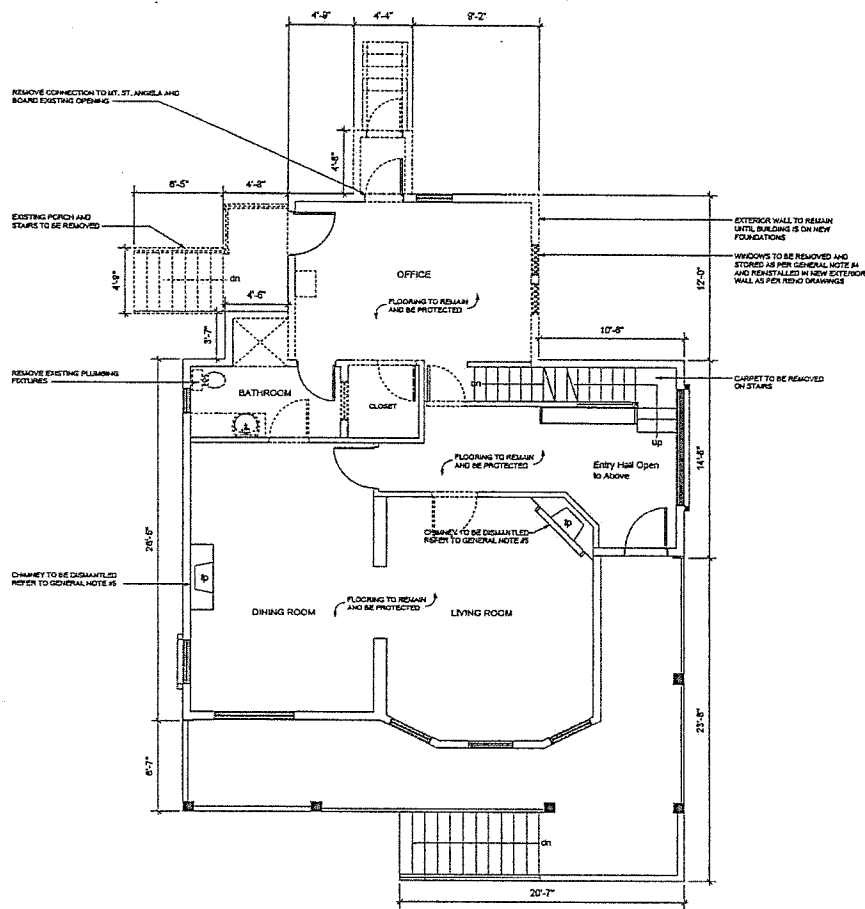
MOUNT ST. ANGELA
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SHEET TITLE
CARTREFF RESIDENCE
RESTORATION
ELEVATIONS

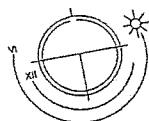
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
DESIGNED BY	C.A.5.1



1 GARDEN LEVEL
SCALE 1/50



2 MAIN LEVEL
SCALE 1/50



DEMOLITION LEGEND & GENERAL NOTES	
	EXISTING WALLS - TO BE STRIPPED OF ORYTHALPLASTER
	WALLS TO BE REMOVED
	REFER TO DOOR SCHEDULE
GENERAL NOTES:	
1. ALL WOOD PANELS, DOORS, FRAMES AND ALL HOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND REPAIRED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.	
2. REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER ELECTRICAL DRAWINGS.	
3. CONFIRM CONDITION OF ELECTRICAL BRANCH WIRING. REVIEW WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.	
4. WINDOWS AND TRAIL EXISTING FOUNDATION WALL TO BE REMOVED WITH CARE AND STORED FOR REUSE IN NEW FOUNDATIONS.	
5. DISMANTLE CHIMNEYS PRIOR TO DISMANTLING. COORDINATE WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECORDED. DO NOT DISMANTLE PRIOR TO DEMOLITION OF RESIDUALS.	
6. REMOVE ALL EXISTING PLASTER AND PLASTER TO BE REPAIRED.	
7. REMOVE ALL CARPET, VINYL, TILE, RUBBER BASE TRIMS AND WINDOW COVERINGS. REMOVE AND STORE ANY EQUIPMENT ATTRACTED AS DIRECTED BY THE ARCHITECT.	
8. REFER TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THOSE DRAWINGS.	
9. PROTECT ALL OPENINGS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.	
10. PROVIDE SECURITY TO OWNERS SPECIFICATION.	

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
Mt Ventures
&
Norwood Group

ARCHITECT - CRP

keay
architecture ltd.

CONSULTANT

Arcata
250.413.7377 / 524 MOUNT ST
email: arcata@keay.net

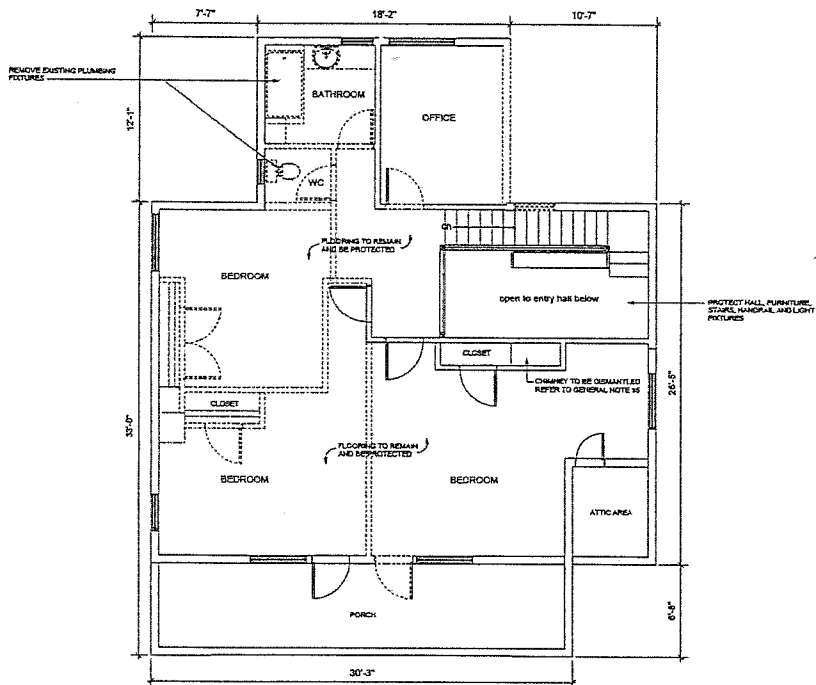
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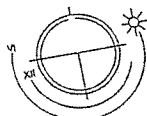
MOUNT ST. ANGELA
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TEMPLE RESIDENCE
RESTORATION
DEMO PLANS

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
04.07.2019	
DRAWN BY	T.A.3.0



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



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DEMOLITION PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DEMOLITION PLASTER
 WALLS TO BE REMOVED
 REFER TO DOOR SCHEDULE

GENERAL NOTES

- ALL WOOD PANEL DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
- REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER ELECTRICAL SCHEDULES.
- COOPERATION OF ALL ELECTRICAL BRANCH WORKING WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL SCHEDULES AND DISPOSITIONS.
- REMOVE AND DISPOSE OF ALL EXISTING FOUNDATION WALLS TO BE REMOVED WITH CARE AND STORED FOR REUSE IN NEW FOUNDATIONS.
- DEMOLITION CHAIRS, PRIOR TO DEMOLITION, COOPERATION WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECONSTRUCTED.
- REMOVE ALL EXISTING FURNITURE AND PLUMBING TO BE REPLACED WITH NEW.
- REMOVE ALL CARPET, VINYL, TILE, RUBBER BASE, TRIM AND WINDOW COVERINGS.
- REMOVE AND STORE ANY EQUIPMENT, APPLIANCES AS DIRECTED BY THE ARCHITECT PRIOR TO THE DISPOSITIONS TO BE USED IN CONNECTION WITH THESE DRAWINGS.
- PROTECT ALL OPENINGS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
- PROVIDE SECURITY TO OWNERS' SPECIFICATION.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.

220-413.7307 / 924 VICTORIA ST.
email: arcata@key.net

CONSULTANT

Arcata

220-413.7307 / 924 VICTORIA ST.
email: arcata@key.net

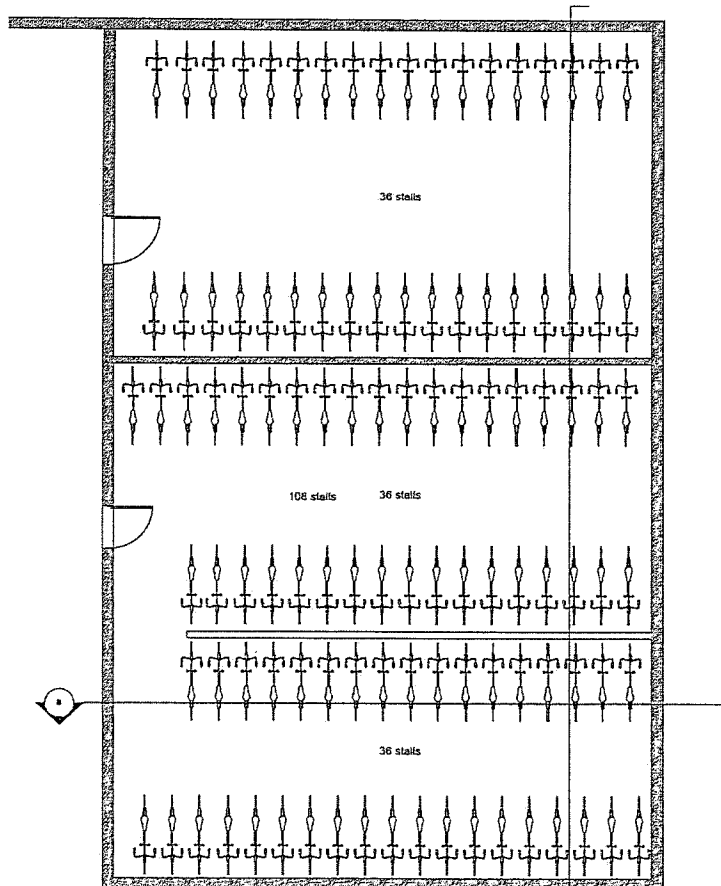
COMMENTS

#	REVISION	DATE	BY
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2	HAP / REVISION SUBMISSION	SEP 2012	
3	HAP / REVISION SUBMISSION	SEP 2012	
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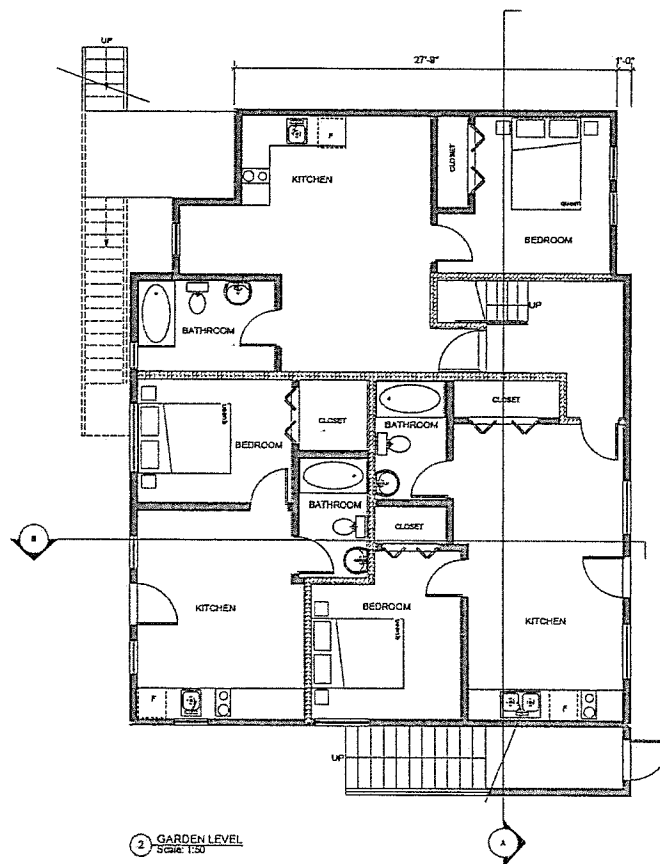
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TEMPLE RESIDENCE
RESTORATION
DEMO PLANS

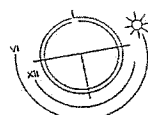
SCALE	JOB NO.
AS NOTED	1124-1410
DATE PLOTTED	
OCT 07 2012	
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	T.A.3.1



1. PARKING LEVEL
Scale 1:50



2. GARDEN LEVEL
Scale 1:50



RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION TO 200
	EXISTING WALLS - FULL WITH SPRAY FOAM INSULATION TO FIT
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXTERIOR STYLE
	NEW RATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES	
1. WOOD PANEL DOORS TO BE AS PER ARCHITECT'S INSTRUCTION	
2. WINDOW RE-INSTALLATION: REMOVE WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WINDOW ARE REMAINING	

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
304 West 11th St. Port Alberni, B.C. V9Y 3A6
403-252-3000

CONSULTANT

Arcata
250.413.7327 / 524 McCune St.
email: arcata@telus.net

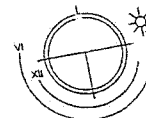
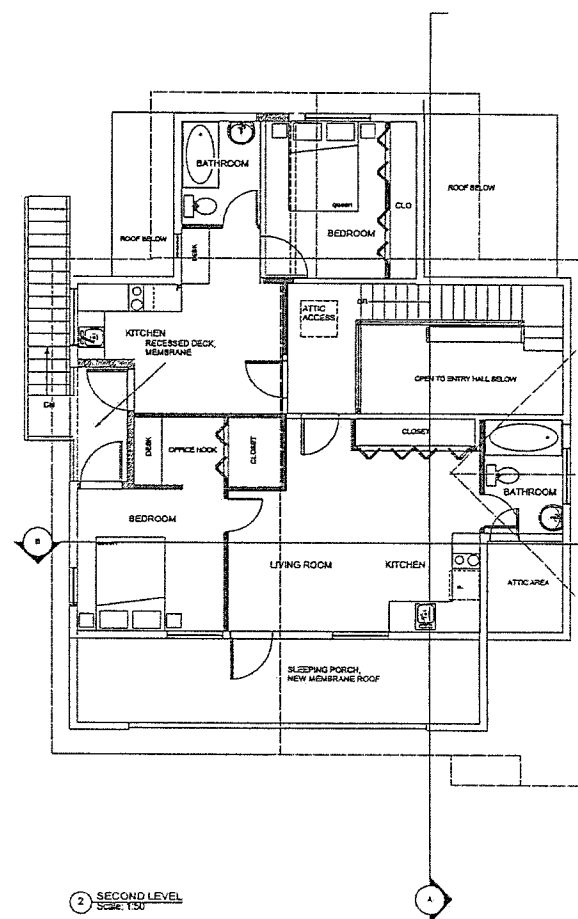
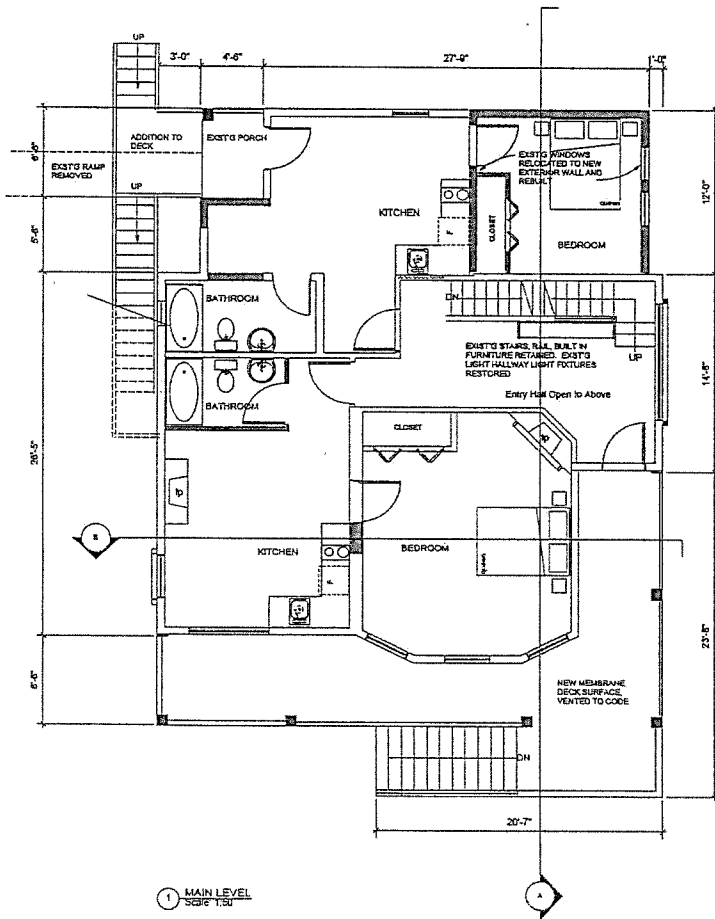
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5.	REV. HAP / REDLINING SUBMISSION	NOV. 2010	
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7.	REV. HAP / REDLINING SUBMISSION	NOV. 2010	
8.	REV. HAP / REDLINING SUBMISSION	NOV. 2010	

MOUNT ST. ANGELA
Senior Living: Redefined.

TEMPLE RESIDENCE
RESTORATION
RENO PLANS

SCALE	1:124 - 1:410
DATE PLOTTED	OCT. 07 2010
DRAWN BY	T.A4.0



RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED PLASTER
	EXISTING WALLS - STRIPPED 3/4" STRAPPING
	EXISTING WALLS - FULL WITH SPRAY FOAM GLASS INSULATION (STI)
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STICK
	NEW RATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BLANKHEAD

GENERAL NOTES

1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION
2. WINDOW RE-INSTALLED, REBUILD WINDOW AND FRAME
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay
architecture ltd.
200.413.7007 / 524 McQuire St.
email: arcata@keay.net

CONSULTANT

Arcata
200.413.7007 / 524 McQuire St.
email: arcata@keay.net

COMMENTS			
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MOUNT ST. ANGELA
Senior Living, Redefined.

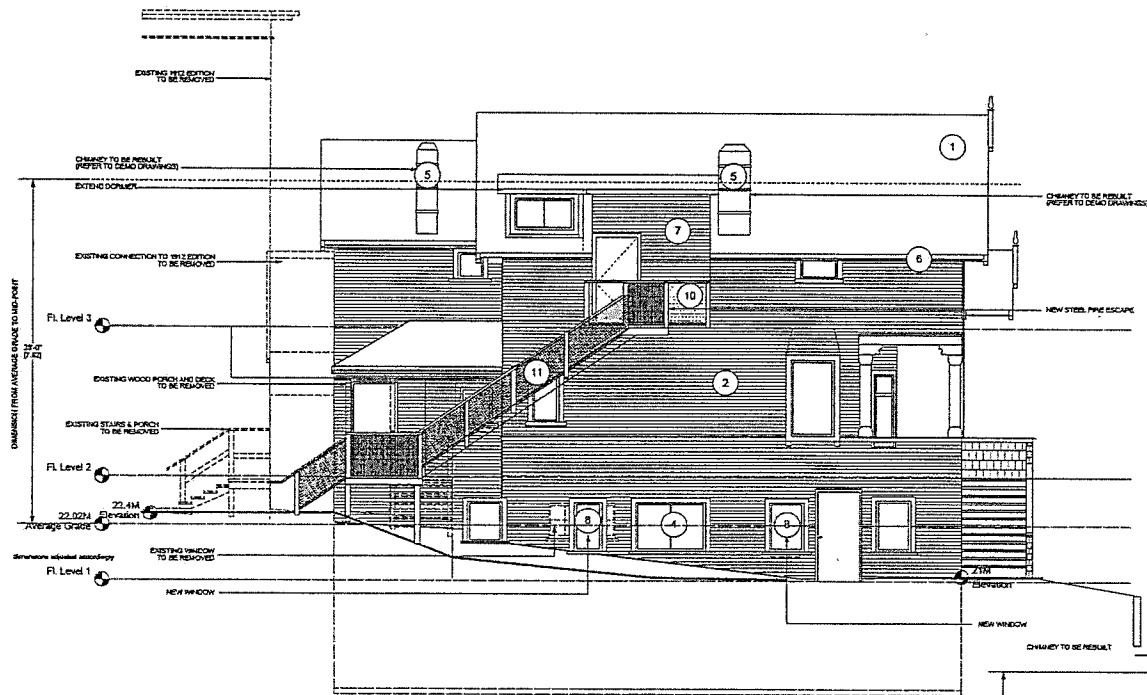
PROJECT TITLE
TEMPLE RESIDENCE
RESTORATION

RENO PLANS

SCALE
AS NOTED

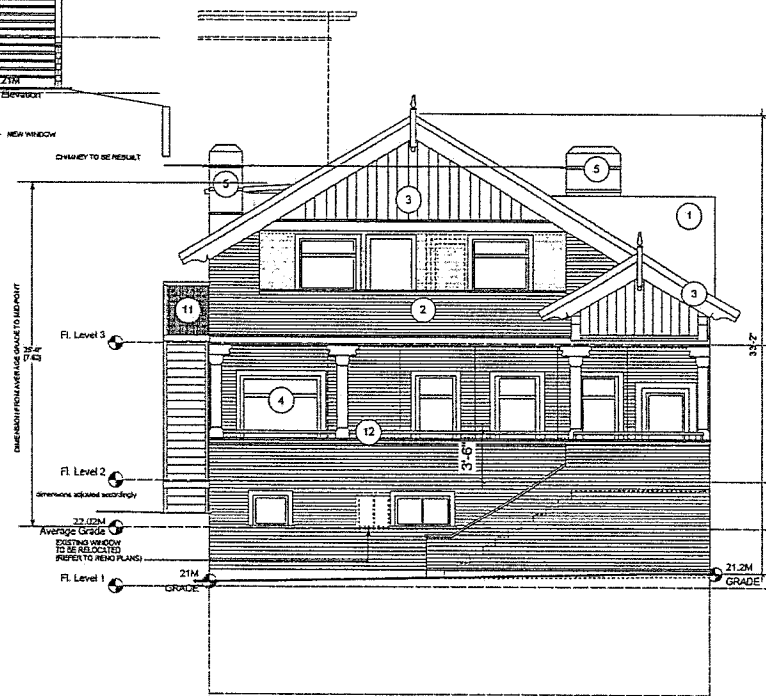
DATE PLOTTED
OCT. 07 2019

DESIGNED BY
T.A4.1



1 West Elevation
Scale: 1:100

- FINISH SCHEDULE**
- SCOPE OF EXTERIOR RESTORATION WORK**
1. FIBERGLASS SHINGLE ROOF
 2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED
 3. RE AND RE-WOOD TRIM, PAINTED
 4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT
 5. CHIMNEYS RECONSTRUCTED
 6. NEW ALU GUTTERS CW ROUND RVL
 7. NEW CEDAR SHINGLES, PAINTED, TO MATCH EXISTING RESIDENCE
 8. NEW WOOD FRAME THERMO SL WINDOWS, PAINTED
 9. METAL FLASHING, BAKED ENAMEL FINISH
 10. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
 11. STEEL FIRE ESCAPE WITH METAL MESH GUARD
 12. NEW STEEL RAIL TO MEET HEIGHT OF 42"



2 South Elevation
Scale: 1:100

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

Mi Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

Arcata
250.413.7367 / 524 McCreary St.
victoria arcata@telus.net

COMMENTS

No.	Description	Date	By
1	1. HAP / PRELIMINARY SUBMISSION	SEP. 2016	
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3	3. PRELIMINARY / PRELIMINARY SUBMISSION	NOV. 2016	
4	4. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
5	5. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
6	6. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
7	7. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
8	8. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	

