



REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, February 4, 2021, 9:00 A.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

Meeting will recess for a lunch break between 12:30 p.m. and 1:15 p.m.

Pages

A. APPROVAL OF AGENDA

*B. CONSENT AGENDA

Proposals for the Consent Agenda

- E.1 - 2564 Graham Street: Heritage Designation Application No. 000191
- E.2 - 1611 Stanley Avenue: Heritage Designation Application No. 000194
- F.1 - Proclamation - Chamber of Commerce Week

C. READING OF MINUTES

D. UNFINISHED BUSINESS

D.1. Strategic Plan #3 Affordable Housing

Postponed from the January 25, 2021 Special Committee of the Whole meeting:

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #3 Affordable Housing and that the following be pulled for further consideration: Municipal Housing Corporation Remove from Plan.

D.2. 496 and 498 Cecelia Road and 3130 Jutland Road: Rezoning Application No. 00655 and OCP Amendment and Development Permit Application No. 000532 (Burnside)

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Postponed from the January 28, 2021 Committee of the Whole meeting:

"vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works."

E. LAND USE MATTERS

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Addendum: Presentation

A report regarding the proposed Heritage Designation Application No. 000191 for 2564 Graham Street in order to designate the exterior of the property located at 2564 Graham Street and recommending that it move forward to a Public Hearing.

*E.2.	<u>1611 Stanley Avenue: Heritage Designation Application No. 000194 (Fernwood)</u>	125
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Addendum: Presentation

A report regarding the proposed Heritage Designation Application No. 000194 for 1611 Stanley Avenue to designate the exterior of the one-and-one-half-storey, wood-frame, Edwardian Vernacular house and recommending that it move forward to a Public Hearing.

F. STAFF REPORTS

F.1.	<u>Proclamation - Chamber of Commerce Week</u>	141
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A report regarding the proclamation for Chamber of Commerce Week, February 15 to 22, 2021.

*G.	Council Led Workshop - Neighbourhood Boundaries	144
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Addendum: Council Member Motion

A Council led workshop to consider neighbourhood boundaries.

H. NOTICE OF MOTIONS

I. NEW BUSINESS

I.1.	<u>Council Member Motion: Amending Schedule E of the Animal Responsibility Bylaw to Include a portion of Vic West</u>	150
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A Council Member Motion regarding the proposed amendment to the Animal Responsibility Bylaw in order to increase the area that a person must not intentionally feed rock doves, crows, or gulls to include the triangle of Vic West from Bay Street to Esquimalt Road.

I.2.	<u>Council Member Motion: Electronic Participation at Council and Committee of the Whole Meetings</u>	162
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A Council Member Motion regarding the proposed report back on amendments to the Council Procedures Bylaw as it relates to remote participation for Council

members.

I.3. Council Member Motion: Remote Participation during the Covid-19 Pandemic 163

A Council Member Motion regarding the proposed amendments to the Council Procedures Bylaw to introduce requirements for remote participation by Council Members during the Covid-19 pandemic.

I.4. Council Member Motion: UBCM Resolution: Increase Disability Benefits and Income Assistance Rates 168

A Council Member Motion regarding the proposed UBCM Resolution regarding Disability Benefits and Income Assistance Rates.

***I.5. Council Member Motion: Celebrating the Lunar New Year 170**

Addendum: New Item

A Council Member Motion regarding the Lunar New Year and the Year of the Ox.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE



Committee of the Whole Report

For the Meeting of January 28, 2021

To: Committee of the Whole

Date: January 7, 2020

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

Subject: **Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and associated Official Community Plan Amendment**

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation and execution of the appropriate legal agreements to secure the following:
 - i. that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing's Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
 - ii. that a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided in the development to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iii. provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iv. construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;
 - v. public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;
 - vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works;
 - vii. a Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.
 - b. That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.

- c. That Council determine, pursuant to section 475(1) of the *Local Government Act* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- d. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
- e. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- f. That Council give first reading to the Official Community Plan Amendment Bylaw.
- g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- h. That Council give second reading to the Official Community Plan Amendment Bylaw.
- i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

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

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road. The proposal is to rezone from the R1-B Zone, Single-Family Dwelling District, to a new residential rental tenure zone to increase the density and construct a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The proposed development will consist of approximately 88 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan* (OCP) from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

The following points were considered in assessing this application:

- While the current OCP Urban Place Designation does not envision this form of development, the proposed Large Urban Village designation would support the proposed density of 1.40:1 floor space ratio (FSR) and building heights ranging of four and five storeys.
- The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) envisions a mixed-use development on the Burnside School site if the site is redeveloped for uses other than school purposes. Creating an urban village consisting of affordable housing, community uses and a central greenspace (plaza) fronting Cecelia Road, is envisioned for the lands. This proposal is consistent with this vision for the site.
- The proposed plaza area will include outdoor seating, picnic tables, boulder play structures, fruit trees and power supply. This plaza advances the BGNP strategy related to providing a central greenspace for the neighbourhood
- Maintaining and enhancing Cecelia Road as a pedestrian-oriented and tree-lined street is strongly encouraged in the BGNP. The application retains two existing London Plane trees and adds several new trees along Cecelia Road, which would enhance the urban forest and provide substantial tree canopy along the street.
- A daycare and out of school care program is proposed which would accommodate approximately 60 children, which would be operated by the Burnside Gorge Neighbourhood Association. This further advances the OCP objective of considering non-profit daycare space as an amenity in new mixed-use developments.
- School District 61 will provide art education and fitness programs in the community flex space provided on site. In the evenings and weekends the space would be available for programs and events provided by the Burnside Gorge Neighbourhood Association.
- The applicant is proposing 8 studios, 34 one-bedroom, 26 two-bedroom, and 20 three-bedroom dwelling units of affordable and below-market rental housing, including ground-oriented and accessible dwelling units that would support aging in place. Over half of the dwelling units would be suitable for families with children.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road from the R1-B Zone, Single Family Dwelling District, to a new residential rental tenure zone to increase the density to 1.40:1 floor space ratio. The application would advance the construction of a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The ground-floor community uses would include a day care and after school care programs, a fitness studio, and educational and art classroom space. The

development will provide approximately 88 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan* (OCP) from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

The new zone would be drafted to reflect the proposed development and the following differences from the existing R1-B Zone related to increasing the density, height, and site coverage, and reducing setbacks would be accommodated in the new zone.

Affordable Housing

The applicant proposes the creation of 88 new residential units which would increase the overall supply of housing in the area. The following mix of studios, one, two, and three-bedroom units would be provided:

Unit Type	Number of dwelling units
Studios	8
One-bedroom	34
Two-bedroom	26
Three-bedroom	20
Total	88

It is recommended that the City enter into a legal agreement with the applicant to secure the two and three-bedroom sized dwelling units.

The applicant is partnering with BC Housing to deliver a mixed-income model under BC Housing's Community Housing Fund in which:

- 20% of the units are deeply subsidized serving very low-income households (<\$26,400), and would be secured at income assistance rates, as determined by the Ministry of Social Development and Poverty Reduction.
- 50% of the units are Rent Geared to Income (RGI) and would be secured at BC Housing's Housing Income Limits. These units will rent at 30% of tenants' specific household incomes and will serve low to moderate incomes (\$26,400 to \$84,500) and are considered affordable and below-market depending on unit size.
- 30% of the units will serve moderate and above moderate-income households (\$74,150 to \$113,040).

The household income targets are considered affordable under BC Housing's program. It is recommended for Council's consideration that the applicant's commitments ensure that the residential rental units remain below-market for at least 60 years in accordance with BC Housing's Community Housing Fund program requirements be secured through a legal agreement.

Tenant Assistance Policy

The site is presently vacant therefore the Tenant Assistance Policy does not apply.

Sustainability

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

Active Transportation

The application proposes to install 110 long-term and 32 short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

The proposed development will generate increased demand on the surrounding road network by all users. An evaluation of the intersection at Jutland Road and Cecelia Road indicates increased vehicle trips will be an outcome of this development, causing congestion, and increasing delay for all road users. To avoid these impacts and ensure the intersection can continue to operate at an acceptable level of service between two higher classified streets, a new traffic signal is required to safely accommodate the new motor vehicle trips generated by this development. Provision of a new traffic signal would be a requirement of this development.

Cecelia Road and this location on Jutland Road are identified in the City's *Greenways Plan* (2003) and *2016 Bicycle Network*. The Burnside Gorge Local Area Plan has also identified this location as a future village hub. Staff had previously identified and planned funding up to \$50,000 for crosswalk upgrades and associated accessibility improvements at this intersection in 2021/2022. As a contribution and recognition of the existing need for enhancements of the crossing, a portion of this previously identified capital funding will now be reallocated toward the implementation of the traffic signal at this intersection. The remainder of all costs for the traffic signal will be covered by the development as a public realm improvement. This improvement would be secured with a legal agreement, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Additionally, the applicant is willing to dedicate 1.38m of road frontage for the construction of a boulevard and sidewalk on Cecelia Road.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is complying with BC Housing and Canadian Mortgage and Housing Corporation's accessibility requirements, which require five percent of residential units to be fully accessible as defined by the BC Building Code. The remaining 95% of residential units and all the common indoor and outdoor areas will be universally-designed and barrier-free.

Land Use Context

The area is characterized by a mix of residential, commercial, and light industrial uses.

Existing Site Development and Development Potential

The site is presently comprised of three lots and functions as a sports field and parking lot. Under the current R1-B Zone, each property could be developed as a public building, or a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	5563.53	460
Density (Floor Space Ratio) – maximum	1.40:1	n/a
Total floor area (m ²) – maximum	7817.40*	420
Height (m) – maximum	18.52*	7.60
Storeys – maximum	5	2
Site coverage (%) – maximum	32.80	40
Open site space (%) – minimum	62.20	n/a
Setbacks (m) – minimum		
Front	14.63	7.50
Rear	6.68*	25.30
Side (east)	2.73	5.75
Side (west)	2.97	5.75
Parking – minimum	89	74
Visitor parking – minimum	9	9
Bicycle parking stalls – minimum		
Long-term	110	110
Short-term	32	15

Relevant History

In 2018, the City completed a memorandum of understanding (MOU) with Pacifica Housing and School District 61 (SD 61) to support the development of affordable housing, childcare space and programming space for SD 61 and the community, on approximately 5563m² of city-owned land behind the Burnside School.

Under the terms of the MOU, the City would enter a 60-year lease for its land with Pacifica Housing at nominal rates to support the proposed affordable housing project, which includes approximately 88 affordable and below-market dwelling units, 372m² of childcare and out of school care space, and 418m² of programming space. Should Council approve the Rezoning application then the City would execute the land lease with Pacifica Housing. If the rezoning application is not approved then the land lease would not be executed, and the MOU between the City, SD 61 and Pacifica would be terminated.

Providing surplus land in support of affordable housing is consistent with the City's 2019-2022 Strategic Plan Objective 3: Affordable Housing - Action 5 to consider using existing City land for affordable housing. The proposal also supports the policy direction provided for in the Victoria

Housing Strategy 2016-2025 to consider opportunities to use existing City lands to support increased affordable housing supply.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on February 26, 2018. A letter dated June 8, 2018 and July 19, 2020 are attached to this report.

ANALYSIS

Official Community Plan

OCP Designation and Proposed Amendment

The current OCP Urban Place Designation of the subject properties is Public Facilities, Institutions, Parks and Open Space Core, which supports recreational, institutional (i.e. government offices), educational buildings and structures within open space. Variable heights ranging from two and a half storeys or higher depending on the adjacent context, and a density of approximately 0.5:1 FSR is supportable.

The applicant is proposing to amend the OCP Urban Place designation to Large Urban Village, which supports mixed-use and multi-unit residential buildings up to six storeys and a density of up to approximately 2.5:1 FSR. The proposal is consistent with the land use, height and density policies for Large Urban Village, and further advances other policies and objectives in the OCP, such as:

- providing 88 affordable and below-market rental dwelling units
- proposing a mix of unit types that are suitable for seniors and households with children as well as accessible units
- providing underground parking and maximizing the amount of open space and outdoor amenities available to residents and visitors
- incorporating a new daycare and community programming space.

With respect to the procedures for an OCP Amendment, the *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected.

Given that through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its

agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. Although this proposal will have no impact on the two Waste Management Plans, the City's Financial Plan may need to be adjusted in the future to accommodate costs that are anticipated in association with maintenance of the new greenway.

Built Form

The OCP encourages a high quality of architecture, landscape and urban design to enhance the visual identity and appearance of the city. The applicant is proposing a human-scale design with contemporary architectural features that fit in with the existing light industrial neighbourhood context and assist in establishing a new urban village character and identity for this area. The four-storey multi-unit residential building contains ground-oriented units with private entrances and direct connections to the plaza area. The proposed daycare and community space on the ground floor of the five-storey mixed-use building also have individual entrances fronting Cecelia Road and the plaza area. All the residential parking would be provided underground.

The applicant is proposing a large outdoor play area for the daycare, and substantial open space for residents and visitors to foster social interaction and create a sense of place on site.

Housing

This proposal is a result of a partnership between the City, Pacifica Housing, SD 61 and BC Housing, which is consistent with the OCP's aim of advancing innovative approaches to housing that result in a range of market and non-market residential units, through a variety of partnerships.

The OCP also encourages affordable non-market and innovative forms of ground-oriented housing that attract a mix of residents, including seniors and households with children. The applicant is proposing a mix of unit types, including ground-oriented, accessible, and larger family-size units in this development.

Multi-Generational Neighbourhoods

The OCP encourages new development that would attract young people, seniors and households with children and provide community supports for families and employers. Furthermore, the OCP encourages the provision of non-profit daycare space as an amenity in new mixed-use developments secured by a legal agreement. The proposed amenities, such as the daycare and out-of-school care programs, community space and programming, and the plaza area would contribute to creating an equitable and inclusive community on site. The applicant has partnered with the Burnside Gorge Neighbourhood Association to operate the proposed daycare and out-of-school care programs. The applicant is also willing to provide a daycare on site for a minimum of 15 years, secured by a legal agreement registered on title.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan envisions a mixed-use development on the Burnside School site if the site is redeveloped for uses other than school purposes. Expanding the Cecelia urban village and providing affordable housing, community uses and spaces, and a central greenspace (plaza) fronting Cecelia Road is encouraged on the site; therefore,

amending the OCP designation to Large Urban Village is consistent with the land use objectives in the Plan. The Plan encourages the integration of new housing, especially housing attractive to families with children, and strengthening the social and economic vitality of the urban village so that it is a place to live, work and gather. The proposal is consistent with this policy direction in the Plan.

Establishing a greenspace fronting onto Cecelia Road that serves as a central greenspace for the urban village is also encouraged in the Plan. The applicant is proposing an approximately 1290m² plaza area with some lawn to function as a flexible gathering place for the neighbourhood. The plaza area includes outdoor seating, fruit trees, and a few small boulders for play value.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This includes a focus on protecting large, healthy trees on public and private property. Based on 2013 LiDAR data, Burnside Gorge is an area of low canopy cover at 13%. The City-wide canopy cover average is 26%.

This project will add an additional 32 trees on the private property. The City sidewalk will be realigned to construct a new grass boulevard which will provide planting space for three new street trees. One additional City street tree will be planted in the sidewalk adjacent to the proposed plaza space.

There are no trees identified for removal. The following three existing large trees will be protected and retained as part of the development:

- a bylaw protected 110 cm DBH London Plane tree located in the southwest corner of the property. This tree has an asymmetric crown shape due to BC Hydro clearance pruning. This tree will be protected and retained throughout the project
- an Austrian Pine tree with a DBH of approximately 100 cm is located on the adjacent property at 3150 Jutland Road. This bylaw protected tree will be protected and retained
- one City owned 57 cm DBH London Plane tree is located on the property frontage. The applicant has proposed to realign the City sidewalk onto their property to allow for sufficient clearance for this tree to be retained. This alignment will require the registration of a Statutory Right of Way over the private property.

Tree Impact Summary

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
On site trees, bylaw protected	1	0	0	0
On site trees, non-bylaw protected	0	0	32	+32
Municipal trees	1	0	4	+4
Neighbouring trees, bylaw protected	1	0	0	0
Neighbouring trees, non-bylaw protected	0	0	0	0
Total	3	0	36	+36

Financial Implications

Summarized in the table below are the annual maintenance costs that would be incurred by the city following the planting of four new street trees, and irrigation system.

Increased Inventory	Annual Maintenance Cost
Four new Street Trees	\$200
Irrigation System – Tree Zones	\$400

CONCLUSIONS

The proposal to increase the density and permit a mixed-use development consisting of approximately 88 affordable and below-market rental dwelling units further advances several policies and objectives in the OCP related to urban design and place-making, affordable housing, parks and open space, and multi-generational neighbourhoods. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Application No. 00655 for the property located at 496 and 498 Cecelia Road and 3130 Jutland Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Subject Map
- Aerial Map
- Plans date stamped December 17, 2020
- Letter from applicant to Mayor and Council dated December 22, 2020
- Letter from Landscape Architect to Mayor and Council dated July 6, 2018
- Community Association Land Use Committee Comments dated June 8, 2018 and July 19, 2020
- Arborist Report dated December 10, 2020
- Advisory Design Panel report dated July 15, 2020
- Minutes for the Advisory Design Panel dated July 22, 2020
- Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of January 28, 2021

To: Committee of the Whole **Date:** January 7, 2021

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

Subject: Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road

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. 00655, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road, in accordance with:

1. Plans date stamped December 17, 2020.
2. The applicant provide further details on how the fibre cement panels are fastened to the building to the satisfaction of the Director of Sustainable Planning and Community Development.
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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road. The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building.

