



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, October 8, 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. Mehdi Najari: Homeless Encampments

D.2. Sean Kahil: Camping

D.3. William Armstrong: Unaffordable Moorage Rate and User Fee Increases During a Pandemic

1

*D.4. Alison Dunatov: Presentation of Petition Requesting No 24/7 Camping
Addendum

5

E. PROCLAMATIONS

*F. PUBLIC AND STATUTORY HEARINGS

Public and Statutory Hearings will be convened by electronic means as authorized by Ministerial Order No. M192:

"Local Government Meetings and Bylaw Process (COVID-19) Order No. 3"

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 Using a 'speaker phone' is not recommended unless require by the user.
 - 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. 2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Applications No. 00147 and No. 00151, and Development Variance Permit Application No. 00245

41

Council is considering an application to retain the existing house and permit a garden suite, and to subdivide the property for a new small lot.

Addendum: Correspondence

F.1.a. Public Hearing & Consideration of Approval

123

- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1232) No. 20-086
- **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1232) No. 20-086
- **Motion to approve Development Permit with Variances No. 00151**
- **Motion to approve Development Permit with Variances No. 00147**

- Motion to approve Development Variance Permit No. 00245

F.2. 1881 Fort Street: Rezoning Application No. 00713 129

Council is considering an application to permit the use of a Storefront Cannabis Retailer.

Addendum: Correspondence

F.2.a. Public Hearing & Consideration of Approval: 167

- Motion to give 3rd reading to:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009
- Motion to adopt:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

F.3. 2615-2629 Douglas Street: Heritage Designation Application No. 00187 170

Council is considering an application to designate the property located at 2615-2629 Douglas Street as a Municipal Heritage Site.

Pending adoption of the Heritage Designation Bylaw, consideration of the Heritage Tax Exemption to assist in the preservation and rehabilitation of the heritage building, including seismic upgrading of the heritage building by exempting a portion of the land from municipal property taxes for 10 years, can take place.

Addendum: Correspondence

F.3.a. Public Hearing & Consideration of Approval 236

- Motion to give 3rd reading to:
 - Heritage Designation (2615-2629 Douglas Street) Bylaw No. 20-052
- Motion to adopt:
 - Heritage Designation (2615-2629 Douglas Street) Bylaw No. 20-052
 - Tax Exemption (2615, 2621, 2623, 2625, 2627, and 2629 Douglas Street) Bylaw No. 20-079

G. REQUESTS TO ADDRESS COUNCIL

H. UNFINISHED BUSINESS

I. REPORTS OF COMMITTEES

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

September 30, 2012

To Victoria Mayor and City Council

RE: Moorage and User Rate Increases at the Coast Hotel and Marina

Thank you for taking the time to read this letter explaining the situation at the Coast Hotel and Marina which in my mind should be of concern to Mayor and Council given your ongoing efforts to clean up the Gorge Waterway and the efforts at other levels of government to deal with abandoned vessels on our local beaches.

One of the root causes of boats anchoring in the sheltered waters of the Gorge Waterway and of boats washing up on the local beaches after a storm have to do with the costs of moorage in the inner harbour. More specifically, live aboard moorage,

The Victoria Inner Harbour has a long history of live aboards at marinas such as those controlled by the GVHA (Causeway, Fisherman's Wharf, Wharf St), Westbay Marina, Pier One and the Coast Hotel and Marina. Live aboards can be divided up into two categories; year round and seasonal (winter). The remainder are either short term or transient visitors usually during peak season months in late spring and summer.

I am a seasonal, winter moorage customer at the Coast Hotel and Marina and my monthly moorage rate is being increased by 36% plus a \$100 "electricity surcharge" which means that my "rent" is going to double in the middle of a global pandemic and at the beginning of the second wave just as I am starting a four year, full time program. I am not alone, there are many like me in the same predicament.

Those of us who have met with the general manager of the Coast Hotel and Marina have been essentially told, "If you don't like it, leave". The reasons given for the increase in costs was to raise rates to industry standard yet without the moorage rate increases, the Coast Hotel and Marina was already the most expensive in the inner harbour and none of the other marinas are raising rates.

People who choose to live on boats have no protections like renters do with Residential Tenancy Act so someone like the general manager at the Coast Hotel and Marina can raise rates as much and as many times as they like.

Also, there is nowhere for us to go. All the other marinas are full and have long waiting lists to get a spot. There is no such waiting list at the Coast Hotel because, I believe, the already high costs. It is my belief that the hotel is trying to recover lost revenues due to the downturn because of covid on the backs of marina residents.

One solution would be for the Victoria International Marina to open up the nearly empty marina to vessels under 65ft, which they truly wish they can do, but the harbormaster refuses to give them permission. I have written to Transport Canada, the Minister of Transportation and I'm seeking an audience with the harbormaster to plead my case. Another possible solution would be to create protections for people like us from being financially preyed upon at any time, not just during pandemics.

Please find below links to the Coast Hotel and Marina moorage rates plus I've added links or attachments to moorage rates for Greater Victoria Harbour Authority, Westbay, Victoria International Marina and the Coast Hotel and Marina.

You'll see that in most cases the other marinas charge LESS THAN HALF and the Victoria International Marina charges less to 65 foot super yachts than the Coast Hotel and Marina.

Please hear my case and be an advocate for me and people like me and avoid a situation that will inevitably push desperate people back to the Gorge and local bays because we have nowhere else to go.

For a vessel my length the following winter moorage rates apply:

GVHA: \$10.20/foot/month plus fees equals \$566.70 plus tax per month

Westbay: \$12.50/foot/month equals \$562.50 plus hydro and taxes per month

Victoria International Marina (if allowed): less than \$15.75/foot/month for a 65 ft vessel (will be adjusted for length and less than a 65 foot vessel)

Coast Hotel and Marina: \$22.50/foot/month equals \$887.5 plus taxes per month!!
My previous rates at the Coast Hotel cost \$560 plus tax

Thank you for your consideration. I am available from 11:30-1 and 2:30 onward otherwise I am in class.

William Armstrong


<https://www.coasthotels.com/hotels/bc/victoria/coast-victoria-hotel-marina-by-apa/victoria-marina/marina-rates/>

<https://gvha.ca/marinas-facilities/reservations/>

https://vimarina.ca/wp-content/uploads/vim_wintermoorage2020_v4.pdf

October 1, 2020 – June 1, 2021 – Winter Program (Causeway*, Ship Point & Wharf Street)

- Under 30' – \$8.99 per month
- 30'-45' – \$10.20 per month
- 46'-60' – \$10.70 per month
- 61'-80' – \$11.77 per month
- Over 80' – \$13.00 per month

*All moorage fees subject to applicable tax

**Live Aboard Fees – \$117/month per boat

Please Note:

- To apply for our Winter Program moorage, please be in contact with our Marina Operations Assistant at 250-383.8326 x 242 to be placed on our long term moorage wait list and inquire about availability
- Above rates are applicable for a full 8-month commitment – rate adjustment for short term
- *Causeway can only accommodate vessels up to 60' length overall
- Option to extend to June 21st depending on availability

Electrical Rates (All Facilities)



Head office – 453 Head street, Victoria, BC. V9A 5S1

Tel: 1.250.385.1831

Email: info@westbay.bc.ca

West Bay Marine Group April 1 2020 – end of March, 2021

Marina	WESTBAY	SAILORS COVE	MARINA PARK
Location	453 Head street, Esquimalt	525 Head street, Esquimalt	2060 White Birch Rd., Sidney
Price per foot per month	Up to 30' - \$11.75 31' and over - \$ 12.50	\$12.00	Up to 35'-\$11.75 36' and over - \$12.25
Annual discount- must be paid by cash, cheque or debit	<u>Annual Discount</u> Up to 30' - \$11.25 31' and over - \$12.00	<u>Annual Discount</u> \$11.50	<u>Annual Discount</u> Up to 35' - \$11.00 36' and over - \$11.75
Live- Aboard fee- monthly (Includes 1 parking pass and mail box for WB)	\$125.00	\$75.00	\$125.00
Additional parking	\$100.00	\$25 First Vehicle	\$60.00

WINTER MOORAGE RATES

OCTOBER 2020 - MARCH 2021

SLIP RATES IN CANADIAN DOLLARS (CAD)



VESSEL LENGTH

FT	M
65	19.8
70	21.3
75	22.9
80	24.4
85	25.9
90	27.4
95	29.0
100	30.5
105	32.0
110	33.5
115	35.1

UNIT RATES: \$/FT

DAILY	MONTHLY	6 MONTHS
2.21	20.60	15.75
2.21	20.60	15.75
2.21	20.60	15.75
2.21	20.60	15.75
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69
3.00	26.00	19.69

TERM RATES

DAILY	MONTHLY	6 MONTHS
143.94	1,339.00	6,142.50
155.02	1,442.00	6,615.00
166.09	1,545.00	7,087.50
177.16	1,648.00	7,560.00
255.26	2,210.00	10,040.63
270.28	2,340.00	10,631.25
285.29	2,470.00	11,221.88
300.31	2,600.00	11,812.50
315.33	2,730.00	12,403.13
330.34	2,860.00	12,993.75
345.36	2,990.00	13,584.38

This website uses cookies. For more information, click [here](#).

✓ Accept Cookies

July 31 – August 3, 2020	\$4.50	BC Day / Symphony Splash
September 4 – September 7, 2020	\$4.50	Labour Day
Monthly Moorage & Liveaboard Rates	Per Foot per Month	Includes access to a garbage & recycling program, water, washrooms, showers, our fitness facility, WIFI and mail collection. Power surcharge applies.
May 1, 2020 – September 30, 2020	\$45.00	High Season Monthly Rate
October 1, 2020 – April 30, 2021	\$30.00	Low Season Monthly Rate
Liveaboard Seven Month Rates (Oct-Apr)	\$22.50	Lease Required – Available exclusively for vessels 30' or under
Blended Year-round Rates	\$27.00	Year Lease Required – Available exclusively for vessels 30' or under

- 30 or 50 Amp power outlets depending on slip assignment; Moorage Only \$40 per month & Liveaboard \$100 per month surcharge.
- A credit card is required to guarantee all marina reservations.

<https://www.coasthotels.com/privacy-policy/>

3.WBM Moorage F...pdf

Show all

We ask that The City of Victoria not allow ANY sheltering in Pemberton Park, and strictly enforce the removal of any sheltering that may occur in this park at any time in the future.

The safety and well-being of our children is at stake. This park is inside the 50m limit between a now approved shelter site and a school (GNS Middle and Senior Schools). Allowing any sheltering by the council is contravening the bylaws. Pemberton Park is also located just outside the 50m bylaw restriction of Margaret Jenkins primary school.

Children walk and cycle past Pemberton Park morning and afternoon on their way to and from various local schools. The playground is frequently used by the numerous school aged and pre-school aged children in the area, as well as for baseball and softball throughout the summer months. It is also a popular off-leash dog park well used throughout the day and one of the only all day off-leash dog parks in the area.

Allowing the park to be used for sheltering by the homeless would significantly increase the likelihood that local children will be exposed to well-documented dangerous and anti-social behaviour including illegal drug use and drug dealing, untreated mental health behaviour, theft, threats or acts of personal violence, and even death. There is extensive documentation available showing such incidents have been rapidly rising during the Covid-19 pandemic, making it even more inappropriate to allow Pemberton Park to be recommended as a sheltering site.

The risks are simply unacceptable. The decision to allow this has been made without any consultation with the affected local population and did not follow due process.

Should the Council allow the sheltering to occur, the risk of harm is high. Should such an incident occur, the Council's liability will be extreme.

Therefore we petition the City of Victoria to take the safest and most appropriate action and remove Pemberton Park from the list of suitable sites for sheltering, effective immediately and strictly enforce the removal of any such sheltering that may occur at any time in future.

Recipient: Victoria City Councillors, Premier John Horgan, Lisa Helps, Deputy Premier Carole James, Rob Fleming, Selina Robinson, Shane Simpson, Andrew Wilkinson, BC Housing, Chrystia Freeland, Justin Trudeau

Letter: Greetings,

Don't allow tents (temporary sheltering) in Pemberton Park

Signatures

Name	Location	Date
Alison Dunatov	Victoria, Canada	2020-09-17
Christina Hawkshaw	Victoria, Canada	2020-09-17
Petra MacDougall	Victoria, Canada	2020-09-17
Bill Hawkins	Victoria, Canada	2020-09-17
Karen Hood-Deshon	Victoria, Canada	2020-09-17
Dianne armstrong	Victoria, Canada	2020-09-17
Alison Brimacombe	Victoria, Canada	2020-09-17
Stefan Dunatov	Victoria, Canada	2020-09-17
Audrey Wang	Victoria, Canada	2020-09-17
Erica Holtum	Victoria, Canada	2020-09-17
Laurie Sharp	Victoria, Canada	2020-09-17
Chantal Branson	West Vancouver, Canada	2020-09-17
Emmanuelle Hertel	Victoria, Canada	2020-09-17
M McArthur	Vancouver, Canada	2020-09-17
Joanne Macdonald	Victoria, Canada	2020-09-17
Joanne Gemmill	Victoria, Canada	2020-09-17
Cherie Miltimore	Victoria, Canada	2020-09-17
Karilyn Walker	Victoria, Canada	2020-09-17
Brenda Hood	Saanichton, Canada	2020-09-17
Heather Pringle	Victoria, Canada	2020-09-17

Name	Location	Date
Tyler Commandeur	Victoria, Canada	2020-09-17
Samantha J Hoffman	Victoria, Canada	2020-09-17
Trisha Cunliffe	Victoria, Canada	2020-09-17
Nory Montalban	Victoria, Canada	2020-09-17
Sophie Stevenson	Victoria, Canada	2020-09-17
Richard Mennie	Victoria, Canada	2020-09-17
Briana Arcand	Edmonton, Canada	2020-09-17
Helen Linkletter	Victoria, Canada	2020-09-17
Kristina Whitney	Victoria, Canada	2020-09-17
jordan boyer	Ottawa, Canada	2020-09-17
Heather White	Victoria, Canada	2020-09-17
Anne Hoffman	Victoria, Canada	2020-09-17
Gabi Maharaj	Canada	2020-09-17
Jashanpreet Kaur	Regina, Canada	2020-09-17
Debbie Clavelle	Viscount, Canada	2020-09-17
Adam Morad	Laval, Canada	2020-09-17
Michael Mungambanga	Regina, Canada	2020-09-17
Davinder Singh	Surrey, Canada	2020-09-17
Jessica Jarvis	Calgary, Canada	2020-09-17
Felicia Maher	Cayuga, Canada	2020-09-17
Darrell Doerksen	Victoria, Canada	2020-09-17
Nicole Husby	Black Creek, BC, Canada	2020-09-17

Name	Location	Date
justice justice	Etobicoke, Canada	2020-09-17
Mercedes Calvert	Victoria, Canada	2020-09-17
Agatha M	Surrey, Canada	2020-09-17
Kerri Gibson	Victoria, Canada	2020-09-17
Giles Deshon	Victoria, Canada	2020-09-17
Paula Marchese	Victoria, Canada	2020-09-17
Mark Wilson	Victoria, Canada	2020-09-17
Rilla Murchison	Victoria, Canada	2020-09-17
Bev Aalhus	Victoria, Canada	2020-09-17
Anne Denford	Victoria, Canada	2020-09-17
Rudy Marchildon	Victoria BC, Canada	2020-09-17
Erin Dallin	Victoria, Canada	2020-09-17
Elaine Arctander	Victoria, Canada	2020-09-17
Kimberly Smit	Victoria, Canada	2020-09-17
Brad Muir	Victoria, Canada	2020-09-17
David Dallin	Victoria, Canada	2020-09-17
Bridget Mavety	Victoria, Canada	2020-09-17
Gina Cuthbert	Victoria BC, Canada	2020-09-17
Kelly McLaren	Victoria, Canada	2020-09-17
Laura Knapp	Victoria, Canada	2020-09-17
Jessica Vitrouk	Vancouver, Canada	2020-09-17
Loriann Delorme	Victoria, Canada	2020-09-17

Name	Location	Date
Ali Doerksen	Victoria, Canada	2020-09-17
Jac Smit	Victoria, Canada	2020-09-17
Carolyn Rogers	Victoria, Canada	2020-09-17
Cheryl Tradewell	Victoria, Canada	2020-09-17
Cheryl Handley	Victoria, Canada	2020-09-17
Emma Butler	Victoria, Canada	2020-09-17
Ben Dunatov	Victoria, Canada	2020-09-17
HollyMike Fraser-Hurley	Victoria, Canada	2020-09-17
Sarah Emslie	Victoria, Canada	2020-09-17
Susan Burnett	Victoria, Canada	2020-09-17
Anne-Marie Simard	Victoria, Canada	2020-09-17
Shelley Thorsteinson	Canada	2020-09-18
Peta Tibbetts	Victoria, Canada	2020-09-18
Tammy Trausch	Victoria, Canada	2020-09-18
Craig Park	Victoria, Canada	2020-09-18
Nicole Burnett	Victoria, Canada	2020-09-18
Danielle Baker	Victoria, Canada	2020-09-18
shayne SCHWEDE	north vancouver, Canada	2020-09-18
Kate Pagett	Victoria, Canada	2020-09-18
Wes Yuen	Victoria, Canada	2020-09-18
Sharon Logan	Victoria, Canada	2020-09-18
Harm Meijer	Victoria, Canada	2020-09-18

Name	Location	Date
michele shorter	Victoria, Canada	2020-09-18
Carol Judson	North Saanich, Canada	2020-09-18
Allie Cridge	Victoria, Canada	2020-09-18
Sue Guenther	Victoria, Canada	2020-09-18
Stephan Tuomi	Victoria, Canada	2020-09-18
Nathan Holtum	Victoria, Canada	2020-09-18
Svetlana Sikhimbaeva	Victoria, Canada	2020-09-18
Corrie Twerdohlib	Victoria, Canada	2020-09-18
Sharon Hinchcliffe	Victoria, Canada	2020-09-18
Jason Cridge	Victoria, Canada	2020-09-18
Jacob Aalhus	Victoria, Canada	2020-09-18
Linda Holtum	Victoria, Canada	2020-09-18
Joanne dolynuk	Victoria, Canada	2020-09-18
Kaitlin Purdy	Victoria, Canada	2020-09-18
Hilary Van Cuylenborg	Victoria, Canada	2020-09-18
Shoshannah Sutton	Victoria, Canada	2020-09-18
Shane Murray	Victoria, Canada	2020-09-18
Penny Lloyd	Victoria, Canada	2020-09-18
Kelly McConnan	Victoria, Canada	2020-09-18
Angela morrow	Beaumont, Canada	2020-09-18
Zahra Carino	Victoria, Canada	2020-09-18
Frank Macdonald	Victoria, Canada	2020-09-18

Name	Location	Date
George Murray	Victoria, Canada	2020-09-18
Joanna Betts	Victoria, Canada	2020-09-18
Cheryl Palm	Victoria, Canada	2020-09-18
Emily Thompson	Victoria, Canada	2020-09-18
Hayley Bowes	Victoria, Canada	2020-09-18
Cathie Ferguson	Victoria, Canada	2020-09-18
Rita Webb	Victoria, Canada	2020-09-18
Melanie Erickson	Victoria, Canada	2020-09-18
Jason Gramada	Victoria, Canada	2020-09-18
Charlene Beck	Victoria, Canada	2020-09-18
Joanna Peitler	Victoria, Canada	2020-09-18
Gary Insley	Victoria, Canada	2020-09-18
Natalie Lynne	Victoria, Canada	2020-09-18
Kyle Arctander	Victoria, Canada	2020-09-18
Linda Wilson	Victoria, Canada	2020-09-18
Charlie Hoffman	Victoria, Canada	2020-09-18
Michael Jakeman	Vancouver, Canada	2020-09-18
Bonnie Campbell	Canada	2020-09-18
Nadja Hildebrand	Victoria, Canada	2020-09-18
April Vesey	Victoria, Canada	2020-09-18
vasavi k	India	2020-09-18
Diane Peterson	Victoria, Canada	2020-09-18

Name	Location	Date
Robert Peterson	Victoria, Canada	2020-09-18
Rob Aalhus	Victoria, Canada	2020-09-18
Rob Peterson	Victoria, Canada	2020-09-18
Jennifer Playford	Victoria, Canada	2020-09-18
Jillian Serfas	Victoria, Canada	2020-09-18
Amy Wall	Victoria, Canada	2020-09-18
Claudia Blum	Victoria, Canada	2020-09-18
Stacy Adams	Victoria, Canada	2020-09-18
Chase End	Strathmore, Canada	2020-09-18
Kristen Playford	Victoria, Canada	2020-09-18
barbara bartram	Victoria, Canada	2020-09-18
Paulette Hinz	Vancouver, Canada	2020-09-18
Jenn Moss	Victoria, Canada	2020-09-18
Jennifer Kim	Victoria, Canada	2020-09-18
nikki jardine	Victoria, Canada	2020-09-18
Gil Playford	Victoria, Canada	2020-09-18
Amy Newhook	Victoria, Canada	2020-09-18
Anne Reeson	Victoria, Canada	2020-09-18
Linnea Turnquist	Victoria, Canada	2020-09-18
Sharlene Hinz	Nanaimo, Canada	2020-09-18
nicole smith	Victoria, Canada	2020-09-18
Tamara Wichniewicz	Victoria, Canada	2020-09-18

Name	Location	Date
Christine Pilling	Victoria, Canada	2020-09-18
Keith Beange	Victoria, Canada	2020-09-18
Caroline Armstrong	Victoria, Canada	2020-09-18
Keith Watt	Victoria, Canada	2020-09-18
Sanjai Sundher	Victoria, Canada	2020-09-18
Alec Allison	Victoria, Canada	2020-09-18
Susanne McCormack	Victoria, Canada	2020-09-18
Rauvin Mattu-Atwall	Richmond, Canada	2020-09-18
Margot Vandersteen	Nelson, Canada	2020-09-18
Paula Weir	Coquitlam, Canada	2020-09-18
Amanda Whetstone	Brantford, Canada	2020-09-18
Alexandra Weaver	Victoria, Canada	2020-09-18
Rhonda Newman	Victoria, Canada	2020-09-18
Jodi Lang	Victoria, Canada	2020-09-18
Lori Nagel	Victoria, Canada	2020-09-18
Marnie Hare	Victoria, Canada	2020-09-18
Lilah Montague	Victoria, Canada	2020-09-18
Rachel Robilliard	Victoria, Canada	2020-09-18
Sheila Stewart	Victoria, Canada	2020-09-18
Cynthia Swoveland	Victoria, Canada	2020-09-18
Janet Cho	Victoria, Canada	2020-09-18
tanya Appleby	Victoria, Canada	2020-09-18

Name	Location	Date
Joan Pink	Victoria, Canada	2020-09-18
Mike Perfect	Victoria, Canada	2020-09-18
Pat Baxter	Esquimalt, Canada	2020-09-18
Crystal Loreth	Victoria, Canada	2020-09-18
Maxwell Matsuoka	Vancouver, Canada	2020-09-18
Ann Parker	Vancouver, Canada	2020-09-18
Andrea Hughes	Victoria, Canada	2020-09-18
Adam vickers	Victoria, Canada	2020-09-18
Megan Taylor	Vancouver, Canada	2020-09-19
Andrea Telford	Victoria, Canada	2020-09-19
Joe loreth	Vancouver, Canada	2020-09-19
Meghan Hedman	Victoria, Canada	2020-09-19
Keir MacPherosn	Victoria, Canada	2020-09-19
Justin L	Victoria, Canada	2020-09-19
Linda Fraser	Duncan, Canada	2020-09-19
annabelle degea	victoria, Canada	2020-09-19
Brenda Fudge	Abbotsford, Canada	2020-09-19
Richard Arbic	Kanata, Canada	2020-09-19
Catherine D	Canada	2020-09-19
Tomoko Matsuoka	Vancouver, Canada	2020-09-19
Cynthia Diadick	Victoria, Canada	2020-09-19
Karen Bohn	New westminster, Canada	2020-09-19

Name	Location	Date
nancy chapman	Victoria, Canada	2020-09-19
Jennifer Shanks	Sidney, Canada	2020-09-19
Kathleen Sawchuk	Victoria, Canada	2020-09-19
Jordana Pine-Algar	Victoria, Canada	2020-09-19
Cathy Zhang	Victoria, Canada	2020-09-19
Emily Gow	Victoria, Canada	2020-09-19
Hayley Schroeder	Abbotsford, Canada	2020-09-19
Amanda Longcroft	Victoria, Canada	2020-09-19
Karen Steppell	Madeira Park, Canada	2020-09-19
Barry Clapp	Victoria, Canada	2020-09-19
Brad Jones	Edmonton, Canada	2020-09-19
Lisa Layera	Victoria, Canada	2020-09-19
luka hayes	Coderre, Canada	2020-09-19
Tracey Williams	Victoria, Canada	2020-09-19
Kari Ericksen	Victoria, Canada	2020-09-19
Christine McAuley	Victoria, Canada	2020-09-19
Barbara Carr-Harris	Victoria, Canada	2020-09-19
Barbara Britton-Wilson	Victoria, Canada	2020-09-19
Chanda Pacholuk	Victoria, Canada	2020-09-19
Nancy Ring	Victoria, Canada	2020-09-19
Lana Rahn	Victoria, BC, Canada	2020-09-19
Alva Jenson	Victoria, Canada	2020-09-19

Name	Location	Date
Robyn Meredith Bryson	Victoria, Canada	2020-09-19
Veronica Adams	Victoria, Canada	2020-09-19
Alice Elash	Victoria, Canada	2020-09-19
A. Diane Cathro	Victoria, Canada	2020-09-19
Pierre Kouba	Victoria, Canada	2020-09-19
Susan Temple	Victoria, Canada	2020-09-19
MARK DEVOSS	Victoria, Canada	2020-09-19
Prim Carson	Victoria, Canada	2020-09-19
Darcy Evans Evans	Victoria, Canada	2020-09-19
Barb Peters	Victoria, Canada	2020-09-19
Krisjan Gustavson	Victoria, Canada	2020-09-19
Leslie Peterson	Vancouver, Canada	2020-09-19
Kit Filan	Victoria, Canada	2020-09-19
Mark Hawgood	Victoria, Canada	2020-09-19
Pat Davis	Victoria, Canada	2020-09-19
jarmilla pavlis	Victoria, Canada	2020-09-19
Janice Williams	Victoria, Canada	2020-09-19
Susan Sadoway	Victoria, Canada	2020-09-19
Jo-Anne Lawrence	Victoria, Canada	2020-09-19
Dorothy Moleski	Victoria, Canada	2020-09-19
Warren Baker	Victoria, Canada	2020-09-19
Reesa Bruce	Strathmore, Canada	2020-09-19

Name	Location	Date
Jason Lowe	Victoria, Canada	2020-09-19
Nigel Pieloth	Victoria, Canada	2020-09-19
Dorothy Fielding	Victoria, Canada	2020-09-19
Penny Fraser	Victoria, Canada	2020-09-19
Dianne Gibson	Saanichton, Canada	2020-09-19
Susanne Rautio	Victoria, Canada	2020-09-19
Lynn Phillips	Victoria, Canada	2020-09-19
Peter Nadler	Victoria, Canada	2020-09-19
Sally Palm	Vancouver, Canada	2020-09-19
Mike Kory	Victoria, Canada	2020-09-19
Yvonne Wagorn	Victoria, Canada	2020-09-19
Emma Stath	Victoria, Canada	2020-09-19
Gary Weidner	Victoria, Canada	2020-09-19
Martha Riley	Victoria, Canada	2020-09-19
Sherry Sudds	Victoria, Canada	2020-09-19
Betty Byatt	Victoria, Canada	2020-09-19
Diana Kenig	Victoria, Canada	2020-09-19
Maryam Fox	Victoria, Canada	2020-09-19
Carolyn Jablonski	Victoria, Canada	2020-09-19
don Nightingale	Victoria, Canada	2020-09-19
Marian Savoy	Victoria, Canada	2020-09-19
KENNETH THOMAS	North Saanich, Canada	2020-09-19

Name	Location	Date
Betty Thomson	Canada	2020-09-19
paula kully	Victoria, Canada	2020-09-19
Elena Lewis	Victoria, Canada	2020-09-19
Regivaldo Sobral-Filho	Victoria, Canada	2020-09-19
Regia Gouveia	Victoria, Canada	2020-09-19
Hilary Jordan	Victoria BC, Canada	2020-09-19
David Ley	Vancouver, Canada	2020-09-19
John Neal	Victoria, Canada	2020-09-19
Lissa Knott	Victoria, Canada	2020-09-19
Anielle Forslund	Victoria, Canada	2020-09-19
Bertram Cowan	Victoria, Canada	2020-09-19
John Campbell	Victoria, Canada	2020-09-19
Jessica Liu	Victoria, Canada	2020-09-19
sacchi sosho	Victoria, Canada	2020-09-19
Brandon Fontaine	Victoria, Canada	2020-09-19
Nic Humphreys	Vancouver, Canada	2020-09-19
Gayle Good	Victoria, Canada	2020-09-19
Jacqueline Shoffner	Victoria, Canada	2020-09-19
Sheree Rialp	Victoria, Canada	2020-09-19
John Pallett	Victoria, Canada	2020-09-19
Christine Bloomfield	Victoria, Canada	2020-09-19
c Forbes	Victoria, Canada	2020-09-19

Name	Location	Date
Robert Somogyi	Victoria, Canada	2020-09-19
Norm Fiege	Surrey, Canada	2020-09-19
Lise Ellyin	West Vancouver BC, Canada	2020-09-19
Chelsea Henkel	Vic, Canada	2020-09-19
Jim Forbes	Victoria, Canada	2020-09-19
Jennifer Allan	Victoria, Canada	2020-09-19
Tracy Huang	Surrey, Canada	2020-09-19
Ilka Abbott	Victoria, Canada	2020-09-19
Wendy Shea	Victoria, Canada	2020-09-19
Kathy Gingras	Abbotsford, Canada	2020-09-19
Cheryle Playford	Victoria, Canada	2020-09-19
marina caroulis	Victoria, Canada	2020-09-19
Mike Nash	Shawnigan Lake, Canada	2020-09-19
Cheryl Ford	Bemont , Ontario, Canada	2020-09-19
Vickie Milne	Vancouver, Canada	2020-09-19
Alison MacPhail	Victoria, Canada	2020-09-19
Katie Jones	Canada	2020-09-19
ava oconnor	San Francisco, California, US	2020-09-19
Guy Whitman	Victoria, Canada	2020-09-19
Elizabeth Fox	Victoria, Canada	2020-09-19
Paul Byrne	Victoria, Canada	2020-09-20
Jack Clover	Canada	2020-09-20

Name	Location	Date
Ian Whitbread	Victoria, Canada	2020-09-20
Vanessa Rodenburgh	Surrey, Canada	2020-09-20
Marie O'Shaughnessy	Victoria, California, US	2020-09-20
Wendy Peterson	Victoria, Canada	2020-09-20
Tamara Mitchell	Victoria, Canada	2020-09-20
julie bates	coquitlam, Canada	2020-09-20
Hussein Cesar Ramirez Cosio	Vancouver, Canada	2020-09-20
Derek Ashurst	Victoria, Canada	2020-09-20
Farzad Hassani	Victoria, Canada	2020-09-20
Rina Hadziev	Victoria, Canada	2020-09-20
Emma Lee	Victoria, Canada	2020-09-20
Todd Milford	Victoria, Canada	2020-09-20
Wayne Salisbury	Victoria BC, Canada	2020-09-20
Debbie Caird	Victoria, Canada	2020-09-20
Marie Etchell	Victoria, Canada	2020-09-20
Tom Roe	Victoria, Canada	2020-09-20
David Peterson	Victoria, Canada	2020-09-20
M Genton	Victoria, Canada	2020-09-20
Linda Morgan	Victoria, Canada	2020-09-20
Hanna Bourget	Victoria, Canada	2020-09-20
Natasha Mayer	Victoria, Canada	2020-09-20
Rachel Liddell	Victoria, Canada	2020-09-20

Name	Location	Date
leanne allen	Victoria, Canada	2020-09-20
Colette Evans	Victoria, Canada	2020-09-20
Colleen Koch	Surrey, Canada	2020-09-20
Pamela Rudy	Victoria, Canada	2020-09-20
Maggie Lutes	Victoria, BC, Canada	2020-09-20
Charlotte Mitchell	North Vancouver, Canada	2020-09-20
Brittany MacPherson	Victoria, Canada	2020-09-20
Jessica Niles	surrey, Canada	2020-09-20
Lyn Baerg	Abbotsford, Canada	2020-09-20
Rebecca Lang	Victoria, Canada	2020-09-20
Veronica Nilsen	Maple Ridge, Canada	2020-09-20
Brad Atchison	Victoria, Canada	2020-09-20
Tristin Gatey	Victoria, Canada	2020-09-20
Gerald Prosalendis	Victoria, Canada	2020-09-20
Rodney Miller	Victoria, Canada	2020-09-20
Lucas Richards	Victoria, Canada	2020-09-20
Susan Vandenassem	Calgary, Canada	2020-09-20
Ann Lemieux	Victoria, Canada	2020-09-20
Kent Smith	Nanaimo, Canada	2020-09-20
Leah Hall	Victoria, Canada	2020-09-20
David Hayes	Victoria, Canada	2020-09-21
Maureen Dunne	Victoria, Canada	2020-09-21

Name	Location	Date
Rosemary Dunne	Surrey, Canada	2020-09-21
Annie Vallance	Victoria, Canada	2020-09-21
Kelsye Egner	Victoria, Canada	2020-09-21
James Kerr	Victoria, Canada	2020-09-21
Doreen Spence	Calgary, Canada	2020-09-21
Jean George	Victoria, Canada	2020-09-21
Miriam Byrne	Victoria, Canada	2020-09-21
Ian Murray	Victoria, Canada	2020-09-21
Amy Cannell	Victoria, Canada	2020-09-21
Claire Grant	Victoria, Canada	2020-09-21
Gina Simpson	Victoria, Canada	2020-09-21
Anne-Lise Loomer	Victoria, Canada	2020-09-21
Marie Bolton	Victoria, Canada	2020-09-21
Elsbeth Horn	Victoria, Canada	2020-09-21
Darcelle Corlazzoli	Saanich, Canada	2020-09-21
Patricia Multhauf	Victoria, Canada	2020-09-21
Richard Cross	Nanaimo, Canada	2020-09-21
Benicio Nash	Victoria, Canada	2020-09-21
Sydney Hemphill	Victoria, Canada	2020-09-21
J Spark	Winnipeg, Canada	2020-09-21
Taimi Koskela	Victoria, Canada	2020-09-21
Michael Thwaites	Winnipeg, Canada	2020-09-21

Name	Location	Date
Susan Bigelow	Victoria, Canada	2020-09-21
Craig Williams	Victoria, Canada	2020-09-21
rebecca burrows	Canada	2020-09-21
Dano Romano	Victoria, Canada	2020-09-21
Kaleb Trinh-Derksen	Victoria, Canada	2020-09-21
Stephanie Anderson	Victoria, Canada	2020-09-21
Donna Anderson	Victoria, Canada	2020-09-21
Stacee Greig	Victoria, Canada	2020-09-21
Fred Mitchell	Surrey, Canada	2020-09-21
Deborah Gogela	Victoria, Canada	2020-09-21
Gordon Hannah	Victoria, Canada	2020-09-21
Demi R	Ottawa, Canada	2020-09-21
Kelly Corazza	Victoria, Canada	2020-09-21
Jackie Blewett	Victoria, Canada	2020-09-21
Acacia McDonald	Winnipeg, Canada	2020-09-21
Mice Albano	Victoria, Canada	2020-09-21
Kerri Smaridge	Bolivar, US	2020-09-21
Jordan Mcfadden	Victoria, Canada	2020-09-21
Chloé L	Victoria, Canada	2020-09-21
kyle burrow	Cold Lake, Canada	2020-09-21
Layla Medel	Victoria, Canada	2020-09-21
Kylie A	Victoria, Canada	2020-09-21

Name	Location	Date
Pat Dunne	Calgary, Canada	2020-09-21
Janet Barney	Victoria, Canada	2020-09-21
Gail Windle	Victoria, Canada	2020-09-21
Arthur Fraser	Fiji	2020-09-22
Barry Sadler	Victoria, Canada	2020-09-22
Rachel Matheson	Hawea Flat, New Zealand	2020-09-22
Marco Djoric	Toronto, Canada	2020-09-22
Kim Taylor	Victoria, Canada	2020-09-22
Kristina MacPherson	Canada	2020-09-22
Amanda Marthaller	Victoria, Canada	2020-09-22
Caroline Clark	Victoria, Canada	2020-09-22
Kristina Brunac	Surrey, Canada	2020-09-22
Megan Thompson	Victoria, Canada	2020-09-22
Wesley Wishlow	Victoria, Canada	2020-09-22
blythe scott	troon, Scotland, UK	2020-09-22
Debbie Esposito	Victoria, Canada	2020-09-22
Jodi James	Victoria, Canada	2020-09-22
Peter Rowand	Victoria, Canada	2020-09-22
Colin Lyon	Victoria, Canada	2020-09-22
Justyna Herman	Victoria, Canada	2020-09-22
PK Pathak	Victoria, Canada	2020-09-22
Sarah Capes	Victoria, Canada	2020-09-22

Name	Location	Date
Fred Voon	Victoria, Canada	2020-09-22
Elspeth Thomson	Victoria, Canada	2020-09-22
Greg Marriette	Victoria, Canada	2020-09-22
Bobby Bandechha	Victoria, Canada	2020-09-22
Neil McDewar	Victoria, Canada	2020-09-22
Julie Schroeder	Victoria, Canada	2020-09-22
Bastien Simoneau	Salt Spring Island, Canada	2020-09-22
Brian Rogers	Victoria, Canada	2020-09-22
Parduman Pathak	Victoria, Canada	2020-09-22
Susan McVea	Victoria, Canada	2020-09-22
Jill Marriette	Victoria, Canada	2020-09-22
Julia Grand	Victoria, Canada	2020-09-22
Mike Vardy	Victoria, Canada	2020-09-22
Shang Lun Chiu	Taipei, Taiwan	2020-09-22
Howard Sparks	Abbotsford, Canada	2020-09-22
David McBurney	Victoria, Canada	2020-09-22
Barbara Donaldson	Victoria, Canada	2020-09-22
Lin Cai	Victoria, Canada	2020-09-22
Rebekah Curran	Victoria, Canada	2020-09-22
T. Webber	Victoria, Canada	2020-09-22
marc storms	Victoria, Canada	2020-09-22
Lia Lyon	Victoria, Canada	2020-09-22

Name	Location	Date
Tammy Gaboury	Victoria, Canada	2020-09-22
Andrew MacPherson	Victoria, Canada	2020-09-22
Gracie Lauchlan	Victoria, Canada	2020-09-22
Breanna Alberto	Victoria, Canada	2020-09-22
Nikki Taylor	Victoria, Canada	2020-09-22
Donna Bell	Victoria, Canada	2020-09-22
Kay Marshall	Victoria, Canada	2020-09-22
Tania Mayhew	Victoria, Canada	2020-09-22
Ali Tafti	Victoria, Canada	2020-09-23
Melissa Brown	Victoria, Canada	2020-09-23
Madison Fairfax	Victoria, Canada	2020-09-23
Holly Hawker	Victoria, Canada	2020-09-23
Karen Trenholm	Vancouver, Canada	2020-09-23
Vanessa Bernstein	Victoria, Canada	2020-09-23
katie Green	Collingwood, Canada	2020-09-23
Isaac M	Calgary, Canada	2020-09-23
julien robert	Winnipeg, Canada	2020-09-23
Shaymus Bergen	Foothills, Canada	2020-09-23
Ruth Blake	Hamilton, Canada	2020-09-23
Brian Wall	Victoria, Canada	2020-09-23
Marya Renkema	Orono, Canada	2020-09-23
Caleb Miles	Vanderhoof, Canada	2020-09-23

Name	Location	Date
Talia Hilmi	Mississauga, Canada	2020-09-23
David Cohen	Toronto, Canada	2020-09-23
William Bruining	Cornwall, Canada	2020-09-23
Hugo van Rooyen	Victoria, Canada	2020-09-23
Veronika Lomets	Toronto, Canada	2020-09-23
Shehara Dematagoda	Toronto, Canada	2020-09-23
Nick Murphy	Halifax, Canada	2020-09-23
Sarah Kola-Ojo	Medicine Hat, Canada	2020-09-23
Nathan Byrne	Mount Pearl, Canada	2020-09-23
Winjy Lorezo	Saint John, Canada	2020-09-23
Colleen Stevens	Saskatoon, Canada	2020-09-23
Martha Hall	Victoria, Canada	2020-09-23
Magnolia Jones	Vancouver, Canada	2020-09-23
BRIANNE BUDLOVSKY	Victoria, Canada	2020-09-23
JP Ramandev	Victoria, Canada	2020-09-23
John Fox	Victoria, Canada	2020-09-23
Carrie Smart	Victoria, Canada	2020-09-23
Harold Hunt	Victoria, Canada	2020-09-23
Jones Judy	Victoria, B.C., Canada	2020-09-23
Megan Coll	Victoria, Canada	2020-09-23
Catherine Kohut	Victoria, Canada	2020-09-23
Graham Finch	Victoria, Canada	2020-09-23

Name	Location	Date
Shannon Malovec	Victoria, Canada	2020-09-23
Richard Bebb	Victoria, Canada	2020-09-23
Alex Cruikshank	Victoria, Canada	2020-09-23
J Fox	Sidney, Canada	2020-09-23
Michael Gains	Victoria, Canada	2020-09-23
Saki Mundstock	Victoria, Canada	2020-09-23
Christine van rooyen	Victoria, Canada	2020-09-23
Mike Thomson	Victoria, Canada	2020-09-23
Don Mindus	Victoria, Canada	2020-09-23
Henry Vegter	Saint Catharines, Canada	2020-09-23
Bernadette van der Boom	Victoria, Canada	2020-09-23
Leona Reimer	Victoria, Canada	2020-09-23
Marietjie Jones	Victoria, Canada	2020-09-23
John Bullard	Victoria, Canada	2020-09-23
Kirsten Weatherhead	Victoria, Canada	2020-09-23
April McNeil	Victoria, Canada	2020-09-23
Diana Morris	Victoria, Canada	2020-09-23
Laura J	Victoria, Canada	2020-09-23
Aliza Ehrkamp	Burnaby, Canada	2020-09-23
Simon Hoogewerf	Victoria, Canada	2020-09-23
Joel Bryan	Victoria, Canada	2020-09-23
Geoffroy Birtz	Canada	2020-09-23

Name	Location	Date
Jane Moran	Victoria, Canada	2020-09-24
Nisha Gil	Victoria, Canada	2020-09-24
Michelle Cooke	Victoria, Canada	2020-09-24
Jennifer Merritt	Saanichton, Canada	2020-09-24
Lynda Hoogendoorn	Mississauga, Canada	2020-09-24
Shelley Aubrey	Victoria, Canada	2020-09-24
Margaret Shemilt	Victoria, Canada	2020-09-24
Michael Putland	Edmonton, Canada	2020-09-24
Dana CRUDO	Victoria, Canada	2020-09-24
Malcolm Smith	Victoria, Canada	2020-09-24
Kerry Brewer	Douglas, Canada	2020-09-24
Kui Wu	Victoria, Canada	2020-09-25
Catherine Holt	Victoria, Canada	2020-09-25
Tammy Van Hinte	Victoria, Canada	2020-09-25
Fan Xia	Victoria, Canada	2020-09-25
Peiyuan Guan	Victoria, Canada	2020-09-25
Maria Eugenia De la Hoz	Victoria, Canada	2020-09-25
Eiglys Trejo	Victoria, Canada	2020-09-25
Margaret Barclay	Victoria, Canada	2020-09-25
Cathy Janine Campbell	Victoria, Canada	2020-09-26
Leslie Watson	Victoria, Canada	2020-09-26
lynne holt	Victoria, Canada	2020-09-27

Name	Location	Date
J Putland	Victoria, Canada	2020-09-27
Christina Novak	Victoria, Canada	2020-09-28
Tracy Robilliard	Victoria, Canada	2020-09-28
Judy van der Boom	mill Bay, Canada	2020-09-28
Suzanne Weckend	Victoria, Canada	2020-09-29
Jennifer Hachey	Victoria, Canada	2020-09-29
Jamie Garrett	Victoria, Canada	2020-09-29
Heike Edam	Victoria, Canada	2020-09-29
Lori Petryk	Victoria, Canada	2020-09-29
Ken Watson	Victoria, Canada	2020-09-29
Beatrice Frank	Victoria, Canada	2020-09-29
Cinzia Festa Rovera	Victoria, Canada	2020-09-29
Andrea Metcalfe	Victoria, Canada	2020-09-29
Viviana Frank	Rome, Italy	2020-09-29
Caitlin Boudreau	Vancouver, Canada	2020-09-29
Anne-Mette Weckend	Victoria, Canada	2020-09-29
Asuman Akyuz	Vancouver, Canada	2020-09-29
Jennifer Mango	Victoria, Canada	2020-09-29
Laura Ferrarese	Victoria, Canada	2020-09-29
Paula Smith	Sooke, Canada	2020-09-29
maria monachino	Victoria BC, Canada	2020-09-29
rachelle goulet	Victoria, Canada	2020-09-29

Name	Location	Date
Shawn Burton	Victoria, Canada	2020-09-29
Mona McClelland	Victoria, Canada	2020-09-30
karen leslie	Victoria, Canada	2020-09-30
Susan Seale	Victoria, Canada	2020-09-30
Barb Stacey	Victoria, Canada	2020-09-30
Sandra Pichardo	Toronto, Canada	2020-09-30
Jane Miller	Victoria, Canada	2020-09-30
Samantha Salusbury	Victoria, Canada	2020-09-30
Grace Clothier	Abbotsford, Canada	2020-09-30
E Paterson	Victoria, Canada	2020-09-30
Tim Salusbury	Victoria, Canada	2020-09-30
susannah garrett	victoria, Canada	2020-09-30
Stan Michalak	Victoria, Canada	2020-09-30
Stefani Isted	Victoria, Canada	2020-09-30
keegan murphy	Victoria, Canada	2020-09-30
Kelsie Hawkins	Victoria, Canada	2020-09-30
Rob Rogers	Victoria, Canada	2020-09-30
Jo-Anne Vickers	Victoria, Canada	2020-09-30
Alexander Smith	Victoria, Canada	2020-09-30
Kaniz benzir Bhuiyan	Montréal, Canada	2020-09-30
Amrit Aujla	Surrey, Canada	2020-09-30
angela le	Nanaimo, Canada	2020-09-30

Name	Location	Date
Aaron Schiller	Vancouver, Canada	2020-09-30
Jaspreet Dhillon	Abbotsford, Canada	2020-09-30
Harmanpreet Johal	Winnipeg, Canada	2020-09-30
Adelina Smith	Agassiz, Canada	2020-09-30
Ishrat Shoily	Toronto, Canada	2020-09-30
Jesse Gough	Victoria, Canada	2020-09-30
Richard Morcombe	New Westminster, Canada	2020-09-30
lin gao	Brossard, Canada	2020-09-30
Jamie Genaille	Saskatoon, Canada	2020-09-30
Ethan Pimenta	Canada	2020-09-30
Enzo Reda	Bolton, Canada	2020-09-30
Barb Miniaci	Mission, Canada	2020-09-30
Laurie Chase	St. John's, Canada	2020-09-30
Vicky Inukpuk	Inukjuak, Canada	2020-09-30
Ashley MacDonald	Fredericton, Canada	2020-09-30
Jocelyn Holland	Squamish, Canada	2020-09-30
Kevin Mahabir	Brampton, Canada	2020-09-30
Kyle Heffernan	Lucan, Canada	2020-09-30
Jamie Gough	Oak bay, Canada	2020-09-30
Max Mickelson	Coquitlam, Canada	2020-09-30
Paul Muenzer	Victoria, Canada	2020-09-30
Takayo Nakai	Victoria, Canada	2020-09-30

Name	Location	Date
Olaf Nyhus	Victoria, Canada	2020-09-30
Bella B.	Scarborough, Canada	2020-09-30
Chinanan K.	Kuala Lumpur, Canada	2020-09-30
Armande Morton	Victoria, Canada	2020-09-30
michael lewis	Victoria, Canada	2020-09-30
Michael Muret	Victoria, Canada	2020-09-30
Brent Brice	Victoria, Canada	2020-10-01
Michael Mackwood	Victoria, British Columbia, Canada	2020-10-01
Kate Walker	Victoria, Canada	2020-10-02
Lisa Allan	Victoria, Canada	2020-10-02
Michelle Heslop	Victoria, British Columbia, Canada	2020-10-02
gursel Toparlak	Victoria, Canada	2020-10-03
Karen Nayler	Victoria, Canada	2020-10-03
liesl fulton	vic, Canada	2020-10-03
Andrea Brice	Victoria, British Columbia, Canada	2020-10-03
Noelle Fraser	Central Saanich, British Columbia, Canada	2020-10-03
Wendy Meechan	Victoria, British Columbia, Canada	2020-10-03
Colin Cunday	Winnipeg, Canada	2020-10-03
Alain Blouin	Saint-hubert, Canada	2020-10-03
Lois Apaquash	Sudbury, Canada	2020-10-03
Sandra Clark	Calgary, Canada	2020-10-03

Name	Location	Date
Jessica Huang	Markham, Canada	2020-10-03
Lori Kullahian	Burnaby, Canada	2020-10-03
Naomi Kennedy	Edmonton, Canada	2020-10-03
Dana Sliwa	Burleigh Falls, Canada	2020-10-03
Ella O'Connor	Calgary, Canada	2020-10-03
Hailey Tayler	Red Deer, Canada	2020-10-03
Kristina Dmitrieva	Montréal, Canada	2020-10-03
Neil Meechan	Canada	2020-10-03

Recipient: Victoria City Councillors, Premier John Horgan, Lisa Helps, Deputy Premier Carole James, Rob Fleming, Selina Robinson, Shane Simpson, Andrew Wilkinson, BC Housing, Chrystia Freeland, Justin Trudeau

Letter: Greetings,

Don't allow tents (temporary sheltering) in Pemberton Park

Comments

Name	Location	Date	Comment
Trisha Cunliffe	Victoria, Canada	2020-09-17	"My children play at this park!! It is too close to their school. This is not the place!!"
Mercedes Calvert	Victoria, Canada	2020-09-17	"People should be housed properly not set up in temporary shelters where kids and families play."
Rudy Marchildon	Victoria BC, Canada	2020-09-17	"Home encampments shouldn't be near schools!"
David Dallin	Victoria, Canada	2020-09-17	"Because its way too close to my kids school. My children transit that park to go to and from school everyday... do I now have to drive them to ensure their safety? Also, is 50m an actual safe distance from a school and what has the potential to have so many drug users, persons with mental health issues, and potential bike thieves?"
Gina Cuthbert	Victoria BC, Canada	2020-09-17	"This is a no brainer."
Carolyn Rogers	Victoria, Canada	2020-09-17	"School kids use this park all day every day. Perhaps, the campers won't come because there is no easy access to their drugs here. But, nevertheless, it is far too close to schools."
Susan Burnett	Victoria, Canada	2020-09-17	"Again, no consultation with the tax paying citizens of this city-despicable."
Shelley Thorsteinson	Canada	2020-09-18	"I want to keep our parks safe for children and adults and free from drug users and needles that can harm children and innocent people"
Sharon Logan	Victoria, Canada	2020-09-18	"Sharon Logan"
Shoshannah Sutton	Victoria, Canada	2020-09-18	"Shoshannah"
April Vesey	Victoria, Canada	2020-09-18	"This is a heavily used small park not appropriate for temporary housing"
Tamara Wichniewicz	Victoria, Canada	2020-09-18	"I dont believe in "City" approach to deal with homelessness and drug addicts issue. Dangerous, corrupting, polarizing the society but not dealing with issue at all."
Keith Watt	Victoria, Canada	2020-09-18	"I support local parks for safe neighborhoods."
Rhonda Newman	Victoria, Canada	2020-09-18	"Absolutely should not be used as a tent city! We need these parks for families especially now during Covid!!"
Lori Nagel	Victoria, Canada	2020-09-18	"Homeless do not belong in our parks. Send them back to where they came from"
Cynthia Swoveland	Victoria, Canada	2020-09-18	"My husband takes our dog here so that she can chase her ball and get some exercise. It is one of just a very few places he can take her. This would make it unsafe for her. Pemberton is also just across the street from a school. It has a well used childrens' play area. It is a

Name	Location	Date	Comment
			small park in an entirely residential neighbourhood! For pity's sake leave our parks for everyone to use!!!"
Ann Parker	Vancouver, Canada	2020-09-18	"Local authorities should be forced to deal with homelessness. Allowing local parks to be site for the homeless is an acceptable way to do this."
Adam vickers	Victoria, Canada	2020-09-18	"Because this is for kids (obviously) and kids don't go there anymore (obviously)"
Keir MacPherson	Victoria, Canada	2020-09-19	"My reason for signing...we'll...our Son, whose after school care uses Pemberton Park, came home this week stated that they found an abandoned camp with broken chairs, garbage, and human feces, which his best friend almost stepped in. Every single park that his after school care uses (Pemberton, Gonzalez, Hollywood) allow camping..what are they going to find next week??..."
Janice Williams	Victoria, British Columbia, Canada	2020-09-19	"City parks are not zoned for residential use and parks that are proximal to schools are particularly not suited to be used in this way. The city needs to implement appropriate shelters with access to hygiene and sanitation and must quit enabling anti-social behaviour and neglecting its duties to keep public spaces safe and accessible to the public. 24/7 sheltering in parks needs to end."
Anielle Forslund	Victoria, Canada	2020-09-19	"It is sad to see how city councils are being so careless with the community. Allowing homeless to stay in parks is not the solution for them, their problems won't be solved, not even temporarily."
Mike Nash	Shawnigan Lake, Canada	2020-09-19	"This park is definitely not suitable for this purpose nor is ANY neighbourhood park in the city. I will gladly sign any petition for the protection of any park in the city. I am not anti-homeless, just anti-bad policy. The mayor and council are letting ALL of us down. The latest "amendments" are merely band-aids to a wound that they inflicted upon all of us. There is a petition for Beacon Hill Park started some time ago...if you haven't signed that one yet please do so as well. Inner-city "ghetto-like" activity is ramping up in and around Cook St. Village. We need to have something left of our city as we crawl out of the pandemic!!! Enough"
M Genton	Victoria, Canada	2020-09-20	"I'm concerned about the safety of people kids and pets, and all the hikers who take the woodchip trail at the back of the park, which is part of a North-south route to Margaret Jenkins school. The park is also a newly-restored Garry Oak meadow with many new native plants, thanks to the efforts of volunteers."
Brittany MacPherson	Victoria, Canada	2020-09-20	"Pemberton park and all the other parks around my sons school (Margaret Jenkins) and out of school care program are now being used to house homeless, drug addicts and people with severe mental health issues. Let's NOT be naive and think that we won't be exposing our kids to used needles, human feces and potential harassment. In which, yes some of these instances already happened to my child on his first out trip to pemberton park. This is an absolute outrage! Parks are NOT hospitals, recovery centers or homeless shelters. They are where KIDS play and should feel safe. They are for sports teams to gather and play ball. Families to have picnics. These poor kids have already had enough taken from them

Name	Location	Date	Comment
			already. The government has now CHOSEN to take these parks away from our kids and the general population, when we need them the most. There are plenty of other government land away from the general public to house people in proper temporary housing, and give them the help they need (and no this shouldn't be a choice"
Tristin Gatey	Victoria, Canada	2020-09-20	"As far as I know this field is still a usable field for Bays United Soccer Association. Allowing homeless addicted to camp here would be a huge mistake. There are also protected areas in this park that will also be destroyed. It is also one of very few off leash dog parks in this city."
David Hayes	Victoria, Canada	2020-09-21	"I live in the area and we ride our bikes through this park in the way to taking our kids to school"
J Spark	Winnipeg, Canada	2020-09-21	"A public park should not be used as a homeless camp"
Marco Djoric	Toronto, Canada	2020-09-22	"is there anywhere else to locate them?"
Sarah Capes	Victoria, Canada	2020-09-22	"In 2016, Tent City at the Victoria courthouse was recognized as a hazard to the children at Christ Church cathedral school, located 350 m away. The province ordered it disbanded. Today, South Park school is suffering in the same way. It is unacceptable to allow homeless encampments anywhere near any school."
Jones Judy	Victoria, B.C., Canada	2020-09-23	"More green space ruined!! Have you all forgotten tent city on Burdett. The money to restore."
Michael Gains	Victoria, Canada	2020-09-23	"No homeless people over night camping in City Parks"
Don Mindus	Victoria, Canada	2020-09-23	"Sandra Mindus. Destroying city parks and exposing children and adults to dangerous and illegal activities is creating problems, not solving anything. Solve the problem of homelessness. Addressing the root cause of homelessness is necessary and urgent."
Leona Reimer	Victoria, Canada	2020-09-23	"They just seem to destroy every park that they tent in so it's got to be stopped"
Diana Morris	Victoria, Canada	2020-09-23	"It is disgraceful that city parks are now unusable due to the homeless tents and the numerous problems associated with them. Needles left indiscriminately in the park, garbage left all over, and verbal abuse from some of the tent owners. Not to mention the cost it will take to rehabilitate the land the tenters are using. The taxpayer will pick up the cost and the homeless need not take any responsibility!! DISGRACEFUL!"
Marc Storms	Victoria, Canada	2020-09-24	"It simply does not make sense or in the best interest in the homeless. We conflate homelessness as simply being without a home through no fault of the individual. And while that is sometimes true, most of these people have complex problems for which there are no services in our neighborhood. So how is this helpful for them?"
Eiglys Trejo	Victoria, Canada	2020-09-25	"Because it's a neighbourhood full of children who need the safe, healthy and open space for their recreation and health."