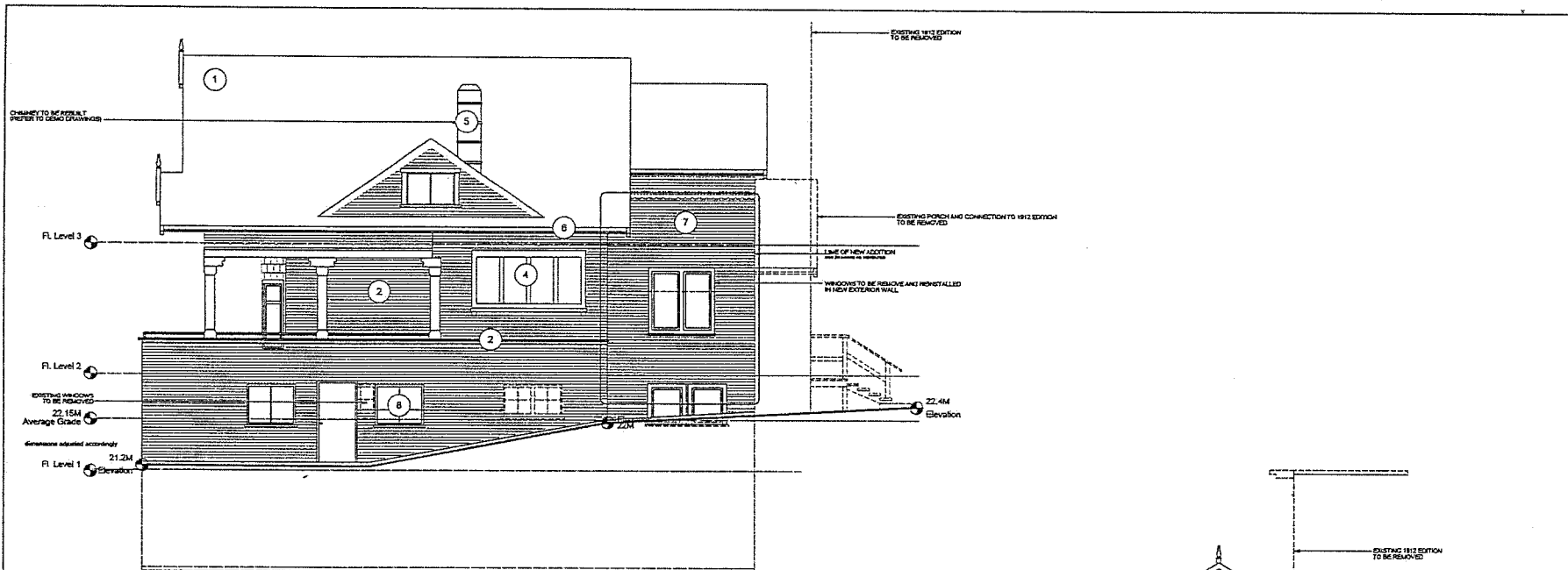
MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE
TEMPLE RESIDENCE
RESTORATION
ELEVATIONS

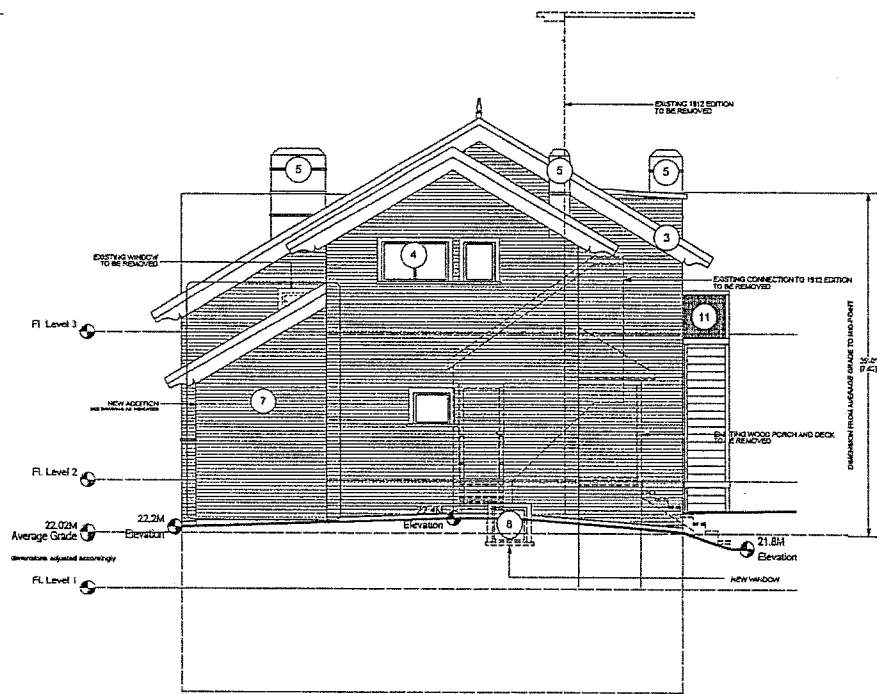
SCALE
AS NOTED

DATE PLOTTED
OCT. 07 2019

DRAWN BY
T.A.5.0



1 East Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIBERGLASS SHINGLE ROOF
2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED
3. RE AND RE-EXISTING WOOD TRIM, PAINTED
4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT
5. CHIMNEYS RECONSTRUCTED
6. NEW ALU GUTTERS C/W ROUND R/WL
7. NEW CEDAR SHINGLES, PAINTED TO MATCH EXISTING RESIDENCE
8. NEW WOOD FRAME THERMO GL WINDOWS, PAINTED
9. METAL FLASHING, BAKED ENAMEL FINISH
10. ALUMINUM RAINING SYSTEM W/ GLAZED PANELS
11. STEEL FIRE ESCAPE WITH METAL MESH GUARD
12. NEW STEEL RAIL TO MEET HEIGHT OF 42"

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key

architecture ltd.
250.413.7077 / 1924 MOUNT ST
250.413.7077 / 1924 MOUNT ST

CONSULTANT

Arcata
250.413.7077 / 1924 MOUNT ST
250.413.7077 / 1924 MOUNT ST

COMMENTS

NO.	REVISION	DATE	BY
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7	1.10.17 / 1.10.17 SUBMISSION	SEP 2017	
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MOUNT ST. ANGELA
Senior Living. Redefined.

1924 MOUNT ST
TEMPLE RESIDENCE
RESTORATION
ELEVATIONS

SCALE	AS NOTED	JOB NO.	1124-1412
DATE PLOTTED	OCT 27 2017		
DRAWN BY			T.A5.1





April 25, 2019

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

Re: Mount St Angela Seniors Development Land Lift and Amenity Contribution Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete land lift and amenity contribution analysis for the proposed rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria (the Site) from CD-10 Zone, Mount St. Angela District to a new zone with an increase in density from 1.2:1 FSR multiple dwelling to a proposed density of 1.96:1 FSR seniors residential project on the Site. This lift is expected to finance the costs of rehabilitation, restoration and seismic upgrading of the heritage buildings on the Site.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site if developed under current zoning at 1.2:1 FSR as well as the land value supported by the proposed change in density to the proposed 1.96:1 FSR. GPRA used standard developer proformas for each case to model the economics of a seniors development project assuming it already had the zoning for a density of 1.96:1 FSR. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning.

METHODOLOGY & ASSUMPTIONS

The Site is 5,429 square metres in area and can be developed under current zoning under the CD-10 zone at a density up to 1.2:1 FSR with 6,515 square metres in gross floor area of residential (net saleable/rentable area of 5,537 square metres). Parking at the base density would be in an underground parking structure. Under the proposed new zoning the additional 0.76 FSR would add approximately 4,126 square metres of gross area to the building, with a proposed mix of rental independent and assisted living units for seniors, with 5 units to be secured as below market rentals, as well as 26 independent living units and 50% of the remaining units to be secured as rental for a 20 year term through a housing agreement.

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

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the analyses GPRA has determined the residual value for the residential strata based on the developer achieving an acceptable profit of 15% on total strata project costs (calculated as a representative portion of overall project costs for the proposed development). 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.

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

The residual land values determined from this analysis of the property developed as proposed under the rezoned density of 1.96:1 FSR as seniors rental is then compared to the residual land value of the Site if developed under current zoning at 1.2:1 FSR as residential strata 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 and not from development under current zoning 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 wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which would likely be developed on the Site under current planning. Seniors rental rates were derived from a review of seniors developments offering a similar scope of supportive services in the Victoria region. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

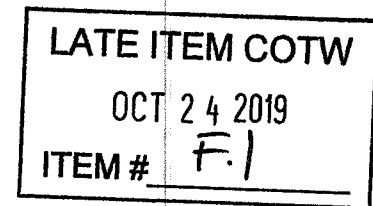
GPRA Estimates the lift from rezoning the Site from 1.2:1 FSR to 1.96:1 FSR with the uses discussed herein would be roughly \$1.35 million, with the City's 75% share totaling \$1.013 million.

However, as the purpose of this exercise is in part to determine whether the lift is sufficient to offset the cost of the heritage retention, it must be noted that the proponent has estimates for the refurbishment of the heritage building and seismic upgrades at a cost well in excess of \$5 million according to an estimate provided by Beacon Construction Consultants Inc. This would indicate that there is still a substantial shortfall between the increase in land value from the additional density and the cost of the heritage retention. As such, GPRA does not recommend the City seek any amenity contribution from the rezoning of the Site as proposed.

I trust that our work will be of use in the City's decision on the rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria. I am available to discuss this further at your convenience.



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



Committee of the Whole Report
For the Meeting of June 8, 2017

To: Committee of the Whole **Date:** May 25, 2017

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

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

WT00145 STAFF

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. reducing the rear yard setback from 5.4m to 4.7m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the Council meeting of January 12, 2017, Council passed a motion to forward the applications to the Joint Heritage Advisory Panel and the Advisory Design Panel with comments included in the follow-up staff report.

A meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel held on February 1, 2017, led to a recommendation to Council for the approval of the application with recommendations for the refinements to the proposal that are detailed later in this report. The applicant has made design revisions in response to the Panel and staff feedback.

Given that the applicant has satisfied the conditions related to this application, staff are recommending for Council's consideration that the Rezoning Application and Heritage Alteration Permit Application proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 (Mount St. Angela) Zoning Regulation Bylaw to create a new site-specific zone that permits the increase of the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 dated December 16, 2017, and presented at the Committee of the Whole (COTW) meeting of January 12, 2017, are attached for additional information and reference.

On January 12, 2017, Council passed the following motion:

"It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

- 1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.*
- 2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings.*
- 3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.*
- 4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines.*
- 5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff house.*
- 6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines."*

Issues and Analysis

Further information and analysis are provided in this report on the following items associated with this application:

- Joint Heritage Advisory Panel and Advisory Design Panel meeting
- revisions resulting from the Joint Panel's comments

- revisions resulting from staff feedback
- regulatory considerations

Summary of Joint Heritage Advisory Panel and Advisory Design Panel Report

The Application was referred to the Joint Heritage Advisory Panel (HAPI) and the Advisory Design Panel (ADP) on February 1, 2017 (draft minutes attached). The majority of the Panel agreed that the:

- scale of the development in relation to OCP had been addressed satisfactorily
- proposal appropriately responds to Standard 1 of the National Standards and Guidelines and agreed with the removal of the hotel addition and the porte cochere
- proposal appropriately responds to Standard 11 of the National Standards and Guidelines; however, modifications to the addition of the Cartreff house should be less imitative, particularly the roofline
- Conservation Plan and design detail of the Temple residence pay particular attention to sensitive restoration and reconstruction of the staircase, front wall and gate and resolve the discrepancy in the front elevation of the building itself
- moving and lifting of the Cartreff residence is no longer part of the proposal
- front garden of the Cartreff residence be reconsidered to be more in line with an Edwardian bordered garden and distinct from the rest of the frontage. It was also recommended that the applicant consider the use of the fruit trees as part of the landscape given their historical presence on site
- project be reclassified as a rehabilitation, not as preservation.

Revisions Resulting from Joint Panel Comments

Cartreff Residence

The applicant is proposing to retain the Cartreff residence in its existing location and at its existing height. Roof articulation now reflects existing conditions and reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views. The south wing addition is less imitative with a simple gable roofline, a shed roofed dormer on the west side, and a change of exterior colour that complements the Cartreff while transitioning to the darker foundation. Windows of the addition are more compatible and have been minimized on the west side to increase privacy.

Temple Residence

The applicant is proposing to reconstruct the design details of the staircase, front wall and gate as recommended in the Conservation Plan, and all reconstructed chimneys are on all roof plans, elevations, and three-dimensional views.

St. Angela College

Fenestration openings in the remnant west brick wall are consistent with existing conditions, and the intricate reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views.

Landscaping

The applicant proposes a traditional formalized garden in front of the Cartreff residence distinct from the rest of the frontage. Existing stone gate pillars will be preserved and a new forged gate will be installed. A Plant Schedule and examples are included in the application package and details the proposed tree species, specimen and massing shrubs, as well as, perennials and ground cover.

Revisions Resulting from Staff Comments

The applicant has also responded to staff comments and have included the following revisions:

- an additional visitor parking stall has been allocated in the underground parkade to eliminate a parking variance
- detail has been provided for the overhead door on Burdett Avenue which includes translucent glazing and a mullion pattern to match the surrounding glazing. The assembly is also set back within the structure by 0.4m
- the east corner of the south wing elevation has been revised with the addition of corner glazing and refined architectural details to eliminate the blank wall
- inconsistencies related to bicycle stall calculation and setbacks have been addressed.

Regulatory Requirements

The following data table has been included for clarity and includes updated information related to building height, setbacks and parking that have arisen from the revised design. The building height has increased from 20.53m to 20.55m as a result of updated average grade calculations. Typographical and rounding errors on the plans have been corrected for the front and rear yard setbacks and are detailed in the table. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,638.00*	4976.00
Height (m) - maximum	20.55* (<i>previously 20.53</i>)	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.75* (<i>previously 8.8</i>)	10.60

Zoning Criteria	Proposal	Zone Standard CD-10
Rear (McClure Street)	4.70* (building) <i>(previously 4.20)</i> 3.30* (stairs) <i>(previously 3.70)</i>	5.40
Side (east)	3.60	3.60
Side (west)	3.05 (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	4 <i>(previously 3*)</i>	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	8 <i>(previously 6*)</i>	7

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site-specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.55m; given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.55m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.75m for the front yard
- from 5.4m to 4.7m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building, 3.05m for the Cartreff Residence building, and 1.06m for the Cartreff stairs (a projection allowance is proposed to be incorporated into the new zone).

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation provided for Council's consideration.

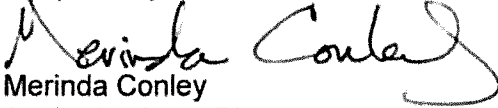
CONCLUSION

Given the results of the Joint Heritage Advisory Panel and Advisory Design Panel, as well as revisions undertaken by the applicant to address the recommendations by the Panel and staff feedback, it is recommended for Council's consideration that the Application move forward to a Public Hearing.

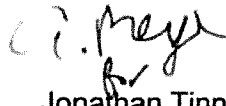
ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division

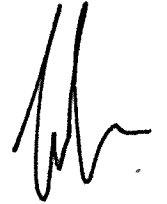


Jonathan Tinney
Director
Sustainable Planning and Community
Development Department



Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Report accepted and recommended by the City Manager:



Date: _____

May 31, 2017

Appendices:

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments:

- Minutes from January 12, 2017 Committee of the Whole meeting
- Minutes from January 12, 2017 Council Meeting
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped May 3, 2017
- Plans, dated May 3, 2017
- Staff report to Joint Advisory Design and Heritage Advisory Panel Report, dated January 19, 2017
- Minutes of February 1, 2017, Joint Advisory Design and Heritage Advisory Panel meeting



• Attachment I
• Item F.1

LATE ITEM COTW

OCT 24 2019

ITEM # F.1

Committee of the Whole Report For the Meeting of January 12, 2017

To: Committee of the Whole **Date:** December 16, 2016

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

Subject: Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00466, if it is approved, consider the following motion:

1. "That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:
 - i. Plans date stamped November 8, 2016.
 - ii. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.6m
 - b. reducing the front yard setback from 10.6m to 8.8m
 - c. reducing the rear yard setback from 5.4m to 4.2m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 1.7m for the Cartreff Residence.
 - iii. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
 - iv. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
 - v. Sustainability features and construction achieving the BUILT GREEN® Certification level.
 - vi. The Heritage Alteration Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

A heritage-designated property, pursuant to Section 611(3) of the *Local Government Act*, requires a Heritage Alteration Permit for the occurrence of an alteration, a structural change, a relocation, removal, or damage to an interior feature or fixture, or a landscape feature. In accordance with Section 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the

heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration of action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. The Application is being considered concurrent with Rezoning Application No. 00466 to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project.

A Heritage Revitalization Agreement was adopted by Council on February 14, 2008, in relation to a previous application when the property was rezoned to the current CD-10 (Mount St. Angela) District Zone in February 2008. A Development Permit and Heritage Alteration Permit were approved in March 2010 for the alternative design. These permits have since expired and are unrelated to the current application, and it is being recommended to Council in the concurrent rezoning report that all legal documents not attributable to the current proposal be discharged, which includes the Heritage Revitalization Agreement.

Staff is recommending for Council's consideration that utilizing a Heritage Alteration Permit process rather than a Heritage Revitalization Agreement to specify the conditions for the preservation, rehabilitation, and restoration of the three heritage properties provides a more direct, enforceable and elegant approach ensuring all measures are in place to respect heritage values and meet appropriate conservation standards.

The following points were considered in assessing this Application:

- The Application is consistent with the *Official Community Plan (OCP)*, 2012, that supports new additions that conserve and enhance heritage property.
- The Application is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development*.
- The Application is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

BACKGROUND

Description of Proposal

The proposal is to to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building at 917-923 Burdett Avenue. The building is proposed at six storeys. Since the ground level along Burdett Avenue is defined as a basement under the *Zoning Regulation Bylaw*, it does not count as a storey. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also incorporated into the project. The proposal is to remove the existing 1912 addition at the rear of the 1866 Angela College building, the rear annex, the porte-cochere and the third-floor link. Portions of the existing north, west and east

brick walls of the 1912 addition are proposed for retention as features in the interior atrium/galleria containing the main dining area for the residents. The exterior of Angela College would be restored in accordance with the September 2010 Mount St. Angela Conservation Plan.

The Cartreff Residence at 913 Burdett Avenue will be incorporated as part of the complex through a rear addition linking it to the main building. The residence will retain its current duplex configuration and will be moved forward 1.8m, raised by 0.53m, and placed on a new foundation which will return it to its proximate original relationship to the street and sidewalk. The brick chimneys will be measured during deconstruction to form an accurate record, which will then be used as a guide when they are rebuilt using the existing brick.

The Temple Residence at 924 McClure Street is proposed for relocation to the southeast end of the site to allow for a parking garage entrance. The interior will be reconfigured to contain seven suites, but will retain the designated interior features. The exterior finishes will be restored, and a small sympathetic one-storey addition will be located on the northeast corner. New exterior window openings and one door opening are proposed on the garden level to accommodate the new interior layout. Two windows in the northeast corner of the main level will be reused for the small northeast addition, and positioned to match the existing configuration. One window on the second level will be removed to accommodate the new interior layout. A new metal fire escape is proposed for the west elevation. The existing brick chimneys will be reconstructed using the existing brick.

The Mount St. Angela Conservation Plan for the site was prepared by a heritage consultant in March 2007 as part of a previous rezoning application. The Conservation Plan was updated in September 2010 and issued again as a separate document. The same consultant reviewed the previous plan alongside the 2010 Conservation Plan and provided an updated review of the plan in the context of the current proposed development (see attached letter, dated stamped March 18, 2016).

Sustainability Features

As noted in the Applicant's letter, date stamped November 8, 2016, the following sustainability features are proposed as part of this Application:

- building orientation to take advantage of solar gain
- high performance wood frame system
- retention of three existing buildings
- recycling of building materials from the structures to be removed from the property
- solar collectors for hot water pre-heating
- rainwater harvesting for irrigation
- permeable paving to reduce storm water runoff
- heat recovery ventilation systems
- geothermal heating/cooling
- construction to BUILT GREEN® "Gold" standard.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 108 secure bicycle racks located in the underground parkade
- 6 publicly accessible bicycle racks located outside the main entrance on Burdett Avenue
- showers and changing facilities for staff located on level one.

Advisory Design Panel Referral

This Application was referred to the Advisory Design Panel (ADP) on July 27, 2016. The Panel were asked to comment on the following aspects of the proposal:

- massing, height and transition in relation to the context
- interface on the west elevation
- loss of the mid-block walkway
- proposed finishes and materials.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

That the Advisory Design Panel recommend to Council that Rezoning Application # 00466 and Heritage Application # 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be approved with recommendations as follows:

- *to reconsider the 6-storey massing at the southwest corner*
- *to reconsider the 3-storey massing on the McClure elevation*
- *to reconsider the variety of window sizes and types*
- *resolution of structure, window glazing and materials of the window wall in the atrium to reflect the consideration that has gone into the rest of the project.*

The architect's detailed response to the Panel's recommendations (date stamped November 8, 2016) is attached to this report. The Applicant has responded to ADP's recommendations as follows:

- the proposed density decreased from 1.98:1 to 1.96:1 floor space ratio (FSR)
- the massing on the south west corner has been reduced by increasing the setback from McClure Street at the fifth storey by 1m and removing a unit on the sixth storey. This density was relocated to the south portion of the east wing on the third storey.
- the units along McClure Street have been revised to provide a unified expression for the first three storeys with modulations in the south elevation and the creation of bay windows
- additional windows have been included on the east elevation
- overall the number of window types has been reduced from 22 to 10
- additional detail for the glass atrium has been provided including structural glass fins
- the application of exterior finishes and materials has been refined.

The changes to the massing and proportion of the building in the south west corner are an improvement, and the refinement of the McClure Street frontage provides a sensitive response to the immediate context. The supporting perspective views demonstrate an articulation of the south elevation that respond well to the street with additional entrances to the ground floor units, and modulation in the façade that suggests a townhouse built form, despite the upper units being configured internally as apartments. The floor plans are not consistent with the perspective views and do not represent the same articulation of the façade, and staff therefore recommend for Council's consideration, revisions to the plans to be consistent with the architectural intent along this frontage. Appropriate wording has been included in the concurrent rezoning report to capture this requirement as a condition of setting the Public Hearing.

Heritage Advisory Panel Referral

The Heritage Advisory Panel met on July 12, 2016, (minutes attached) to review the Application. The following motion was carried (unanimously):

That the Panel recommend to Council that Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be declined.

In summary, the Heritage Advisory Panel felt the proposed development's use is inappropriate in terms of scale and its attention to the natural landscape, existing outbuildings, adjacent heritage properties and view corridors. However, staff respectfully disagrees with this assessment as the Application does meet the *Official Community Plan* (OCP) policy in terms of supporting new additions that conserve and enhance heritage property, as well as general standards of the *Standards and Guidelines for the Conservation of Historic Places in Canada* - in particular, the relocation of an historic place within its current context maintains its heritage value, and the development is physically and visually compatible with, subordinate to, and distinguishable from the historic place. The 'Analysis' section of this report provides further information on the evaluation of the Application's consistency with City policy.

ANALYSIS

Official Community Plan

The Application is supported by *Official Community Plan* policies which state:

- 8.49 Continue to support new additions that conserve and enhance heritage property, as consistent with the *National Standards and Guidelines for the Conservation of Historic Places in Canada*.

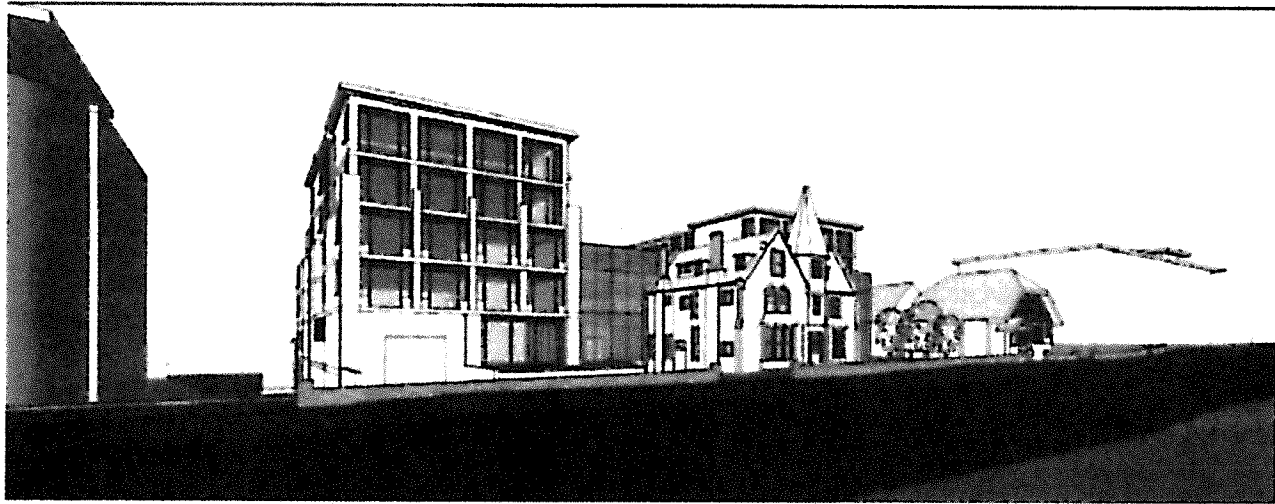
The subject property is within Development Permit Area (DPA) 16 of the *Official Community Plan* which seeks to integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to the established place character in the neighbourhood, including heritage character. Enhancing the character of the streetscape through high quality architecture, landscape and urban design, as well as creating human-scaled design, quality of open spaces, and safety and accessibility are also key objectives of this DPA.