The following points were considered in assessing this Application:

- The subject properties are within Development Permit Area (DPA) 16: General Form and Character. This DPA supports new mixed-use and multi-unit residential buildings that are complimentary to the established place character, including its heritage character. A high quality of architecture, landscape and urban design are strongly encouraged. The DPA also encourages livable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility. The proposal is generally consistent with these policy objectives.
- This proposal introduces some human-scale architectural elements, including ground-oriented dwelling units with individual front entryways facing the plaza. There are multiple entryways for the community-oriented uses on the ground floor of the mixed-use building.
- All off-street parking would be located underground, which results in a site plan that features buildings accompanied by substantial landscaping and open site space for people.
- To create a sense of community on-site, the applicant is proposing a plaza for the neighbourhood, including outdoor seating, picnic tables and fruit trees. The proposed day care would have access to a large separate outdoor play area adjacent.

BACKGROUND

Description of Proposal

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, as well as a four-storey, multi-unit residential building. Specific details include:

Five-storey mixed-use building (Building A):

- a mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails
- main residential and day care entryways facing Cecelia Road
- entryways for the after-school care, fitness studio and classroom space facing the plaza
- balconies for the upper storey dwelling units.

Four-storey multi-unit residential building (Building B):

- a low-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails
- main residential entryway facing the plaza, visible from Cecelia Road
- ground-oriented dwelling units with direct connections to the plaza
- private patios for the ground level units and balconies for the upper storey units.

Landscaping, vehicle and bicycle parking, loading and access:

- a large south-facing public plaza, including outdoor seating, flexible space with power supply, and fruit trees
- private outdoor play area for the daycare and plaza space for classroom workshops and fitness classes

- approximately 36 new trees to be planted on-site
- access to underground parkade from Cecelia Road
- one level of underground parking containing 98 parking spaces
- a total of 110 long-term and 17 short-term bicycle parking spaces.

Affordable Housing

Affordable housing is discussed in the concurrent Rezoning application report.

Sustainability

The applicant has made a commitment through BC Housing to meet Step 3 of the BC Energy Step Code, which requires energy and air tightness testing throughout the project and heat recovery ventilation units for each dwelling unit.

Active Transportation

The application proposes to install 110 long-term and 32 short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with this property.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is complying with BC Housing and Canadian Mortgage and Housing Corporation's accessibility requirements, which stipulate that five percent of residential units be fully accessible as defined by the BC Building Code. The remaining 95% of residential units and all the common indoor and outdoor areas will be universally-designed and barrier-free.

Existing Site Development and Development Potential

The site is presently comprised of three lots and functions as a sports field and parking lot. Under the current R1-B Zone, each property could be developed as a public building, or a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	5563.53	460
Density (Floor Space Ratio) – maximum	1.40:1	n/a
Total floor area (m ²) – maximum	7817.40*	420

Zoning Criteria	Proposal	Existing Zone
Height (m) – maximum	18.52*	7.60
Storeys – maximum	5	2
Site coverage (%) – maximum	32.80	40
Open site space (%) – minimum	62.20	n/a
Setbacks (m) – minimum		
Front	14.63	7.50
Rear	6.68*	25.30
Side (east)	2.73	5.75
Side (west)	2.97	5.75
Parking – minimum	89	74
Visitor parking – minimum	9	9
Bicycle parking stalls – minimum		
Long-term	110	110
Short-term	32	15

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on February 26, 2018. A letter dated June 8, 2018 and July 19, 2020 are attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

Built form and landscaping

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16: General Form and Character. This DPA supports new mixed-use and multi-unit residential buildings that are complimentary to the established place character, including its heritage character. The proposed buildings are approximately one or two storeys taller than the existing heritage-registered Burnside School. The applicant is proposing similar flat-rooflines as the school and lighter coloured exterior finishes to ensure the heritage building is still the prominent building in the neighbourhood.

The design guidelines specify that new residential development should respect the character of established areas through the form, massing, building height, rooflines and exterior finishes. Breaking up larger and longer buildings into human-scaled proportions and ensuring that ground level residential uses have strong entry features are also encouraged in the design guidelines. The guidelines also state that landscaped open space, accessible from the adjacent right-of-way should be incorporated into a development to soften the impact of larger and longer buildings.

The proposed buildings are larger and longer, partially due to the existing lot shape and the location of the plaza. To break up the massing, the applicant is incorporating architectural elements, such as vertical fin projections around portions of the windows, balconies and roofline projections. Both buildings have legible, prominent and landscaped entryways, which assist in breaking up the ground floor, add visual interest and soften the appearance of the buildings. The applicant has also designed the entrance to the underground parkade to be a subordinate feature, which is strongly encouraged in the design guidelines. The size and shape of the daycare play area and public plaza area as well as the scale and location of trees and other planting materials, compliment the design of the buildings and soften the scale of massing of the buildings as well.

The design guidelines encourage new development to have a strong relationship to the street, particularly when public uses are permitted at the street level. Building A (mixed-use building) fronting on Cecelia Road has a proposed front yard setback of 14.63m, which is greater than the intent for front yard setbacks envisioned in the design guidelines for mixed-use buildings. However, this larger setback allows for the creation of a small plaza area in front of the building with some soft landscaping, benches and short-term bike parking. The daycare play area also projects in front of the mixed-use building and is located relatively close to the sidewalk, which will provide some activation when children are outside playing.

Incorporating high quality and durable exterior materials is strongly encouraged in the design guidelines. The proposed exterior materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails. The predominant material on the buildings is fibre cement panel. The fastening method of this material will be key to ensure the buildings do not appear unfinished and therefore, it is recommended that the applicant confirm the fastening method prior to the issuance of the development permit to the satisfaction of the Director of Sustainable Planning and Community Development.

Building Transition and Privacy

The design guidelines state that new development directly abutting land in a different OCP Urban Place Designation, or directly abutting a different Development Permit Area, should provide a transition between areas in ways that respond to the established form and character or potential future development. The neighbouring properties are designated General Employment, General Employment with Limited Residential, Light Industrial with Limited Residential and Urban Residential. The neighbouring properties to the north west are within Development Permit Area 7A: Corridors. The OCP supports buildings up to four and five storeys on the neighbouring properties; therefore, the proposal would fit in with potential future development and building transitions envisioned for the neighbourhood.

Staff have expressed concerns to the applicant about the east and west side yard setbacks, which range between 2.73m to 3.81m. These are small side yard setbacks relative to four and five storey buildings with substantial glazing. The applicant has minimized the number of

windows on the east elevation of Building B (multi-unit residential building), which faces an existing apartment building. However, any future building with residential uses constructed on the adjacent lot to the west would likely require a greater side yard setback if there are windows on the side elevation, to address potential privacy concerns and ensure there is adequate separation distances between buildings.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan envisions a mixed-use development on the Burnside School site if the site is redeveloped for purposes other than school uses. Expanding the Cecelia urban village and providing affordable housing, community-oriented uses and spaces, and a central greenspace fronting Cecelia Road are encouraged on the site. The applicant is proposing a public plaza, which would include outdoor seating, picnic tables, power supply, boulder play structures, and fruit trees. This plaza area will serve as a central gathering place to foster a sense of community on site and within the neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

Tree preservation and the urban forest are discussed in the concurrent Rezoning report.

Other Considerations

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the Development Permit Application at their meeting on July 22, 2020 (minutes attached) and provided the following recommendation for Council's consideration:

"That the Development Permit Application No. 000532 for 496-498 Cecilia Road and 3130 Jutland Road be approved with the following changes:

- *provide a landscape buffer between public walkway and daycare play area*
- *provide shading to the daycare play area compatible with landscape plan and building architecture*
- *additional landscaping along the side of building B*
- *increase lawn area and reduce mulch bed with consideration for community gardening boxes*
- *planters along side of building A to soften appearance of plaza space*
- *consideration for additional materiality of ground floor and inclusion of warmer, natural materials with richer textures around building focal points."*

In response to ADP's recommendation above, the applicant made the following changes:

- added metal cladding along the base of Building A, and at the entryway of Building B
- added shade sails to the day care outdoor play area
- replaced mulch beds with planting beds along the east property line
- removed an exterior stair on the front elevation on Building B and added soft landscaping
- replaced grass with shrubs along the east side of Building B.

CONCLUSIONS

The proposal to construct a five-storey, mixed-use building and a four-storey, multi-unit residential building is generally consistent with the design guidelines. The applicant has made some refinements to the proposal in response to the feedback provided at ADP, which improve the proposal. It is recommended for Council's consideration that this application proceed concurrently with the Rezoning Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000532 for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

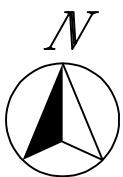
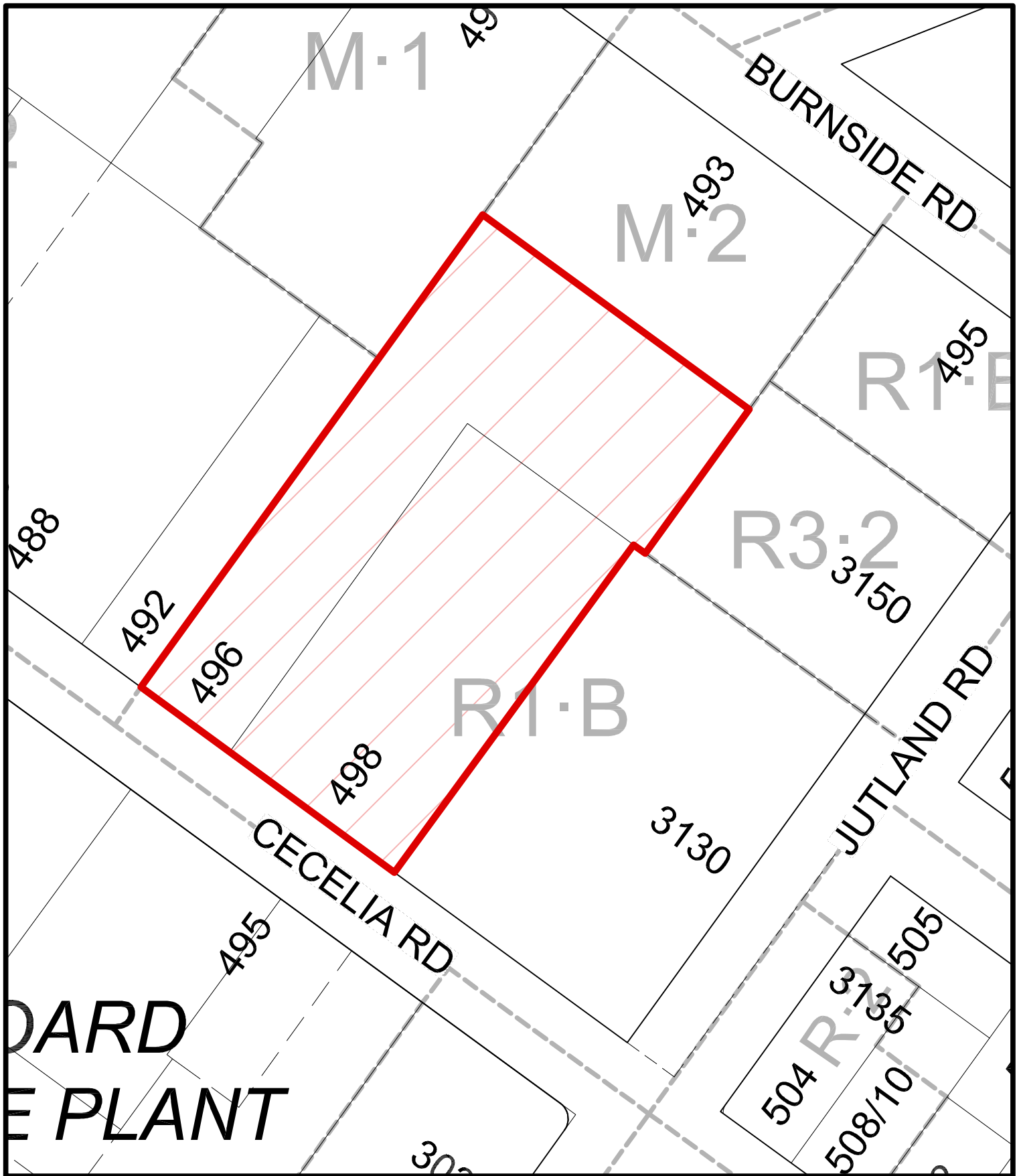
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

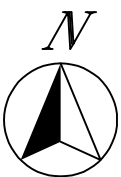
List of Attachments

- Subject Map
- Aerial Map
- Plans date stamped December 17, 2020
- Letter from applicant to Mayor and Council dated December 22, 2020
- Letter from Landscape Architect to Mayor and Council dated July 6, 2018
- Community Association Land Use Committee Comments dated June 8, 2018 and July 19, 2020
- Arborist Report dated December 10, 2020
- Advisory Design Panel report dated July 15, 2020
- Minutes for the Advisory Design Panel dated July 22, 2020
- Correspondence (Letters received from residents).



496 / 498 Cecelia Rd. & 3130 Jutland Rd.
Rezoning No.0000655





496 / 498 Cecelia Rd. & 3130 Jutland Rd.
Rezoning No.0000655



SUITE 1212, 450 SW MARINE DRIVE
VANCOUVER, BC, CANADA V5X 0C3

604 301 3999
TLHOUSINGSOLUTIONS.CA



December 22nd, 2020

Mayor Helps and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Attn: Mayor Helps and Council

Re: Rezoning & Development Permit Application (with OCP Amendment) for 496/498 Cecelia Road

Dear Mayor Helps and Council,

TL Housing Solutions, in partnership with Pacifica Housing Advisory Association and in conjunction with BC Housing, are proud to bring forward a combined rezoning (with OCP amendment) and development permit application for the 496 & 498 Cecelia Road properties, ie the grass field adjacent to the SJ Burnside Continuing Education Centre. This unique partnership with the City of Victoria (as the land owner), the Burnside Gorge Community Association, and SD61 proposes 88 units of BC Housing-funded affordable rental housing, a 59-child daycare and after school care program, a shared SD61 community learning space, and a public outdoor plaza. This proposal has come to fruition following the identification of need in the Burnside Gorge Community for affordable workforce housing. The needs of working singles, couples, and families are at the forefront of this proposal, which includes a mix of thoughtfully designed 1, 2 and 3-bedroom units in addition to a widely-sought affordable daycare service meant to support local families.

Neighbourhood Context and Community Need

The Burnside Gorge Neighbourhood Plan, completed earlier in 2018, lists expanded housing diversity and an increase in quality community gathering places as the top 2 neighbourhood concerns. This proposal addresses both of those neighbourhood interests. With the inclusion of 3-bedroom units (a proven rare service in Victoria), this application will provide housing that is attractive to families with young children, and the adjoining daycare will provide much-needed family support services. The Neighbourhood Plan also identifies the corner of Cecelia and Jutland as being a new neighbourhood centre, with the intention that the community will gather around this corner. With this intended use in mind, this proposal includes a landscaped “village green,” which has drawn from community, BGCA, School District, and municipal staff feedback to create a multi-functional neighbourhood outdoor plaza.



OCP Amendment

Currently, 496 /498 Cecelia is designated as “Public Facilities, Institutions, Parks and Open Space” under the Official Community Plan. The property is a grass sports field adjacent to Burnside School, and was historically used for student recreation. This proposal is requesting an OCP amendment to allow for both residential and commercial uses.

Through the Burnside Gorge Neighbourhood Plan, the corner of Jutland and Cecelia, and particularly the Burnside School site, are envisioned as a new urban village area holding a mix of commercial and residential uses. The plan forecasts that future development and improvements to transit in the region could add up to “1,500 residents to the area near Ceceila Road, Jutland Road and Selkirk Village...” (pg. 63). This proposal would contribute to the desired new residences in the area and allow for young families and working individuals to live in the community. Additionally, the plan envisions “village commercial uses...at the ground level particularly at the corner of Jutland and Cecelia Road,” which is also achieved through the daycare and after school care uses included in our proposal (pg. 64).



Community village green area with proposed buildings in background, as viewed from Cecelia Road

Building Design

The project has been designed by Christine Lintott Architects, with a focus on family housing and public use of the landscaped plaza. The project holds 88 units of affordable rental housing split between two buildings. The building closest to Cecelia Rd (Building A), is comprised of a 1-storey concrete podium

holding childcare and school district space, with 4 levels of wood frame construction containing 44 residential units above. Building B at the north end of the property is a 4-storey wood frame building containing an additional 44 residential units. Underneath both buildings is a 1-storey underground parkade holding 98 parking stalls. The residential unit breakdown per suite type includes:

- 8 bachelor suites
- 34 1-bedroom suites
- 26 2-bedroom suites
- 20 3-bedroom suites

The proposed design has been presented to City Planning Staff starting in early 2018 for feedback and suggestions. The project has been challenged by a relatively narrow but deep parcel size, which has required creativity and collaboration to fit required services, multiple residential and commercial entries and exits, and fire truck accessibility onto the site's Cecelia Road frontage. In adherence to City of Victoria design guidelines, principal residential and commercial entries are oriented towards the street, and the parkade entrance has been pushed to the corner of the site to keep as much of the Cecelia frontage open and visible to the public as possible.