Name	Location	Date	Comment
Suzanne Weckend	Victoria, Canada	2020-09-29	"This park is used by my 3 children's elementary school. Additionally, they have also pulled invasive species in order to protect native plants."
Beatrice Frank	Victoria, Canada	2020-09-29	"I would like the park to remain safe for my kids and be there with my dog off leash. Hollywood park has changed since renting is allowed and I am not feeling sae to let my children play there. Thank you"
susannah garrett	victoria, Canada	2020-09-30	"My message to the municipal gov't - Provide proper housing to these people!! Stop the bandaids on a serious problem that affects us all. Everyone has a right to a home and it should not be in a park where kids play!! No child or parent should have to worry about garbage, needles, and crime in the place they go to play and unwind I am never voting for these councillors or mayor Lisa helps again if they don't do their job to adequately help folks in need"
Jesse Gough	Victoria, Canada	2020-09-30	"I don't think campers should be able to camp overnight where kids go to school and play. It's not fair to the children and it's not safe."
Michael Mackwood	Victoria, Canada	2020-10-01	"I empathize with the problem, but this park is an unsuitable choice for temporary camping given its location particularly close to two schools, having a toddlers playground and being heavily transited by young people....."
liesl fulton	vic, Canada	2020-10-03	"when will this destruction of our city stop? what will council do when there are no tourists. how will they pay their own wages when none of us can afford our taxes anymore and we are out on the street too? this is disgusting, stop it now"

F. BYLAWS

F.1 Bylaw for 2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Application No. 00151, Development Permit with Variances Application No. 00147, and Development Variance Permit Application No. 00245

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1232) No. 20-086

CARRIED UNANIMOUSLY



Council Report

For the Meeting of September 17, 2020

To: Council **Date:** September 10, 2020
From: C. Coates, City Clerk
Subject: 2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Applications No. 00147 and No. 00151, and Development Variance Permit Application No. 00245

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1232) No. 20-086

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-086.

The issue came before Council on July 16, 2020 where the following resolution was approved:

2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Applications No. 00147 and No. 00151, and Development Variance Permit Application No. 00245

Rezoning Application No. 00708

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00708 for 2920 Prior Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00147, Development Permit with Variance Application No. 00151 and Development Variance Permit No. 00245

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. 00708, if it is approved, consider the following motions:

"That Council authorize the issuance of Development Permit with Variance Application No. 00147 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to R1-S2, Restricted Small Lot (Two Storey) Dwelling:
 - ii. Decrease the side yard setback for habitable room window from 2.40m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Permit with Variance Application No. 00151 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to Schedule M – Garden Suite
 - i. Increase the maximum height from 3.50m to 4.15m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Variance Permit Application No. 00245 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances for the existing house:
 - ii. Decrease the minimum side yard setback (south) from 2.40m to 0.92m (for the deck only)
 - iii. Decrease the minimum side yard setback for a habitable room window (north) from 2.40m to 1.88m.
3. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



Chris Coates
City Clerk

Report accepted and recommended by the City Manager:



Date:

September 10, 2020

List of Attachments:

- Bylaw No. 20-086

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the July 9, 2020 COTW Meeting

**F.1.a.a 2920 Prior Street: Rezoning Application No. 00708,
Development Permit with Variances Applications No. 00147 &
No. 00151, and Development Variance Permit No. 00245
(Hillside/Quadra)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

Rezoning Application No. 00708

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00708 for 2920 Prior Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00147,
Development Permit with Variance Application No. 00151 and
Development Variance Permit No. 00245

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. 00708, if it is approved, consider the following motions:

“That Council authorize the issuance of Development Permit with Variance Application No. 00147 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to R1-S2, Restricted Small Lot (Two Storey) Dwelling:
 - ii. Decrease the side yard setback for habitable room window from 2.40m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Permit with Variance Application No. 00151 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to Schedule M – Garden Suite
 - i. Increase the maximum height from 3.50m to 4.15m.

3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Variance Permit Application No. 00245 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances for the existing house:
 - ii. Decrease the minimum side yard setback (south) from 2.40m to 0.92m (for the deck only)
 - iii. Decrease the minimum side yard setback for a habitable room window (north) from 2.40m to 1.88m.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

H. LAND USE MATTERS

H.1 2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Applications No. 00147 & No. 00151, and Development Variance Permit No. 00245 (Hillside/Quadra)

Council received a report dated June 25, 2020 from the Director of Sustainable Planning & Community Development presenting Council with information, analysis and recommendations on applications to retain an existing house, permitting a larger than normal garden suite, and subdividing the property to build a small lot house. The report recommends the application be moved to a public hearing.

Committee discussed the following:

- *Agreements between neighbours*
- *Project affordability*
- *Projected footprint for the lot*

Moved By Mayor Helps

Seconded By Councillor Potts

Rezoning Application No. 00708 for 2920 Prior Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00708 for 2920 Prior Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00147, Development Permit with Variance Application No. 00151 and Development Variance Permit No. 00245 for 2920 Prior 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. 00708, if it is approved, consider the following motions:

“That Council authorize the issuance of Development Permit with Variance Application No. 00147 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to R1-S2, Restricted Small Lot (Two Storey) Dwelling:
 - i. Decrease the side yard setback for habitable room window from 2.40m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Permit with Variance Application No. 00151 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to Schedule M – Garden Suite
 - i. Increase the maximum height from 3.50m to 4.15m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Variance Permit Application No. 00245 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances for the existing house:
 - i. Decrease the minimum side yard setback (south) from 2.40m to 0.92m (for the deck only)
 - ii. Decrease the minimum side yard setback for a habitable room window (north) from 2.40m to 1.88m.
3. 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 July 9, 2020

To: Committee of the Whole **Date:** June 25, 2020

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

Subject: Rezoning Application No. 00708 for 2920 Prior 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. 00708 for 2920 Prior Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2920 Prior Street. The proposal is to retain the existing house and permit a larger than normal garden suite, and to subdivide the property for a new small lot. There are associated Development Permits with Variances applications for the proposed small lot house and garden suite, and a Development Variance Permit application for the existing house, which will be discussed in the accompanying report.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan* (2012)
- the proposal is generally consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy* (2002) and *Garden Suite Policy and Design Guidelines* (2011)
- the proposal is generally consistent with the *Hillside/Quadra Neighbourhood Plan* (1996), which considers small lot rezoning applications when they meet established policy, and the proposal is compatible with the established scale and character of the neighbourhood.

BACKGROUND

Description of Proposal

This Rezoning Application proposes to subdivide the subject lot in order to create one small lot, while retaining the existing house and converting an accessory building to a garden suite.

The lot with the existing house would be rezoned to a site specific zone to allow a larger than normal garden suite which has already been constructed and regulations that would be more restrictive than normal pertaining to the principle dwelling. Specifically the proposed zone would have:

- an increased floor area for a garden suite from 37 m² to 60 m²
- a decreased minimum lot size for a “plus site” garden suite from 557 m² to 547 m²
- setbacks that regulate the location of the garden suite in relation to the new property line
- regulations requiring larger setbacks should the existing house be renovated or redeveloped in the future.

The Development Permits with Variances applications for the small lot house and garden suite and Development Variance Permit application for the existing house will be discussed in the concurrent report.

Affordable Housing

The applicant proposes the creation of two new residential units, a new small lot house and a garden suite, which would increase the overall supply of housing in the area.

Tenant Assistance Policy

The applicant has indicated that there are currently tenants in both the existing house and accessory building (illegal garden suite). As indicated in the Letter to Mayor and Council on June 9, 2020, the house and garden suite require minimal updates. The proposal is to bring the accessory building into compliance as a garden suite, which at Building Permit could include energy upgrades and servicing upgrades. The principle house will not be affected. Further, the applicant has indicated they will be guided by the Residential Tenancy Act and will work with the tenant should temporary displacement occur, and further, will not increase rents due to the upgrades.

Sustainability

As indicated in the applicant’s letter dated June 9, 2020 the following sustainability features are associated with the small lot house proposal:

- bicycle parking
- thermal windows (triple pane)
- on-demand hot water
- electric car charging outlet; e-bike charging area
- LED lighting; energy star appliances
- native landscaping
- low flow faucets, showerheads, and toilets.

Active Transportation

The applicant has identified space in the small lot house for bicycles.

Public Realm

No public realm improvements beyond the basic City standards are proposed in association with this Rezoning Application.

Accessibility

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

Land Use Context

The immediate area is characterized by single family dwellings and duplexes. There are also attached dwellings a half a block north on Summit Avenue.

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. There is also an accessory building at the rear of the property being used as a dwelling unit.

Under the current R1-B Zone, Single Family Dwelling, the property could be developed as a single family dwelling with a secondary suite or a garden suite.

Data Table

The following data tables compare the proposal with the existing R1-B Zone, Single Family Dwelling District, proposed site specific zone, and R1-S2, Small Lot Single Family Dwelling. A second table compares the existing accessory building which is being converted to a garden suite to Schedule M – Garden Suite. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Existing Dwelling	Zone Standard (R1-B)	Proposed Future Regulations	Proposed Small Lot Dwelling	Proposed Zone Standard (R1-S2)
Site area (m ²) – minimum	547.00	460.00	545.00	330.00	260.00
Lot Width (m) - minimum	21.33 (10.67 street frontage)	15.00	21.00	10.67	10.00
Total floor area (m ²) – maximum	132.00 (includes garden suite) 72.00 (principle dwelling only)	n/a	n/a 190.00 (principle dwelling only)	161.24	190.00
Combined floor area (m ²) - maximum	140.00	300.00	n/a	218.24	n/a

Zoning Criteria	Existing Dwelling	Zone Standard (R1-B)	Proposed Future Regulations	Proposed Small Lot Dwelling	Proposed Zone Standard (R1-S2)
1 st and 2 nd storey area (m ²) - maximum	72.00	280.00	190.00	161.24	n/a
Floor Space Ratio - maximum	0.24 (includes garden suite) 0.13 (principle dwelling only)	n/a	n/a 0.35 (principle dwelling only)	0.49	0.6
Height (m) - maximum	4.63	7.60	7.50	7.50	7.50
Storeys – maximum	1	2	2	2	2
Basement	Yes	Permitted	Permitted	Yes	Permitted
Setback (m) – minimum:					
Front (east)	7.06**	7.5	6.10	6.10	6.00
Rear (west)	20.41	10.27	16.00	6.00	6.00
Side (north)	1.88 * (habitable)	2.13	1.50 (non-habitable) 2.40 (habitable)	1.50 * (habitable)	1.50 (non-habitable) 2.40 (habitable)
Side (south)	0.92 * (deck, non-habitable) 1.49 * (habitable)	3.00	2.40	1.61 (non-habitable) 2.40 (habitable)	1.50 (non-habitable) 2.40 (habitable)
Combined side yards	2.80*	4.50	n/a	3.11	n/a
Site coverage (%) – maximum	37.80	40.00	40.00	40.00	40.00
Parking – minimum	1	1	Schedule C	1	1

Garden Suite	Proposed	Zone Standard Schedule M – Garden Suite (Not Plus Site)
Site area for Plus Site (m ²) - minimum	547.00 *	557.00
Floor area (m ²) – maximum	60.00*	37.00 56.00 (plus site)
Height (m) - maximum	4.15*	3.50
Number of storeys - maximum	1	1
Setback (m) – minimum:		
Rear (west)	1.05	0.60
Side (north)	4.40	0.60
Side (south)	5.26	0.60
Side (east)	1.58	n/a
Separation space	10.10	2.40
Location	Rear yard	Rear yard
Rear yard site coverage (%) - maximum	29.00 *	25.00

Relevant History

City records show an accessory building was built in 1988 as a garage, and the deck was added in 1990. There are no City records of the rear deck for the existing house.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on May 30, 2019. An email from the Community Association dated July 2, 2019 is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 87.5% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report. The neighbours at 2916 Prior Street did not sign a petition, however, have written a letter to Mayor and Council dated August 11, 2019 (attached).

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. This DPA encourages infill that respects the established character of the neighbourhood. The proposal is consistent with the objectives of the OCP to support sensitive infill in Traditional Residential neighbourhoods.

Hillside Quadra Neighbourhood Plan

The *Hillside Quadra Neighbourhood Plan* envisions infill housing that is compatible with the established scale and character of the adjacent neighbourhood, and retention of the varied character and range of housing types. This proposal retains the existing single family dwelling, and adds a garden suite on one lot, and a small lot house on a separate lot. The Neighbourhood Plan also envisions maintaining current zoning in this area and consideration of small lots when they meet the Small Lot Policy.

Small Lot Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The proposed small lot exceeds the minimum lot size of 260m² and minimum lot width of 10m in the Policy. The proposed lot is 330m² and is 10.67m wide.

Additionally, the Policy does not support demolition of the existing house to facilitate development of a small lot and the proposal would retain the existing house.

Garden Suite Policy and Design Guidelines

The *Garden Suite Policy and Design Guidelines* permits garden suites with single family dwellings. This proposal is to formally convert the existing accessory building, which has a floor area of 60 m², into a garden suite.

For properties up to 557 m² in area, the garden suite policy allows for garden suites up to 37m². The policy also allows for slightly larger garden suites, up to a maximum of 56m² on properties considered “plus sites”, which are those properties that are a minimum of 557m² in area, on a corner, have two street frontages, or have laneway access. This property, which is 547m², is not considered a “plus site” as it does not meet these criteria. However, this proposal does utilize an existing building, and the Design Guidelines note that exceptions may be considered when converting existing accessory buildings to garden suites. The accessory building was built with appropriate building permits and generally meets the other aspects of the Garden Suite Design Guidelines.

Existing House and Garden Suite

As noted above, this lot is not considered a “plus site”. However, as the site area is only 10m² below the site area required to be considered a “plus site” and is an existing building, this is considered supportable. Additionally, if the lot is subdivided, the garden suite would exceed the maximum rear site coverage requirement by 4%. Rather than vary this regulation, it is recommended that it is accommodated in the new zone as any future changes to the principal

dwelling, which would likely involve expansion into the rear yard, would trigger a variance. Overall site coverage regulations would still apply to the property to ensure adequate open space is provided.

The applicant has requested a site specific zone to regulate future development of the site to address neighbours' concerns that a large house would overwhelm the site and be developed in a way that would limit views. To that end, the new zone would restrict density, rear yard setbacks, and side yard setbacks beyond the standard expressed in the R1-B Zone.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* (2013) include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. The rezoning application was received prior to October 24, 2019, therefore, the proposal falls under the Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015.

The tree inventory included in the Arborist Report, issued on December 17, 2019, identifies seven trees, all of which are proposed for retention. Of these seven trees, two municipal boulevard trees and a bylaw protected Douglas fir on the subject property will be retained but will be impacted by the proposed project. The project arborist has provided mitigation measures such as low impact excavation, arborist supervision and supplemental watering to reduce potential impacts and allow for retention of the trees. Additionally, Parks staff will work with the applicant at the Building Permit phase to ensure the two municipal boulevard trees are retained; this may necessitate some changes to driveway crossings and site servicing within the limited space on the municipal frontage, to ensure the trees or replanting space are not permanently lost. There are no meaningful impacts anticipated to the other four trees included in the Arborist report but located off-site on adjacent properties.

Additionally, the applicant is proposing to plant four small canopy trees on the subject lot.

CONCLUSIONS

The proposal to rezone the property to allow for the creation of a small lot through subdivision, while retaining the existing house and converting an accessory building to a garden suite, is generally consistent with the applicable City policies and allows for a form of sensitive infill development that fits in with the existing neighbourhood. Staff therefore recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00708 for the property located at 2920 Prior Street.

Respectfully submitted,


Chelsea Medd
Planner
Development Services


Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 29, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 1, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 9, 2020
- Attachment E: Letter from Cascadia Architecture dated July 10, 2019 (Received July 12, 2019)
- Attachment F: Community Association Land Use Committee Comments received July 2, 2019
- Attachment G: Arborist Report dated December 17, 2019
- Attachment H: Small Lot Petition
- Attachment I: Correspondence.



Committee of the Whole Report

For the Meeting of July 9, 2020

To: Committee of the Whole **Date:** June 25, 2020

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

Subject: **Development Permit with Variance Application No. 00147, Development Permit with Variance Application No. 00151 and Development Variance Permit No. 00245 for 2920 Prior 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. 00708, if it is approved, consider the following motions:

“That Council authorize the issuance of Development Permit with Variance Application No. 00147 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance to R1-S2, Restricted Small Lot (Two Storey) Dwelling:
 - i. Decrease the side yard setback for habitable room window from 2.40m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Permit with Variance Application No. 00151 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance to Schedule M – Garden Suite
 - i. Increase the maximum height from 3.50m to 4.15m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Variance Permit Application No. 00245 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances for the existing house:

- i. Decrease the minimum side yard setback (south) from 2.40m to 0.92m (for the deck only)
- ii. Decrease the minimum side yard setback for a habitable room window (north) from 2.40m to 1.88m.

3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for two Development Permit with Variance Applications as well as a Development Variance Permit, all for the property located at 2920 Prior Street. The proposal is to retain the existing house and permit a garden suite, and to subdivide the property for a new small lot.

The following points were considered in assessing this application:

- The proposal is consistent with the *Hillside Quadra Neighbourhood Plan* (1996), which aims to retain the varied character of the neighbourhood with varied tenures, types and sizes of dwellings, with new housing designed to fit comfortably in the neighbourhood.

Small Lot House

- The proposal for the small lot house is generally consistent with the objectives and guidelines for sensitive infill development contained in Development Permit Area 15A: Intensive Residential - Small Lot, and the Small Lot House Design Guidelines.
- The proposed variance for the small lot house is to decrease the side yard setback for a habitable room. The habitable window is in a window well and would have limited privacy impacts.

Existing House

- The proposed variances requested for the existing house relate to decreased side yard setbacks as a result of the introduction of the new property line and legalizing an existing deck built without permits. The existing building is not changing.

Garden Suite

- The proposal to convert an existing accessory building to a garden suite is generally consistent with the objectives and guidelines in Development Permit Area 15E: Intensive Residential Garden Suites, and the *Garden Suite Policy and Design Guidelines*.
- The requested variance for the garden suite is to increase the height from 3.50m to 4.15m. The height of the existing building is not changing. Other differences from Schedule M – Garden Suites are discussed in the Rezoning report.

BACKGROUND

Description of Proposal

The proposal is to retain the existing house and allow a larger than normal garden suite, and to subdivide the property to facilitate construction of a new small lot house. The property with the existing house would be rezoned to a site specific zone to allow a garden suite and include new regulations restricting future redevelopment of the principle dwelling. The newly created lot would be rezoned to R1-S2 Zone, Restricted Small Lot (Two Story) District.

Small Lot House

Specific details for the proposed small lot house include:

- board and batten and reverse board and batten wood siding
- standing seam metal roof
- two storeys with a basement
- contemporary gabled roofline
- ground level entry with canopy and accent wall.

The proposed variance associated with the small lot house, is to decrease the side yard setback for a window in a habitable room in a window well from 2.40m to 1.50m.

Garden Suite

The accessory building which is already constructed and associated with the existing house would be formally converted to a garden suite. Specific details include:

- a front facing entry and direct pathway from street
- includes private outdoor space.

The proposed variances required for the garden suite are related to increasing the height from 3.5m to 4.15m (existing condition).

Existing House

Specific details for the existing house include:

- one storey with a basement
- parking would be relocated to the front of the house

The variances requested in relation to the existing house are to decrease side yard setbacks as a result of the introduction of the new property line and legalizing an existing deck which was built without permits.

ANALYSIS

There are two Development Permit with Variance Applications associated with this proposal, one for the small lot house and the other for the garden suite. Additionally, there is a Development Variance Permit Application required in association with the existing house to facilitate the proposed subdivision. Each will be discussed separately.

Small Lot House – Development Permit with Variances

The *Official Community Plan* (2012) identifies this property within Development Permit Area 15A: Intensive Residential - Small Lot. The proposal is generally consistent with policies and design guidelines specified in the *Small Lot House Design Guidelines*.

The design guidelines encourage respecting established street patterns to lend cohesiveness to the streetscape. Once subdivided, the street frontage would be just over 10m. Most lots on the street have widths of approximately 15m, except for the lot immediately to the south of the subject property. If subdivided, the lot with the existing house would also be perceived as having a narrower street frontage (10.67m) although technically the lot is 21.33m wide because of its L-shape.

The *Small Lot House Design Guidelines* encourage houses to fit within the immediate as well as the broader context on the street. This neighbourhood has a varied built form, with several larger character homes, but also one storey bungalows. There is also great variety in terms of height and massing. The proposed small lot house reflects elements of the neighbourhood, using contemporary design and materials, consistent with the established streetscape. The gabled roof generally fits the neighbourhood, while also introducing modern features such as an off camber gable, standing seam metal roof and flat entry canopy.

The design guidelines encourage houses that consider the slope of the site, without major alterations. This site slopes slightly from north to south. The basement is accessed on the south elevation, working with the slope of the site.

The design guidelines also encourage entries that are apparent and visible from the street. While the door is side-facing, the entry has been emphasized with a canopy and accent wall, and front facing window. The entry porch is below the level of the driveway; however, it has been designed to have a high overhang and landscaping to help accent it.

Driveways should be a minor component of the site, and when front yard parking is provided it should have some surface texture. The proposed driveway is slightly raised with retaining walls to meet the maximum slope for a driveway, however, its edges are landscaped to soften its visual appearance. The proposed material for the driveway is permeable pavers.

The design guidelines encourage landscaping that reflects the neighbourhood, and retain as many mature trees as possible. The placement of the house and driveways respects mature trees on and off site. The usable outdoor space is provided at the rear of the house, on an above ground deck. There is wood slat privacy screening around the deck, and landscaping planted (bamboo) along the property line.

Overall, the proposed small lot house and landscaping are generally consistent with the *Small Lot Design Guidelines*.

The proposed variance associated with the small lot house is to decrease the side yard setback for a window in a habitable room from 2.40m to 1.50m. This window is located in a window well, and poses little privacy concerns and is therefore considered supportable.

Existing House – Development Variance Permit

There are no changes proposed to the existing house; however, it is also being rezoned to establish site specific regulations that would be more restrictive than the standard R1-B Zone. Should the house be redeveloped or renovated in the future, regulations in the new zone would apply, and would not require a Development Permit.

The introduction of a new property line on the north side of the building reduces the side yard setback to 1.88m, and since the site specific zone would require a side yard setback on the north of 2.40m for a habitable room, and 1.50m for a non-habitable room, a variance is required. The current dwelling has a den window (habitable) and bathroom window (non-habitable). As these windows would face the proposed house and the impacts are internal to the development, the variance is considered supportable.

The site specific zone would also require a south side yard setback of 2.40m, which as noted earlier, is somewhat more restrictive than the standard R1-B zone and is intended to ensure there is adequate breathing room between a future building and the neighbouring property. The existing house has a setback of 1.49m to the house and 0.92m to the stairs to the deck. There are no City records of the deck construction, therefore a variance is being applied for. However, the side yard setback regulation in the site specific zone (minimum 2.40m) would need to be met (or a variance sought) should the site be renovated or redeveloped in the future.

Garden Suite – Development Permit with Variance

The *Official Community Plan* identifies the garden suite within Development Permit Area 15E: Intensive Residential Garden Suites. The proposal is consistent with the objectives of DPA 15E in terms of utilizing existing accessory buildings for residential uses and achieving new infill that respects the established character in residential areas. The existing building will be brought into compliance under the BC Building Code.

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy and Guidelines*. The proposed garden suite is a ground-oriented unit located in the rear yard. The design guidelines discourage windows oriented toward neighbouring properties. The garden suite has windows primarily facing south, at a setback of 8.1m from the neighbouring property. On the north elevation, there is a bedroom window, and a setback of 4.4m. The bedroom window is near the rear of the lot, but due to the slope of the site, a setback of 4.4m, landscaping, and a fence, would likely not cause privacy impacts.

The design guidelines encourage the garden suite to be partially visible from the street. The garden suite is located at the rear of a proposed L-shaped lot, nonetheless, the entry is visible from the street, and there is a pathway which leads to the garden suite entry.

Overall, the proposed small lot house and landscaping are generally consistent with the *Garden Suite Policy and Design Guidelines*.

The height of the garden suite is 4.15m, and Schedule M has a maximum height of 3.5m for regular garden suites and 4.2m for "plus site" garden suites. This variance is supportable as the building height is an existing condition and is not changing.

CONCLUSIONS

The small lot house is generally consistent with *Small Lot House Design Guidelines*, and is a form of sensitive infill development anticipated in the neighbourhood. The garden suite is generally consistent with the *Garden Suite Policy and Design Guidelines*. The variances required to facilitate the introduction of a new property line in relation to the existing house are internal to the development, and the side yard setback for an existing deck not built with permits is not changing. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variances No. 00147, Development Permit with Variance Application No. 00151, and Development Variance Permit No. 00245 for the property located at 2920 Prior Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

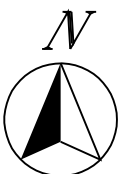
Report accepted and recommended by the City Manager:



Date: June 29, 2020

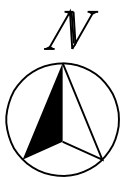
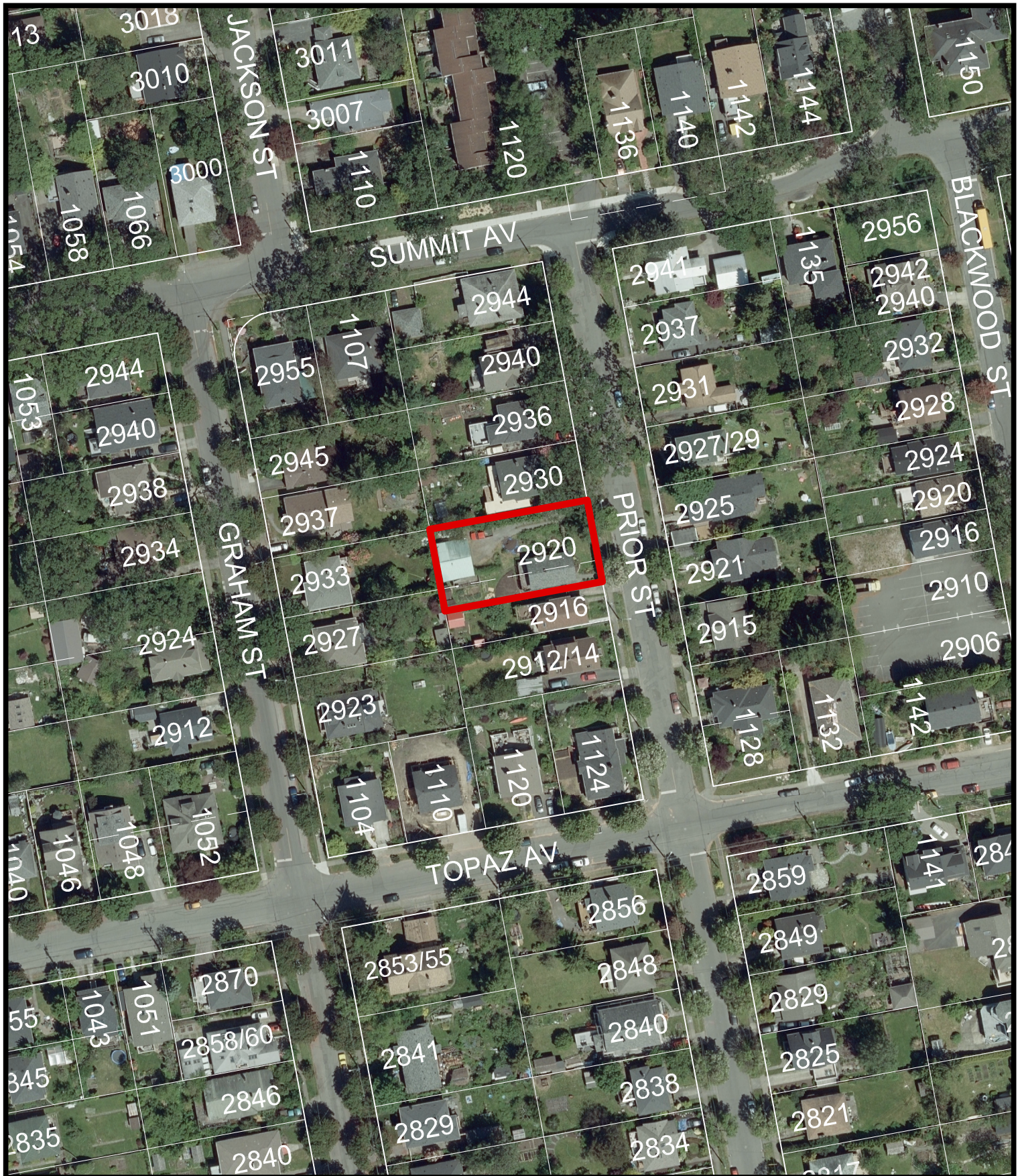
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 1, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 9, 2020
- Attachment E: Letter from Cascadia Architecture dated July 10, 2019 (Received July 12, 2019)
- Attachment F: Community Association Land Use Committee Comments received July 2, 2019
- Attachment G: Arborist Report dated December 17, 2019
- Attachment H: Small Lot Petition
- Attachment I: Correspondence.



2920 Prior Street
Rezoning No.00708





2920 Prior Street
Rezoning No.00708



2920 PRIOR STREET

Subdivision and Re-Zoning

DRAWING LIST

Sheet No. Sheet Title

A000	Cover
A1	Context Images
A001	Survey + Subdivision Info
A100	Site Plan + Planning Information
A101	Sheet Elevation and Context photos
A109	Unnamed
A201	North Lot - Floor Plans
A202	South Lot - Existing Principal Building
A203	South Lot - Garden Suite
A301	North Lot - Elevations
A401	North Lot - Sections
A701	North Lot - Shadow Study
A702	North Lot - Materials and Views
L1	Landscape Design
L2	Landscaping Materials and Fence Design
L3	Grading

OWNER

Neil Street Holdings Ltd.
Victoria, BC

250-516-2528

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC
V8W 1E4
250.590.3226

Contacts:
Peter Johannknecht
Architect AIBC LEED AP
peter@cascadiaarchitects.ca

Will Krzymowski
Intern Architect AIBC
will@cascadiaarchitects.ca

LANDSCAPE

Biophilia Design Collective
1501 Haultain St.
Victoria, BC
V8R 2K1
250 590-1156

Contacts:
Bianca Bodley

ARBORIST

Gye and Associates
Suite #432 - 108-800 Kelly Rd.
Victoria, BC
V9B 6J9
250-544-1700


Contacts:
Jeremy Gye

CIVIL ENGINEER

Calid
207-2750 Quadra St
Victoria BC, V8T 4E8
(250) 388-6919

Contacts:
Gary Carrothers





Revisions

Received Date:
June 1, 2020

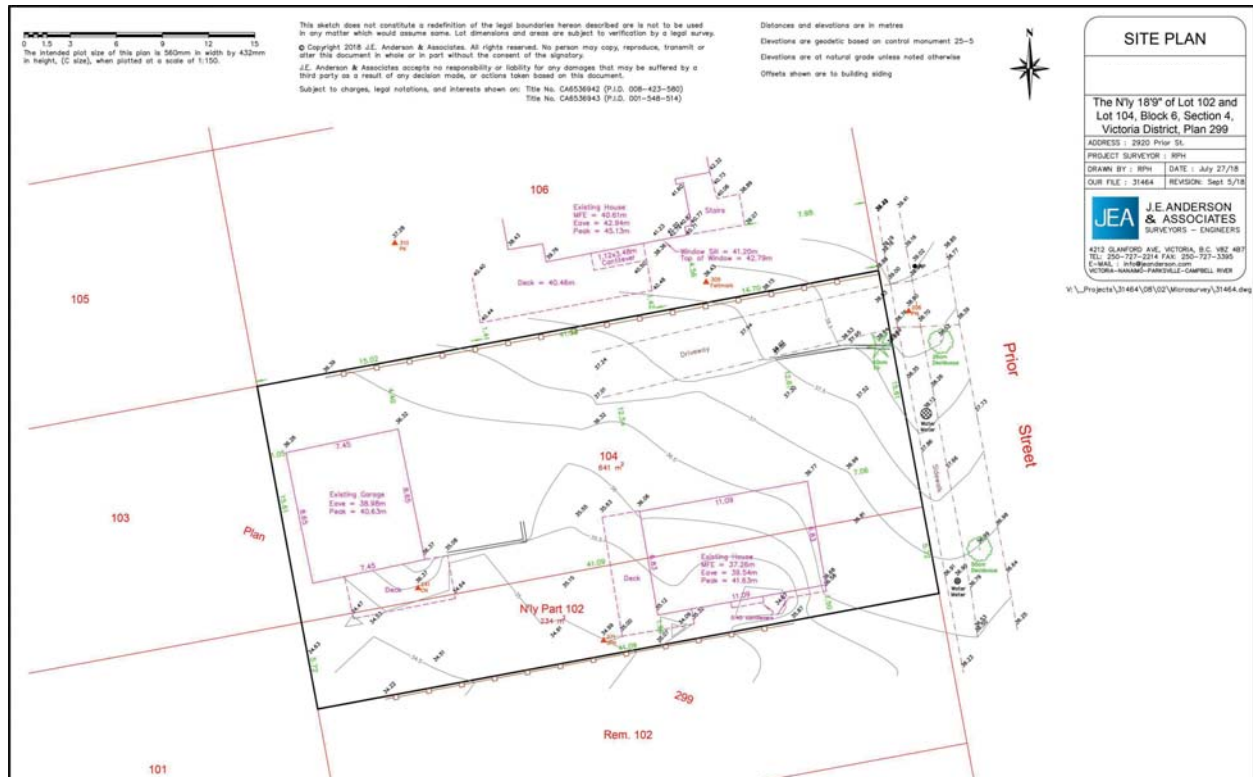
Neil Street Holdings Ltd.
Prior Street
Issued for Re-Zoning and Subdivision -

Project #	1825	Date	2020-05-25 12:53 PM	Revision	5
Sheet #	A000				

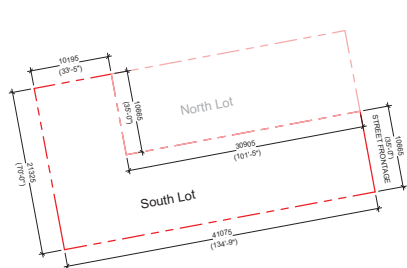


CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca





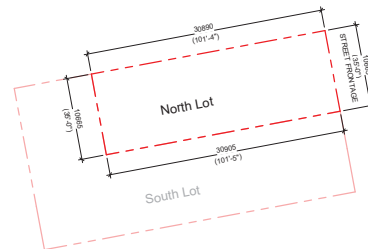
1 Survey of existing conditions 1 : 150



2 Proposed South Lot 1 : 300

South Lot (existing buildings)

Sum of all property edges = Perimeter
 $35' + 101'5'' + 35' + 33'5'' + 70' + 134'9'' = 409'7''$
 $10.66 + 30.91 + 10.66 + 10.2 + 21.31 + 41.08 = 124.83m$
 Parhandle lot when street frontage is less than 10% of perimeter
 $409'7'' \times 10\% = 40.9'$
 Actual street frontage = 35' or 6.5% of perimeter



3 Proposed North Lot 1 : 300

North Lot (proposed buildings)

Sum of all property edges = Perimeter
 $35' + 101'5'' + 35' + 33'5'' + 70' + 134'9'' = 409'7''$
 $10.66 + 30.91 + 10.66 + 10.2 + 21.31 + 41.08 = 124.83m$

Parhandle lot when street frontage is less than 10% of perimeter
 $409'7'' \times 10\% = 40.9'$
 Actual street frontage = 35'

5	Re-Zoning and Subdivision Reconsideration	2020.20
4	Re-Zoning and Subdivision Reconsideration	1910.30
3	Re-Zoning and Subdivision	1907.04
2	CALUC	1905.30
1	Pre-Caluc	1904.01
NO.	DESCRIPTION	DATE

PROJECT INFORMATION FOR SOUTH LOT SUB-DIVISION AND REZONING

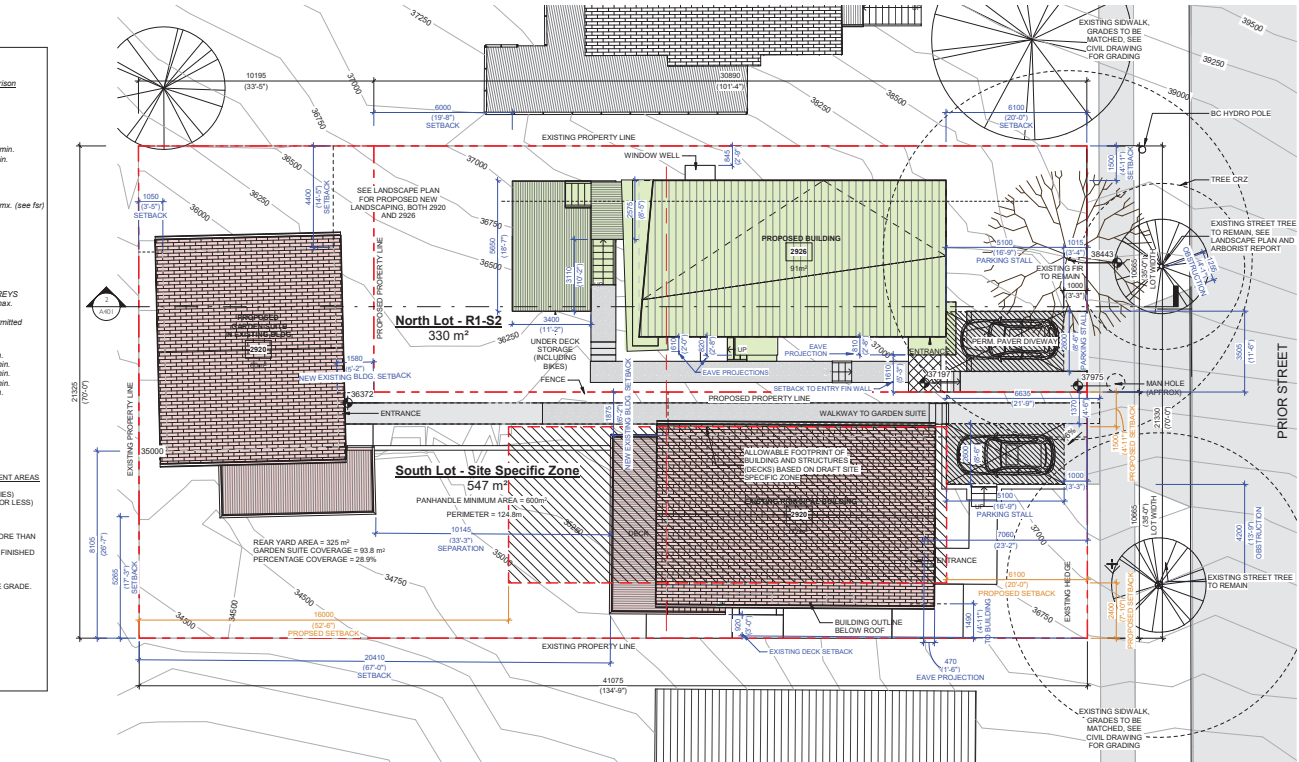
PRINCIPAL BUILDING	Comparison	Comparison
ZONE	Site Specific	R1-B
USE	Single Family Dwelling	Single Family Dwelling
SITE MEASUREMENTS		
SITE AREA	547 m ²	460 m ² min.
LOT WIDTH (STREET FRONT)	10.7 m	15 m min.
LOT PERIMETER	128 m	128 m
SITE COVERAGE	207m ² = 37.8%	40%
OPEN SITE SPACE	338 m ² = 60%	251m ² max. (see far)
TOTAL FLOOR AREA	132 m ²	221.24 m ² (see far)
FLOOR SPACE RATIO	2.4 to 1	4.0 to 1
PRINCIPAL BLDG. AREA	N/A	
UPPER FLOOR	72 m ²	79.5 m ² (879 R ²)
MAIN FLOOR	72 m ²	79.5 m ² (879 R ²)
BASEMENT (exempt from FSR)	72 m ²	79.5 m ² (879 R ²)
TOTAL BLDG. AREA	144 m ²	159 m ² (1732 R ²)
STOREYS	1 STOREY	2 STOREYS
BUILDING HEIGHT	4.63	7.6 m max.
ROOF DECK	NO	Not Permitted
PRINCIPAL BLDG. SETBACKS		
FRONT YARD	7.06 m ² *	7.5 m min.
SIDE YARD (South)	0.32 m *	1.5 m min.
SIDE YARD (North)	1.88 m *	1.5 m min.
COMBINED SIDE YARD	2.8 m *	4.5 m min.
REAR YARD	20.41 m	10.27 m min.
EAVE PROJECTION	0.47m	0.75m max.
GARDEN SUITE	Existing Structure	Comparison
ZONE	Site Specific	Schedule M
USE	Garden Suite	Garden Suite
GARDEN SUITE BLDG. AREA		
MAIN FLOOR	60 m ²	
BASEMENT	N/A	
TOTAL AREA	60 m ² *	37 m ² max.
FLOOR SPACE RATIO		
STOREYS	1 STOREY	1 STOREY
BUILDING HEIGHT	4.25*	3.5 m max.
ROOF DECK	NO	Not Permitted
GARDEN SUITE SETBACKS		
SEPARATION (between Garden Suite & Single Family Dwelling)	10.1 m	2.4 m min.
SIDE YARD (North)	4.48 m	0.6 m min.
SIDE YARD (East)	1.48 m	0.6 m min.
SIDE YARD (South)	5.27 m	0.6 m min.
REAR YARD	1.85 m	0.6 m min.
REAR YARD COVERAGE	28%	25%

*Existing non-conforming

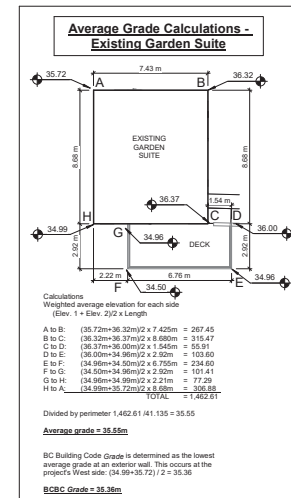
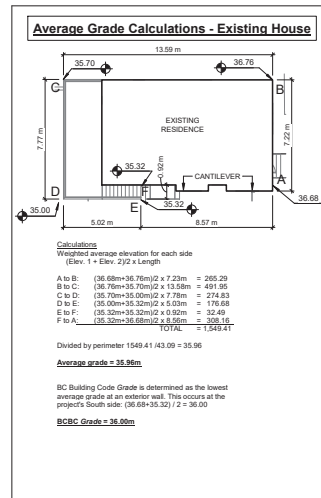
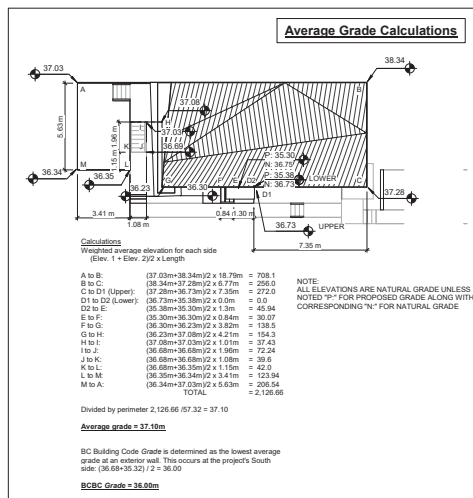
*Proposed footprint replicates footprint of proposed building on lot

PROJECT INFORMATION FOR NORTH LOT SUB-DIVISION AND REZONING

PRINCIPAL BUILDING	Comparison
ZONE	R1-S2
USE	Single Family Dwelling
SITE MEASUREMENTS	
SITE AREA	330 m ² (3582 R ²)
LOT WIDTH (STREET FRONT)	10.7 m (35.1 R ²)
LOT PERIMETER	82.1 m (268.4 R ²)
SITE COVERAGE	40%
OPEN SITE SPACE	201 m ² = 60%
TOTAL FLOOR AREA (basmt)	161m ²
FLOOR SPACE RATIO	4.0 to 1
PRINCIPAL BLDG. AREA	
UPPER FLOOR	81.74 m ² (879 R ²)
MAIN FLOOR	79.5 m ² (879 R ²)
BASEMENT (exempt from FSR)	79.5 m ² (879 R ²)
GROSS FLOOR AREA	218 m ² max.
STOREYS	2 STOREYS
BUILDING HEIGHT	7.4 m
ROOF DECK	NONE
PRINCIPAL BLDG. SETBACKS	
FRONT YARD	6.1 m
SIDE YARD (South)	2.4 m min.
SIDE YARD (North)	1.5 m min.
COMBINED SIDE YARD	4.5 m min.
REAR YARD	6 m
EAVE PROJECTION (PORCH)	0.43 m
ROOF - FRONT	0.76 m
EAVE PROJECTION (SIDE ENTRY TO BASEMENT)	1.07 m
EAVE PROJECTION (REAR CANOPY)	0.89 m
GARDEN / SECONDARY SUITE	NONE



1 Site Plan - Zoning Information 1 : 100



NO.	DESCRIPTION	DATE
1	Re-Zoning and Subdivision Rezonings	2020-01
2	Re-Zoning and Subdivision Rezonings	2020-05
3	Re-Zoning and Subdivision Rezonings	2020-05
4	Re-Zoning and Subdivision Rezonings	2020-05
5	Re-Zoning and Subdivision Rezonings	2020-05
6	Re-Zoning and Subdivision Rezonings	2020-05

CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. has the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Prior Street

Neil Street Holdings Ltd.

Sheet Name

Site Plan + Planning Information

Date

2020-06-01 9:08:02 AM

Scale

As indicated

Reason

1825

Sheet #


A100

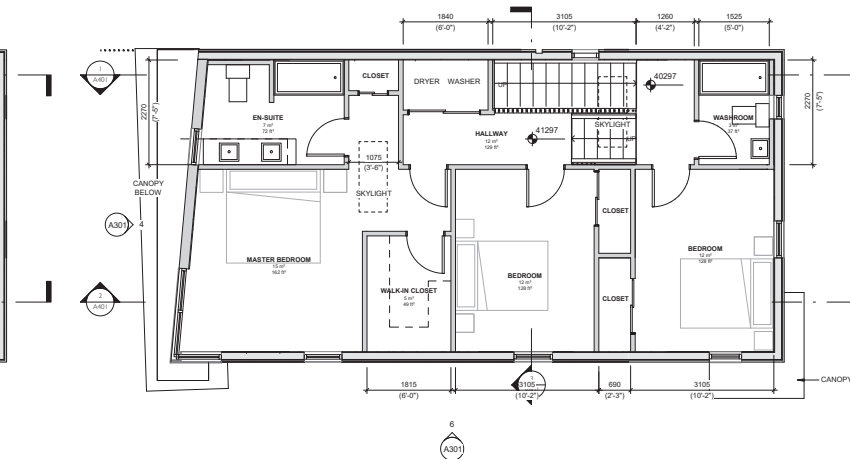
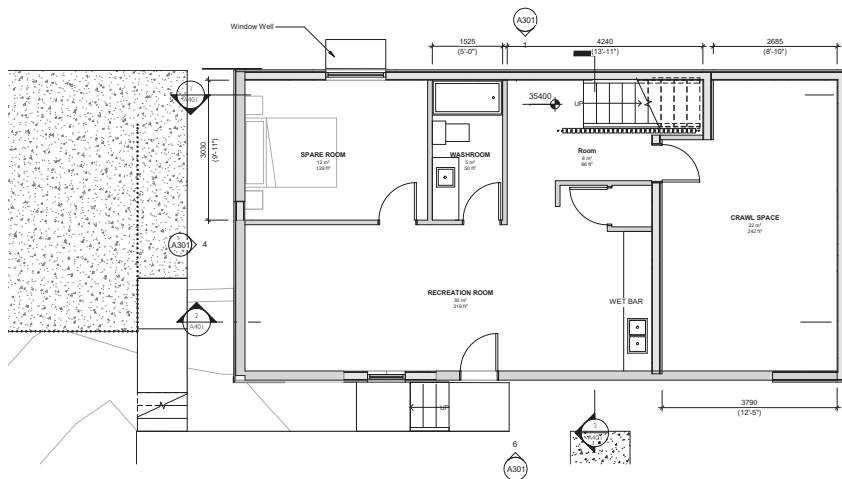
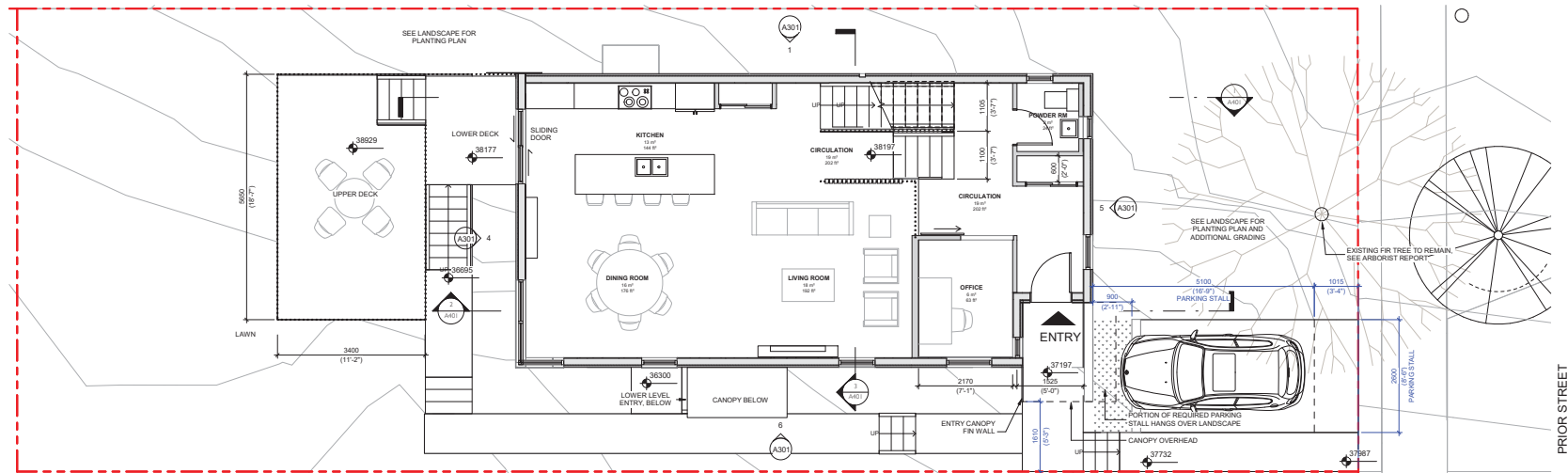


NO.	DESCRIPTION	DATE
-----	-------------	------



Copyright reserved. These drawings and the design contained therein or which may be referred thereto are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects Inc.