Multi-Unit Residential, Commercial and Industrial Guidelines

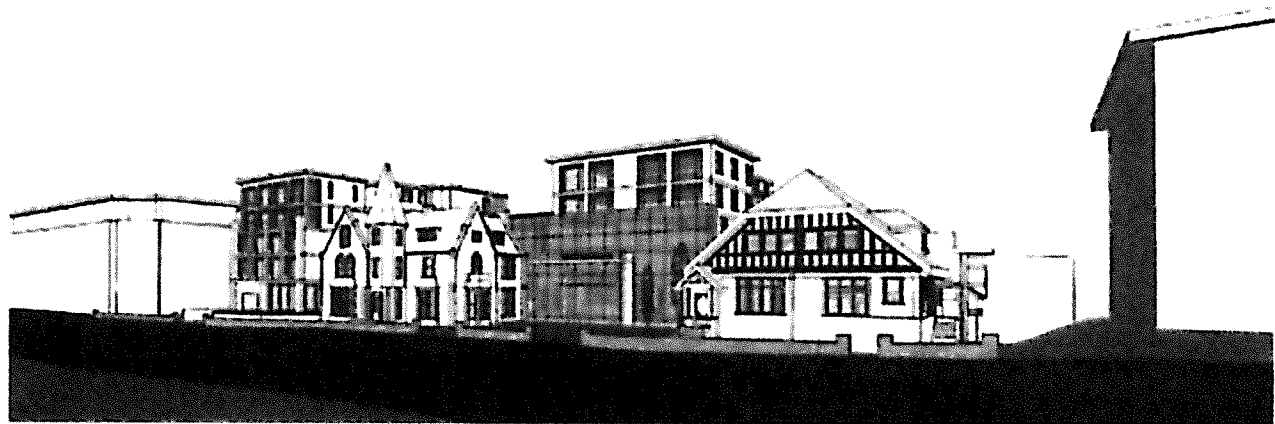
The *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are applicable and the proposal generally complies with the Guidelines as follows:

Height of Building in Relation to Context

The height of the rooftop of the proposed main east and west wings is 20.53m as measured from the site's average grade. This is approximately 1m higher than the adjacent multi-unit residential project to the east on Burdett Avenue known as the Chelsea so this is considered a reasonable fit with the context. The lower height of the Cartreff Residence provides a transition in scale to the four-storey apartment building to the west along Burdett Avenue with an approximate difference in height of 2.6m.

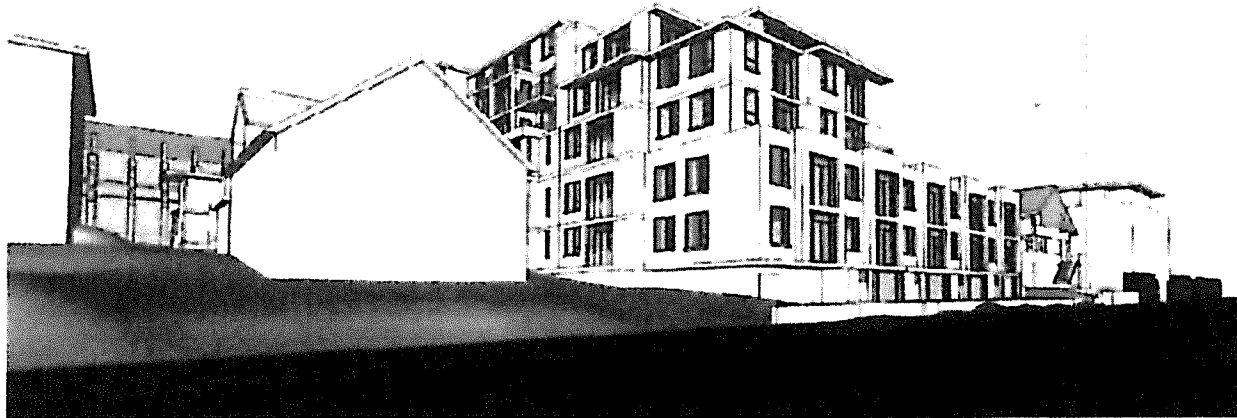


SW view along Burdett Avenue



SE view along Burdett Avenue

On McClure Street, there is a single-family dwelling located at 910 McClure Street (used as a legal duplex) immediately to the west, followed by a three and a half storey heritage-registered building known as Abigail's Hotel at 906 McClure Street. The bulk of the west wing of the proposed development does impact the adjacent house in terms of its height. Staff previously expressed concern with the south west portion of the building and the Applicant responded to comments from staff and ADP by increasing the setback at the fifth storey and removing a unit on the sixth storey as described earlier in this report. The supporting 3D views from street level along McClure Street demonstrate (provided on page 7 of this report) the effect on the overall massing, which now reads as a six storey building, consistent with the policy contained within the OCP.



NE view along McClure Street



NW view along McClure Street

Transition

The guidelines encourage new development to be compatible through sensitive design. The proposed development utilizes a transparent glass connection which provides a transitional backdrop that pronounces Mount St. Angela and the Cartreff Residence along Burdett Avenue. The darker brick veneer on the lower levels of the east and west elevations lessen the overall scale of the development by grounding the structure and creating a more solid transition to each of the three designated structures. At the same time, additional lighter-finished upper levels tend to be emphasized less with the selection of lighter material colours and glass. The proposal has created a more sensitive transition to the adjacent lot by aligning the parkade structure with the building above. This area is proposed to be landscaped with patio seating, paving, plants and shrubs as noted on the landscape plan.

Relationship to the Street

The proposed development respects the dense vegetation and tree canopy of Burdett Avenue by setting back the new portions of the building, and maintaining the existing spatial relationships of the heritage buildings with the street. The landscape treatment of the Burdett Avenue frontage and retention of the stone wall further reinforces this relationship.

On McClure Street, the project proposes a lower scale rhythm of façade elements reminiscent of the exterior colour pattern of the 1912 addition, and is set apart from, and not exceeding the height of, the relocated Temple Residence. The stone wall abutting the south property line will be retained with modifications for vehicle and pedestrian entrances as well as ground-oriented units on the south wing and the relocated Temple Residence.

Human Scale, Massing, Height and Architectural Features

The Guidelines encourage human scale in the design of buildings and public space that enhances local area distinctiveness with features that contribute to a sense of place. The building massing is visually broken down by utilizing varying heights, different materials (stone, brick and glazed curtain wall), horizontal overhangs, and stepping back of upper floors.

Although the building may be perceived as seven storeys from some perspectives along McClure Street, the structure is a six-storey building as the lowest storey meets the definition of basement under the *Zoning Regulation Bylaw* and is excluded from the storey calculations. The mechanical penthouse is also excluded from the storey calculation as it does not contain a roof. The proposed two-storey portion on the south wing contains ground-oriented units that are visually broken into human-scaled proportions through form, surface treatment and colour. It relates well to the relocated Temple Residence, and provides a good transition to the adjacent Chelsea building. Private alcove recesses along McClure Street make a transition from the private realm of the residences to the public realm of the street.

The stepping back of upper floors, mentioned previously, helps to mitigate the perception of the height from McClure Street.

Exterior Finishes

The primary exterior building materials are a combination of buff stone and brown and white brick veneers, glass curtain walls with structural glass fins, glass canopy, and decorative metal railings. Exterior finishes of Mount St. Angela, the Cartreff Residence and the Temple Residence will be fully restored.

Open Spaces and Landscaping

The open spaces of the project are enhanced through the landscape treatment, including ornamental ponds, glazed pergolas, a community herb garden and landscaped courtyards. The roofscape is enhanced by the proposed green roofs on the south wing on McClure Street and a portion of the east wing. Although staff have raised concerns regarding the impact of the west elevation with the adjacent building at 910 McClure Street, this portion of the proposal would be extensively landscaped with trees, shrubs and seating areas, which will assist in softening the building edge on this elevation. The proposal also benefits from some reductions in massing and increasing the stepping back portion of the upper levels on this side.

2010 Conservation Plan

The September 2010 Conservation Plan (updated from the previous March 2007 Conservation Plan) prepared by Donald Luxton and Associates provides a comprehensive plan for the conservation and rehabilitation of the heritage buildings on the site. This latest proposal plan has been reviewed by this consultant and found to be in conformance with the 2010 Conservation Plan (see attached letter, date stamped March 18, 2016).

Heritage Context

The proposal includes the demolition of the rear 1912 addition to Angela College to permit the new development on the site. This rear wing was previously approved for removal as part of the rezoning for the site approved by Council on February 14, 2008. Portions of the west and east brick exterior walls will be retained as features in the interior atrium/galleria containing the main dining area for the senior's residence.

The most significant aspect of the Application is the design of the new building and its relationship to the existing heritage buildings on the site. The concept is for a three-storey glazed curtain wall which will link the south wall of the 1866 Angela College building to the south end of a new addition to the Cartreff Residence at 913 Burdett Avenue. It will also link to a six-storey wing on the east end of the complex that steps down to four storeys adjacent to the Temple Residence, thereby providing a transparent, neutral backdrop to the prominent heritage buildings. The siting will also retain the existing spatial relationship between Angela College and the Cartreff Residence in a landscaped setting respecting the character of the 900 block of Burdett Avenue which has large trees on the boulevard and adjacent properties. The front elevation of the east wing is designed with a combination of a brick base, sandstone veneer on the upper floors, and glazed window walls to relate to the materials of Angela College. The massing of the project is concentrated in the centre of the block to allow for lower portions adjacent to the two or three-storey heritage buildings.

Standards and Guidelines for the Conservation of Historic Places in Canada

Relevant guidelines from the *Standards and Guidelines for the Conservation of Historic Places in Canada* include the following:

4.3.1 - Exterior Form

Recommended:

- 6 Retaining the exterior form by maintaining proportions, colour, and massing and the spatial relationships with adjacent buildings.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
- 13 Selecting the location of a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

With respect to the preservation and restoration approach to Angela College:

- 24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.
- 25 Removing a non character-defining feature of the building's exterior form, such as an addition built after the restoration period.
- 26 Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence.

4.5.1 - All Materials

Recommended:

- 14 Repairing or replacing materials to match the original as closely as possible, both visually and physically.

4.5.2 - Wood and Wood Products

Recommended:

- 14 Retaining all sound and repairable wood that contributes to the heritage value of the historic place.
- 17 Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.
- 20 Replacing in-kind an irreparable wood element, based on documentary and physical evidence.

The concept respects the above recommendations contained in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed new building complex links to the two heritage-designated buildings on Burdett Avenue through the rear elevation in both cases, thus minimizing the loss of historic features. The design of the new building repeats some of the primary materials of the original Angela College such as brick and Tyndall limestone, while still designed with a contemporary expression, thus providing a compatible but differentiated addition that preserves the historic character of the original.

The Temple Residence has several additional window and door openings on the lower level which are not original to the structure. The Applicant proposes to retain, repair and reuse existing wood frame windows, and new window openings and new window types will be reflective of the era and style of the house.

The changes proposed for the heritage-designated stone wall at the front of the property along Burdett Avenue are required as detailed on the new landscape plan, and will conserve and integrate the original materials and gateposts.

Regulatory Requirements

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.53m. Given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.53m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.8m for the front yard
- from 5.4m to 4.2m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building and 1.7m for the Cartreff Residence.

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation for Council's consideration.

Tree Preservation Bylaw

The proposal would result in the loss of three trees along McClure Street and the relocation of one along Burdett Avenue. The proposal is to replace these with three street trees consistent with City standards along Burdett Avenue. An arborist report will be required at the same time as a building permit application, which will outline the construction impact mitigation measures to successfully retain the existing trees along the Burdett Avenue street frontage. One Garry Oak tree would be removed as part of the proposed development, since it is located within the proposed building envelope. This is the only bylaw protected tree within the subject site and would be replaced at a ratio of 2:1 as per the requirements of the *Tree Preservation Bylaw*.

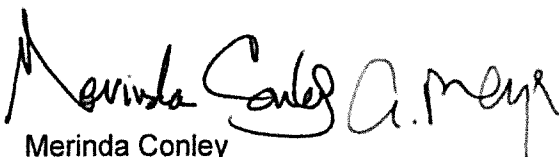
CONCLUSION

Staff recommend that the overall concept of the Application, including the relocation of the heritage houses to allow a more efficient use of the site, has merit and that the concept of linking heritage structures by glazed additions has been successfully used in other jurisdictions. Careful attention to detail will be critical to success. Given the scope and complexity of the project, staff also recommend that a "Certified Professional" architectural heritage consultant be commissioned by the Applicant to oversee all heritage conservation work to ensure consistency with the Heritage Revitalization Agreement and *Standards and Guidelines for the Conservation of Historic Places in Canada*.

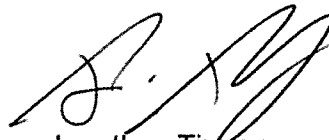
ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

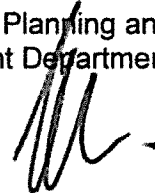


Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

Appendices

Conditions of Heritage Alteration Permit No. 00214

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background documentation, dated November 15, 2016
- Letter from Safe Design Council, received February 12, 2016
- Design Rationale, dated November 8, 2016
- Mount St. Angela Conservation Plan, Donald Luxton and Associates, September 2010
- Letter from Donald Luxton, date stamped March 18, 2016
- Plans, dated November 8, 2016
- Land lift analysis, dated October 27, 2016
- Staff report to Heritage Advisory Panel, dated July 5, 2016
- Minutes of July 12, 2016, Heritage Advisory Panel meeting
- Staff report to Advisory Design Panel, dated July 27, 2016
- Minutes of July 27, 2016, Advisory Design Panel meeting.



Committee of the Whole Report

For the Meeting of January 12, 2017

To: Committee of the Whole

Date: December 16, 2016

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

Subject: Rezoning Application No.00466 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and direct staff to set a Public Hearing date once the following conditions are met:

1. Plan revisions to allocate an additional parking stall for visitor use;
2. Plan revisions to demonstrate articulation of the south elevation and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff including the following:
 - a. S.219 Covenant relating to the provision of full frontage works;
 - b. Statutory Right-of-Way for the provision of a 1.2m public walkway;
4. Introduction of bylaws to repeal the formerly adopted bylaws from past development proposals, including a bylaw pursuant to a Heritage Revitalization Agreement and a bylaw pursuant to a Housing Agreement, as required;
5. Preparation of the following documents, executed by the applicant to the satisfaction of City staff:
 - a. Housing Agreement to secure a minimum of 50% of the units as market rental and a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and that the former Housing Agreement be repealed and terminated;
 - b. Section 219 Covenant for sewage attenuation, as required, to the satisfaction of City staff;
 - c. Agreement to terminate Heritage Revitalization Agreement related to past development proposal."

LEGISLATIVE AUTHORITY

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

the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 913-929 Burdett Avenue and 914-924 McClure Street. The proposal is to amend the existing CD-10 (Mount St. Angela) Zone to increase the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site.

The following points were considered in assessing this application:

- the application is consistent with the OCP Urban Residential urban place designation, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations for the advancement of plan objectives
- the application meets the objectives of the Placemaking policy, Economy policy and Density Bonus policy in the *Official Community Plan (OCP)* which directs continued support for heritage conservation. A detailed analysis of the Heritage Alteration Permit is provided in a separate report, along with conditions to secure the rehabilitation and seismic upgrading of the heritage-designated building
- a third party economic analysis of the project was completed which states that the proposed increase in density is required in order to off-set the costs of retaining and rehabilitating the heritage-designated building. The analysis determined that the cost of retaining and rehabilitating the Heritage Registered façades was in excess of the projected value of the land lift associated with the project
- a Housing Agreement is recommended to ensure a minimum of 50% of the units are retained as market rental and a minimum of 26 units be used as assisted living for a minimum period of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

BACKGROUND

Description of Proposal

This Rezoning Application is to amend the Zoning Regulation Bylaw to create a new site specific zone that permits increased density.

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway along the eastern edge of the property

- additional building height from 13.6m to 16.5m.

Affordable Housing Impacts

The applicant proposes the creation of 106 new residential units plus 26 assisted living units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that a minimum of 50% of the units are retained as market rental for a minimum period of 20 years and that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

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

Active Transportation Impacts

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Heritage Alteration Permit Application for this property.

Public Realm Improvements

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

Land Use Context

The area is characterized by a mixture of four and five storey multi-residential buildings along Burdett Avenue and lower scale residential along McClure Street. Christ Church Cathedral is situated opposite the subject site and contains four heritage-designated buildings.

Existing Site Development and Development Potential

The site is presently occupied by three heritage-designated buildings: Mount St. Angela College and the Cartreff residence along Burdett Avenue, and the Temple residence at 924 McClure Street. Two non-heritage-designated two-storey buildings are located at 929 Burdett Avenue and 914 McClure Street, which would be removed to accommodate the development.

Under the current CD-10 (Mount St. Angela) District Zone, the property could be developed as a four-storey multiple-dwelling with a maximum density of 1.3:1 FSR.

Data Table

The following data table compares the proposal with the existing CD-10 (Mount St. Angela) District Zone. The current zone is divided into two development areas; for the purpose of this comparison, these development areas have been combined. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00

Zoning Criteria	Proposal	Zone Standard CD-10
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,630.00	4976.00
Height (m) - maximum	20.53*	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.80*	10.60
Rear (McClure Street)	4.20* (building) 3.70* (stairs)	5.40
Side (east)	3.60	3.60
Side (west)	1.70* (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	3*	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	6	6

Relevant History

The property was rezoned to the current CD-10 (Mount St. Angela) District Zone on February 14, 2008. A Development Permit and Heritage Alteration Permit were approved on March 25, 2010 for an alternative design. These permits have since expired and are unrelated to the current application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales Community Association CALUC at a Community Meeting held on June 15, 2015. A letter dated June 19, 2015 is attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the subject property as being located in the "Urban Residential" designation which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported where proposals significantly advance Plan objectives and are located within 200m of the Urban Core. Although the proposal falls just outside the Urban Core at 220m, it does advance other objectives in the OCP such as the retention and seismic upgrades of the heritage designated buildings. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans (in this case, the *Humboldt Valley Precinct Plan*).

While the applicant is proposing density and height above the base density envisioned for the Urban Residential designation, the Placemaking Policy (8.52) in the OCP directs continued support for heritage conservation through incentives and allowances including property tax reductions, bonus density provisions and zoning variances.

The proposal is consistent with the place-character features envisioned for the Urban Residential designation through the provision of variable yard setbacks, with primary doorways facing the street. It is also consistent with other Placemaking policies that require new development to give careful consideration to maintain the views of identified heritage landmark buildings. The proposal includes view perspectives towards Christ Church Cathedral and has identified that there will be minimal impact on these views during the fall season. The dense tree canopy would obscure some views during the summer months.

The OCP encourages a range of housing types, forms and tenures across the City. The applicant is willing to include, as a voluntary amenity, the rental of at least 50% of the units (a minimum of 53 units) at market rate secured through a Housing Agreement. The Housing Agreement would also ensure that future strata bylaws could not prohibit strata owners from renting residential strata units.

Humboldt Valley Precinct Plan

The Applications are not consistent with the policies in the Humboldt Valley Precinct Plan which designate the subject property for institutional use up to four storeys. The properties at 914 and 924 McClure Street are identified for residential use up to three storeys, although the Plan does also recognise 914 McClure Street specifically as being a potential site for redevelopment.

The proposal is for a six-storey building, which is greater than the building heights envisioned in the Plan (four storeys along Burdett Avenue and three stories along McClure Avenue). Although technically the proposal is not consistent with this policy, it should be noted that the OCP provides the most current policy direction as it relates to density and building heights. The Plan encourages new development to respect the scale and massing of the surrounding area and this was an item identified for review by the Advisory Design Panel. Further details are provided in the concurrent Heritage Alteration Permit report.

Mid-Block Walkway

Previous versions of the proposal included a mid-block walkway connecting Burdett Avenue with McClure Street along the eastern property boundary, consistent with the Humboldt Valley Precinct Plan and current zoning; however, as noted in the applicant's letter, feedback from the community indicated this was not a desirable amenity. As a result, the mid-block walkway is not included in the current proposal. The applicant has also included a letter from the Safe Design Council, which concludes that a mid-block walkway would result in an increased perception of crime. Staff recommend for Council's consideration that this requirement be removed.

Third Party Economic Analysis

Paul Rollo and Associates was engaged to undertake an economic analysis of the project in order to justify that the proposed increase in density was required in order to off-set the costs of retaining and rehabilitating the Heritage Registered building façades. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 the resulting land lift was approximately \$3 million; however, the applicant proposes the rehabilitation of the Heritage Registered building including seismic upgrading. Based on a construction cost estimate provided by a professional quantity surveyor, the cost associated with this work is estimated at \$4.3 million.

In accordance with City Policy, bonus density incentives may be considered where heritage conservation is proposed. As a result, if Council is supportive of the Application moving forward for consideration at a Public Hearing, staff recommend that Council consider requiring specific conditions in association with the Heritage Alteration Permit to secure the retention and rehabilitation of the Heritage Registered building in lieu of monetary contributions to the City's Public Realm Improvement Fund and Heritage Building's Seismic Upgrade Fund, which would normally be based on top of the lift.

Sewage Attenuation

Sewage attenuation may be required for infrastructure improvements to support the proposed increase in density from the 1.3:1 FSR maximum for multiple dwellings in the existing zoning entitlement, to the proposed density of 1.96:1 FSR. The applicant has confirmed that a report from a qualified engineer will be submitted in order to evaluate the need for sewage attenuation. Should any amount of attenuation be necessary, a Section 219 covenant will be required to secure this commitment. Preparation of the S.219 covenant is required prior to a Public Hearing addressing this issue.

Legal Agreements

A number of legal agreements exist pertaining to the previous proposal. This includes a Heritage Revitalization Agreement (HRA) for the heritage buildings on the property, as well as a S.219 covenant for frontage works and a Statutory Right-of-Way (SRW) for a 1.2m mid-block walkway from Burdett Avenue to McClure Street. These documents are no longer attributable to the current proposal, therefore staff recommend for Council's consideration that these documents be rescinded. Further analysis of the HRA is included in the concurrent Heritage Alteration Permit No. 00214 report.

Staff recommend that Council consider requiring a new Housing Agreement, as authorised by Section 483 of the *Local Government Act*, to secure a minimum of 50% of the market seniors

rental units (at least 53 units) and that 26 of the units be used as assisted living for a minimum period of 20 years.

Regulatory Considerations

Building Height and Setbacks

The applicant proposes the new zone to include a maximum building height of 20.53m. Given the importance of the relationship of the new buildings to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This would allow Council to consider issuing a Heritage Alteration Permit with Variances for the new structure, as proposed in Heritage Alteration Permit Application No. 00214. This also ensures that the additional height could only be achieved through a variance process and not become an entitlement entrenched in the zoning, becoming a right for any future proposal that may be advanced if this proposal is not built. Similarly, a number of setback variances are proposed when compared to the current zone as outlined in the data table. Staff have provided further review of these in the concurrent Heritage Alteration Permit report.

In accordance with City Policy, zoning variances (including building height and setbacks) may be considered where heritage conservation is proposed. Staff have provided more detailed comment on the proposed height variance in the Heritage Alteration Permit report.

The floor plans associated with Heritage Alteration Permit Application No. 00214 do not accurately reflect the architectural intent to provide articulation along this façade. Normal practice is for minor design revisions to take place prior to issuance of a Heritage Alteration Permit, but in this circumstance the amendment may affect the setback variance along McClure Street. Staff therefore recommend for Council's consideration that this be corrected prior to setting a Public Hearing.