The building's exterior facades have been modified since our original application in 2018 in response to requests from Planning staff for more distinct colour and textural differentiations in the facades and visual indications between residential and commercial building entryways. The building design has also been influenced by BC Housing's design guidelines for provincially-funded housing, which requires durable and cost-efficient exterior materials to be prioritized wherever possible; this requirement has been addressed through our project design through the inclusion of cementitious panels in a variety of neutral base and accent colours, which provide visual interest and a sense of welcoming and direction for individuals approaching the building from the landscaped area or Cecelia Road.

The building design was approved unanimously at the City of Victoria's Advisory Design Panel in July of 2020, where panel members commended the architect's creative use of a cost-efficient and long-enduring building material to create visual and textural interest in the building façade.

Environmental Design

This proposed project has made a commitment through BC Housing to meet Step 3 of the BC Energy Step Code, which we understand is an expectation that is shared by the City of Victoria. This commitment requires a sophisticated mechanical heat recovery system including the use of centralized Heat Recovery Ventilator (HRV) units, which will ensure greater energy efficiencies (and lower utility bills) for future tenants, thus helping to preserve affordability. This project also complies with CMHC's requirements for energy efficiency, namely a 25% (or greater) reduction of both energy consumption and GHG emissions compared to the 2015 National Energy Code for Buildings (NECB) guidelines; this proposal surpasses these requirements with a 33% reduction against the NECB baseline.

In addition to the green building features mentioned above, thought has been given to ensuring the landscaped “village green” area will provide educational opportunities for both students of Burnside School and the wider community. Fruit trees available for harvesting have been proposed along the shared border with Burnside School. Further, Pacifica Housing in tandem with LADR Landscape Architects are exploring an opportunity to create a native plant garden in collaboration with members of the local First Nations community which would serve as a community learning tool.

Transportation

This proposal meets all municipal Schedule C requirements and slightly surpasses the residential parking requirement, as it was noted during community consultation that neighbours were concerned that the proposed project would heighten on-street parking constraints on Cecelia Road. Pacifica Housing has allowed for a surplus of underground stalls onsite so as not to affect residential on-street parking. The proposed parking count is as follows:

	<i>Schedule C Requirement</i>	<i>Proposal</i>
<i>Residential Parking Stalls</i>	54	78
<i>Visitor Parking Stalls</i>	9	9
<i>Childcare Parking Stalls</i>	5	5
<i>School Use Parking Stalls</i>	6	6
<i>Class A Bike Stalls</i>	110	110
<i>Class B Bike Stalls</i>	15	32
<i>Total Parking</i>	74 Parking Stalls; 125 Bike Parking Stalls	98 Parking Stalls; 142 Bike Parking Stalls

The project team commissioned traffic impact assessments in both 2018 and 2020 which investigated whether a signalized intersection at the corner of Jutland and Cecelia would be necessary based on increased traffic expected to be generated by this proposal. While both reports from Stantec Consulting cited no recommendation for signalization, municipal transportation and planning staff requested in the Fall of 2020 that the project team include the intersection signalization in the proposed project design, resulting in an unanticipated addition of approximately \$350,000 to the project’s capital budget. Our project team understands through discussions with municipal transportation staff in early December 2020



that a municipal contribution of between \$30,000 and \$50,000 from the City of Victoria is expected to assist in offsetting this \$350,000 expense, which has been difficult for the affordable housing project proforma to absorb.

Funding Considerations

Project funding for this affordable housing project is anticipated to come primarily through BC Housing's Community Housing Fund program, offering both grant and financing opportunities for eligible projects which align with BC Housing's targeted levels of rental affordability, agreed to through an Operating Agreement to be signed between Pacifica Housing as the operator and BC Housing closer to construction-start. The project team understands that a Housing Agreement between Pacifica Housing and the City of Victoria, and in conjunction with BC Housing, will be required of the applicant. It is expected that the Housing Agreement will reference the terms of the provincial housing authority's Operating Agreement and relevant rental rate terms. The project team has not received a draft of the Housing Agreement from staff, who have indicated that the draft HA document will be ready for circulation following COTW review of the proposed project.

Additional funding has been sought in the form of grants from both CMHC through the National Housing Co-Investment Fund, and through the provincial Ministry of Children and Family Development via the Childcare BC New Spaces Fund, for which grant dollars have already been secured via the latter for the provision of the daycare and after school care spaces, to be operated by the Burnside Gorge Community Association. The project lands have also been contributed via a long-term lease to Pacifica Housing by the City of Victoria; the lease is anticipated to be finalized in the new year.

Summary

TL Housing Solutions and Pacifica Housing are proud to submit this combined rezoning (with OCP amendment) and development permit application for municipal review. This partnership between the City of Victoria, BC Housing, the BGCA, SD61, and Pacifica Housing has created a unique opportunity for community development and neighbourhood health. It is a sincere pleasure to operate in the City of Victoria and serve its residents' needs. We welcome all questions and feedback regarding our proposal.

Sincerely,

Lauren Antifeau

Senior Development Manager, TL Housing Solutions

CC: Carolina Ibarra, Executive Director, Pacifica Housing

CC: Malcolm McNaughton, Director of Regional Development, BC Housing



LADR LANDSCAPE ARCHITECTS

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ADMIN@LADRLA.CA
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July 6, 2018

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

Attn: Mayor and Council

**Re: 496/498 Cecelia Road Rezoning/Development Permit Application
Community Involvement in Landscape Design and "Village Green"**

Dear Mayor and Council,

On behalf of LADR Landscape Architecture, this letter outlines the approach the firm has taken in partnership with the project's proponents to receive community and interest group feedback for the landscape design of the 496/498 Cecelia Road affordable housing project. As the subject property is owned by the City of Victoria and the project would require a OCP amendment from its current "Parks and Open Space" designation, City Staff identified early on that the landscaped area should serve as a public amenity and gathering space, labeled as a "village green." Special attention has been included in the design of the landscape area for public use, and to ensuring community feedback is incorporated to the best of our abilities.

LADR Landscape Architects has been involved with the design of the proposed project starting in early 2018, and our landscape design has evolved through the course of receiving feedback from City of Victoria Staff, the surrounding neighbourhood, the Burnside Gorge Community Association, representatives from School District 61, and the project's proponents: Pacifica Housing and TL Housing Solutions.

A CALUC meeting presented by Pacifica Housing and LADR was held in February of 2018 at the Burnside Gorge Community Centre, where LADR presented our initial landscape design. Comments were collected both from the public and the Burnside Gorge Community Association. Feedback from the community included their desire for the following:

- more green space for informal ball games
- preserve hardscape near Building A entrance for community events (food trucks, performances, etc.)
- open lines of sight across Cecelia Road frontage to encourage community members to enter the village green



In response to the comments received from the community, LADR then further refined the design of the village green. These changes were then presented to representatives of the School District No. 61's Burnside Continuing Education Centre, who were able to provide further comments on the needs and desires of the Burnside School students who would be using the space frequently. Through these comments, the following further revisions were made:

- inclusion of harvestable fruit trees for community use
- switching out adult fitness equipment in favour of seating areas for students to eat lunch and gather
- inclusion of a clear pathway running from the edge of the Burnside School property line into the landscaped area

Following the incorporation of the School District feedback, further directions regarding the boulevard design were sought from the City of Victoria Planning, Parks, and Engineering Departments. After comments from all stakeholders were incorporated, Pacifica Housing and LADR then went back to the Burnside Gorge Community Association and presented our new revised design in late May during a voluntary second community meeting. LADR had the opportunity to present both to the BGCA board, and also to members of the community during a 3-hour drop-in session at the Burnside Gorge Community Centre. Comments collected during this second community feedback session were also incorporated into the design.

The landscape plan you see today is a compilation of multiple public voices we have had the opportunity to consult over the past few months. We feel our resulting landscape plan will create a vibrant "village green" hub for the community. We welcome further comments and questions from City Staff as this proposal advances.

Kind regards,

LADR Landscape Architects

Bev Windjack, BCSLA, AALA, CSLA, ASLA, LEED® AP BD+C, ERPSC



Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4
T. 250-388-5251 | F. 250-388-5269
info@burnsidegorge.ca | www.burnsidegorge.ca

June 8, 2018

Mayor and Council
City of Victoria
1 Centennial Square

Re: 496/498 Cecelia Road Rezoning/Development Permit Application

Dear Mayor and Council,

I'm writing on behalf of the Burnside Gorge Community Association (BGCA) Board of Directors to express our support for the proposal being put forward by Pacifica Housing for 496/498 Cecelia Road.

Pacifica's proposal to repurpose the field behind the former Burnside Elementary School to create affordable housing, daycare, and spaces for community use, fits in well with the vision for the site laid out in the Neighbourhood Plan for Burnside Gorge. This project, along with a reactivated Burnside School, will form an integral part of the Urban Village envisioned in the plan. The BGCA has long advocated for much needed affordable housing for families, seniors and youth, and the creation of new licensed infant/toddler, preschool and school-aged childcare spaces is a great benefit to the community.

BGCA is partnering on the project as the operator of the proposed childcare spaces. We have had the opportunity to participate in the design of the space so far in order to ensure that it will suit our needs as operators, and also the needs of the community. We are satisfied with the design progression of the childcare spaces to-date, recognizing that the final design and finishes may be dependent on feedback and input from the licensing department of Island Health and other regulatory bodies.

We are currently exploring a joint-use agreement for a shared community space adjacent to the child care facilities, in partnership with Pacifica and School District 61. This space is intended to be used by students of the Burnside Education Centre for school activities during the day and then available for community use in the evenings.

Pacifica's development team has been very responsive to community concerns. They presented at a CALUC Community Meeting in February of this year. They took the feedback from residents and returned with revised plans they shared at an Open House in May to gather further community feedback on the proposed "village green" included in the project.

We appreciate the opportunity to show our support for this development that will revitalize and bring new energy to the community. It is our hope that Mayor and Council share this vision.

Sincerely,

Avery Stetski
President

July 19, 2020

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC comment on the proposal at 496-498 Cecilia Road – Burnside School Site

The Burnside Gorge Land Use Committee (BGLUC) fully supports the proposal by Pacifica Housing and Greater Victoria School District for redevelopment of the Burnside School Property.

Focusing on the latest landscaping plans the BGLUC appreciates the extensive, well planned, mixed use concept. That said the BGLUC would like to comment on the following:

- We would encourage an increase in the number of seating groups throughout the site for social gatherings.
 - Replacement of concrete paving with brick paves where possible. Minimally at locations to designate pedestrian routes.
 - Question on whether the 6.0m fire truck access could be relocated to the parallel driveway on the adjacent school parking lot. The access to any building for firefighters would not be compromised as the adjacent parking lot extends to a greater length than the proposed access.
- We question the long term viability of the "reinforced grass" area

The Burnside Gorge LUC is endorsing this proposal as fitting in with the BG LAP plans as a future Village centre and anticipate it will encourage community friendly development along Jutland Road.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Lauren Antifeau TL housing Solutions, Pacifica Housing



Advisory Design Panel Report For the Meeting of July 22, 2020

To: Advisory Design Panel **Date:** July 15, 2020

From: Leanne Taylor, Senior Planner

Subject: Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 496-498 Cecelia Road and 3130 Jutland Road and provide advice to Council.

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The ground-floor community uses would include a day care and after school care programs, a fitness studio, and educational and art classroom space. The applicant is proposing a total of 88 affordable rental dwelling units. A rezoning and an amendment to the *Official Community Plan* (OCP) to change the urban place designation from Public Facilities, Institution, Parks and Open Space to Large Urban Village would also be required to facilitate this development.

The *Burnside Gorge Neighbourhood Plan* identifies the subject site as a "Special Planning Area," which envisions the redevelopment of the vacant lots into a mixed-use development consisting of community uses and space as well as affordable housing. The proposal is consistent with the land use policies outlined in the Plan.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- heritage context
- design of the ground floor of the mixed-use building
- community and residential entryways
- private amenity space for residents
- application of building materials
- open spaces and landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Ms. Lauren Antifeau TL Housing Solutions
Architect:	Ms. Christine Lintott, MAIBC Christine Lintott Architects Inc.
Development Permit Area:	Development Permit Area 16: General Form and Character
Heritage Status:	Registered

Description of Proposal

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The applicant is proposing a total of 88 affordable rental dwelling units. The proposed density is 1.40:1 floor space ratio (FSR). The proposal includes the following major design components:

Five-storey mixed-use building (Building A):

- a mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, clear glazing, and metal mesh and clear glass guardrails
- main residential and day care entryways facing Cecelia Road
- entryways for the after-school care, fitness studio and classroom space facing the plaza
- balconies for the upper storey dwelling units.

Four-storey multi-unit residential building (Building B):

- a low-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, clear glazing, and metal mesh and clear glass guardrails
- main residential entryway facing the plaza, visible from Cecelia Road
- ground-oriented dwelling units with direct connections to the plaza
- private patios for the ground level units and balconies for the upper storey units.

Landscaping, vehicle and bicycle parking, loading and access:

- a large south-facing public plaza, including outdoor seating, flexible space with power supply, and fruit trees
- private outdoor play area for the day care and plaza space for classroom workshops and fitness classes
- approximately 36 new trees to be planted on-site
- access to underground parkade from Cecelia Road
- one level of underground parking containing 98 parking spaces
- a total of 110 long-term and 17 short-term bicycle parking spaces.

The following data table compares the proposal with the R3-2 Zone, Multiple Dwelling District, and the existing R1-B Zone, Single-Family Dwelling District. An asterisk is used to identify where the proposal differs from the R3-2 Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard (R3-2 Zone)	Zone Standard (existing R1-B Zone)	OCP and Local Area Plan Policy
Site area (m ²) – minimum	5563.53	920	460	
Density (Floor Space Ratio) – maximum	1.40	1.60	n/a	2.5 (Large Urban Village designation in OCP and Local Area Plan)
Total floor area (m ²) – maximum	7805.47	8901.64	420	
Height (m) – maximum	18.52*	18.50	7.60	
Storeys – maximum	5	n/a	2	6 (Large Urban Village OCP Designation) 5 (Large Urban Village designation in Local Area Plan)
Site coverage (%) – maximum	32.80*	30	40	
Open site space (%) – minimum	62.20	60	n/a	
Setbacks (m) – minimum				
Front (Cecelia Road)	14.63	12	7.50	
Rear (S)	6.68*	9.66	25.30	
Side (E)	2.73*	9.66	5.75	
Side (W)	3.77*	9.66	5.75	

Zoning Criteria	Proposal	Zone Standard (R3-2 Zone)	Zone Standard (existing R1-B Zone)	OCP and Local Area Plan Policy
Vehicle parking – minimum				
Residential	53		53	
Visitor	9		9	
Institutional	9		9	
Bicycle parking stalls – minimum				
Long-term	110		110	
Short-term	17		15	

Sustainability Features

The project would meet BC Energy Step Code 3, which includes a combination of high efficiency windows and highly efficient mechanical systems in each dwelling unit.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP), 2012 designates the subject site Public Facilities, Institutions, Parks and Open Space, which supports institutional and recreational uses and a density of approximately 0.5:1 FSR. The applicant is proposing to amend the OCP designation to Large Urban Village, which supports low to mid-rise multi-unit residential and mixed-use buildings up to six-storeys and a density of up to approximately 2.5:1 FSR provided that the proposal further advances other Plan objectives. The proposal is consistent with the Large Urban Place designation and further advances several Plan objectives related to affordable rental housing, community development, place-making and the public realm, and parks and open space.

The OCP also identifies the subject properties within Development Permit Area 16: General Form and Character. This DPA supports new mixed-use developments that are complementary to the established place character of a neighbourhood, including its heritage-character (Burnside School is a heritage-registered building on the City's Heritage Registry). A high quality of architecture, landscape and urban design are strongly encouraged. The DPA also encourages livable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility.

Burnside Gorge Neighbourhood Plan (2017)

The *Burnside Gorge Neighbourhood Plan* (2017) identifies the subject site as a “Special Planning Area,” which envisions the redevelopment of the vacant lots into a mixed-use development consisting of community uses and space as well as affordable housing. The Plan encourages a scale of development that is consistent with the land use policies for Large Urban Village, which includes the support of multi-unit residential and mixed-use buildings up to five storeys and a density of up to 2.5:1 FSR, subject to community amenities. A large green space, fronting on Cecelia Road, serving as a central green for the urban village is also strongly encouraged in the Plan.

The Plan does encourage new buildings to be built up to the street and to include village commercial uses along the street frontage, with parking generally located to the rear of buildings or underground. The five-storey, mixed-use building is setback significantly from the street as a result of meeting the driveway grade requirements for underground parking and the BC Energy Step Code 3 requirements for an energy efficient building envelope. The applicant is proposing community-oriented uses that are desired by the neighbourhood and in the Plan at this location.

Design Guidelines for Development Permit Area 16: General Form and Character

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010)

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel’s commentary on any other aspects of the proposal is also welcome.