Project	
<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> Prior Street Neil Street Holdings Ltd. </div> </div>	
Sheet Name Street Elevation and Context photos	
Date 2020-05-25 1:21:58 PM	
Scale	Project #
1 : 100	1825
Revision 20.02.20	<div style="border: 1px solid black; padding: 2px; text-align: center;">5</div>
Sheet # A101	

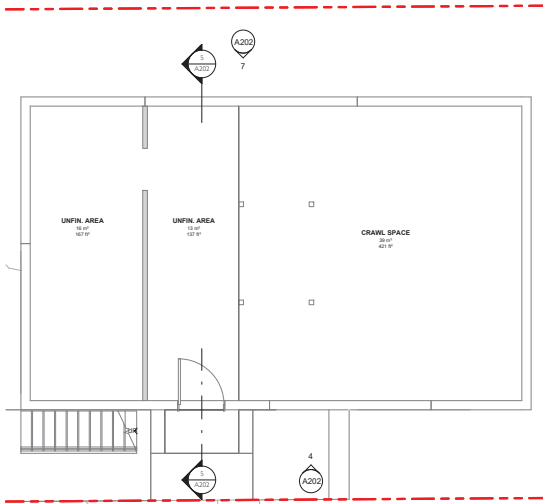


1	The Design and Subdivision Revisions	2020.20
2	The Design and Subdivision Revisions	2020.20
3	The Design and Subdivision Revisions	2020.20
4	The Design and Subdivision Revisions	2020.20
5	The Design and Subdivision Revisions	2020.20
6	The Design and Subdivision Revisions	2020.20
7	The Design and Subdivision Revisions	2020.20
8	The Design and Subdivision Revisions	2020.20
9	The Design and Subdivision Revisions	2020.20
10	The Design and Subdivision Revisions	2020.20

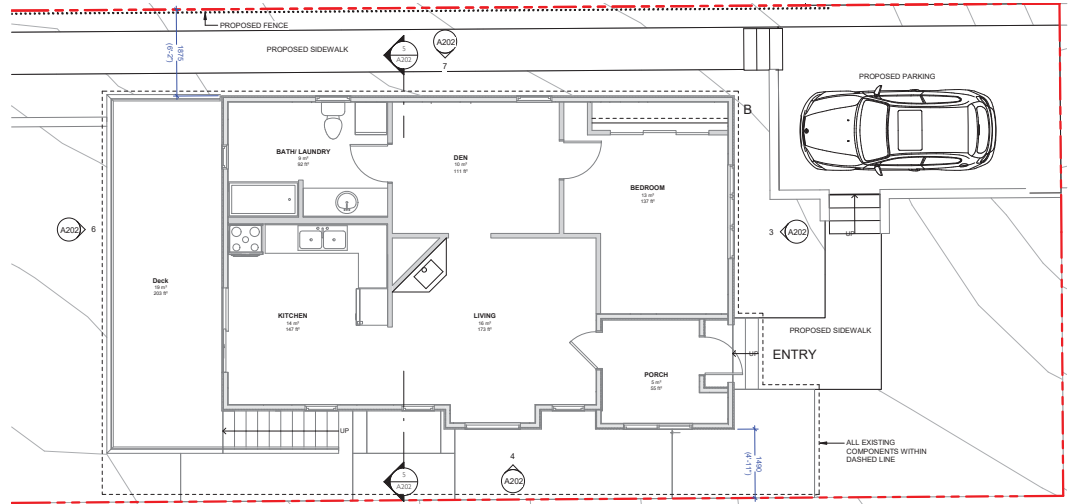


Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. hereby grants the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Prior Street	
Client		Neil Street Holdings Ltd.	
Sheet Name		North Lot - Floor Plans	
Date		2020-05-25 1:22:00 PM	
Scale	Project #	1825	
1:50	Revision	20.02.20	
Sheet #		A201	



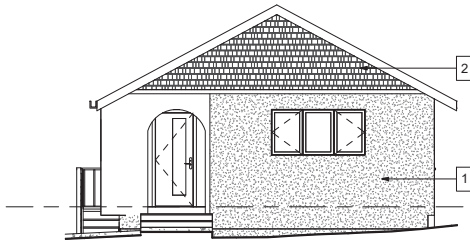
2 Basement - Existing House 1 : 50



1 Ground Floor - Existing House 1 : 50

MATERIAL LEGEND - SOUTH LOT

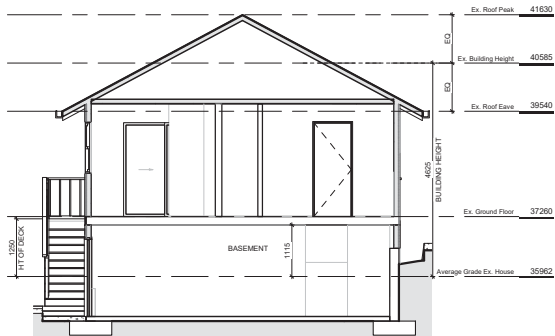
- 1 STUCCO SIDING - BEIGE
- 2 CEDAR SHINGLE SIDING - NATURAL
- 3 ASPHALT SHINGLE ROOF - DARK GREY
- 4 WOOD LAP SIDING - PAINTED YELLOW
- 5 TRIM - PAINTED BROWN
- 6 ASPHALT SHINGLE ROOF - GREEN



3 Existing - East Elevation 1 : 50



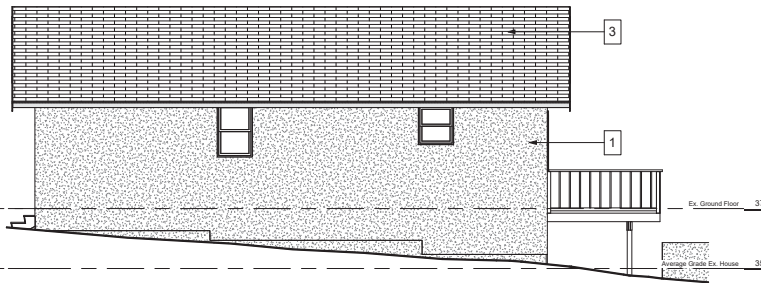
4 Existing - South Elevation 1 : 50



5 Cross Section - Existing House 1 : 50



6 Existing - West Elevation 1 : 50



7 Existing - North Elevation 1 : 50

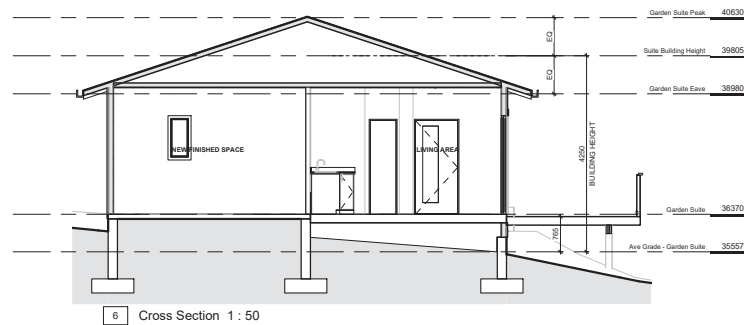
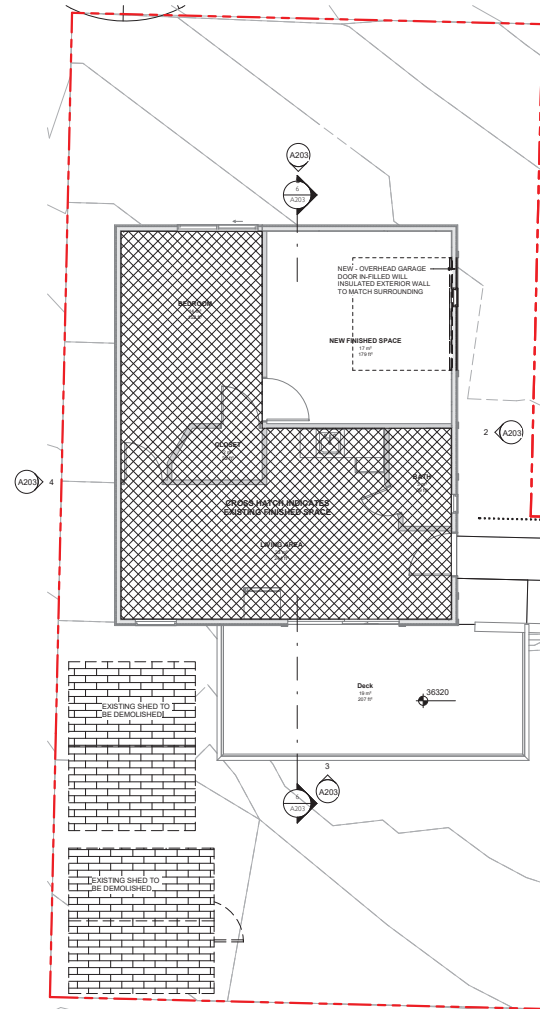
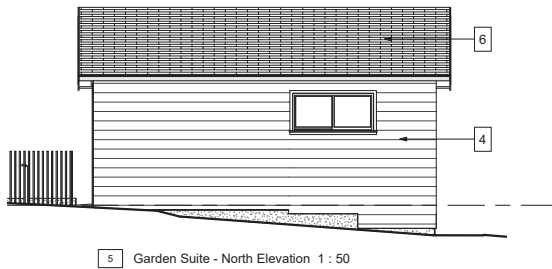
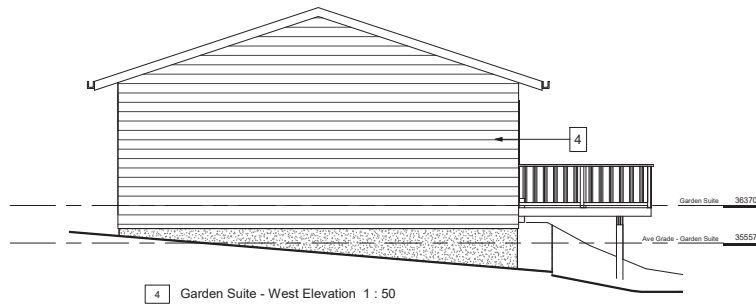
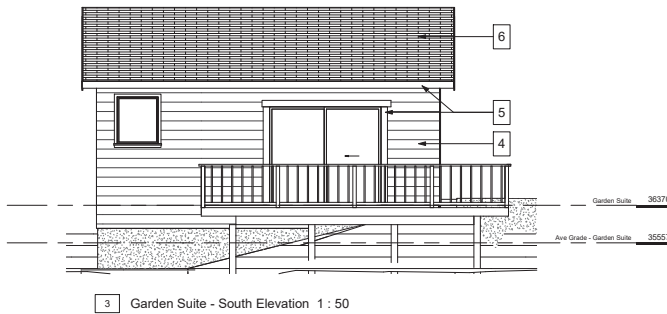
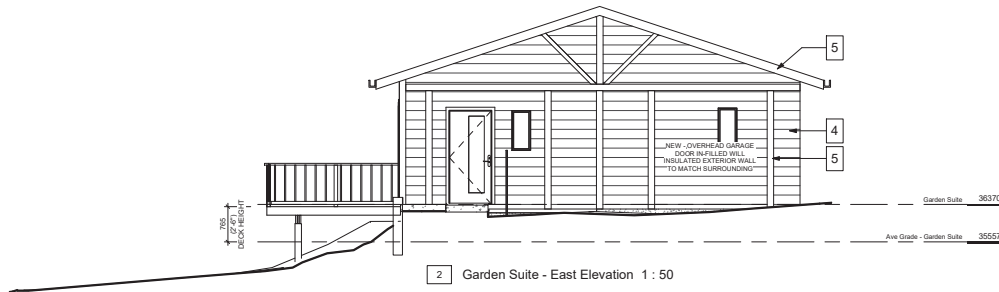
NO.	DESCRIPTION	DATE
1	The Zoning and Subdivision Amendment	2020-12-11
2	The Zoning and Subdivision Amendment	2020-12-11
3	The Zoning and Subdivision Amendment	2020-12-11



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	Prior Street
Client Name	Neil Street Holdings Ltd.
Sheet Name	South Lot - Existing Principal Building
Date	2020-05-25 1:22:02 PM
Scale	As Indicated
Revision	1825
Sheet #	6
Sheet #	A202



MATERIAL LEGEND - SOUTH LOT

- 1 STUCCO SIDING - BEIGE
- 2 CEDAR SHINGLE SIDING - NATURAL
- 3 ASPHALT SHINGLE ROOF - DARK GREY
- 4 WOOD LAP SIDING - PAINTED YELLOW
- 5 TRIM - PAINTED BROWN
- 6 ASPHALT SHINGLE ROOF - GREEN

NOTE: THIS PAGE ILLUSTRATE AN EXISTING STRUCTURE PROPOSED TO BE A GARDEN SUITE.

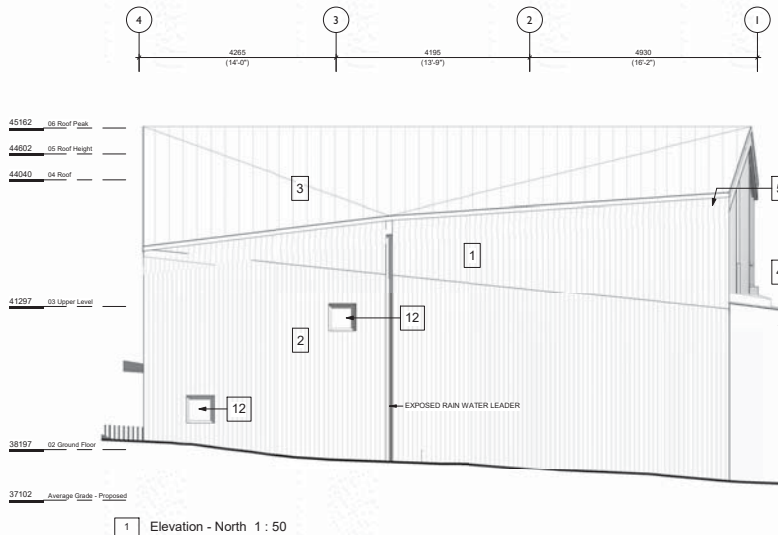
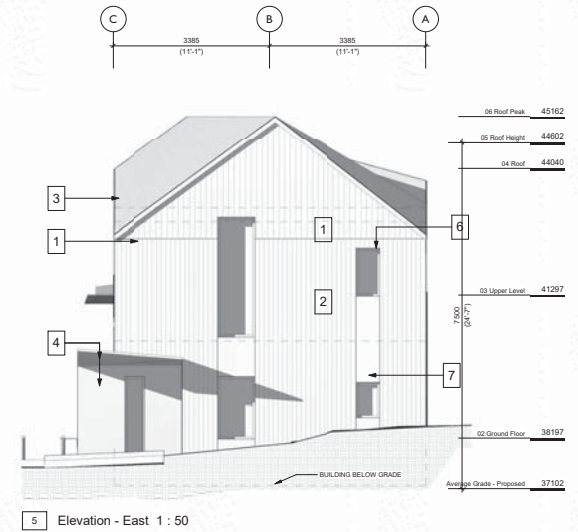
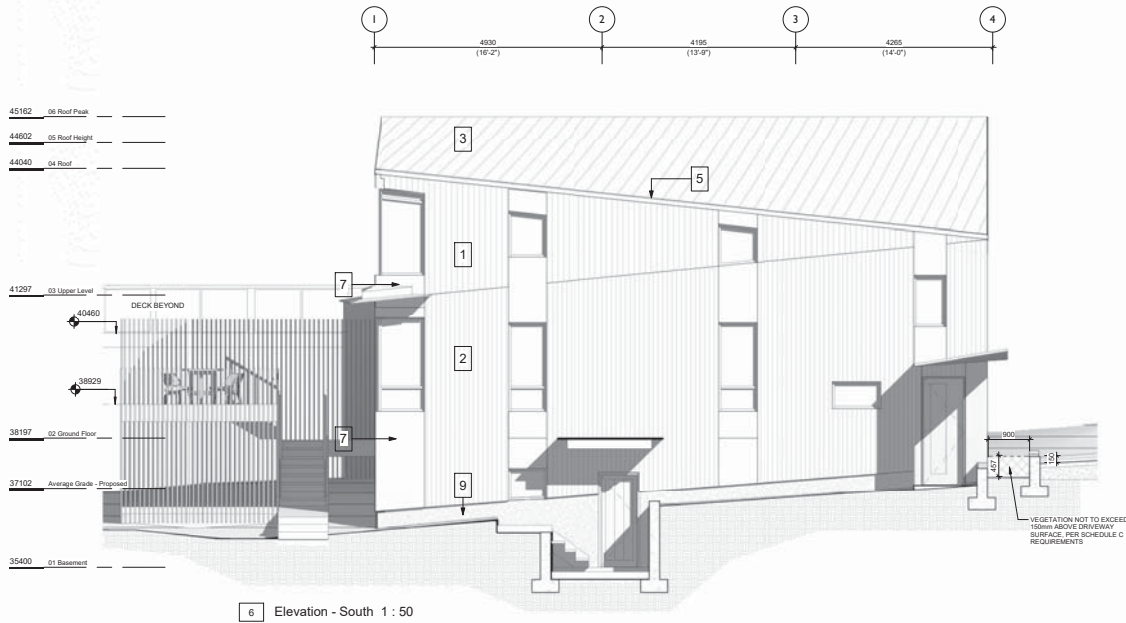


NO.	DESCRIPTION	DATE
1	The Zoning and Subdivision Amendment	2020-05-25
2	The Zoning and Subdivision Amendment	2020-05-25
3	The Zoning and Subdivision Amendment	2020-05-25
4	The Zoning and Subdivision Amendment	2020-05-25
5	The Zoning and Subdivision Amendment	2020-05-25
6	The Zoning and Subdivision Amendment	2020-05-25



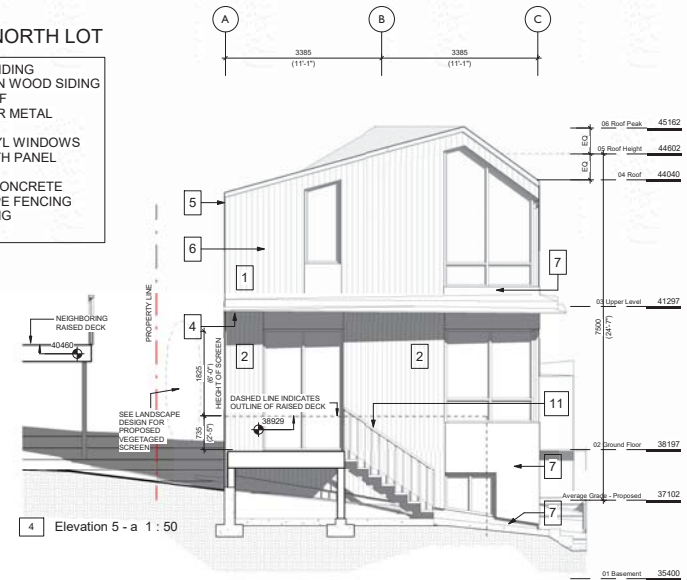
Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. hereby grants the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Prior Street	
		Neil Street Holdings Ltd.	
Sheet Name		South Lot - Garden Suite	
Date		2020-05-25 1:22:03 PM	
Scale		As indicated	
Revision		1825	
20.05.22		6	
Sheet #		A203	



MATERIAL LEGEND - NORTH LOT

- 1 BOARD AND BATTEN WOOD SIDING
- 2 REVERSE BOARD AND BATTEN WOOD SIDING
- 3 STANDING SEAM METAL ROOF
- 4 COMPOSITE METAL PANEL OR METAL
- 5 CONCEALED GUTTERS
- 6 CHARCOAL FIBREGLASS/VINYL WINDOWS
- 7 WOOD OR COMPOSIT SMOOTH PANEL
- 8 --
- 9 EXPOSED ARCHITECTURAL CONCRETE
- 10 WOOD SLAT - SEE LANDSCAPE FENCING
- 11 CHARCOAL ALUMINUM RAILING
- 12 FROSTED GLASS

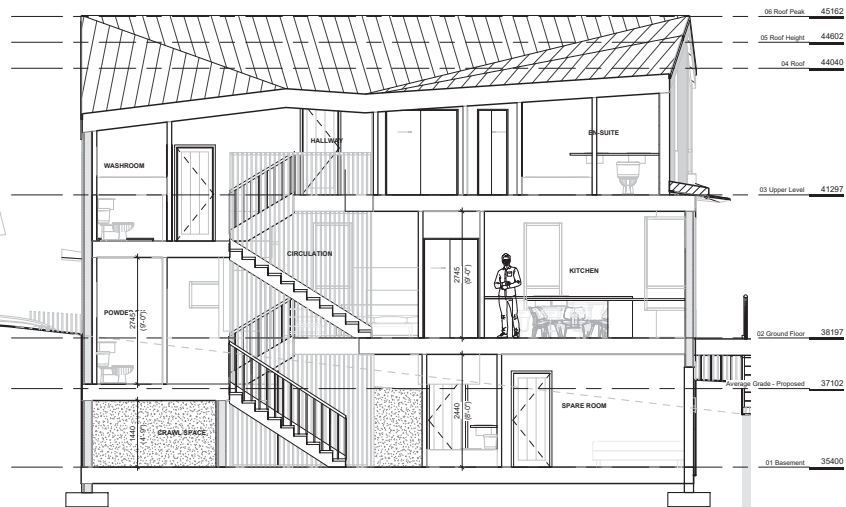
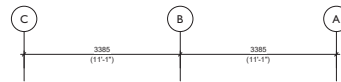
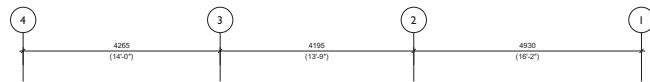


NO.	DESCRIPTION	DATE
1	The Design and Subdivision Revisions	2020.20
2	The Design and Subdivision Revisions	2020.20
3	The Design and Subdivision Revisions	2020.20
4	The Design and Subdivision Revisions	2020.20
5	The Design and Subdivision Revisions	2020.20

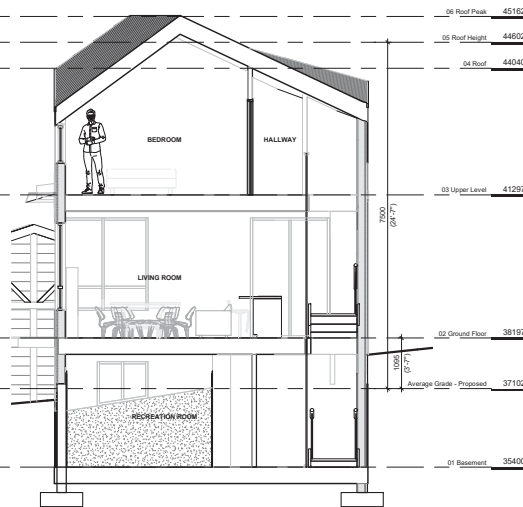


Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

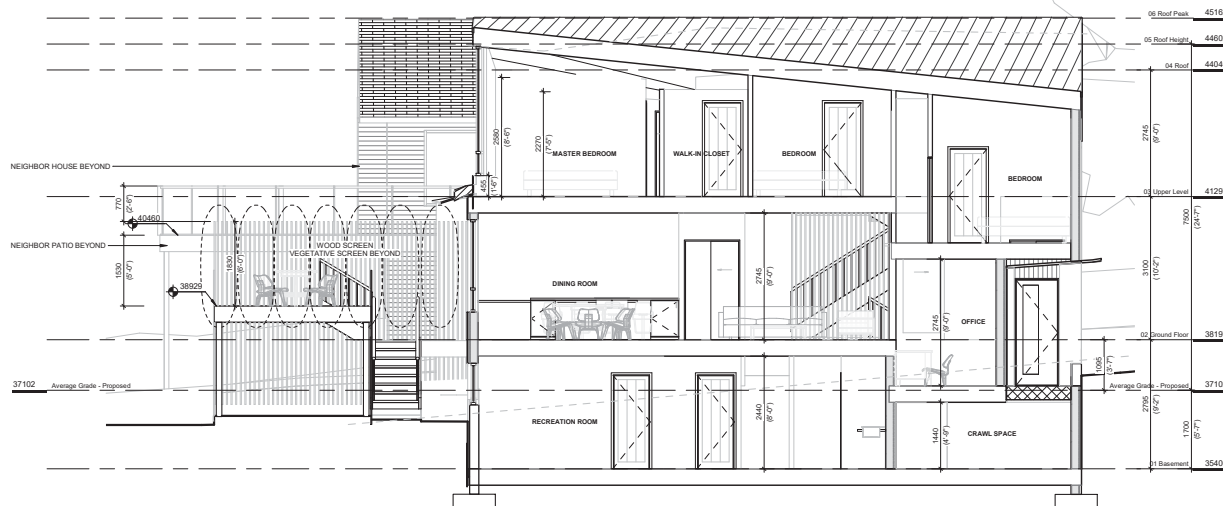
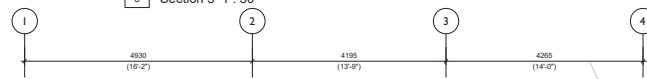
Project	Prior Street
Client	Neil Street Holdings Ltd.
Sheet Name	North Lot - Elevations
Date	2020-05-25 1:22:15 PM
Scale	As indicated
Revision	1825
Sheet #	5
Sheet #	A301



1 Section - East / West 1 : 50



3 Section 3 1 : 50



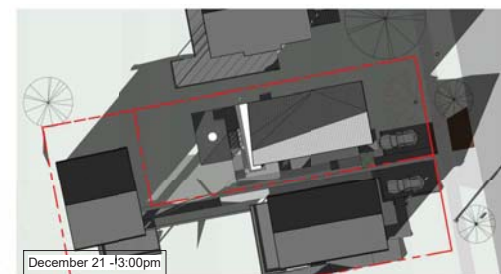
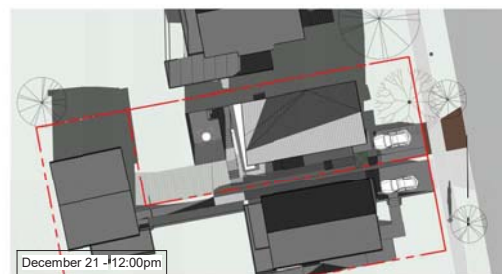
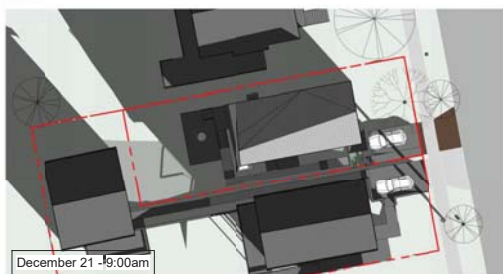
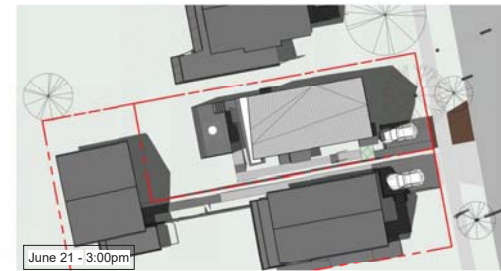
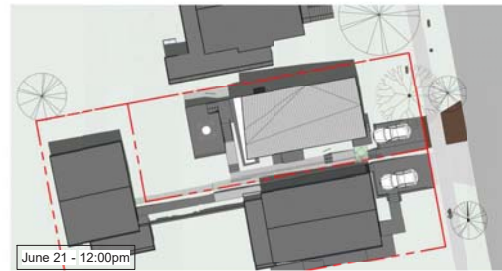
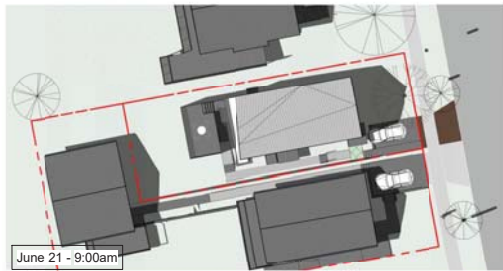
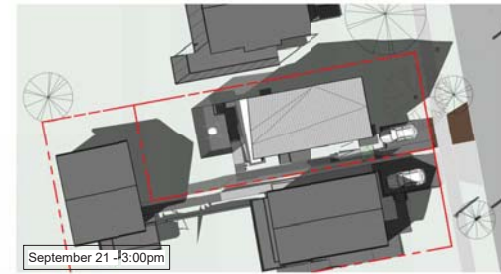
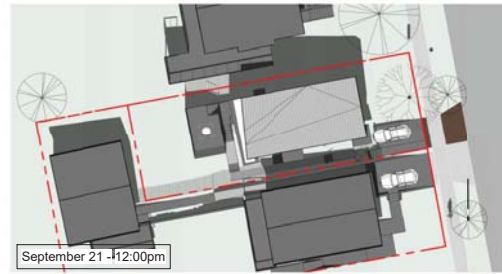
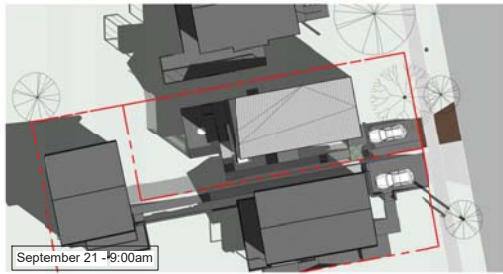
2 Section - North South 1 : 50

1	Re-Draw and Submittal Revisions	2020.20
2	Re-Draw and Submittal Revisions	2020.20
3	Re-Draw and Submittal Revisions	2020.20
4	Re-Draw and Submittal Revisions	2020.20
5	Re-Draw and Submittal Revisions	2020.20
6	Re-Draw and Submittal Revisions	2020.20
7	Re-Draw and Submittal Revisions	2020.20
8	Re-Draw and Submittal Revisions	2020.20
9	Re-Draw and Submittal Revisions	2020.20
10	Re-Draw and Submittal Revisions	2020.20



Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Prior Street
Client		Neil Street Holdings Ltd.
Sheet Name		North Lot - Sections
Date		2020-05-25 1:22:22 PM
Scale	Project #	1825
1 : 50	Revision	20.02.20
Sheet #		A401

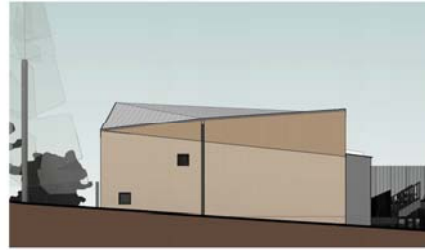


1	Re-Zoning and Subdivision Revisions	2020-20
2	Re-Zoning and Subdivision Revisions	21-03-20
3	Re-Zoning and Subdivision	21-03-20
4	Re-Zoning and Subdivision	21-03-20
5	Re-Zoning and Subdivision	21-03-20

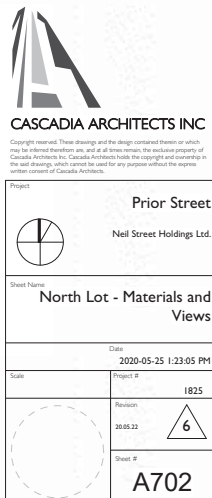


Copyright reserved. These drawings and the design contained therein or which may be referred to herein are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Prior Street	
		Neil Street Holdings Ltd.	
Sheet Name		North Lot - Shadow Study	
Date		2020-05-25 1:22:43 PM	
Scale	Project #	Revision	
1 : 250	1825	20.02.20	
		5	
		Sheet #	
		A701	



6	Re-Zoning and Subdivision Resubmission	2005.22
5	Re-Zoning and Subdivision Resubmission	2002.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
3	Re-Zoning and Subdivision	190704
2	CALUC	1905.30
1	Pre-Caluc	190401
NO.	DESCRIPTION	DATE





Good Neighbor Fence
Stained Matte Black
6x6 posts
2x3 vertical slats








CIP Concrete Path with
permeable gravel edging

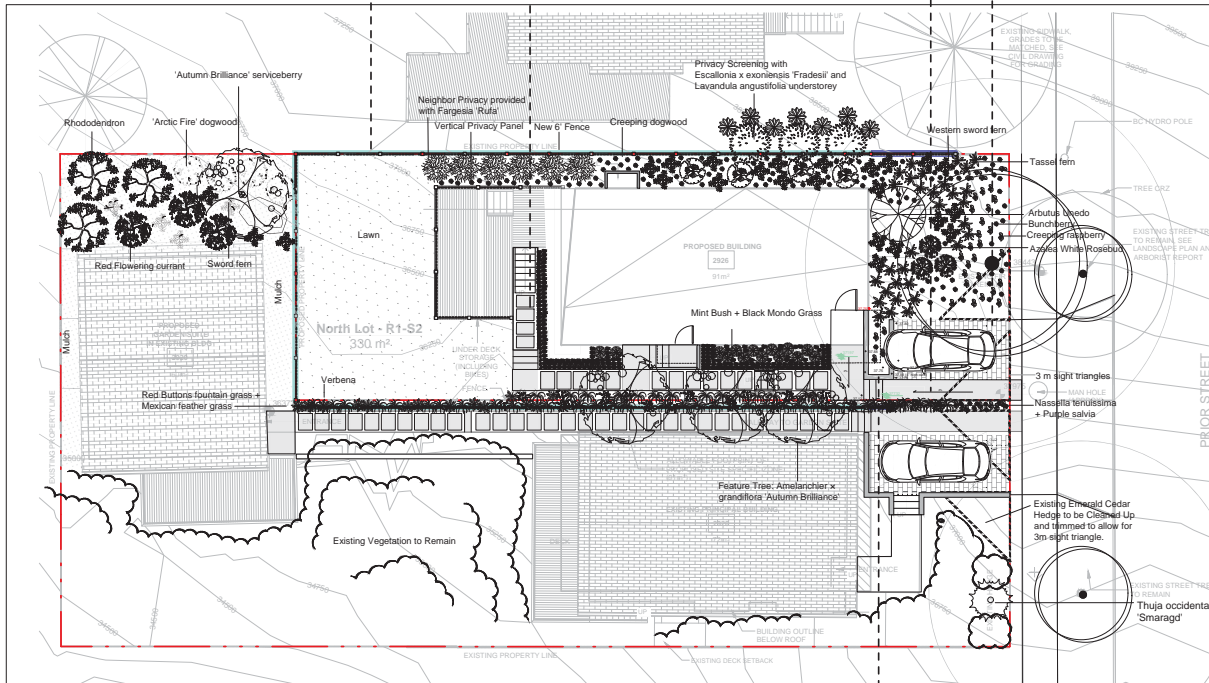


CIP Concrete
with Sawcuts




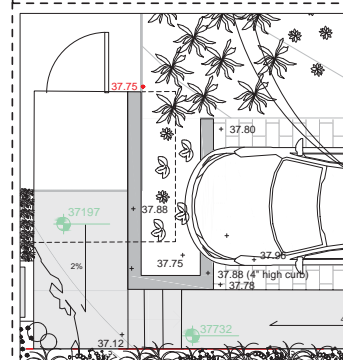
Abbotsford Concrete
Aquapave Permeable Pavers

-  Fence Height = 1.83m
-  Fence Height = 1.22m
-  Cast in Place Concrete
-  Permeable Pavers
-  3 m Sight Triangles (no plantings over 1m in height)



PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Au	1	Arbutus unedo	Strawberry Tree	Tree	B&B
Ag	4	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	Tree	B&B
A	3	Astilbe chinensis 'Vision in White'	Vision in White Astilbe	Perennial	1 Gallon
Aw	3	Azalea White Rosebud	White Rosebud Azalea	Shrub	5 Gallon
Ca	4	Cornus 'Arctic Fire'	Arctic Fire Dogwood	Shrub	5 Gallon
Cd	6	Carex 'Ice Dance'	Japanese Sedge	Grass	1 Gallon
Cc	100	Cornus canadensis	Bunchberry	Groundcover	Cell
Ee	3	Escallonia x exoniensis 'Fragaria'	Pink Princess Escallonia	Shrub	5 Gallon
Fr	11	Fragaria 'Ruffa'	Fragaria Bamboo	Bamboo	5 Gallon
La	7	Lavandula angustifolia	Lavender	Perennial	1 Gallon
Nt	60	Nassella tenuissima	Mexican Feather Grass	Grass	1 Gallon
Op	208	Ophiopogon planiscapus	Black Mondo Grass	Grass	1 Gallon
Pt	14	Pennisetum thunbergii	Red Buttons fountain grass	Grass	1 Gallon
Pp	17	Polystichum polyblepharum	Japanese Tassel Fern	Perennial	1 Gallon
Pr	13	Prostanthera cuneata 'Cool Mint'	'Cool Mint' mint bush	Perennial	1 Gallon
Pm	26	Polystichum munitum	Sword Fern	Perennial	1 Gallon
Rs	3	Ribes sanguineum	Flowering Currant	Shrub	5 Gallon
R	4	Rhododendron	Rhododendron	Shrub	5 Gallon
Rh	35	Rubus calycinoides	Creeping raspberry	Shrub	1 Gallon
Sp	13	Salvia 'Purple'	Purple Salvia	Perennial	1 Gallon
Sr	4	Sarcococca ruscifolia	Fragrant sweetbox	Shrub	1 Gallon
To	1	Thuja occidentalis 'Smaragd'	Smaragd Cedar	Shrub	6 Gallon
Vb	10	Verbena bonariensis	Purpletop Vervain	Perennial	1 Gallon

 * Pollinator Plant



OVERHANG PORTION OF PARKING STALL SHALL NOT INCLUDE PLANTS THAT GROW OVER 150mm

Current spec is for a mix of creeping raspberry (max height= 150mm), and bunchberry (max height 150mm)

PROJECT
Prior St. Residences

ADDRESS
2920-2926 Prior St
Victoria BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KH

Scale 1:100

L1 Landscape
Design

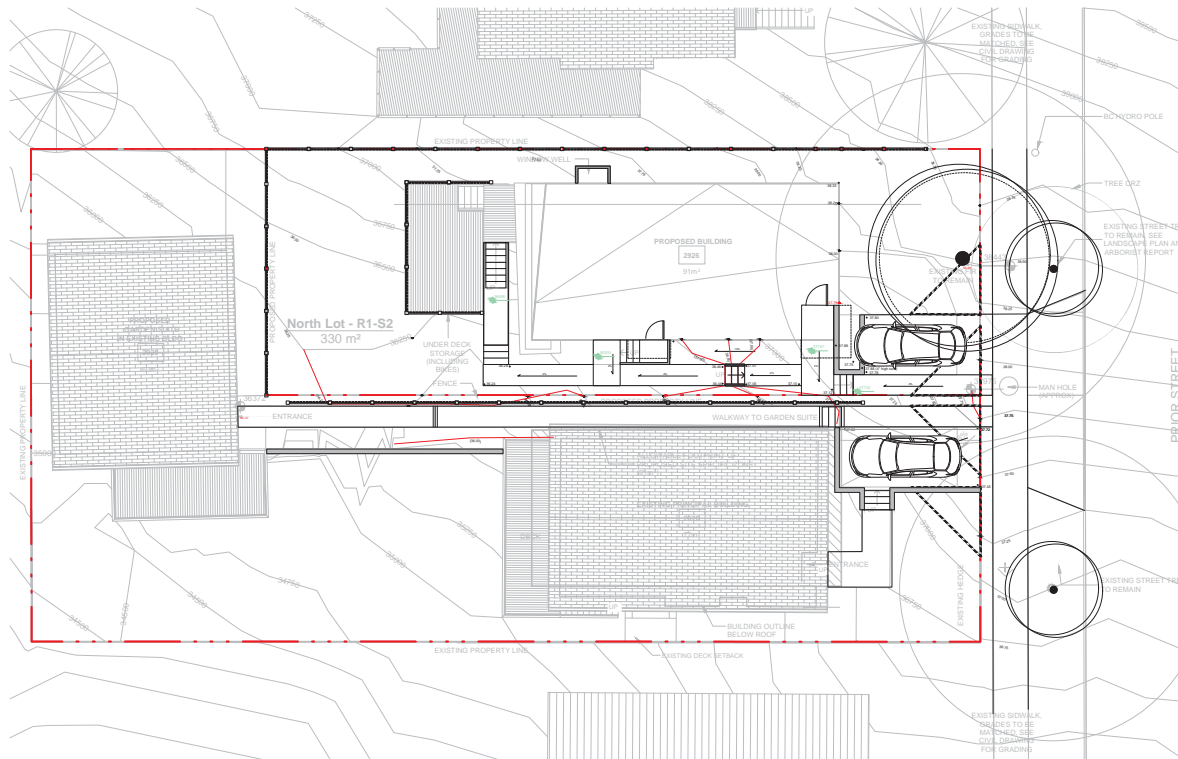
DATE
March 2020

PROJECT
Prior St. Residences

ADDRESS
2920-2926 Prior St
Victoria BC

DESIGNED BY
Bianca Bodley

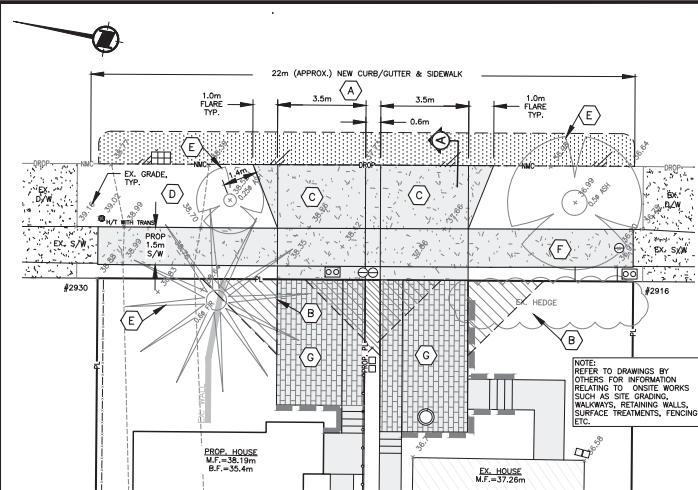
DRAWN BY
BB / KH



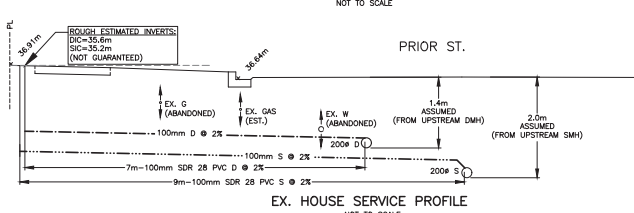
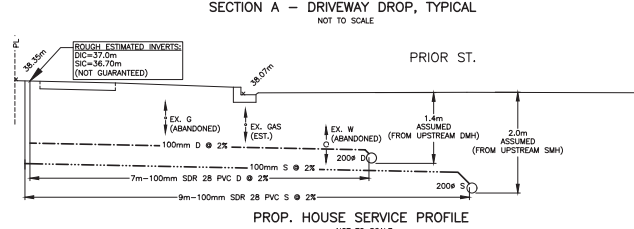
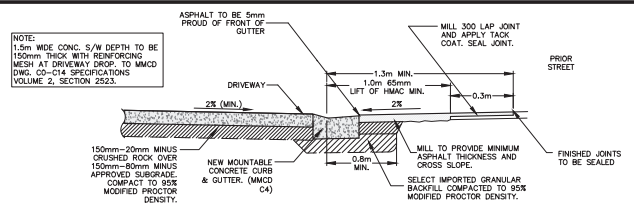
Scale 1:100

L2 Grading Plan

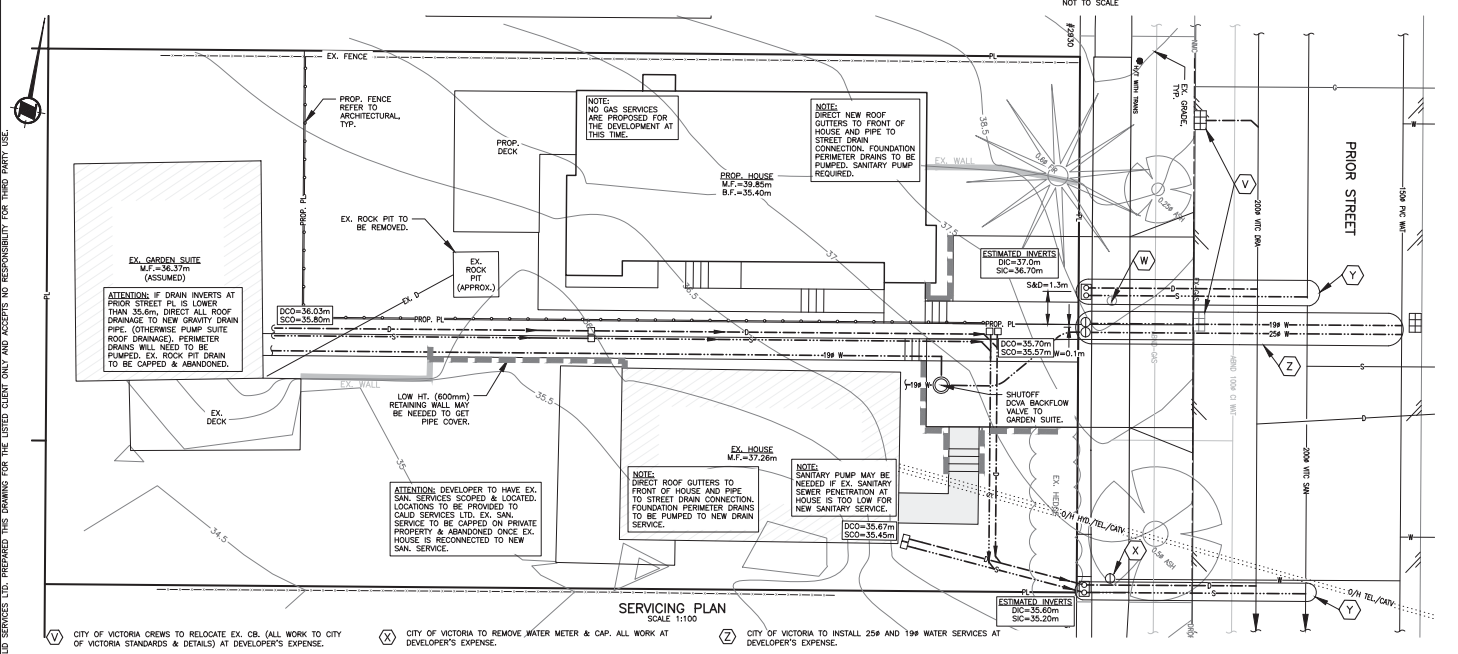
DATE
March 2020



- FRONTAGE PLAN SCALE 1:100**
- A** NEW CURB, GUTTER & SIDEWALK TO BE TO CITY OF VICTORIA STANDARDS.
 - B** 3m SIGHT TRIANGLE, TYP. EX. HEDGE TO BE TRIMMED/REMOVED, EX. FIRE TREE TO HAVE LOWER BRANCHED PRUNED BY CERTIFIED ARBORIST TO IMPROVE SIGHT LINES.
 - C** NEW 3.5m WIDE DRIVEWAY DROP TO CITY OF VICTORIA STANDARD DWG. 1A-64 & 50 C76.
 - D** REMOVE EX. DRIVEWAY DROP & RESTORE BLVD C/W TOPSOIL & SEED/500. NEW CURB & GUTTER TO BE TO CITY OF VICTORIA STANDARDS.
 - E** EXISTING TREES TO BE RETAINED. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION. FENCING TO BE TO CITY OF VICTORIA STANDARDS.
 - F** EXISTING SIDEWALK TO BE REMOVED & NEW SIDEWALK INSTALLED AT FRONTAGE TO CITY OF VICTORIA STANDARDS, TO INTO EXISTING SIDEWALK AT EITHER END WITH 1.0m TRANSITION AS REQUIRED.
 - G** PERMEABLE PAVEMENT DRIVEWAY. REFER TO PLANS BY OTHERS.



- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUALM PUBLIC WORKS INSPECTOR.
 - ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
 - A PLUMBING PERMIT TO CONSTRUCT ON-SITE PLUMBING WORKS MUST BE OBTAINED FROM THE CITY OF VICTORIA PRIOR TO ANY ON-SITE WORK.
 - ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
 - ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
 - ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
 - ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METRES (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
 - CAUTION - GAS MAIN TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-6944.
 - CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
 - WATER SERVICE, SANITARY SEWER AND DRAIN CHANGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILT" DRAWINGS. AS-BUILT DRAWINGS TO BE SUBMITTED TO THE CITY OF VICTORIA.
 - ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
 - CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
 - MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF CITY OF VICTORIA FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL PREVAIL.
 - BEDDING AND BACKFILL TO BE CLASS "B" FOR ALL SERVICES.
 - ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND CITY OF VICTORIA IMMEDIATELY.
 - ALL CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
 - CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAY OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
 - CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER, UTILITY DESIGNERS, AND CITY OF VICTORIA TECHNICIAN PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
 - 100% SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. CONTRACTOR TO PAINT TOP OF SANITARY PIPE "RED" AND DRAIN PIPE "GREEN". ALL SERVICES TO BE STAKED WITH 2"x4"x8" WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
 - ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
 - ALL TREE PROTECTION FENCING TO BE INSTALLED AROUND BOULEVARD TREES PRIOR TO START OF WORK.
 - PROP. HYDRO/TEL/CAT SERVICES ARE ASSUMED TO BE OVERHEAD AND ARE NOT SHOWN ON THIS PLAN.
 - REFER TO DRAWINGS BY OTHERS FOR ON-SITE GRADING, RETAINING WALLS, FENCING, AND OTHER ON-SITE WORKS.



- SERVICING PLAN SCALE 1:100**
- V** CITY OF VICTORIA CREWS TO RELOCATE EX. CB. (ALL WORK TO CITY OF VICTORIA STANDARDS & DETAILS) AT DEVELOPER'S EXPENSE.
 - W** CITY OF VICTORIA CREWS TO REMOVE OLD WATER BOX FROM DRIVEWAY & CAP EX. W SERVICE AS NECESSARY AT DEVELOPER'S EXPENSE.
 - X** CITY OF VICTORIA TO REMOVE WATER METER & CAP. ALL WORK AT DEVELOPER'S EXPENSE.
 - Z** CITY OF VICTORIA TO INSTALL 250 AND 190 WATER SERVICES AT DEVELOPER'S EXPENSE.
 - Y** CITY OF VICTORIA CREWS TO INSTALL NEW 100% SANITARY AND 100% DRAIN SERVICES TO THE PROPERTY LINE AT DEVELOPER'S EXPENSE, TYPICAL.

LEGEND		EXISTING		PROPOSED	
—	WATER	—	WATER	—	WATER
—	SEWER	—	SEWER	—	SEWER
—	DRAIN	—	DRAIN	—	DRAIN
—	GAS	—	GAS	—	GAS
—	H/T	—	H/T	—	H/T
—	EOP	—	EOP	—	EOP
●	WATER VALVE ON MAIN	●	WATER VALVE ON MAIN	●	WATER VALVE ON MAIN
○	HYDRANT	○	HYDRANT	○	HYDRANT
—	CAP OR PLUG	—	CAP OR PLUG	—	CAP OR PLUG
—	WATER METER	—	WATER METER	—	WATER METER
—	FLUSH VALVE	—	FLUSH VALVE	—	FLUSH VALVE
—	MANHOLE	—	MANHOLE	—	MANHOLE
—	CLEANOUT	—	CLEANOUT	—	CLEANOUT
—	SEWER PUMP STATION	—	SEWER PUMP STATION	—	SEWER PUMP STATION
—	CATCH BASIN	—	CATCH BASIN	—	CATCH BASIN
—	SILT TRAP	—	SILT TRAP	—	SILT TRAP
—	CULVERT	—	CULVERT	—	CULVERT
—	DITCH	—	DITCH	—	DITCH
—	HYDRO/TEL POLE	—	HYDRO/TEL POLE	—	HYDRO/TEL POLE
—	HYDRO ANCHOR	—	HYDRO ANCHOR	—	HYDRO ANCHOR

BENCHMARK
CONTROL MONUMENT: 84H0154 ELEVATION: 15.829m
CONTROL MONUMENT: 84H0202 ELEVATION: 8.985m

LEGAL DESCRIPTION
LOT 104, BLOCK 6, PLAN 299, SECTION 4, VICTORIA AND N PT
LOT LOT. PID 001-548-514 (008-423-580)

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.

KEY PLAN
NOT TO SCALE

PRELIMINARY
FOR DISCUSSION ONLY

2920 PRIOR STREET DEVELOPMENT
Site Servicing Plan, Frontage Grading Plan & Details
Client: Neil Street Holdings Ltd.

2024/09/05 QUADRA ST.
VICTORIA, B.C. V8T 4E5
PHONE: 250.388.6944
FAX: 250.381.6919
enquiries@calid.ca

Drawn: glc/pj	Date: December 17, 2019
Checked: 717	Project: 717
Approved: AS NOTED	Scale: AS NOTED
Designed: glc	Rev: 717-01
1	1

CANCEL PRINTS BEARING THIS LETTER

June 9, 2020

City of Victoria
Building and Planning Department
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and members of City of Victoria council,

We are still excited to apply for a subdivision and re-zoning for our property located at 2920 Prior Street from R1-B to R1-S2 and a site-specific zone. The proposal would allow for retention of the existing house, retention of the existing garage via legally converting it to a garden suite (currently being used as an unauthorized garage suite), and the construction of a new house on the subdivided parcel. Based on our petition with the immediate neighbours the city specifically would like to hear from, we have signed petitions from almost every neighbour supporting this application.

Government Policies and Benefits

Consistent with numerous small lot re-zoning policies and guidelines, this application is a responsive design to adjacent homes and streetscape. We have met the small lot policies in several ways including not tearing down the existing structures, being sensitive to neighbours, increasing the supply of detached homes in our current housing crisis, and revitalizing neighbourhoods by allowing sensitive infill housing. Objectives met that have been taken from the official community plan:

“The objectives that justify this designation include: (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas to encourage and support future and existing commercial and community services. (b) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts. (c) To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods. (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods. (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.”

We have worked tirelessly with Cascadia Architects to create a floorplan that not only meets the needs of our family of four, but also maintains the privacy and views of our neighbour to the north and seamlessly fits into the neighbourhood.

Need and Demand

By retaining the existing, older approx. 750 sq.ft. one bedroom and one bathroom house, we create an affordable family-oriented rental home. Also, by retaining and legalizing the existing garage suite, we create and keep a second affordable rental home that is much needed in our community. As we are all aware, living in the city and finding affordable rental homes is difficult. The major concern here could be that a future owner could instead tear down the existing house (currently in very poor shape) and garage suite and build one large, mansion-like house on the property, which does not fit into the neighbourhood, removes needed affordable rental homes, and could drastically effect the cityscape views of several neighbours to the north.

Services and Neighbourhood

Based on the circulation of our small lot petition, it appears the proposal has very strong support from almost all the neighbours. However, we've been working with our neighbour to the north very closely to make sure their views are protected. Throughout the last 1.5 years, we have tweaked the plan several times to address many of the neighbours ideas, thoughts, and concerns. A Quadra/Hillside Neighbourhood Association meeting was held on March 26, 2019 (Pre-CALUC) and then on June 1st, 2019 (CALUC) and we since have done even more changes to the site and landscaping plan based on feedback. The lot size is very unique in being 70 feet wide and 135 feet long (approx. 9450 sq.ft.), and the existing house is positioned completely to the southern side of the lot. The land slopes being on the hill so due to these elevation changes, the proposed new house will be lower than normal allowing for a good amount of sunlight and views to maintain for our northern neighbour. Even before deciding to purchase, we have been very cognisant of the neighbours to the north's view corridor and received positive feedback from them about our idea of rezoning/subdivision even before the property was purchased. However, there was some concern over maintaining their views and sunlight, as well as language of our proposed covenants. We felt we have now addressed these concerns.

Also, you can see similar sized width lots over to the east on Blackwood street, as well as the lot directly to the south at 2916 Prior Street (see picture below).



Summit park is a few blocks away, several bus routes are on Quadra, Hillside, or Finlayson, there's walkability to amenities/schools, and the site can be serviced by public infrastructure from Prior street.

Impacts

We, along with other neighbours, believe the development will enhance the neighbourhood. The existing house will get a much needed face-lift as it's been a run-down rental property for over a decade. There is one protected fir tree on the property and two boulevard trees. Based on an arbourist's report, the proposed new house's footprint and driveways will not impact the health of the protected tree so it, as well as the two boulevard trees can remain. We have a proposed landscape plan that shows many privacy foliage we have discussed with our neighbours. We propose a privacy screen on the side of the deck to keep privacy between the neighbour to the north, as well the new house. We feel this a great location for an infill house as a new owner if they did knock down the existing house, could build a very large house that could hinder the views of all the neighbours to the north. Also, no windows will be positioned toward the closest neighbour to the north at 2930 Prior Street except two lower small frosted windows, which is for a lower staircase and a lower bathroom of proposed new house (we have removed the upper window based on recent feedback from northern neighbour). We have also altered

the roof shape to allow more light to the neighbours, as well as angled the top floor northwest corner's floorplan to allow a bit more of a view and light that will come into our neighbours kitchen window (based on their suggestion).

Tenants live in the house, as well as garage suite. They are aware, before they decided to rent, the changes that may occur if subdivision/rezoning is approved and are ok with it. The house will not be affected from this as it is a legal structure and nothing needs to be updated. However, the garage suite may need some upgrades such as servicing upgrades when being converted to a legal garden suite says city of Victoria permits department. We are prepared to work with our lovely and accommodating tenant, as per the tenant assistance plan, to make sure they are taken care of if temporarily displaced due to a stop in services. Therefore, we will pay for any needed temporary accommodation or house them in the proposed newly constructed house's basement during any temporary displacement due to new storm/sewer services being added and/or possible energy upgrades in home such as extra attic insulation. We will work with the city at building permit stage, as per the permits department feedback, to boost energy efficiency of the proposed legal garden suite, while not effecting the peace and quiet of the current tenant too much and get to as close as reasonably possible to current energy building standards. We will also be guided by the residential tenancy act's guidelines and will not increase the rent just because some upgrades took place. We have a great relationship with our tenant, want to make this as smooth as possible, and believe these upgrades will be a long-term benefit. This is NOT a "renoviction" and, if our tenant needs to leave temporarily due to renovation, we are prepared to pay for whatever is needed to make tenant comfortable. We definitely want them back.

We have been sensitive to neighbours and have had continued dialogue with neighbours visiting them on several occasions (privately 5+ times with neighbour to our north). We have even paid for a shadow study to provide clarity on shadowing throughout the different times of year. It appears very positive and favourable in that the proposed house appears to only produce shadows into the north neighbour's windows during 2 months of the year in the early morning. In order to show the neighbours to our north their view of the cityscape would be maintained, we went a little above and beyond and had a surveyor, with our neighbour's permission, survey our neighbour's deck and house. We then were able to provide what the views would be like from their deck. As an extra step, to make sure their views will be protected forever, we will place a restrictive covenant on the proposed house lot, as well as the existing lot's house and garage in favour to our neighbour to the north. A restrictive covenant is an obligation imposed on the owner of one parcel of land to refrain from using that land in a certain way for the benefit of another parcel of land. These covenants will state that no house will be allowed to be built taller or longer than what we're proposing on the newly subdivided lot, as well as the garage won't be able to be built taller or larger in the future, as well as the existing house, if ever torn down, will only be able to be built a certain distance from the rear lot line and a certain height. That way our neighbour to the north can have their views protected forever. Our lawyer will give their undertaking to our neighbours to the north that these covenants will be registered as soon as we receive approval of the subdivision/rezone and the registration of the new titles.