Parking

The requirement for 60 stalls in the existing zoning is based on the previous proposal. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw*, a total of 42 stalls are required (37 stalls for seniors residential and 5 stalls for assisted living/community care). A total of 46 stalls is being proposed and three of these stalls are identified as visitor parking, which is one fewer than the requirements (based on 10% of 37 stalls); however, reallocating one of the underground stalls for visitor use would eliminate the visitor stall parking variance. Appropriate wording has been included in the staff recommendation for Council's consideration to revise the plans accordingly.

CONCLUSIONS

Although the Application is not consistent with the Humboldt Valley Precinct Plan as it relates to density, it does further the goals and objectives noted in the OCP and the DCAP regarding heritage conservation and place making. As the applicant is proposing to include a minimum of 50% of the dwelling units as market rental for a minimum period of 20 years and the upgrades to the heritage designated buildings will be secured through the Heritage Alteration Permit, the proposed increase in density is considered appropriate in this location. It is recommended for Council's consideration that the Application move forward for a Public Hearing subject to the conditions provided in the staff recommendation.

ALTERNATE MOTION

That Council decline Application No. 00466 for the property located at 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,



Charlotte Wain
Senior Planner, Urban Design



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background Documentation, dated December 15, 2016
- Letter from Safe Design Council, received February 12, 2016
- Design Rationale, dated November 8, 2016
- Mount St. Angela Conservation Plan, Donald Luxton and Associates, September 2010
- Letter from Donald Luxton, date stamped March 18, 2016
- Plans dated November 8, 2016
- Land lift analysis dated October 27, 2016
- Staff report to Heritage Advisory Panel, dated July 5, 2016
- Minutes of July 12, 2016, Heritage Advisory Panel meeting
- Staff report to Advisory Design Panel, dated July 27, 2016
- Minutes of July 27, 2016, Design Advisory Panel meeting.

Heather McIntyre

From: Alieda Blandford [REDACTED]
Sent: October 22, 2019 10:16 AM
To: Victoria Mayor and Council
Cc: Riga Godron; Yuka Kurokawa; Leslie Robinson; Amy White
Subject: 913-929 Burdett Avenue and 914-924 McClure Street

Dear Mayor and Council,

I wish to express my support of the proposed development at 913-929 Burdett Avenue and 914-924 McClure Street as outlined in [Thursday's agenda](#) (p.51). (I am also in favour of the development proposed at 1046 North Park St, for adults living with mental illness.)

I am pleased that the Mount St. Angela's development makes considerations for the needs and desires of Victoria's residents. The character of the building will be retained, and more importantly, this development will deliver several affordable rental units for seniors, as well as assisted living facilities. Our residents are very sorely in need of purpose-built rentals; affordable units and assisted living facilities are also in high demand.

With that said, I am disappointed that only half of the units in this proposal will be designated as rentals, and then only for 20 years. The five affordable units and the 26 assisted living units will also only be available for 20 years. I would ask the City to push for a better deal for Victoria's senior residents: more rental units, more affordable units, and/or for a longer period of time: at least 25 or 30, and ideally a minimum of 50 years.

Otherwise, seniors who begin tenure in these affordable and assisted-living rental units in the near future will quickly face housing insecurity and rising rents at a time when they should be comfortable, safe, and cared for.

Thank you for your consideration. I know you will do all you can to secure the best deal possible for our senior citizens.

With warm regards,

Alieda Blandford
Renters' Advisory Committee Member

Heather McIntyre

From: Victoria E. Adams [REDACTED]
Sent: October 22, 2019 5:11 PM
To: Victoria Mayor and Council
Subject: Land Use Matters - 913-929 Burdett Ave., 914-924 McLure Street

City Council
City of Victoria

I cannot support this residential development project as a senior, a tenant, and a taxpayer in the City of Victoria.

There are several problems with this proposed housing development.

1. Why is the city approving even more site-specific zoning, when no other municipality in BC is doing do?

The City of Victoria has more than 770 site specific zones! Far from simplifying the zoning categories for Victoria, the City is simply perpetuating a system of one-off zoning requests to perpetuate land value appreciation for owners in an already unaffordable real estate market. Why doesn't the R-91 (North Park District Residential Zoning) apply to this residential project?

2. This development has no net public benefit in spite of the fact that it is a 106-unit residential development.

The land lift analysis points out that although the owner will benefit from increased density from 1:3:1 to 1:96:1 FSR, the land lift value was reduced to \$1.3 million, while the owner's heritage preservation and seismic upgrading cost would exceed \$5 million. There will be no public benefit since the owner's costs will exceed the value of the land lift. What has not been revealed is whether the properties within the complex designated "heritage" have received any civic grants or tax exemptions to maintain or upgrade the properties.

3. Parking requirements for 60 spaces (46 for residents and 13 for visitors) are based on the previous proposal. The new proposal reduces the total number of parking spaces to 56 and replaces the space with cycling storage and change room facilities. The real question is, if affordability, accessibility, social equity, reduction of GHGs are to be considered a public benefit, why not eliminate private parking for residents by including a limited number of car-share spaces for residents, and limited parking for visitors. This would align with the city's Active Transportation/Mobility strategy, climate action plan, and reduce the per unit housing costs.

4. Covenants for the property have been removed. In spite of the increased density, engineering reports there is no impact on the existing sewage infrastructure from this project. Where is the evidence? What staff have not considered is how new development in this area will impacted by or limited by the carrying capacity or loads whether for potable water, sewage, storm drainage, waste removal, as well as road capacity due to increased volume of traffic.

5. In the absence of an evidence-based, consistent and Housing Agreements policy, individual housing agreements appear to be entirely discretionary based primarily on the interests and needs of the owner/investors. Where is the public benefit ensured in the city's housing agreement policy and, how are the most vulnerable occupants, i.e. tenants, modest-income seniors protected? Why is housing tenure protected

for 20 years, but not 50 years, or in perpetuity? Furthermore, there are no limitations on the conversions to strata, or the conditions of the unit sales. What does “affordable” housing mean? If five units are designated “affordable” (according to the City’s “Inclusionary Housing and Community Amenity Policy”, how much will seniors be expected to pay for these strata units or rental units? While 34 units at 1046 and 1048 North Park (to be built for VIHA to house existing Mount Angela residents) will be designated “low-income affordable units”, what will seniors be expected to pay for these units? And, is the City’s definition of “affordability” the same as VIHA’s definition of “low-income affordable units”?

Furthermore, the 34-unit VIHA purpose-built seniors rental facility (McLure Street) will not be secured through a housing agreement. Why not? Apparently, VIHA can only sign 20-year lease agreements. This means there is no low-income rental housing security related to the development of this property. And, if the site’s R-91 zone (N. Park Residential District) limits residential use to rest-homes, then why is the owner asking for a spot rezoning of the 913 Burdett property when it could be part of the R-91 zone?

Summary:

In spite of the city’s adoption of new “inclusive” “affordable” housing policies, in this 106-unit development: Less than 30% of the units will be affordable many senior tenant households in the city.

- 22 units will be strata title residential units (presumably the going rate of more than \$500,000 per unit depending on the size)
- 53 units (50% of the total number of units will be “market rental”) based on the maximum rent that can be garnered in a Victoria’s high-rental market.
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Sincerely,

Victoria Adams
Victoria, BC

References:

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Bill Cleverley, “Design and heritage panels tussle over Mount St. Angela overhaul”, Times Colonist, January 13, 2017.
<https://www.timescolonist.com/news/local/design-and-heritage-panels-tussle-over-mount-st-angela-overhaul-1.7235612>

Rezoning & Heritage Alteration Permit with Variances Application

Mount St. Angela

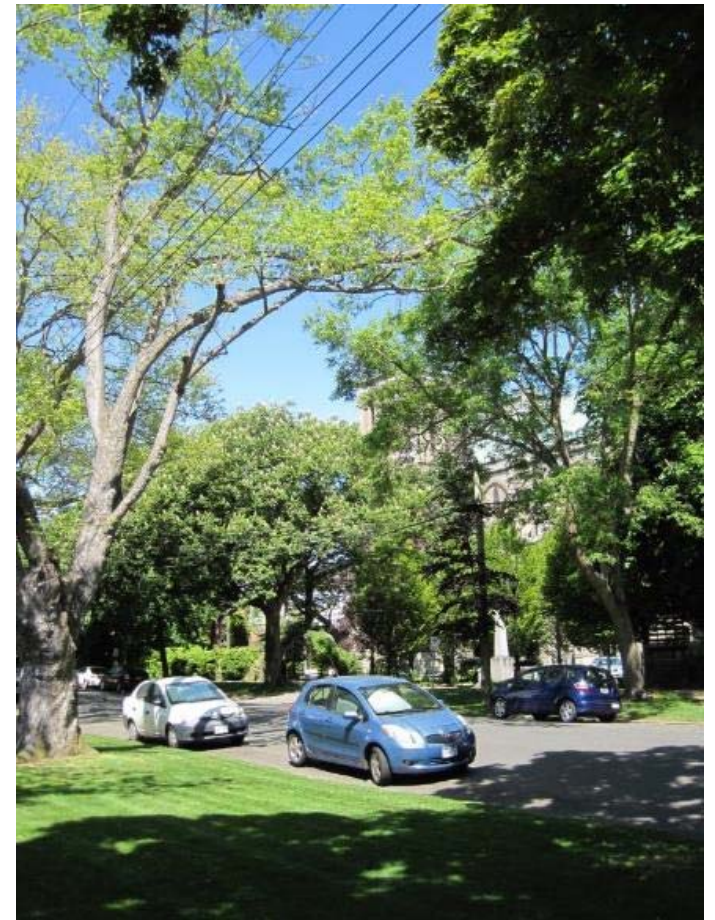
**913-929 Burdett Avenue & 914-924 McClure
Street**



CONTEXT | EXISTING SITE



CONTEXT | NEIGHBOURING PROPERTIES



OCP | Fairfield Strategic Direction

SECTION 21: NEIGHBOURHOOD DIRECTIONS



MAP 21
Fairfield
Neighbourhood

- Urban Place Designations***
- Core Residential
 - Large Urban Village
 - Small Urban Village
 - Urban Residential**
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Marine
- Public Facilities**
- Existing Public School
 - Community Centre
 - Seniors Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.













Massing | Elevations



Massing | Burdett Avenue



Massing | McClure Street

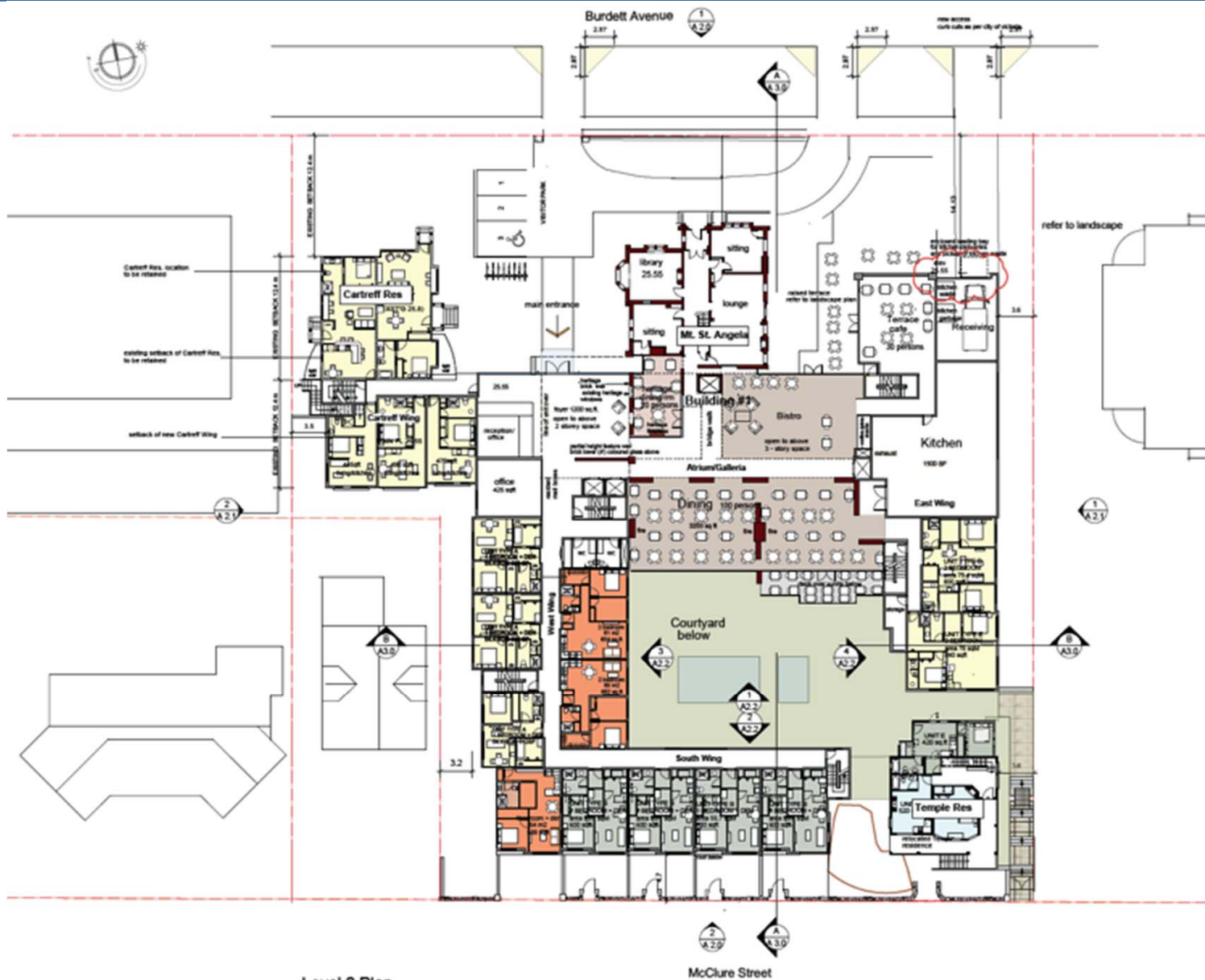


Massing | Streetscape





LEVEL 1 PLAN
Scale: 1:200



Level 2 Plan
Scale: 1:200



LEVEL 3 PLAN
Scale: 1/200



LEVEL 4 PLAN
Scale: 1:200



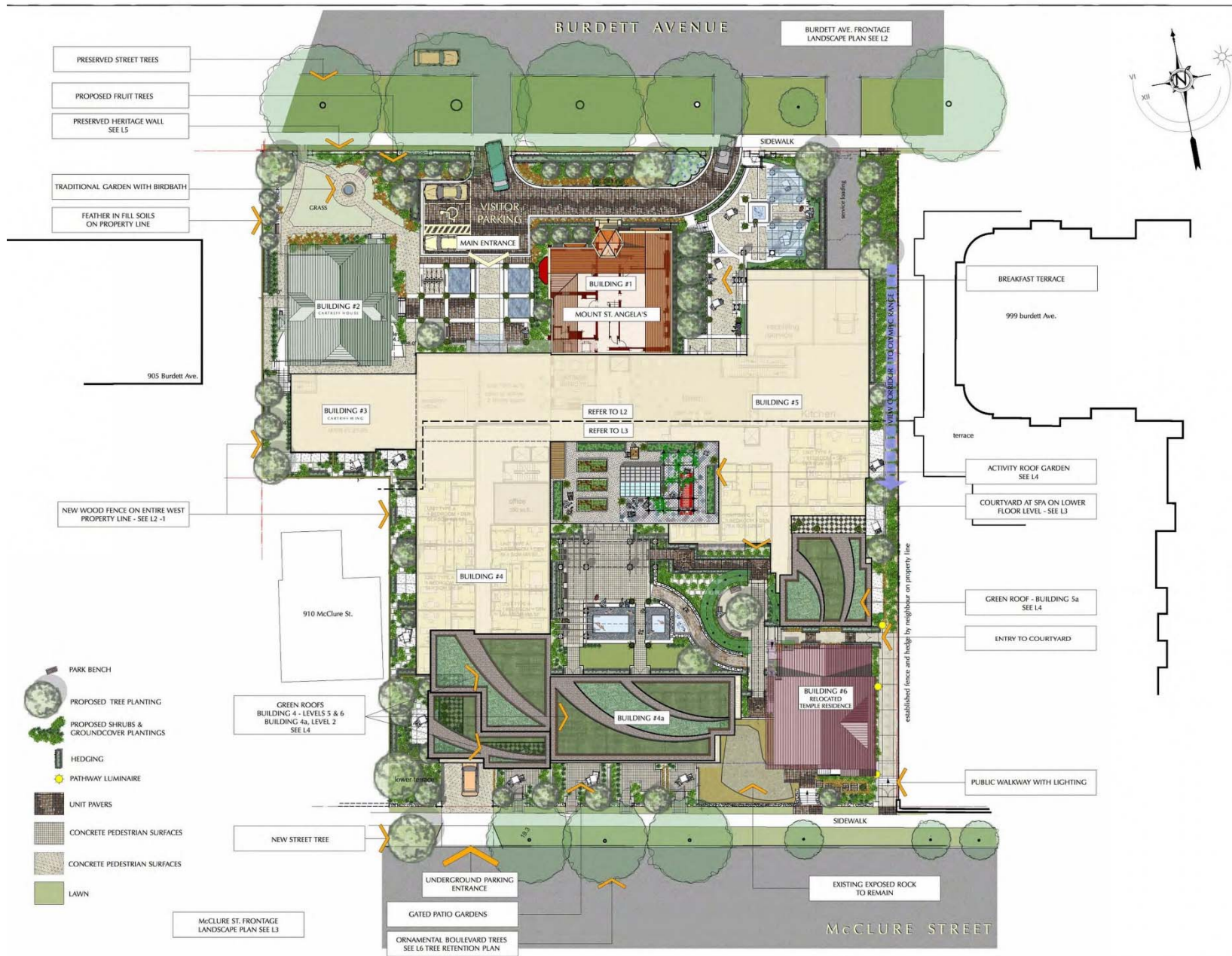
LEVEL 5 PLAN
SCALE: 1:200

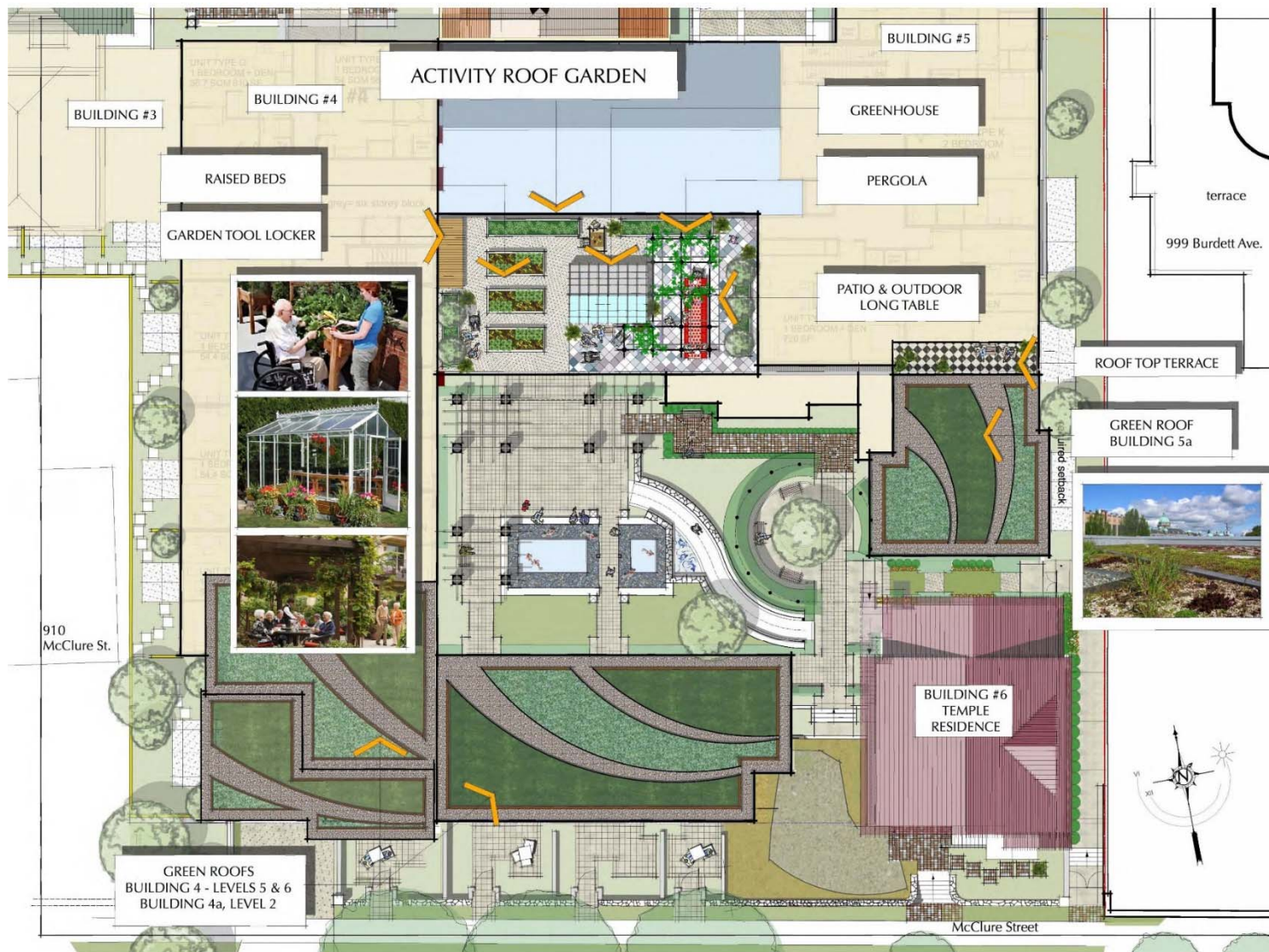


LEVEL 6 PLAN
Scale: 1:200



ROOF PLAN
Scale: 1:200











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Furthermore, the 34-unit VIHA purpose-built seniors rental facility (McLure Street) will not be secured through a housing agreement. Why not? Apparently, VIHA can only sign 20-year lease agreements. This means there is no low-income rental housing security related to the development of this property. And, if the site’s R-91 zone (N. Park Residential District) limits residential use to rest-homes, then why is the owner asking for a spot rezoning of the 913 Burdett property when it could be part of the R-91 zone?

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<https://www.timescolonist.com/news/local/design-and-heritage-panels-tussle-over-mount-st-angela-overhaul-1.7235612>

Madison Heiser

From: Malcolm Harvey [REDACTED]
Sent: Friday, July 17, 2020 10:08 AM
To: Public Hearings
Subject: Public Hearing Bylaw(no. 1217) No. 20-022

We reside at 3-923 McClure St., directly across the street from this development. While we have no objections to the overall proposal we are very concerned about the main vehicle access to this building.

The 900 block of McClure St. is a minor local street with only one motor vehicle access point off Vancouver St. It is designated a "living street" and is currently signposted as a pedestrian/cycle connection between Vancouver and Quadra Sts.

By our estimation there are currently 134 dwelling or hotel units using this block for vehicle access. Abigail's hotel has approval for an expansion that will add another 8 units, this proposal would add 56 more vehicle spots and Council is considering a development next door to us that would add another 16 dwelling units for a total of 207 dwelling/vehicle spots all exiting onto our narrow street which, with parking on both sides, has only one driving lane.

We would point out that the 900 block of Burdett, in contrast, is 50% wider overall, has vehicle access from both Quadra and Vancouver and has no vehicle access from either of the large residential buildings currently fronting on Burdett.

In addition, Council has indicated its desire to convert Vancouver St. into a more pedestrian/cycle friendly street by blocking vehicle access at McClure which means that all the traffic from the 900 block McClure will have no option for access other than Vancouver St. south of McClure. Adding more motor vehicle traffic to Vancouver St. would seem to be counterproductive to Council's other plans, especially when it can be avoided by redesign.

We realize that the topography makes the vehicle access off McClure very convenient for the developers but that convenience shouldn't come at the expense of those of us who currently live on this block. We urge Council to request a redesign of the vehicle access to this site which would take the vehicle pressure off our small street and put it on the under-utilized 900 block of Burdett.

Please don't turn our street in to a back alley for Burdett St.