Heritage context

The design guidelines state that new buildings should respect the skyline prominence of heritage buildings identified in the OCP and local area plans. Staff invite the ADP’s input on the overall fit of this proposal from a design perspective with the neighbouring heritage-registered Burnside School.

Design of the ground floor in the mixed-use building

The design guidelines encourage larger and longer buildings to have a well-designed and prominent building base. Staff have concerns with the proposed design of the ground floor of the mixed-use building and its lack of a distinct prominence especially along the street frontage and facing the plaza. The proposed floor-to-floor height is approximately 4.27m, which results in a ceiling height of several inches less for the proposed day care, fitness studio and classroom space. Staff invite the ADP’s input on the design of the ground floor of the mixed-use building and the proposed floor-to-floor height.

Community and residential entryways

The design guidelines encourage prominent and architecturally differentiated entryways for residential and commercial uses (includes community-oriented uses) in mixed-use buildings. Staff invite the ADP's input on the proposed main entryways for the residential and the community-oriented uses in Building A, and the main residential entryway as well as the individual entryways for the ground-oriented dwelling units in Building B.

Private amenity space for residents

The design guidelines encourage the inclusion of private open space in residential developments in the form of courtyards, recessed balconies, terraced balconies or rooftop gardens. The proposal includes private patios or balconies for each dwelling unit as well as a large public plaza; however, there is no indoor amenity space for the residents to foster a sense of community and encourage activities and social interactions on site. Staff invite the ADP's input on the proposed private outdoor space and the absence of indoor amenity space for the residents.

Application of building materials

The design guidelines encourage high quality and durable exterior finishes that are also capable of weathering gracefully. The design guidelines also encourage rich and varied architectural materials in order to enhance and articulate street frontages. The applicant is proposing different colours of fibre cement panel as the exterior finish on both buildings as well as clear glass and metal mesh guardrail systems. Staff have concerns with extensive use of fibre cement panel and invite the ADP's input on this aspect of the design.

Open spaces and landscaping

The design guidelines encourage useable, attractive and well-integrated open spaces and landscaping with the design of buildings. The applicant is proposing substantial outdoor amenity space for the community and the planting of new trees; however, given the importance of this aspect of the proposal, staff welcome the ADP's input on the design and integration of the open spaces and landscaping.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped March 4, 2020
- Applicant's letter dated June 29, 2018.

cc: TL Housing Solutions, Applicant; Christine Lintott Architects inc, Architect.

From: Avery Stetski [REDACTED] >
Sent: Sunday, April 5, 2020 3:23 PM
To: Lauren Antifeau [REDACTED]
Cc: 'Suzanne Cole' [REDACTED]
Subject: RE: Burnside School Affordable Housing Project

[EXTERNAL EMAIL]:

Hi Lauren,

I have reviewed the updated plans and can say that there are no issues with the changes.

The revised building & accent colours are a nice change. The small changes in area of the Group Children's Activity room which is 20 square feet smaller at 990 sq. ft. shouldn't affect any of the Burnside Gorge Community Association's Centre's activities.

The Burnside Gorge LUC supports this proposal and look forward to seeing this project completed. If there is anything I can assist you with on this proposal please contact me.

Regards,
 Avery

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

From: Lauren Antifeau [REDACTED]
Date: Wed, Apr 1, 2020 at 2:41 PM
Subject: Burnside School Affordable Housing Project

To: [REDACTED]
Cc: Suzanne Cole [REDACTED] <[REDACTED]>, [REDACTED]
 <[REDACTED]>

Hi Avery,

It's been quite a while since we last spoke, I hope you are keeping well in the midst of this new world order of ours!

I'm checking in to let you know that our team is preparing to resubmit our combined rezoning and development permit application for the Burnside School Affordable Housing Project at 496/498 Cecelia Road. Suzanne has been included in our ongoing legal reviews as we prepare the mountain of related paperwork for this project including leases and operating agreements. She has been a fantastic team member!

Aside from the legal review though, we'd like to ensure that you're both up to speed with the content of our municipal resubmission and that you feel comfortable with the updated drawings. Would you please review our updated DP drawing set by following the link below when you have a moment? We'd like to hear your thoughts on our updated plans, understanding that it has been close to two years since plans

were last circulated. I've attached the letter we received from you in support of our project in June of 2018 to jog your memory.

<https://ca.workplace.datto.com/filelink/692a2-582a6af-185033d4de-2>

We look forward to hearing your comments!

Best wishes,

LAUREN ANTIFEAU

DEVELOPMENT MANAGER

**TL HOUSING
SOLUTIONS** 
110 – 780 FISGARD STREET
VICTORIA, BC V8W 0E1

T 778 247 0234

C 778 679 9922

E LAUREN.ANTIFEAU@TLHOUSINGSOLUTIONS.CA

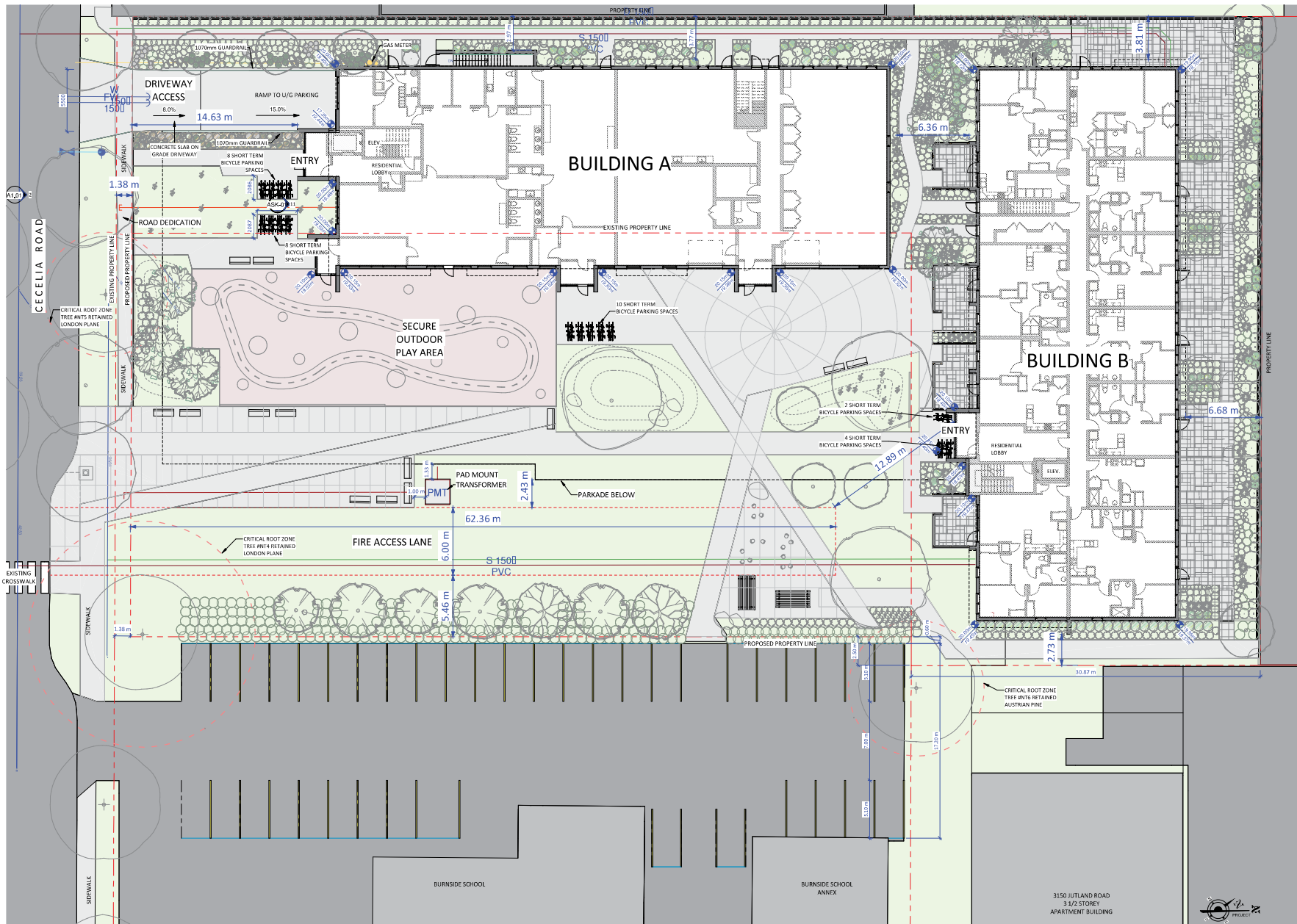
TLHOUSINGSOLUTIONS.CA

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--

Suzanne Cole

Executive Director
Burnside Gorge Community Centre
471 Cecelia Road
Victoria BC, V8T 4T4
Phone: (250) 388-5251 ext. 238
Fax: (250) 388-5269



No.	Description	Date
1	Parking Ramp Relocated	June 25, 2018
2	Relocation of Primary Entrances	June 25, 2018
3	Residential Entries at Grade, Building B	June 25, 2018
4	Building moved 2.6m from rear property	Nov. 18, 2018
5	Existing & proposed property lines clarified	Nov. 18, 2018
6	Dimensions of proposed property lines	Nov. 18, 2018
7	Clarified Existing Property Line	July 10, 2020
8	Driveway material added	July 10, 2020
9	Revised Bicycle Parking	July 10, 2020
10	Parkade entry simplified. Exterior stair at Building B deleted.	Sept. 18, 2020
11	Exterior stair at Building A enclosed.	Sept. 18, 2020
12	Localized setback at Building A parade stair.	Sept. 18, 2020
13	Relocated PMT	Sept. 18, 2020
14	Revised Sidewalk	Sept. 18, 2020
15	Tree ID numbers & CRZ for retained trees.	Sept. 18, 2020
16	Moved sidewalk & boulevard Tree, added Boulder.	Dec. 16, 2020

Consultant

SYMBOL LEGEND
NEW DRIVE EXISTING DRIVE

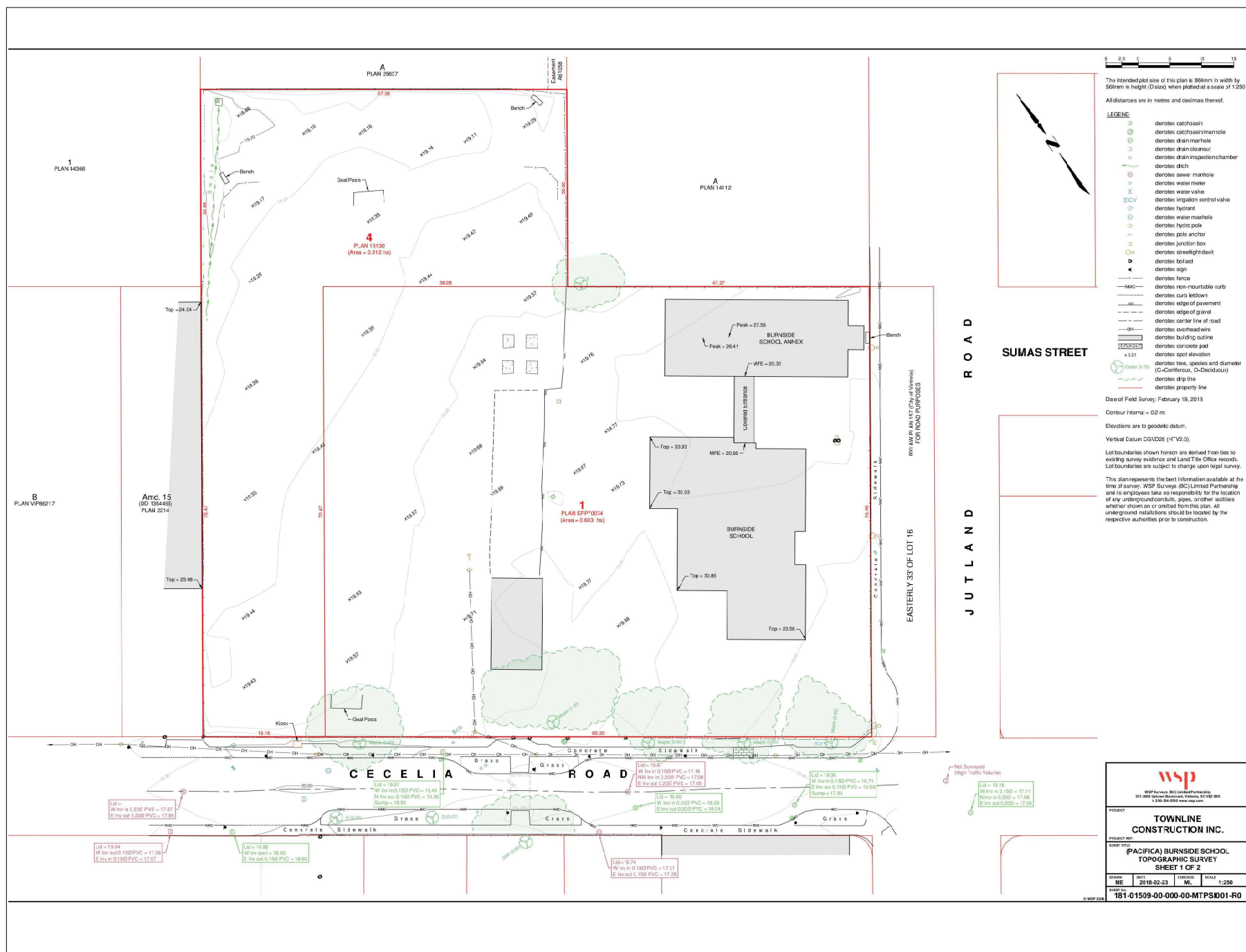
Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Site Plan

Date 2020-12-16 3:24:47 PM
Drawn by CC
Checked by CL

A0.01
Scale As indicated





① Building A - 3D South Elevation



② Building A - 3D East Elevation



③ Building A - 3D North Elevation



④ Building A - 3D West Elevation

Christine Lintott
Architects Inc.



Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1369
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



**Burnside School
Property**

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

**3D Perspective Elevations -
Building A**

Date	2020-09-21 4:16:33 PM
Drawn by	CC
Checked by	CL

A0.03

Scale

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① Building B - 3D South Elevation



② Building B - 3D East Elevation



③ Building B - 3D North Elevation



④ Building B - 3D West Elevation

Christine Lintott
Architects Inc.



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www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



**Burnside School
Property**

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

**3D Perspective Elevations -
Building B**

Date	2020-09-21 4:17:06 PM
Drawn by	CC
Checked by	CL

A0.04

Scale

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Building Code Analysis - Building 'A'

ALA	ITEM	DESCRIPTION	APPROVAL
A-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
A-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
A-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C A: <input checked="" type="checkbox"/> B: <input checked="" type="checkbox"/> C: <input checked="" type="checkbox"/>	DIV A - 1.3.3.
A-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.
A-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3, 3.2.2.7
A-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
A-7	OCCUPANT LOAD	918 OCCUPANTS (REFER TO CALCULATIONS)	3.1.37
A-8	BUILDING AREA (m ²)	1,088	1.4.1.2.
A-9	GRADE ELEVATION (m, GEODETIC)	19.36	1.4.1.2.
A-10	BUILDING HEIGHT	5 STOREYS ABOVE GRADE ¹ 1 STOREYS BELOW GRADE ² 5 STOREYS (BUILDING HEIGHT) ³	1.4.1.2. & 3.2.1.1.(1) & 3.2.1.2. 1 PER 3.2.1.1., ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR (ENR) 2 PER 3.2.1.2., 2HR F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING
A-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.(3)
A-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED ¹ <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A ¹ SPRINKLERING OF BELOW GRADE STORAGE GARAGE REQUIRED BY 3.3.5.4.(7).	3.2.2.26. & 3.2.2.85. & 3.2.5.12.
A-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(2)(b)
A-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
A-15	NUMBER OF STREETS FACING	1 STREETS FACING	1.4.1.2.
A-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
A-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
A-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
A-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
A-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
A-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
A-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
A-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 2-5) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
A-24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	NON-COMBUSTIBLE CLADDING OR FIRE-RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50.(3)
A-25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
A-27	BUILDING AREA (m ²)	1,440 MAXIMUM 1,063 PROPOSED	
CONSTRUCTION CLASSIFICATION (GROUND LVU) GROUP A, DIVISION 2 - UP TO 6 STOREYS, ANY AREA, SPRINKLERED			3.2.2.34.
A-28	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	GROUND LEVEL REQUIRED TO BE NON-COMBUSTIBLE CONSTRUCTION
A-29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-30	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
A-31	BUILDING AREA (m ²)	UNLIMITED MAXIMUM 1,063 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
A-32	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
A-33	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-34	BUILDING HEIGHT (IN STOREYS)	1 PERMITTED 1 PROPOSED	
A-35	BUILDING AREA (m ²)	5,600 MAXIMUM 3,494 PROPOSED	

Building Code Analysis - Building 'B'