Design

We have taken into consideration all of neighbourhood feedback to create a house using natural materials in order to blend into the street. We have recently adjusted the roof to allow more light towards our neighbours to the north. We have hired Cascadia Architects to architecturally design and create with attention to detail and, after several revisions, we've created a beautiful space (not just another quick, cookie cutter design). See letter from Cascadia Architects regarding the design rationale.

Variances

For the proposed new house on the proposed R1-S2 lot, the only variance is for a window well on north side to allow for light into basement bedroom. For the existing house, due to the fact we want to keep the garage garden suite in tact, this will result in an L-shaped lot and therefore we are requesting a site specific zone. Variances for garden suite height will be required, as well as the existing house north and south side yard setbacks

We appreciate your consideration of this application.

Sincerely,

Neil Street Holdings Ltd.

Some of the green building initiatives being used:

- Bicycle Parking (shown on the plan)
- Thermal Windows (triple pane); On-demand hot water
- Electric car charging outlet; E-Bike charging area
- LED Lighting; energy star appliances
- Native Landscaping; Retention of existing building stock
- Water conservation via low flow faucets, showerheads, toilets

July 10, 2019

City of Victoria
Building and Planning Department
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and members of City of Victoria council,

We are please to support the project by Neil Street Holdings Ltd. in their application for the 2920 Prior street subdivision and re-zoning. What follows is a summary of the design rationale, arrived at by way of consultation with the project arbourist, landscape designer, and neighbours, as well is drawing from the small lot rezoning package (in parenthesis, you will find cross-reference to the sections the building design is responding to).

The design was driven by two primary components: the program and spatial requirements for a family of 4, as well as the site and neighbourhood context. The sloping site creates potential for great views of the city and the mountains. The desire to create views from the site needed to be balanced with respecting the views and sunlight of the neighbours. The approach, in keeping with the small lot design guidelines, was to create a building consistent in scale and proportion to that of the context, where the massing was in keeping with the 2-3 storey buildings on the street (3.1). Setbacks create an evenly spaced, consistent street scape. The gabled roof is both a practical and aesthetic design decision. Its overall form, as it appears from the street, is in keeping with historic bungalows of the street and neighbourhood, but rather than the ornament of its historic counterparts, it opts for restrained detailing. (3.2) Visual character and richness come for the expression of high-quality materials, clarity of form, and careful detailing of windows and roof transitions. Wood board & batten siding will transition to a reverse board & batten siding at a flashing line to break the massing, and provide a visual balance to the transitioning roof form. Wood siding provides opportunity to express, in a unique way, BC vernacular building materials. (3.4) The entry way has been emphasized with a dramatic folded canopy, and a covered outdoor space between exterior and interior. Ground level entries can be found on the two properties to the south, also of small lot dimensions. (3.3)



CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC, V8W 1E4
Canada

T 250 590 3223

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP
Interior Architect AKNV Germany

The roof transitions to a $\frac{3}{4}$ shed roof to further allow winter solar access to the northern neighbour. Shading on their south windows is limited to the morning hours during 2 winter months of the year. The unique roof form was derived through consultation with the neighbours as a way to optimize light and views from their primary spaces.

The landscape was designed in consultation with both the south and north neighbours with native and drought resistant plants. It retains the existing mature fir tree (3.5), as well as other mature plantings not in the building footprint. To the north, privacy was of concern, and the screening between the two patios will be achieved through both the planting as well as cedar fencing. These neighbours, hobbyist beekeepers, will enjoy the benefit of added lavender and escallonia pollinators along their fence line, as well as other pollinators throughout the site.

In summary, diligence in consultation and design has produced an exciting project for your consideration.

Sincerely,



Peter Johannknecht, Architect AIBC, LEED AP
Principal



Will Krzymowski, Intern Architect, AIBC

CASCADIA ARCHITECTS INC.

From: John Hall [REDACTED]
 Sent: July 2, 2019 3:06:27 PM
 To: Michael Angrove; nag@quadravillagecc.com
 Cc: JM; [REDACTED]; Kathryn Gillis; Laurence Coogan
 Subject: RE: 2920 Prior Street CALUC Letter

Dear Michael Angrove:
Re: Community Meeting for 2920 Prior Street

Community Meeting Details

Date: 30 May 2019
 Location of meeting: Quadra Village Community Centre, 901 Kings Avenue
 Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 2 members
 Attendance: 33, primarily nearby neighbours
 Meeting Chair: John Hall
 Note taker: Gillian Hillidge

Proposed Development Details

Peter Johannsknecht – Architect/Cascadia Architects
 Rich Humpheries – owner and developer
 Handout – Small Lot House (City of Victoria document) and the proponent's architectural drawings

Table showing Existing R1-B zone, Proposed Small Lot Zone and Remainder Lot

	R1-B zone	Existing Lot	Small Lot (R1-S2 Zone)	Rem L-shaped Lot
Lot - Sq Ft	(min)	9450	3552	
House		750	1770	
Garage			677	
Parking		Rear yard	Front yard	Front yard

Rick, with assistance from Peter, gave local context of the current 9450 sq ft lot, current structures, relative site topographical changes, several architectural views of the proposed house, studies of exterior shading a view impacts on the northerly property. Rick indicated that he had discussed previous drafts of his plans with the adjacent neighbours.

The new house has a pitch style roof, with three small North side windows (bathroom & staircase windows) to minimize privacy impacts to the North. The new house would have one parking spot between the house and Prior Street. Current boulevard fir tree is to be retained as per an Arborist report.

Discussion

The Following issues were raised by neighbours.

Increase in density

Several neighbours were opposed to the increase in population, expressed as potentially going from 2 current bedrooms to 8, and as one legal accommodation to 3. Sense that impacts of use, noise and parking would increase.

Lot shape and zoning

The existing smaller lots in the neighbourhood appear to be cut in approximately two equal long-narrow lots with the required street frontage. This is the more consistent form of small lots in the neighborhood.

Concern was raised over the L-shape of the proposed lot that would retain the existing house and garage. This lot allows the existing garage used as a dwelling to remain on a single lot.

Building design and view/shading impacts

The shading study demonstrated increased shading of the adjacent house and its deck to the north. The effect of decreasing light inside the neighbouring house was expected to be significant. The loss of view from the Northern deck was moderate, however the interior view would be substantially impacted. Views from inside or the Northern neighbour will become the wall of the proposed house. Those neighbours expressed significant concerns about impacts in their quality of life.

In terms of overall design changes that could mitigate viewscape and shading impacts, less impactful roof shape (lower) and having the house shifted closer to the curb and farther south was discussed so as to reduce shade and view impacts on the northerly lot. As well consideration for reducing the overall height lower, such as sinking the basement deeper or doing without the basement accommodation level (bedroom and bathroom).

Garage as Garden Suite

Rick would like to retain the garage and have it legally recognized as a garden suite. While the proposed lot size and garage size are at odds with the garden suite policy, there was a reference to exceptions for existing structures. A comment was made in favour of two accommodations (houses) in total, one on each small lot, rather than a third accommodation garden suite. It appeared that no parking was planned for the proposed garden suite legalization.

Parking

In general parking was a concern based on the increased in density of residents (please see that section above). There was some confusion as to the reason to place the parking in front of the proposed new house. Rick pointed out a recent change by the City of Victoria.

Landscaping

While landscaping discussions focused mostly on the retention of the boulevard fir tree, which was apparently recently trimmed rather badly, consideration for both northern and southern neighbors were expressed. The northern neighbor was concerned about privacy, view and shading impacts of vegetation proposed along the north lot line. The southern neighbors noted that the plans included trees along the southern border of the panhandle when they had explicitly requested that no planting occur there.

Covenants

There had been discussion about various covenants with the northern and southern neighbors. In general the purpose was to retain green space and prevent and further deterioration of view and increased shading by limiting what future development might be possible. Neighbors had not seen any draft covenant language so we unable to comment fully on proposals, though in general Rick described two covenants: a) protecting the Northern neighbor's view (and to limit shading) by restricting what could be done behind (West) of the proposed new house via a covenant in favour of that neighbor, and b) a covenant restricting development on the pan handled lot to retain green space and views in favour of all of the North, new lot and South lots. There was concern that the covenant on the panhandle lot did not fully address any possible future changes in the area and height of the garage and the location and size of any future replacement house.

Overall Sentiment

There was a general concern about densification in general and the impacts on the neighborhood and opposition to the proposal. Overall the sense was that going from one to three legal accommodations was out of step with the neighborhood, that a simple division of the lot was more in keeping with the character of the neighborhood. The view and shading impacts were of key concern to the southern and northern neighbors. Draft covenant language had not been shared so comments were general at this stage.

John Hall
CALUC Chair
Hillside Quadra Neighbourhood Action Committee.

Cc: Hillside Quadra NAC, Rick Humpheries



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

**Summary Arborist Report
2920 Prior Street,
Victoria, BC**

Date of Report: December 17, 2019

Dates of Field Work: October 31, 2018 & November 21, 2019

Prepared by Jeremy Gye, Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.
Tel: (250) 544-1700
Email: jgye@gyeandassociates.ca

EXECUTIVE SUMMARY

Rezoning for a two-lot subdivision with one new house are proposed. Three significant trees are potentially impacted by the proposed development: one on-site bylaw-protected Douglas-fir and two mature boulevard ash trees. The architectural, civil and landscape designs for the project have been optimized to protect the subject trees. Provided best practices are followed, the safe, useful life expectancy of these trees should not be affected. No tree removals are proposed for this project.

BACKGROUND

A two-lot subdivision and rezoning is proposed for the current lot at 2920 Prior Street. R1B zoning is proposed for the southern-most lot (retaining the existing home) and R1-S2 is proposed for the northern-most lot (restricted small lot with 2-storey proposed building).

One private bylaw-protected tree, two boulevard trees and several small off-site fruit or flowering trees are considered in the site plan design for this property.



Figure-1 Context photo indicating location of subject lot

ASSIGNMENT

Prepare a Tree Preservation Plan (TPP) and written summary in accordance with the City's published Terms of Reference. The TPP shall address all phases of the development requiring tree protection, including site preparation, on-site servicing, construction, landscaping and post-construction care.

METHODOLOGY

A visual assessment was completed of a single bylaw-protected tree located in the front yard in relation to a conceptual site plan. A trench was hand dug 4.1m west of the tree close to the front wall of a proposed new home in order to investigate the depth of the root horizon and the number and size of tree roots at this location that might be impacted. The trench was



2.5m long and 60cm deep. Two fir roots were found: one 5.5 cm diameter crossed the trench, while 5 cm root was revealed at the east side of the trench and appeared to be a sinker root. The roots were below the A horizon and within clay.

On November 21, 2019, additional trees growing on the site, boulevard trees and trees growing off-site with root systems encroaching into the subject lot were located, measured and assessed for health and structural integrity. Site conditions associated with these trees were also assessed, including topography, existing buildings, retaining walls, sidewalks and other site elements.

The species, age and condition of the trees, along with their associated site conditions, were considered in estimating their Protected Root Zones (PRZs). Multipliers of 12x, 15x and 18x the stem diameter (DBH) were applied to determine the radial offsets for PRZs, depending on these factors.¹

Legal topographic survey, architectural and civil site plan drawings were reviewed to develop the tree plan drawing to scale in CAD and analyse potential conflicts between trees and built elements, including site grading. Conflicts identified by this process were brought to the attention of the owner and the house designer for discussion and the site plan was modified to alleviate the conflicts as much as possible.

OBSERVATIONS

The existing site is a residential property with one accessory building located on the west side of Prior Street. The lot slopes gently from north to south and from east to west. A mature Douglas-fir is located in the front of the property beside the existing driveway and municipal boulevard, both of which are approximately 60cm higher in grade than the base of the tree and retained by a dry-stacked wall (in the case of the driveway) and a concrete retaining wall (in the case of the boulevard). The fir is 65 cm DBH and exhibits an 80% live crown ratio, stable height-to-girth ratio and a typical excurrent form with strong apical dominance. The crown of the tree shows good vitality through its foliage colour, density and twig growth. No fungal fruiting bodies are visible and there are no other indications of structural defect in the tree, which has a single leader.

Two mature ash trees are located on the municipal boulevard (*Fraxinus* sp. cultivars), both of which appear to be in good health and condition. A large off-site Garry oak tree is located in the front yard of the adjacent lot to the north of the subject property. It is estimated that its root system extends partially over the shared property boundary. Several fruit and flowering trees are located off-site with root systems that extend into the property, as indicated on the attached tree plan drawing. (See the Tree Table below for details of the tree inventory.)

¹ Nelda Methany and Clark, James R., Trees and Development – A Technical Guide to Preservation of Trees During Land Development (International Society of Arboriculture, Publishers, Champaign Illinois, USA) 1988.



Figure-2 Mature Douglas-fir and two boulevard ash trees

TREE TABLE								
G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Tree Status	Recommendations
001	Douglas-fir	65	8	6	Good	Good	Bylaw protected	Retain and Protect
002	Ash sp.	30	3.6	3	Good	Good	Public tree	Retain and Protect
003	Ash sp.	55	6.6	5	Good	Good	Public tree	Retain and Protect
004	Fruiting apple	40	5	4	Good	Good	Off-site tree	Retain and Protect
005	Fruiting cherry	30	3.6	4	Good	Good	Off-site tree	Retain and Protect
006	English hawthorn	25	3	4	Fair	Fair	Off-site tree	Retain and Protect
007	Garry oak	70, 70	13.4	10	Good	Good	Off-site tree	Retain and Protect

Site plan:

The site plan indicates a sub-division of the present residential lot into two smaller lots. A new house is proposed for the upper lot. The siting of the new house has in part been determined in consultation with the neighbour to the north, who has sight lines that he wishes to retain and would be obscured were the house to be sited further toward the rear of the lot. Building setbacks for the new zoning of the upper lot are another constraint. The proposed house encroaches by 2.75m into the west portion of the *protected root zone* (PRZ) of the fir tree (Tree 001 on the tree plan), which has an estimated root radius of 8m; however, the root investigation described above indicates that the house could be placed where proposed without compromising the health or stability of the fir, provided best management practices are followed during the excavation for the house foundation.



Figure-3 Douglas-fir 001 and retaining walls



Figure-4 Exploratory trench

The proposed driveway for the upper lot encroaches into the PRZ of both the fir tree (TR-001) and boulevard tree BT-002. In order to mitigate potential impacts to the root systems of these two trees, the following design changes have been made:

- The original driveway width has been narrowed;
- The finished elevation and the cross-section design of the driveway have been modified to allow the excavated bed for the driveway to remain above the ceiling of the tree root horizon. (See the cross-section detail provided on the tree plan).

Similar measures will be taken for the driveway servicing the lower lot in order to mitigate potential root impacts to the second boulevard ash tree (BT-003).

The underground services and utilities for the two lots are also anticipated to impact the three subject trees. The placement of this infrastructure has been optimized as much as possible, given the other design constraints.

DISCUSSION

Understanding construction damage

To understand the significance of construction impact to trees it is necessary to be able to picture the area of a tree's root system. The average tree:

- has a horizontal root spread that is greater than the branch spread,
- has most (>60%) of it's roots outside of the drip line,
- has most (>95%) roots in the top metre of soil
- has most fine, or smallest diameter roots in the top 40cm (16 inches) of soil.



The woody roots of a tree function physiologically to *convey* water and nutrients gathered by the fine *non-woody* roots back to and up the tree. It is the fine non-woody roots that do all the biological “heavy lifting” to support the tree.

The soils in which tree roots grow are highly structured. This structure allows for the free passage of air and respiratory gases, as well as water. Growing soils are alive with a diverse and abundant biology. It is biological activity that gives rise to the soil structure that is so critical to its ecological function and the health of the trees. Consequently, these living soils are very vulnerable to compaction and other forms of disturbance associated with the building and development process.

Site Plan Impacts

The proposed site plan will not result in any meaningful impact to ***off-site trees*** on the three adjacent properties to the south, west and north of the site, provided best tree protection practices are implemented and followed.

Impacts ***are*** anticipated to the mature Douglas-fir in the front of the site, as well as the two boulevard ash trees; however, as a result of modifications made to the original conceptual site plan and special measures indicated on the attached tree plan drawing, the safe, useful life expectancy of the three trees in question should not be affected. In particular, trenching for the underground services and utilities will need to be done carefully under the direct supervision of the arborist. Air-spade and hydro-excavation methods shall be employed as necessary. Larger woody conveyance roots transiting the trenches shall be retained where possible.

Blasting impacts associated with the site preparation for the new house also a significant risk to the root system of the fir tree. Best practices noted on the tree plan shall be followed in order to minimize this risk.

TREE MANAGEMENT MEASURES

Role of the Arborist

In addition to assisting with the planning and design phase of the project, the arborist plays a key role in assisting, supervising and monitoring work during the site preparation, construction and landscape phases that must be carried out within or immediately adjacent to the PRZ of protected trees. The following is a summary of the key interventions required by the arborist (G&A) that are identified in this report.

A mandatory site meeting is required with the owner, general contractor or builder prior to work commencing within the PRZ. The purpose of the meeting is to systematically review the Tree Protection Plan together and to answer any queries. The following items will be reviewed:

- Areas of greatest sensitivity for the protected tree resource;
- Layout and specifications for tree protection fencing and soil armouring (if needed);
- Procedures to be followed for underground service trenching, excavation of the house foundation, and any associated site grading;



- Procedures for rock removal or blasting near protected tree areas, including a pre-bid meeting with rock removal contractors tendering work;
- Procedures for protecting excavated cut faces with exposed roots from dessication and soil erosion;
- Procedures for supplemental irrigation or mulching, if required;
- Coordination of tree pruning with a certified arboricultural technician;
- Review when the arborist shall be on site to supervise work adjacent to the protected tree areas;
- Limiting access to other trades and materials within the protected tree areas;
- Review of proposed landscape plan drawings, if solicited, prior to tendering;
- Pre-landscape meeting with the landscape contractor and general contractor to review work procedures within sensitive tree areas, standards for the selection and planting of new tree stock and after-planting care;
- Periodic site inspections are required of the project arborist by the City of Victoria during the construction and landscaping phase as a condition of the tree permit;
- Prepare a letter to the City of Victoria confirming successful completion of project, including the effective resolution of any deficiencies.

CERTIFICATION

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Respectfully submitted,

Jeremy Gye – Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)

ISA Certified Arborist (Certification No. PN-0144A)

ISA Municipal Specialist (Certification No. PN-0144AM)

ISA Tree Risk Assessment Qualified

Certified Master Woodland Manager (Small Woodlands Program of BC)

APPENDICES

- Tree Management Plan drawing

TREE PRESERVATION MEASURES

1. Before demolition, site servicing, landscaping or other site work commences, the owner, contractor and relevant design consultant(s) shall meet with the arborist to review the Tree Protection Plan and associated measures.
2. Tree fencing shall be erected to the satisfaction of the project arborist and the City of Victoria before other site work commences and remain in good condition throughout the duration of the project.
3. Temporary construction access within a TPA must be approved and supervised by the project arborist. This includes landscaping (see Note 14 below.)
4. If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
5. All forms of disturbance to the protected trees or their habitat within the fenced protection areas (TPAs) is prohibited.
6. No equipment, materials, waste products or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.
7. The arborist shall be present to oversee stump removal, excavation, service trenching, site grading, blasting and landscaping within, or adjacent to, the tree protection areas (TPAs).
8. Any tree roots damaged shall be pruned back to undamaged tissue by the arborist.
9. The vertical face of the excavation adjacent to the TPAs shall be covered with geo-textile to prevent soil desiccation and erosion.
10. The contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.
11. Procedure for blasting near tree root zones:
 - a) When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan and deploy best practices that minimize impacts to protected trees.
 - b) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec.
 - c) Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
 - d) The contractor shall prevent rock debris from the blast site from entering the TPA.
12. In areas where the root zone of the tree has been reduced by excavation or rock removal, the remaining area shall be top-dressed with 10cm of tree chip mulch.
13. The driveway for the upper lot shall be constructed under supervision of the arborist to remain above the root horizon of Tree 001 (see attached x-section detail).
14. The General Contractor, Landscape Contractor and Landscape Architect shall meet with the arborist to review the landscaping workplan prior to landscape construction or site preparation commencing. Potential impacts to sensitive tree habitat will be identified and measures provided to eliminate or mitigate the impacts.
15. The Project Arborist shall monitor the site during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant sub-contractors.
16. A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain sight.
17. A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.

SUMMARY TREE STATISTICS

CLASSIFICATION	# OF TREES
Trees indicated in table and on plan	7
On-site bylaw-protected trees	1
Number of trees proposed for removal:	0
Off-site (or/valate) trees with root zones extending into site	4
Public boulevard trees	2
Number of boulevard trees proposed for removal	0

TREE TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZ (m)	Crown Radius (m)	Health	Structural Condition	Tree Status	Recommendations
001	Douglas fir	65	8	6	Good	Good	Bylaw protected	Retain and Protect
002	Ash sp.	30	3.6	3	Good	Good	Public tree	Retain and Protect
003	Ash sp.	55	6.6	5	Good	Good	Public tree	Retain and Protect
004	Fruiting apple	40	5	4	Good	Good	Off-site tree	Retain and Protect
005	Fruiting cherry	30	3.6	4	Good	Good	Off-site tree	Retain and Protect
006	English hawthorn	25	3	4	Fair	Fair	Off-site tree	Retain and Protect
007	Savoy oak	70	7.6	13.4	Good	Good	Off-site tree	Retain and Protect

Tree Protection Fencing Detail

Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

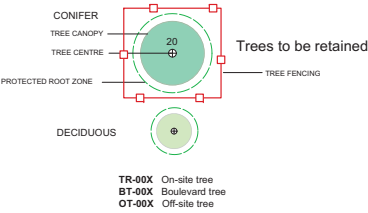
All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.

In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.



LEGEND

— edge of disturbance — Proposed edge of soil disturbance/ excavation



PROJECT
1234 Address, City, BC

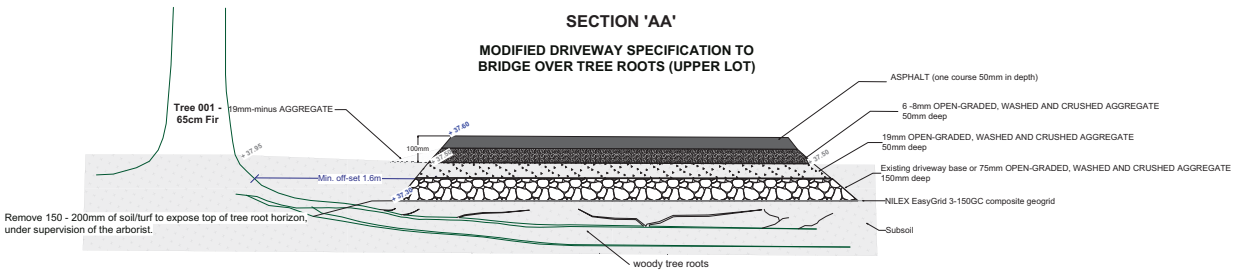
SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	

PROJECT NO. 18-109
DATE December 17, 2019
SCALE 1:100
DRAWN BY JG
SHEET NO. T - 1

SECTION 'AA'

MODIFIED DRIVEWAY SPECIFICATION TO
BRIDGE OVER TREE ROOTS (UPPER LOT)



NOTE: DRAWING NOT TO SCALE

Graham St

2945

2936

Owners signed in
SUPPORT

Owners have not
signed- neutral

2937

2930

Owners signed in
SUPPORT

2933

2920

Owners signed in
SUPPORT

2927

Owners have not
signed- neutral

2916

2912/14

Prior St

2931

Tenant signed in SUPPORT;
Could not reach owner or
other tenant

2927/29

Owners signed in
SUPPORT

2925

Owners emailed in
SUPPORT; Tenant
signed in SUPPORT

2921

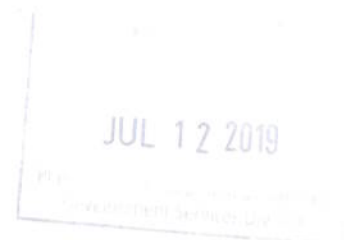
2915

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Neil Street Holdings LTD. (applicant), have petitioned the adjacent neighbours* in compliance with the *Small Lot House Rezoning Policies* for a small lot house to be located at 2920 Prior Street (location of proposed house) and the petitions submitted are those collected by January 18, 2019.** (date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
(owner) 2925 Prior Street	✓		
(owner) 2933 Graham Street	✓		
(owner) 2927 2927 Graham Street	✓		
2921 Prior Street (tenant)	✓		
2929/2927 Prior Street (tenant)	✓		
(owner) 2921 Prior Street	✓		
(owners) 2937 Graham Street	✓		
(owners) 2930 Prior Street	They have been positive of the from the start, but want to see covenant language + process before signing.		
(owners) 2916 Prior Street		✓	

SUMMARY	Number	%
IN FAVOUR	7	87.5%
OPPOSED	1	12.5%
TOTAL RESPONSES	8	100%



*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD
(print name)

am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New lot R152 old lot site
specific w/ legal garden suite

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) THOMAS VAN HEMERT (see note above)

ADDRESS: 2925 PRIOR ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 1 / 19
Date

[Signature]
Signature



In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD
(print name), am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New R1-52 lot Existing to site specific w/ legal suite

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Astrid Hawth (see note above)

ADDRESS: 2933 Graham Street

Are you the registered owner? Yes ☒ No ☐ (owner)

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I'm ok with the garage
staying!

Jan 18th 19
Date

Astrid Hawth
Signature



In preparation for my rezoning application to the City of Victoria, I,

James Neil Neil Street Holdings LTD.
(print name), am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: R1-S2 & existing lot site specific
keeping garage as legal suite

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) James Neil (see note above)

ADDRESS: 2927 Graham St.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

26 Jan 2019

Date

[Signature]

Signature

In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD
(print name) am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New R1 - S2 lot; Existing lot
to site specific w/ legal garden suite.

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Morgan Wilkins (see note above)

ADDRESS: 2927 Prior

Are you the registered owner? Yes ☐

No ☒ (tenant)

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

As per information given, we support
the proposed building.

Date

Jan 18 / 2019

Signature

M. Wilkins

In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD.
(print name)

, am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New Lot - R1S2; Existing lot to site specific w/ legal garage.

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Todd Johnston (see note above)

ADDRESS: 2921 Prior Street

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

From: Todd Johnston

Date: February 5, 2019 at 9:12:46 PM PST

Subject: Re: 2920 Prior Street

Hi there Rick,

I've chatted with my neighbour Ted who is supportive and also reviewed your plans.

I think this will be a nice addition to the neighborhood!
All the best with your project.

Todd Johnston
2921 Prior Street.

In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD.
(print name)

am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New lot - R152; Existing lot to
Site Spec for w/ legal
garage suite

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JULIE TARR (see note above)

ADDRESS: 2921 PRIOR ST.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Jan 26/19
Date

J Tarr
Signature

In preparation for my rezoning application to the City of Victoria, I,

Neil Street Holdings LTD.
(print name), am conducting the petition requirements for the

property located at 2920 Prior Street

to the following Small Lot Zone: New lot - R1S2; Existing lot to site specific + legalizing
savage suite

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Cathy Matusicky + Liam Hogan (see note above)

ADDRESS: 2937 Graham Street

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

4 March 2019
Date

[Signature]
Signature





11 August 2019

Re: Folder # REZ00708 (2920 Prior St)

Dear Mayor Helps and members of City of Victoria Council,

We are writing concerning the development proposal to subdivide and re-zone 2920 Prior St, submitted by Neil Street Holdings Ltd (neighbourhood contact: Mr. Humphries). We are the owners and occupiers, for over 20 years, of 2916 Prior Street, the adjacent property to the south. As background, we have discussed the proposed plans face-to-face with Mr Humphries twice. The first was a conceptual discussion and the latter had an early version of his plan. We attended both NAC meetings when this property was on the agenda, and the CALUC meeting.

We understand the need for more housing in Victoria and are generally supportive of densifying the 2920 Prior St lot. However, we have a number of concerns about the proposed subdivision that we outline below (see also an Appendix with detailed comments for your and/or the planning departments information).

• **Three properties on a site with street frontage size equivalent to two small lots**

The proponent is requesting zoning to subdivide 2920 Prior St to produce a small-lot (R1-S2) and a site-specific lot out of an area that is slightly larger than typical lots in the neighbourhood (street frontage is equivalent to two R1-S2 lots (21.4 m)). The proponent points out the existence of *“similar sized width lots over to the east on Blackwood street, as well as the lot directly to the south at 2916 Prior Street (see picture below)”*. However, both proposed lots would differ from the neighbourhood norm, in that the R1-S2 lot would not be full length, and there would be a mid-block “pan-handle” style lot with zoning for two structures (house and garden suite). This means a slightly larger than typical lot would host 3 residential structures distributed between the proposed two lots.

The proponent suggests they will retain the existing structures (a >100 year old 75.47 m² house and 64.4 m² garage (70% finished; currently an illegal suite)) on the proposed pan-handle lot, although they note that *“a future owner could instead tear down the existing house (currently in poor shape)”*. We agree that the house is in poor shape and that replacement is a likely outcome in the very near future. This means if the submitted proposal is approved, a new house and a new/renovated garden suite are likely to be built on the site specific lot. Addition of one structure (R1-S2 lot) and replacement/renovation of the 2 current structures (site specific lot) would change a lot that has historically had 2 structures with 2 bedrooms (one in each structure) to 3 structures with ~7-10 bedrooms total (3-4 in each house and 1-2 in a renovated/rebuilt garage) – a substantial densification that would have a significant impact on the adjacent properties and the broader neighbourhood in terms of parking, noise, and privacy. We do not support this level of densification. Others in our neighbourhood share our concerns on the proposed densification, as is clear in the minutes of the CALUC meeting.

As we support some densification, we request that Council either:

1. Make the site specific zoning on the pan-handle lot require that if there are replacement structures built on this lot they can either be: (a) a single story home of the same dimensions as the current house and the existing garage, or (b) a two story small-lot zoning home (equivalent to that proposed for the R1-S2 lot (maximum area 79.4 m²)) but with the garage-suite removed, or,
2. Simply subdivide the lot into two full length R1-S2 lots, requiring removal of the illegal garage suite for the proposed development to go ahead. This would be in keeping with

similar lots on Blackwood St and our home to the south, and the character of the neighbourhood.

Either of these options will substantially increase the number of people this lot can accommodate, will be more in keeping with the neighbourhood and will have less impact on the neighbourhood.

• **Proposed new building design and the impact on 2930 Prior street**

The design of the house for the proposed small lot immediately south of 2930 Prior St has 2 stories and a basement, leading to a height that will severely impact the light and views from 2930 Prior St. While the proponents suggest they have been responsive to the concerns of the owners of 2930 this is not our understanding. For example, the owners have requested the house location be shifted towards the street and at the CALUC it was suggested that a property without a basement would fit better into the neighbourhood skyline which has a predominance of bungalows (see Appendix) and dramatically reduce the impact on 2930. Indeed, the proponent states *"We feel this a great location for an infill house as a new owner if they did knock down the existing house, could build a very large house that could hinder the views of all the neighbours to the north"*. However, the proposed house completely removes all southward (Olympic peninsula, downtown) views from the interior of 2930 Prior St based on the architects images shown at the CALUC meeting.

• **Covenants**

Mr Humphries has repeatedly said (at the pre-CALUC NAC meeting, CALUC, privately to us, in this proposal) that he will provide us and the owners of 2930 Prior St with covenants for the structures on both proposed new lots that will specify the nature of future development of these sites (e.g., footprint, placement and height of any replacement/new structures). These documents have not been forthcoming and, as the devil is in the detail, we feel it is essential that all parties involved have adequate time to examine them to ensure they meet expectations and are legally binding. Mr Humphries originally told us he would provide these in advance of the CALUC meeting but subsequently indicated that he needed to wait until after the CALUC (see email text in Appendix). We made two further email requests since the CALUC that have gone unanswered. While the development proposal notes that the neighbours to the north had concerns about the *"language of our proposed covenants"* it does not mention our concerns in this matter. Further, since the covenants have not been shared with us it is unclear why the proponent suggests that they have now addressed these concerns. As this is a significant and outstanding issue, ***we respectfully request that you make any decision to allow sub-division of this property contingent upon an agreement on covenants between the owners of 2930, 2920 and 2916 Prior St.***

In closing, we understand and support the City's interest in densifying our neighbourhoods through small lots and garden suites with the aim of helping families. We do not, however, support having both of these approaches applied to one property that is not substantially larger than others in the neighbourhood and is located in the middle of a block.

Thank you for considering our views on this proposed development.

Sincerely,

Kathryn Gillis and Laurence Coogan (2916 Prior St)

Appendix (Gillis/Coogan letter, re 2920 Prior St proposal)

Comments on Proponents letter of application:

1. The proponents state that *"Based on the circulation of our small lot petition, it appears the proposal has very strong support from almost all the neighbours"*. Firstly, this contrasts with the feedback from the CALUC meeting. Secondly, as we understand it, both the neighbours to the north and ourselves to the south, are not in support of the proposal as it currently stands. Thirdly, the ownership of 2921 has changed since this petition was undertaken (the house was on the market at the time of the petition). Finally, this petition was taken before the details of the proposal were known and we doubt would receive as much support now.

Comments on Architects letter of support:

1. The architects letter of support states "where the massing was in keeping with the 2-3 storey buildings on the street (3.1)." However, the 2900 block of Prior street contain mainly 1 (11) and 1.5 storey (3) buildings with only 2, 2 storey buildings. Indeed, the architects acknowledge that the area is dominated by bungalows as they go on to state that the roof design is in keep with the "historic bungalows of the street and neighbourhood".
2. The architects letter of support states *"The landscape was designed in consultation with both the south and north neighbours with native and drought resistant plants."* However, the input we provided, in person and at the CALUC, was that we did not wish there to be additional planted privacy screening along the southern border of this property. Despite this the proposal includes a Fargesia 'Rufa' privacy screen along the property boundary. Such bamboo will undoubtedly invade our property and we request that if the proposal is allowed to move forward the proponent is required to put in a substantial barrier (e.g. 3 ft deep or more) to prevent this. Similarly, the owners of 2930 Prior St have concerns about proposed planting of maple trees along the northern border, which could obstruct their views.

Email snippets from/to Proponent concerning covenants (in response to our query re their status):

March 29th 2019 (from Mr Humphries): *"Covenants are coming along and will be finalized by a lawyer before the actual CALUC meeting (Which will take place after this pre caluc meeting in April). It's tricky to word it and need lawyer final approval, but almost done. I will provide you with a copy as promised prior to them formally being send to the city as part of the application. Everything we had talked about these covenants is still taking place"*.

May 15th (from Mr Humphries): in response to another request from us concerning the covenants: *"The covenants are more difficult than I thought to provide to you ahead of time as I can't have a lawyer finalize it until after CALUC"*.

After the CALUC meeting we contacted twice Mr Humphris concerning the covenants; thus far he has not responded to our emails:

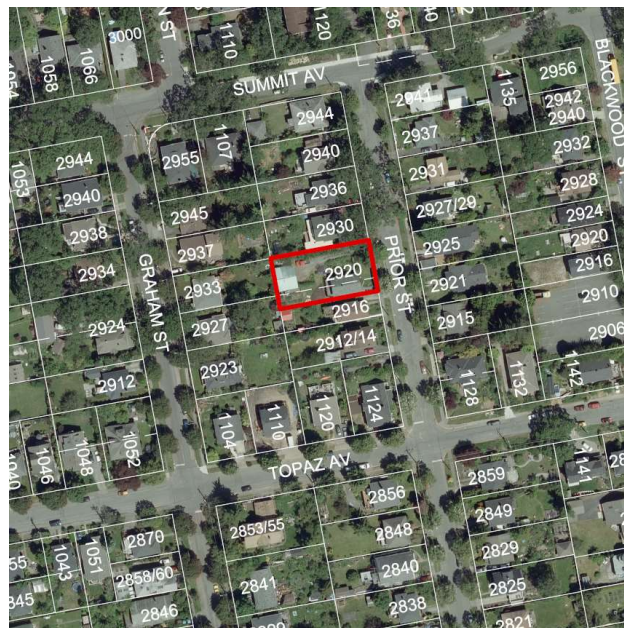
May 31st (to Mr Humphries): *"Hi Rick, you mentioned last night that you now have draft covenants. It would be great if you could share these with us so we can provide input as you move towards finalizing your proposal. cheers, Laurence"*

June 7th (to Mr Humphries): *“Hi Rick, I'm re-sending this request for the covenants you mentioned at the CALUC last week that you have drafts of. As we've mentioned before, we'd appreciate seeing these sooner than later so we can provide input as you move towards finalizing your proposal. thanks, Laurence”*

**Rezoning No. 00708,
Development Permit with Variance No. 00147,
Development Permit with Variance No. 00151, and
Development Variance Permit No. 00245
Applications
for 2920 Prior Street**



1



2

Subject Site



3

2912/2914 Prior and 2916 Prior Street (south)



4

2930 Prior Street (north)



5

2927/2929 Prior Street (north-east)

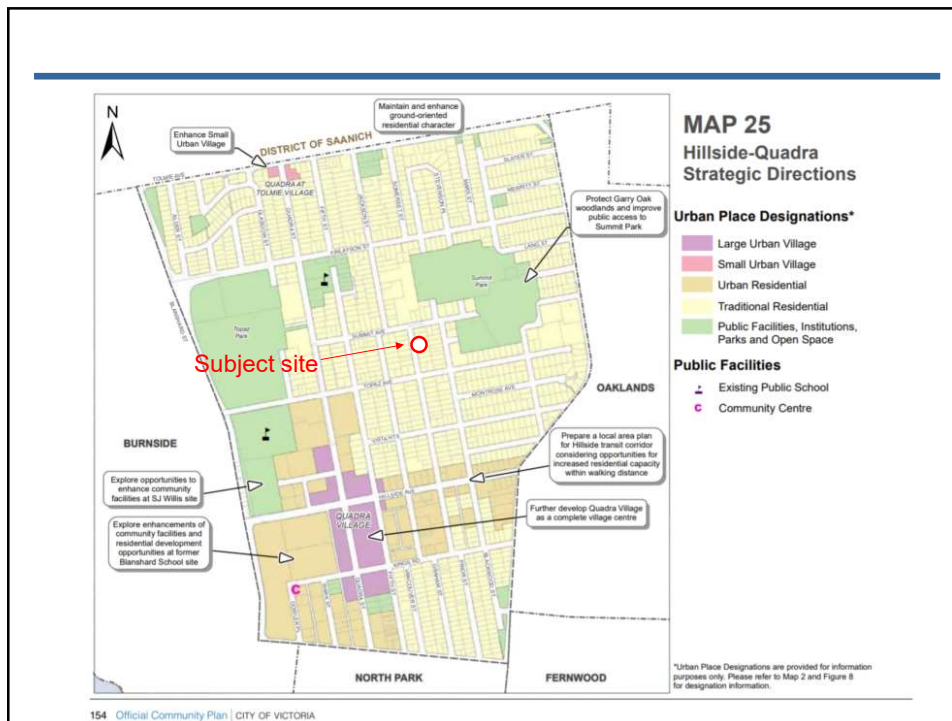


6

2925 and 2921 Prior (east)



7



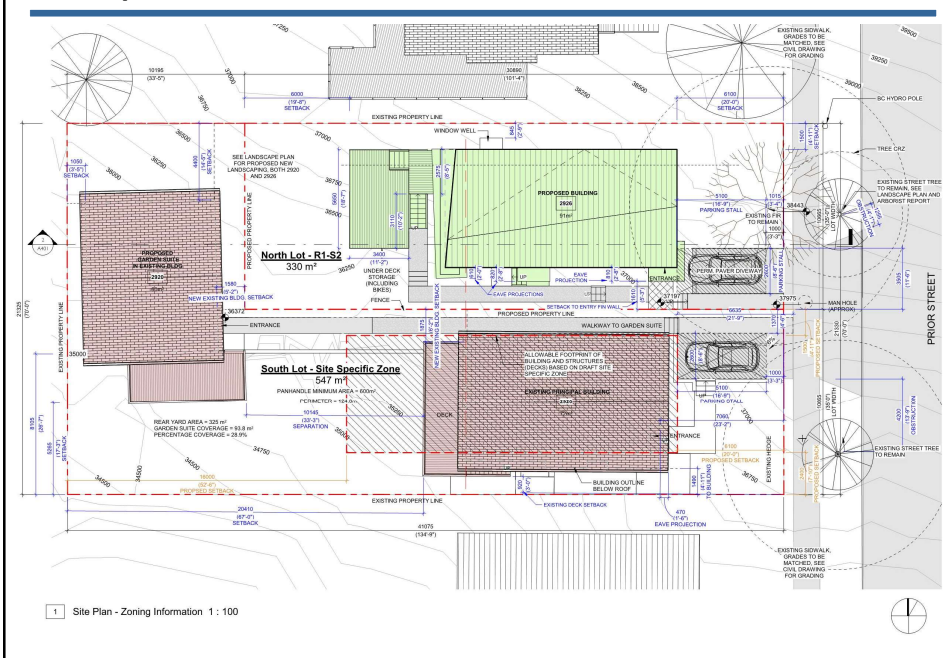
8

Context



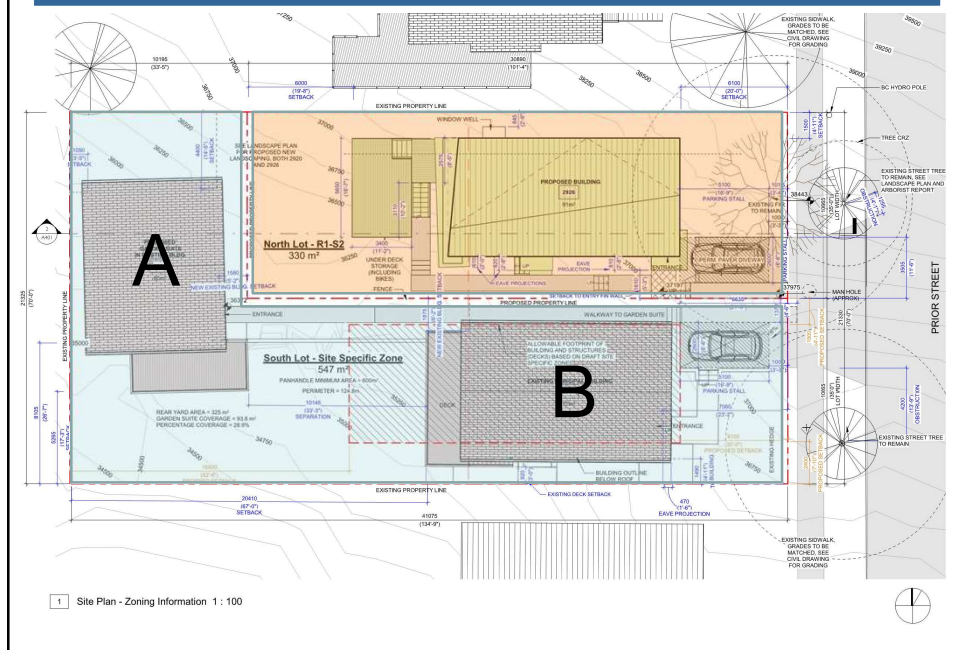
9

Proposed Site Plan



10

Proposed Site Plan

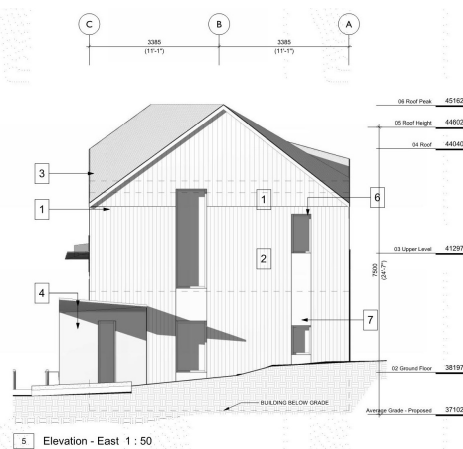


11

Front Elevation – Proposed – North Lot

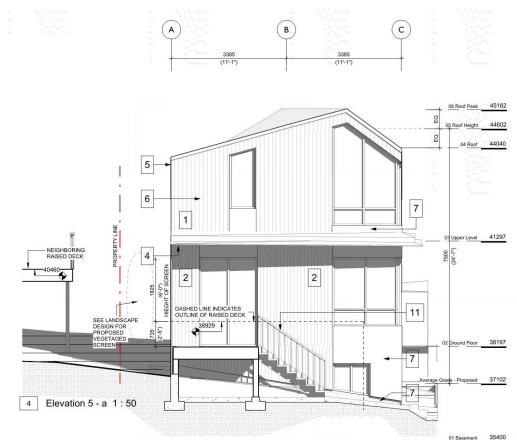
MATERIAL LEGEND - NORTH LOT

- 1 BOARD AND BATTEN WOOD SIDING
- 2 REVERSE BOARD AND BATTEN WOOD SIDING
- 3 STANDING SEAM METAL ROOF
- 4 COMPOSITE METAL PANEL OR METAL
- 5 CONCEALED GUTTERS
- 6 CHARCOAL FIBREGLASS/VINYL WINDOWS
- 7 WOOD OR COMPOSIT SMOOTH PANEL
- 8 -
- 9 EXPOSED ARCHITECTURAL CONCRETE
- 10 WOOD SLAT - SEE LANDSCAPE FENCING
- 11 CHARCOAL ALUMINUM RAILING
- 12 FROSTED GLASS



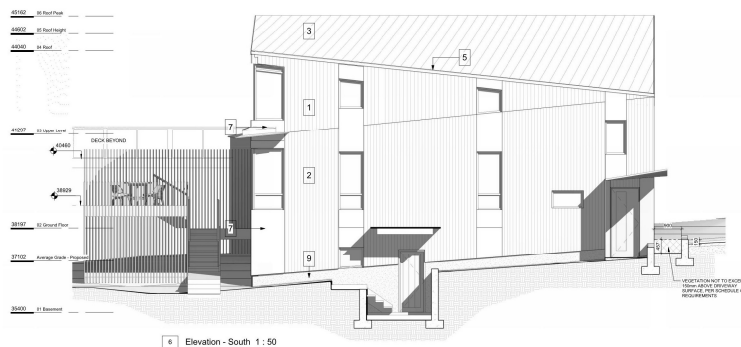
12

Rear Elevation – Proposed - North Lot



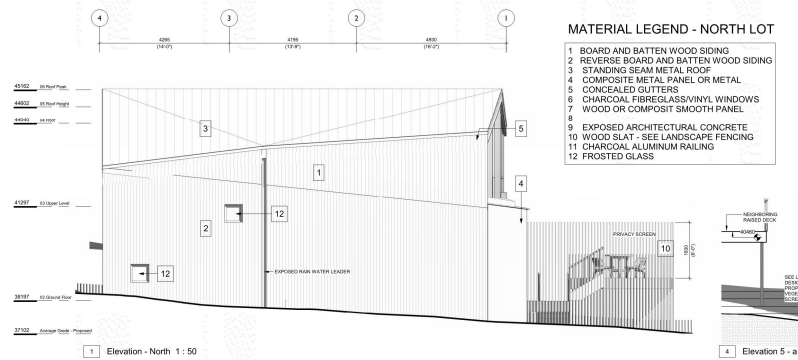
13

South Elevation – Proposed – North Lot



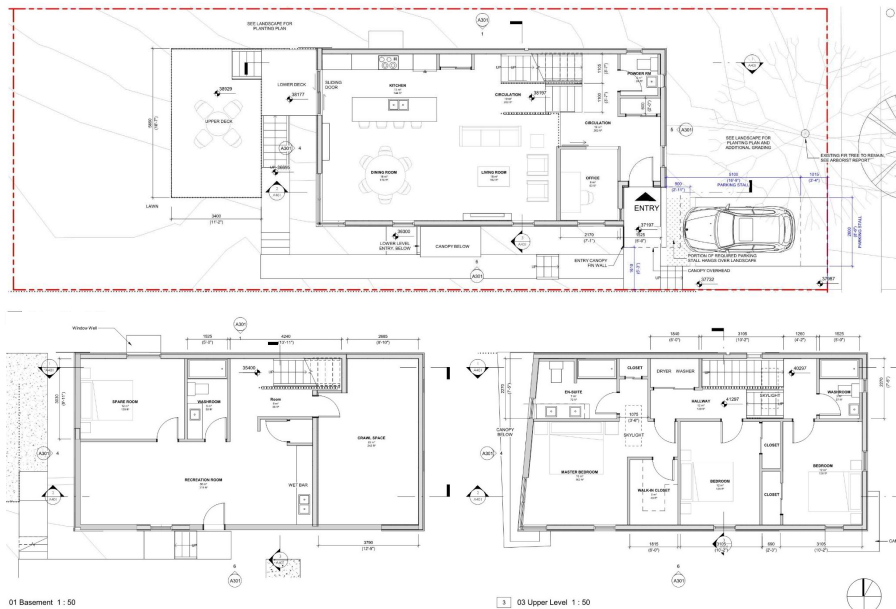
14

North Elevation – Proposed – North Lot



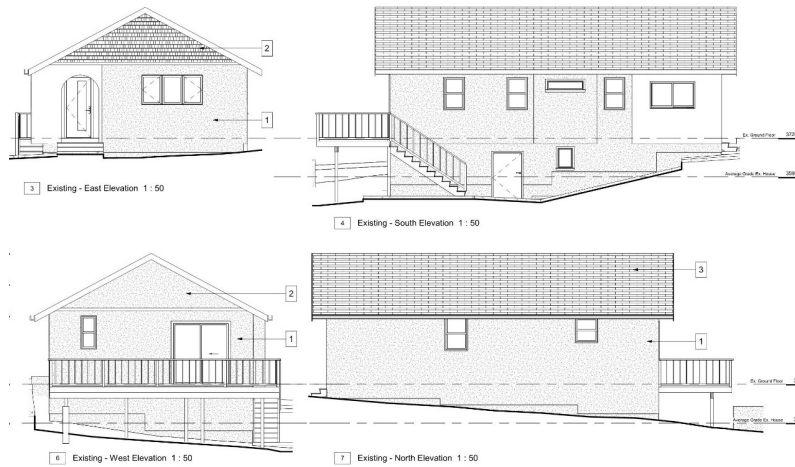
15

Floorplans – North Lot



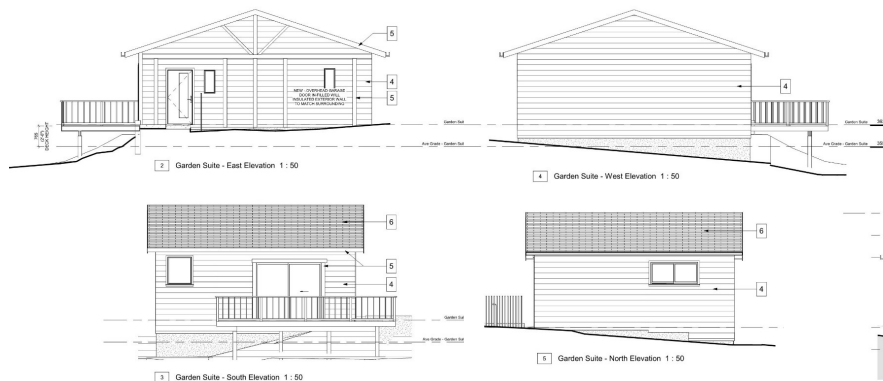
16

Elevations – Existing - South Lot

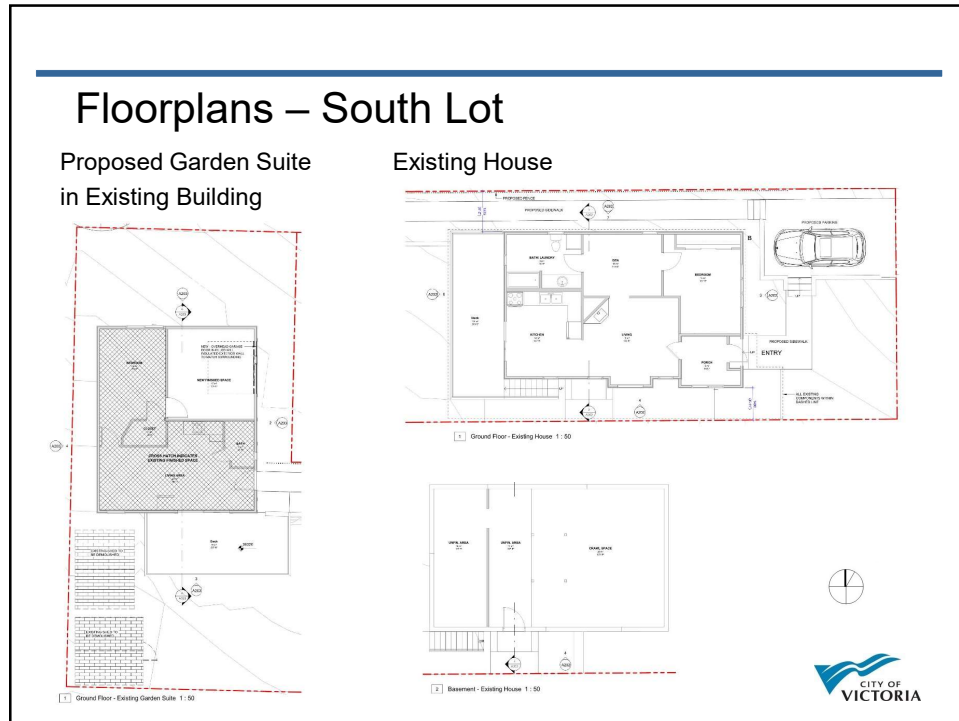


17

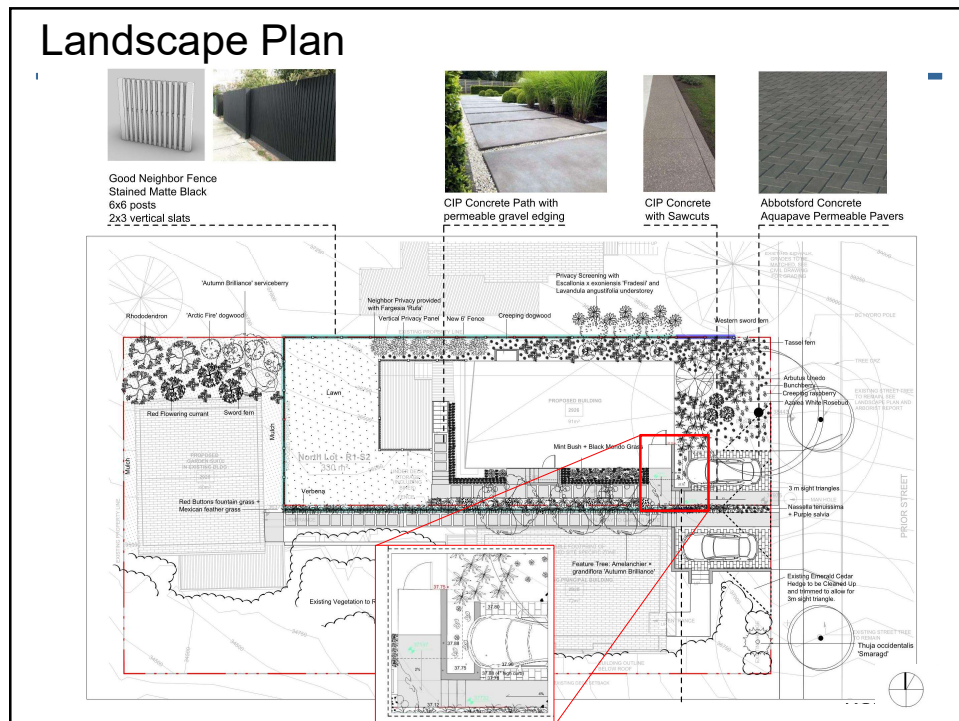
Elevations – Proposed Garden Suite – South Lot



18



19



20

Rendering

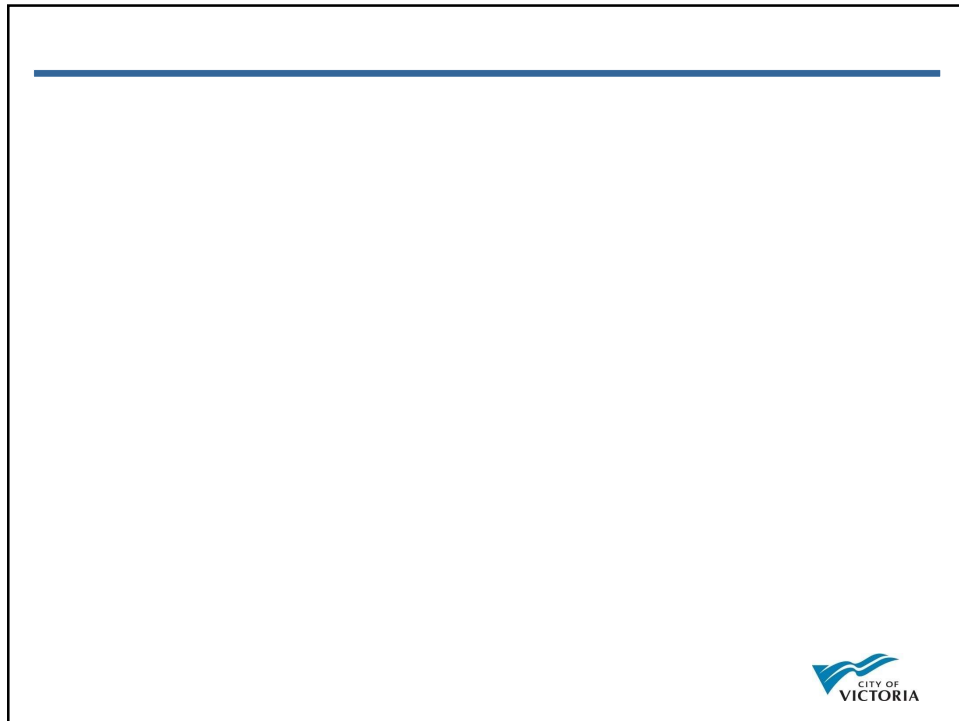


21

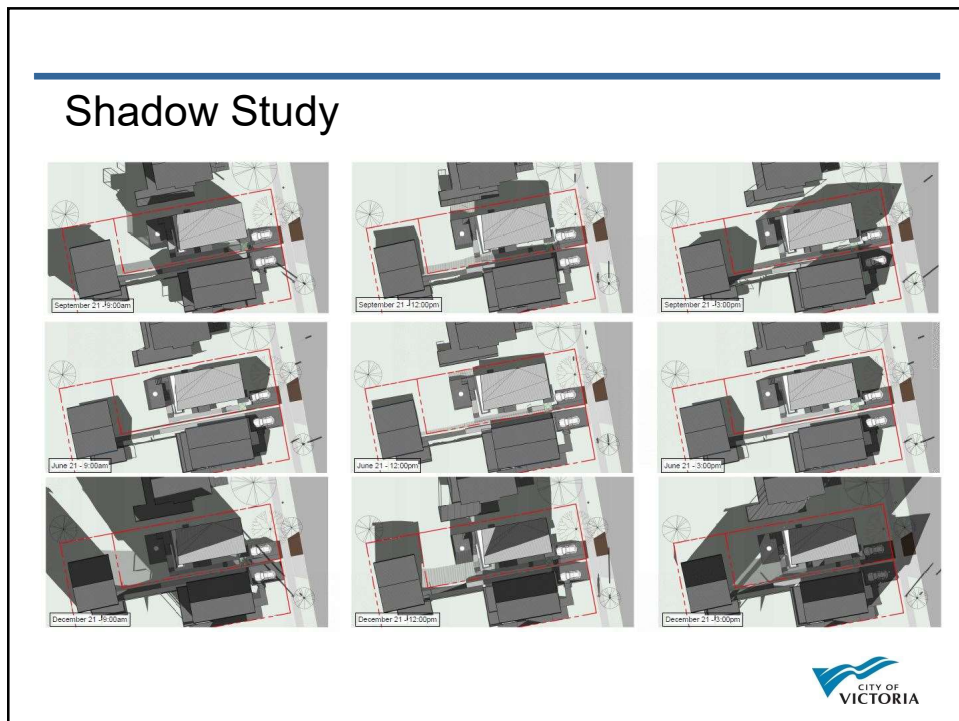
Street Elevation



22



23



24

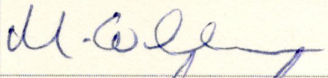

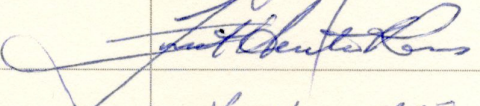
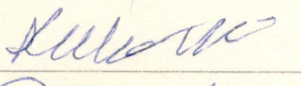
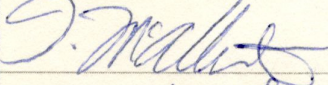
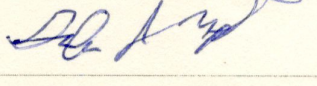
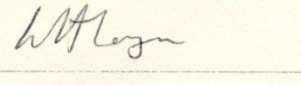
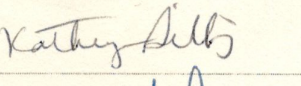
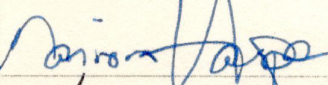
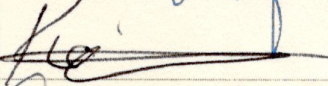

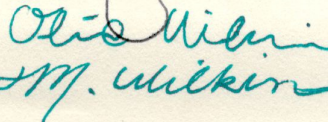
Colour Board



Neighbourhood Petition: 2020 Prior Street Development and Rezoning Applications
 REZ00708, DVP00151, DVP00147, DVP00245

We the undersigned are very concerned about the zoning and development applications, with many variances, for 2920 Prior Street, Victoria. We support some densification of the property. However, we are signing here to restate the strong message presented at the well-attended CALUC meeting – the combination of the proposed 2-storey small lot house with additional full basement with independent access, extra large garden suite and zoning to allow the potential for another 2-storey replacement of the principle dwelling in the future, is too much for a lot whose street frontage is only about a third larger than the norm for our neighbourhood. The level of densification proposed, focused in a middle of a block, in the core of a traditional neighbourhood is NOT “sensitive infill” and would set a precedent leading to loss of significant green space, congested street parking, decreased light, privacy and views for neighbours.