Malcolm Harvey
James McClelland

Madison Heiser

From: Ernie Kuemmel [REDACTED]
Sent: Tuesday, July 21, 2020 6:08 AM
To: Public Hearings
Subject: Submission Re: 913-929 Burdett Avenue
Attachments: July 23 submission.docx

Please find attached our submission in respect of the 913-929 Burdett Avenue, Mount St. Angela, public hearing to be held July 23, 2020. We would be please to address any questions which you may have.

Thank you for your consideration.

Ernie Kuemmel and Susan Pickard

601, 999 Burdett Avenue, Victoria

[REDACTED]

Madison Heiser

From: Dan Simmons [REDACTED]
Sent: Friday, July 17, 2020 3:04 AM
To: Public Hearings
Subject: Input regarding the proposed changes to 913-929 Burdett Ave and 914-924 McClure St.

Dear Council,

I appreciate the efforts being made to preserve the heritage homes between Burdett and McClure streets. However, I want to alert you to what could evolve into a glaring, embarrassing contradiction to this good intention. If you destroy the character of the setting of heritage homes by creating chaos in traffic flow, parking, and the ability of people who have already been residents of those streets to enjoy the peaceful atmosphere close to downtown that they have worked hard to preserve, then you are defeating your purpose.

I would like to request that studies be done into traffic flow, parking spots, access to buildings and coordination with planned streets designated for bikes only. May these studies help guide you into making wise decisions for preserving the peaceful, livable character of our streets that has made Victoria famous. May the studies preserve you from disastrous mistakes and demonstrate that you are sensitive to these concerns and that you are not moving just for the cause of collaborating with rich, influential "developers."

My wife and I join the other residents of 923 McClure Street in wanting the city council to work efficiently to limit the number of cars using the McClure Street to park on, to exit from or to use as access in some way to buildings on Burdett Street. It is my hope that all the proposals on the table for developments on McClure Street will be seen together so that the plurality of developments will not overpopulate our street with traffic, parked cars, and obstacles for easy access.

Thank you for your consideration of these concerns,

Daniel F. Simmons and Alice R. Simmons
2-923 McClure Street
Victoria, B.C. V8V 3E8

July 21, 2020

Attention: Mayor and Council

RE: 913-929 Burdett Avenue – Mount Saint Angela: Rezoning Application

Dear Mayor Helps and Council:

My wife and I currently are owners in the adjacent building, located at 999 Burdett Avenue.

Although development of this site has been expected and welcomed since we moved into our suite in 2008, the proposal approved in 2008 was much more sensitive to the neighbourhood context and historic values of the Mount Saint Angela site. We and other original owners purchased our properties under the impression that this was the type of development that would proceed going forward because there was an approval in place. When we purchased our suite it was before the 2008 recession. We paid \$1.5 million in 2008 dollars for our suite and particularly for that reason we did our own due diligence in reviewing what was proposed next door to us and welcomed it as it was then proposed.

Unfortunately, the developer found it financially unviable and has now felt the need to revise the project several times with a hugely expanded plans as being applied for today. As a result we and all owners in our complex are being adversely affected by the most recent proposal due to its height and density, among other things.

As you are aware, our building is 5 stories high off Burdett and our complex has 66 units. The most recently proposed plan for the St. Angela's site is for more than double the suites of our complex which is roughly on the same amount of land. We feel that the density currently being proposed is excessive considering the amount of land being used. It appears that the developer is simply increasing the project size with each successive application to accommodate increases in building costs. That should not be council's concern. The applicant has amalgamated these properties with hopes to develop it and economies of the day are dictating revisions for more density. If the developer waits another 5 years, will they apply for a 10 story building? We feel they should wait until after the pandemic settles to see where things settle before advancing this current application in today's even more uncertain times than were present in 2008.

The approved 2008 proposal was better balanced with building height maximums at 4 stories that were lower than the Mount Saint Angela tower and provided a transition from it to the slightly taller Chelsea building. In the initial application it incorporated a step back at two stories which reduced the apparent mass of the building.

The current application shows continuous high buildings along the Burdett streetscape and they appear far too overpowering for a streetscape that wishes to accentuate the historical Christchurch Cathedral, the Cathedral office building and the Cathedral school, Mt. St. Angela's and the Cartriff residence all in this one-block section of Burdett Avenue.

We feel that the new proposal does not demonstrate that a development of the density now being proposed can be sited on a site of this size without both detracting from the heritage values of Mt. St. Angela and the negative impact on the character of the neighbourhood.

In our opinion, features of the new proposal are very problematic for the following reasons:

- Building additions with the current massing overwhelms the historic buildings due to building additions that are taller than our building if the allowed increase in building heights are approved. An increase of 4 metres or 12 feet (equivalent to one additional floor) is excessive and creates much more impact to the neighbouring properties that are directly affected. We feel council should vote against this proposed increase in height.
- A building design with a courtyard, pushes the new buildings and building massing overly close to the neighbouring property and streets.
- No breaks in the buildings across the whole site, which emphasizes the large building mass and overwhelms the street and heritage character on-site.

The proponents need to further demonstrate how they are significantly advancing the community plan's objectives. They have interpreted the policies as giving them those density and height rights without needing to prove how and why they are appropriate for this application. We do not see their proposal demonstrating how they are significantly advancing the plan objectives beyond the amenities already secured (restoration of the Mount Saint Angela property, senior housing through the rezoning in 2008). While the OCP and Humboldt Valley Precinct both allow for development that is denser than the site is zoned for, the Plans require that it be sensitive to the context, compatibility, innovative and desirable. In our view, that has not been satisfactorily demonstrated.

The project design with a large interior courtyard means that the impacts of the proposed development are more strongly felt by the neighbours and the neighbourhood generally. To accommodate their courtyard, the higher elevations in the proposed application seriously impacts our complex's interior courtyard and also negatively affects all suites that face the applicant's property totaling approximately two thirds of our building's occupants.

Other designs could strike a better balance between the needs of the project proponents and the community desires for heritage conservation and livable neighbourhoods.

Adding steps down to the tall building portions would foster better transitions to the street and to the neighbouring properties. The Chelsea property drops a full floor for the segment that runs along Vancouver Street to McClure Street mirroring the slope to the south.

While the project seems to meet parking requirements of the City, we do not see that the proponent has demonstrated that they have, in fact, provided enough vehicle parking for their target market, let alone reducing the current requirement. Proposing 133 units and less than half allotted a parking stall is, in our opinion, grossly deficient. Although seniors will appreciate the location of the development, most that are able would still use a vehicle even if only once or twice in a week. We have been previously told that the target market would be 79 years and over. Is it really realistic to think the majority of these seniors will be using bicycles extensively for their errands? It appears the applicant has organized for almost every resident to have a bicycle with appropriate storage in the parking level (109 bicycle stalls) rather than having more vehicle parking and visitor parking.

Having a complex of this size will also dramatically increase the traffic on McClure Street, which is a dead-end street, because the parkade entrance is from McClure. The additional traffic caused on McClure by the proposed project plus the addition of the 11 townhouses proposed across the street from the proposed project will cause severe traffic issues on McClure because it is not a through street. You must also consider the Abigail's business at the end of the street on McClure. All of these complexes need safe and reasonable access to their properties and this is all only from Vancouver Street and a dead end McClure Street. The applicant should have made the access to their project off of Burdett as it currently is in three locations on the property to gain entry to the Mount St. Angela's buildings.

The applicant previously emphasized the "community" aspect of their development, yet they disregard the effects of the development on the immediate neighbour to the east by not adequately considering the building design and the overlook from these new buildings with unit design and window placement that will create direct views into our building living spaces and outdoor areas. The east building will directly block more than half of the west-facing Chelsea residents from sunlight at various times of year and have severe negative consequences in respect of privacy with the currently proposed building height requests to increase by 4 meters or 12 feet (one floor) which make the applicant's building higher than the Chelsea building. The applicant would have been better to allocate some of the suites to the massive open areas over two floors for the Atrium/Galleria area to lodging rather than adding another floor to their building.

The three-storey glass walls on each side of the historic Mount St. Angela building is also of concern as these glass walls are likely to be a major cause of songbird mortality. Our community enjoys a vast number of songbirds, and to lose any for a design feature that would be incorporated would be a very sad loss for all in the community. Why the applicant has chosen such an ultra modern design for the sections other than the heritage buildings is puzzling. Wouldn't it have been more attractive to have buildings similar to the era of the heritage building to create a small heritage building community?

Locating the loading bay immediately adjacent to the Chelsea residential property with truck reversing signals and delivery traffic is very disruptive and is disrespectful of their neighbours. They should locate the delivery bay somewhere within their own development so the general outside community is less affected.

If an approval is given, which we strongly oppose, we would also renew our request that the developer acknowledge that the kitchen facility would NEVER be used as a commercial kitchen to out-source food service to other facilities. We request that the City put a restrictive covenant on title specifying the restriction that no commercial kitchen facility will ever be allowed on this property. As a direct neighbor we also have serious concerns about odours being emitted by the commercial portion of the proposed facility, that being their in-house laundry and the commercial kitchen. If allowed, these items must be insured to be vented so as not to be a nuisance to the surrounding community.

In closing, we respectfully submit our objections to the currently proposed plan for the Mount St. Angela area and as stated in our initial opening, development of this site is expected and welcomed, but we feel the developer has not proposed a development that would be appropriate for this site or the surrounding community.

Respectfully Submitted,
Ernie Kuemmel and Susan Pickard

Mt St Angela Rezoning Application

July 21 2020

To Mayor Helps and Council

City of Victoria

The addition to our neighborhood of a senior's residents is welcome. Also the fact that the current residents will be housed in a purpose built accommodation .My main concerns regarding this development application are the increase in height, density, lack of open green space, traffic /noise concerns, and loss of heritage aspects.

The loss of the Porte Cochere and the 1912 portion is an example of "development through neglect". The preservation of 2 of the existing houses, and the front portion of Mt St Angela is a benefit. These development proposals started before 2008, so much time to maintain existing structures.

The increase in height and density overwhelm the heritage portion, the street views, and neighbouring properties. The requested increase in height is an additional 13 feet, plus a basement that is not counted. Adding on the roof, the elevator runs , HVAC, and other equipment, seems to be more than 7 storeys. The increased shadowing will have a detrimental effect on nearby gardens. The increase in density is 15% of land size. With the open courtyard for residents use, the open green space is very minimal. The OCP and previous zoning should be followed. The density lift should not apply, the applicant has owned the property since 2006. I see no mention of amenities our neighbourhood would receive.

The building parking is accessed from McClure. However garbage pickup, commercial deliveries, and moving trucks will use Burdett Ave . Along with visitors dropping off/picking up residents. This does not follow city guidelines for access.

Catherine Brankston

Owner/resident

314 999 Burdett Ave

Victoria BC

V8V 3G7

Hello,

Thank you for taking the time to read this correspondence. We reside at 1-923 McClure St., directly across the street from the proposed development. We would like to highlight our concerns regarding the main vehicle access to this building.

The 900 block of McClure St. is a minor local street with only one motor vehicle access point off Vancouver St. It is designated a "living street" and is currently signposted as a pedestrian/cycle connection between Vancouver and Quadra Streets.

There are currently 134 dwelling or hotel units using this block for vehicle access. Abigail's hotel has approval for an expansion that will add another 8 units.

This proposal would add 56 more vehicle spots and Council is considering another development that would add another 16 dwelling units for a total of 207 dwelling/vehicle spots.

Currently, McClure street is unable to accommodate the parking needs of residents; both sides regularly fill leaving only a single lane for motor vehicle traffic. This issue would be greatly compounded by the addition of another 73 dwellings.

We would like to bring to Council's attention that the 900 block of Burdett, in contrast, is 50% wider overall, has vehicle access from both Quadra and Vancouver and has no vehicle access from either of the large residential buildings currently fronting on Burdett.


In addition, Council has indicated its desire to convert Vancouver St. into a more pedestrian/cycle friendly street by blocking vehicle access at McClure which means that all the traffic from the 900 block McClure will have no option for access other than Vancouver St. south of McClure. Adding more motor vehicle traffic to Vancouver St. would seem to be counterproductive to Council's other plans, especially when it can be avoided by redesign.

We realize that the topography makes the vehicle access off McClure very convenient for the developers, however, we feel that convenience shouldn't come at the expense of those of us who currently live on this block.

We urge Council to request a redesign of the vehicle access to this site which would take the vehicle pressure off our busy, small street and put it on the currently under-utilized 900 block of Burdett.

Please don't turn our street in to a back alley for Burdett St. Thank you for your time and consideration.

Best wishes,



Devon DeLarge



Johanna Ferrie

435 Kipling St.
Victoria, BC, V8S 3j9

July 23, 2020

#1 Centennial Square
Victoria., BC

Mayor and Council

Re: Latest Mt. St Angela development proposal

I wish to raise the following points about this proposal for the Mt. St. Angela (MSA) building complex which is at present housing many members of Victoria's most vulnerable population.

1a) Since some 320,000 affordable units have been lost in Canada between 2011 and 2016 and only some 20,000 have been created (mostly in Quebec and BD), there is a ratio of 15 units lost for every new unit created. (Steve Pomeroy, "Why Canada needs a non-market rental acquisition strategy"). Despite the many housing agreements in the latest proposal, all of the present inhabitants will be displaced for it to proceed and the number of lost units will far exceed the 15 to 1 ratio noted.

1b) Why, at this moment, during the Covid-19 crisis and with the threat of a second wave this fall/winter, when people will be indoors, is the city is considering displacing so many members of Victoria's most vulnerable population. This housing is keeping them off the streets.

When this Covid crisis will end is unknown. In view of this, could you please postpone the hearing of this development proposal until these people can be properly housed. This housing is keeping these people off the streets and out of our parks.

2) Mt. St .Angela is one of the most important examples of early brick Gothic building in western Canada. The building is an outstanding example of the work of architect John Wright, whose later work in California was destroyed by the San Francisco earthquake of 1906. Thus MSA is thus even more important. Since the demolition and building processes have impacts, I am very worried that the original MSA structure will be damaged.

In my masonry building conservation class, I learned that impact events, such as blasting, can cause damage that is not apparent immediately. Between the two exterior surfaces of the two-foot (60cm) thick MSA brick walls, the interior material can crack and then slump/fall. In addition, the foundation walls are random rubble stonework. I am especially worried that the extensive demolition and blasting required by this proposal would cause damage and the site left disordered.

In the case of the Fairfield Church site, the examination of the core samples was after the development approval, but before the church demolition. This was carried out by machinery banging upon the structure. Is this going to take place at Mt. St. Angela? Please note that due to added construction costs, the Fairfield Church site remains an empty hole.

3) The problem of the grants has not been solved since there has been no consultation with the province. The city states that the loss of the grant-funded work on the back hotel portion is redeemed by the developer's promise of heritage work on the front. Such work on the front portion is to be expected by itself. Could you please consult with the province before hearing this proposal.

Mary Doody Jones, Diploma of Cultural Conservation, UVic

Christopher Richards

1060 Burdett Avenue
Victoria BC V8V 3H1

July 22, 2020

Via E-mail:

publichearings@victoria.ca

Legislative Services
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Mayor Lisa Helps and Council

Dear Ms. Helps,

Re: Development Application Permit for 913 Burdett Avenue (913/923/929 Burdett and 914/924 McClure)

There are concerns with the above proposal. While the proposed structure is architecturally impressive, it sacrifices heritage and puts the remainder at risk.

Heritage designation was given to the entire Angela Hotel in 1992, which included the 1912 addition and porte cochere, which contributes significantly to the building's character and street presence. The proposal removes all but the original 1865 structure. The long-term integrity of the structure that remains will be jeopardized by proximal blasting.

As far as the proposed design, it depends upon rezoning upward from Medium Density Attached Dwelling District. Currently if R-K Zone amenities are provided the floor to land ratio may not exceed 1.3. The proposal goes beyond this ratio and treats the OCP guideline as allowing significantly increased density as a foregone conclusion. Such rezoning densifies the block beyond character and fails to meet site specific considerations

In this case the considerations are the Standards and Guidelines for the Conservation of Historic Places in Canada. This pan-Canadian document advises, among other things, to protect and stabilize a historic place to limit damage, and to respect heritage value when undertaking an intervention, and to repair character defining elements, to not remove character-defining elements.

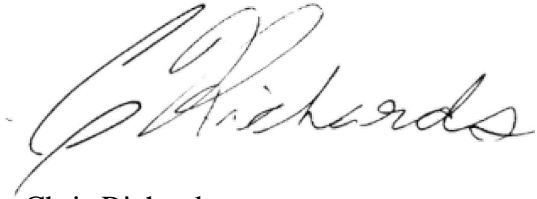
Beyond the elements stated above, rezoning upwards to allow building to such height behind 923 Burdett effectively would remove the scenic backdrop that helps define the character of Mount St. Angela and even that significant block of the historic Cathedral Precinct.

Christopher Richards

1060 Burdett Avenue
Victoria BC V8V 3H1

Council might densify on Burdett but please without sacrificing the character of this historic and unique avenue.

Sincerely,

A handwritten signature in cursive script, appearing to read "C Richards".

Chris Richards
1060 Burdett Avenue

Pamela Martin

From: Douglas Hardy [REDACTED]
Sent: July 23, 2020 1:04 PM
To: Public Hearings
Subject: Mt St Angela proposed bylaw changes

23 July 2020

Re: Zoning Regulation Bylaw Amendment Bylaw (No. 1217) N0. 20-022
Heritage Alteration Permit with Variances:
Mt St Angela Seniors Housing

Dear Councillors:

Please accept these remarks regarding this rezoning application of the Mt St Angela heritage site. I live in the area surrounding Mt St Angela on the edge of the Fairfield District. I find the variance requests regarding lot setbacks to be reasonable however I am concerned about two issues;

1. The increase in building height from 16.5m to 20.55m
2. Reducing the vehicle parking requirements from 59 to 56 stalls.

I assume that the previous restriction in heights of buildings in this area was set to help preserve the nature of this heritage district and such an increase of about 4m will be detrimental to that previous decision. Tall and closely spaced buildings will overpower and hide the heritage nature that was meant to be preserved. This will be detrimental to the nature of this area of Victoria and destroy part of why citizens want to live here and why people come to visit. This is a permanent consequence of these proposed changes that we will have to live with forever. The proposed change sets a precedent that allows detrimental effects to creep into well thought out bylaws.

The second issue that I would like to comment on is off street parking. The areas surrounding the downtown all suffer from overcrowded parking and it spills over into residential areas. The streets in front of and behind the lots in question are often full during business hours and as such I see vehicles going around and around searching for parking. Every new construction should allow for adequate off street parking. This area is on rock and is of sufficient elevation to allow for adequate below ground parking that would also help decrease the overall height of the building.

Please do not let short term financial considerations take precedence over reasonable long term plans for this area.

Thank you for considering these comments.

Doug Hardy
510 999 Burdett Ave
[REDACTED]

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-97 Zone, Mount St. Angela Seniors' Housing District, and to rezone the lands known as:

- (a) 913 Burdett Avenue and 914 McClure Street from the R-K Zone, Medium Density Attached Dwelling District; and
- (b) 917-929 Burdett Avenue and 924 McClure Street from the CD-10 Zone, Mount St. Angela District,

all to the R-97 Zone, Mount St. Angela Seniors' Housing District, and to delete the CD-10 Zone, Mount St. Angela District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1217)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" as follows:
 - (a) under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

"3.131 R-97 Mount St. Angela Seniors' Housing District"; and
 - (b) under the caption PART 12 – COMPREHENSIVE DEVELOPMENT ZONES CONTINUED by striking out the following words:

"12.10 CD-10 Mount St. Angela".
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.130 the provisions contained in Schedule 1 of this Bylaw.
- 4 The properties described below and shown hatched on the attached map are removed from the R-K Zone, Medium Density Attached Dwelling Zone, and placed in the R-97 Zone, Mount St. Angela Seniors' Housing District:
 - (a) 913 Burdett Avenue, legally described as PID: 027-551-989, Lot 1, Christ Church Trust Estate, Victoria City, Plan VIP85236; and
 - (b) 914 McClure Street, legally described as PID: 009-332-049, Lot 22, Block 6, Christ Church Trust Estate, Victoria City, Plan 35.
- 5 The land known as 917, 923 and 929 Burdett Avenue and 924 McClure Street, legally described as PID: 027-552-004, Lot 2, Christ Church Trust Estate, Victoria City, Plan VIP85236, and shown cross-hatched on the attached map, is removed from the CD-10 Zone, Mount St. Angela District, and placed in the R-97 Zone, Mount St. Angela Seniors' Housing District.

- 6 The Zoning Regulation Bylaw is also amended by striking out Part 12.10 CD-10 Zone, Mount St. Angela District.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

PART 3.131 – R-97 ZONE, MOUNT ST. ANGELA SENIORS' HOUSING DISTRICT

3.131.1 Definitions

- a. In this Part, seniors' housing – assisted living means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons, such as the aged or chronically ill, who are unable to perform them efficiently for themselves.
- b. In this Part, seniors' housing – independent living means a residential building containing in any combination, two or more dwelling units, housekeeping units, or sleeping units for the accommodation of elderly persons, including the ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their guests.

3.131.2 Permitted Uses in this Zone

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

- a. seniors' housing – assisted living
- b. seniors' housing – independent living
- c. multiple dwelling
- d. home occupation subject to the regulations in Schedule "D"
- e. accessory buildings subject to the regulations in Schedule "F".

3.131.3 Community Amenities

As a condition of additional density pursuant to Part 3.131.4, all of the following community amenities must be provided:

- a. Registration of a legal agreement, or legal agreements, securing:
 - i. no less than 50% of the total dwelling units as rental (the "Rental Units") for no less than 60 years;
 - ii. no less than 26 of the Rental Units as seniors' housing – assisted living for no less than 60 years;
 - iii. no less than 5 of the dwelling units, none of which are Rental Units, as affordable rental units for no less than 60 years; and
 - iv. that no strata corporation can pass bylaws that would prohibit or restrict the rental of dwelling units to non-owners in perpetuity.
- b. Registration of a legal agreement to ensure that any buildings in this Zone achieve Built Green Canada Bronze certification or an equivalent sustainable building certification.
- c. Registration of a covenant providing that none of the buildings will be used or occupied until the existing buildings in the Zone are rehabilitated in accordance with the heritage conservation measures stated in Heritage Alteration Permit with Variance Application No. 00214.