ALA	ITEM	DESCRIPTION	APPROVAL
B-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
B-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
B-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C A: <input checked="" type="checkbox"/> B: <input checked="" type="checkbox"/> C: <input checked="" type="checkbox"/>	DIV A - 1.3.3.
B-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.
B-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3, 3.2.2.7
B-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
B-7	OCCUPANT LOAD	166 OCCUPANTS (REFER TO CALCULATIONS)	3.1.37
B-8	BUILDING AREA (m ²)	1,020	1.4.1.2.
B-9	GRADE ELEVATION (m, GEODETIC)	19.33	1.4.1.2.
B-10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE ¹ 1 STOREYS BELOW GRADE ² 4 STOREYS (BUILDING HEIGHT) ³	1.4.1.2. & 3.2.1.1.(1) & 3.2.1.2. 1 PER 3.2.1.1., ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR (ENR) 2 PER 3.2.1.2., 2HR F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING
B-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.(3)
B-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED ¹ <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A ¹ SPRINKLERING OF BELOW GRADE STORAGE GARAGE REQUIRED BY 3.3.5.4.(7).	3.2.2.50. & 3.2.2.85. & 3.2.5.12.
B-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(1)(c)
B-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
B-15	NUMBER OF STREETS FACING	1 STREETS FACING	1.4.1.2.
B-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
B-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
B-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
B-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
B-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
B-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
B-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
B-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 1-4) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
B-24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	NON-COMBUSTIBLE CLADDING OR FIRE-RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50.(3)
B-25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 4 PROPOSED	
B-27	BUILDING AREA (m ²)	1,800 MAXIMUM 3,017 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
B-28	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
B-29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-30	BUILDING HEIGHT (IN STOREYS)	1 PERMITTED 1 PROPOSED	
B-31	BUILDING AREA (m ²)	5,600 MAXIMUM 3,494 PROPOSED	

Occupant Load Calculations - Building 'A' + Parkade

ROOM/SUITE	OCCUPANCY TYPE	AREA (m ²)	AREA PER PERSON (m ²)	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS
LEVEL 5 (APARTMENTS)						
LEVEL 5	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 5	2-BEDROOM	-	-	4	3	12
LEVEL 5	3-BEDROOM	-	-	6	3	18
LEVEL 5 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 4 (APARTMENTS)						
LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 4	2-BEDROOM	-	-	4	3	12
LEVEL 4	3-BEDROOM	-	-	6	3	18
LEVEL 4 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 3 (APARTMENTS)						
LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 3	2-BEDROOM	-	-	4	3	12
LEVEL 3	3-BEDROOM	-	-	6	3	18
LEVEL 3 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 2 (APARTMENTS)						
LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 2	2-BEDROOM	-	-	4	3	12
LEVEL 2	3-BEDROOM	-	-	6	3	18
LEVEL 2 (APARTMENTS) LEVEL SUBTOTAL:						40
GROUND FLOOR / LEVEL 1 (DAYCARE/SCHOOL + RESIDENTIAL LOBBY)						
DAYCARE & AFTER-SCHOOL CARE	CLASSROOM	398	-	-	-	100 ¹
SCHOOL DISTRICT SHARED CLASSROOM	CLASSROOM	422	-	-	-	90 ²
TOTAL OCCUPANTS:						418

Occupant Load Calculations - Building 'B'

ROOM/SUITE	OCCUPANCY TYPE	AREA (m ²)	AREA PER PERSON (m ²)	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS
LEVEL 4 (APARTMENTS)						
LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 4	2-BEDROOM	-	-	4	3	12
LEVEL 4	3-BEDROOM	-	-	6	3	18
LEVEL 4 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 3 (APARTMENTS)						
LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 3	2-BEDROOM	-	-	4	3	12
LEVEL 3	3-BEDROOM	-	-	6	3	18
LEVEL 3 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 2 (APARTMENTS)						
LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 2	2-BEDROOM	-	-	4	3	12
LEVEL 2	3-BEDROOM	-	-	6	3	18
LEVEL 2 (APARTMENTS) LEVEL SUBTOTAL:						40
LEVEL 1 (APARTMENTS)						
LEVEL 1	BACHELOR / 1 BED	-	-	2	7	14
LEVEL 1	2-BEDROOM	-	-	4	1	12
LEVEL 1	3-BEDROOM	-	-	6	3	18
LEVEL 1 (APARTMENTS) LEVEL SUBTOTAL:						44
PARKADE (BELOW GRADE)						
LEVEL SUBTOTAL: SEE BLDG A						
TOTAL OCCUPANTS:						164

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Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Building Code Analysis

Date 2020-09-21 4:17:10 PM

Drawn by CC

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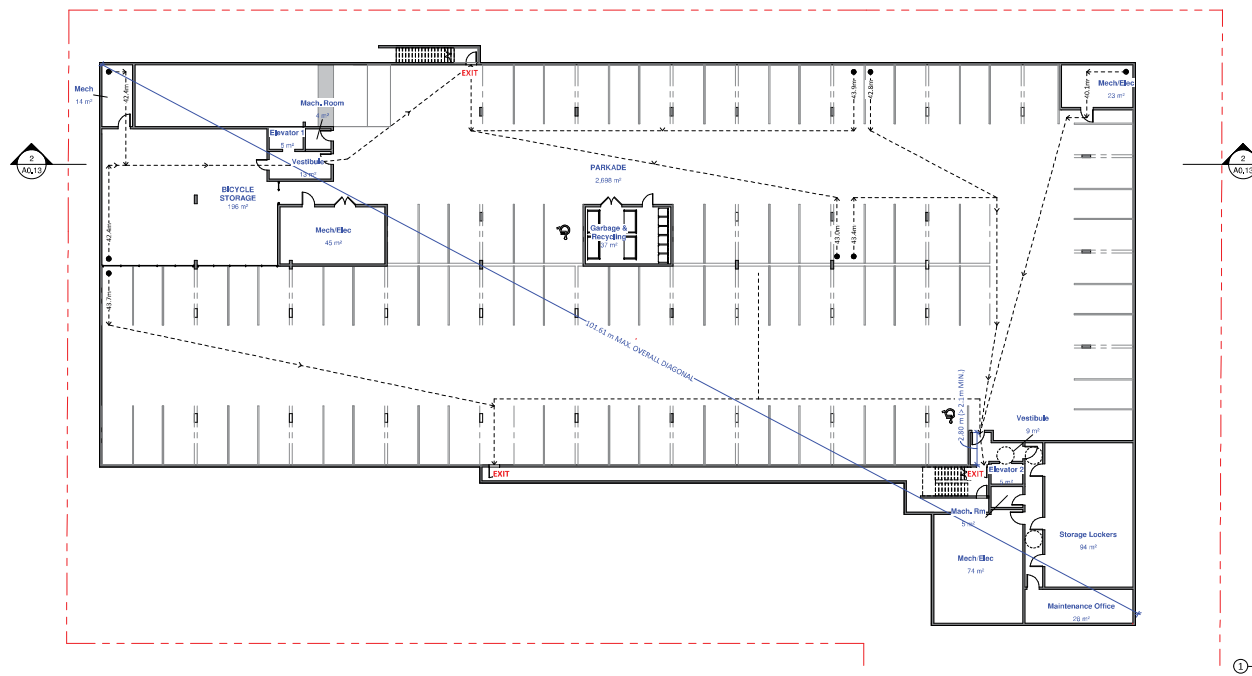
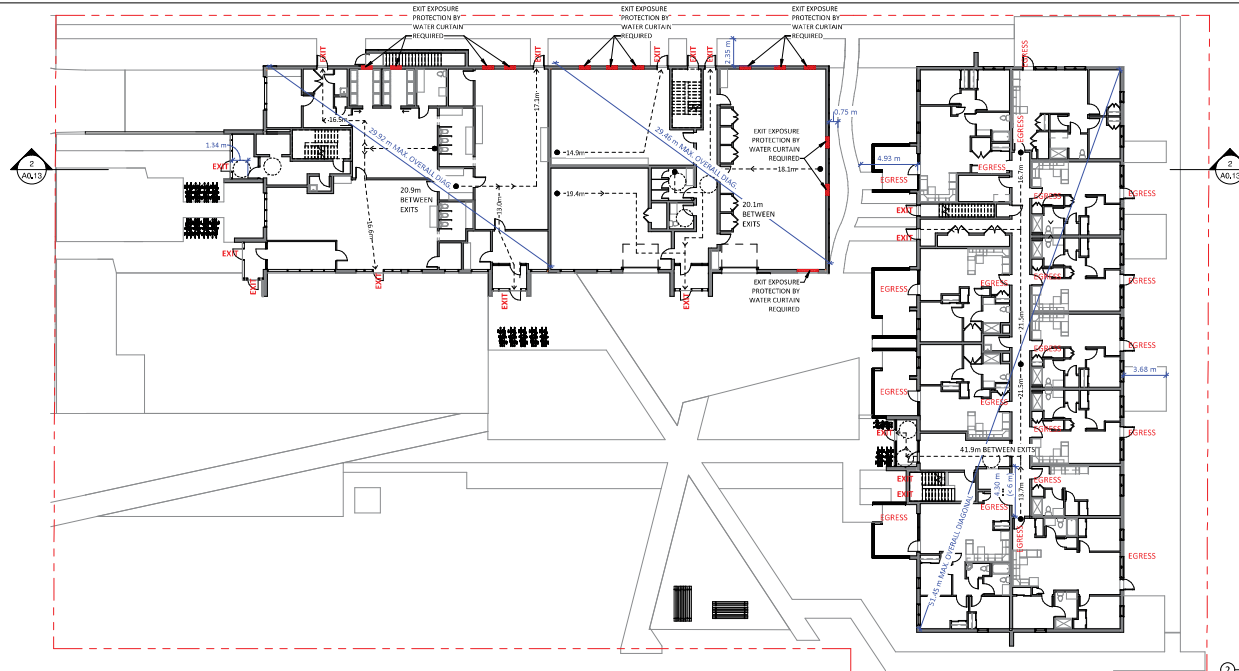
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1 - SAFETY WITHIN FLOOR AREAS							REFERENCE
S/N	ITEM	BUDGE 'A' LV1 1 CRUS	BUDGE 'A' RESIDENTIAL	BUDGE 'B' RESIDENTIAL	PARADE	NOTES	REFERENCE
1-1	MAJOR OCCUPANCY CLASSIFICATION	A2	C	C	F3		3.1.2
1-2	FLOOR AREA (APPROX. OVERALL, m ²)	823	830 ¹	834 ¹	3,324	*FOR RESIDENTIAL BUILDINGS, LARGEST FLOOR AREAS IN EACH RESIDENTIAL UNIT ²	3.1.3
1-3	FIRE SEPARATION OF SUITES (F.R.R., IN HOURS)	1 ¹ REQUIRED	1 ¹ REQUIRED	1 ¹ REQUIRED	N/A ¹ REQUIRED		3.3.1.1, 3.3.2.2(i)
1-4	PUBLIC CORRIDORS FIRE SEPARATIONS (F.R.R., IN HOURS)	N/A ¹ REQUIRED ¹	N/A ¹ REQUIRED ¹	N/A ¹ REQUIRED ¹	N/A ¹ REQUIRED ¹	*FIRE SEPARATION WANTED WHERE TRAVEL DISTANCE < 50m *NOTE THAT SUITES REQUIRE 1HR FIRE SEPARATION FROM EACH OTHER AND REMAINDER OF BUILDING	3.3.1.4.8, 3.3.2.4.6 & 3.4.2.5(i)(c)
1-5	EGRESS DOORWAYS & EXITS PER FLOOR AREA	2 ¹ REQUIRED ¹	2 ¹ REQUIRED ¹	2 ¹ REQUIRED ¹	2 ¹ REQUIRED ¹	*1 GO OCCUPANTS *SPRINKLERED FLOOR AREA > 150m ² *UNSPRINKLERED FLOOR AREA > 200m ²	3.3.1.5.6, 3.4.2.1
1-6	TRAVEL DISTANCE (m)	MAXIMUM 45 ¹ PROPOSED 19.4 ¹ MAXIMUM PERMISSIBLE SPACE 50	45 ¹ 18.7 ¹ 50	45 ¹ 23.5 ¹ 50	45 ¹ 43.7 ¹ 50	*SPRINKLERED, NOT F1 *MEASUREMENT FROM EGRESS DOOR *PERMITTED WHEN SUITE HAS FIRE SEPARATION *SEE PATHS SHOWN ON COE COMPLIANCE PLANS	3.3.1.6.8, 3.4.2.4.6, 3.4.2.5(i)(3)
1-7	CORRIDORS (mm)	MINIMUM WIDTH ¹ 1,100 PROPOSED WIDTH ≥ 1,100 MAXIMUM DEAD END LENGTH 6,000	1,100 1,100 ≥ 1,100 6,000	1,100 1,100 ≥ 1,100 6,000	1,100 1,100 ≥ 1,100 6,000	*GREATER OF 1,200mm OR 0.6m PER OCCUPANT	3.3.1.9.6, 3.3.1.17
1-8	DOORS AND DOOR HARDWARE (mm)	MINIMUM CLEAR OPENING (ACCESS TO EXIT) 800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 ¹ [DOOR + 600] [DOOR + 600] [DOOR + 600] MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 [DOOR + 300] [DOOR + 300] [DOOR + 300] POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR+1,100 [DOOR+1,100] [DOOR+1,100] [DOOR+1,100] MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED N/A N/A N/A PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED [] [] [] []	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 ¹ [DOOR + 600] [DOOR + 600] [DOOR + 600] MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 [DOOR + 300] [DOOR + 300] [DOOR + 300] POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR+1,100 [DOOR+1,100] [DOOR+1,100] [DOOR+1,100] MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED N/A N/A N/A PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED [] [] [] []	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 ¹ [DOOR + 600] [DOOR + 600] [DOOR + 600] MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 [DOOR + 300] [DOOR + 300] [DOOR + 300] POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR+1,100 [DOOR+1,100] [DOOR+1,100] [DOOR+1,100] MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED N/A N/A N/A PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED [] [] [] []	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 ¹ [DOOR + 600] [DOOR + 600] [DOOR + 600] MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 [DOOR + 300] [DOOR + 300] [DOOR + 300] POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR+1,100 [DOOR+1,100] [DOOR+1,100] [DOOR+1,100] MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED N/A N/A N/A PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED [] [] [] []	3.3.1.13.6, 3.3.1.7.6, 3.4.6.16	
1-9	GUARDS	WALL OR GUARD AT EACH SIDE REQUIRED [] REQUIRED [] REQUIRED [] AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISINGS AND ≥ 1,000 mm AT LANDINGS REQUIRED [] REQUIRED [] REQUIRED [] ALL RAILS: HEIGHT ≥ 1,000 mm REQUIRED [] REQUIRED [] REQUIRED [] MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED [] REQUIRED [] REQUIRED []	WALL OR GUARD AT EACH SIDE REQUIRED [] REQUIRED [] REQUIRED [] AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISINGS AND ≥ 1,000 mm AT LANDINGS REQUIRED [] REQUIRED [] REQUIRED [] ALL RAILS: HEIGHT ≥ 1,000 mm REQUIRED [] REQUIRED [] REQUIRED [] MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED [] REQUIRED [] REQUIRED []	WALL OR GUARD AT EACH SIDE REQUIRED [] REQUIRED [] REQUIRED [] AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISINGS AND ≥ 1,000 mm AT LANDINGS REQUIRED [] REQUIRED [] REQUIRED [] ALL RAILS: HEIGHT ≥ 1,000 mm REQUIRED [] REQUIRED [] REQUIRED [] MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED [] REQUIRED [] REQUIRED []	WALL OR GUARD AT EACH SIDE REQUIRED [] REQUIRED [] REQUIRED [] AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISINGS AND ≥ 1,000 mm AT LANDINGS REQUIRED [] REQUIRED [] REQUIRED [] ALL RAILS: HEIGHT ≥ 1,000 mm REQUIRED [] REQUIRED [] REQUIRED [] MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED [] REQUIRED [] REQUIRED []	3.3.1.18.6, 3.4.6.16	
1-10	JANITORS' ROOMS FIRE SEPARATIONS (F.R.R., IN HOURS)	0 ¹ REQUIRED ¹	0 ¹ REQUIRED ¹	0 ¹ REQUIRED ¹	1 ¹ REQUIRED ¹	*F.R.R. WAIVED BY SPRINKLERING	3.3.1.21
1-11	DAYCARE FACILITIES WITH CHILDREN UNDER 30 MONTHS	LOCATED TO SPRINKLERED BUILDING OR ≤ 1.1 STOREY ABOVE STOREY WITH DIRECT EXTERIOR EXIT REQUIRED [] N/A N/A N/A FIRE ALARM ¹ REQUIRED [] N/A N/A N/A	LOCATED TO SPRINKLERED BUILDING OR ≤ 1.1 STOREY ABOVE STOREY WITH DIRECT EXTERIOR EXIT REQUIRED [] N/A N/A N/A FIRE ALARM ¹ REQUIRED [] N/A N/A N/A	LOCATED TO SPRINKLERED BUILDING OR ≤ 1.1 STOREY ABOVE STOREY WITH DIRECT EXTERIOR EXIT REQUIRED [] N/A N/A N/A FIRE ALARM ¹ REQUIRED [] N/A N/A N/A	LOCATED TO SPRINKLERED BUILDING OR ≤ 1.1 STOREY ABOVE STOREY WITH DIRECT EXTERIOR EXIT REQUIRED [] N/A N/A N/A FIRE ALARM ¹ REQUIRED [] N/A N/A N/A	*SEE ALSO ITEMS #A-11 & #B-11 FOR ADDITIONAL FIRE ALARM PROVISION REQUIREMENTS PER 3.2.4.1	3.3.2.16
1-12	RESIDENTIAL STORAGE ROOMS (NOT CONTAINED WITHIN A SUITE)	SPRINKLERED N/A N/A N/A FIRE SEPARATION (F.R.R., IN HOURS) N/A N/A N/A	SPRINKLERED N/A N/A N/A FIRE SEPARATION (F.R.R., IN HOURS) N/A N/A N/A				