[We note that the signatures on the Small Lot form were gathered at a very early stage of planning, before the scale and impacts of this densification were clear]

Name (print)	Street address	Signature
MAGGIE DURST COLLINS	2921 Prior St. (owner)	
TED VAN HEMERT	2925 PRIOR ST (owner)	
Forest Ross	2915 - Prior St	
Ruth McAllister	1128 Topaz Ave	
Ian McAllister	1128 Topaz Ave	
Galen Falconberg	2921 Prior St (renter)	
LAURENCE COOGAN	2916 Prior St.	
KATHY GILLIS	2916 PRIOR ST.	
MARION HARPER	2937 PRIOR ST.	
KEVIN GAMER	2940 PACE ST	
Pamela Spalding	2914 Prior St	
Obie Wilkins	2927 Prior st.	
Morgan Wilkins	2927 Prior St	
Signed AUG - OCT. 2020		

Pamela Martin

From: Maggie Collins [REDACTED] >
Sent: October 5, 2020 8:40 AM
To: Public Hearings
Subject: Public hearing on proposed changes to 2920 Prior St.

To: Legislative Services
2020

October 5th

As a follow up to the signed petition of neighbours against said proposal who will be directly and negatively impacted by this development and rezoning application, I would like to express my personal views.

It is not reasonable to allow this extent of development on a lot this size . It will cause a significant loss of green space, congested parking and loss of light, privacy and views for all of us. The present house at 2920 Prior and the neighbours are only one and a half storeys - allowing the construction of two storey houses with full basements in what will be much smaller lot sizes is not in keeping with the neighbourhood. It is important to preserve the historic and cultural heritage of this and similar neighbourhoods, and this development plan as proposed would not, It would in fact create a dangerous precedent to “ insensitive densification”.

A solution would be to limit the proposed small lot house and any replacement house for 2920 Prior St to one storey plus basement to provide new housing yet lessen the negative impact on our neighbourhood,

Cities worldwide are taking steps to preserve their building heritage, as should Victoria, and only allow new construction that will maintain the integrity of the existing heritage neighbourhood.

Sincerely

M. Dorst Collins

2921 Prior St

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) 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. 1232)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – Detached Dwelling Zones by adding the following words:

“1.149 R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.148 the provisions contained in Schedule 1 of this Bylaw as Part 1.149.
- 4 The land known as 2920 Prior Street, legally described as PID: 001-548-514, Lot 104, Block 6, Section 4, Victoria District, Plan 299, and shown on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and:
 - (a) that the portion of the lot shown as cross hatched on the attached map placed in the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District; and
 - (b) that the portion of the lot shown hatched on the attached map placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	17th	day of	September	2020
-----------------------	------------------------	--------	------------------	------

READ A SECOND TIME the	17th	day of	September	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

Schedule 1

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling subject to regulations in this part, with no more than one of the following accessory uses:
 - Secondary suite; or
 - Garden suite subject to the regulations in this part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

1.149.2 Lot Area

- a. Lot area (minimum) 545m²
- b. Lot width (minimum) 21m

1.149.3 Floor Area of the Principle Building, Density

- a. Floor area, for the first and second storeys combined (maximum) 190m²
- b. Floor Space Ratio (maximum) 0.35:1

1.149.4 Height, Storeys

- a. Principal building height (maximum) 7.50m
- b. Storeys (maximum) 2

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.5 Setbacks, Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) | 6.10m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.50m |
| • porch | 1.60m |
| b. <u>Rear yard setback</u> (minimum) | 16.00m |
| c. <u>Side yard setback</u> (South) (minimum) | 2.40m |
| d. <u>Side yard setback</u> (North) (minimum) | 1.50m, or
2.40m for any portion of a dwelling used for habitable space which has a window |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.149.6 Site Coverage

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
|-----------------------------------|-----|

1.149.7 Vehicle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
|-------------------------------------|--|

1.149.8 Outdoor Features

- | |
|--|
| a. The <u>setbacks</u> set out in section 1.149.5 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

1.149.9 Location of Garden Suite

- | |
|---|
| a. <u>Garden suite</u> must be sited in the <u>rear yard</u> |
| b. No more than one <u>garden suite</u> is permitted per <u>lot</u> |

Schedule 1

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.10 Garden Suite Floor Area

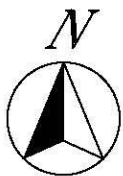
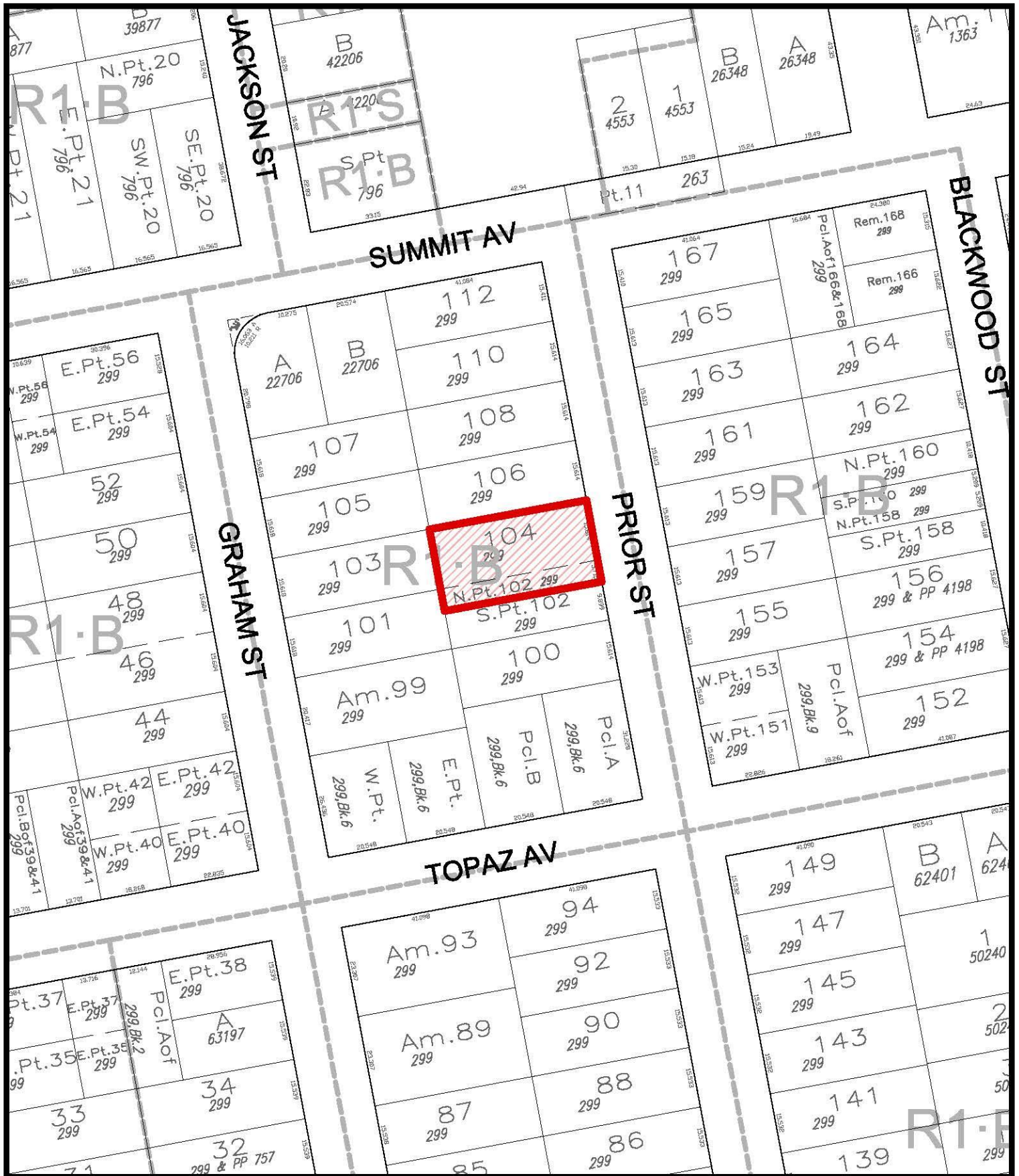
- c. Floor area, for all floor levels combined (maximum) 60m²

1.149.11 Garden Suite Height, Storeys

- a. Garden Suite building height (maximum) 3.50m
b. Storeys (maximum) 1
c. Roof deck Not permitted

1.149.12 Garden Suite Setbacks, Separation Space

- a. Building setback from south lot line (minimum) 5.20m
b. Building setback from north lot line (minimum) 4.40m
c. Building setback from east lot line (minimum) 1.50m
d. Building setback from west lot line (minimum) 1.00m
e. Separation space from principal dwelling (minimum) 2.40m



2920 Prior Street
Rezoning No.00708



F. BYLAWS

F.2 Bylaw for 1881 Fort Street: Rezoning Application No. 00713

Moved By Councillor Alto

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

CARRIED UNANIMOUSLY

Council Report

For the Meeting of September 17, 2020

To: Council
From: C. Coates, City Clerk
Date: September 9, 2020
Subject: 1881 Fort Street: Rezoning Application No. 00713

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-009.

The issue came before Council on December 12, 2019 where the following resolution was approved:

1881 Fort Street: Rezoning Application No. 00713

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort 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. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Respectfully submitted,



Chris Coates
City Clerk

Report accepted and recommended by the City Manager:



Date: September 10, 2020

List of Attachments:

- Bylaw No. 20-009

I.1.b Report from the December 12, 2019 COTW Meeting

I.1.b.a 1881 Fort Street: Rezoning Application No. 00713 (South Jubilee)

Moved By Councillor Alto

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort 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. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

F.1 1881 Fort Street: Rezoning Application No. 00713 (South Jubilee)

Committee received a report dated November 28, 2019 from the Acting Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application for 1881 Fort Street in order to allow for the retail sale of cannabis.

Moved By Councillor Alto

Seconded By Councillor Isitt

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00713 for 1881 Fort 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. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 12, 2019

To: Committee of the Whole **Date:** November 28, 2019

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

Subject: Rezoning Application No. 00713 for 1881 Fort 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. 00713 for 1881 Fort 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. Revised plans identifying the Statutory Right-of-Ways, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a Statutory Right-of-Way of 1.4m off Davie Street and 0.72m off Fort Street.
3. Council authorizing an Encroachment Agreement for the four parking stalls at the northern-most portion of the site that project into City property in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

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

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 1881 Fort Street. The proposal is to rezone from the C-1 Zone, Limited Commercial District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this application:

- the proposal is consistent with the Large Urban Village urban place designation in the *Official Community Plan* (OCP, 2012), which envisions commercial uses
- the proposal is consistent with the "Maintain Current Zoning" designation within the *Jubilee Neighbourhood Plan*, as the storefront cannabis retail use maintains the general commercial use of the property

- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no other storefront cannabis retailers within 400m of the subject property and no schools within 200m of the subject property.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard current zone are being proposed:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 88m²
- the maximum storefront cannabis retailer store frontage facing Fort Street would be 6.0m.

All other requirements within the C-1 Zone, Limited Commercial District, remain the same.

Staff recommend that Council make a condition of rezoning a Statutory Right-of-Way (SRW) of 0.72m off Fort Street and 1.4m off Davie Street to meet future transportation-related needs. The property owner is amenable to providing this SRW.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a variety of land uses, including the Royal Jubilee Hospital across the street to the north, a large commercial plaza to the east and low-density residential to the south.

Existing Site Development and Development Potential

The site is presently a single-storey commercial building with surface parking in the front yard. Under the current C-1 Zone, the property could be developed for a wide variety of commercial uses, including commercial-residential, with a maximum building height of 12m and a maximum floor space ratio of 1.4 to 1.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community Meeting is waived unless the application involves construction of a new building; however, the

application was referred to the South Jubilee CALUC. Also consistent with the Policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). No responses had been received at the time of writing this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies this property within the Large Urban Village urban place designation, within which commercial uses are envisioned.

Local Area Plans

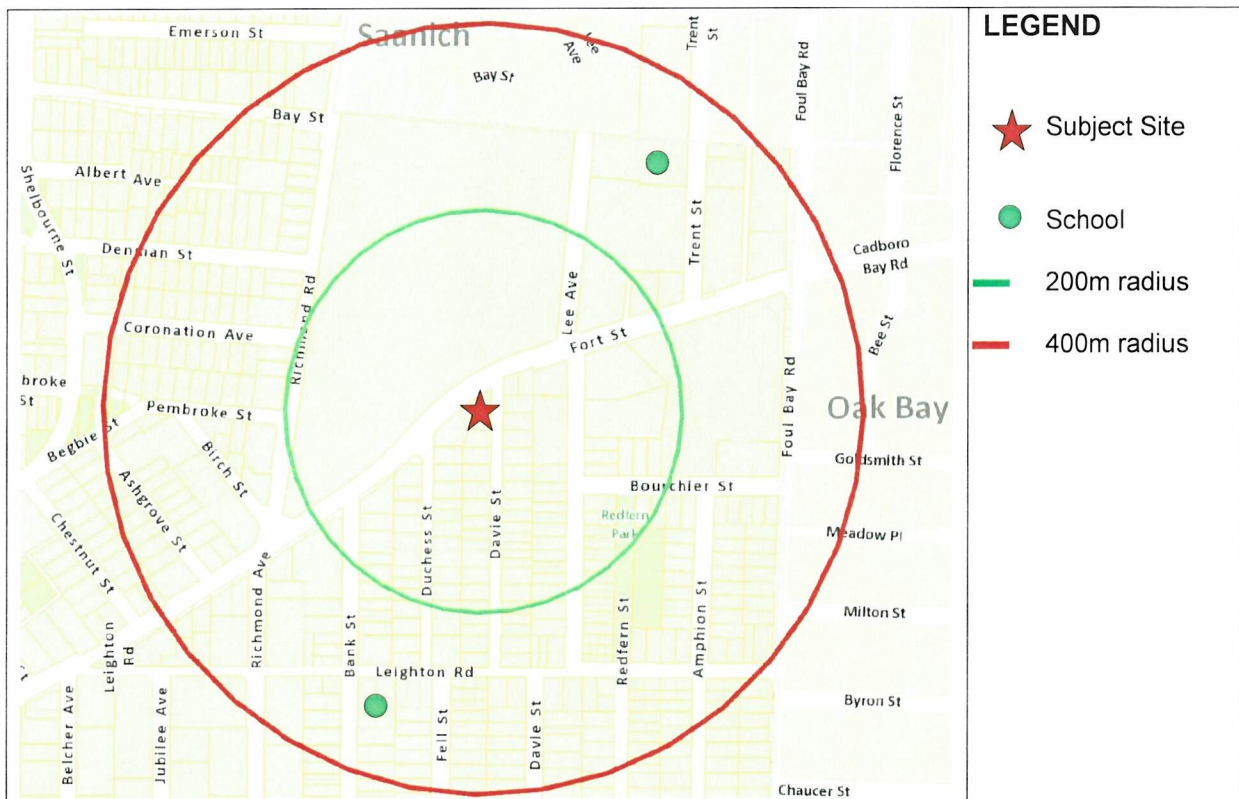
The property is located within the “Maintain Current Zoning” designation of the *Jubilee Neighbourhood Plan*. Additionally, the plan notes that commercial redevelopment should be limited to areas already zoned for commercial use. The subject property is already zoned for commercial use and is simply adding another commercial use.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts and there are no impacts to public trees with this application.

Storefront Cannabis Retailer Rezoning Policy

The application is for a new storefront cannabis retailer. The proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no permitted storefront cannabis retailers within 400m of the property and no public or independent elementary, secondary or high schools are within 200m of the property. The property is approximately 253m from the St. Patrick's Elementary School and 268m from École Beausoleil.



Regulatory Considerations

Fort Street is classified as an arterial street, which has a standard road right-of-way width of 30m, and Davie Street is classified as a local street, which has a standard road right-of-way width of 18.0m. To help fulfill future transportation related needs on these corridors, a Statutory Right of Way (SRW) of 0.72m off Fort Street and 1.40m off Davie Street has been requested by staff. The property owner is amenable to this request.

In addition, the four vehicle parking stalls located at the northern-most portion of the site encroach onto City of Victoria property. An Encroachment Agreement is therefore required for the continued use of these stalls. The recommended motion for Council's consideration would authorize staff to enter into an Encroachment Agreement with the property owner.

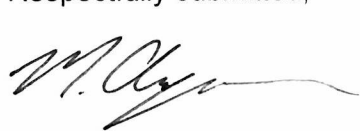
CONCLUSIONS

This proposal to permit the storefront cannabis retailer use is consistent with the Large Urban Village designation in the OCP and the Maintain Current Zoning designation in the *Jubilee Neighbourhood Plan*. The proposal does not have any schools within 200m or permitted storefront cannabis retailers within 400m of the property. Staff therefore recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00713 for the property located at 1881 Fort Street.

Respectfully submitted,

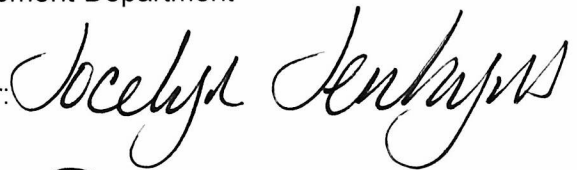


Michael Angrove
Senior Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



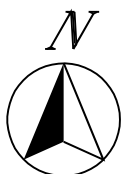
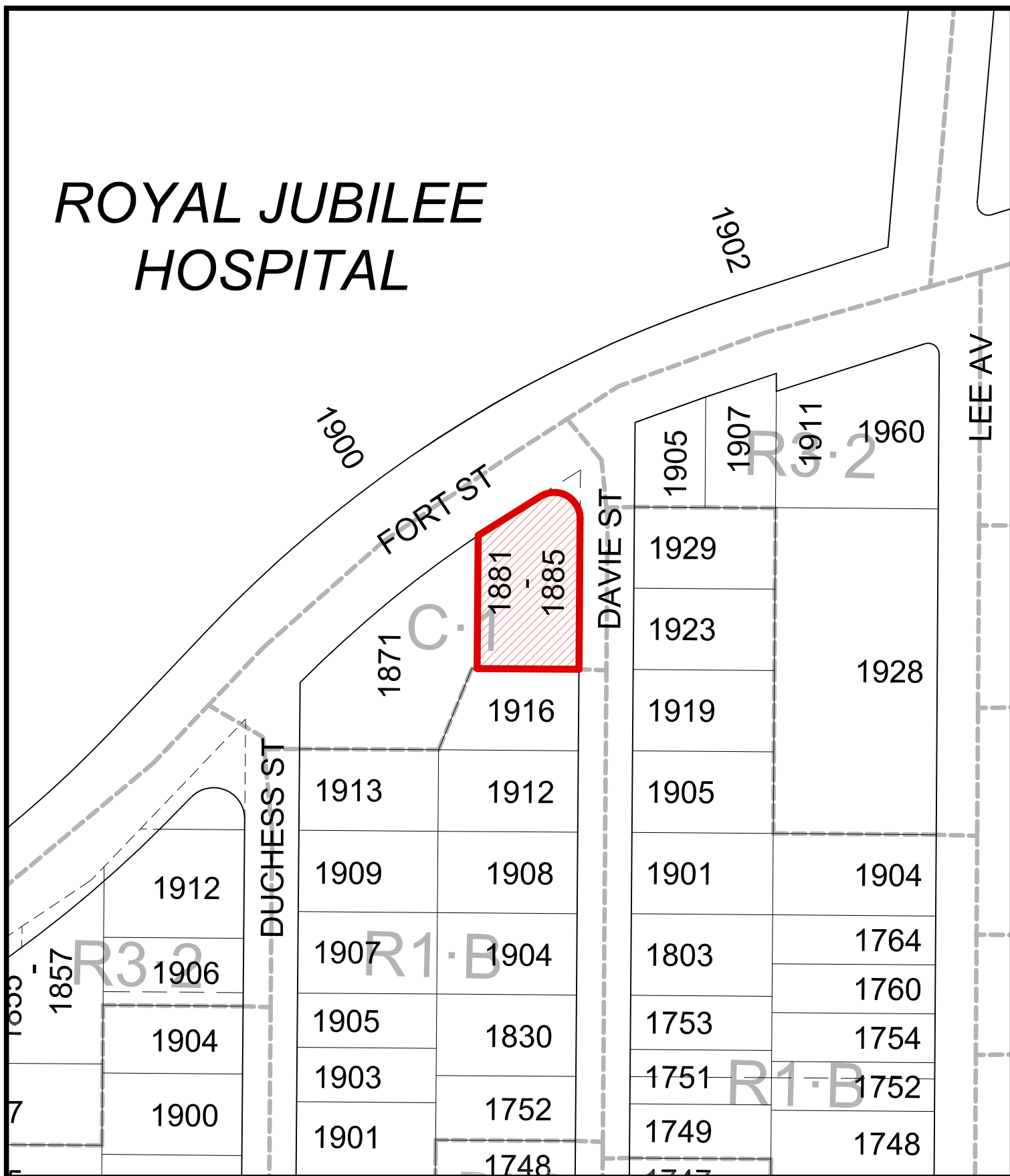
Date:

Dec 4, 2019

List of Attachments

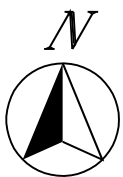
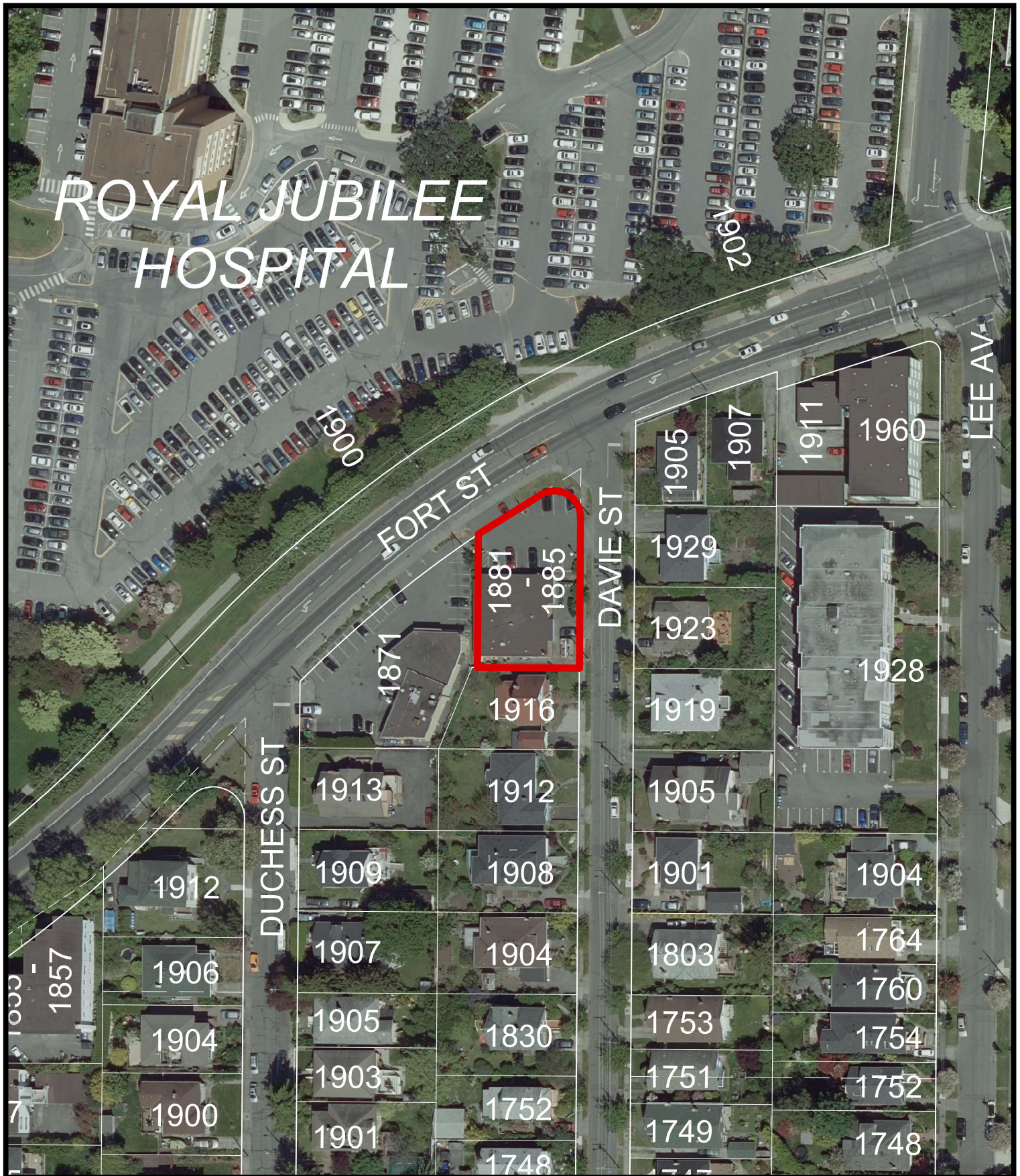
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 12, 2019
- Attachment D: Letter from applicant to Mayor and Council dated September 11, 2019
- Attachment E: Correspondence (Letters received from residents).

ROYAL JUBILEE HOSPITAL



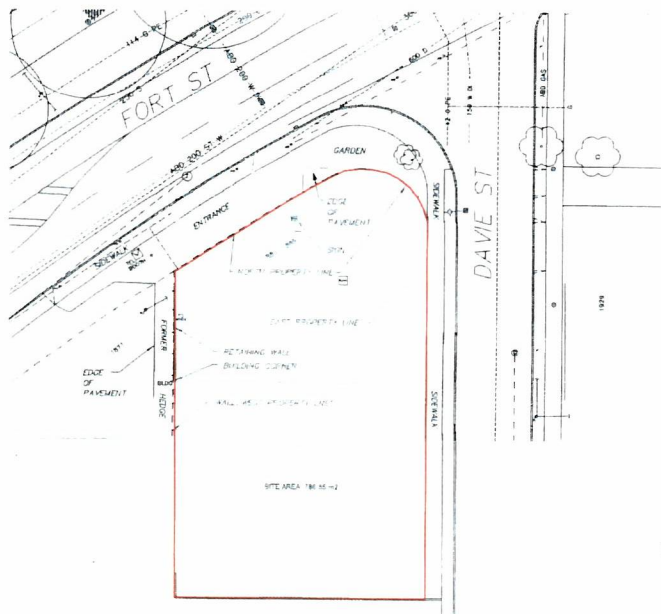
1881-1885 Fort Street
Rezoning No.00713



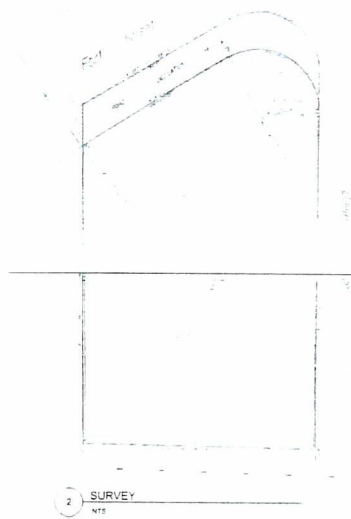


1881-1885 Fort Street
Rezoning No.00713

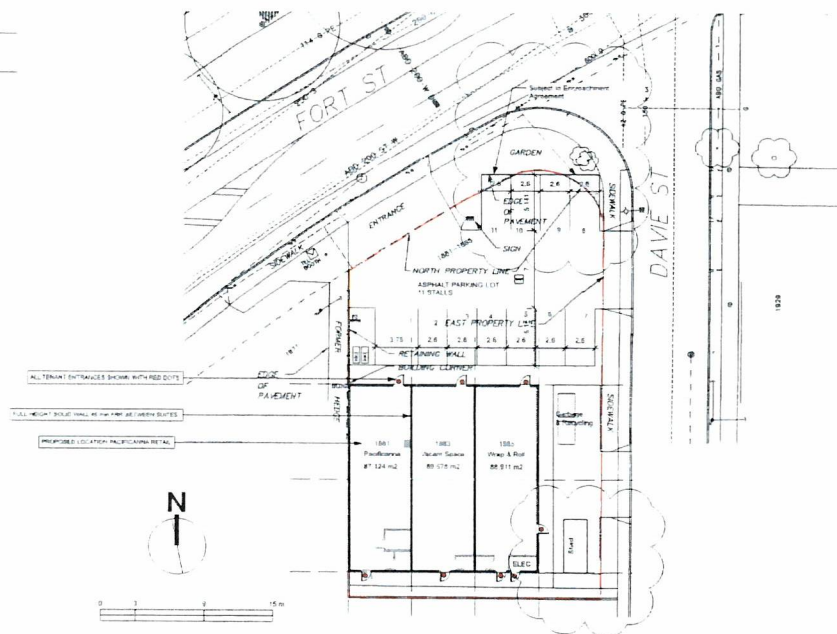




1 Site Plan - Property & Streets
Scale 1:200



2 SURVEY
NOTE



3 Comprehensive Site Plan
Scale 1:200

1881-1885 Fort Street - Schedule C' Calculations

Item Name	Classification	Area m2	Vehicle Spaces	Bicycle Spaces LT	Bicycle Spaces RT
Wing & Pod	Residential	88.9	0.5	0.5	0.5
Venue Retail	Retail	80.6	1.8	2.4	0.4
PACIFICANNA	COMMERCIAL RETAIL	87.1	1.7	0.4	0.4
TOTAL			3.0	3.3	1.3
Provided			7	1	2
Proposed			11	1	2

PROJECT INFORMATION BC BUILDING CODE 2012 PART 3

CIVIC ADDRESS 1881-1885 FORT STREET
VICTORIA BC

LEGAL DESCRIPTION Lot 1 Section 76 Victoria District
Plan 28670 PID 003-463-495

OWNER Back Wing Vio
5454 Heathcote Court
Burnaby BC

ARCHITECT dhK Architects
877 Fort Street
Victoria BC V8V 3K3

APPLICANT Pacificanna Holdings Ltd
Darren Saunders
info@pacificanna.ca

OCCUPANCY CLASSIFICATION Group E - Mercantile
2.2.2.68 Group E up to 2 Storeys
Max Building Area 1,250 m2
1 Storey facing 2 streets
Combustible Construction permitted
Floor Assembly 45 minute FRR
Supporting Structure 45 Minute FRR

SEPARATION OF SUITES Suite Demising Walls 45 Minute
FRR (3.3.1.1 (2))

EXITING 2 exits provided maximum travel
distance 45m (3.2.2.5 (c))
Actual Travel distance = 11.65 m

OCCUPANT LOAD 89 / 3.70 m2 pp = 24 People
(3.1.17.1)

WASHROOMS One Unisex washroom provided per
(3.2.2.6 (1) and (4)) and a single
Universal Toilet Room per 3.2.2.2 (3)

PROJECT INFORMATION ZONING

SITE ZONING C1 Commercial (DPA 5)

SITE AREA 786.85 m2

BUILDING GFA 272.95 m2

LEASEHOLD AREA 87.12 m2

VEHICLE PARKING Schedule C - Village Centre - Retail
85 / 50 = 1.7 = 2 spaces for
leasehold area
11 spaces existing on site / no
changes proposed - refer to Table
for detailed parking calculations

BICYCLE PARKING 1 long term space / 1 per 200 m2
provided at suite
1 short term space / 1 per 200 m2
provided (2 total on site)

1881-1885 Fort Street - Schedule C' Calculations

Item Name	Classification	Area m2	Vehicle Spaces	Bicycle Spaces LT	Bicycle Spaces RT
Wing & Pod	Residential	88.9	0.5	0.5	0.5
Venue Retail	Retail	80.6	1.8	2.4	0.4
PACIFICANNA	COMMERCIAL RETAIL	87.1	1.7	0.4	0.4
TOTAL			3.0	3.3	1.3
Provided			7	1	2
Proposed			11	1	2

Pacificanna Retail Outlet
1881 - 1885 Fort Street
Victoria BC

Site Plan
Project Data

A0

dhK Architects
877 Fort Street V8V 3K3 T: 1 250 858 1367
102-108 Glen Way V8T 2N8 T: 1 250 585 5815
Copyright © 2019 dhK Architects and Darren Saunders Ltd. All rights reserved.
This document is the property of dhK Architects and Darren Saunders Ltd. It is to be used only for the project and site for which it was prepared. It is not to be reproduced without the written consent of dhK Architects and Darren Saunders Ltd.

Revisions
Revised areas indicate revisions
compared to the previously
submitted plans

Received Date:
November 12, 2019

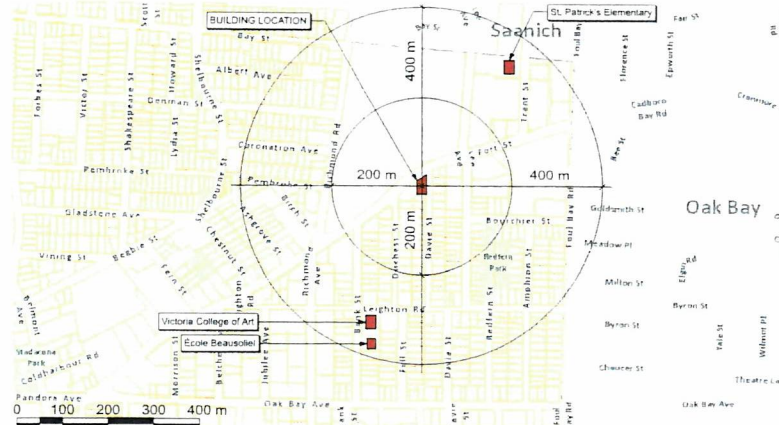
ATTACHMENT C

NOTES TO PLAN AND ELEVATIONS

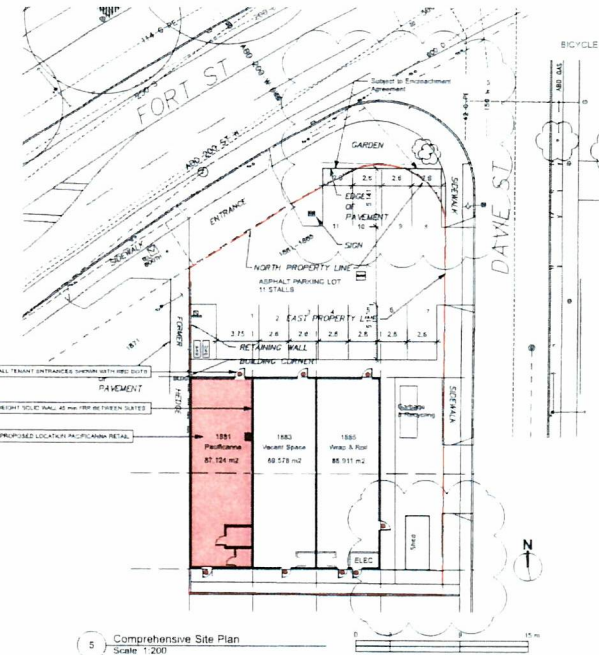
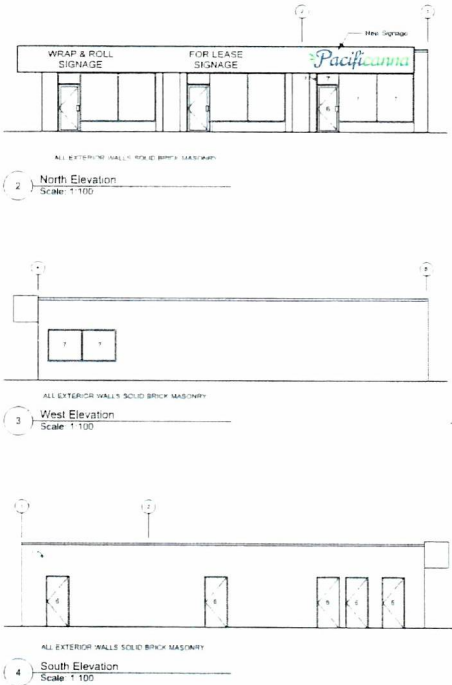
- COUNTER-HEIGHT SWING GATES
- SECURITY CAMERA
- ELECTRICAL PANEL
- PHONE / DATA SERVICE PANEL
- RATED WALL FULL HEIGHT SUITE SEPARATION
- EXISTING SECURE PERIMETER DOOR WITH LOCK
- EXISTING STOREFRONT CLEAR GLAZING TO REMAIN
- INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM

HVAC SYSTEM TO BE FITTED WITH AIR FILTRATION EQUIPMENT

FIRE ALARM / SMOKE DETECTORS TO BE MONITORED BY LICENSED THIRD PARTY MONITORING CO



LOCATION PLAN : SCALE 1:5000
SHOWING 400m AND 200m RADIUS CIRCLES FROM BUILDING LOCATION
NO OTHER CANNABIS RETAIL WITHIN 400m OF PROPOSED LOCATION
NO SCHOOL LOCATED WITHIN 200m OF PROPOSED LOCATION



PROJECT INFORMATION	BC BUILDING CODE 2012 PART 3
CIVIC ADDRESS	1881-1885 FORT STREET VICTORIA BC
LEGAL DESCRIPTION	Lot 1 Section 76 Victoria District Plan 25670 PID 003-483-495
OWNER	Back Wing Vap 5464 Heathdale Court Burnaby BC
ARCHITECT	stetarchitects 977 Fort Street Victoria BC V8V 3K3
APPLICANT	Pacifcanna Holdings Ltd Damien Saunders info@Pacifcanna.ca
OCCUPANCY CLASSIFICATION	Group E - Mercantile 3.2.2.88 Group E up to 2 Storeys Max. Building Area 1 250 m2 1 Storey facing 2 streets Combustible Construction permitted Floor Assemblies 45 minute FRB Supporting Structure 45 Minute FRB
SEPARATION OF SUITES	Suite Deming Walls - 45 Minute FRB (3.3.1.1 (2))
EXITING	2 exits provided - maximum travel distance 45m (3.4.2.5 (c)) Actual Travel distance = 11.65 m
OCCUPANT LOAD	95 / 3.70 m2 pp = 24 People (3.1.1.1)
WASHROOMS	One Unisex washroom provided per (3.2.2.15) and (4) and is also a Universal Toilet Room per 3.7.2.2 (3)

PROJECT INFORMATION	ZONING
SITE ZONING	C1 Commercial (DPA 5)
SITE AREA	786.65 m2
BUILDING GFA	272.95 m2
LEASEHOLD AREA	67.12 m2
VEHICLE PARKING	Schedule C - Village Centre - Retail 28 / 50 = 1.7 = 2 spaces for leasehold area 11 spaces existing on site - no changes proposed - refer to Table for detailed parking calculations
BICYCLE PARKING	1 long term space (1 per 200 m2) provided in suite 1 short term space (1 per 200 m2) provided (2 total on site)

03-02	15-11-12	REVISIONS FOR H2 APP
03-07	18-05-17	REVISIONS APPLICATION
04	04	04
05	15-11-12	05
06	06	06
07	07	07
08	08	08

Pacifcanna Retail Outlet
1881 - 1885 Fort Street
Victoria BC
Leasehold Improvements

A1

stetarchitects
977 Fort Street
Victoria BC V8V 3K3
T: 250.585.5810
F: 250.585.5810
info@stetarchitects.ca
Copyright reserved. These plans and specifications are the property of stetarchitects and shall not be reproduced without written permission.



September 11th, 2019

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

Re: Storefront Cannabis Retailer Rezoning Application, 1881 Fort Street, Victoria, BC. V8R 1K1

Attention: Mayor Lisa Helps and Members of Council

On behalf of Pacificanna Holdings Ltd. I want to thank you for the opportunity to present information about our proposed retail cannabis store. As part of our Storefront Cannabis Retailer Rezoning application package, we are submitting this letter detailing the aspects of our proposed store for your consideration.

Description of Proposal/City Policy

Our proposed location is 1881 Fort Street within the Jubilee neighborhood. Our submission complies with all provisions of the Storefront Cannabis Retailer Rezoning policy, and is located:

- Within a large urban village as identified in the Official Community Plan
- On an established, commercially zoned property with other retail uses
- At least 200m from a public or independent elementary, middle or secondary school
- At least 400m from another lot where a storefront cannabis retailer is permitted
- With proper vehicle and bicycle parking which is applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw

Project Benefits/Neighborhood/Impacts

The next closest retail cannabis store currently sits almost 1km away at the Oak Bay junction, with our store filling the gap in an underserved neighborhood. We expect to employ 6-8 staff and would be operating along the busy Fort Street corridor of the Jubilee neighborhood, providing a new service in a commercial building that contains other retail tenants. Being located within the busy centre we expect to compliment/improve conditions on surrounding businesses, and with limited hours of operation do not expect to have any negative impacts on our immediate neighbors.

The principles involved in the proposed cannabis store have extensive experience in many sectors including retail and hospitality. In particular they have successfully retailed a controlled substance for 25+ years (liquor) across British Columbia, including here in the City of Victoria.

Design/Safety and Security

We are not proposing to make any modifications to the external façade of the building and will stay within the design guidelines of the Jubilee neighborhood. The safety and security of our staff, customers, and neighborhood is paramount. Our proposed floor plan was designed with clear sight-lines in mind, and we will also be installing the following security features:

- Video surveillance to monitor all entrances/exits and the interior of the store at all times
- Security and fire alarm system monitored by a third party
- Safe to securely store all inventory and cash

Transportation

Our proposed unit meets the vehicle and bicycle parking standards of Schedule C – Off Street Parking Regulations. Our store can also be accessed via the bus route that runs along Fort Street.

Heritage

1881 Fort Street does not have a heritage designation.

Thank you again for this opportunity and we look forward to working with you.

Sincerely,



Pacificanna Holdings Ltd.

Heather McIntyre

From: D-S Andersson [REDACTED]
Sent: October 17, 2019 3:10 PM
To: Victoria Mayor and Council
Cc: Michael Angrove
Subject: 1881 Fort St Rezoning for Cannabis Store - Opposed

Dear Mayor and Council,

Re: This proposal for rezoning at 1881 Fort St for Cannabis Store: A loud NO to this proposal.

Our neighbourhood **does not need or want this**.

There are many pharmacies in the area if people are seeking medical dispensaries.

D-S Andersson
Victoria, BC

Heather McIntyre

From: matthew watson [REDACTED]
Sent: October 27, 2019 9:01 PM
To: Victoria Mayor and Council
Subject: regarding cannabis shop 1881 Fort St.

Just resending my comments from my personal email account as I just realized I had sent from my work email...

*** Also further to my comments below, I do not believe having a cannabis shop practically on the grounds of RJH (at least only a quick dart across a busy street) is going to be productive for anyone as I can almost guarantee there will be patients running across to purchase, perhaps even in their hospital PJs. This will create a safety issue on a few levels.

There are many patients at RJH who are active drug users or struggle with addictions and/or urges to use and having a cannabis shop that close to a hospital is in my mind, inappropriate.

Thanks again,

(Original email resent below)

Greetings City staff,

I understand from our neighbourhood association that you have received a rezoning request for 1881 Fort St. to open a cannabis shop. As a resident of the South Jubilee area I would ask that you do not allow this to go through. I am a healthcare professional and very aware of the research as well as the outcomes and effects of drug use in general in our population. I work in mental health and addictions and have first hand observations and experience in the field at ground level, which can be a more informative context than many research papers provide. I do not think it wise for these shops to proliferate in our society.

My two cents, Thank you for your time.

Matthew Watson.

Heather McIntyre

From: Jill Munn <[REDACTED]>
Sent: November 3, 2019 11:21 AM
To: Victoria Mayor and Council
Subject: Rezoning at 1881 Fort Street

I support the request for rezoning for a cannabis shop at 1881 Fort St. This is a commercial space in an area of the city where there are currently no cannabis shops.

Thank you.

--

Jill Munn, E.A.
[REDACTED]

NEW ADDRESS
206-1501 Richmond Ave.
Victoria, BC V8R 4P7
Canada

Heather McIntyre

From: Brian Munn <[REDACTED]>
Sent: November 3, 2019 4:23 PM
To: Victoria Mayor and Council; Michael Angrove
Subject: 1881 Fort St.

All,

As a homeowner in the neighborhood of South Jubilee, I am totally in favor of the application for the property @ 1818 Fort St.
to be used as a legal Cannabis retail location.

Brian Munn
206-1501 Richmond Ave.
Victoria B.C. V8R 4P7

[REDACTED]

Madison Heiser

From: Madison Heiser
Sent: Tuesday, December 10, 2019 8:13 AM
To: Madison Heiser
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

From: Matt Dell [REDACTED]
Sent: December 9, 2019 9:01 PM
To: Public Hearings [REDACTED] Marianne Alto (Councillor) [REDACTED] Councillors
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street



South Jubilee Neighbourhood President

Madison Heiser

From: Madison Heiser
Sent: Monday, December 9, 2019 8:41 AM
To: Madison Heiser
Subject: Re-Zoning Application for 1181 Fort St.

From: Oomen, Michael EDUC:EX [REDACTED]
Sent: December 5, 2019 4:20 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: RE: Re-Zoning Application for 1181 Fort St.

Dear City Council,

I'm writing to you out of concern for the possible re-zoning at 1881 Fort St. to allow a store front Cannabis Retailer. My main concerns for this proposal are the proximity to vulnerable populations, the adverse effect on the local community and the consequence this type of business will have on local traffic. In addition, I feel placing a Cannabis store so close to at-risk and vulnerable members of the population is at best negligent and at worst, predatory.

I strongly urge the city council to reject the proposal to open a Cannabis Retailer at this location and look for a more suitable tenant that contributes to the neighborhood and surrounding community.

Issues/Concerns:

- South Jubilee is already struggling with increased pressures from development and traffic on Fort, Richmond, Oak Bay Ave and Foul Bay. Adding a potentially high traffic stop and go destination will only make matters worse for residents that are already stressed by insufficient parking, speeding and traffic noise. Unlike a restaurant or retail location, customers spend less than 10 minutes on average at retail cannabis locations (Google Maps Statistics)
- There are 3 major developments (multi-unit buildings) proposed within 2-3 blocks of this location that have the possibility of drastically altering the traffic and congestion issues that already exist – adding a destination that promotes quick turn-around shopping does nothing for the local community. Until these issues are addressed the problem will only intensify.
- South Jubilee is a complex area that currently supports a number of vulnerable or at-risk populations. This includes outflow from the Eric Martin and residents of the Caribbean Apt less than 200 metres from the proposed location. This is (to my understanding) a Licensed Residential Care Home for individuals that require support and supervision while recovering from substance abuse disorders
- There is a youth group home at the corner of Davie St. and Leighton with at risk youth dealing with a number of issues including addiction – again this is one block and less than 200 metres from the proposed location
- Threshold Housing for youth is located 2 blocks away on the corner of Davie St. and Oak Bay Ave – while not focussed specifically on mental health or addiction issues, their tenants represent a vulnerable and at-risk segment of society

Madison Heiser

From: Public Hearings
Sent: Tuesday, December 10, 2019 2:27 PM
To: Madison Heiser
Subject: FW: Proposed changes to 1881 Fort Street

From: Kelvan [REDACTED]
Sent: December 10, 2019 2:04 PM
To: Public Hearings [REDACTED]
Subject: RE: Proposed changes to 1881 Fort Street

To City Council,

I was pleasantly surprised to see the rezoning notice board when walking along Fort Street this past week. I am writing to support the idea of our area getting a cannabis retailer. It just makes sense to put a cannabis retailer in this area to serve this community and so we don't have to travel all the way downtown to get access to cannabis. In my mind, whether the cannabis user uses it for medicinal use or recreational use, having the retailer here eases access and makes South Jubilee Neighbourhood more complete.