PART 3.131 – R-97 ZONE, MOUNT ST. ANGELA SENIORS' HOUSING DISTRICT

3.131.4 Lot Area, Floor Space Ratio

- | | |
|-----------------------------------------------------------------------------------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 5425m ² |
| b. <u>Floor space ratio</u> where the amenities have not been provided pursuant to Part 3.131.3 (maximum) | 0.6:1 |
| c. <u>Floor space ratio</u> where the amenities have been provided pursuant to Part 3.131.3 (maximum) | 1.96:1 |

3.131.5 Height

- | | |
|-----------------------------------------------|-------|
| a. Principal <u>building height</u> (maximum) | 16.5m |
|-----------------------------------------------|-------|

3.131.6 Setbacks, Projections

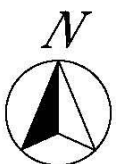
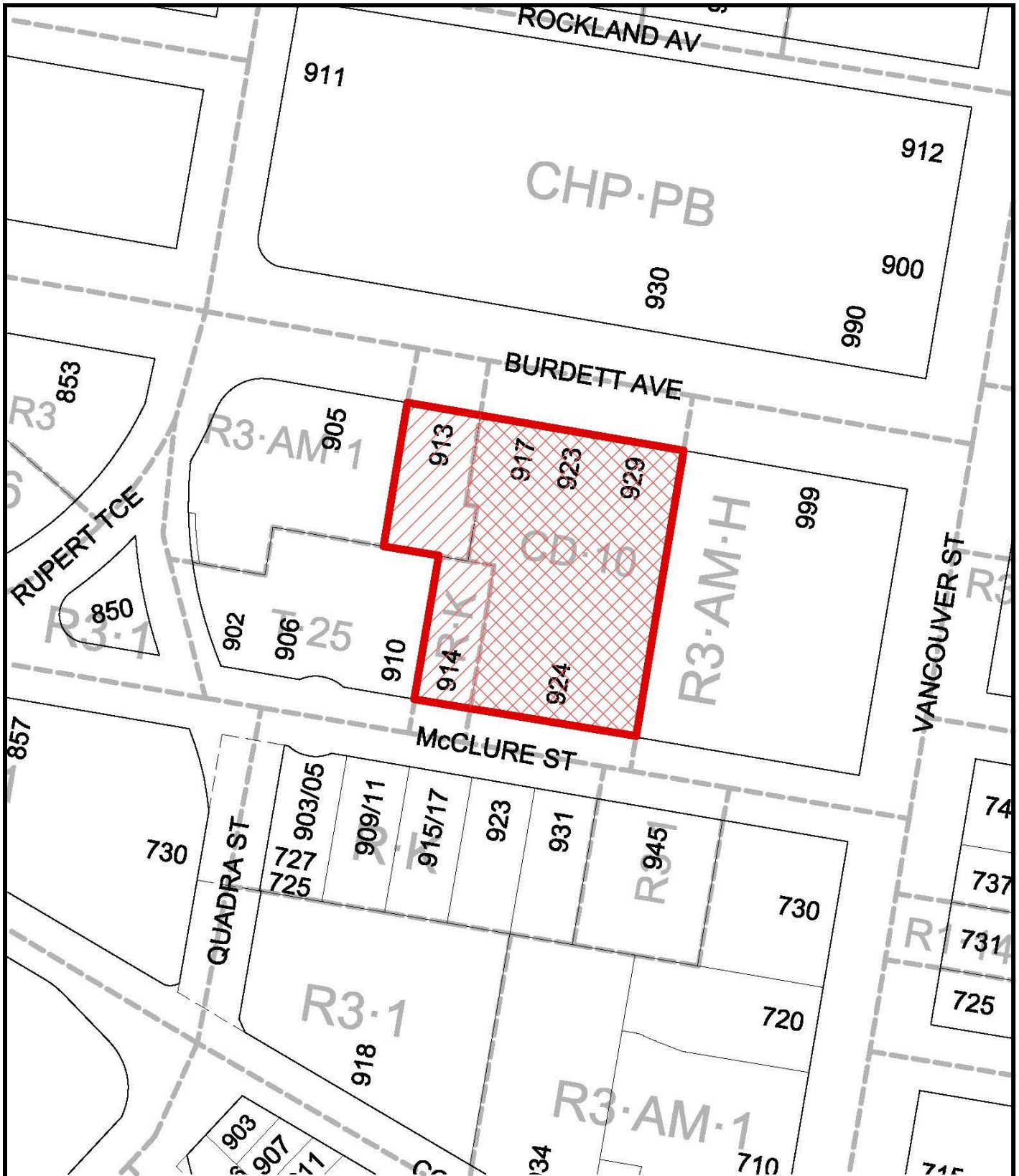
- | | |
|----------------------------------------------------------------------|-------|
| a. <u>Front yard setback</u> (minimum) | 10.6m |
| b. <u>Rear yard setback</u> (minimum) | 5.4m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 3.6m |
| d. Stairs may project into a <u>setback</u> (maximum) | 2.0m |

3.131.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 38% |

3.131.8 Vehicle and Bicycle Parking

- | | |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| a. Vehicle parking for <u>seniors' housing – independent living</u> and <u>seniors' housing – assisted living</u> (minimum) | Subject to the regulations in Schedule "C" for Assisted Living Facilities |
| b. Vehicle parking for all other uses (minimum) | Subject to the regulations in Schedule "C" |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



913-929 Burdett Ave & 914-924 McClure St
Rezoning No.00466



A BYLAW OF THE CITY OF VICTORIA

Whereas the owner of the affected property has consented to the termination of the heritage revitalization agreement authorized by Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Bylaw (the “HRA Bylaw”), the purpose of this Bylaw is to repeal the HRA Bylaw.

Under its statutory powers, including section 610 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

1. This Bylaw may be cited as the “HERITAGE REVITALIZATION AGREEMENT (923 & 929 BURDETT AVENUE AND 924 MCCLURE STREET) REPEAL BYLAW (2020)”.

Repeal

2. Bylaw No. 07-061, the Heritage Revitalization Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Bylaw is repealed, and the agreement authorized by that bylaw is terminated.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

READ A THIRD TIME the **9th** day of **July** 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

HOUSING AGREEMENT (913-929 BURDETT & 914-924 MCCLURE) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 913-929 Burdett Avenue and 914-924 McClure Street, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (913-929 BURDETT & 914-924 MCCLURE) BYLAW (2020)".

Agreement authorized

- 2 The Director of Sustainable Planning and Community Development is authorized to execute the Housing Agreement:
- (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and M.I. Ventures Inc., Inc. No. BC0858024 and St. Angela Holdings No. 2 Ltd., Inc. No. 0825443, or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 913 – 929 Burdett Avenue and 914-924 McClure Street, Victoria, BC, legally described as:
PID: 009-332-049
Lot 22, Block 6, Christ Church Trust Estate, Victoria City, Plan 35;
PID: 027-551-989
Lot 1, Christ Church Trust Estate, Victoria City, Plan VIP85236; and
PID: 027-552-004
Lot 2, Christ Church Trust Estate, Victoria City, Plan VIP85236.

Repeal

- 3 Bylaw No. 07-062, the Housing Agreement (923 & 929 Burdett Avenue and 924 McClure Street) Bylaw is repealed and the agreement authorized by that bylaw is terminated.

READ A FIRST TIME the	9 th	day of	July	2020
READ A SECOND TIME the	9 th	day of	July	2020

READ A THIRD TIME the **9th** day of **July** 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

HOUSING AGREEMENT
(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA
#1 Centennial Square
Victoria, British Columbia V8W 1P6

(the "City")

AND:

ST. ANGELA HOLDINGS NO. 2 LTD. (Inc. No. BC0825443)
15 – 1594 Fairfield Road
Victoria, B.C. V8S 5L8

- and -

M.I. VENTURES INC. (Inc. No. BC0858024)
185 – 911 Yates Street, #317
Victoria, B.C. V8V 4Y9

(collectively, the "Owner")

AND:

TERRAPIN MORTGAGE INVESTMENT CORP.
Suite 2200, Four Bentall Centre
1055 Dunsmuir Street, Post Office Box 49214
Vancouver, British Columbia V7X 1K8

(the "Existing Chargeholder")

WHEREAS:

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.

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- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with civic addresses of 913 Burdett Avenue, 929 Burdett Avenue, and 914 McClure Street, and legally described as:

Parcel Identifier 027-551-989
Lot 1, Christ Church Trust Estate, Victoria City, Plan VIP85236

Parcel Identifier 027-552-004
Lot 2, Christ Church Trust Estate, Victoria City, Plan VIP85236

Parcel Identifier 009-332-049
Lot 22, Block 6, Christ Church Trust Estate, Victoria City, Plan 35

(collectively, the "**Lands**").

- D. The Owner has applied to the City to rezone the Lands to permit the development and construction of one hundred and thirty-two (132) residential housing units and related facilities on the Lands in accordance with this Agreement (the "**Development**").
- E. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner to provide for sixty (60) years: that sixty-six (66) of the Dwelling Units within the Development on the Lands will be used and held only as rental housing, with twenty-six (26) of those units to be used as assisted living rental units; and that five (5) additional units be affordable rental units.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

1.0 DEFINITIONS

1.1 In this Agreement:

"**Assisted Living Units**" means Dwelling Units for Seniors in which regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living such as the provision of housekeeping and prepared meals as needed;

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia;

"**CPI**" means the All-items Consumer Price Index for Victoria, B.C. published from time to time by Statistics Canada, or its successor in function;

"**CPI Increase**" means the CPI for January in the calendar year of the proposed rent increase divided by the CPI for January of the immediately preceding calendar year;

"**Dwelling Units**" means any or all, as the context may require, of the 132 residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Unit" means any of such residential dwelling units located on the Lands;

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"Immediate Family" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse;

"Median Gross Annual Household Income" means the median gross annual household income for renters in the City of Victoria, as reported in Statistics Canada's most recent Census data, and in the event that Statistics Canada no longer reports median gross annual household income for renters in the City, the median total income of households in the City of Victoria as reported in Statistics Canada's most recent Census data will be used instead;

"Median Household Income Limit" means the maximum annual collective household income for the Dwelling Unit, as determined by making the following calculations and rounding the result to the nearest ten:

- (a) for studio Dwelling Units, Median Gross Annual Household Income x 0.7925, which, for reference purposes only, equated to \$35,000 in 2015,
- (b) for one-bedroom Dwelling Units, Median Gross Annual Household Income x 0.9510, which, for reference purposes only, equated to \$42,000 in 2015, and
- (c) for two-bedroom Dwelling Units, Median Gross Annual Household Income x 1.1774, which, for reference purposes only, equated to \$52,000 in 2015;

"Median Income Unit" means a Dwelling Unit that is designated as a Median Income Unit in accordance with Article 5.0 of this Agreement;

"Non-owner" means a person other than a Related Person or the Owner;

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands or the Development and is thereby bound by this Agreement, as referred to in section 12.3;

"Related Person" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner;

"RTA" means the *Residential Tenancy Act*, S.B.C. 2002, c.78, as amended or replaced, from time to time;

"Senior" means a person of the age of fifty-five (55) years or more;

{00043656;3}

"Tenancy Agreement" means a tenancy agreement pursuant to the RTA that is regulated by that Act; and

"Term" means the period commencing of the date when this Agreement has been duly executed by all parties to it and ending on the sixty (60) year anniversary of the date as of which the final occupancy permit for the Development is issued by the City.

2.0 DWELLING UNITS TO BE OCCUPIED BY SENIORS

2.1 The Owner covenants and agrees that during the Term:

- (a) No Dwelling Unit will be occupied by:
 - (i) a single occupant, unless that occupant is a Senior;
 - (ii) multiple occupants, unless at least one occupant is a Senior, and all other occupants are over the age of majority and either members of the Senior's Immediate Family, or a licensed caregiver; or
 - (iii) any other person.
- (b) If, as of the result of the death of an occupant, there is no Senior permanently residing in a Dwelling Unit, each remaining occupant that is also Immediate Family (a **"Remaining Occupant"**) may continue to occupy that Dwelling Unit until the earlier of the date on which:
 - (i) the Remaining Occupant dies; or
 - (ii) the Remaining Occupant ceases to occupy the Dwelling Unit as his or her permanent residence for a period exceeding sixty (60) days,

and the restrictions described in paragraph 2.1(a) and (b) above will apply to any occupant subsequently occupying the Dwelling Unit.

3.0 DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS

3.1 The Owner covenants and agrees that during the Term, sixty-six (66) of the Dwelling Units shall be designated as rental units (the **"Rental Units"**), and that the Rental Units shall only be used as rental housing, and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

4.0 ASSISTED LIVING UNITS

4.1 The Owner covenants and agrees that during the Term, twenty-six (26) Rental Units shall be designated as Assisted Living Units, and that each designated Assisted Living Unit shall only be occupied and used as an Assisted Living Unit.

5.0 MEDIAN INCOME HOUSING

5.1 The Owner covenants and agrees that during the Term, five (5) of the Dwelling Units shall be designated as Median Income Units, and that:

{00043656:3}

- (a) each designated Median Income Unit shall only be occupied and used as a Median Income Unit;
- (b) none of the designated Median Income Units shall also be designated as a Rental Unit pursuant to Article 3.0;
- (c) each of the studio Median Income Units shall only be occupied by one or more tenants with a combined annual income that is equal to or less than the Median Household Income Limit for studio Dwelling Units, and the monthly rent payable shall be no more than 30% of the combined annual income of the tenant(s) divided by 12, subject to Article 7.0;
- (d) each of the one-bedroom Median Income Units shall only be occupied by one or more tenants with a combined annual income that is equal to or less than the Median Household Income Limit for one-bedroom Dwelling Units, and the monthly rent payable shall be no more than 30% of the combined annual income of the tenant(s) divided by 12, subject to Article 7.0; and
- (e) each of the two-bedroom Median Income Units shall only be occupied by one or more tenants with a combined annual income that is equal to or less than the Median Household Income Limit for two-bedroom Dwelling Units, and the monthly rent payable shall be no more than 30% of the combined annual income of the tenant(s) divided by 12, subject to Article 7.0.

6.0 NO RESTRICTIONS ON RENTALS

- 6.1** The Owner covenants and agrees, in perpetuity, that except as permitted in Articles 2.0-5.0, the Owner will refrain from taking any steps, entering into any agreements, or imposing any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 6.2** Without limiting the generality of section 6.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

7.0 RENT ADJUSTMENTS

- 7.1** During the term of the tenancy, the rent payable by the tenant(s) of any Median Income Unit may be increased only by the amount permitted under the RTA and any other applicable legislation.
- 7.2** Notwithstanding the RTA, in no case shall the rent for a Median Income Unit in any calendar year exceed the rent for the preceding calendar year multiplied by the CPI Increase.

8.0 REPORTING

- 8.1** The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within thirty (30) days of the Director's written request, a report in writing confirming the following:

{00043656:3}

- (a) sixty-six (66) Rental Units are being rented to Non-owners;
- (b) twenty-six (26) Rental Units are being rented as Assisted Living Units;
- (c) five (5) Dwelling Units are being rented as Median Income Units; and
- (d) such other information as may be requested by the Director from time to time.

8.2 The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

8.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

9.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

9.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

10.0 LIABILITY

10.1 The Owner agrees to indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.

10.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

11.0 PRIORITY AGREEMENT

11.1 The Existing Chargeholder is the registered holder of charges by way of the following mortgages or charges against the Lands, which are registered in the Land Title Office at Victoria, British Columbia, under registration numbers CA6480313, and CA6480314 (collectively, the "**Existing Charges**"). In consideration of the sum of One (\$1.00) Dollar paid by the City (the receipt whereof is hereby acknowledged), the Existing Chargeholder agrees with the Owner and the City, that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

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12.0 GENERAL PROVISIONS

12.1 NOTICE. If sent as follows, notice under this Agreement is considered to be received:

- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
- (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and
- (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: CommunityPlanning@victoria.ca

and in the case of the Owner, addressed to:

15 – 1594 Fairfield Road
Victoria, BC V8S 5L8

Attention: Christopher Isherwood

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

12.2 TIME. Time is of the essence of this Agreement.

12.3 BINDING EFFECT. This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

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- 12.4 WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 12.5 HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 12.6 LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 12.7 LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 12.8 EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement
- 12.9 CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 12.10 ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 12.11 FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 12.12 AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 12.13 LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 12.14 NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

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12.15 SEVERABILITY. If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

12.16 JOINT AND SEVERAL. The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

12.17 COUNTERPARTS. This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

12.18 EFFECTIVE DATE. This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF
VICTORIA by its authorized signatory:

Karen Hoese, Director of Sustainable Planning
and Community Development

Date signed: _____

ST. ANGELA HOLDINGS NO. 2 LTD.
by its authorized signatory(ies):


Print Name: W. O. Leonard

Michelle Isherwood

Date signed: Jan 30 / 20

M.I. VENTURES INC.

by its authorized signatory(ies):


Print Name: _____

Michelle Sherwood

Print Name: _____

Date signed: Jan 30/20


TERRAPIN MORTGAGE INVESTMENT CORP.

by its authorized signatory(ies):

Print Name: __________
Print Name: _____

Date signed: _____


M.I. VENTURES INC.
by its authorized signatory(ies):


Print Name: _____

Michelle Sherwood
Print Name: _____

Date signed: Jan 30/20

TERRAPIN MORTGAGE INVESTMENT CORP.
by its authorized signatory(ies):


Print Name: MARK DAVIES

Print Name: _____

Date signed: Feb. 5, 2020



Council Report

For the Meeting of July 23, 2020

To: Council **Date:** July 8, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Electric Vehicle Readiness in New Construction: Technical Bulletin Endorsement**

BACKGROUND

On July 23, 2020, Council will consider approving Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) – No. 20-001 and the Zoning Bylaw 2018, Amendment Bylaw (No. 5) – No. 20-075 for electric vehicle readiness in new construction in Victoria.

The two bylaw amendments reference technical requirements that are contained in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020). These technical requirements ensure that parking spaces are equipped with a level 2 energized electric vehicle outlet and sufficient charging capacity is available where electric vehicle energy management systems are used.

These technical specifications are contained in the Technical Bulletin instead of the zoning bylaw for ease of updating, as technical requirements can change over time. The Technical Bulletin will be reviewed by staff regularly against industry standards.

RECOMMENDATION

Should Council approve Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) – No. 20-001 and the Zoning Bylaw 2018, Amendment Bylaw (No. 5) – No. 20-075 for electric vehicle readiness in new construction in Victoria, that Council also endorse the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).

Respectfully submitted,

Handwritten signature of Robyn Webb.

Robyn Webb
Community Energy Specialist
Community Planning Division

Handwritten signature of Karen Hoese.

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 9, 2020

List of Attachments

- Attachment A: Electric Vehicle Charging Infrastructure Technical Bulletin (2020).

In this Bulletin, underlined terms are defined in the City's *Zoning Regulation Bylaw*.

Energized Electric Vehicle Outlet Requirements

1. All energized electric vehicle outlets must provide, at a minimum, a Level 2 electric charging level as defined by Society of Automotive Engineers (SAE) International's J1772 standard.
2. Energized electric vehicle outlets must be labelled for their intended use for electric vehicle charging only.
3. An energized electric vehicle outlet must be assigned to an individual vehicle parking stall and must be located no further than 1.0m from that stall.
4. No more than one energized electric vehicle outlet may be assigned to an individual vehicle parking stall.

Requirements #2 and 3 do not apply to single family dwellings, two-family dwellings or semi-attached dwellings.

Performance Requirements for Electric Vehicle Energy Management Systems

Where an electric vehicle energy management system is installed, the electric vehicle energy management system must meet the following performance requirements:

1. A baseline performance standard of at least 12kWh per electric vehicle over an eight hour period is required when all electric vehicles are charging simultaneously (i.e. allocate at least 8A per electric vehicle on a 208V or 240V circuit, if all electric vehicles are sharing power equally). Greater allowable levels of sharing are appropriate beyond 80A, given the greater diversity of electrical loads possible at these higher amperages.
2. The allowable maximum number of electric vehicles per circuit breaker amperage is as follows:

Circuit Breaker Amperage	Maximum Number of Electric Vehicles
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14

F. **BYLAWS**

F.5 **Bylaws for Electric Vehicle Ready Requirements for New Construction**

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the following bylaws **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) No. 20-001
2. Zoning Bylaw 2018, Amendment Bylaw (No. 5) No. 20-075

CARRIED UNANIMOUSLY



**Council Report
For the Meeting of July 9, 2020**

To: Council **Date:** July 3, 2020
From: C. Coates, City Clerk
Subject: Electric Vehicle Ready Requirements for New Construction Bylaw Amendments

RECOMMENDATION

That the following bylaws be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1210) No. 20-01
2. Zoning Bylaw 2018, Amendment Bylaw (No. 5) No. 20-075

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 20-001 and No. 20-075.

The issue came before Council on June 25, 2020 where the following resolution was approved:

Electric Vehicle Ready Requirements for New Construction

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chris Coates'.

Chris Coates
City Clerk

A handwritten signature in black ink, appearing to read 'Deborah C. ...'.

Report accepted and recommended by the City Manager:

Date: July 6, 2020

List of Attachments:

- Bylaw No. 20-001
- Bylaw No. 20-075

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the June 18, 2020 COTW Meeting

E.1.a.c Electric Vehicle Ready Requirements for New Construction

Moved By Councillor Loveday

Seconded By Councillor Alto

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.

CARRIED UNANIMOUSLY

F.2 Electric Vehicle Ready Requirements for New Construction

Committee received a report dated June 4, 2020 from the Director of Sustainable Planning and Community Development regarding information, analysis, and recommendations for requiring electric vehicle (EV) charging infrastructure in new development.

Committee discussed the following:

- *Carbon requirements for rental buildings*
- *Electric bike charging stations in new developments*
- *EV charging requirements for affordable housing developments*

Moved By Mayor Helps

Seconded By Councillor Alto

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of June 18, 2020

To: Committee of the Whole **Date:** June 4, 2020
From: Karen Hoes, Director, Sustainable Planning and Community Development
Subject: Electric Vehicle (EV) Ready Requirements for New Construction

RECOMMENDATION

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for requiring electric vehicle (EV) charging infrastructure in new development. In 2019, Council directed staff to undertake a legal review and prepare a bylaw to mandate 'EV-Ready' capability in new buildings that provide on-site parking.

On-road transportation accounts for approximately 40% of greenhouse gas emissions in Victoria and readying new buildings for EVs through charging infrastructure is a critical structural change in responding to the climate emergency. These amendments are being made to support the rapid adoption of EVs that is being seen in the community, with growth rates in excess of 50 percent a year based on local EV sales, as well as supporting the *Climate Leadership Plan* target stating that "by 2030, renewable energy powers 30 percent of passenger vehicles registered in Victoria, and 100 percent of passenger vehicles are renewably powered by 2050."

These bylaw amendments will ensure all new residential and a portion of institutional, commercial and industrial development will be built to be EV-ready. This will allow for the easy and cost-effective installation of EV chargers by residents and businesses in the future. The proposed approach was developed reviewing municipal best practices, market trends and research. The recommendations strike a balance between ensuring a minimized upfront cost for new construction and minimizing retrofit costs in the future.

These amendments are part of a larger City strategy to support EV adoption including on-street EV network expansion and participation in "topping up" grants for EV retrofits in multi-unit residential

buildings as part of the Clean BC Home and Workplace EV Charging Program. Victoria will be engaging further with industry regarding the development of a comprehensive EV strategy which includes on-street parking, that will be presented to Council in late 2020.

As directed by Council, staff considered the impacts of these zoning changes on housing affordability. In consultation with non-profit housing providers, it was determined that there was value requiring EV readiness in new affordable housing projects as it provides cost savings in future. The City's zoning regulations were also recently updated to provide reduced requirements for off-street parking in affordable housing developments.

The proposed amendments not only support the *Climate Leadership Plan*, they also address Council's strategic priority to "mandate electric vehicle charging capacity in all new developments" by ensuring that all new developments have energized stalls. They also align with both federal and provincial policies for EV adoption, where each level of government is targeting one hundred percent of vehicle sales to be EV's by 2040. Lastly, these amendments support *Go Victoria's* vision for low carbon and clean mobility in Victoria.

PURPOSE

The purpose of this report is to present a recommended approach for EV charging infrastructure ('EV-ready') requirements in new residential, institutional, commercial and industrial development and to bring forward zoning bylaw amendments for Council's consideration.

BACKGROUND

At the meeting of January 31, 2019, Council passed a motion to undertake the necessary legal review and prepare a bylaw for first reading mandating 'EV-Ready' capability in new buildings that provide on-site parking, and that staff consider a possible exemption for affordable housing.

ISSUES & ANALYSIS

Proposed EV-Ready Requirements

Currently there are no requirements in the BC Building Code or any other municipal plan or by-law that require EV charging in new construction. While green building certifications, such as LEED, have contributed to the growth of voluntary EV charging infrastructure and some building owners are voluntarily building with energized stalls and even charging stations, this is yet to become a norm. However, there are many recent local government policy examples for EV regulations in new development (see Attachment E).

Category A: Residential Design Standard

With the proposed bylaw amendments, all new residential development (including both single family and multi-unit residential buildings) will have energized parking stalls, facilitating easy and cost-effective access to electric vehicle charging at home. EV chargers (charging stations) would not be required at the time of development, but may be easily installed post-occupancy by the building or EV owner. Staff recommend that these amendments come into effect October 1, 2020 to allow the development industry time to adjust their design and financial assessments.

At-home charging is a crucial factor in household EV adoption, and therefore the measures outlined in this report are targeted primarily at residential uses. It is also the most convenient and lowest cost option to implement. Establishing EV readiness associated with institutional, commercial and industrial uses is only meant to augment this critical residential option.

Table 1: Proposed Residential Requirements

Use or Class of Use	Minimum Number of Energized Electric Vehicle Outlets
Single Family Dwelling	1 per required vehicle parking space
Two Family Dwelling	1 per required vehicle parking space
Semi-attached Dwelling	1 per required vehicle parking space
Secondary Suite or Garden Suite	N/A
All other residential uses not specifically identified in this table	1 per vehicle parking space

Category B: Institutional, Commercial, and Industrial Design Standard

With the proposed bylaw amendments, Victoria will increase the available public and workplace charging for EV owners on the go or without access to charging at home. The design standard will ensure that five percent of stalls in these types of buildings with stall requirements over 15 will be equipped with electrical infrastructure. This targets commercial uses such as shopping malls or offices where cars are parked for longer durations or where employees are present. As with residential, EV chargers would not be required at the time of development but may be easily installed post-occupancy by the building owner.