NO.	ITEM	BLDG A LVL 2 CORUS	BLDG A RESIDENTIAL	BLDG B RESIDENTIAL	PARKADE	NOTES	REFERENCE	
1-16	EXIT WIDTH (mm)	COMMON WIDTH - MINIMUM ¹ <div> <div>1,100</div> <div>1,100</div> </div> CORRIDOR WIDTH - PROPOSED <div> <div>≥ 1,100</div> <div>≥ 1,100</div> </div> STAIR WIDTH - MINIMUM ^{1,2} <div> <div>900</div> <div>900</div> </div> STAIR WIDTH - PROPOSED <div> <div>≥ 900</div> <div>≥ 900</div> </div> DOORWAY CLEAR WIDTH - MINIMUM ^{3,4} <div> <div>800</div> <div>800</div> </div> DOORWAY CLEAR WIDTH - PROPOSED <div> <div>≥ 800</div> <div>≥ 800</div> </div>		1,100 ≥ 1,100 900 ≥ 900 800 ≥ 800	1,100 ≥ 1,100 900 ≥ 900 800 ≥ 800	1,100 ≥ 1,100 900 ≥ 900 800 ≥ 800	¹ GREATER OF 1,100mm OR 6.3mm PRF OCCUPANT ² GREATER OF 900mm OR 8mm PRF OCCUPANT ³ DOOR SWINGS INTO EXIT STAIRS SHALL NOT REDUCE REQUIRED WIDTH TO LESS THAN 750mm, MAXIMUM HANDRAIL PROJECTION 100mm ⁴ GREATER OF 800mm OR 6.3mm PRF OCCUPANT	3.4.3.2 & 3.4.3.3
1-17	HEADROOM CLEARANCE (mm)	CEILING - MINIMUM <div> <div>2,050</div> <div>2,050</div> </div> DOORWAYS - MINIMUM <div> <div>2,030</div> <div>2,030</div> </div> DOOR CLOSER DEVICES - MINIMUM <div> <div>1,980</div> <div>1,980</div> </div>	2,050 2,030 1,980	2,050 2,030 1,980	2,050 2,030 1,980		3.4.3.4	
1-18	EXIT ENCLOSURE FIRE SEPARATIONS (I.R.R. IN HOURS)	1 REQUIRED ¹	1 REQUIRED ¹	1 REQUIRED ¹	N/A REQUIRED ¹	¹ PER FLOOR ASSEMBLY FIRE SEPARATION REQUIREMENTS OF 3.2.2.	3.4.4.1	
1-19	EXITS THROUGH LOBBIES	N/A	PERMITTED ¹	N/A	N/A	¹ ALL REQUIREMENTS OF 3.4.2.2) TO BE MET	3.4.4.2	
1-20	EXIT SIGNS	EXIT DOORS <div> <div>REQUIRED¹</div> <div>REQUIRED¹</div> </div> ASSEMBLY USE PUBLIC CORRIDORS FOR ≥ 150 OCCUPANTS <div> <div>REQUIRED¹</div> <div>REQUIRED¹</div> </div>	REQUIRED ¹ REQUIRED ¹	REQUIRED ¹ REQUIRED ¹	REQUIRED ¹ REQUIRED ¹	¹ BUILDINGS ≥ 2 STOREYS ² WHERE EXIT SIGNS ≥ 2 STOREY BUILDINGS) ABOVE	3.4.5.1	
1-21	SLIP RESISTANCE OF RAMPS AND STAIRS	SLIP RESISTANCE <div> <div>REQUIRED¹</div> <div>REQUIRED¹</div> </div> CONTRASTING OR PATTERNED LEASING DOGS AT ENTRANCES AND RAMPS <div> <div>REQUIRED¹</div> <div>REQUIRED¹</div> </div>	REQUIRED ¹ REQUIRED ¹	REQUIRED ¹ REQUIRED ¹	REQUIRED ¹ REQUIRED ¹		3.4.6.1	
1-22	DIMENSIONS OF LANDINGS	LANDING LENGTH & WIDTH - MINIMUM ¹ <div> <div>1,100</div> <div>1,100</div> </div> LEVEL AREAS WHERE DOOR/STAIR LAMPTS IS ONTO RAMP ² <div> <div>REQUIRED</div> <div>REQUIRED</div> </div>	1,100 REQUIRED	1,100 REQUIRED	1,100 REQUIRED	¹ IN A STRAIGHT RUN STAIR, WIDTH NEED NOT EXCEED THAT OF STAIR ² PER 3.4.6.4 (2)	3.4.6.4	
1-23	HANDRAILS (AT STAIRS AND RAMPS)	AT ONE SIDE <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> AT BOTH SIDES, WHERE STAIR ≥ 2,000 mm <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> HEIGHT BETWEEN 865 - 965 mm <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> CONTINUOUS ON AT LEAST ONE <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> MIN. 300 mm EXTENSIONS ON AT LEAST ONE SIDE <div> <div>REQUIRED</div> <div>REQUIRED</div> </div>	REQUIRED REQUIRED REQUIRED	REQUIRED REQUIRED REQUIRED	REQUIRED REQUIRED REQUIRED		3.4.6.5	
1-24	RAMP SLOPE	MAXIMUM INTRUSION <div> <div>1 IN 6</div> <div>1 IN 30</div> </div> MAXIMUM EXTENSION <div> <div>1 IN 30</div> <div>1 IN 30</div> </div>	1 IN 30 1 IN 30	1 IN 30 1 IN 30	1 IN 6 1 IN 30		3.4.6.7	
1-25	TREADS AND RISERS	RISERS (mm) <div> <div>125 - 180</div> <div>125 - 180</div> </div> CLOSED RISERS <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> RISER RAKEBACK LIMITS <div> <div>38mm/≥60°</div> <div>38mm/≥60°</div> </div> TREADS (mm) <div> <div>6 - 10</div> <div>6 - 10</div> </div> TACTILE WARNING STRIPS ¹ <div> <div>REQUIRED</div> <div>REQUIRED</div> </div> MIN. DISTANCE BETWEEN SWINGING DOOR AND STAIR RISER (mm) <div> <div>300</div> <div>300</div> </div>	125 - 180 REQUIRED 38mm/≥60°	125 - 180 REQUIRED 38mm/≥60°	125 - 180 REQUIRED 38mm/≥60°	125 - 180 REQUIRED 38mm/≥60°	¹ EXCEPT WHERE NOT FOR ACCESS PURPOSES, SUCH AS FOR ROOF ACCESS	3.4.6.8 & 3.4.6.11
1-26	FLOOR NUMBERING	FLOOR LEVEL NUMBERS AT STAIR SIDE OF WALL AT EACH SIDE OF DOORS IN EXIT STAIRS <div> <div>REQUIRED</div> <div>REQUIRED</div> </div>	REQUIRED REQUIRED	REQUIRED REQUIRED	REQUIRED REQUIRED		3.4.6.15	

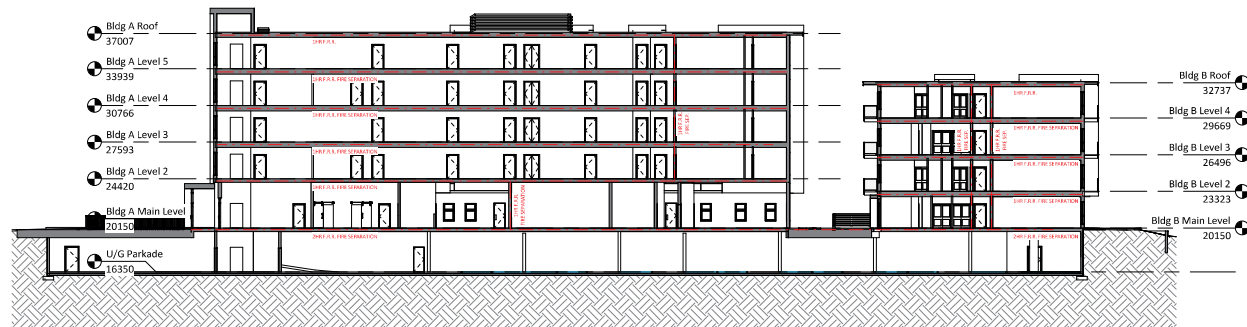
2 - ELEVATORS & SERVICE SPACES							
<u>NO.</u>	<u>ITEM</u>	BLDG 'A' V.L.V. CRUS	BLDG 'A' RESIDENTIAL	BLDG 'B' RESIDENTIAL	PARKADE	NOTES	<u>REFERENCE</u>
2-1	ELEVATOR	<u>N/A</u> ¹	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	¹ GROUND LEVEL UNITS HAVE DIRECT ACCESS TO EXTERIOR	3.5.1.1.
2-2	ELEVATOR HOISTWAY FIRE SEPARATIONS (F.R.R., IN HOURS) ¹	<u>N/A</u>	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	¹ ELEVATOR MACHINE ROOMS TO HAVE FIRE SEPARATION WITH SAME F.R.R. AS HOISTWAY	3.5.3.1.
2-3	ELEVATOR CAR DIMENSIONS, TO ACCOMMODATE PATIENT STRETCHER ¹	<u>N/A</u>	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	¹ MINIMUM 2,030 mm X 610mm	3.5.4.1.
2-4	FLOOR NUMBERING AT ELEVATOR JAMBS (BOTH SIDES)	<u>N/A</u>	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED		3.5.4.2.
2-5	SERVICE ROOM FIRE SEPARATIONS (F.R.R., IN HOURS)	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED		3.6.2.1.
2-6	VERTICAL SERVICE SPACE FIRE SEPARATIONS (F.R.R., IN HOURS)	<u>N/A</u>	<input checked="" type="checkbox"/> REQUIRED	<u>N/A</u> REQUIRED	<u>N/A</u> REQUIRED		3.6.3.1.
2-7	HORIZONTAL SERVICE SPACE FIRE SEPARATIONS (F.R.R., IN HOURS)	<u>N/A</u> REQUIRED	<u>N/A</u> REQUIRED	<u>N/A</u> REQUIRED	<u>N/A</u> REQUIRED	¹ WHERE PENETRATING A REQUIRED VERTICAL FIRE SEPARATION OTHER THAN A VERTICAL SHUNT	3.6.4.2.

[illegible]





① CODE PLAN - TYPICAL (BLDG 'A' LVL 2-5 & BLDG 'B' LVL 2-4)
1 : 200



② CODE SECTION - TYPICAL
1 : 200

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Building Code Compliance Plans & Sections

Date	2020-09-21 4:17:23 PM
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Checked by	CL

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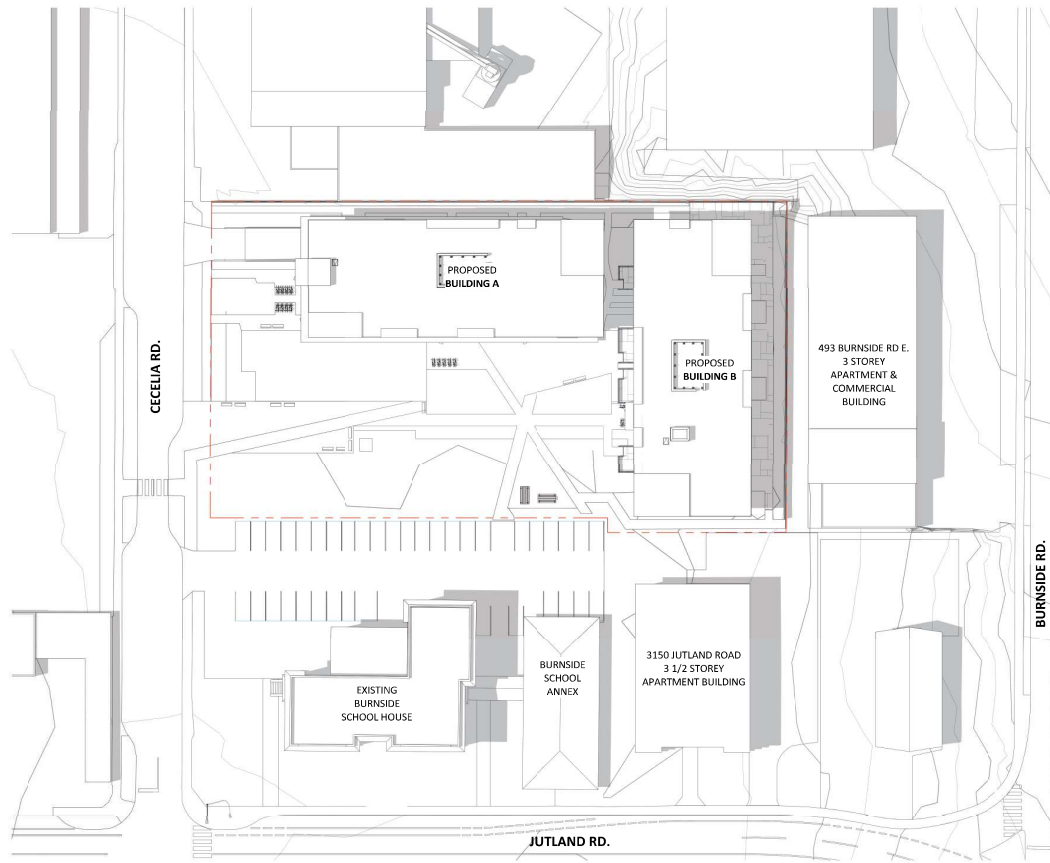
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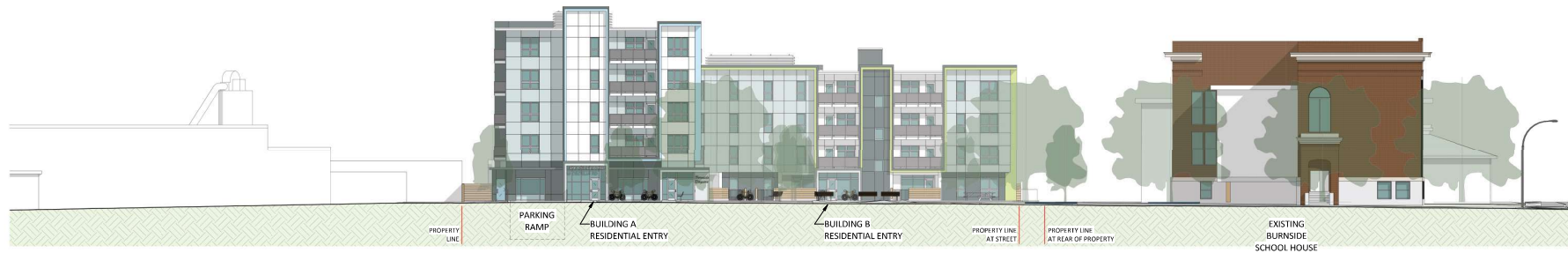
CONTEXT AERIAL RENDERING FROM CECELIA RD. SHOWING THE COURTYARD



CONTEXT RENDERING FROM CECELIA RD. FACING EAST



1 Context Plan
1:400



2 Cecelia Road Context Elevation
1:200

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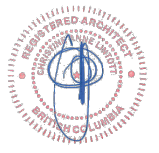
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Issue Date
Rezoning & DP JUNE 22, 2018

Revision No. Description Date
1 Fencing Strip Relocated June 23, 2018
2 Relocation of Primary Entrances June 23, 2018
3 Neighborhood context Renderings added Jan. 20, 2020

Consultant



Burnside School Property

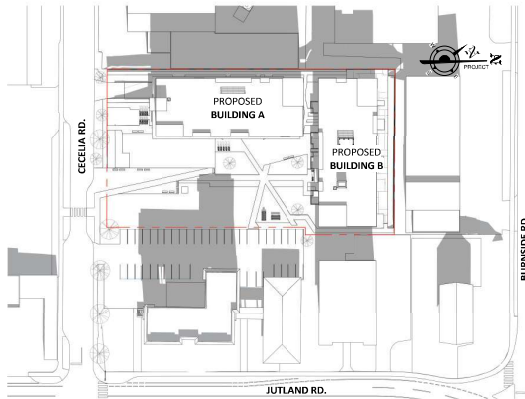
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Context Site Plan & Elevation