Regards,

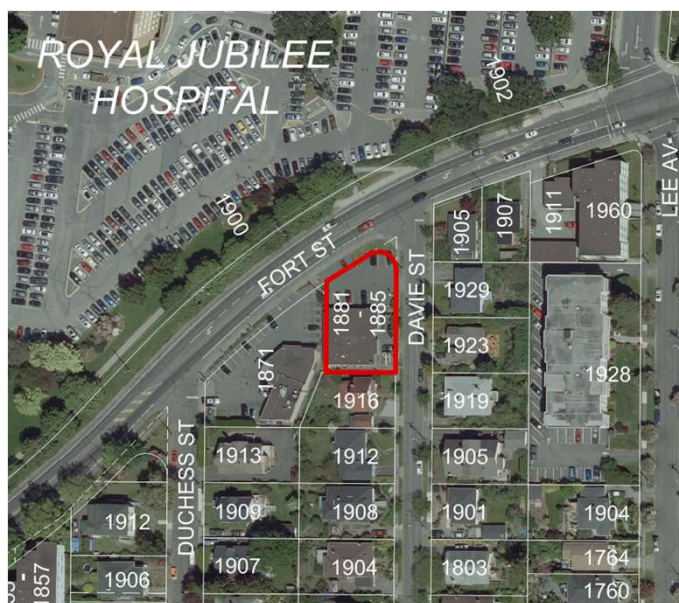
Kelvan Iverson

20-39 Ontario St, Victoria BC,
V8V 1M7

Rezoning Application for 1881 – 1885 Fort Street



1



2

Photo of subject site 'as is'



3

Photos of neighbouring properties



West:
Fort Street



South:
Davie Street



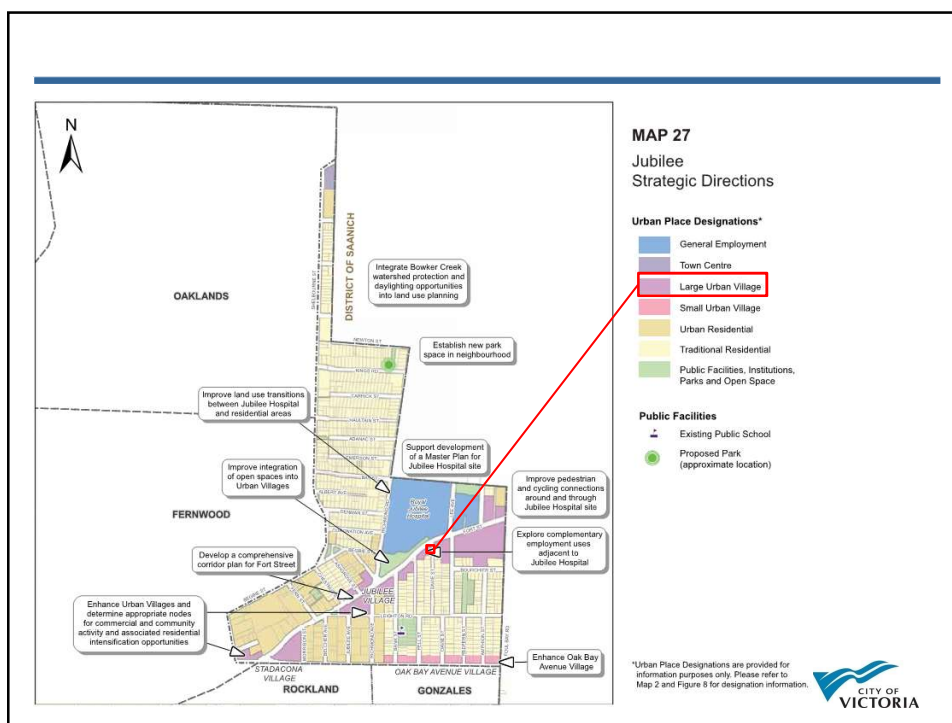
North:
Fort Street



East:
Davie Street

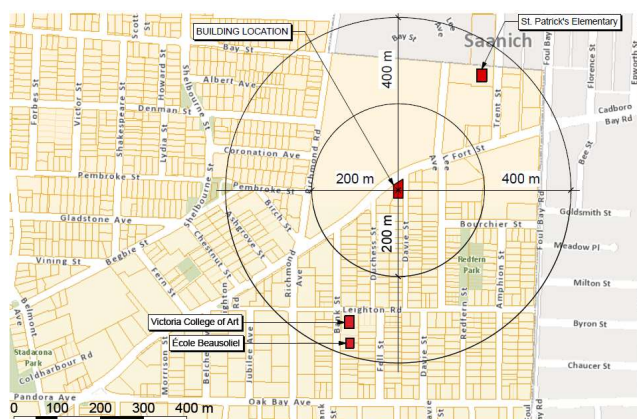


4



5

200m/400m radius map – no schools or permitted storefront cannabis retailers



6

Pamela Martin

From: Ben Finkelstein [REDACTED]
Sent: October 2, 2020 1:12 PM
To: Public Hearings
Subject: 1881 Fort Street - C1-4 Zone Cannabis District

Thanks for this opportunity. I am Ben Finkelstein of 1830 Davie Street. I have lived on Davie Street for well over 20 years. A few comments on this rezoning.

1. I thought Cannabis shops were not supposed to be too close to schools and kids. Davie street over the past 5 years has fortunately seen the growth of families and kids move on to the street. Last informal count has well over 20 under the age of 16 now calling this street home. Not counting the new born a few doors down. It's awesome!
2. No one wants to see Wrap and Roll go. I get it, it's business, but if the Cannabis folks wanted to win over the neighbourhood they really should have figured out something with the landlord that did not have this emerging multi-culture establishment leave. You would think that having Victoria's best middle eastern take out next to a "weed" shop would be a no-brainer. Guess not.
3. The storefront will be busy, lots of clients coming and going. This will be a problem with a narrow street, limited parking and lots of kids accessing the street, - their homes and front yards - and the likely new bike lines on Oak Bay Ave. driving more traffic onto side streets, like Davie We already have issues with delivering vans, tenant street parking, hospital staff and visitors using our street for parking. The Cannabis shop is not going to help this at all.
4. I get the complexities of city planning / zoning / transit / small business / sustainability. It's my career. I also get walkable communities, diversity and local economy. Sure I am willing to support the new Cannabis District but I need to see some serious considerations coming from them and the City on how this will add to my community not make it more dangerous for the residents and in particular the kids who I encourage to take over the streets whenever I can!
5. How about we close off Davie Street except to residential traffic at Fort street. That will create headaches for all the delivery vans but this too needs to be dialed back. It will though allow the Cannabis district to truly be part of a high walk score, low carbon, kid friendly neighborhood that we all talk about but are challenged to pull off. Here's your chance.

Pamela Martin

From: Kathleen Laird [REDACTED]
Sent: October 2, 2020 11:38 AM
To: Public Hearings
Subject: comments about Fort St Cannabis Rezoning (No.20-009)

I would like to submit some comments with regard to the above proposed changes to this space. I don't oppose the nature of what is going into this space, I just want to ensure that it stays in the one unit and not take over all three and have comments about the site in general.

My house (1923 Davie St) faces the side of this commercial building and the owner does not care about the appearance or operation of this site. I have owned this house for 15yrs and called bylaw enforcement many times.

The landscaping is appalling and always looks unkept. The garbage area is unsecured and always dirty and unlocked. Parking is frequently a problem in this high traffic area and left turns on to Fort a driving hazard. If this cannabis store moves in, I am concerned about an increase in parking issues, deliveries, garbage accumulation as well as the continued landscaping issues.

Davie Street closer to Fort St does not emit the same neighborly feeling as the rest of the street. In such high traffic, visible areas I would like to see more respect from both the building owner and the renters the impact they have on our neighborhood.

Thank you for the opportunity to express my thoughts on this and I hope you will keep them in mind during the process.

Kathleen Laird
[REDACTED]

Pamela Martin

From: Public Hearings
Subject: FW: 1881 Fort Street Rezone (no. 20-009)

From: Kathleen Laird <[REDACTED]>
Sent: October 5, 2020 11:31 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Fwd: 1881 Fort Street Rezone (no. 20-009)

I would like to submit these photos to go with my email last Friday. This is an example of what the residents on Davie Street get to look at when walking in the neighborhood and that I get to look at from my front entrance. This is the standard level of maintenance that the owner of this building keeps. I can't imagine it will improve with the addition of a cannabis storefront. The images are the side entry of this building, the garbage area, and some parking area.







----- Forwarded message -----

From: **Kathleen Laird** [REDACTED] >

Date: Mon, Oct 5, 2020 at 11:05 AM

Subject: 1881 Fort Street Rezone (no. 20-009)

To: Kathleen Laird [REDACTED] >

Sent from my iPhone

Pamela Martin

From: Kelvan [REDACTED]
Sent: October 6, 2020 1:12 PM
To: Public Hearings
Subject: RE: Proposed changes to 1881 Fort Street

Dear City Council,

I am writing to support the idea of our area getting a Cannabis retailer. A cannabis dispensary at 1881 Fort Street will be a great addition to the current commercial landscape at this location, and will better serve this community by eliminating the need to travel all the way downtown to access cannabis. Whether the cannabis user purchases cannabis products for medicinal or recreational use, having the retailer here eases access and makes the South Jubilee neighbourhood more complete.

Regards,

Kelvan Iverson

20-39 Ontario St, Victoria BC, V8V 1M7

Pamela Martin

From: Matt Dell [REDACTED]
Sent: October 7, 2020 10:48 PM
To: Public Hearings; Marianne Alto (Councillor); Councillors
Subject: : Support for Rezoning No. 00713 at 1881 Fort Street
Attachments: 1881 Fort Street_Mailout.pdf; SJNA Support Letter.pdf

Hello Mayor and Councillors,

I'm writing in regard to support the proposed Rezoning No. 00713 at 1881 Fort Street . The South Jubilee Neighborhood Association has discussed this development numerous times over the past year and I have heard no concerns from any residents about the proposal. We most recently discussed this at our AGM in October 2020 and there were no concerns. I can confirm that SJNA is happy to have another business in our area, rather than a vacant building. I provided supportive comments in December, 2019 (below), which I still stand behind. We have no other input at this time.

-Matt Dell
SJNA President
[REDACTED]
1525 Fell Street

From: Matt Dell [REDACTED] >
Sent: December 9, 2019 9:01 PM
To: publichearings@victoria.ca; Marianne Alto (Councillor) <MAalto@victoria.ca>; councillors@victoria.ca
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street
[REDACTED]
South Jubilee Neighbourhood President

Darren Saunders

From: Matt Dell [REDACTED]
Sent: Monday, December 9, 2019 9:01 PM
To: publichearings@victoria.ca; Marianne Alto (Councillor); councillors@victoria.ca
Subject: Support for Rezoning No. 00713 at 1881 Fort Street

Hello Mayor Helps and Victoria City Councillors,

My name is Matt Dell, I am the current president of South Jubilee Neighbourhood. I am writing in support of the Rezoning Application No. 00713 for 1881 Fort Street.

Myself, and many others in our community, are excited that a vacant commercial space will become utilized by a new local business. We have a small commercial base in the Jubilees, so it's important all spaces are used to help build a vibrant community. 1881 Fort has been vacant for a long time, so it's fantastic Pacificanna wants to come to South Jubilee.

Cannabis was legalized in Canada in 2018 and has since become a very important medical and recreational substance for many Canadians, including those in our community. It is vital that local people have a safe, legal dispensary, especially for those who use THC/CBD for medical conditions. Many folks with mobility issues need a local source. We used to have an illegal Trees location on Fort/Oak Bay corner that was extremely popular with folks of all ages.

I've spent some time researching this application and I believe it conforms with all local requirements:

- The property complies with every single aspect of the Storefront Cannabis Retailer Rezoning Policy.
- The property is located within a 'large urban village' as identified in the Official Community Plan (where the rezoning policy suggests cannabis stores should be located)
- Next closest store is almost 1km away (former illegal "Trees" location that has been shut down at the Oak Bay junction, and whether or not it re-opens is questionable). If not then next closest stores would be Farm on Hillside or downtown.
- Supports business growth along the Fort corridor which is part of the strategic plan of the city's OCP.
- The province completes an extensive background check on all individuals related to the business. Pacificanna has two retail cannabis stores operating successfully in the north Island.

The South Jubilee Neighbourhood Association has been soliciting feedback on this application for a few months and has not received much community input. Most folks I talk to are supportive, considering cannabis is now legal. SJNA CALUC has not received any comments on this application. We have solicited feedback on our website, but not received anything.

City staff have also recommended that council support this proposal.

If you have any questions, don't hesitate to get in touch.

-Matt Dell
1525 Fell Street
[REDACTED]
South Jubilee Neighbourhood President

Pamela Martin

From: janine bandcroft [REDACTED]
Sent: October 8, 2020 12:46 PM
To: Public Hearings
Subject: zoning regulation bylaw amendment #1213 No. 20-009

Hello, I'm writing to express my approval and support for a storefront cannabis retailer at 1881 Fort St.

Thanks.

Janine Bandcroft
#407, 1939 Lee Ave
Victoria BC
V8R 4W9

🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻 🙏🏻

With gratitude for the opportunity
to live, work, and create
on traditional unceded lands of the
Lkwungen and Songhees speaking peoples

[Click here for access to Plant Powered podcasts and videos](#)

Pamela Martin

From: Nick Stinson [REDACTED]
Sent: October 8, 2020 10:49 AM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1213) No. 20-009

To whom it may concern, with reference to the following:

New Zone: C1-4 Zone, Fort Street Commercial (Cannabis) District
Legal description: PID: 003-483-495, Lot 1, Section 76, Victoria District, Plan 26670
Existing Zone: C-1 Zone, Limited Commercial District

I am a resident in the South Jubilee neighbourhood and I support this rezoning to include a permit for a storefront cannabis retailer.

Thank you,

Nick Stinson

NO. 20-009

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-4 Zone, Fort Street Commercial (Cannabis) District, and to rezone land known as 1881 Fort Street from the C-1 Zone, Limited Commercial District to the C1-4 Zone, Fort Street Commercial (Cannabis) 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. 1213)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.97 C1-4 Zone, Fort Street Commercial (Cannabis) District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.96 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1881 Fort Street, legally described as PID: 003-483-495, Lot 1, Section 76, Victoria District, Plan 26670, and shown hatched on the attached map, is removed from the C-1 Zone, Limited Commercial District, and placed in the C1-4 Zone, Fort Street Commercial (Cannabis) District.

READ A FIRST TIME the **17th** day of **September** 2020

READ A SECOND TIME the **17th** day of **September** 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 4.97 – C1-4 ZONE, FORT STREET COMMERCIAL (CANNABIS) DISTRICT**4.97.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the C-1 Zone, Limited Commercial District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

4.97.2 Size & Location of Uses

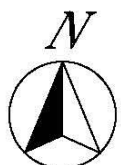
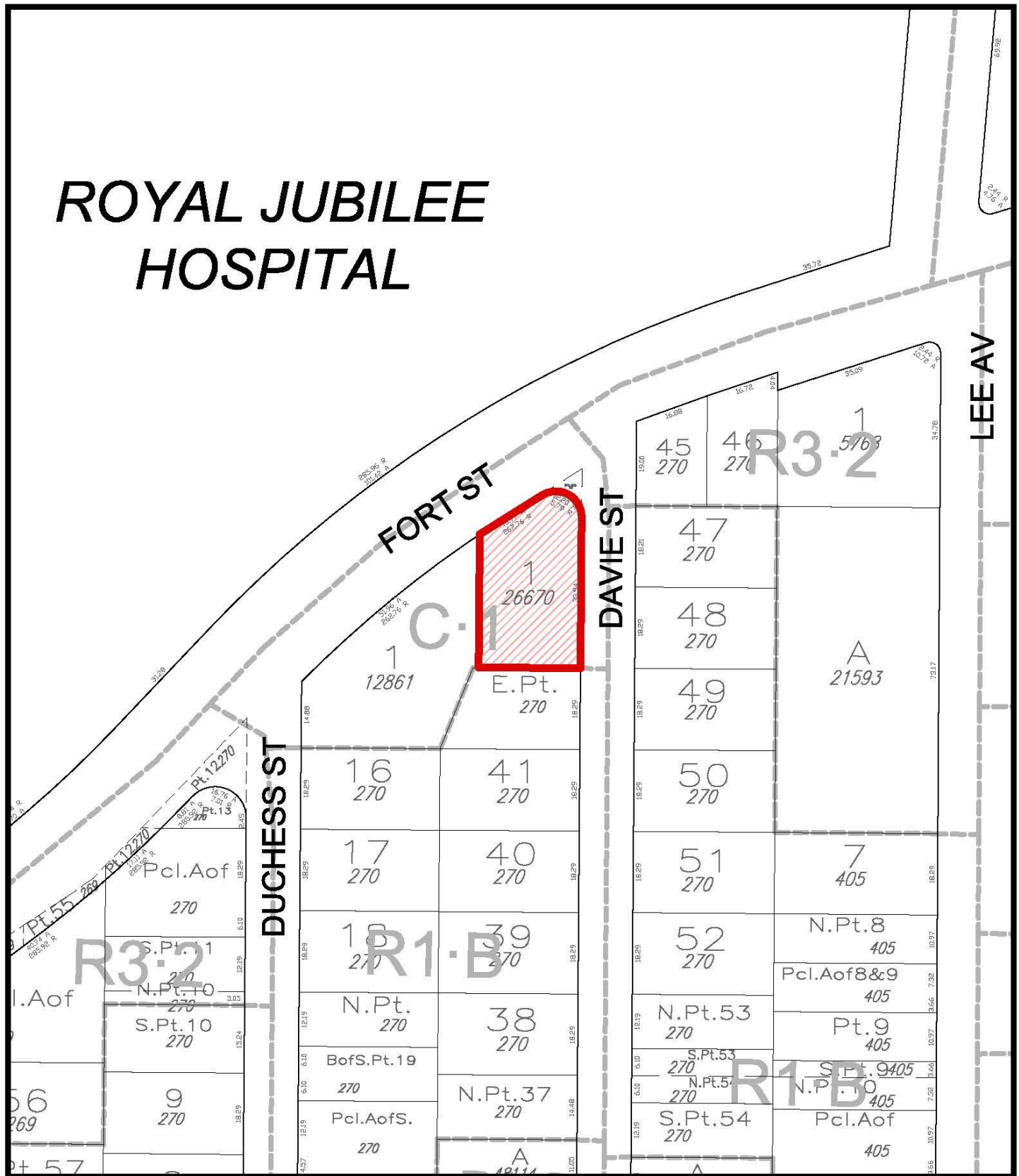
A storefront cannabis retailer must:

- a. be located on the ground floor
- b. not occupy more than 88m²; and
- c. not occupy more than 6.0m in length of a building facing Fort Street.

4.97.3 General Regulations

- a. Subject to the regulations in this Part 4.97, the regulations in the C-1 Zone, Limited Commercial District apply in this Zone.

ROYAL JUBILEE HOSPITAL



1881-1885 Fort Street
Rezoning No.00713

F. BYLAWS

F.4 Bylaw for 2615-2629 Douglas Street: Heritage Designation Application No. 00187

Moved By Councillor Young
Seconded By Councillor Alto

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

1. Heritage Designation (2615-2629 Douglas Street) Bylaw No. 20-052

CARRIED UNANIMOUSLY



Council Report

For the Meeting of September 17, 2020

To: Council **Date:** September 11, 2020
From: C. Coates, City Clerk
Subject: 2615-2629 Douglas Street: Heritage Designation Application No. 00187

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Heritage Designation (2615-2629 Douglas Street) Bylaw No. 20-052

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-052.

The issue came before Council on February 27, 2020 where the following resolution was approved:

2615-2629 Douglas Street: Heritage Designation Application No. 00187

That Council approve the designation of the property located at 2615-2629 Douglas Street, specifically the original 1971 exterior of the historic building described in the attached Statement of Significance, in accordance with plans dated February 13, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chris Coates'.

Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

A handwritten signature in black ink, appearing to read 'Cecilia Denbigh'.

Date: September 11, 2020

List of Attachments:

- Bylaw No. 20-052

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

**I.1.b.j 2615-2629 Douglas Street: Heritage Designation Application
No. 00187 (Burnside-Gorge)**

Moved By Councillor Thornton-Joe

Seconded By Councillor Dubow

That Council approve the designation of the property located at 2615-2629 Douglas Street, specifically the original 1971 exterior of the historic building described in the attached Statement of Significance, in accordance with plans dated February 13, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

F.8 2615-2629 Douglas Street : Heritage Designation Application No. 00187
(Burnside-Gorge)

Committee received a report dated February 13, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis and recommendations regarding an application to designate the 1971 exterior of the Victoria Press Building as a Municipal Heritage Site.

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That Council approve the designation of the property located at 2615-2629 Douglas Street, specifically the original 1971 exterior of the historic building described in the attached Statement of Significance, in accordance with plans dated February 13, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY



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: Heritage Designation Application No. 000187 for 2615-2629 Douglas Street

RECOMMENDATION

That Council approve the designation of the property located at 2615-2629 Douglas Street, specifically the original 1971 exterior of the historic building described in the attached Statement of Significance, in accordance with plans dated February 13, 2020, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the 1971 exterior of the property located at 2615-2629 Douglas Street, also known as the Victoria Press Building. The Late Modern style commercial building was built in 1971 and contributes to the historic character of the Burnside Gorge Neighbourhood.

The designation of this building is generally consistent with Section 8: "Placemaking: Urban Design and Heritage" of the *Official Community Plan* (2012), with Section 8, "Heritage" of the *Burnside Gorge Neighbourhood Plan* (2017) and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its October 8, 2019 meeting and it recommended that Council consider approving the designation of the property.

BACKGROUND

Description of Proposal

The property located at 2615-2629 Douglas Street, also referred to as the Victoria Press Building, is a three-level Late Modern style office building built in 1971 and designed by

architecture firm Moody Moore Duncan Rattray Peters Searly Christie. The exterior façade of the building has maintained much of its original appearance since its construction. Its character-defining elements include its location on Douglas Street; continuous use by Victoria Press Ltd.; its commercial form, scale and massing expressed by a symmetrical, rectilinear form; its Late Modern style elements including pre-cast concrete panels, exposed aggregate stucco cladding, full height central entryway with rounded pre-cast concrete walls and smoked-glass recessed fixed-pane windows. The Statement of Significance also identifies the 1973 red and yellow cedar carvings in the lobby of the building as character-defining elements; however, the applicant does not own the sculptures. The applicant continues to negotiate with the owners to retain the sculptures in situ; however, there is a possibility they will be relocated in future. The building has heritage value as a symbol of 150 years of print journalism in Victoria and for its unique architectural expression. The building is occupied by the Times Colonist, established in 1980 through a merger of the British Colonist and the Victoria Daily Times.

The application for heritage designation is one of several related applications to facilitate the comprehensive \$26.5 million renovation of the 130,000 square foot Victoria Press Building into a campus-style “destination office complex”.

The site is subject to a rezoning application to permit the conversion of the print reel room and press hall at the southeast corner of the building into a brewpub and distillery. The applicant has also applied for a building permit (#055060) for the overall renovations, which includes a large seismic upgrade consisting of two large concrete cores connected to bedrock and new pile foundations and steel “drag struts” installed in the upper floors to connect the existing concrete structure to the new concrete cores. Concurrent with the application for heritage designation, the applicant has applied for a 10-year tax exemption to assist with the cost of seismic upgrading and make the overall project financially feasible.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses. The heritage designation, in conjunction with the proposed tax exemption, will facilitate a project that represents an important step towards realizing the City's planned vision for Humber Green. Humber Green is a district that includes all properties between Douglas Street, Hillside Avenue, Blanshard Street and Bay Street. The planned vision for Humber Green, as described in the *Burnside Gorge Neighbourhood Plan*, is a complete transformation from the current pattern of car-oriented commercial land uses to a walkable, transit-oriented, high density, mixed commercial and residential community that will become the northern gateway to downtown.

Condition/Economic Viability

The building is in good physical condition according to the applicant's heritage consultant.

ANALYSIS

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

Official Community Plan

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

Goals

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

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

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

8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Burnside Gorge Neighbourhood Plan

The designation of the building is consistent with Section 4.1, "General Policies for Land Management and Development", and Section 8, "Heritage", which state:

4.1.6. *Encourage the conservation of important heritage buildings: Burnside neighbourhood contains important heritage buildings and sites of the Coast Salish people, the neighbourhood's agricultural, residential, and industrial history, and the natural and recreational history of the Gorge Waterway.*

8.1.2. *Consider future additions to the City's Register of Heritage Properties in consultation with property owners...*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a City-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The

thematic framework recognizes a broad range of values under which City-wide themes can be articulated. A Heritage Value Assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Architectural Modernism in Victoria

Over a decade ago, heritage staff and a heritage consultant undertook a formal study of modernist architecture in Victoria, resulting in a Statement of Significance document (attached) entitled *Modernism in Victoria 1945-1975*. In 2008, City Council endorsed the expansion of the heritage program to recognize significant historic resources built from 1945-1975. As part of the Council motion, eleven modernist buildings were added to the City's Heritage Register, with one since being demolished (the Royal Bank Building at 1501 Douglas Street across from City Hall). Since 2008, only one modernist building has been heritage-designated: the Floral Chapel of the McCall's Funeral Home, located at 1400 Vancouver Street / 952 Johnson Street.

Modernist architecture originated towards the end of the 19th century in response to rapid technological change and a desire to create a purely functional, undecorated "International Style" of architecture. It did not become popular and widespread until after World War 2. Like many cities, Victoria was strongly affected by the demobilization of many thousands of troops returning from overseas. Its population more than doubled between 1946 and 1966. There was a corresponding demand for inexpensive housing and new buildings. The post-war era was an optimistic time in which many social changes occurred and traditional institutions and values were disrupted. Modernist architecture, with its emphasis on new technologies and building techniques, innovative design, function over form and efficient use of resources, was the ideal style to exploit the post war construction boom.

Modernist architecture in Victoria displayed the influence of international trends and trends from Vancouver, but differed from other cities in the way it respected historic buildings, either on the same site or in the surrounding area. Modernist architecture in Victoria was more contextually sensitive. Modernist buildings in Victoria, including the Victoria Press Building, achieved a balance between traditionalism and modernization that was ahead of its time. Character-defining elements of the modernist movement in Victoria include the following:

- the influence of the International Style, with the use of modern materials and a clean-line aesthetic displaying such features as exposed structural elements, curtain walls, flat roofs and ground floor podiums
- the use of materials such as: exposed concrete, stucco and metal sash windows in commercial and institutional applications, and the use of natural materials such as wood and stone in residential designs
- individual projects that display personalized influences such as Japanese design and the work of Frank Lloyd Wright
- a careful and integrated approach to the conservation of earlier buildings within an urban design context.

Resource Impacts

Heritage designation of 2615-2629 Douglas Street will enable the applicant's Tax Incentive Program Application (#00030) to proceed.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its October 8, 2020 meeting and was recommended for approval. The Panel recommended that ownership of the lobby sculptures be clarified. The applicant has since confirmed that they do not own the sculptures.

Statement of Significance

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


CONCLUSIONS

This application for the heritage designation of the Victoria Press Building located at 2615-2629 Douglas Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial development from the 20th century. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 2615-2629 Douglas Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000187 for the property located at 2615-2629 Douglas Street.

Respectfully submitted,

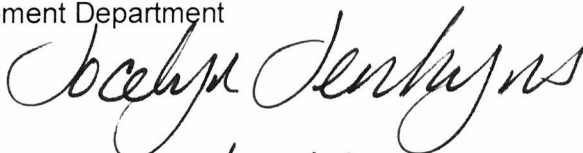


John O'Reilly
Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

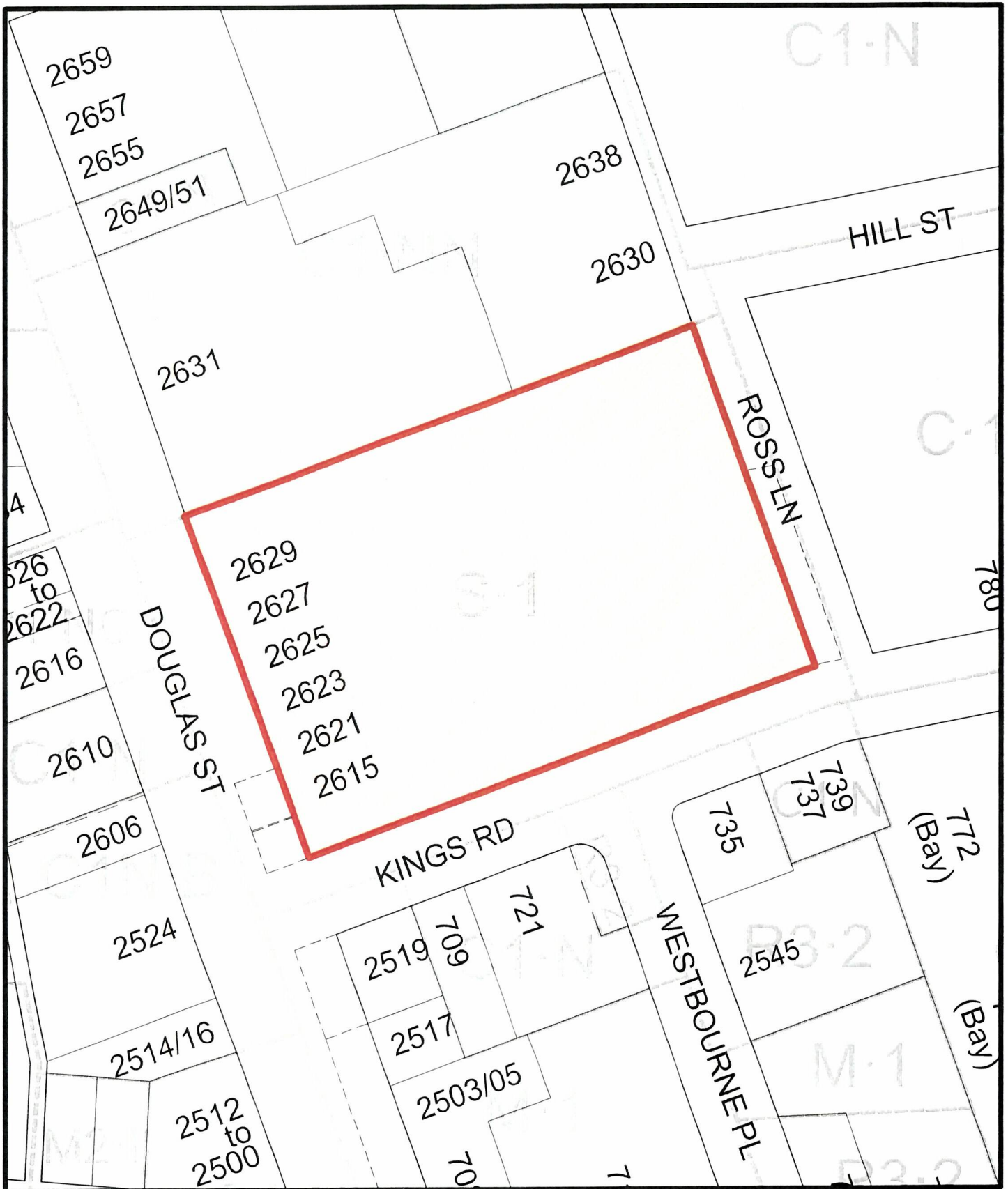
Report accepted and recommended by the City Manager:



Date: Feb 18, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance, dated February 2018
- Attachment E: Architectural Plans, dated February 13, 2020
- Attachment F: Letter from the applicant, date stamped September 16, 2019.
- Attachment G: Statement of Significance, Modernism in Victoria 1945-1975
- Attachment H: Council Motion dated 15 May 2008
- Attachment I: Heritage Advisory Panel Minutes, October 8, 2019.



2615 - 2629 Douglas Street
Heritage Designation No. 000187



CITY OF
VICTORIA
180

2615-2629 Douglas Street



Main Entrance

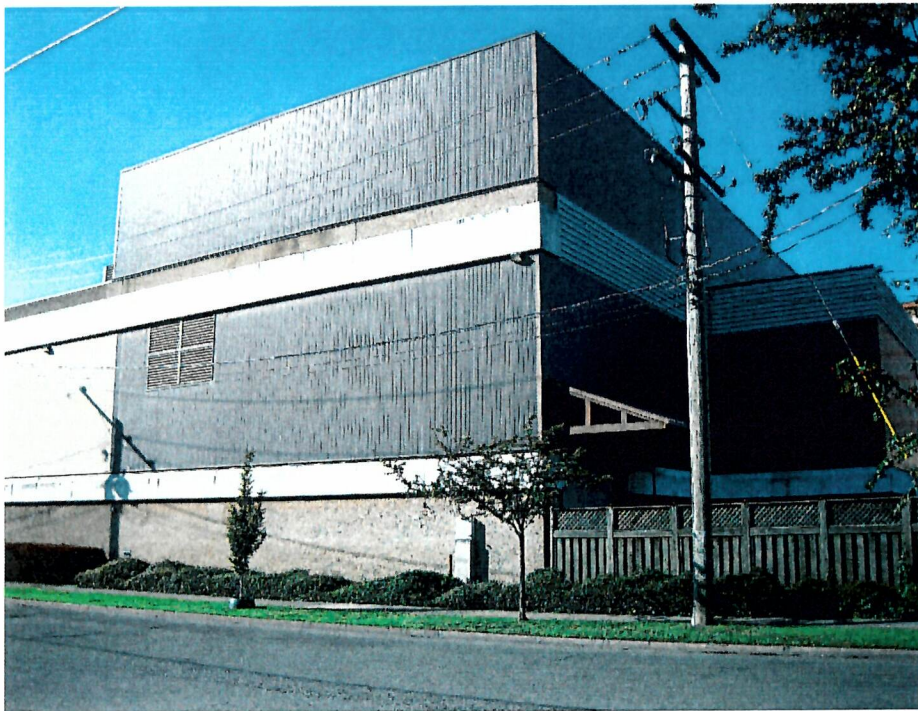


Front (west) elevation

2615-2629 Douglas Street



Side (south) elevation



Side (south) elevation print reel room

2615-2629 Douglas Street



Rear (east) elevation



Rear (east) elevation

2615-2629 Douglas Street



Godfrey Stephens Sculptures in Main Lobby



VICTORIA PRESS BUILDING

2621 DOUGLAS STREET, VICTORIA

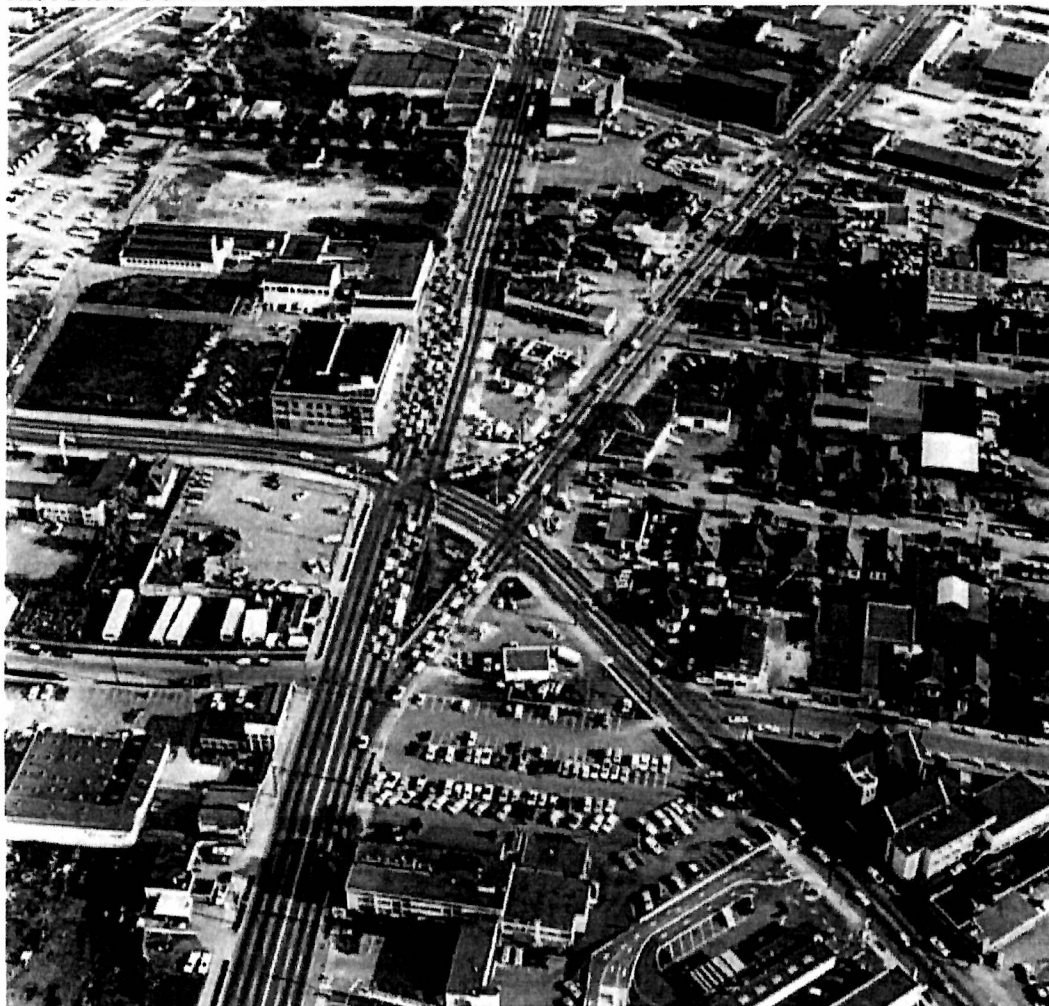
STATEMENT OF SIGNIFICANCE

FEBRUARY 2018

DONALD LUXTON
AND ASSOCIATES INC



1.1 HISTORIC CONTEXT: POSTWAR MODERNISM IN VICTORIA



Aerial of Douglas Street showing clearing for Victoria Press Building (top left), 1970, City of Victoria Archives M08575

After the conclusion of World War II, North America began to settle into a prolonged period of relative peace and economic prosperity. As a wartime defense centre and Canada's major west coast naval port, Victoria was especially affected by the demobilization of thousands upon thousands of troops, returning from duties overseas. The once sleepy Victoria grew rapidly, and the city's population more than doubled between 1946 and 1966. In addition to the returning veterans, a pent-up demand for cheap housing, the baby boom, ready availability of automobiles, improved ferry access to the mainland (beginning in 1960), and new consumer confidence also contributed to the unprecedented growth of the city. Through the postwar period, large tracts of suburban housing were built across the region, turning downtown Victoria into an increasingly active urban core. Within this new urban context, there was a widespread acceptance of modernist architecture. Easy to build, inexpensive, economical of scarce materials, and expressive of new technology, this new type of construction rejected traditional architectural styles and provided the means to re-conceive the city in a response to current social, political and economic conditions.

STATEMENT OF SIGNIFICANCE: VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA

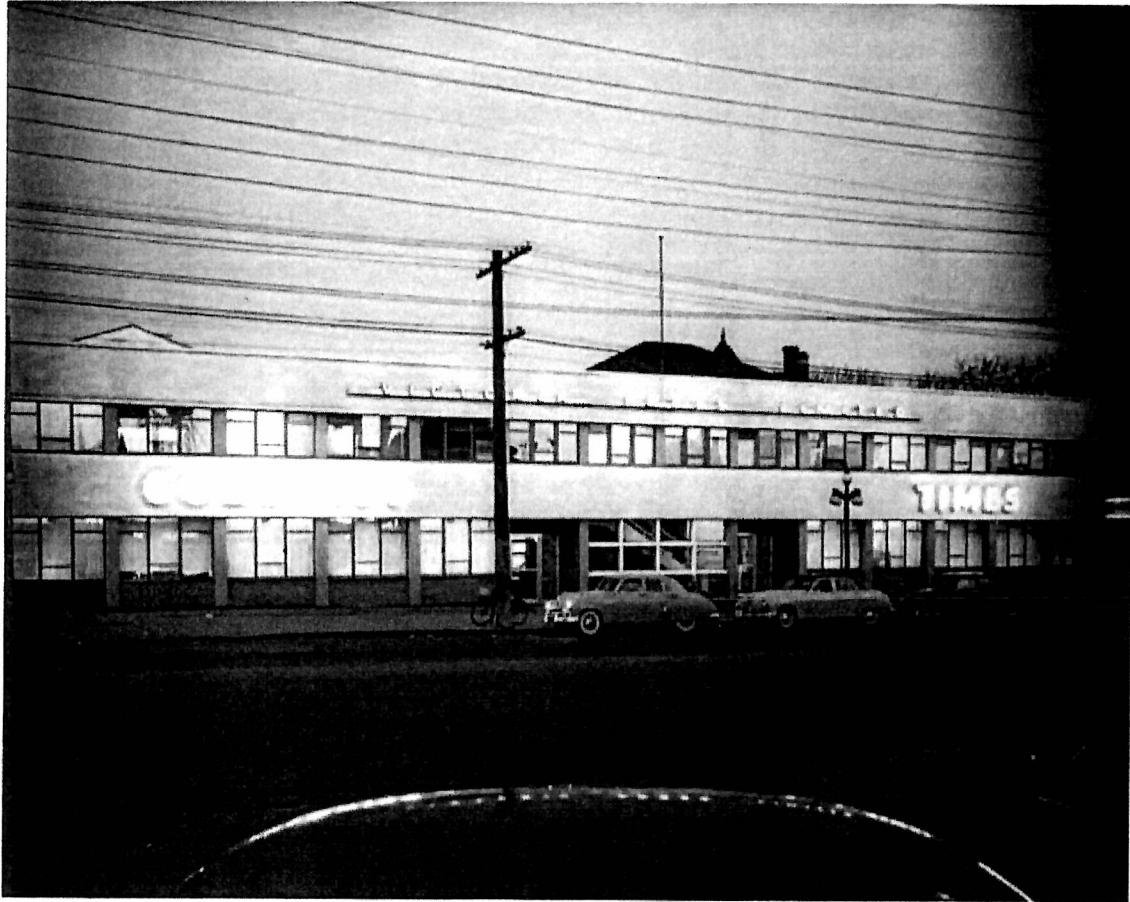
The legacy of postwar modernist architecture in Victoria is distinctly different from that of Vancouver. The differences arise in two key areas, first in the careful integration of Victoria's historic building stock within the urban context and the subsequent rise of the heritage preservation movement, as well as the development of highly idiosyncratic variations on modernism by several key architects. Victoria has long been characterized by an expectation of social conservatism. The seat of government and the military, cut-off from the mainstream of commercial activity, and perceived as a retirement community, Victoria could be considered a surprising place to find an effective and intellectual response to the postwar global trends in modern architecture. In most major North American cities, modernism was coupled with contempt for historic buildings, which were perceived as something to be swept away rather than valued. In Victoria, the introduction of modernism was characterized by a period of transition between the traditional, British ideas of architecture and a determination to rejuvenate and modernize the city. Here, a careful balance was achieved between traditionalism and modernism that, in retrospect, was far ahead of its time, and a model for current thoughts about sustainability.

As the city grew, new services were naturally required. Banks, hospitals, and schools had to be constructed rapidly in the first few years after the end of the War. The Victoria Press Building was one of the larger structures built during this time, a testament to the newspaper's importance to Victoria. Since 1858, through more than 150 years of Victoria's history, its newspaper, the *Times Colonist* (a result of the 1980 merger of the *British Colonist* and the *Victoria Daily Times*), has been the main source of information for Victorians. The *Colonist* newspaper has been produced in a number of locations across the city, though since 1951, it has been run out of an architecturally modern building along the 2600-block of Douglas Street, which was rebuilt in a larger, more prominent form in 1971, resulting in the building that remains standing at 2621 Douglas Street.



City of Victoria Archives
Chestnut trees soon to make way for new Victoria Press building on grounds of old North Ward School, ca. 1970, City of Victoria Archives M02313

1.2 *TIMES COLONIST*



First Victoria Press Building, 2631 Douglas Street, 1951, British Columbia Archives I-02427

The roots of the *Times Colonist* are older than the city of Victoria and indeed, Canada itself, planted over 150 years ago. Throughout the decades, the respective newspapers, in their various iterations, were managed and edited by four B.C. premiers, two city mayors and one senator.

The first version of the paper was a weekly whose first edition of 200 copies, dated December 11, 1858, was just four pages long; the first copy went to the paper's first subscriber, Edward Cody Johnson. The paper expanded to three times a week in 1859 and in 1860, it became the *Daily British Colonist*. In 1863, the paper was sold to a group of five employees under the name Harris and Co., as other morning newspapers started appearing to challenge the *Colonist*. By that time, the paper had replaced the flatbed press with a Hoe Cylinder Press that could print 1,000, four-page papers an hour.

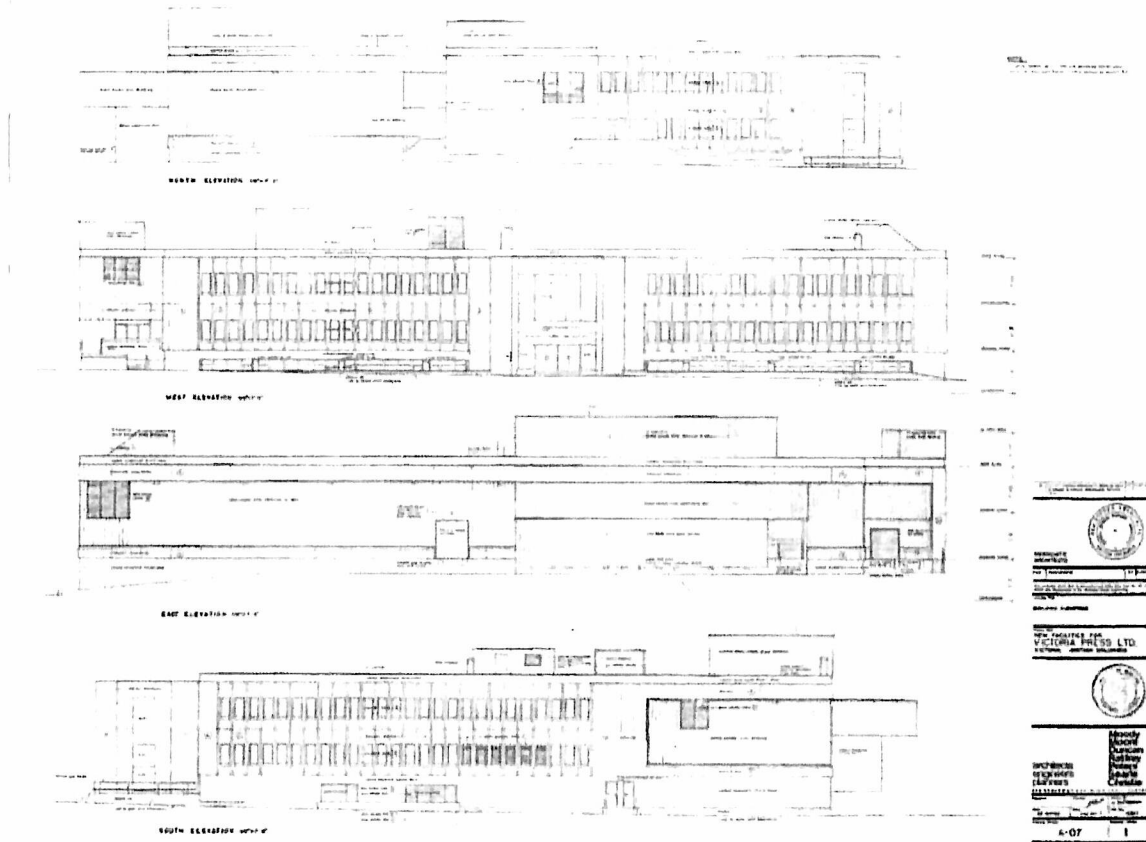
The newspaper moved into new quarters on the west side of Government Street across from Trounce Alley where a new press was installed, but the rollers were still hand-cranked. These technological challenges were repeated throughout the newspaper's history. In 1862, the first merger in the history of the newspaper occurred: *The Chronicle* had bought out the newly formed *Press* after the two papers waged a costly war that left both on the verge of bankruptcy. *The Colonist* and *The Chronicle* merged under the name *Daily British Colonist and Morning Chronicle*

and David W. Higgins and T.H. Long became the proprietors. The editor, as of 1869, was John Robson, a future premier, who believed in keeping the Sabbath – resulting in there being no work on Sunday for paper workers and therefore no Monday paper. There were a few exceptions, such as reporting the imminent death of Queen Victoria in 1901, but the newspaper adhered to the no-Monday rule until 1983, when it became the first B.C. paper to publish seven days a week. In 1873, the *Colonist* built a new four-storey building on Government Street where the Bedford Regency Hotel now stands, and added new steam-run presses.

On January 1, 1887, the *Colonist* dropped the word 'British' from its nameplate and became simply the *Daily Colonist*. By then it faced significant competition from the *Victoria Daily Times*, which made its first appearance on June 9, 1884, as an afternoon rival to the morning *Colonist*. In the days when newspapers identified themselves with political parties, the *Times* was the first Liberal paper in British Columbia. In 1914, the *Times* was established in a building at Fort and Broad Streets (formerly the site of the Busy Bee Saloon) that was considered to be the finest newspaper building in the Dominion. It remained the newspaper's home for more than 40 years. In the 1890s the *Colonist* moved as well - to the east side of Broad Street between Yates and View Streets with a press run of 20,000 an hour. In 1892, it was sold to James Dunsmuir, who formed The *Colonist* Printing & Publishing Co. Ltd. Dunsmuir, the son of coal baron Robert Dunsmuir and a future premier, bought the newspaper to bring its editorial policy more in line with government views. The *Daily Times*, meanwhile, had been sold to the Spencer family, of local department store fame. Financially, it was the weaker of the two dailies, but was saved when ownership passed out of local hands.

In 1950, Calgary publisher Max Bell bought the *Colonist* and the *Daily Times* and brought them under a single corporate umbrella, Victoria Press Ltd. In May 1951, the papers moved from their old downtown locations to a new building at 2631 Douglas Street, next door to the present operation. They moved into a new building at 2621 Douglas, the site of the old North Ward School, in 1972. The papers' business and printing operations were merged, but the newsrooms stayed separate even as Bell brought them into the new FP Publications Ltd. in 1959. That changed in 1980 when Thomson Newspapers bought FP and merged the Victoria papers into the *Times Colonist*, with a morning and afternoon edition. The first edition of the new *Times Colonist* appeared on September 2, 1980. In 1983, the afternoon edition was dropped and the *Times Colonist* became a seven-day-a-week morning newspaper. In 1998, Southam Newspapers bought the *Times Colonist* from Thomson, and in 2000, CanWest Publications became the paper's owner when it bought the Southam group.

1.2 ORIGINAL ARCHITECTS: MOODY MOORE DUNCAN RATTRAY PETERS SEARLE CHRISTIE



Moody Moore Duncan Rattray Peters Searle Christie plans of the Victoria Press Building, February 20, 1971

The partnership between Herbert Moody and Robert Moore, which became known as Moody Moore Architects, and, later, MMP Architects, began in 1936. Moody graduated from the University of Manitoba with a Bachelor's degree in architecture in 1926. His experience in the field consisted of more than two years with the firm of Derby and Robinson in Boston (from 1925 to 1928) and nearly five years work as a draftsman for the Toronto office of Sproatt and Rolph. This term ended in 1933 when a Depression-related work slowdown resulted in layoffs; Moody returned to Winnipeg and soon registered with the Manitoba Association of Architects. Before joining with Moody, Moore – who had graduated with a Bachelor's degree in architecture from the University of Manitoba in 1931 – had completed two years of apprenticeship with the firm of Northwood and Chivers in Winnipeg, having registered as an architect with the Manitoba Association of Architects in December 1934.

Given the ongoing economic crisis, undoubtedly business was, at first, difficult to come by for the young practice. The firm's modern outlook was magnified when Moody and Moore were given the opportunity to design new Hudson's Bay Store in Edmonton on the site of the previous (1893 and 1912) stores. With its signature rounded corners, black Quebec granite, Manitoba Tyndall limestone, glass blocks and stainless steel exterior this project was a jewel of the Art Moderne style, which had to be constructed in three contained sections so as not to disrupt trade. This project led to Moody and Moore later being commission to design Bay stores in Montreal, Banff and Kamloops.

STATEMENT OF SIGNIFICANCE: VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA

The arrival of the Second World War in 1939 affected the new partnership significantly. At this point Moody felt obliged to enlist and from 1940 to 1945, he served overseas with the Royal Canadian Engineers Army 3rd Division, achieving the rank of Major. Moody was stationed first at the Debert Military Camp in Nova Scotia – where he designed facilities for the base – and then travelled to England and France where he designed additions to military hospitals and other buildings for wartime use and, later, he spent time on repair work.

The mid-century years brought many successes and the partnership took on a fairly consistent character: it was well known that while Moody concentrated on the design of their projects, Moore was the business talent behind the successful practice, ensuring that the projects were done properly and on time. Versatile in its range of abilities, during this period Moody Moore also came to specialize in hospital, laboratory and other medical facilities – a natural development given Moody's wartime experience. Education was another early area of expertise for Moody and Moore. In the early postwar period, they designed a plethora of educational facilities, though perhaps the most significant of these was the firm's work in the early 1970s (around the time the Victoria Press Building was designed) on the expansion of the University of Winnipeg.

In 1969, Moody Moore Architects combined with the firm of Duncan Rattray Peters and Searle (formed in 1963) to become Moody Moore Duncan Rattray Peters Searle Christie, Architects, Engineers and Planners. In the past few years, the descendant of Moody Moore Architects and Moody Moore Duncan Rattray Peters Searle Christie – MMP Architects – has branched into multi-family and low-rise residential design, as well as hotel construction, while continuing to work in such areas as retail architecture, healthcare and education.

2.0 STATEMENT OF SIGNIFICANCE



Name: Victoria Press Building

Address: 2621 Douglas Street, Victoria, British Columbia

Architect: Moody Moore Duncan Rattray Peters Searle Christie

Date of Construction: 1971

Description of the Historic Place

The Victoria Press Building is a linear two-storey, flat-roofed building located along Douglas Street in Victoria's Burnside neighbourhood. The building is characterized by its Late Modern architectural style with pre-cast concrete panel cladding and a prominent, sculpted entryway.

Heritage Value of the Historic Place

The Victoria Press Building is significant for its direct association with the *Times Colonist* newspaper, as its purpose built headquarters, as well as the evolving nature of the newspaper industry, in particular during the mid to late twentieth century. Built in 1971, the building is additionally valued for its eclectic Late Modern architectural style, as designed by the architectural firm of Moody Moore Duncan Rattray Peters Searle Christie.

The Victoria Press Building is significant for its association with the *Times Colonist* newspaper, for which it was purpose built. The *Times Colonist* was created by the 1980 merger of the *British Colonist*, which began serving the people of Victoria in 1858, and the *Victoria Daily Times*, which began publishing in 1884. The *British Colonist* was founded by Amor De Cosmos, who went on to become the second premier of British Columbia. Coinciding with British Columbia's centennial as a Province of Canada, the new Victoria Press Building was constructed along Douglas Street in 1971. The *Times Colonist* newspaper exists today as the oldest daily newspaper in Western Canada and the building remains a venerable symbol of the importance of the paper to Victoria's history since the middle of the nineteenth century.

The Victoria Press Building is additionally significant for its association with the mid-century developments in the newspaper industry. Victoria Press Ltd. was established in 1950 when Max Bell bought the *British Colonist* and the *Victoria Daily Times* and brought them under a single corporate

STATEMENT OF SIGNIFICANCE: VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA

umbrella. In other 'two-newspaper cities' across North America, similar consolidations were occurring in response to the rising costs of producing newspapers and the changing technologies surrounding their production, such as the merging of the mechanical and financial departments of the *Vancouver Sun* and *Vancouver Province* in 1958. The first Victoria Press Building was constructed next door to the current structure in 1951, before expansion and new processing technologies required the construction of this new and larger building in 1971.

Designed in 1971 by the architectural firm of Moody Moore Duncan Rattray Peters Searle Christie, the Victoria Press Building is valued for its Late Modern architecture, with Formalist design elements. The building displays classic Modern tenets including its clean, linear design, which eschews excessive adornments, and its celebration of new building technologies, especially regarding concrete. The concrete materials on the building, specifically the technical pre-cast panels, enhance its streamlined, Modern appearance. Its simple Modern design was influenced by Formalism, which was a short-lived style used primarily for high-profile cultural, institutional and civic buildings. Though Formalism tended to reject the simple and streamlined tenets of Modernism, as well as the heavy Brutalist forms that were gaining popularity through the 1960s and 1970s, the style was cleverly implemented in cooperation with its stylistic relatives on the Victoria Press Building. Formalism highlighted Classical proportions and elements, but also incorporated new concrete technologies, which often resulted in sculpted forms. This is displayed on the curved full-height walls on either side of the front entryway. The building remains a refined and rare example, outside of Winnipeg, of the work of Moody Moore Duncan Rattray Peters Searle Christie, who were known for their institutional commissions. The building continues to be a significant contribution to the architectural landscape of Victoria's downtown/Burnside neighbourhood.

Character-Defining Elements

The elements that define the heritage character of the Victoria Press Building are its:

- location on along Douglas Street in Victoria's Burnside neighbourhood;
- continuous use by Victoria Press Ltd. since 1971;
- commercial form, scale and massing as expressed by its symmetrical rectilinear form, two-storey height, with full-basement level, and prominent central entryway;
- characteristics of the Late Modern style including its pre-cast concrete panels, exposed aggregate stucco cladding at the entry, roof and foundation lines, and its full-height central entryway with rounded pre-cast concrete walls, suggesting the influence of Formalism, which features a bell-cast stucco covered entry, red-tiled steps, and geometric metal handrails, which are also featured in the interior of the building;
- original smoked-glass recessed fixed-pane window assemblies designed to fit one per pre-cast panel across all elevations; and
- red and yellow cedar carvings by Godfrey Stephens, erected in 1973 in the lobby of the building.