At present, there are conflicting views on the appropriate percentage of EV readiness in the commercial sector from consultants and EV advocacy groups, and best practices in this area are still being developed. While some local governments have set blanket requirements of 10% or 20% of stalls for commercial and/or institutional land uses, there have been some critiques from both industry and EV advocates that these percentages may exceed demand, or that the requirements are not specific enough to the actual land uses and may lead to the overbuilding of infrastructure in some locations. Consequently, Victoria and a team of other BC municipalities are conducting further research with funding from BC Hydro to determine the appropriate percentage of EV readiness requirements for different institutional, commercial and industrial building use classes, with the aim to increase the requirement over time and to determine which use classes are most appropriate for mandating the actual charging station as well. Staff will review the bylaw to increase commercial requirements for different use classes in the future. This will be done in conjunction with the District of Saanich and the Capital Regional District.

Table 2: Proposed Industrial, Commercial and Institutional Requirements

Number of Vehicle Parking Spaces Provided	Minimum Number of Energized Electric Vehicle Outlets
<10	N/A
10-14	1
>15	2 energized electric vehicle outlets or 5% of the total number of required vehicle parking spaces, whichever is greater

Both of the City's zoning bylaws will need amendments to incorporate the above standards, including Zoning Bylaw 18-072, which applies to the Downtown Core Area, and Zoning Regulation Bylaw 80-159, which applies to the remainder of the City. The amendment bylaws are included as Attachments A and B to this report.

Financial Considerations

Cost of EV-Ready Infrastructure

The estimated costs across various development typologies and charging infrastructure types are listed in Table 3 below. These are provided for guidance only, as the cost estimates provided were prepared for the City of Richmond and are specific to the building types, driving distances and terrain in that region. The single family, townhouse and mid-rise building typologies used in Richmond's residential costing study are considered to be similar to construction commonly seen in the Capital Region.

Level 2 with EV Energy Management System is the policy/standard proposed. EV energy management systems (EVEMS) ensure that not all vehicles are charged directly at once. As such, it is lower cost because it requires less electrical capacity to the building.

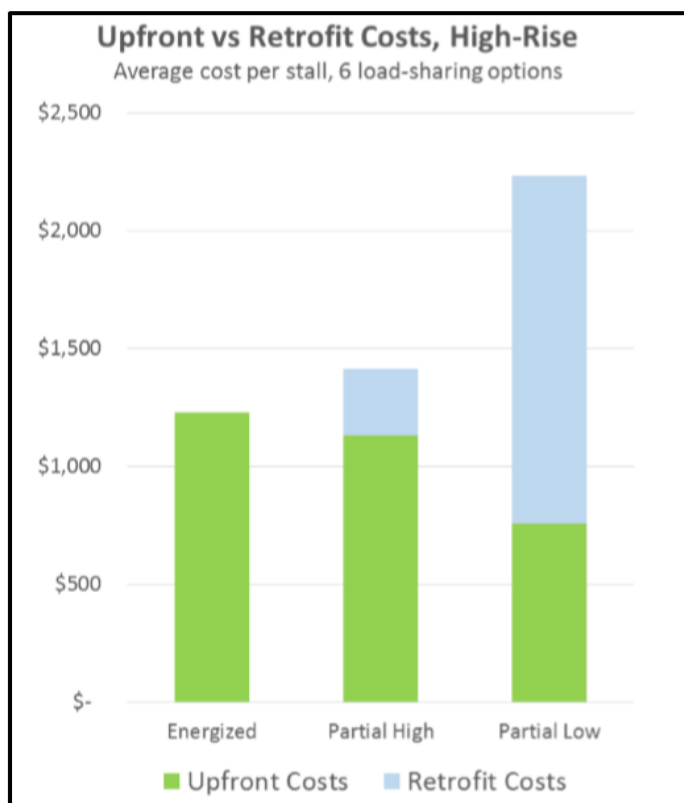
Table 3: Estimated EV-Ready Infrastructure Costs

Building Type	Charging Scenario	Cost Per Stall
Single family / Two family semi-detached dwelling	Level 2	\$350
Townhouse	Level 2	\$2655
	Level 2 with EVEMS*	\$307
Mid-Rise	Dedicated Level 2	\$2381
	Level 2 with EVEMS*	\$569
High-Rise	Dedicated Level 2	\$3023
	Level 2 with EVEMS*	\$760

Installing charging infrastructure at the time of construction is far more cost effective than retrofitting buildings with charging at a later date. The graph below illustrates the upfront and retrofit costs associated with:

- fully energizing all stalls at time of construction
- partially energizing stalls to a high level of adoption at the time of construction and then the associated retrofit costs with a lower number of stalls in the future
- partially energizing stalls at a low level of adoption during construction and having to significantly retrofit a high number of stalls in the future.

The graph below illustrates the importance of building fully energizing stalls at the time of construction to avoid high retrofit costs in the future by individuals, non-profits and strata councils.



Affordable Housing Cost Considerations

“Affordable Dwelling Units” have their own parking designation in Schedule C of the *Zoning Regulation Bylaw*, where considerably less parking is required for an affordable housing building as compared to a similar residential building, as indicated in Attachment C.

City staff, in consultation with BC Housing, considered the possibility of exempting affordable housing from these requirements. It was agreed that as the usable life of a building can span over 100 years, wiring affordable housing buildings in the present insulates residents and building owners/operators against costly retrofits in a future, and reduces demand on subsidies and grants from taxpayers in a future where EVs will be the only engine type available for purchase as of 2040. The financial implications would result in an added cost of around \$569-\$760 space; however, this is significantly less than retrofitting projects in the future.

Provincial Incentive: CleanBC EV Charger Rebate Offers

At present, Provincial rebates are available to support individuals, organizations, buildings, and companies with the cost of purchasing Level 2 chargers. This rebate program, together with City policy, further supports residents in full implementation of residential EV charging. Earlier this year, Victoria City Council approved a top-up to these rebates.

The level of rebates available from CleanBC differs in regard to whether a building was built before or after a municipal EV readiness bylaw was put into place. For buildings constructed after municipal bylaws, the program will cover up to 50% of purchase and installation costs of eligible, new, Level

2 (208-volt or 240-volt) charging stations to a maximum of \$5,000 (no more than \$350 per station). The City is offering \$2,000 per charger or up to 75% of cost for multi-unit residential buildings.

Engagement

The Council motion directed staff to prepare a bylaw without additional public engagement and for the public hearing process to serve as the public engagement process. However, before the motion was tabled, in conjunction with the CRD and Saanich, Victoria participated in various sessions with developers and builders on the topic of EV regulations in new construction. During these events, a 100% standard for residential and 5% standard for commercial charging was proposed and was generally well received by the development community.

Engagement Events

Project	Engagement Summary	# Participants
Capital Region EV and E-Bike Infrastructure Planning Project	Public Survey	702
	Development Industry Survey	63
	Development Industry Workshop, in collaboration with UDI	60
Plugging the Gaps	Presentations and workshop about EV charging retrofits for condo and apartment dwellers, in collaboration with CRD, City of Victoria, and Drive Electric Victoria	24

Regional Consistency

In order provide consistency to builders and developers across the region, Victoria and Saanich have attempted to align their approaches to EV ready implementation. As a result, the consultation around bylaw development was in partnership, the percentage requirements for residential and commercial buildings are similar, and the definitions used in the bylaws are similar.

OPTIONS & IMPACTS

Option 1 (Recommended)

Proceed with zoning bylaw amendments to require Electric Vehicle (EV) readiness for all new residential development, including non-market housing, and five percent of new commercial development effective Oct 1, 2020.

This option is recommended because it will contribute to reduce transportation emissions in Victoria through the electrification of passenger vehicles. It is a critical component towards achieving market transformation of EVs within the municipality and supports the targets established by the Provincial and Federal Governments and is aligned with other BC local governments.

Option 2

Do not proceed with the zoning amendments.

This option is not recommended as it pushes the market transformation process into the future and adds considerable costs to EV readiness by having it occur as a retrofit to buildings instead of integrating it into new construction. It would also slow down emissions reductions in the transportation sector.

Accessibility Impact Statement

This bylaw amendment will apply to residential parking stalls evenly across Victoria, meaning that all accessible parking stalls will also be EV ready. In a commercial context, the City will not require all accessible parking stalls to be EV ready as only five percent of these stalls over a certain threshold will be EV ready.

2019 – 2022 Strategic Plan

This work supports *Strategic Objective 6 – Climate Leadership and Environmental Stewardship # 17 (2021): “Mandate electric vehicle charging capacity in all new developments.”* While the proposed amendment does not mandate EV chargers in all new developments, it does mandate EV readiness through energized stalls. As described above, EV readiness creates the conditions for the easy and affordable installation of EV charging stations in 100% of residential parking spots and 5% of commercial parking spots.

Impacts to Financial Plan

No additional resources are needed for the bylaw amendments.

Official Community Plan Consistency Statement

This bylaw amendment aligns with OCP Section 7: “Transportation and Mobility and specifically GOAL 7 (A) Transportation options reduce fossil fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants” (page 55).

CONCLUSIONS

This report outlines a recommended approach for requiring EV ready charging infrastructure in new building developments, with consideration of the impacts of these changes to non-market housing developments. EV readiness will contribute to reducing transportation emissions in Victoria through the electrification of passenger vehicles and supports the goals in the *Climate Leadership Plan* and *Go Victoria*. It is a critical component towards achieving market transformation of EVs within the municipality and supports the targets established by the Provincial and Federal Governments.

Respectfully submitted,



Robyn Webb
Community Energy Specialist
Community Planning Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 10, 2020

List of Attachments

- Attachment A: Zoning Amendment Bylaw No. 20-001
- Attachment B: Zoning Amendment Bylaw No. 20-075
- Attachment C: Zoning Regulation Bylaw Schedule C: Off-Street Parking Regulations for Affordable Housing
- Attachment D: EV Infrastructure Types
- Attachment E: Local Government Examples
- Attachment F: Electric Vehicle Charging Infrastructure Technical Bulletin (2020).

NO. 20-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by adding new definitions in Schedule A – Definitions and amending Schedule C – Off-Street Parking to establish electric vehicle charging design standards.

The Council of The Corporation of the City of Victoria enacts the following provisions:

1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1210)”.

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:

(a) Schedule A – Definitions is amended by adding the following definitions immediately after the definition of “**Dwelling Unit**”:

“**Energized Electric Vehicle Outlet**” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.

“**Electric Vehicle Charger**” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch circuit and an electric vehicle.

“**Electric Vehicle Energy Management System**” means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.”

(b) Schedule C – Off Street Parking is amended by adding the following immediately after section 2.3.4:

“2.4 Electric Vehicle Charging Infrastructure Requirements

1. The owner or occupier of any land or any building or other structure, for each use present on the land or in the building or other structure, must provide energized electric vehicle outlets for parking spaces in accordance with Table 3.
2. All energized electric vehicle outlets shall provide, at a minimum, a Level 2 electric charging level as defined by SAE International’s J1772 standard.
3. Energized electric vehicle outlets shall be labelled for their intended use for electric vehicle charging only.

4. Energized electric vehicle outlets shall not be placed within the minimum vehicle parking space dimensions or drive aisle identified in Figure 2 of this Schedule.
5. An energized electric vehicle outlet shall be assigned to an individual vehicle parking stall and shall be located no further than 1.0m from that stall.
6. No more than one energized electric vehicle outlet may be assigned to an individual vehicle parking stall.
7. Where an electric vehicle energy management system is implemented, the electric vehicle management system must meet the requirements set out in Electric Vehicle Charging Infrastructure Technical Bulletin (2020).
8. Sections 2.4.3 and 2.4.5 do not apply to Single Family Dwellings, Two Family Dwellings or Semi-Attached Dwellings.
9. Section 2.4.1 does not apply to:
 - a. visitor parking spaces; or
 - b. a building existing prior to October 1, 2020; or
 - c. parking spaces in a development in which, prior to October 1, 2020:
 - i. an application has been submitted for the development to the City in accordance with the City's Land Use Procedures Bylaw; or
 - ii. a building permit application has been submitted for the development in accordance with the City's Building and Plumbing Regulation Bylaw.

Table 3: Minimum Number of Required Energized Electric Vehicle Outlets

Use or Class of Use	Minimum Number of <u>Energized Electric Vehicle Outlets</u>
Residential	
<u>Single Family Dwelling</u>	1 per required vehicle parking space
<u>Two Family Dwelling</u>	1 per required vehicle parking space

<u>Semi-attached Dwelling</u>	1 per required vehicle parking space
<u>Secondary Suite</u> or <u>Garden Suite</u>	n/a
All other residential uses not specifically identified in this table	1 per vehicle parking space
Commercial, Institutional and Industrial	
Number of Vehicle Parking Spaces Provided	
<10	n/a
10-14	1
>15	2 <u>energized electric vehicle outlets</u> or 5% of the total number of required vehicle parking spaces, whichever is greater

Effective Date

3 This Bylaw comes into force on October 1, 2020.

READ A FIRST TIME the day of 2020.

READ A SECOND TIME the day of 2020.

Public hearing held on the day of 2020.

READ A THIRD TIME the day of 2020.

ADOPTED on the day of 2020.

CITY CLERK

MAYOR

NO. 20-075

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by adding new definitions in Section 2.1 – Administrative Definitions and amending Section 5.1 – Off-Street Parking Regulations to establish electric vehicle charging design standards.

The Council of The Corporation of the City of Victoria enacts the following provisions:

1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 5)”.

2 Bylaw No. 18-072, the Zoning Bylaw 2018, is amended as follows:

(a) Section 2.1 – Administrative Definitions is amended by adding the following definitions immediately after the definition of “**Dwelling Unit**”:

“**Energized Electric Vehicle Outlet**” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.

“**Electric Vehicle Charger**” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch circuit and an electric vehicle.

“**Electric Vehicle Energy Management System**” means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.”

(b) Section 5.1 – Off Street Parking Regulations is amended by adding the following immediately after section 5.1.3:

4. **Electric Vehicle Charging Infrastructure Requirements**

- a. The owner or occupier of any land or any **Building** or other structure, for each use present on the land or in the **Building** or other structure, must provide **Energized Electric Vehicle Outlets** for parking spaces in accordance with Table 3.
- b. All **Energized Electric Vehicle Outlets** shall provide, at a minimum, a Level 2 electric charging level as defined by SAE International’s J1772 standard.
- c. **Energized Electric Vehicle Outlets** shall be labelled for their intended use for electric vehicle charging only.
- d. **Energized Electric Vehicle Outlets** shall not be placed within the minimum vehicle parking space dimensions or **Drive Aisle** identified in Figure 1, Part 5.

- e. An **Energized Electric Vehicle Outlet** shall be assigned to an individual vehicle parking stall and shall be located no further than 1.0m from that stall.
- f. No more than one **Energized Electric Vehicle Outlet** may be assigned to an individual vehicle parking stall.
- g. Where an **Electric Vehicle Energy Management System** is implemented, the **Electric Vehicle Management System** must meet the requirements set out in Electric Vehicle Charging Infrastructure Technical Bulletin (2020).
- h. Section 5.1.4 does not apply to:
 - i. visitor parking spaces; or
 - ii. a **Building** existing prior to October 1, 2020; or
 - iii. parking spaces in a development in which, prior to October 1, 2020:
 - A. an application has been submitted for the development to the City in accordance with the City's Land Use Procedures Bylaw; or
 - B. a building permit application has been submitted for the development in accordance with the City's Building and Plumbing Regulation Bylaw.

Table 3: Minimum Number of Required **Energized Electric Vehicle Outlets**

Use or Class of Use	Minimum Number of Energized Electric Vehicle Outlets
Residential	
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	1 per required vehicle parking space
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	1 per required vehicle parking space
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	1 per required vehicle parking space

Assisted Living Facility	1 per required vehicle parking space
All other residential uses not specifically identified in this table	1 per required vehicle parking space
Commercial	
Number of Vehicle Parking Spaces Provided	
<5	0
>5	1 Energized Electric Vehicle Outlet or 5% of the total number of required vehicle parking spaces, whichever is greater

- (c) Section 5.1.4 Bicycle Parking Specifications and Section 5.1.5 Bicycle Parking Exemptions shall be renumbered to Section 5.1.5 and Section 5.1.6 respectively.
- (d) Section 5.1.4.h.i is amended by deleting the words "Table 3" and replacing with "Table 4".

Effective Date

3 This Bylaw comes into force on October 1, 2020.

READ A FIRST TIME the _____ day of _____ 2020.

READ A SECOND TIME the _____ day of _____ 2020.

Public hearing held on the _____ day of _____ 2020.

READ A THIRD TIME the _____ day of _____ 2020.

ADOPTED on the _____ day of _____ 2020.

CITY CLERK

MAYOR

**Zoning Regulation Bylaw Schedule 'C':
Off-Street Parking Regulations for Affordable Housing**

Column A	Column B	Column C
Use or Class of Use	Minimum Parking Spaces	Minimum Visitor Parking Spaces
Residential		
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	0.50 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.60 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1 space per Dwelling Unit that is more than 70m ²	
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	0.20 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.50 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	0.75 spaces per Dwelling Unit that is more than 70m ²	
All other multiple dwellings	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Assisted Living Facility	0.35 spaces per Dwelling Unit or residential unit	0.10 spaces per Dwelling Unit or residential unit
Commercial		
Hotel	0.25 spaces per room	-

EV Infrastructure Types

Definitions:

- **“Electric Vehicle (EV)”** means a vehicle that operates, either partially or exclusively, on electrical energy from an off-board source that is stored on-board for motive purposes, but does not include vehicles that cannot be licensed by the Insurance Corporation of British Columbia.
- **“Energized Electric Vehicle Outlet”** means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.
- **“Electric Vehicle Charger”** means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch circuit and an EV.
- **“Electric Vehicle Energy Management System”** means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.
- **“Level 2 Charging”** means an EV charging level as defined by Society of Automotive Engineers (SAE) International’s J1772 standard (208/240 volts).

Charging Infrastructure Types



Because EV charging takes longer than refilling at a gas station, at-home charging is the most convenient, reliable, and preferred location with EV owners tending to charge at home over 80% of the time. L2 charging, with a similar output as a clothes dryer, provides a higher level of performance which more quickly charges a vehicle, supporting a better consumer experience and is consistent with recent policy across BC and North America. This bylaw amendment recommends 100% adoption of EV readiness in the residential sector for these reasons.

The installation of EV charging equipment requires the following electrical infrastructure:

- **Sufficient capacity** at the building's electrical panel for EV charging;
- **Electrical raceway** and conduit from the electrical panel to each parking stall;
- **Energized outlet** at each parking stall;
- **EV Energy Management Systems (EVEMS)** are optional control technologies that enable the power drawn to be shared or prioritized between chargers, thereby reducing peak power demand, making efficient use of electrical capacity, and greatly reducing electrical infrastructure costs. EVEMSs are recognized in the 2018 edition of the Canadian Electrical Code and are currently in the process of being adopted into the BC Electrical Code; Technical Safety BC has developed a variance process to permit installation of EVEMSs in the interim. The 'Smart' chargers used with EVEMSs can facilitate billing, which is a common concern for strata's in shared parking areas.
- **EV charger** (also know as EV Supply Equipment or EVSE) with cable to reach the vehicle.

The most cost-effective time to install EV charging infrastructure is during construction. The recent emergence of EVEMSs has significantly reduced the cost of installation in new multi-family residential and commercial development by reducing the amount of electrical capacity and infrastructure. The City of Victoria will require the abovementioned electrical infrastructure up to and including an energized outlet for each parking space in residential developments and will allow EVEMSs to provide a flexible and cost-effective approach for achieving this requirement.

A minimum performance standard (see Table 1) should be achieved where an EVEMS is installed. The performance standard requirements indicate that the maximum number of L2s that can be connected to the same circuit for various circuit ratings. New developments must achieve at least 12kWh per vehicle over an eight our period when all vehicles are charging simultaneously (i.e. allocate at least 8A per vehicle on a 208V or 240V circuit, if all vehicles are sharing power equally). Greater allowable levels of sharing are appropriate beyond 80A, given the greater diversity of electrical loads possible at these higher amperages. Additionally, no more than 1 vehicle should be able to charge on a 20A circuit and no more than 2 on a 30A circuit. A Technical Bulletin will be drafted to outline these standards for the development community.

Table 1: Performance Requirements

Minimum Circuit Breaker Rating (AMPS)	Maximum Number of L2 Chargers Per Circuit
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14
150	17

Recent Local Government Policy Examples for EV Regulations in New Development

Community (Date in Effect)	Single Family	Multi-Family	Commercial/ Institutional
City of Burnaby (2018)	100% of residential parking stalls provided with energized L2 outlet. Excludes secondary suites and visitor parking.		
City of Coquitlam (2018)	One energized L2 outlet per residential dwelling unit.		
City of New Westminster (2019)	100% of residential parking stalls provided with energized L2 outlet. Excludes visitor parking and new secondary suites in existing single detached homes.		10% of commercial and institutional stalls L2 energized in developments with 10 or more parking stalls.
City of North Vancouver (2019)	100% of stalls provided with energized L2 outlet.	100% of resident stalls and 20% of residential visitor stalls provided with energized L2 outlet.	20% of commercial stalls provided with energized L2 outlet.
City of Port Coquitlam (2018)	One stall per residential unit roughed-in (all electrical infrastructure other than wire), Level 2.		
City of Port Moody (2019)	100% of residential parking stalls provided with energized L2 outlet, excluding visitor parking, secondary suites and new spaces to serve existing units.		20% of commercial stalls capable of providing L2 charging.
City of Richmond (2018)	100% of residential parking stalls provided with energized L2 outlet, excluding visitor parking.		
City of Vancouver (2018)	One energized outlet per parking area (garage, carport).	100% of residential parking stalls provided with L2 energized outlet.	10% of commercial stalls L2 energized in developments with 10 or more parking stalls.
District of Saanich (2020)	100% of residential parking stalls provided with energized L2 outlet. Excludes secondary suites and visitor parking.		5% of commercial stalls provided with energized L2 outlet with exemptions for certain use classes.
District of Squamish (2019)		100% of residential parking stalls provided with L2 energized outlet.	5% of commercial stalls L2 energized in developments.

To date, the District of Saanich is the only municipality in British Columbia have mandated the installation of actual charging capacity in new developments. Through the BC Hydro Sustainable Communities program, Victoria is participating in research on the ideal percentage of EV readiness as well as actual chargers for commercial parking spaces across different use classes. Part of this work will include a critical costing study for each region in BC. The City is committed to amending the EV readiness parking spot percentage requirement for commercial buildings over time, which could include an analysis of the requirement for actual charging infrastructure as well.

Electric Vehicle Charging Infrastructure Technical Bulletin (2020)

Performance Requirements

A baseline performance standard of at least 12kWh per vehicle over an eight-hour period is required when all vehicles are charging simultaneously (i.e. allocate at least 8A per vehicle on a 208V or 240V circuit, if all vehicles are sharing power equally). Greater allowable levels of sharing are appropriate beyond 80A, given the greater diversity of electrical loads possible at these higher amperages. Additionally, no more than 1 vehicle should be able to charge on a 20A circuit and no more than 2 on a 30A circuit.

Circuit Breaker Amperage	Maximum Number of <u>Electric Vehicle</u> Ready Parking Spaces
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14

Electric Vehicle (EV) Ready Requirements in New Construction



1

Purpose

- Present a recommended approach for EV charging infrastructure requirements for new residential, commercial, industrial and institutional developments.
- Consider potential impacts on affordability.
- Bring forward zoning bylaw amendments for Council's consideration.