RESEARCH SUMMARY

CIVIC ADDRESS: 2621 Douglas Street, Victoria, British Columbia

LEGAL ADDRESS: Lot 2, Section 4, Victoria, Plan 23740

HISTORIC NAME: Victoria Press Building

ORIGINAL TENANT: Victoria Press Ltd. (*Times Colonist* newspaper)

ARCHITECT: Moody Moore Duncan Rattray Peters Searle Christie

DATE OF CONSTRUCTION: 1971

RESEARCH SOURCES:

- British Columbia Archives
- City of Victoria Archives
- University of Victoria Libraries
- <http://www.mmparchitects.com/history/>



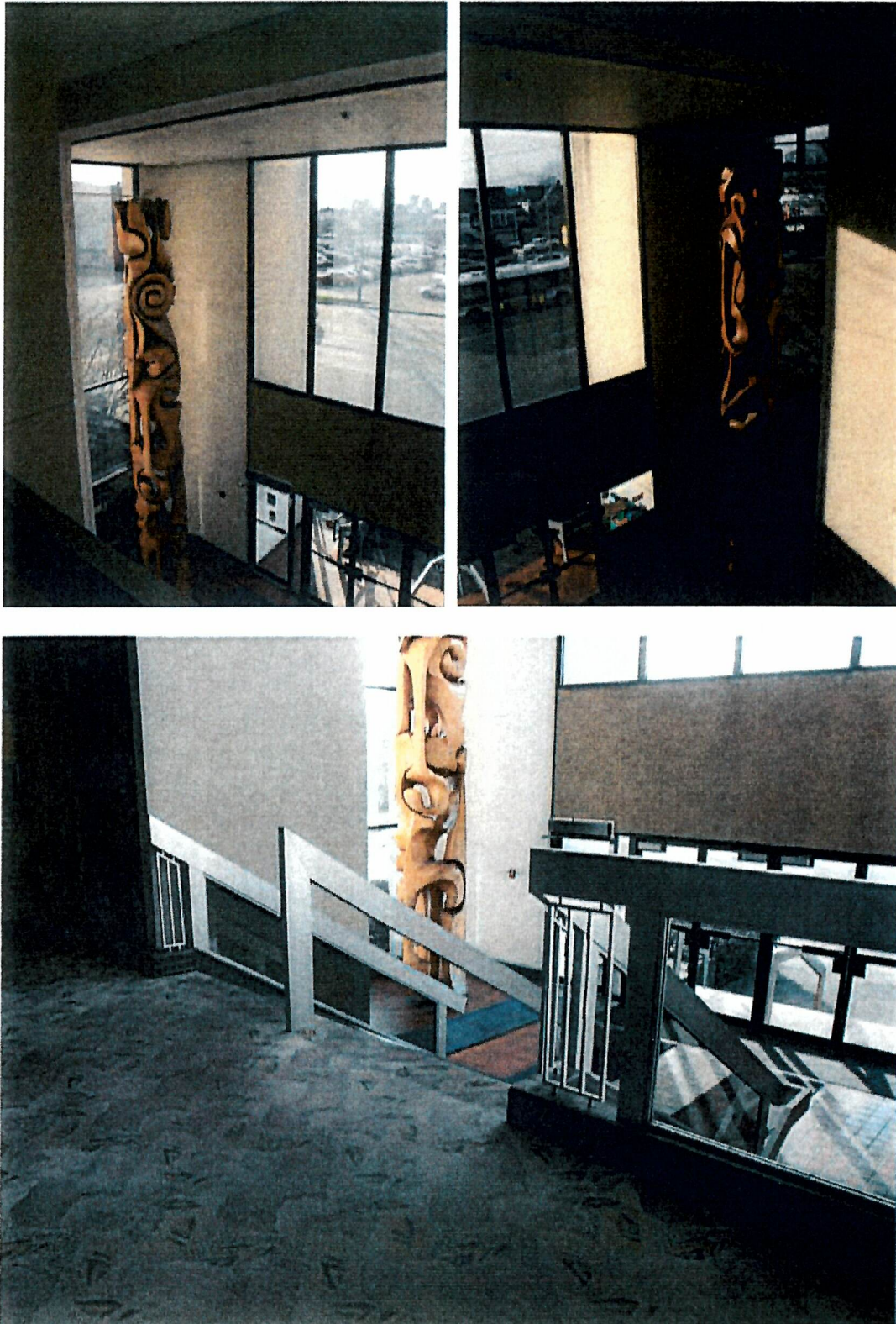
STATEMENT OF SIGNIFICANCE: VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA



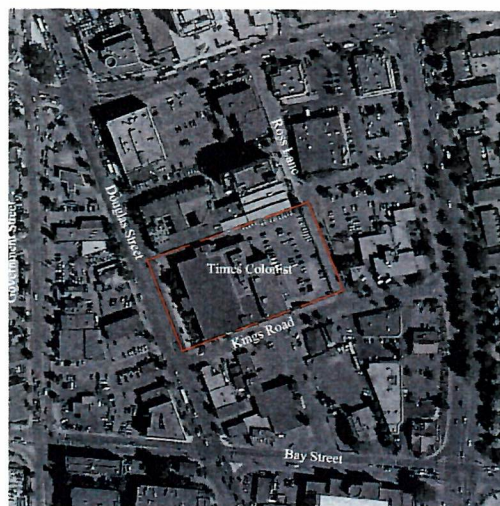
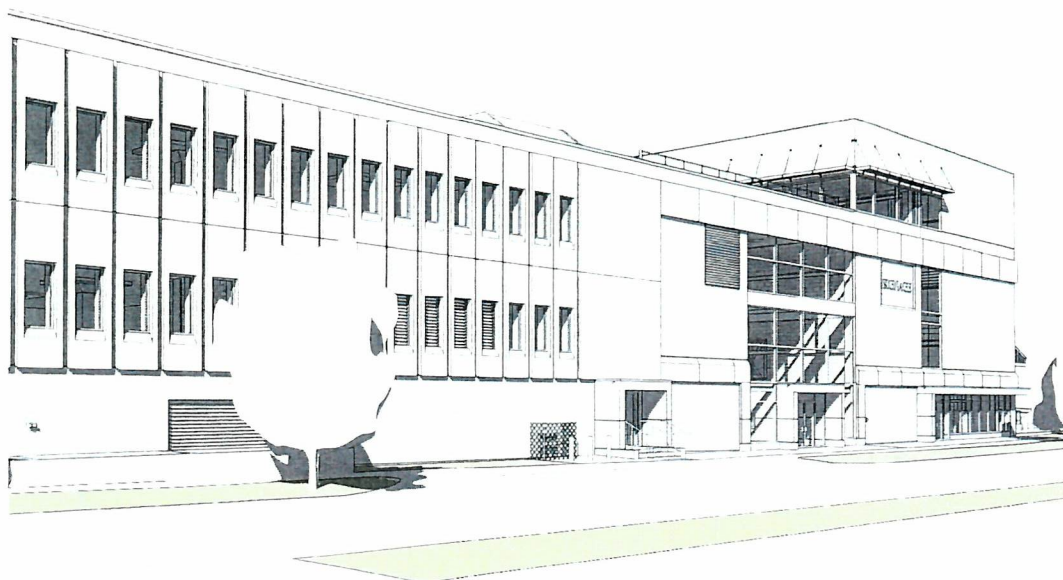
DONALD LUXTON & ASSOCIATES INC. FEBRUARY 2018



STATEMENT OF SIGNIFICANCE: VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA



DONALD LUXTON & ASSOCIATES INC. FEBRUARY 2018



LOCATION PLAN

Received
City of Victoria

FEB 13 2020

Planning & Development Department
Development Services Division

■ VICTORIA ZONING BYLAW SUMMARY

10. *Journal of the American Medical Association*, 1991; 266: 1111.

[illegible]

Year class	1982
Year 1 - Manufacturing	1.74
Year 2 - Manufacturing	0.90
Year 2 - Office	1.43
Year 3 - Manufacturing	0.95
Year 3 - Office	0.96
Total	5.97
Nonunion Total	2.44
Union Total (All 1982 employees)	14.00
1983	7.50

[illegible]

PROJECT DESCRIPTION

CTVHC ADDRESS
2615 DOUGLAS ST
VICTORIA, BC

LEGAL DESCRIPTION
LOTS 101-2, SECTION 4, VICTORIA PLAN 24746

REGISTERED OWNER
11 Evolution / Merchant House Capital David Jullienne
(992) 2010
2621 Douglas Street
Honolulu HI 96815-3104
Tel 452 david@merchanthousecapital.com

Address: 977 First Street
 Sacramento, CA 95811-3133
 Telephone: 916/224-6558
 Fax: 916/224-6558

STRUCTURAL CONSULTANT
R.H. Engineers
220 - 614 Tyler Road
Victoria B.C.
V8A 6N8
Leon Plets
(604) 385-7794
(604) 381-7900
info@rheng.com

MEETHEAN CONSULTANT
 Nuclear Mechanic
 100-1287 Esquimalt Road
 Victoria BC
 V8W 3P2
 Kevin Jackson
 250-680-2470
 250-685-5138
 k.jackson@shaw.ca

ELECTRICAL CONSULTING
Applied Engineering Ltd. Mr. Donald
7rd Floor, 1015 Balmoral St. : 250 381 n/21
Newcastle 100 : 250 781 n/11
NSW 1584. Tel. Mr. Donald at home : 011

LANE Inc. APF ARCHITECT
Manoj Chandra Grewal Inc.
2000 - 624 E. 15th Street Rd.
Victoria BC
V8Z 1G1
Scott Atkinson B.
1-250-412-2819
1-250-412-2892
scott@atkinsonarchitect.com

CIVIL CONSULTANT SURVEYOR
H. Anderson
4212 Stanford Ave.
Nashville, TN
615/4467

■ BUILDING CODE SUMMARY

MAJOR OCCUPANCY CLASSIFICATION
GROUP 1 OFFICE
GROUP 12 WAREHOUSE, MANUFACTURING

BUILDING AREA 4 728 SQM

BUILDING HEIGHT (STOREYS)

ACCESSIBLE FACILITIES
ACCESSIBLE ENTRANCE
ACCESSIBLE PARKING SPACES

CONSTRUCTION REQUIREMENTS

NONCOMBUSTIBLE CONSTRUCTION

SPRINKLERED BUILDING

■ LIST OF DRAWINGS

DP000	Project Data
DP001	Site Plan Proposed
DP002	Plans Proposed - First Floor
DP003	Plans Proposed - Second Floor
DP004	Plans Proposed - Third Floor
DP005	Plans Proposed - Roof
DP006	Elevations - North
DP007	Elevations - South
DP008	Elevations - East
DP009	Elevations - West
DP010	Site Analysis
DP011	Site Analysis
DP012	Analysis

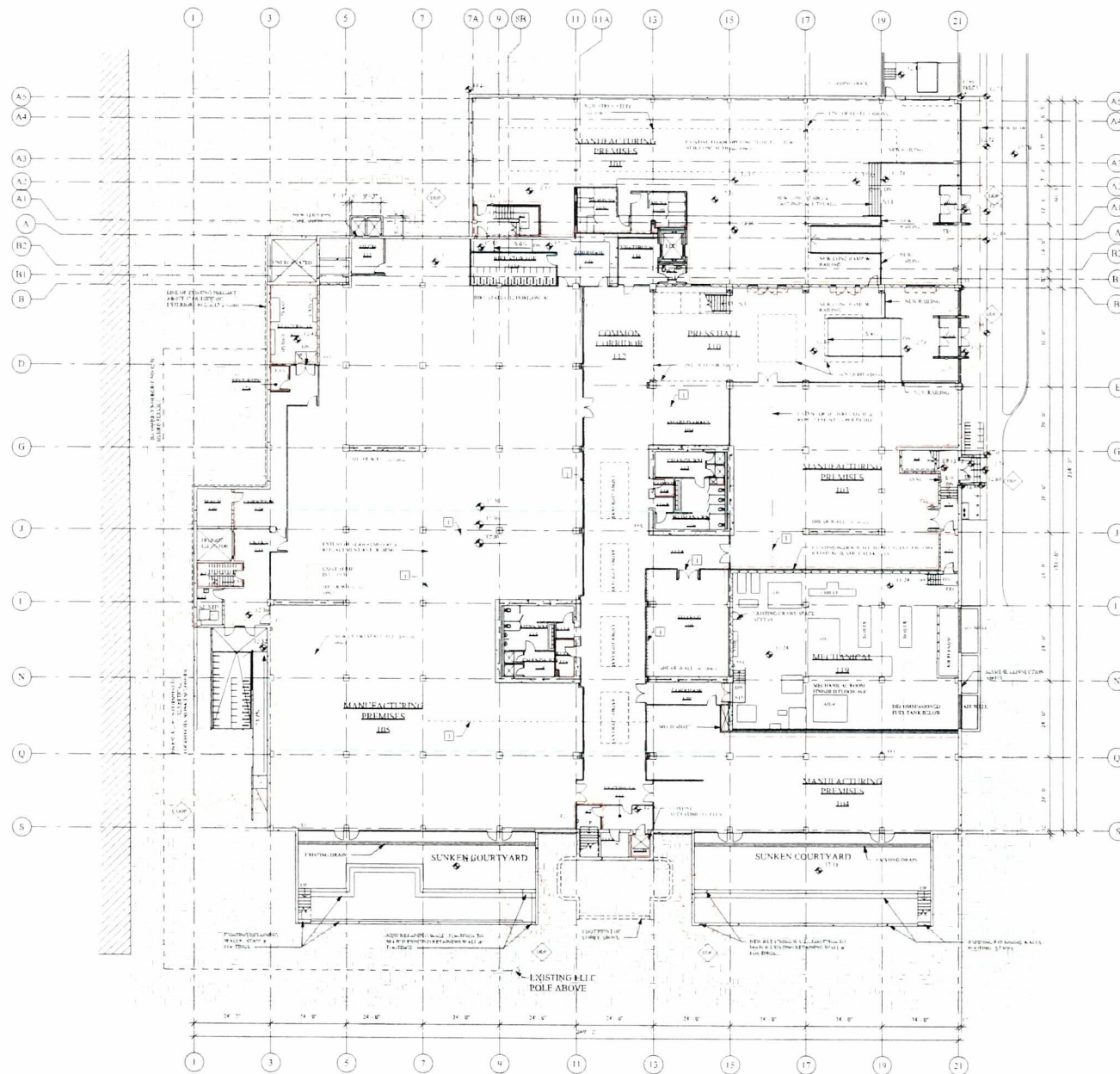
Victoria Press LTD

2621 Douglas St. Victoria
BC

Project Data

DP000

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-685-1367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5610



NOTES



Received
City of Victoria

FEB 13 2020

Planning & Development Department
Development Services Division

Date	10	Revision	10
Drawn By	12/09/19	Revised By	10
Check By	11/09/19	Revised By	10
Rev	11/09/19	Revised By	10
Rev	09/09/19	Revised By	10

Project	10 - 517	Project No.	10
Owner	5170	Owner No.	10
Rev	All indicated	Rev No.	10

NOT: Measurements are in feet and inches.

Victoria Press LTD

2621 Douglas St. Victoria
BC

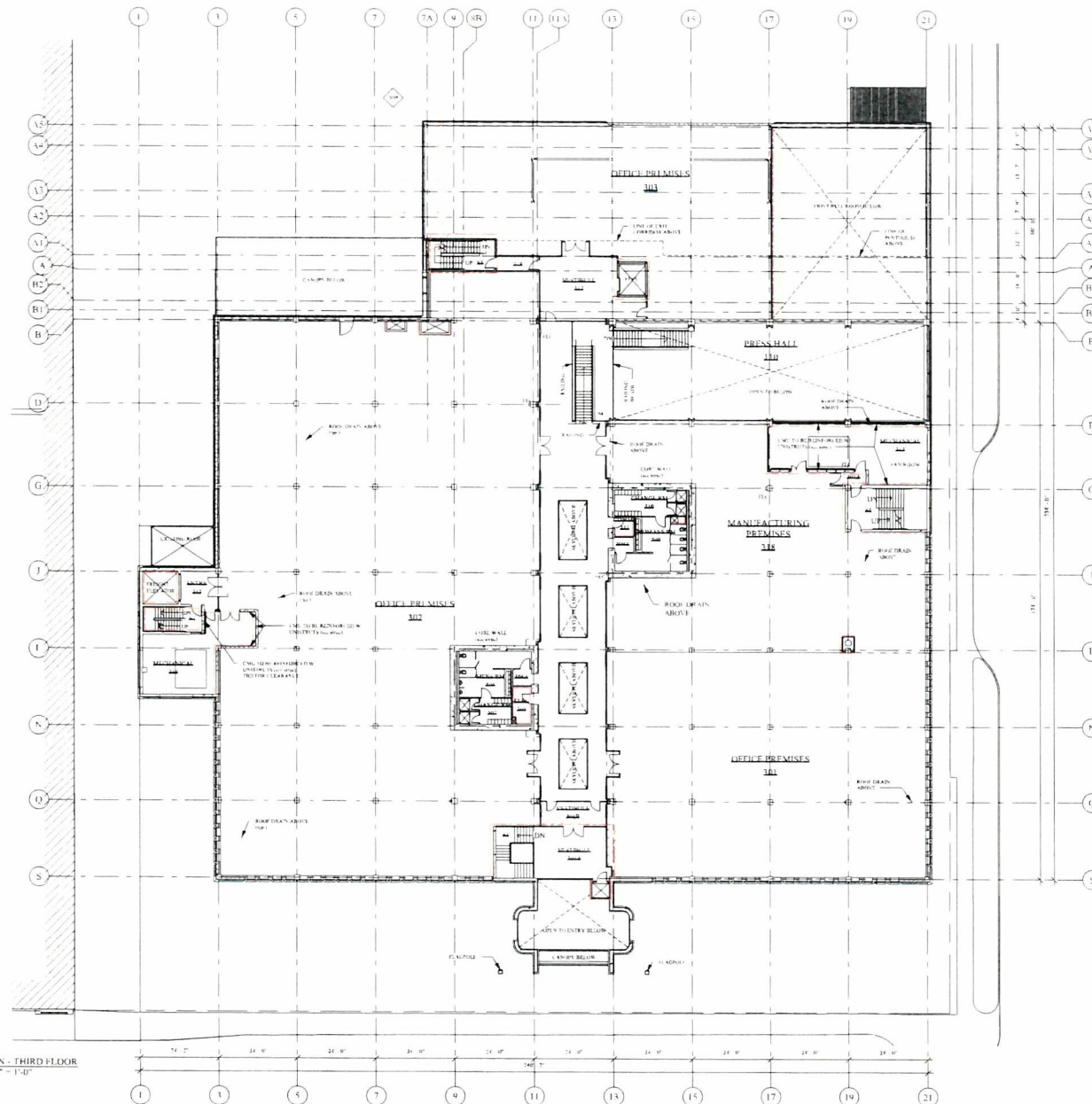
Plans Proposed -
First Floor



dhKa DP002

dhK Architects
Victoria
377 Fort Street
Nanaimo
102-5100 Duden Way, V8T 2K8 T 1-250-685-3367
102-5100 Duden Way, V8T 2K8 T 1-250-685-3367
102-5100 Duden Way, V8T 2K8 T 1-250-685-3367

1 PLAN - FIRST FLOOR
1/16" = 1'-0"



NOTES

1	APPROX. COORDINATE OF PLANT AND EQUIPMENT TO BE LOCATED IN THE BUILDING. SEE THE PLAN FOR THE LOCATION OF THE PLANT AND EQUIPMENT.
2	COLOUR CODE KEY:
3	COLOUR CODE KEY:

Received
City of Victoria

FEB 13 2020

Planning & Development Department
Development Services Division

Date:	01/01/19	Revision:	10
Drawn By:	SVS	Revision:	8
Check By:	SVS	Revision:	6
Rev:	As indicated	Revision:	2
		Revision:	1

Rev:	01/01/19	Revision:	10
Drawn By:	SVS	Revision:	8
Check By:	SVS	Revision:	6
Rev:	As indicated	Revision:	2
		Revision:	1

Victoria Press LTD

2621 Douglas St. Victoria
BC

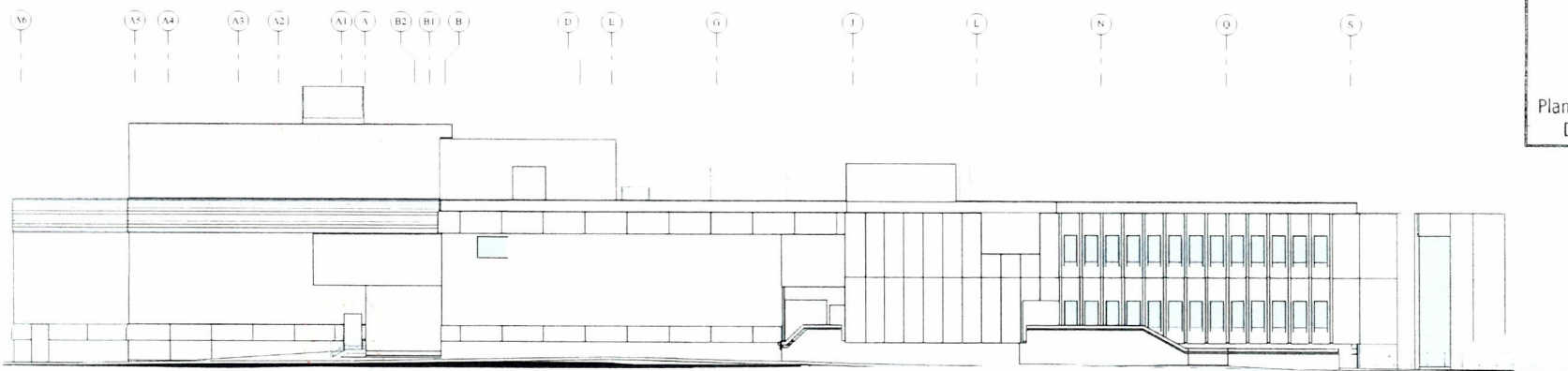
Plans Proposed -
Third Floor



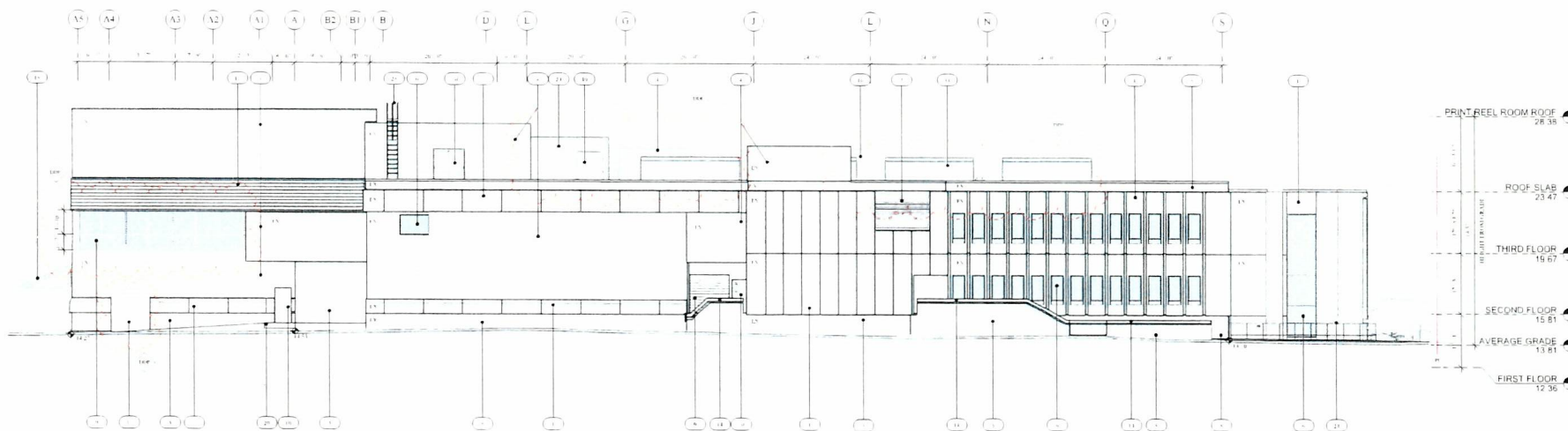
DP004

dKa Architects
Victoria
377 Fort Street
Nanaimo
100-5190 Dublin Way V8T 2K8 T 1-250-685-5810
Copyright 2019 by dKa Architects. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from dKa Architects.

Planning & Development Department
Development Services Division



$$\frac{1}{100000} \text{ North Elevations - Existing} \\ 332'' = 1.0''$$



$$\frac{2}{1 \text{ ft} \times 1 \text{ ft}} \text{ ELEVATIONS PROPOSED - NORTH DP} \\ 3 \text{ } 32'' = 1'-0''$$

[illegible]

13	Painting Mini-Molar Chisel Link Piece	To Remove
14	Painting Mini-Gear Rail	To Remove
15	Painting Loader Deck Casp	To Remove - Painted White
16	Painting Tank	To Remove
17	Painting Metal Loading Bar	
18	New Connect. Bolt 1/2" x 3/8"	Expended
19	New Extension Locus	To Match With Colour
20	New Aluminium Flushing - Parapet	Painted Charcoal
21	New Connect. Locus	Painted White
22	New Connect. Locus	Painted Charcoal
23	New Gate Ladder	Colour Same Locus
24	New Connect. Wall Glazing	Frames Charcoal, Glazing (not Glass) Low-E coating - Sealed Units
25	New Connect. Wall Deck	Frames Charcoal, Glazing (not Glass) Low-E coating - Sealed Units

28	New Porcelain Entry	White Porcelain, Colour Match, Urethane, 1/2" Thick
29	New Horizontal Standing Seam Metal Roofing	Colour: Slate Grey
30	New Halfton Metal Door	Painted: Slate Grey
31	New Metal Overhead Door	Painted: Slate Grey
32	New Aluminium Sunshade Louvre	Charcoal Finish
33	New Fixed Windows	Frames: Charcoal, Glazing: Clear Glass Low-E Coating: Sealed Units
34	New Skylight	Frames: Charcoal, Glazing: Clear Glass Low-E Coating: Sealed Units

PRINT REEL ROOM ROOF 28.38

ROOF SLAB 23.47

THIRD FLOOR 15.67

SECOND FLOOR 15.81

AVERAGE GRADE 13.81

FIRST FLOOR 12.76

ROOF FINISH LINE

	Date	Time	Place	Remarks
1	07/10/14	08:00 AM	...	...
2	07/10/14	08:00 AM	...	...
3	07/10/14	08:00 AM	...	...
4	07/10/14	08:00 AM	...	...
5	07/10/14	08:00 AM	...	...
6	07/10/14	08:00 AM	...	...
7	07/10/14	08:00 AM	...	...
8	07/10/14	08:00 AM	...	...
9	07/10/14	08:00 AM	...	...
10	07/10/14	08:00 AM	...	...
11	07/10/14	08:00 AM	...	...
12	07/10/14	08:00 AM	...	...
13	07/10/14	08:00 AM	...	...
14	07/10/14	08:00 AM	...	...
15	07/10/14	08:00 AM	...	...
16	07/10/14	08:00 AM	...	...
17	07/10/14	08:00 AM	...	...
18	07/10/14	08:00 AM	...	...
19	07/10/14	08:00 AM	...	...
20	07/10/14	08:00 AM	...	...
21	07/10/14	08:00 AM	...	...
22	07/10/14	08:00 AM	...	...
23	07/10/14	08:00 AM	...	...
24	07/10/14	08:00 AM	...	...
25	07/10/14	08:00 AM	...	...
26	07/10/14	08:00 AM	...	...
27	07/10/14	08:00 AM	...	...
28	07/10/14	08:00 AM	...	...
29	07/10/14	08:00 AM	...	...
30	07/10/14	08:00 AM	...	...
31	07/10/14	08:00 AM	...	...
32	07/10/14	08:00 AM	...	...
33	07/10/14	08:00 AM	...	...
34	07/10/14	08:00 AM	...	...
35	07/10/14	08:00 AM	...	...
36	07/10/14	08:00 AM	...	...
37	07/10/14	08:00 AM	...	...
38	07/10/14	08:00 AM	...	...
39	07/10/14	08:00 AM	...	...
40	07/10/14	08:00 AM	...	...
41	07/10/14	08:00 AM	...	...
42	07/10/14	08:00 AM	...	...
43	07/10/14	08:00 AM	...	...
44	07/10/14	08:00 AM	...	...
45	07/10/14	08:00 AM	...	...
46	07/10/14	08:00 AM	...	...
47	07/10/14	08:00 AM	...	...
48	07/10/14	08:00 AM	...	...
49	07/10/14	08:00 AM	...	...
50	07/10/14	08:00 AM	...	...
51	07/10/14	08:00 AM	...	...
52	07/10/14	08:00 AM	...	...
53	07/10/14	08:00 AM	...	...
54	07/10/14	08:00 AM	...	...
55	07/10/14	08:00 AM	...	...
56	07/10/14	08:00 AM	...	...
57	07/10/14	08:00 AM	...	...
58	07/10/14	08:00 AM	...	...
59	07/10/14	08:00 AM	...	...
60	07/10/14	08:00 AM	...	...
61	07/10/14	08:00 AM	...	...
62	07/10/14	08:00 AM	...	...
63	07/10/14	08:00 AM	...	...
64	07/10/14	08:00 AM	...	...
65	07/10/14	08:00 AM	...	...
66	07/10/14	08:00 AM	...	...
67	07/10/14	08:00 AM	...	...
68	07/10/14	08:00 AM	...	...
69	07/10/14	08:00 AM	...	...
70	07/10/14	08:00 AM	...	...
71	07/10/14	08:00 AM	...	...
72	07/10/14	08:00 AM	...	...
73	07/10/14	08:00 AM	...	...
74	07/10/14	08:00 AM	...	...
75	07/10/14	08:00 AM	...	...
76	07/10/14	08:00 AM	...	...
77	07/10/14</			

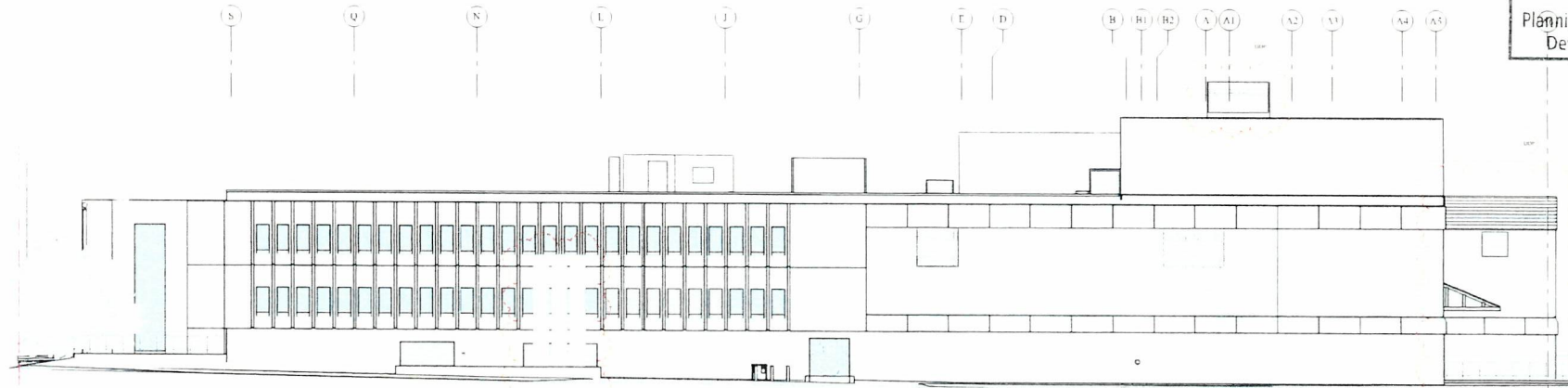
Elevations - North

dHka DP006

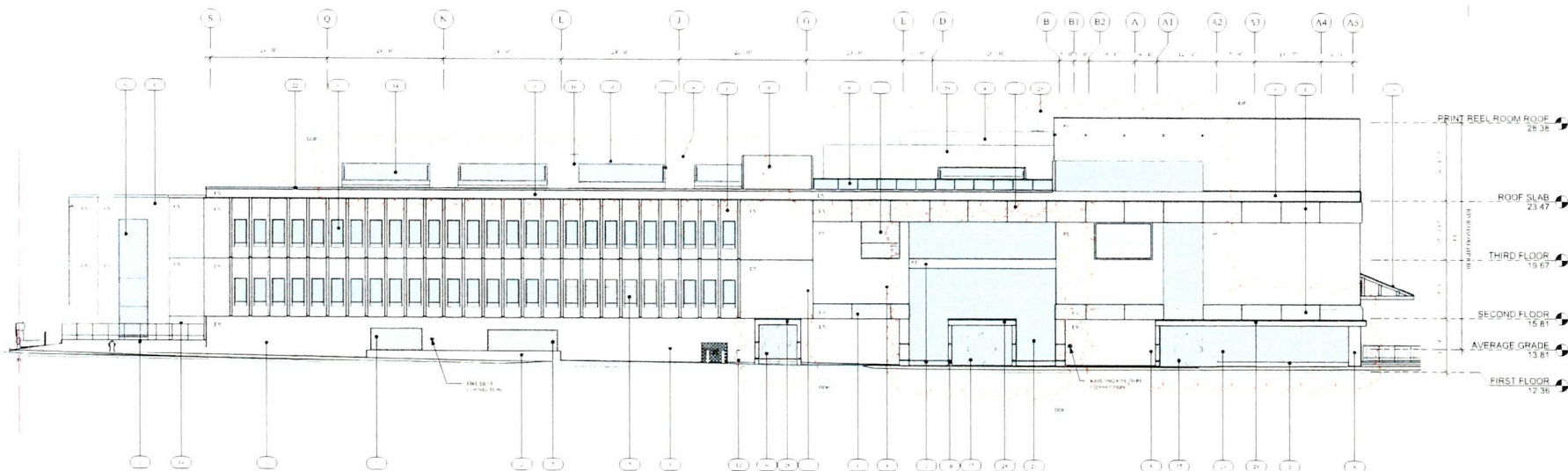
dHKAarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-685-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

FEB 13 2020

Planning & Development Department
Development Services Division



1 South Elevations - Existing
Date: 3/12/19 1:14P



PRINT REEL ROOM ROOF 28.38
ROOF SLAB 23.47
THIRD FLOOR 19.67
SECOND FLOOR 15.81
AVERAGE GRADE 13.81
FIRST FLOOR 12.36

2 ELEVATIONS PROPOSED - SOUTH DP
Date: 3/12/19 1:14P

Colour Code



Elevation Schedule

- 1 Existing Private Panels - White To Remain & Be Cleaned
- 2 Existing Concrete Wall - Dark Retaining Wall Beam To Remain - Painted White as Noted
- 3 Existing Concrete Masonry Unit To Remain
- 4 Existing Metal Cladding Panel To Remain - Painted White as Noted
- 5 Existing Exposed Aggregate Stucco Dash To Remain
- 6 Existing Fixed Window To Remain
- 7 Existing Louver To Remain
- 8 Existing Sloped Roof To Remain
- 9 Existing Overhead Door To Remain
- 10 Existing Metal Door To Remain
- 11 Existing Flag Pole To Be Relocated
- 12 Existing Bulfinch To Remain

Elevation Schedule

- 13 Existing Gas Meter - Chain Link Fence To Remain
- 14 Existing Steel Guard Railing To Remain - Painted White
- 15 Existing Loading Dock Cans To Remain
- 16 Existing Floor To Remain
- 17 Existing Metal Cladding Panel To Remain
- 18 New Concrete Wall - 10' x 10' To Remain
- 19 New Exterior Louver To Match Wall Colour
- 20 New Aluminium Fencing or Perimeter To Match Wall Colour
- 21 New Concrete Land To Match Wall Colour
- 22 New Railing To Match Wall Colour
- 23 New Gate Ladder To Match Wall Colour
- 24 New Curtain Wall Cladding To Match Wall Colour
- 25 New Curtain Wall Cladding To Match Wall Colour
- 26 New Curtain Wall Cladding To Match Wall Colour
- 27 New Curtain Wall Cladding To Match Wall Colour
- 28 New Exterior Entry To Match Wall Colour
- 29 New Horizontal Slatted Metal Railing To Match Wall Colour
- 30 New Hollow Metal Door To Match Wall Colour
- 31 New Metal Overhead Door To Match Wall Colour
- 32 New Aluminium Slatted Louver To Match Wall Colour
- 33 New Front Window To Match Wall Colour
- 34 New Skylight To Match Wall Colour

Elevation Schedule

- 35 New Paint - Colour Match Existing Sign
- 36 Colour Match - Grey To Match Wall Colour
- 37 Painted Steel Grey To Match Wall Colour
- 38 Painted Steel Grey To Match Wall Colour
- 39 Painted Steel Grey To Match Wall Colour
- 40 Painted Steel Grey To Match Wall Colour
- 41 Painted Steel Grey To Match Wall Colour
- 42 Painted Steel Grey To Match Wall Colour
- 43 Painted Steel Grey To Match Wall Colour
- 44 Painted Steel Grey To Match Wall Colour
- 45 Painted Steel Grey To Match Wall Colour
- 46 Painted Steel Grey To Match Wall Colour
- 47 Painted Steel Grey To Match Wall Colour
- 48 Painted Steel Grey To Match Wall Colour
- 49 Painted Steel Grey To Match Wall Colour
- 50 Painted Steel Grey To Match Wall Colour
- 51 Painted Steel Grey To Match Wall Colour
- 52 Painted Steel Grey To Match Wall Colour
- 53 Painted Steel Grey To Match Wall Colour
- 54 Painted Steel Grey To Match Wall Colour
- 55 Painted Steel Grey To Match Wall Colour
- 56 Painted Steel Grey To Match Wall Colour
- 57 Painted Steel Grey To Match Wall Colour
- 58 Painted Steel Grey To Match Wall Colour
- 59 Painted Steel Grey To Match Wall Colour
- 60 Painted Steel Grey To Match Wall Colour
- 61 Painted Steel Grey To Match Wall Colour
- 62 Painted Steel Grey To Match Wall Colour
- 63 Painted Steel Grey To Match Wall Colour
- 64 Painted Steel Grey To Match Wall Colour
- 65 Painted Steel Grey To Match Wall Colour
- 66 Painted Steel Grey To Match Wall Colour
- 67 Painted Steel Grey To Match Wall Colour
- 68 Painted Steel Grey To Match Wall Colour
- 69 Painted Steel Grey To Match Wall Colour
- 70 Painted Steel Grey To Match Wall Colour
- 71 Painted Steel Grey To Match Wall Colour
- 72 Painted Steel Grey To Match Wall Colour
- 73 Painted Steel Grey To Match Wall Colour
- 74 Painted Steel Grey To Match Wall Colour
- 75 Painted Steel Grey To Match Wall Colour
- 76 Painted Steel Grey To Match Wall Colour
- 77 Painted Steel Grey To Match Wall Colour
- 78 Painted Steel Grey To Match Wall Colour
- 79 Painted Steel Grey To Match Wall Colour
- 80 Painted Steel Grey To Match Wall Colour
- 81 Painted Steel Grey To Match Wall Colour
- 82 Painted Steel Grey To Match Wall Colour
- 83 Painted Steel Grey To Match Wall Colour
- 84 Painted Steel Grey To Match Wall Colour
- 85 Painted Steel Grey To Match Wall Colour
- 86 Painted Steel Grey To Match Wall Colour
- 87 Painted Steel Grey To Match Wall Colour
- 88 Painted Steel Grey To Match Wall Colour
- 89 Painted Steel Grey To Match Wall Colour
- 90 Painted Steel Grey To Match Wall Colour
- 91 Painted Steel Grey To Match Wall Colour
- 92 Painted Steel Grey To Match Wall Colour
- 93 Painted Steel Grey To Match Wall Colour
- 94 Painted Steel Grey To Match Wall Colour
- 95 Painted Steel Grey To Match Wall Colour
- 96 Painted Steel Grey To Match Wall Colour
- 97 Painted Steel Grey To Match Wall Colour
- 98 Painted Steel Grey To Match Wall Colour
- 99 Painted Steel Grey To Match Wall Colour
- 100 Painted Steel Grey To Match Wall Colour

Victoria Press LTD

2621 Douglas St. Victoria
BC

Elevations - South

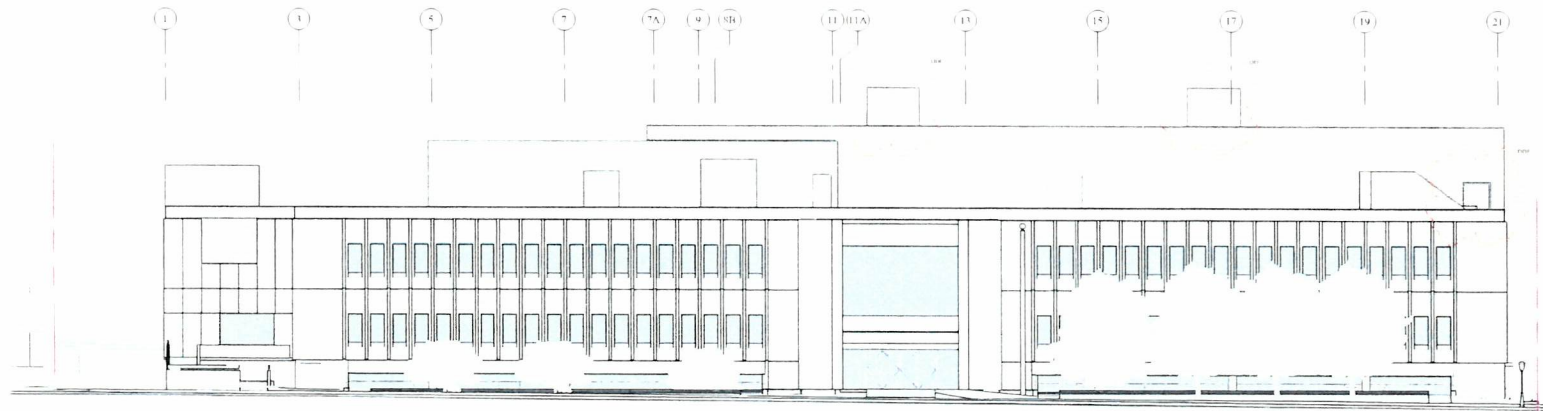


dKa Architects
Victoria
877 Fort Street
Nanaimo
100-5190 Dublin Way, V8T 2R8 T: 250-595-5910
F: 250-595-5910
www.dka.ca
100-5190 Dublin Way, V8T 2R8 T: 250-595-5910
F: 250-595-5910
www.dka.ca
100-5190 Dublin Way, V8T 2R8 T: 250-595-5910
F: 250-595-5910
www.dka.ca

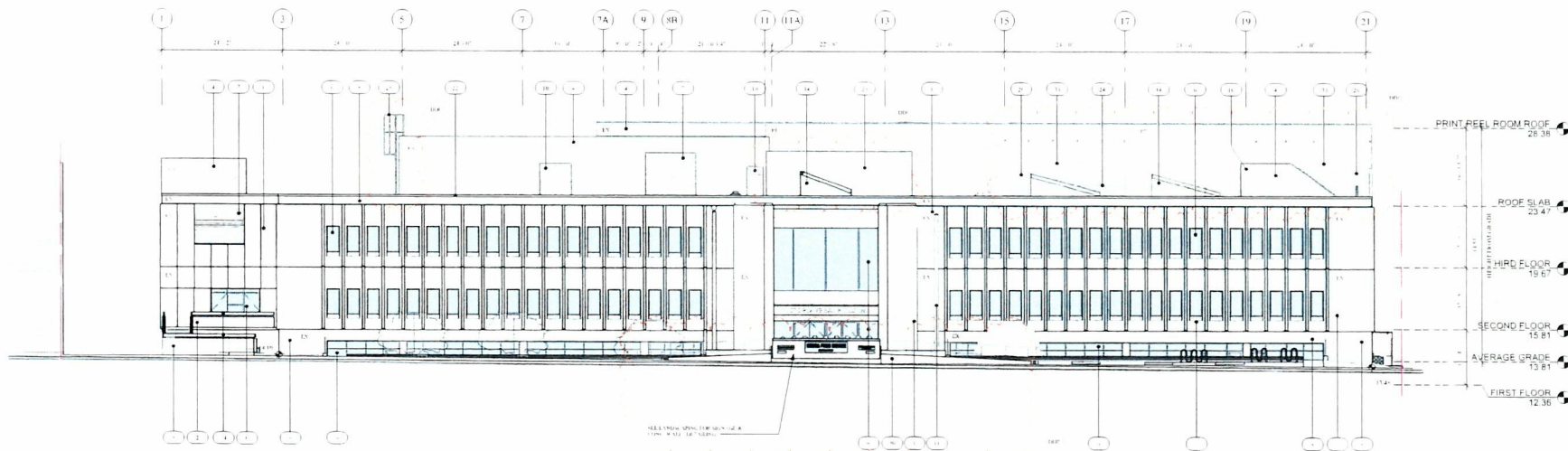
Received
City of Victoria

FEB 13 2020

Planning & Development Department
Development Services Division



1 West Elevation - Existing
City: 3.32' - 1.40'



2 ELEVATIONS PROPOSED - WEST DP
City: 3.32' - 1.40'

Color Code



Elevation Schedule

- | | | |
|----|---|------------------------------------|
| 1 | Existing Painted Particle - White | To Remain & Be Cleaned |
| 2 | Existing Concrete Wall - Fairly Reframing Wall (Beam) | To Remain - Painted White as Noted |
| 3 | Existing Concrete Masonry Unit | To Remain |
| 4 | Existing Metal Cladding Panel | To Remain - Painted White as Noted |
| 5 | Existing Exposed Aggregate Stucco Dash | To Remain |
| 6 | Existing Fixed Window | To Remain |
| 7 | Existing Louver | To Remain |
| 8 | Existing Sloped Roof | To Remain |
| 9 | Existing Overhead Door | To Remain |
| 10 | Existing Metal Door | To Remain |
| 11 | Existing Day Pole | To Be Retained |
| 12 | Existing Balcony | To Remain |

Elevation Schedule

- | | | |
|----|--|--|
| 13 | Existing Gate Metal - Chain Link Fence | To Remain |
| 14 | Existing Steel Frame Railing | To Remain |
| 15 | Existing Loading Dock Canopy | To Remain - Painted White |
| 16 | Existing Floor | To Remain |
| 17 | Existing Metal Loading Ramp | To Remain |
| 18 | New Concrete Wall - Corb | Exposed |
| 19 | Steel Vertical Louver | To Match Wall Color |
| 20 | New Aluminum Cladding - Parapet | Painted Charcoal |
| 21 | New Concrete Floor | Painted White |
| 22 | New Railing | Painted Charcoal |
| 23 | New Gate Louver | Color: Steel Grey |
| 24 | New Gate Wall Cladding | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |
| 25 | New Gate Wall Cladding | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |
| 26 | New Gate Wall Cladding | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |
| 27 | New Gate Wall Cladding | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |

Elevation Schedule

- | | | |
|----|--|--|
| 28 | New Portal Entry | Frames Paint - Louver Metal - Corb Steel |
| 29 | New Horizontal Standing Seam Metal Roofing | Color: Steel Grey |
| 30 | New Vertical Metal Door | Painted Steel Grey |
| 31 | New Metal Overhead Door | Painted Steel Grey |
| 32 | New Aluminum Sashable Louver | Charcoal Finish |
| 33 | New Fixed Window | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |
| 34 | New Slight | Frames Charcoal - Glazing Clear Glass - Low E Coating - Sealed Units |

Victoria Press LTD

2621 Douglas St. Victoria
BC

Elevations - West

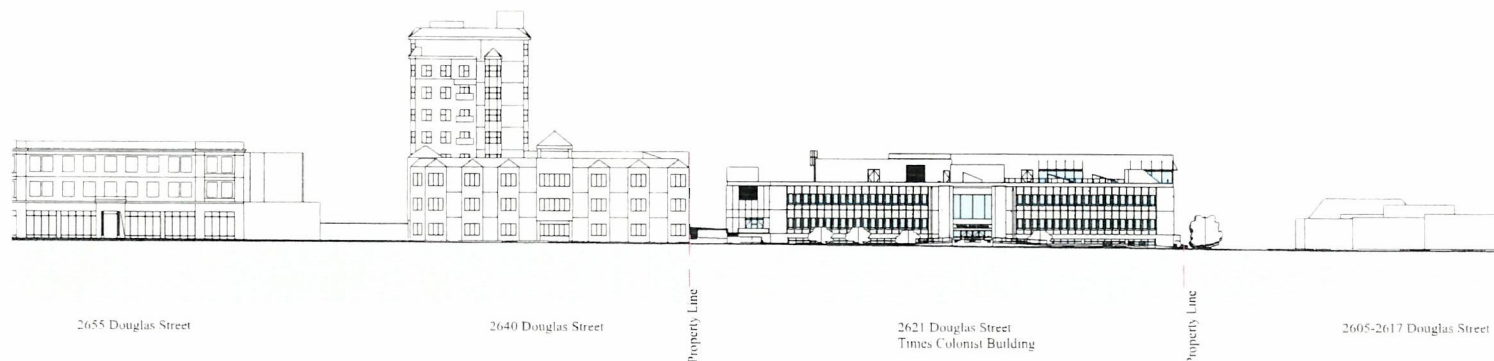
dhKa DP009

dhKa architects
877 East Street
Nanaimo
102-5198 Dundas Way, V8T 2N8 T: 250-585-5810
F: 250-585-5811
www.dhka.com

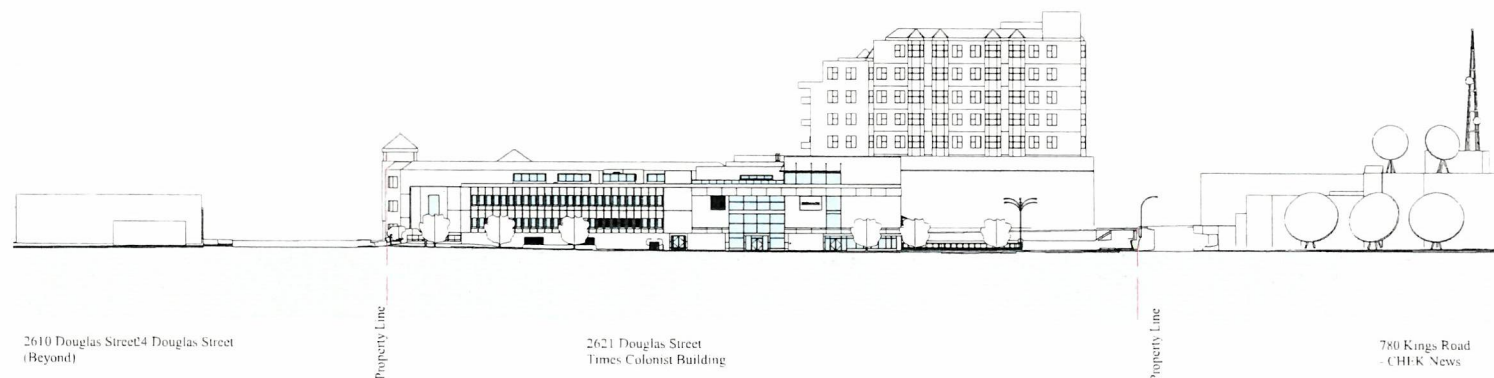
Received
City of Victoria

FEB 13 2020

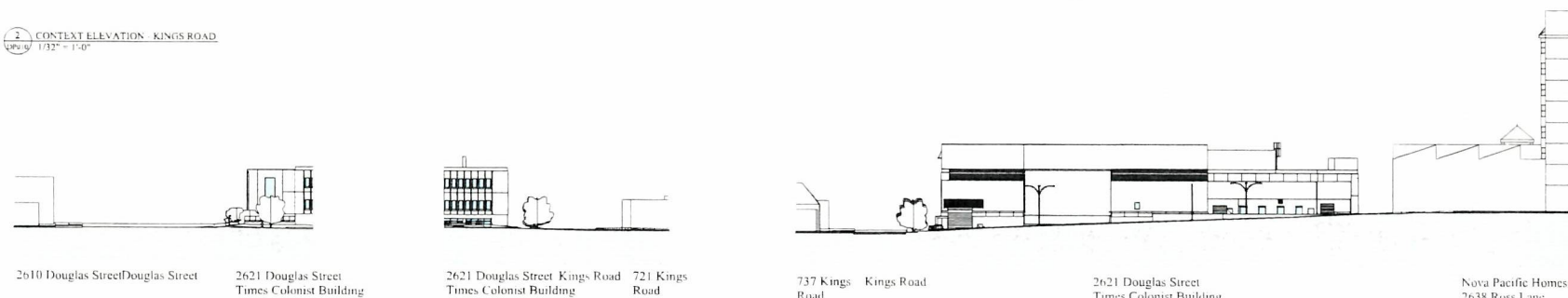
Planning & Development Department
Development Services Division



1 CONTEXT ELEVATION - DOUGLAS STREET
1/32" = 1'-0"



2 CONTEXT ELEVATION - KINGS ROAD
1/32" = 1'-0"



9 CONTEXT SECTION - DOUGLAS STREET
1/32" = 1'-0"

10 CONTEXT SECTION - KINGS ROAD EAST
1/32" = 1'-0"

11 CONTEXT SECTION - KINGS ROAD WEST
1/32" = 1'-0"

Victoria Press LTD

2621 Douglas St. Victoria
BC

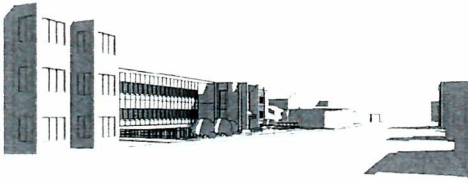
Site Analysis

dKa DP010

dKa Architects
Victoria
877 Fort Street
Nanaimo
162-5196 Dufferin Way, V8T 2H8 T 1-250-685-3367
Copyright 2019 dKa Architects. All rights reserved. No part of this publication may be reproduced without prior written permission from dKa Architects.