EV Ready Requirements in New Construction

2

Climate Leadership

- 80% GHG reduction by 2050 target
- 100% Renewable Energy targets

2017 GHG EMISSIONS BY SECTOR (369,609 tCO₂e¹¹)

32% COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, AND MULTI-UNIT RESIDENTIAL

19% SINGLE FAMILY HOMES

9% SOLID AND LIQUID WASTE

40% ON-ROAD TRANSPORTATION

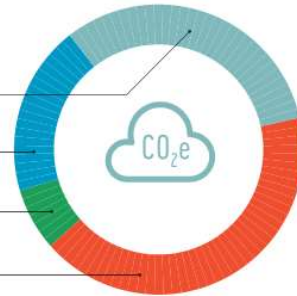


Figure 1: City of Victoria GPC Compliant Inventory, 2017



EV Ready Requirements in New Construction

3

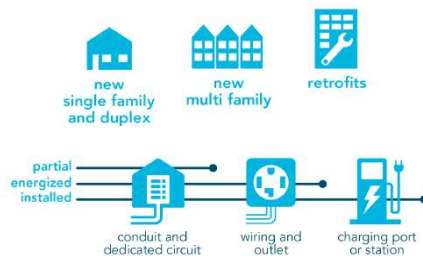
RW1

Local Government Role in EV Adoption

Demonstrating leadership at local government locations like City Hall.



Ensuring adequate EV charging at work and at home.



Ensuring publicly accessible charging on the go.



EV Ready Requirements in New Construction

4

Slide 4

RW1 [@Andrea Hudson] we were not sure whether to include this slide or not. I am ok if it gets removed.
Robyn Webb, 6/16/2020

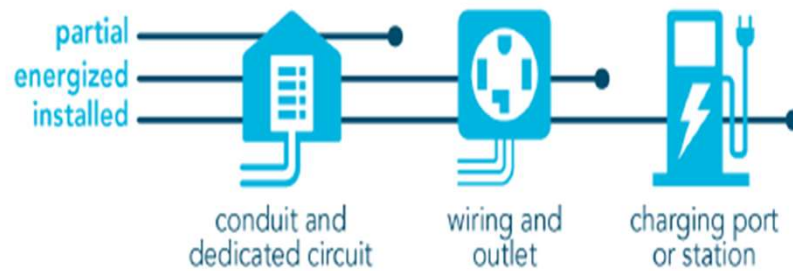
Residential Standard

Use or Class of Use	Minimum Number of Energized Electric Vehicle Outlets
Single Family Dwelling	1 per required vehicle parking space
Two Family Dwelling	1 per required vehicle parking space
Semi-Attached Dwelling	1 per required vehicle parking space
Secondary Suite or Garden Suite	N/A
All other residential uses not specifically identified in this table	1 per vehicle parking space



EV Ready Requirements in New Construction

5



EV Ready Requirements in New Construction

6

Institutional, Commercial and Industrial Standard

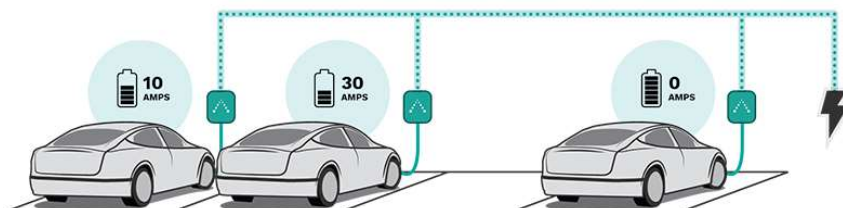
Number of Vehicle Parking Spaces Provided	Minimum Number of Energized Electric Vehicle Outlets
<10	N/A
10-14	1
>15	2 energized electric vehicle outlets or 5% of the total number of required vehicle parking spaces, whichever is greater



EV Ready Requirements in New Construction

7

Institutional, Commercial and Industrial Standard

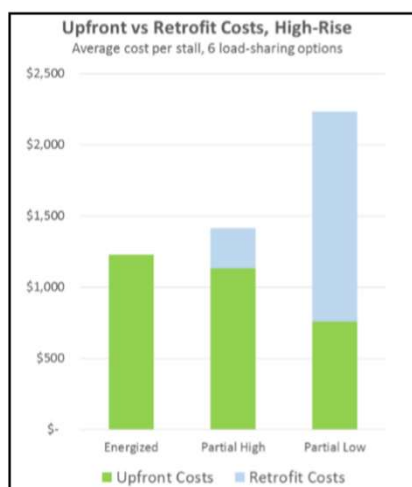


EV Ready Requirements in New Construction

8

Financial Considerations

- Installing charging infrastructure at time of construction more cost effective than retrofitting buildings at a later date.
- Provincial rebates currently available for new and existing buildings.
- City's top up only for existing multi-unit residential buildings.



EV Ready Requirements in New Construction

9

Affordability Considerations

- Impacts of zoning changes on housing affordability was considered.
- Current zoning bylaw requirements for off-street parking considerably less for affordable housing developments.
- Wiring affordable housing buildings in the present insulates against costly retrofits in future (life of a building can span over 100 years).
- Reduces demand on subsidies and grants in a future where EVs will be the only engine type available for purchase as of 2040.



EV Ready Requirements in New Construction

10

Recommendations

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.



EV Ready Requirements in New Construction



July 22, 2020

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

Re: EV Ready Zoning Bylaw

Dear Mayor and Council,

The Urban Development Institute (UDI) Capital Region is in full support of the transition to sustainable transportation options, including electric vehicles. We recognize this important shift as society works to combat climate change and move towards a greener economy. We wish that we were writing a letter of support, however due to Council's direction and the manner in which this process has unfolded we instead write to express our concern for the unintended consequences of the proposed amendments to the Zoning Regulation Bylaw and Zoning Bylaw 2018, which would establish electric vehicle charging design standards.

Initial engagement on the topic of EV charging readiness took place in 2018, and as outlined in the Committee of the Whole report dated June 4, 2020, Council directed staff to prepare a bylaw without additional public engagement, or without direct study of the financial impacts specific to the Victoria marketplace. Rather, staff are relying upon a study done in Richmond, which has a vastly different context in terms of transportation infrastructure, growth expectations and even socio-economic conditions.

Had further engagement with the development industry taken place, our concerns would have been raised earlier and we could have worked directly with BC Hydro to study and review Victoria's specific and unique traits, which directly impact the costs associated with this change. The increase in the electrical load based on the proposed requirements that 100% of stalls will force projects to increase their electrical infrastructure, including triggering sub-station requirements and / or more on-site transformers, as we have to assume that in the future 100% of the stalls could be seeking the maximum load all at one time. This in turn will trigger unnecessary infrastructure upgrades that go against the essence of affordability and sustainability.

Further, if BC Hydro has not been properly consulted on Victoria's proposal, there is a real risk, they may not have the supply of power sufficient to allow all projects to meet these requirements going forward. This could in turn slow the delivery of housing and other forms of space to serve the growing needs of the community.

Again, while we support the shift to more sustainable transportation models, a 100% installation requirement appears to be misaligned with the regions housing affordability strategy, as this change will add significant costs for



installation, management and long-term maintenance of the additional equipment required. Ten percent of cars sold in BC are electric cars and based on some figures gathered from the development community only 10 to 20% of buyers in multi-residential buildings are requesting electric charging stations. Installation of a single stall costs thousands of dollars which is added to the cost of the housing for the end renter / purchaser. This additional cost does not help the region's acute housing affordability crisis. Not to mention that EV's are a premium product that are unaffordable for most vehicle owners.

As such, UDI suggests a phased in approach over 5 to 10 years, which could be informed by market feedback and the adoption of electric vehicles across the general public. The phasing in of the percentage of stalls required will also allow the industry to adopt more cost effective solutions as the technology improves and becomes more commercially available and affordable.

As staff outlined in their report, many other municipalities have implemented similar programs to mandate EV requirements. This should provide the City of Victoria the opportunity to research and learn from these municipalities on the success or lessons learned from these initiatives. This was not discussed in the staff report.

UDI and the development industry believe that preparing for the future is critical, but proper consultation and implementation is required. We feel strongly that further study is required in the municipalities that have implemented similar policies to determine their effectiveness and efficiency, their impact on the cost of housing, and the supply of rental and market housing.

UDI welcomes the opportunity for further engagement with staff to determine the appropriate level of design standards that will accommodate electric vehicle charging while including the biggest factor in this entire discussion, BC Hydro.

Kind Regards,

A handwritten signature in dark ink, appearing to read "Kathy Whitcher", followed by a long horizontal flourish.

Kathy Whitcher – Executive Director
(on behalf of the UDI Capital Region Board of Directors)

CC: Karen Hoese and Robyn Webb

July 22nd 2020

RE: Support for proposed changes to the City of Victoria's Zoning Regulation Bylaw and Zoning Bylaw 2018 to require new buildings to provide energized electric vehicle outlets

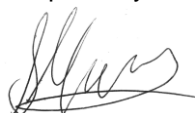
ChargePoint is pleased to support the City of Victoria's proposed zoning regulation bylaw and zoning bylaw amendments related to electric vehicle outlets. ChargePoint is the world's largest electric vehicle charging network, featuring over 113,000 charging spots, including over 4800 ports in BC. Every 2 seconds, a driver connects to a ChargePoint station.

This proposal builds on the City's efforts to reduce GHG emissions and promote the use of electric vehicles, which can reduce emissions up to 98% relative to gasoline vehicles in BC. The proposal is well designed to address immediate and longer-term electric vehicle demand for several reasons:

- The proposal will accommodate near and long term demand with EV-ready infrastructure (i.e. "Energized Electric Vehicle Outlet" or "energized outlets") for all residential dwellings, which includes access to Level 2 energized outlets in 100% of parking spaces and consideration of energy management.
- The proposal will also accommodate EV-ready infrastructure for all new commercial, industrial and institutional buildings, which includes access to Level 2 energized outlets for 5% of all parking stalls for buildings with more than 15 parking spaces, and one to two outlets for buildings with less than 15 parking spaces.
- The proposal accounts for the growing demand for electric vehicles in the region by including provisions for all dwellings to have access to EV-ready infrastructure. Annual sales of electric vehicles have significantly increased since 2013, and these trends are anticipated to continue with the BC Government's Zero Emission Vehicle (ZEV) Act targeting 100% ZEV sales by 2040.
- The proposal addresses one of the largest barriers to electric vehicle adoption: limited access to home and workplace charging. According to data from [fleetcarma's Charge the North Study](#), over 70% of charging occurs at home or work.
- The proposal will reduce the cost of future charging station installation significantly by preparing buildings now, at the time of construction for charging station infrastructure needs. Furthermore, the use of energy management can further reduce installation requirements and costs for new development.

ChargePoint applauds the City of Victoria for considering this proposal and demonstrating its leadership in supporting electric vehicles. Thank you for the opportunity to provide comments on this proposal. If you have any questions, please contact me at [REDACTED].

Respectfully,



Suzanne Goldberg
Director, Public Policy – Canada, ChargePoint



July 23, 2020

Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps and Members of Council

Re: Electric Vehicle (EV) Charging Requirements for New Construction

This letter is in support of the amendments to the Zoning Amendment Bylaws 200-001 and 20-075 to require electric vehicle infrastructure in new construction as well as support for the introduction of EV charging fees at public charging stations.

We wish to congratulate Victoria for; reaching out to all stakeholders, the comprehensive background research conducted, accommodating the needs in non-profit housing and the adoption of best practices. As EV ownership continues to grow exponentially with a corresponding need for increased charging access, it is becoming even more important to avoid building retrofitting costs in the future.

Experience in other BC municipalities in the 2012-2016 period indicated that the best way of avoiding higher retrofitting costs is to require EV infrastructure at the time of construction with a 100% requirement for residential land uses such as for multiple unit residential buildings (MURBs).

We note that the City of Victoria has already declared a climate change emergency. With up to 60% of residents living in MURBs and EV infrastructure having a significant effect on a decision to switch to an EV, resident access to EV infrastructure is particularly important in terms of reaching municipal GHG reduction goals.

We would therefore urge Council to approve the Bylaws that represent best practices and place Victoria in the company of a growing number of BC Municipalities that require residential EV infrastructure in new construction.

Respectfully

David Grove, President,
The Victoria Electric Vehicle Association



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

July 22, 2020

RE: EV Ready Zoning Bylaw

Dear Mayor & Council,

AES Engineering provides electrical engineering services for building construction and infrastructure projects. We have a particular focus on electrical engineering services for electric vehicle (EV) charging; our clients for such services include BC Hydro; FortisBC; Translink; Tesla; BCIT; UBC; the City of Vancouver; and various other local governments, developers, residential stratas, real estate owners, post-secondary institutions, and EV charging networks. AES has also actively engaged in the development of Canadian Electrical Code (CSA C22.1) amendments supporting EV charging. And we are involved in the design of EV charging systems in multiple new and existing residential and commercial buildings, including projects with 100% EV Ready parking.

AES has supported multiple BC local governments in developing 100% EV Ready residential parking requirements. Notably, we recently served the Capital Regional District by developing performance requirements for EV charging that may be referenced in member municipalities' EV Ready requirements (and are reflected in the City of Victoria's proposed requirements). Together, the communities that have adopted 100% EV Ready requirements represent most of the new development in BC.

I wanted to write to express my support for the recommendations in the staff report "Electric Vehicle (EV) Ready Requirements for New Construction". Given that most charging occurs at home, EV Ready residential parking ensures that occupants will have access to EV charging in the future, enabling them to adopt an EV. EV costs are declining, and their initial costs are expected to reach parity with gasoline vehicles in approximately five years¹. EVs' operating costs are much less – charging an EV is equivalent to approximately \$0.20 per litre gasoline, and EVs have lower maintenance costs. Given EVs' declining first costs and very low operating costs, it is in the financial interests of residents of

¹ The International Council on Clean Transportation. 2019. "Update on electric vehicle costs in the United States through 2030"; Bloomberg New Energy Finance. 2020. "Electric Vehicle Outlook 2020" <https://about.bnef.com/electric-vehicle-outlook/>

multifamily buildings to have access to EV Ready parking. Lack of future-proofing with EV Ready parking necessitates significantly more costly and complicated retrofits.

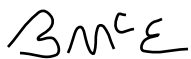
Providing the choice to drive electric is also critical to mitigating climate change. EVs have approximately 80-90% lower life cycle GHG emissions when charging on BC's relatively clean electrical grid². If parking is included in new developments, it is important to ensure that drivers can access convenient charging to enable them to adopt EVs.

I also wanted to note that 100% EV Ready parking can be achieved at reasonable cost, particularly at time of new construction. AES has designed multiple 100% EV Ready projects, and also completed costing studies of 100% EV Ready parking for municipal and utility clients. In multifamily and other forms of developments, EV energy management system (EVEMS) technologies can be implemented to significantly lower buildings' electrical capacity requirements and associated costs. The staff report notes costs from a study AES prepared for the City of Richmond, demonstrating substantially lower cost when using commercially available EVEMSs. Similar design strategies are certainly applicable in Victoria, and can achieve similar savings relative to designs for dedicated circuits with no EVEMS.

It is sometimes suggested that less than 100% EV Ready infrastructure be required in residential buildings. However, we do not recommend less than 100% EV Ready residential parking. Notably, under most forms of parking tenure in condominiums (e.g. long-term leases; common property; limited common property; stratified; etc.) it is very difficult or impossible to swap parking stalls. Thus, housing units that are not assigned an EV Ready parking space will have major challenges accessing home charging. Moreover, the cost of 20% EV Ready parking with dedicated unmanaged circuits (as the City of Vancouver required before adopting 100% requirements) is comparable to 100% EV Ready with load management using EVEMS. Lastly, the cost of retrofitting to provide additional access to EV charging is typically substantially more than would be required in new construction.

We congratulate the City of Victoria for its leadership on climate action and hope to engage with all stakeholders to support effective implementation of 100% EV Ready requirements in Victoria.

Kind regards,



Brendan McEwen, MCP

Director of Electric Mobility & Low Carbon Strategies

AES Engineering Ltd.

BMc/BMc

² <http://carboncounter.com/>

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by adding new definitions in Schedule A – Definitions and amending Schedule C – Off-Street Parking to establish electric vehicle charging design standards.

Contents

- 1 Title
- 2 Amendments
- 3 Transitional Provisions
- 4 Effective Date

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1210)”.

Amendments

- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) Schedule A – Definitions is amended by adding the following definitions immediately after the definition of “**Dwelling Unit**”:

“**Energized Electric Vehicle Outlet**” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.

“**Electric Vehicle Energy Management System**” means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.”;
 - (b) Schedule C – Off Street Parking is amended by adding the following immediately after section 2.3.4:

“2.4 Electric Vehicle Charging Infrastructure Requirements

 - 1. The owner or occupier of any land or any building or other structure, for each use present on the land or in the building or other structure, must:
 - a. provide energized electric vehicle outlets for parking spaces in accordance with Table 3; and

- b. submit a letter of assurance from a qualified registered professional that all energized electric vehicle outlets meet the specifications prescribed in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).
2. Energized electric vehicle outlets shall not be placed within the minimum vehicle parking space dimensions or drive aisle identified in Figure 2 of this Schedule.
3. Where an electric vehicle energy management system is implemented, the owner of the building must submit a letter of assurance from a qualified registered professional verifying that the electric vehicle management system meets the requirements set out in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).
4. Section 2.4.1 does not apply to visitor parking spaces.

Table 3: Minimum Number of Required Energized Electric Vehicle Outlets

Use or Class of Use	Minimum Number of <u>Energized Electric Vehicle Outlets</u>
Residential	
<u>Single Family Dwelling</u>	1 per required vehicle parking space
<u>Two Family Dwelling</u>	1 per required vehicle parking space
<u>Semi-attached Dwelling</u>	1 per required vehicle parking space
<u>Secondary Suite</u> or <u>Garden Suite</u>	n/a
All other residential uses not specifically identified in this table	1 per vehicle parking space
<u>Multiple Dwelling</u>	
Condominium, Apartment, Affordable	1 per vehicle parking space
All other <u>multiple dwellings</u> not specifically identified in this table	1 per vehicle parking space

Commercial, Institutional and Industrial	
Number of Vehicle Parking Spaces Provided	
<10	n/a
10-14	1
>15	2 <u>energized electric vehicle outlets</u> or 5% of the total number of required vehicle parking spaces, whichever is greater

- (c) Schedule C – Off Street Parking is further amended by:
- i. renumbering Table 3: Minimum Dimensions for Bicycle Parking to Table 4; and
 - ii. deleting “Table 3” in sections 2.1.2(a)(i) and 3.1.3(a)(i) and replacing with “Table 4”.

Transitional Provisions

- 3 If a complete application for a permit in accordance with the Land Use Procedures Bylaw or the Building and Plumbing Regulation Bylaw has been received by the City prior to October 1, 2020, then the provisions of Schedule C of the Zoning Regulation Bylaw No. 80-159 as it was on the day before the Zoning Regulation Bylaw Amendment Bylaw No. 1210, 20-001, will apply to the parking spaces of the development that is the subject of the permit.

Effective Date

- 4 This Bylaw comes into force on October 1, 2020.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by adding new definitions in Section 2.1 Administrative Definitions and amending Section 5.1 Off-Street Parking Regulations to establish electric vehicle charging design standards.

Contents

- 1 Title
- 2 Amendments
- 3 Transitional Provisions
- 4 Effective Date

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 5)”.

Amendments

- 2 Bylaw No. 18-072, the Zoning Bylaw 2018, is amended as follows:

- (a) Section 2.1 – Administrative Definitions is amended by adding the following definitions immediately after the definition of “**Dwelling Unit**”:

“**Energized Electric Vehicle Outlet**” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.

“**Electric Vehicle Energy Management System**” means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.”;

- (b) Section 5.1 – Off Street Parking Regulations is amended by adding the following immediately after section 5.1.3:

“4. Electric Vehicle Charging Infrastructure Requirements

- a. The owner or occupier of any land or any **Building** or other structure, for each use present on the land or in the **Building** or other structure, must:
 - i. provide **Energized Electric Vehicle Outlets** for parking spaces in accordance with Table 3.
 - ii. submit a letter of assurance from a qualified registered professional that all **Energized Electric Vehicle Outlets** meet the specifications prescribed in the

Electric Vehicle Charging Infrastructure Technical
Bulletin (2020).

- b. **Energized Electric Vehicle Outlets** shall not be placed within the minimum vehicle parking space dimensions or **Drive Aisle** identified in Figure 1, Part 5.
- c. Where an **Electric Vehicle Energy Management System** is implemented, the owner of the **Building** must submit a letter of assurance from a qualified registered professional that the **Electric Vehicle Management System** meets the requirements prescribed in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).
- d. Section 5.1.4 does not apply to visitor parking spaces.

Table 3: Minimum Number of Required **Energized Electric Vehicle Outlets**

Use or Class of Use	Minimum Number of Energized Electric Vehicle Outlets
Residential	
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	1 per required vehicle parking space
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	1 per required vehicle parking space
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	1 per required vehicle parking space
Assisted Living Facility	1 per required vehicle parking space
All other residential uses not specifically identified in this table	1 per required vehicle parking space
Commercial	
Number of Vehicle Parking Spaces Provided	
<5	0
>5	1 Energized Electric Vehicle Outlet or 5% of the total number of required vehicle parking spaces, whichever is greater

- (c) Section 5.1.4 Bicycle Parking Specifications and Section 5.1.5 Bicycle Parking Exemptions shall be renumbered to Section 5.1.5 and Section 5.1.6 respectively.
- (d) Section 5.1.4.h.i is amended by deleting the words "Table 3" and replacing with "Table 4".

Transitional Provisions

- 3 If a complete application for a permit in accordance with the Land Use Procedures Bylaw or the Building and Plumbing Regulation Bylaw has been received by the City prior to October 1, 2020, then the provisions of Part 5 of the Zoning Bylaw 2018, No. 18-072 as it was on the day before the Zoning Bylaw 2018 Amendment Bylaw No. 5, 20-075, will apply to the parking spaces of the development that is the subject of the permit.

Effective Date

- 4 This Bylaw comes into force on October 1, 2020.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

In this Bulletin, underlined terms are defined in the City's *Zoning Regulation Bylaw*.

Energized Electric Vehicle Outlet Requirements

1. All energized electric vehicle outlets must provide, at a minimum, a Level 2 electric charging level as defined by Society of Automotive Engineers (SAE) International's J1772 standard.
2. Energized electric vehicle outlets must be labelled for their intended use for electric vehicle charging only.
3. An energized electric vehicle outlet must be assigned to an individual vehicle parking stall and must be located no further than 1.0m from that stall.
4. No more than one energized electric vehicle outlet may be assigned to an individual vehicle parking stall.

Requirements #2 and 3 do not apply to single family dwellings, two-family dwellings or semi-attached dwellings.

Performance Requirements for Electric Vehicle Energy Management Systems

Where an electric vehicle energy management system is installed, the electric vehicle energy management system must meet the following performance requirements:

1. A baseline performance standard of at least 12kWh per electric vehicle over an eight hour period is required when all electric vehicles are charging simultaneously (i.e. allocate at least 8A per electric vehicle on a 208V or 240V circuit, if all electric vehicles are sharing power equally). Greater allowable levels of sharing are appropriate beyond 80A, given the greater diversity of electrical loads possible at these higher amperages.
2. The allowable maximum number of electric vehicles per circuit breaker amperage is as follows:

Circuit Breaker Amperage	Maximum Number of Electric Vehicles
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JULY 16, 2020

For the Evening Council meeting of July 23, 2020, the Committee recommends the following:

I.2 Council Member Motion: International Decade for People of African Descent

Therefore, be it resolved as follows:

1. That the City of Victoria joins the government of Canada, the province of Ontario, the cities of Toronto and Ottawa, in acknowledging the International Decade for People of African Descent for the purpose of promoting respect, protection and fulfillment of all human rights and fundamental freedoms of people of African descent, as recognized in the Universal Declaration on Human Rights.
That Council directs staff to report back at the Period 2 2020 Update on the resource implications of reporting back as part of the 2021 budget on how to implement the International Decade of People of African Descent from 2021-2024 including:
2.
 - i) Raising awareness in the general public about the heritage and culture of people of African descent and around the International Decade of People of African Descent's broader goals and actions in Victoria.
 - ii) Delivering anti-racism including anti-black racism training to prevent systematic racism in city policy, bylaws, programs and services.
3. Creating an advisory committee of people of African descent to work with and advise staff between 2021-2024 on the implementation of the International Decade for People of African Descent and commitment to People of African descent.
4. Developing a capacity building grant program for Black-led organizations, black business owners, and institutions supporting and working with people of African descent.
5. Tracking and demonstrating progress with respect to City hiring practices at all levels to reflect the diversity of the community.
6. Creating internship opportunities for people of African descent to diversify the city's workforce.