FEB 13 2020

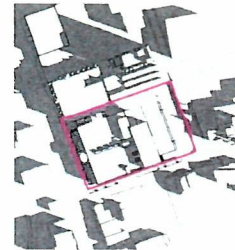
Planning & Development Department
Development Services Division



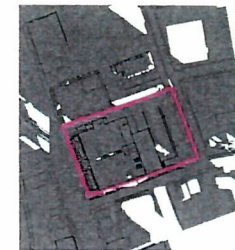
1 Douglas Street South - Proposed
DP011 SCALE



2 Douglas Street x Kings Road North - Proposed
DP011 SCALE



9 SITE PLAN SPRING EQUINOX 8AM
DP011 SCALE NTS



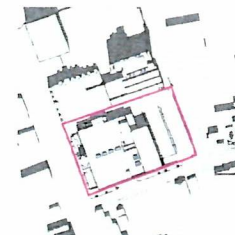
10 SITE PLAN WINTER SOLSTICE 8AM
DP011 SCALE NTS



3 Douglas Street South - Existing
DP011 SCALE 3" = 1'-0"



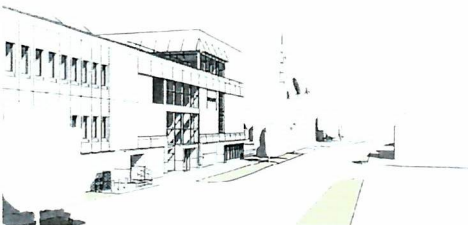
4 Douglas Street x Kings Road - Existing
DP011 SCALE 3" = 1'-0"



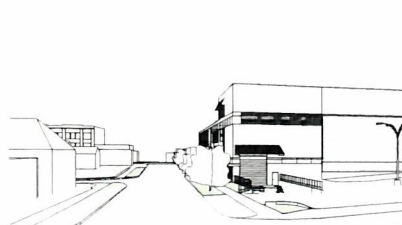
11 SITE PLAN SPRING EQUINOX NOON
DP011 SCALE NTS



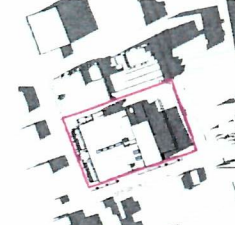
12 SITE PLAN WINTER SOLSTICE NOON
DP011 SCALE NTS



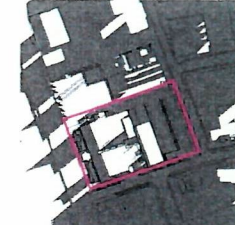
5 Kings Road East - Proposed
DP011 SCALE



6 Kings Road x Ross Lane - Proposed
DP011 SCALE



13 SITE PLAN SPRING EQUINOX 4PM
DP011 SCALE NTS



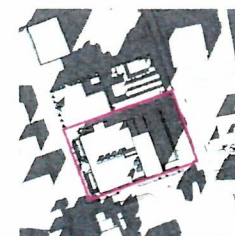
14 SITE PLAN WINTER SOLSTICE 4PM
DP011 SCALE NTS



7 Kings Road East - Existing
DP011 SCALE 3" = 1'-0"



8 Kings Road x Ross Lane - Existing
DP011 SCALE 3" = 1'-0"



15 SITE PLAN WINTER SOLSTICE 2PM
DP011 SCALE NTS



16 SITE PLAN SPRING EQUINOX 2PM
DP011 SCALE NTS

Author	DP011	Drawn by	DP011
Checked by	DP011	Reviewed by	DP011
Date	As indicated	Scale	1/32"

Victoria Press LTD

2621 Douglas St. Victoria
BC

Site Analysis



dKa Architects
Victoria
377 Park Street
Nanaimo
100-5190 Cluden Way V8T 4K6 T 1-250-685-3357
100-5190 Cluden Way V8T 4K6 T 1-250-585-5810
100-5190 Cluden Way V8T 4K6 T 1-250-585-5810
100-5190 Cluden Way V8T 4K6 T 1-250-585-5810

FEB 13 2020

Planning & Development Department
Development Services Division



File Name	02_2120	Drawing File	
Created By	A.J.P/Sjg	Drawn By	J.B. spk
Scale		Original Scale	1:1

Victoria Press LTD

2621 Douglas St. Victoria
BC

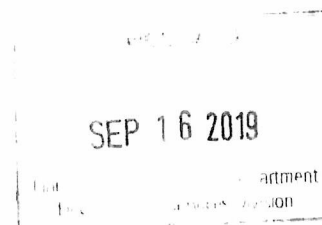
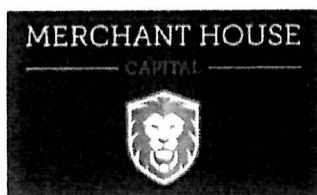
Views



DP012

dHKAarchitects
Victoria
877 Fort Street V8V 3K3 T 1-250-685-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5610

COPYRIGHT: REPRODUCED FROM P. 40 AND 41 OF THE 2006 ANNUAL REPORT OF THE
PROPERTY OF dHKAARCHITECTS TO BE USED FOR THE PROJECT'S MARKING AND



Monday, September 16, 2019

Mayor Helps and Council
City of Victoria
1 Centennial Square
Victoria BC, V8W 1PG

RE: Application for Heritage Designation; Victoria Press (Times Colonist) Building

Dear Mayor Helps and Council:

I am writing today to request that the Victoria Press Building located at 2621 Douglas St. be designated a heritage building.

Located in the heart of the emerging Humber Green (Midtown) large urban village, the Victoria Press Building is scheduled for renovation in January 2020. The development plans for the Victoria Press Building will transform the provincial capital's historic newspaper production facility into a state of the art technology campus, reflecting Victoria's emergence as a regional centre for education, media and tech.

The post-modern architectural style which shaped the post-war urban landscape across Canada has re-emerged in importance as the number of these buildings suitable for preservation have diminished. Reflecting Canada's exuberant capacity for dynamic growth and industrial scale, and dominated by a preference for heavy concrete massing to project institutional power, post-modern buildings can seem overwhelming against the context of smaller, more refined turn-of-century architectural style; however, their importance is significance as a reflection of the industrial power-house that Canada was to become.

In the context of Victoria, however, the aesthetic importance of the Victoria Press Building is subordinate to its importance as the home for Victoria's first newspapers, the British Colonist and the Victoria Daily Times. Since its construction in 1970, the Victoria Press Building has been the location where the news of the day was delivered daily to citizens of the provincial capital, serving to keep them informed and engaged as the world evolved around them. Within its 130,000sf of office and manufacturing space, the history of the City and the wider world were delivered twice a day.

It is within the context of those histories that the Victoria Press Building merits protection as a heritage building of cultural and institutional significance. We ask that that you act to ensure the long-term preservation of the building by approving its heritage designation.

Sincerely,
David Fullbrook

Merchant House Capital
2621 Douglas St
Victoria BC

MODERNISM IN VICTORIA 1945-1975

STATEMENT OF SIGNIFICANCE

DESCRIPTION

The development of postwar modernist architecture in Victoria displays two major tendencies: the influence of international trends – sometimes directly introduced by Vancouver firms – and the integration of historic buildings within new developments. This local appreciation of the preservation of heritage sites within the urban context displays more affinity with contemporary British architecture than generally found in larger centres on the west coast. Some local architects also developed a highly personal idiom, resulting in strikingly original designs that stand in contrast to the city's historic building stock.

HERITAGE VALUE

Victoria's modernism is valued as a representation of the city's postwar growth and development, as a unique variation on the themes of modernism within a regional context and as a legacy of high-quality buildings and urban design.

The postwar era was a time of optimism, of growth and experimentation. Numerous societal changes, based on a disruption of traditional institutions and values, are illustrated by highly original buildings and urban design ensembles. Wartime activity, and subsequent demobilization, had a tremendous regional impact, requiring the development of new housing, commercial shopping centres and the development of institutions including a major university.

Most significantly, the development of modernism in Victoria followed a unique path, blending contemporary urban design and heritage conservation at a time when historic buildings elsewhere were generally considered expendable or even contemptible. The careful approach to urban renewal in Victoria predated other, better-publicized North American examples, and in retrospect the city can be seen as a leader in understanding the value of its heritage.

CHARACTER-DEFINING ELEMENTS

The key elements that define the value of Victoria Modernism 1945-1975 include:

- the influence of the International Style, with the use of modern materials and a clean-line aesthetic displaying such features as exposed structural elements, curtain walls, flat roofs and ground floor podiums
- the use of materials such as: exposed concrete, stucco and metal sash windows in commercial and institutional applications; and the use of natural materials such as wood and stone in residential designs
- individual projects that display personalized influences such as Japanese design and the work of Frank Lloyd Wright
- a careful and integrated approach to the conservation of earlier buildings within an urban design context

MODERNISM IN VICTORIA 1945-1975

CONTEXT

The world was a new place in 1945. After enormous destruction, the Second World War had ended. Atomic power, and other new and potentially destructive technologies, had been unleashed. As troops were demobilized, they increasingly gravitated to urban centres, causing explosive growth that had to be accommodated. As a wartime defense centre and Canada's major west coast naval port, Victoria especially was affected by the demobilization of thousands upon thousands of troops, returning from duties overseas. The city's population doubled in the two postwar decades. Within this new urban context, there was a widespread acceptance of modernist architecture. Easy to build, inexpensive, economical of scarce materials and expressive of new technology, this new type of construction discarded traditional architectural styles and provided the means to re-conceive the city in a response to current social, political and economic conditions.

The legacy of modernist architecture built during 1945-1975 in Victoria is distinctly different from that of Vancouver. The differences arise in two key areas, first in the careful integration of the city's historic building stock within the urban context – and the subsequent rise of the heritage preservation movement – and the development of highly idiosyncratic variations on modernism by several key architects. Victoria has long been characterized by an expectation of social conservatism. The seat of government and the military, cut-off from the mainstream of commercial activity, and perceived as a retirement community, Victoria could be considered a surprising place to find an effective and intellectual response to the postwar global trends in modern architecture. In most major North American cities, modernism was coupled with a contempt for historic buildings, which were perceived as something to be swept away rather than valued. In Victoria, the introduction of modernism was characterized by a period of transition between the traditional, British ideas of architecture and a determination to rejuvenate and modernize the city. Here, a careful balance was achieved between traditionalism and modernism that in retrospect was far ahead of its time, and a model for current thoughts about sustainability.

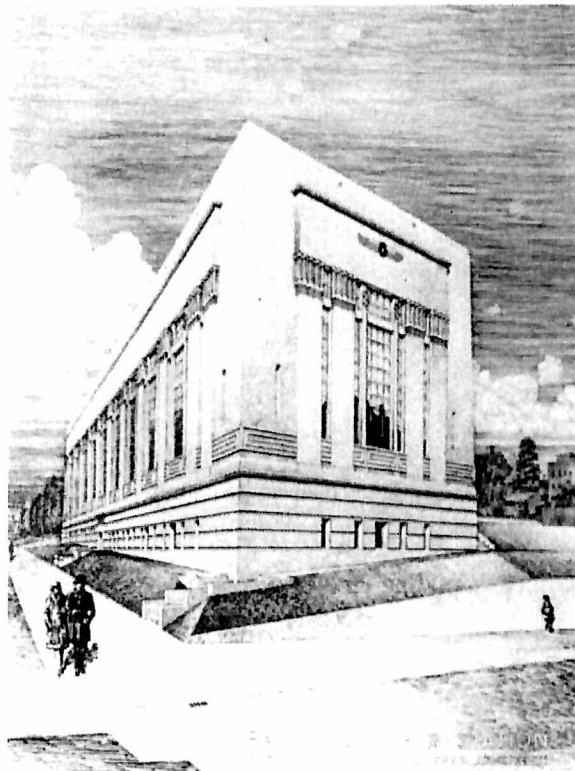
PROTO-MODERNISM 1927-1945

Despite losing metropolis status to Vancouver with the arrival of the transcontinental railway, Victoria remained an active and dynamic city until the economic collapse that preceded and then followed the First World War. Despite economic stagnation, there was a notable body of Art Deco and Moderne architecture that appeared in the 1920s and 1930s, sometimes in stark contrast to the city's traditional architecture.

MODERNISM IN VICTORIA 1945-1975



British Arts and Crafts influence during the Edwardian era: Hall Residence, 906 Linden Avenue, Victoria, Samuel Maclure, Architect, 1910 [Collection Janet (Hall) Flanagan]



Bay Street Sub Station, 1928 [B.C. Hydro Archives: B-1245]

MODERNISM IN VICTORIA 1945-1975

The architectural styles that arose between the two World Wars – Art Deco and Moderne – symbolized the alliance between art and technology. This period of emerging modernism was broken into two by cataclysmic world events. As prosperity returned after the end of the First World War, there was an artistic flowering that responded to the break with traditional forms and designs. Called Art Deco after the Paris 1925 *Exposition des Art Decoratifs et Industrielles Moderne*, this style was embodied by rich, luxurious geometrical and floral ornamentation, highly coloured surfaces and an exoticism based on archaeological discoveries of ancient cultures. One startling building burst onto the scene in Victoria, the Bay Street Sub-Station, designed by Vancouver-based Architect Theo Körner for the British Columbia Electric Power and Gas Company in 1928. Massive, brooding, heaped with Egyptian symbolism inspired by the discovery of Tutankhamun's tomb, and built of exposed reinforced concrete, it was unlike anything built previously in the city. Embraced by many major corporations as a marketing image, Art Deco became increasingly visible in the Victoria context, including such examples as Kresge's (later Marks & Spencer), Douglas Street, 1930 – built by the Kresge's dime store chain – and the Causeway Tower, Wharf Street, 1931 – built by Imperial Oil.

The onset of the Great Depression in 1929, and the massive global economic disruption that followed, signalled the abandonment of the exotic Art Deco, and the introduction of a new austerity in architecture. Characterized variously as Art Moderne or simply Moderne – and often called *modernistic* at the time – this constituted a reduction to basics that quickly acquired its own stylistic features. The Moderne reflected emerging technologies, including aerodynamic streamlining as seen in airplanes, trains and ocean liners, and the new discipline of industrial design that was based on ergonomic efficiencies.

The first years of the Depression were grim, and little construction occurred. By the mid-1930s, however, there was an economic resurgence that resulted in increased building activity. In Victoria, many buildings still reflected traditional architectural ideals (an example being the Tudor Revival-style Oak Bay Cinema, Eric C. Clarkson, Architect, 1936) but isolated examples of the Moderne began to appear, such as the landmark Tweedsmuir Mansions Apartments, 1936. Throughout the later 1930s, the Moderne style – with its flat roofs, planar stucco walls, corner and ribbon windows and curved corners – became common-place, as seen in numerous houses, apartments and commercial buildings.

MODERNISM IN VICTORIA 1945-1975



Tweedsmuir Mansions Apartments, Park Boulevard, 1936
[*Victoria Daily Colonist*, March 29, 1936, p.3]

The onset of the Second World War signaled another cataclysmic shift, and for the duration of the War, domestic construction fell under military control. The approval of housing was tightly controlled, and was limited to conversion of larger houses to apartment units (under the National Housing Administration Act), the construction of Wartime Housing in Victoria and Esquimalt based on standardized designs (provided by Vancouver architects McCarter & Nairne), and small amounts of notable custom housing, such as that built for Dr. J.H. Johns on Somass Drive in Oak Bay, designed by P. Leonard James in 1939, but not completed until 1943.



Dr. J.H. Johns House, Oak Bay, P. Leonard James architect, 1939-1943
[British Columbia Archives D-05512]

MODERNISM IN VICTORIA 1945-1975

POSTWAR MODERNISM

After the war ended in 1945, the local situation changed dramatically. Finally, North America began to settle into a prolonged period of relative peace and economic prosperity. The once sleepy Victoria grew rapidly, and the city's population more than doubled between 1946 and 1966. Large tracts of suburban housing were built outside in the surrounding region, turning downtown Victoria into an increasingly important urban core. Many new families from widely varied backgrounds moved *'to the coast'*, either seeking new opportunities or retiring to a milder climate. Fuelling this migration was a rapidly expanding provincial economy based on resource extraction. Returning veterans, a pent-up demand for cheap housing, the baby boom, ready availability of automobiles, improved ferry access to the mainland, and new consumer confidence all contributed to this unprecedented growth.

As a government town, Victoria's most dramatic public expressions of urban development were tied to a series of Centennial celebrations that occurred from the 1950s to the 1970s. Each Centennial provoked an introspective built response that symbolized how far the city had progressed and also commemorated historic events. In addition, these were seen as opportunities to establish historic sites as tourist destinations (e.g. Barkerville in 1958).

- 1958: Centennial of the Mainland Colony of British Columbia and the first Gold Rush
- 1962: Victoria's Civic Centennial
- 1966: Centennial of Union of the two British Columbia colonies
- 1967: Centennial of Canadian Confederation
- 1971: Centennial of British Columbia entry into Confederation

One of the most striking manifestations of the continuing population boom was the amount of new housing constructed in a compressed timeframe. The new residents of Victoria shared a willingness to break with tradition, resulting in an unusually wide acceptance of contemporary styles of architecture. This was fertile ground for experimentation in design, and the quality of this new housing stock was surprisingly high.

'This issue will be a surprise to many people who were not aware that a fully fledged modern movement was to be found west of the Rockies. It would be false to think that it was confined to only domestic buildings because schools, libraries, factories and other buildings in the contemporary manner have been built of a standard of design perhaps not equalled and certainly not surpassed, in the rest of the Dominion. In the domestic field, British Columbia leads the other provinces.... They have proved to their clients present and future, by outward and inward visible signs, that the modern house is the only house for a modern family in British Columbia. Nowhere else in Canada has that proof been given.'

Journal of the Royal Architectural Institute of Canada, #24, June 1947

MODERNISM IN VICTORIA 1945-1975

In the first several years after the end of the War, there was a transitional continuation of the Moderne, seen in houses such as the Smith Residence, 230 King George Terrace, Oak Bay, 1945-46, and apartment blocks such as the Park Tower Apartments, 1945. Commercial projects, such as the Odeon Theatre, 1946-1948 and Munday's Fine Shoes, Douglas Street, by Birley, Wade & Stockdill, 1947 (demolished), owed their sensuous curves and swooping interiors to the modernism of the 1930s.



Park Tower Apartments, 905 Vancouver Street
D.C. Frame, Architect, 1945 [Collection Donald Luxton]



Odeon Theatre, H.H. Simmonds, Architect, 1946-48
[British Columbia Archives: I-01938]

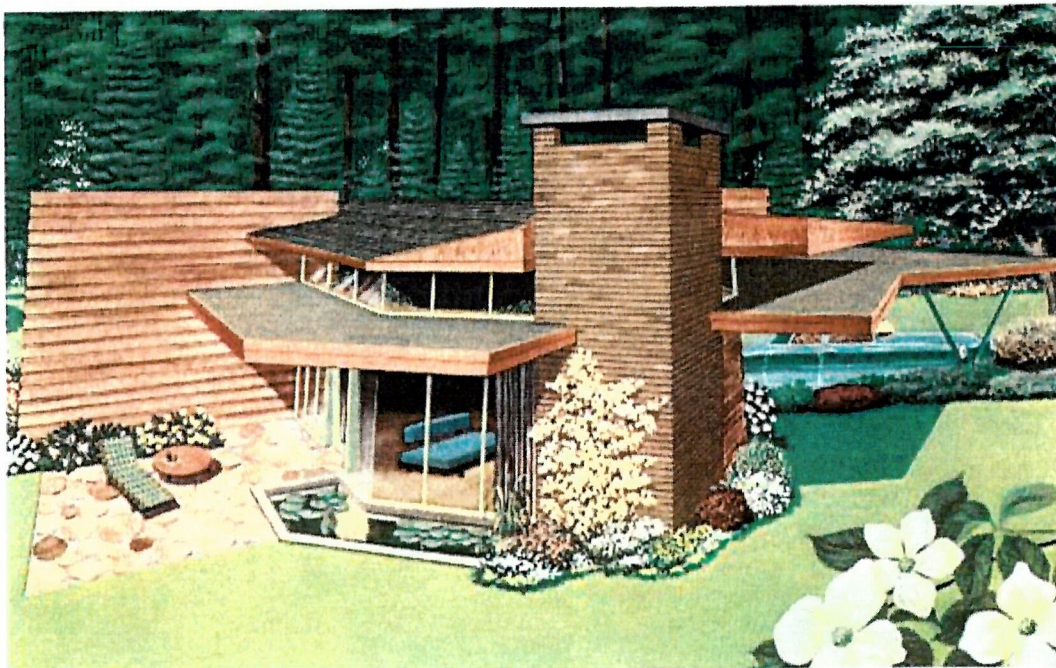
MODERNISM IN VICTORIA 1945-1975

The influence of the International Style, with a distinctly West Coast twist, began to appear as local designers gained confidence and won over clients to the rationality and economy of the new style. A fine early example of this early flowering of the West Coast style is the Mayhew House, Oak Bay, designed by Vancouver architects Sharp & Thompson, Berwick, Pratt, in 1950-51. Local designers were strongly influenced both by the aesthetics of traditional Japanese architecture and by the work of American architect Frank Lloyd Wright, often shamelessly imitating or adapting his designs. The Japanese influence was partly derived through the influence of Wright, and also through a recognition that the West Coast was no longer just an outpost of European culture, but was also part of the vast Pacific Rim. Wright's work was influential, both through his original influence on the International Style architects of Europe (his early work, published in Germany in 1910, was a touchstone of the style) and through his later residential work, beginning with a startling series of modernistic houses in the 1930s such as *Fallingwater*, and his later geometric and low cost housing models (the Usonian houses). His 'organic' architecture blended simple methods of structural framing and the use of natural materials with a formal, Japanese-inspired discipline and open floor plans. Wright's flowing use of space and inventive sculptural forms ultimately were more appealing to West Coast sensibilities than the hard edges of the International Style. This local adaptation came to be known as the West Coast Style, and is also referred to as Post-and-Beam or West Coast Regionalism. Whereas the International Style was primarily an aesthetic of steel and glass, the West Coast Style generally employed wooden post-and-beam structures, which allowed greater freedom in positioning of windows and partitions than standard stud-wall construction.

One of the defining factors in the development of the emerging new modernism was the available pool of committed, energetic and talented young architects who chose to live in the city, and the way in which they were welcomed and accepted. John Wade, in partnership with S. Patrick Birley and Dexter Stockdill, was an unwavering proponent of modernism. John Di Castri developed a highly personal idiom, which reflected the influence of Frank Lloyd Wright. Even women were accepted in the profession in Victoria at an early stage. Overcoming obstacles that would have discouraged a less indomitable person, in 1933 Sylvia Holland became the first woman architect in British Columbia. Marjorie Hill, the first Canadian woman to receive a degree in architecture and the first to be registered in the country as an architect, re-established her failed career in Victoria after the end of the Second World War. One cannot underestimate the strength and focus of the architectural community in the establishment and development of modern architecture in Victoria.

MODERNISM IN VICTORIA 1945-1975

John Di Castri's career in particular followed a highly individualistic path. The designer of many churches, commercial buildings and residences, in each project he sought unique character based on site, function and client needs. One of his earliest projects, the Canadian National Institute for the Blind Building, 1951 (with F.W. Nichols) demonstrated the direct influence of Bruce Goff, under whom he studied at the University of Oklahoma. Subsequent commercial projects such as Ballantyne's Florists, Douglas Street, 1954, the Royal Trust building, Fort Street, 1963 (now the Mosaic) and the parkade on the north side of Centennial Square all demonstrated an unusual, decorative approach to modernism, more highly articulated than usually seen in other work of the period. The highly inventive Trend House, Saanich, 1954, a demonstration house for the lumber industry, was tremendously influential. Modest in size (825 square feet), it was the smallest of the eleven Trend Houses, but easily the most dramatic, with an angular floor plan and soaring roof anchored by a massive central chimney. Throughout his career, Di Castri retained a singular vision of modernism, one that did not shy away from historical references or decorative elaboration. In his obituary, Di Castri was called "an essential figure in West Coast architecture in the postwar years."



Victoria
TREND HOUSE

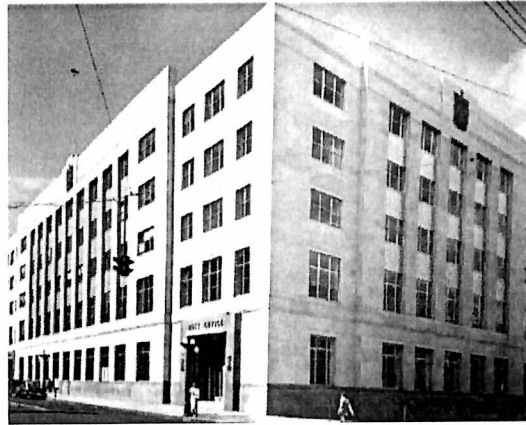
A low, rounded section of Spanish broom provides the attractive setting for this unique and compact home at 4711 Richmond Road. Here, you see versatile Western Woods used in perfect harmony with areas of glass and brick. Exterior walls of natural stained Pacific Coast Hemlock drop siding illustrate the modern beauty and appeal of this traditionally practiced material. The deep, parallel shadow lines of the handsome Red Cedar Shingle roof are achieved by double covering every fourth row of shingles.

[Trend House Brochure]

Donald Luxton & Associates, July 2006

- 9 -

MODERNISM IN VICTORIA 1945-1975



Main Post Office and Federal Building, Percy Leonard James, Architect, 1948-1952
[British Columbia Archives D-05210]

A similar transition occurred in commercial and institutional architecture. As the city grew, new services had to be provided. Banks, hospital and schools had to be constructed rapidly in the first few years after the end of the War. There was initially a conservative architectural response. As illustrated by Victoria's Main Post Office and Federal Building, the first large-scale projects were reluctant to shed the Stripped Classicism of the 1930s, and hedged their bets against which way the new modernism would develop. Banks were notoriously reluctant to embrace modernism, but within a few years cautiously began to accept a new more progressive look as an appropriate business image (Bank of Toronto Building, Yates Street, William F. Gardiner, Architect, 1951). It took designers from Vancouver to break through with pure examples of International Style modernism, as seen in the radically modern B.C. Electric Building by Sharp & Thompson, Berwick, Pratt Architects, 1954-55, and the Bentall Building by Frank Musson, architect for Dominion Construction Co. Ltd., 1963-64. These buildings paid absolutely no attention to their historic context, and reflected the more common attitudes of architects throughout North America towards older buildings.



The B.C. Electric Building, Sharp & Thompson, Berwick, Pratt Architects, 1954-55
[British Columbia Archives I-26564]

MODERNISM IN VICTORIA 1945-1975

One of the chief influences on the city's architecture was the Provincial Department of Public Works. Responsible for government buildings, the DPW had a large impact on what was built in Victoria. During Henry Whittaker's 30-year tenure as Chief Architect, the DPW's work was generally solid, monumental and competent, suiting the tenor of the times and the needs of the government, even if it tended to lag behind the private sector in its acceptance of progressive design. Some of their more prominent structures included Mount St. Mary's Hospital, 1940 (demolished), the British Columbia Power Commission Building, (1949-1950) and the Douglas Building (1949-1951). Whittaker's retirement in 1949 opened the door for fresh breezes to blow through the department. He was succeeded briefly by Guy Singleton Ford, who had worked with the department since 1919; Ford retired within the year, and was in turn succeeded by Clive Dickens Campbell, who had been with the DPW since 1929. In 1957, Government House was destroyed in a spectacular fire, and because of the impending British Columbia centenary celebrations the following year, with a projected visit by HRH Princess Margaret, its replacement was a priority. Although the AIBC advocated a design competition, Premier W.A.C. Bennett announced that the DPW would design the new building, modelled as closely as possible on the old building, and Campbell was given orders to proceed forthwith. By this time, a new crop of young architects had been hired, including Alan Hodgson and Peter Cotton, and the design environment at the DPW was reinvigorated. Campbell retired in 1959 and went into private practice, where he was involved in the redevelopment of Centennial Square in the early 1960s.

Education facilities also embraced the new modernism. Public schools, such as Central School (Birley, Wade and Stockdill, 1952), reflected rationalized planning principles and strictly functional requirements. Severely restricted budgets provided architects with a perfect opportunity to explore the potential of unadorned modernism and structural rationalism. Planning began in 1961 for a new University of Victoria campus on a 385 acre site. Design work was undertaken by Victoria consulting architect Robert Siddall working with the famed San Francisco firm of Wurster, Bernardi and Emmons, university planner Alfred Baxter Jr., and landscape architects Lawrence Halprin & Associates. The individual buildings on the campus reflected the influence of the New University movement in England, with references to traditional collegiate forms overlaid with tinges of Brutalist design.

Potentially the most significant development of modernism in Victoria was its unique approach to urban revitalization, blending modernist architecture with its historic context. In this regard, Victoria more closely resembles postwar British precedents than North American. The 1958 Norwich Master Plan was considered especially influential, with "gentle, progressive transformation aimed at improving street elevations" and the promotion of street harmony, filling in the gaps rather than wholesale demolition and rebuilding. Part economic reality and part inspired sensitivity, the resulting blend of modernism and heritage conservation predated other North American initiatives. Ghirardelli Square in San Francisco opened in November 1964, and the rehabilitation of Boston's Faneuil Hall and Quincy Marketplace by the Rouse Company did not occur until 1976. With the passage of time, we can now see that Victoria, rather than being stuck in the past, was actually in the forefront of reinterpreting its historic context while simultaneously pointing toward a progressive future

MODERNISM IN VICTORIA 1945-1975

The city's first major urban redevelopment project was Centennial Square, 1963-1965. By the 1960s the area around the historic City Hall had become seedy and depressed. Mayor Richard Biggerstaff Wilson, with city planner Roderick Clack, worked with a number of architects to establish a scheme for a modern public square behind City Hall, retaining the historic building as a key component of the project while extending its functionality with a new annex. The extent to which the new City Hall Annex, 1963-64 (Wade Stockdill and Armour, with R.W. Siddall Associates) was influenced by its historic setting is vividly illustrated by a comparison with the Brutalist, Corbusian Saanich Municipal Hall (Wade, Stockdill, Armour & Partners, 1965) designed for an entirely different context.



Centennial Square [British Columbia Archives I-03427]

The Bastion Square Revitalization Project arose from a widespread desire to preserve the historic, eclectic Supreme Court Building (H.O. Tiedemann, 1887-89). The Courts left the building in 1962, initiating a scheme to turn it and the Square into a centre of the arts for Victoria. The Supreme Court was rehabilitated as the Maritime Museum, a function that it still serves. The closure and redesign of Bastion Street between Langley and Wharf Streets resulted in a preserved Supreme Court building, improved pedestrian access within the downtown core, and improved links between downtown and the waterfront. The self-conscious historicism of Bastion Square was intended to offset the predominant modernism of Centennial Square - Mayor Wilson emphasized the balance between old and new in his 'Overall Plan for Victoria' (1965), which had a significant influence on the appearance of the city for the next 30 years.

MODERNISM IN VICTORIA 1945-1975

The 1970s and 1980s brought a new appreciation for Victorian and Edwardian architecture, signalled by the founding of Hallmark Society in 1973 (in contrast, the Heritage Vancouver Society was founded in 1991). This acceptance of the importance of the city's heritage stock also paid dividends in the private sector, which saw the benefits of marketing history and heritage as one of the city's main attractions. The landmark Market Square development dates from the early 1970s, and demonstrated that the private sector could undertake progressive urban revitalization projects. Other landmark examples of West Coast Design built at this time once again resulted from commissions to Vancouver architects, such as Lester B. Pearson College of the Pacific, Metchosin (Ron Thom and Downs/Archambault, 1970-1977) and the Home Lumber Office, Saanich (Erickson/Massey Architects, 1972).

The development of Modern Architecture in postwar Victoria may thus be seen as significant within the wider North American context. This was one of the few locations where large amounts of historic fabric were preserved yet invigorated within the context of revitalization. In this regard, Victoria's modernism predated the Post-Modern movement of the late 1970s/early 1980s and also the broader heritage conservation movement, which legitimized preservation while recognizing the validity of interventions designed in a contemporary manner.

THE PRESERVATION OF MODERN HERITAGE: A CHALLENGE

Significant modern buildings are often at risk for a number of reasons: rapidly increasing land value, lack of understanding of their significance, lack of maintenance, and inappropriate alterations have all taken their toll.

The value of these buildings lies not just in their age, but in what they represent through their design philosophy of an earlier era. Socially, historically and architecturally these buildings are of value in defining the development of our modern age. The municipalities in the Capital Regional District have been progressive in their understanding of the value of these buildings. It is hoped that through increased awareness, there will be renewed interest in their preservation for future generations.

MODERNISM IN VICTORIA 1945-1975

SIGNIFICANT ARCHITECTS

ARMOUR, John W.

Victoria, BC 1927 – Vancouver, BC 1986

John Armour began his architectural career by articling with C.D. Stockdill in Victoria from 1946 to 1951. He continued with the renamed firm Birley, Wade, and Stockdill from 1951, becoming a partner in the late 1950s. In 1961 he formed Armour Blewett and Partners in Vancouver and practiced there until his death in 1986.

BIRLEY, Studley Patrick

Manchester, England 1904 – Victoria, BC 1962

S.P. Birley had a varied background, but became one of the more accomplished modernist architects in the traditional context of Victoria, B.C. Born in Swinton, Lancashire, England on March 17, 1904, he graduated with a B.A. Honours in History from Trinity College, Cambridge in 1927, and an M.A. in Latin, and in 1929 was married to Patience Hilda Lloyd. The Birleys moved to Victoria in 1930, where he was appointed Mathematical Master at Brentwood College. By November 1931, S. Patrick Birley was a pupil under Spurgin & Johnson, and then later under J. Graham Johnson alone. Birley established his own practice in Victoria by 1934, and over the next few years designed mainly residences, but also some strikingly modern buildings, including the Sussex Apartment Hotel, 1937-38—one of the first in Victoria to cater to auto tourism—and the streamlined Athlone Apartments, 1940. During the war, Birley continued to design modest projects, several of which were in association with D.C. Frame. On March 1, 1946 Birley formed an architectural partnership with John Wade and C. Dexter Stockdill. The firm was very successful and prolific, but by 1952 Birley was practising on his own, formed a partnership with Ian Simpson in 1955, and then with Donald Wagg in 1958. Birley remained active in the office until his death, after a short illness, on July 29, 1962, at the age of 58.

DI CASTRI, John A.

Victoria, BC 1924 – Victoria, BC 2005

John Di Castri was hired at the age of 16 as an apprentice at the Department of Public Works, and received his education by correspondence. At the age of 25, after a brief stint in the office of Birley, Wade & Stockdill, he left Victoria to study at the University of Oklahoma under Bruce Goff, Frank Lloyd Wright's maverick protégé. Upon his return to Victoria in 1951, he entered a partnership with F.W. Nichols. The following year he established his solo practice. Di Castri remained dedicated throughout his career to expanding his interpretations of Wrightian forms and was a key figure in establishing modern architecture in the relatively small and conservative city. His numerous Roman Catholic churches, inventively designed despite invariably strict budgets, can be found throughout southern Vancouver Island.

MODERNISM IN VICTORIA 1945-1975

HILL, Marjorie

Guelph, Ontario 1895 – Victoria, BC 1985

Marjorie Hill is remembered as the first Canadian woman to receive a degree in architecture and the first to be registered as an architect. After graduating from the University of Toronto in 1920, Hill found little acceptance in the profession. After moving with her parents to Victoria in 1936, her career was revived when the economy improved after the end of the Second World War. She worked on a series of private residences and apartments blocks, as well as Glenwarren Lodge, completed in 1961, one of the first senior citizen's homes in the country.

JAMES, Douglas

London, England 1888 – Saanich, BC 1962

Douglas James was one of two English-born and trained brothers who had a substantial impact on British Columbia architecture. James was a student of the Royal Academy, and in 1904 obtained a First Class Certificate for Architectural Design from the South Kensington Board of Education. In 1907 James left England for Victoria, where his first job in his new city was with Samuel Maclure as draftsman and assistant on *Hatley Park*. After the completion of this large work, he joined his brother, P. Leonard James, in the James & James partnership formed in 1910. In active service overseas during the First World War, he returned to Duncan and opened his own architectural office there, where his practice consisted of both commercial and residential work. James was also responsible for the design of a traditional campus for a private boys' school at Shawnigan Lake. The school had been founded in 1913, but the original buildings burned down in December of 1926. Starting with the construction of the new Main Building in early 1927, James provided the designs for a number of structures, based on traditional English models. These buildings still form the core of the current Shawnigan Lake School. In 1938 James moved back to Victoria and established his own office. In collaboration with Hubert Savage and D.C. Frame, he designed and completed the working drawings for the Memorial Arena in Victoria. A final business association was formed in 1946 with his brother to assist with the drawings for the new Federal Building at the southwest corner of Yates and Government Streets. At that time Douglas also undertook the design of the Imperial Bank on the diagonally opposite corner. For this bank he chose Haddington Island stone to complement the Federal Building. Douglas James retired in 1948, and died September 30, 1962.

JAMES, Percy Leonard

London, England 1878 – Victoria, BC 1970

Despite having an architect father, in 1893 P. Leonard James articulated with John Elford, Borough Architect and Engineer for the City of Poole, England. Between 1899-1906, he worked as a junior architect with A.W. Saxon Snell & Son, rising to the senior assistant's position. In 1906 James came to Canada. After his arrival in Victoria in 1908 he received several significant commissions, and in 1910 established a partnership with his brother Douglas. In 1921-25, James had full responsibility for the design of the east wing of the Royal Jubilee Hospital, and took Major K.B. Spurgin as his associate architect.

MODERNISM IN VICTORIA 1945-1975

During the same period, the Rattenbury & James partnership was formed to carry out several projects for the Canadian Pacific Railway Company. James already shared an office with Hubert Savage, but with an increasing work load, they formed a successful partnership in the summer of 1928 that lasted for five years. After years of being busy, James took a sabbatical year in England in 1934, where he was exposed to, and embraced, the new European Modernism. In the 1940s, he joined with Murray Polson and Robert Siddall to design a number of schools and other projects. His last major building, the Federal Building in Victoria, was produced in partnership with his brother, Douglas James. In 1948, two years into the project, Douglas retired, leaving Percy Leonard James with sole responsibility for the Federal Building, which was completed by 1952. James retired in 1955, and died January 3, 1970.

POLSON, Franklin Murray

Toronto 1903 – Toronto 1978

Polson studied at the Royal Military College, Kingston from 1921-25, then worked in New York for B.W. Morris from 1925-26, after which he studied for a year at the École des Beaux-Arts in Paris. Afterwards he worked in London, and moved to Vancouver in 1948, at which time he was employed by Ross Lort. He was in private practice by 1949, and went into partnership with R.W. Siddall in 1951.

SIDDALL, Robert W.

Gull Lake, Saskatchewan 1926

Robert Siddall graduated from the University of Manitoba in 1948 and worked for C.B.K. Van Norman (1948-50) before forming Polson & Siddall with F. Murray Polson in 1951. The firm moved to Victoria in 1954. In 1957 Siddall set up a private practice, R.W. Siddall, which became Siddall, Dennis & Associates in 1965.

STOCKDILL, Charles D.

Winnipeg, Manitoba 1915 – Victoria, BC 1994

A graduate of the University of Manitoba in 1938, Charles Stockdill worked during the summers for J. Graham Johnson (1936-1938). After graduation, he worked for Northwood & Chivers in Edmonton, 1937-38, then in 1938 for McCarter & Nairne and was in partnership with Johnson 1939-1943. After the war he was in private practice until he became a partner in the Victoria firm Birley, Wade and Stockdill in 1949. The firm continued as Wade, Stockdill and Armour, with an office in Vancouver. In 1970 the firm became Wade, Stockdill, Armour & Blewett.

MODERNISM IN VICTORIA 1945-1975

WADE, John Howard

Singapore 1914 – Vancouver, BC 1997

John Wade was one of the earliest of those who brought the new, modern architectural styles to Victoria, B.C. Born in Singapore in 1914, where his father was stationed with the British Navy, he travelled to China and Japan with his mother before being brought to Northern Ireland to live with his grandparents. He graduated with honours from the Architectural Association in London in 1937, began working for Guy Morgan & Partners in London, and became a member of the RIBA in 1938. While in London, Wade met Margaret Taylor, the daughter of Victoria-born financier and entrepreneur A.J.T. Taylor, who brought the Guinness business interest to Canada to develop the Lions Gate Bridge and the British Properties. After stalling for three years, Taylor gave permission for Wade and his daughter to marry; they moved to Victoria and were wed in 1939. Wade worked for two months in California in 1939 for Richard Neutra, but returned to Vancouver when the Second World War broke out. He registered with the AIBC in 1940 and formed a brief partnership with Ed King that year before enlisting in the Engineer Corps. Then transferred to the Navy, he was on active service until demobilized in Victoria. In 1946, he formed a partnership with S. Patrick Birley and C. Dexter Stockdill, which was very active and prolific until 1952, after which the firm continued with new partners under a new name. John Wade was President of the AIBC from 1953-1954, was later elected a Fellow of the RAIC and RIBA, and in 1983 was named an AIBC Honorary Member. Later in partnership with Terence Williams, he retired in 1987 at the age of 73. John Wade died on November 3, 1997. As remembered by Williams in an obituary in the AIBC Newsletter, "John was a man with a mischievous sense of humour who, even in his failing months, retained a twinkle in his eyes that was an outward demonstration of the wit and will that survived in his slight frame and was but a hint of his effervescent character. He designed progressive buildings at a time when few practitioners had the courage of their convictions or the will to implement new ideas in a city destined to change. He was a fine man, a caring human being and an architect of stature."

WHITTAKER, Henry

Rio de Janeiro, Brazil 1886 – Victoria BC 1971

During his many years as the province's Chief Architect, Henry Whittaker had a significant impact throughout British Columbia, and many of his landmark institutional buildings remain in active use. He had a varied colonial background before settling in Victoria in 1913. In May of that year, despite the economic downturn he was lucky enough to land a job as a draftsman with the Provincial Department of Public Works. In 1916, he was appointed Acting Supervising Architect of the DPW, and in 1919 he became Supervising Architect. Whittaker was promoted to Chief Architect in 1934, a position he held until 1949. Following the end of the First World War, Whittaker launched into the design of a series of standardized plans for modest bungalows for the Soldiers' Housing Scheme in South Vancouver. In the increasingly prosperous 1920s, Whittaker was remarkably prolific, working on numerous projects throughout the province, including hospitals, schools and court houses.

MODERNISM IN VICTORIA 1945-1975

Whittaker's work was solid, monumental and competent, suiting exactly the tenor of the times and the needs of government. During his tenure at the DPW, literally hundreds of buildings, large and small, bore his imprint. In Victoria alone Whittaker's DPW projects included Mount St. Mary's Hospital, 1940, an addition to the Nurses' Home, 1942, the Maternity Pavilion at the Royal Jubilee Hospital, 1944-46, the B.C. Power Commission Building, 1949-50; and the Douglas Building, 1949-51. Although some of these projects hinted at modernism, they never strayed far from a conservative mainstream approach. Whittaker remained professionally active, and served as President of the AIBC in 1935-37. He retired from his government position in 1949, and established a private practice with Donald Wagg from 1949-57; their firm specialized in the design of hospitals. Whittaker retired in 1957.

MODERNISM IN VICTORIA 1945-1975

BIBLIOGRAPHY

- Collier, Allan. *The Trend House Program*. SSAC Bulletin, June 1995, pages 51-54.
- Cotton, Peter Neive. *Vice-Regal Mansions of British Columbia*. Vancouver. Elgin Publications, 1981.
- Cross, Rosemary James. *The Life and Times of Victoria Architect P. Leonard James*. Victoria. Dear Brutus Publishing, 2005.
- Docomomo BC. *BC.MOMO: Modern Movement Architecture in British Columbia*. Vancouver, 2003.
- Hawthorn, Tom. *John Di Castri, Architect 1924-2005*. *Globe & Mail*, September 22, 2005, page S7.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver. Talonbooks, 2003.
- Luxton, Donald. *Capital Regional District Art Deco and Moderne*. Victoria. Hallmark Society, 1984.
- Luxton, Donald and Arthur, John. *The Man Who Made Victoria Modern*. Victoria. *Monday Magazine*, Vol. 10, No. 50, December 6-12, 1984, pps. 17-19.
- Oberlander, Peter and Oberlander, Cornelia. *The Spirit of Architecture in the Canadian Northwest*. *Progressive Architecture*, February 1958, pps. 120-125
- Segger, Martin et al. *Victoria Modern: Investigating Postwar Architecture and Design on Southern Vancouver Island: An Introduction*. Victoria. University of Victoria, 2005.
- Shadbolt, Douglas Ron Thom: *The Shaping of an Architect*. Vancouver/ Toronto: Douglas & McIntyre, 1995.
- Thomas, Christopher and Reinhardt, Kim. *Victoria Moderne (1945-1970): of Civic Myth and Difference in Modern Architecture*. *SSAC Journal* 26, nos. 3,4 (2001), pps. 3-14.
- Windsor Liscombe, Rhodri. *The New Spirit. Modern Architecture in Vancouver 1938-1963*. Vancouver: Canadian Centre for Architecture and Douglas & McIntyre, 1997.
- Women in Architecture Exhibits Committee. *Constructing Careers: Profiles of Five Women Architects in British Columbia*. Vancouver, 1996.

5.3 Proposed Additions to the Heritage Registry – Downtown Examples of the Modern Movement

Committee received a report dated May 15, 2008 from Community Planning with respect to Proposed Additions to the Heritage Registry – Downtown Examples of the Modern Movement. The purpose of this report is to:

1. Provide City Council with information on the heritage significance of the Modern Movement in Victoria's urban development from 1945 to 1975;
2. Report on the results of the consultation process with affected property owners and the public for the proposal to add eleven properties representing Modern Movement architecture in Downtown Victoria to the *Heritage Registry* and to conclude the process.

The City of Victoria Heritage Program has traditionally concentrated on the preservation of historic properties from the late nineteenth and early twentieth centuries. The City of Victoria *Heritage Registry* currently identifies over 200 downtown buildings of heritage significance dating back from the earliest history of Victoria in the 1860s up to the 1930s. As time evolves, the City needs to evaluate and conserve buildings from the more recent past. There has been no research or identification of heritage resources from the post-war period of 1945-1975. Architecture from this period is often described as the "Modern Movement", growing out of the international style founded in Europe in the 1920s and 1930s by architects such as Le Corbusier, Walter Gropius and Mies van der Rohe. There are a number of examples of Modern Movement architecture in Victoria which have architectural, historical and social significance. Preliminary research has been done on the downtown but a broader survey of modern architecture throughout the City will need to be done in the future.

Committee of the Whole considered a staff report on this issue on October 5, 2006 and adopted a motion to consider eleven properties representing the Modern Movement in Downtown Victoria for addition to the *Heritage Registry* and to undertake a consultation process with the affected owners and the public. Individual meetings were held with a number of affected property owners and with interested groups from the real estate and development industry. The majority of affected owners are opposed to this action. A public open house held on March 26, 2008 attracted 63 participants and indicated a significant level of public support for the principle of expanding the Heritage Registry to include examples from the post-war period, particularly buildings of the Modern Movement. This report reviews four issues:

1. Implications of Heritage Registry listing.
2. Senior government properties.
3. Potential impact on property values.
4. Legitimacy of post-war heritage.

The report concludes that preserving Modern Movement examples is consistent with both national and international precedents in Heritage policy.

A Committee member inquired as to the significance of these proposed additions to the heritage registry in context to how other major cities might view them. Staff advised that the focus of this report is what is of significance to Victoria. The City adapted to Modernism through its own, local circumstances. A Committee member noted that there is not a large collection of these buildings, but the value of each one is extraordinary.

Staff noted a correction to the report with respect to the 1515 Blanshard Street building. The provincial government is not opposed to the proposed heritage registry of this building; however, they are not legally bound by municipal regulations.

The City Manager advised Committee that the fourth recommendation creates a procedural issue and therefore should be deferred. Council has the option of making a decision at the non-statutory public hearing or Council can request a report from staff after the non-statutory public hearing to aid their decision-making.

The following properties are to be considered for addition to the Heritage Registry:

- 637 Bay Street — Bay Street Hydro Substation
- 1018 Blanshard Street — City Brokerage Building
- 1515 Blanshard Street—B.C. Electric Company Building
- 1609 Blanshard Street—CNIB Building
- #1 Centennial Square — City Hall Annex
- 912 Douglas Street— Ballantyne's Florist Building
- 1060-80 Douglas Street — Bentall Building
- 1501 Douglas Street— Royal Bank Building
- 1230 Government Street— Main Post Office and Federal Building
- 630 Yates Street — Bank of Toronto Building
- 780 Yates Street — Odeon Theatre Building

Action: Councillor Thornton-Joe moved that City Council:

1. Receive this report for information.
2. Endorse the principle of expanding the scope of the Heritage program to recognize significant historic resources of the post-war era and the Modern Movement of Architecture.
3. Endorse the principle of recognizing the heritage significance of the Modern Movement in Victoria as described in the Statement of Significance by Don Luxton & Associates, July 2006.
4. Schedule non-statutory public hearing to consider the addition of the properties listed in this report to the *Heritage Registry* and to allow affected property owners and other interested stakeholders an opportunity to address Council.

CARRIED 08/320

REPORTS OF THE COMMITTEE

2. COMMITTEE OF THE WHOLE – May 15, 2008

2. Proposed Additions to the Heritage Registry – Downtown Examples of the Modern Movement

It was moved by Councillor Coleman, seconded by Councillor Madoff, that City Council:

1. Receive this report for information.
2. Endorse the principle of expanding the scope of the Heritage program to recognize significant historic resources of the post-war era and the Modern Movement of Architecture.
3. Endorse the principle of recognizing the heritage significance of the Modern Movement in Victoria as described in the Statement of Significance by Don Luxton & Associates, July 2006.
4. Schedule a non-statutory public hearing to consider the addition of the properties listed in this report to the *Heritage Registry* and to allow affected property owners and other interested stakeholders an opportunity to address Council.

Carried

5. **2615-2629 Douglas Street**
Heritage Designation Application No. 000187

Attendees: Jennifer Kay (TownSquare Planning Inc.)

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- Is the building currently in use? Jennifer Kay: Yes. The current tenants will remain and new tenants are being sought.
- Are the two cedar sculptures in the lobby protected, i.e. must be retained in situ?
Jennifer Kay: The sculptures were commissioned for that location and are owned by the Times Colonist. The owner is engaged in discussions to negotiate leaving the sculptures in situ.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve Heritage Designation Application No. 000187 for the property located at 2615-2629 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site. The sculptures are identified as character-defining elements in the Statement of Significance and clarification of their future retention would be appreciated.

Carried (unanimous)

Pamela Martin

From: Victoria Mayor and Council
Sent: October 8, 2020 12:57 PM
To: Public Hearings
Subject: Fw: Times Colonist building

From: Michael Muret [REDACTED] >
Sent: October 8, 2020 12:52 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Times Colonist building

Dear Mayor and Council,

The Times Colonist building is architecturally extremely ugly and inefficient. I would say its design is closer to brutalist than postmodern or late modern.

I would prefer to see it razed and replaced. I am definitely against granting it heritage status.

Thanks.

Michael Muret
1987 Fairfield Road
[REDACTED]

NO. 20-052

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 2615-2629 Douglas Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (2615-2629 DOUGLAS STREET) BYLAW”.
2. The exterior portions of the building as indicated in the photographs and diagrams in Schedule A attached to this Bylaw and located at 2615-2629 Douglas Street, legally described as PID: 003-149-021, Lot 2, Section 4, Victoria District, Plan 23740, is designated to be protected heritage property.

READ A FIRST TIME the **17th** day of **September** 2020

READ A SECOND TIME the **17th** day of **September** 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

Schedule 'A'



Front (West) Elevation

Note: Designation (red outline) excludes flagpoles and landscaping



Side (South) Elevation

Note: Designation (red outline) excludes print reel room (indicated with arrow) and landscaping

Schedule 'A'



Rear (East) Elevation and Side (North) Elevation

Note: Designation (red outline) excludes print reel room and rooftop mechanical equipment indicated with the arrows



Side (North) Elevation

Note: Designation (red outline) excludes landscaping, furnishings and walls not attached to the building

TAX EXEMPTION (2615, 2621, 2623, 2625, 2627, AND 2629 DOUGLAS STREET)

BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to assist in the preservation and rehabilitation of the heritage building located at 2615, 2621, 2623, 2625, 2627, and 2629 Douglas Street, including the seismic upgrading of the heritage building, by exempting a portion of the land from municipal property taxes for 10 years.

Contents

- 1 Title
- 2 Definitions
- 3 Tax exemption
- 4 Delegation of signing authority
- 5 Coming into force

Under its statutory powers, including section 225 of the *Community Charter*, the Council of the Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "TAX EXEMPTION (2615, 2621, 2623, 2625, 2627, AND 2629 DOUGLAS STREET) BYLAW".

Definitions

- 2 In this Bylaw,

"improvements"

means all of the Land's improvements that exist at any time during the 10-year period that section 3 is in effect;

"Land"

means the land, including its improvements, located at civic address 2615, 2621, 2623, 2625, 2627, and 2629 Douglas Street in Victoria, British Columbia, and legally described as:

PID: 003-149-021

LOT 2, SECTION 4, VICTORIA DISTRICT, PLAN 23740

Tax exemption

- 3 (1) If the conditions of the tax exemption agreement #20-079 attached at Schedule A to this Bylaw are fulfilled, the assessed value of the portion of land and improvements located within 66.1 metres of the front property line (Douglas Street) of the Land is exempt from property taxes imposed

under section 197(1)(a) of the *Community Charter* for a period of 10 consecutive calendar years, beginning either:

- (a) in the calendar year following the year this Bylaw comes into force on or before October 31; or
- (b) in the second calendar year following the year this Bylaw comes into force after October 31.

Delegation of Signing Authority

- 4** The Director of Sustainable Planning and Community Development is authorized to execute the tax exemption agreement substantially in the form attached at Schedule A to this Bylaw.

Coming into force

- 5** This Bylaw comes into force on the day the City issues an occupancy permit for the improvements located within 66.1 metres of the front property line (Douglas Street) of the Land.

READ A FIRST TIME the **17th** day of **September** 2020.

READ A SECOND TIME the **17th** day of **September** 2020.

READ A THIRD TIME the **17th** day of **September** 2020.

ADOPTED by at least 2/3 of all members of the Council on the _____ day of _____ .

CITY CLERK

MAYOR

Schedule "A"
Tax Exemption Agreement #20-079

**TAX EXEMPTION AGREEMENT #20-079
2615, 2621, 2623, 2625, 2627, AND 2629 DOUGLAS STREET**

THIS AGREEMENT dated for reference the ____ day of _____, 2020.

BETWEEN:

0922010 B.C. LTD.
Suite 2800-666 Burrard Street
Vancouver, BC V6C 2Z7

(the “**Owner**”)

AND:

THE CORPORATION OF THE CITY OF VICTORIA
1 Centennial Square
Victoria, BC V8W 1P6

(the “**City**”)

WHEREAS:

- A. The Owner is the registered owner in fee-simple of:

003-149-021
LOT 2, SECTION 4, VICTORIA DISTRICT, PLAN 23740

(the “**Lands**”);

- B. The City is The Corporation of the City of Victoria;

- C. The City will consider adopting a bylaw to support the conservation of the heritage building on the Lands by exempting a portion of the Lands from certain property taxes for a period of ten (10) years, under the City of Victoria Bylaw No. 20-079 (the “**Tax Exemption Bylaw**”) subject to the Owner agreeing to the conditions established in this tax exemption agreement pursuant to section 225 of the *Community Charter*.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to the Owner by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration the parties covenant and agree each with the other as follows:

1. The Owner and the City acknowledge that the City will consider adopting the Tax Exemption Bylaw pursuant to section 225 of the *Community Charter* exempting a portion of the Lands, to the extent provided under the Tax Exemption Bylaw, from certain property taxes imposed under section 197 of the *Community Charter* for a period of ten (10) consecutive calendar years (the “**Tax Exemption**”).

2. The Owner and the City agree that the Tax Exemption is subject to the following conditions:
 - (a) the Owner has applied for and obtained heritage designation protection for the heritage building on the Lands pursuant to the *Local Government Act*;
 - (b) the Victoria Civic Heritage Trust verifies and advises City Council that the seismic upgrading work for improvements located on the Lands, as proposed under the Owner's heritage tax exemption application to the City:

has been completed and fully paid for by the Owner, and

has been certified by the Owner's structural engineer of record as having been completed in accordance with the sealed engineering plans on file with the City, and with the requirements of the *British Columbia Building Code*;
 - (c) a covenant pursuant to section 219 of the *Land Title Act* identifying the Tax Exemption and the restriction on use of the Land set out in subsection (d), is and remains registered at the Victoria Land Title Office against title to the Land and any strata lot into which the Land is subdivided; and
 - (d) the Tax Exemption does not apply in a calendar year during which any part of the building on the Land is used for residential purposes.
3. The Owner shall indemnify and save harmless the City and each of its elected and appointed officials, officers, employees, agents and contractors, from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise, which the City incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - a. the breach of any covenant in this Agreement;
 - b. the use of the Lands contemplated under this Agreement; and
 - c. restrictions or requirements under this Agreement.
4. The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, officers, employees, agents and contractors, of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Owner can or may have against the City for any loss or damage or injury, including economic loss, that the Owner may sustain or suffer arising out of or connected with:

the breach of any covenant in this Agreement;

- d. the use of the Lands contemplated under this Agreement; and
 - e. restrictions or requirements under this Agreement.
7. Nothing contained or implied in this Agreement shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Owner.
 8. It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
 9. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement and they shall be binding upon the Owner as personal covenants only during the period of its respective ownership of any interest in the Lands.
 11. This Agreement shall enure to the benefit of the City and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
 12. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
 13. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
 14. If the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement
 15. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
 16. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
 17. Nothing in this Agreement shall 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.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

The Corporation of the City of Victoria, by its)
 authorized signatories:)

_____)
 Karen Hoese, Director of Sustainable Planning)
 and Community Development)

0922010 B.C. Ltd., by its authorized)
 signatory(ies):)

_____)
 Print Name:)

_____)
 Print Name:)