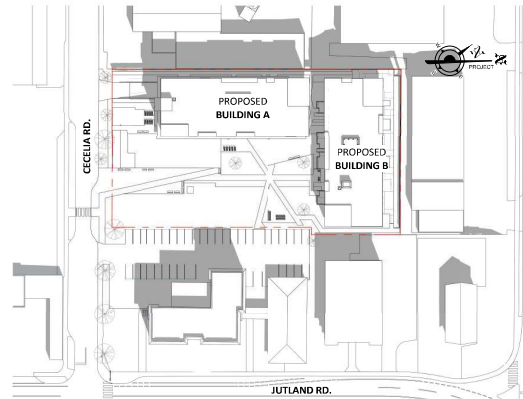
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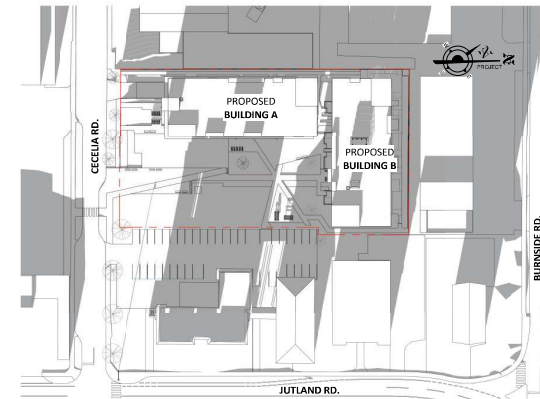
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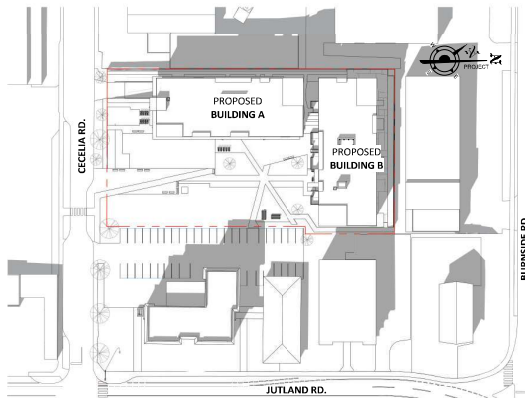
① Shadow Study - Spring Equinox 10am
1 : 800



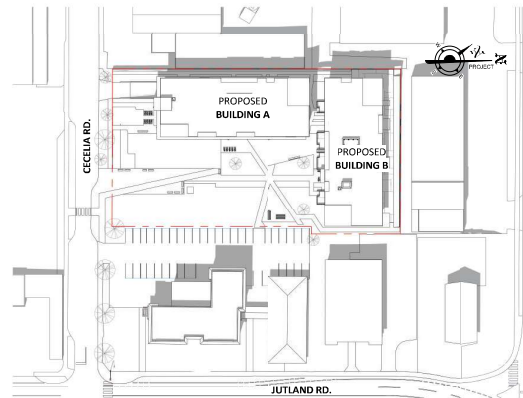
④ Shadow Study - Summer Solstice 10am
1 : 800



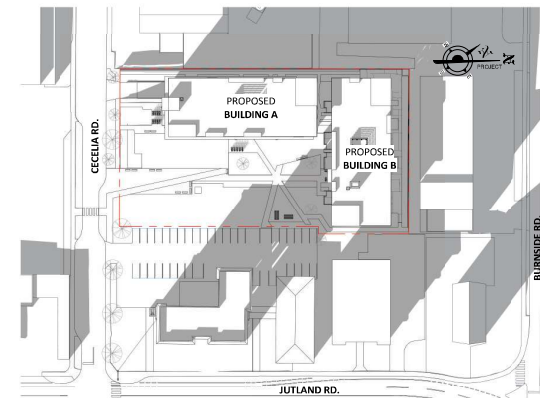
⑦ Shadow Study - Winter Solstice 10am
1 : 800



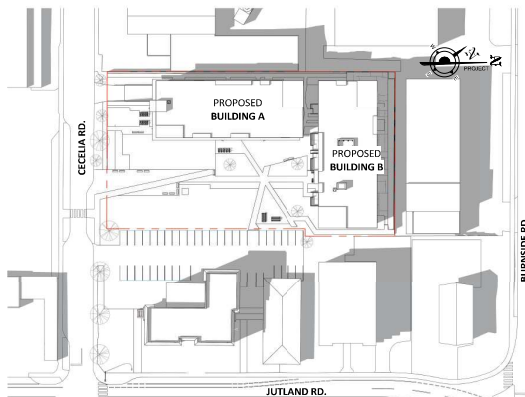
② Shadow Study - Spring Equinox 12pm Noon
1 : 800



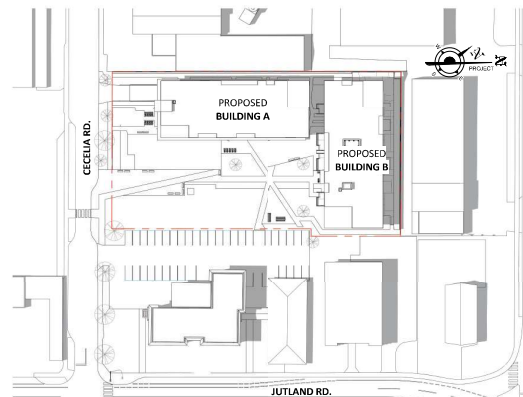
⑤ Shadow Study - Summer Solstice 12pm Noon
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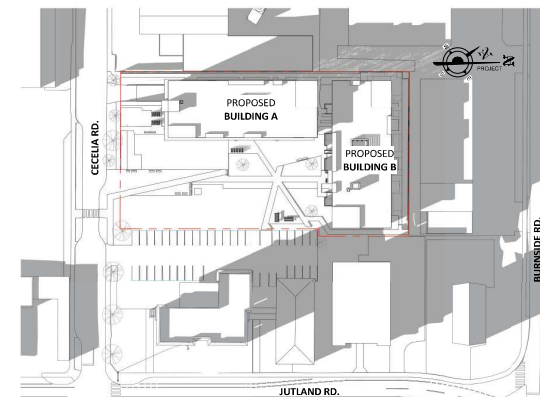
⑧ Shadow Study - Winter Solstice 12pm Noon
1 : 800



③ Shadow Study - Spring Equinox 2pm
1 : 800



⑥ Shadow Study - Summer Solstice 2pm
1 : 800



⑨ Shadow Study - Winter Solstice 2pm
1 : 800

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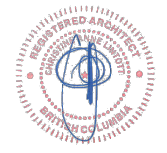


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Telephone: 250.384.1369
www.lintottarchitects.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant



Burnside School Property

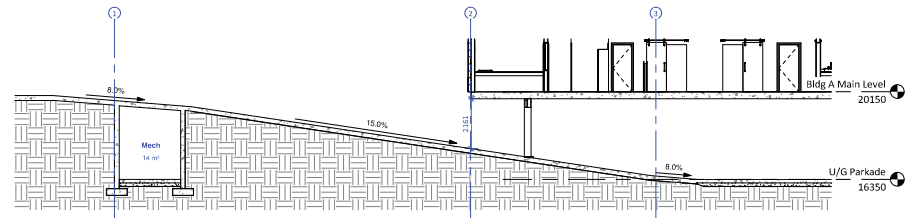
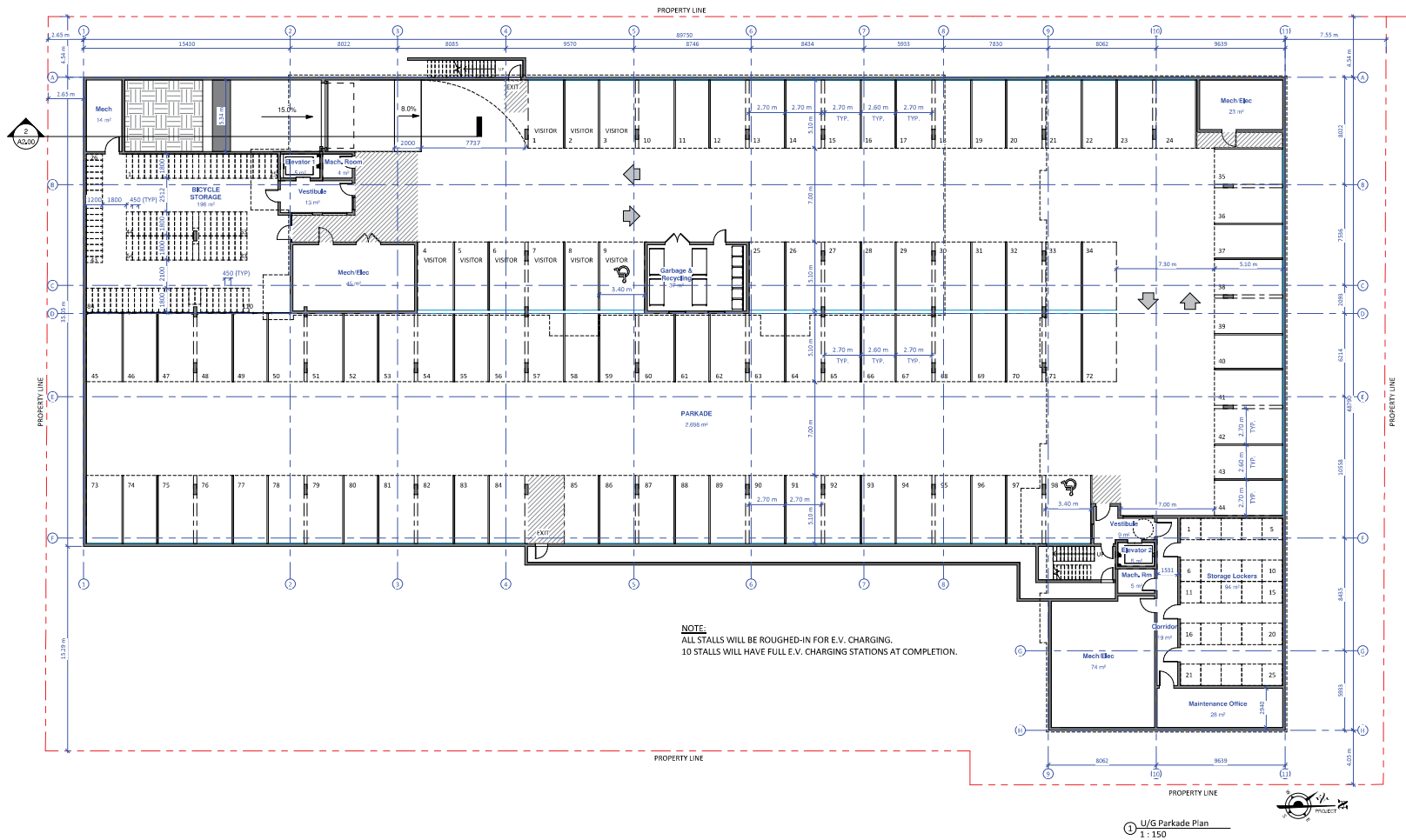
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Shadow Studies

Date	2020-09-21 4:21:59 PM
Drawn by	CC
Checked by	CL

A1.02

Scale	1 : 800
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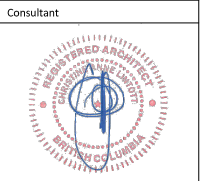


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Issue Date
Rezoning & DP JUNE 22, 2018

Revision
No. Description Date
1 Fencing Strip Relocated Nov. 23, 2017
2 Building moved 2.6m from rear property Nov. 15, 2019
3 Vehicle & bike parking stalls dimensioned Nov. 15, 2019
4 Visitor label added to parking stalls July 10, 2020
5 Parkade exiting simplified. Exterior stair at Building B deleted. Sept. 18, 2020

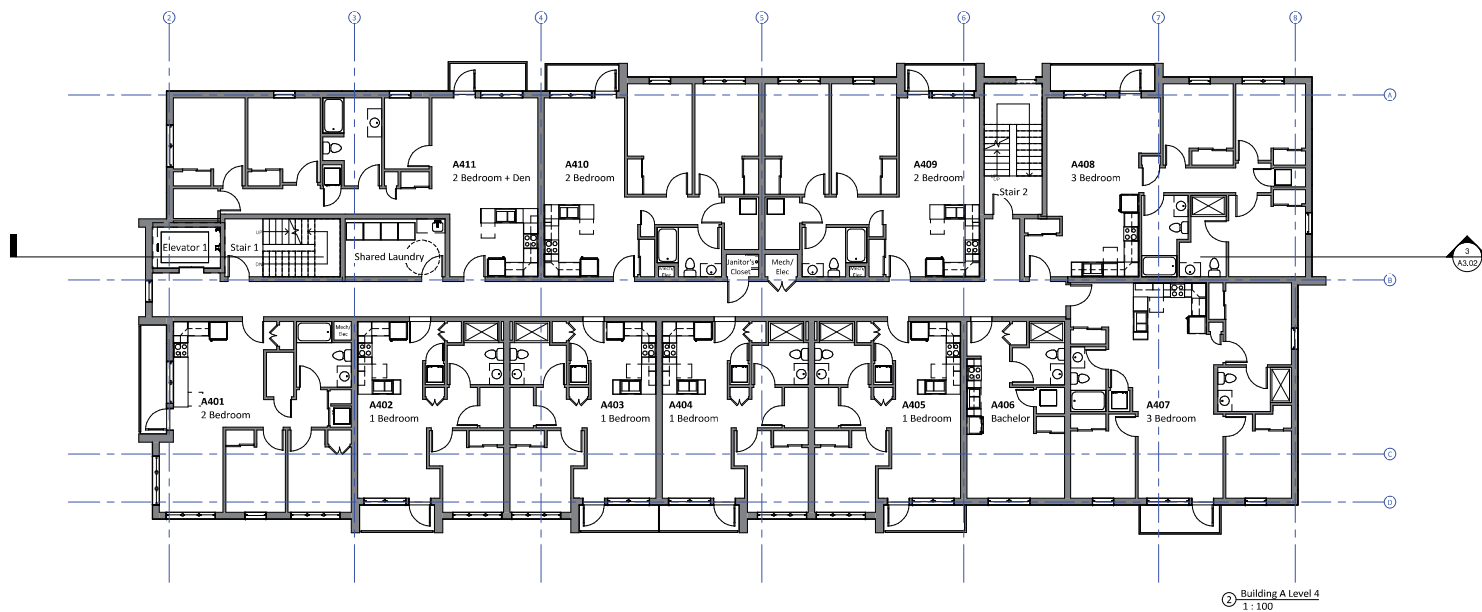
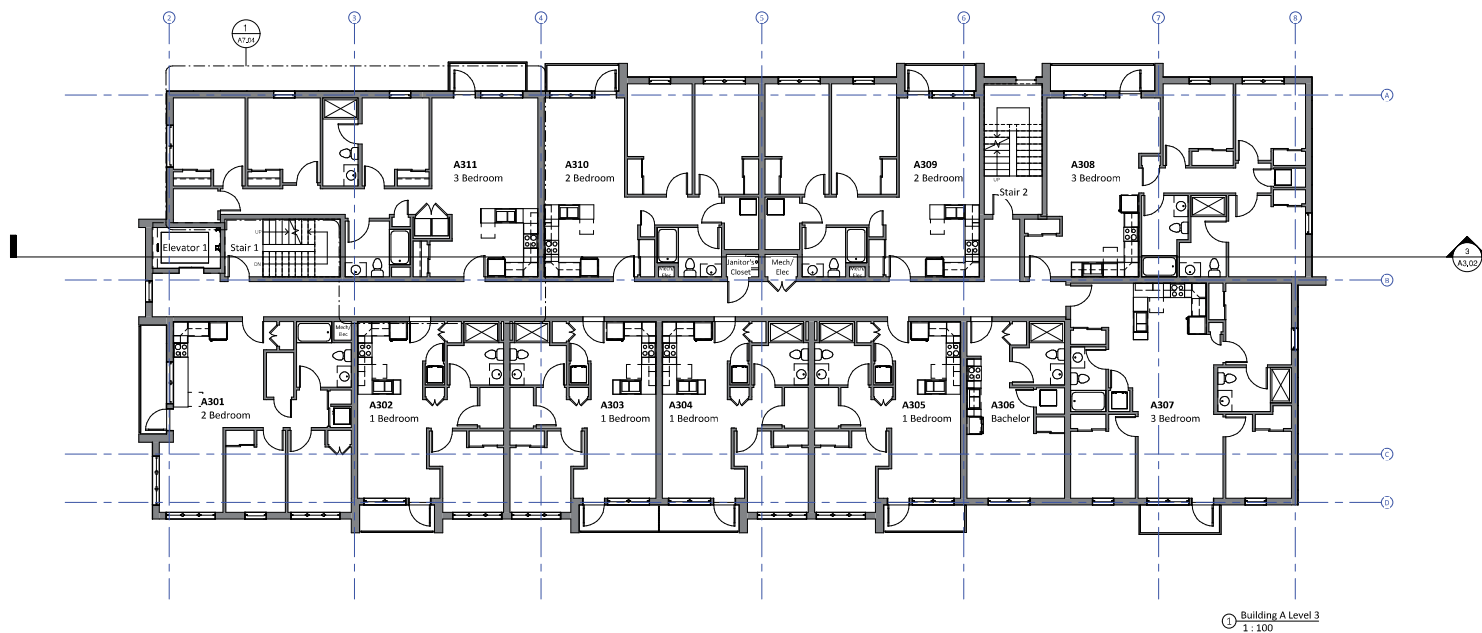


Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

U/G Parkade Plan

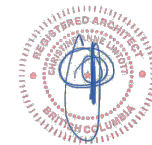
Date 2020-09-21 4:22:02 PM
Drawn by CC
Checked by CL
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Scale As indicated



Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No.	Description

Consultant



Burnside School Property

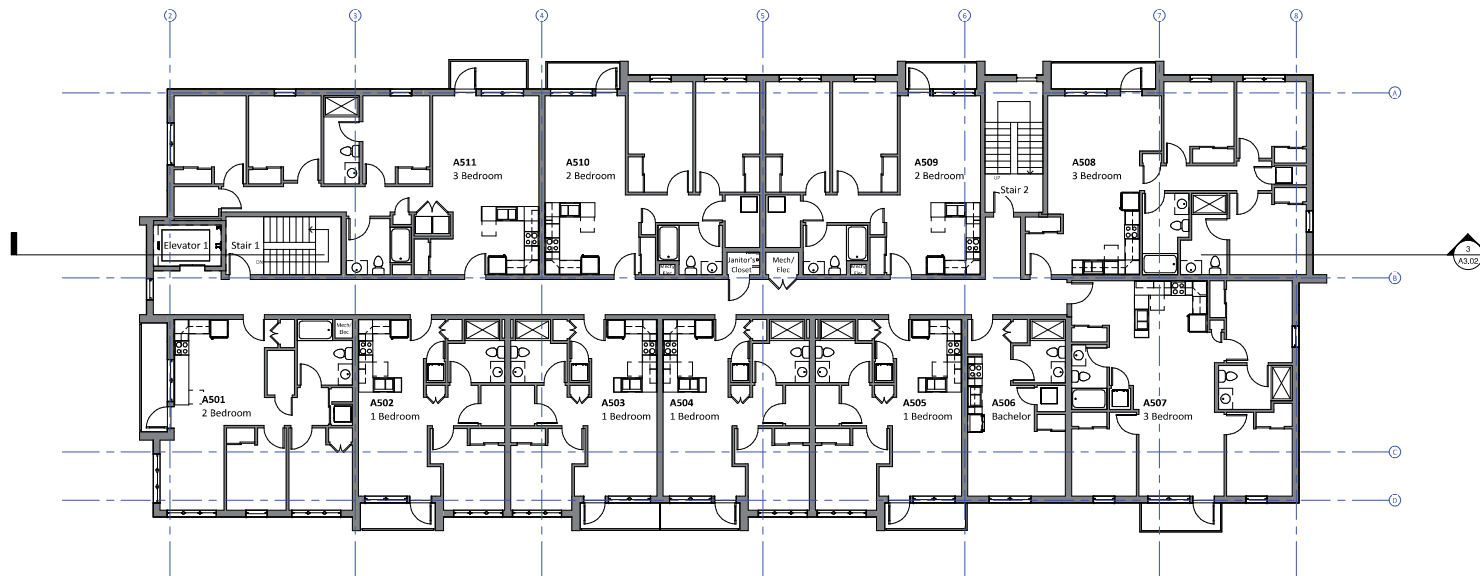
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Floor Plans - Building A

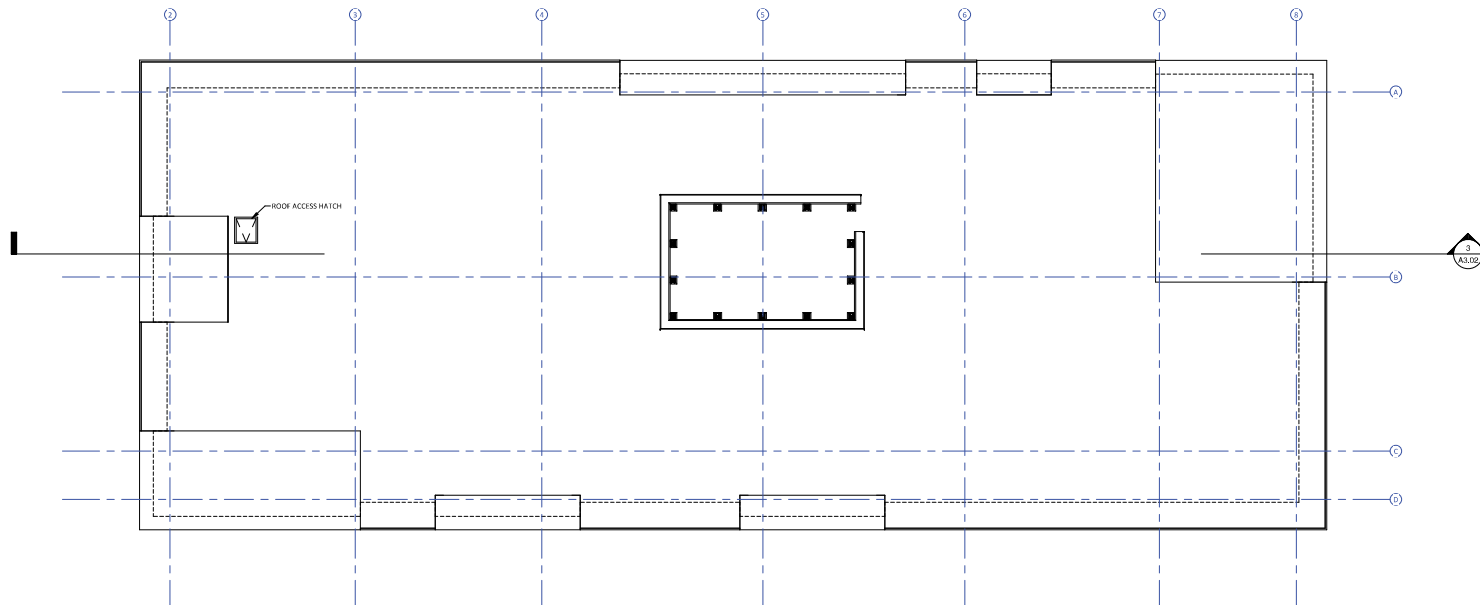
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Drawn by	CC
Checked by	CL

A2.02

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① Building A Level 5
1 : 100



② Building A Roof
1 : 100

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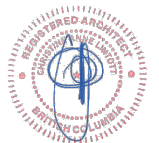


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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

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**Burnside School
Property**

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Floor Plans - Building A

Date	2020-09-21 4:22:11 PM
Drawn by	CC
Checked by	CL

A2.03

Scale	1 : 100
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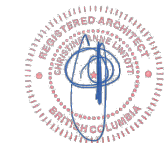
Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

1. Revision of Primary Entrances June 23, 2018
2. Residential Entries at Grade, Building B June 23, 2018
3. Porch exit simplified. Exterior stair at Building B deleted. Sept. 18, 2020

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
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Floor Plans - Building B

Date 2020-09-21 4:22:15 PM

Drawn by CC

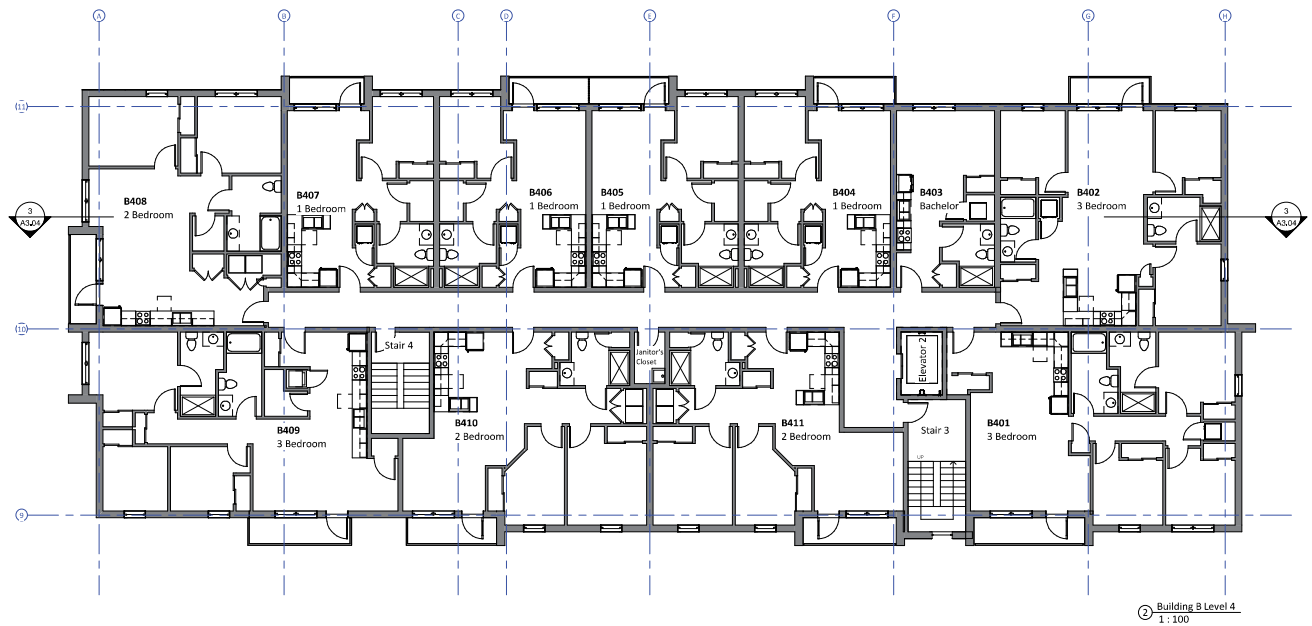
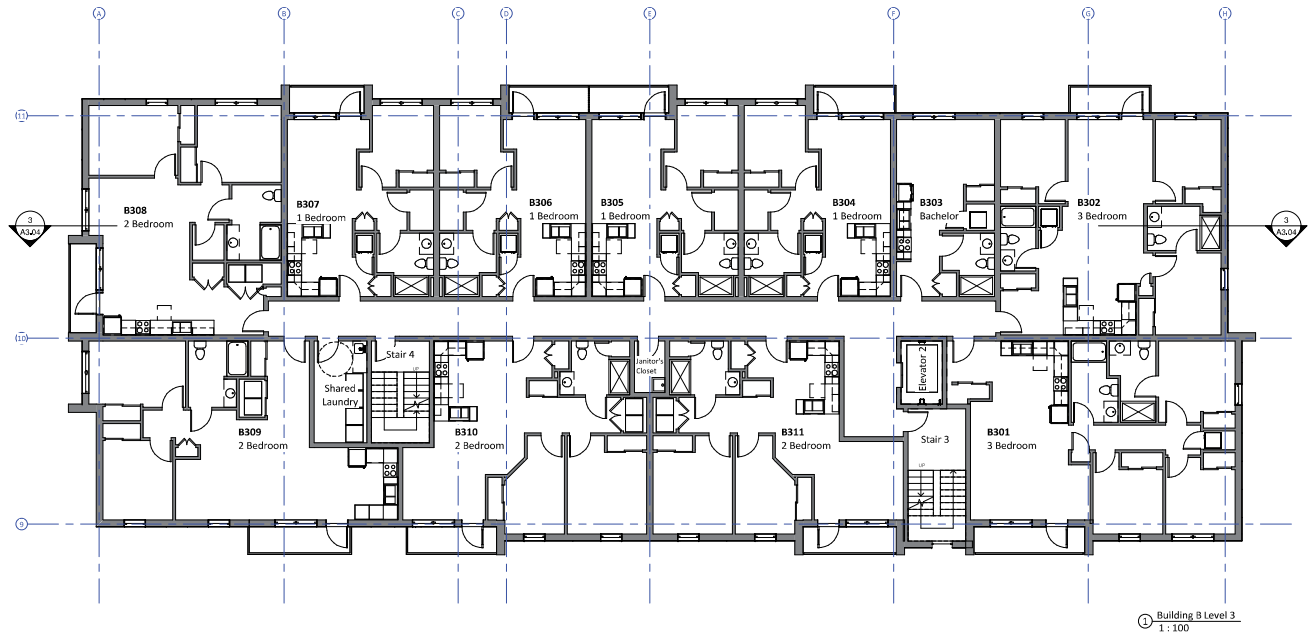
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A2.04

Scale 1 : 100



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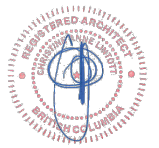


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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
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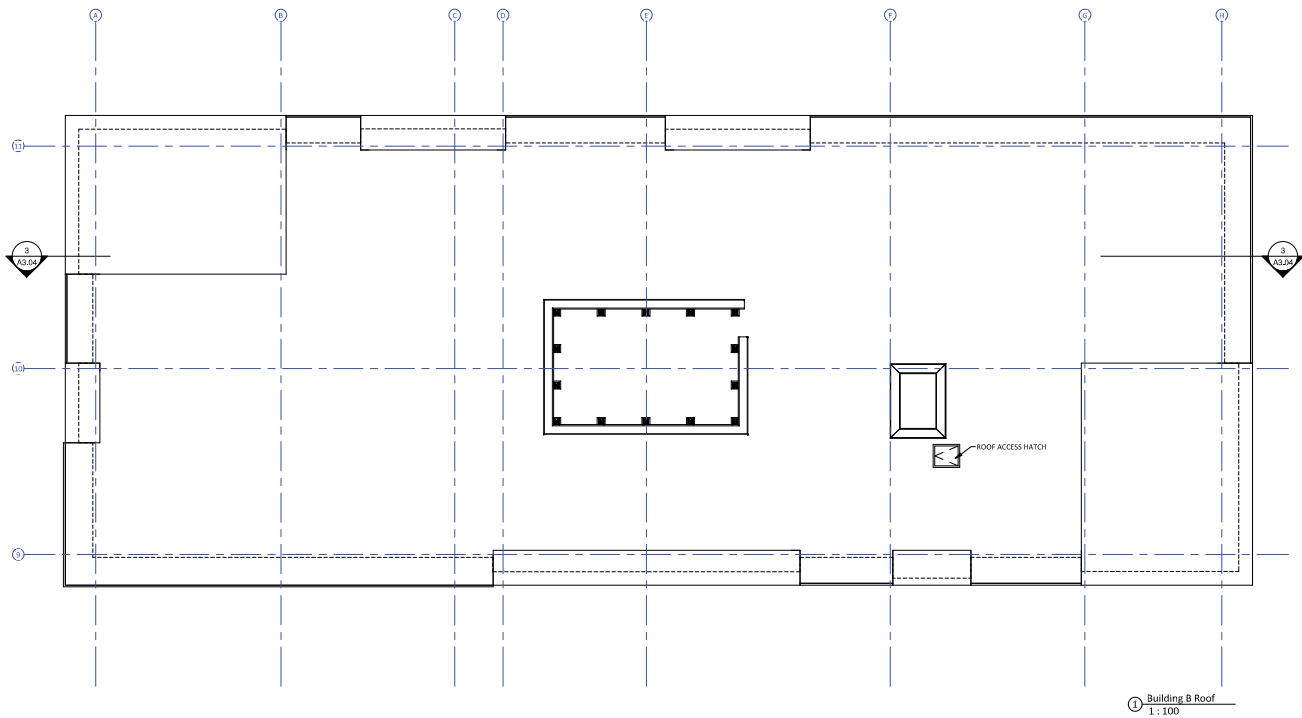
Floor Plans - Building B

Date	2020-09-21 4:22:18 PM
Drawn by	CC
Checked by	CL

A2.05

Scale	1:100
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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	Date

Consultant



**Burnside School
Property**

496-498 Cecelia Road &
3130 Jutland Road,
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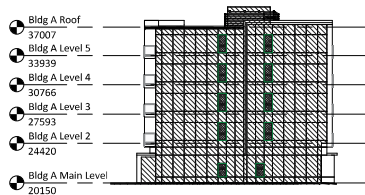
Floor Plans - Building B

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Checked by	CL

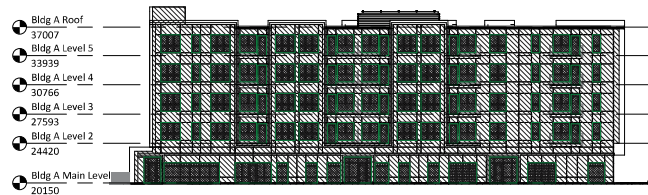
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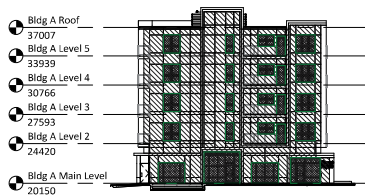
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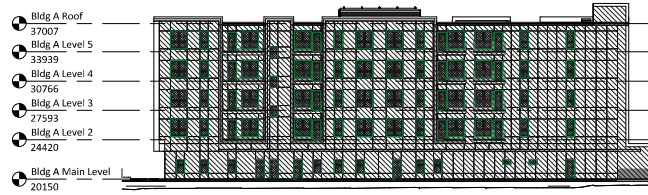
2 SPATIAL SEPARATIONS - BLDG A (NORTH)
1: 250



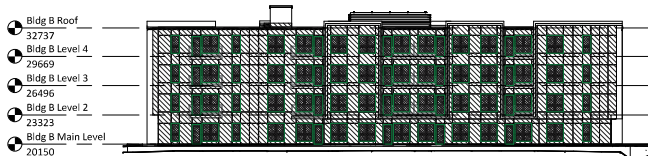
3 SPATIAL SEPARATIONS - BLDG A (EAST)
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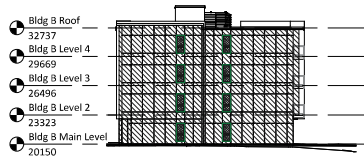
4 SPATIAL SEPARATIONS - BLDG A (SOUTH)
1: 250



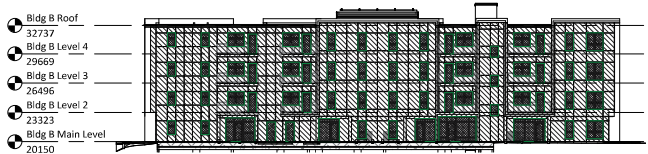
5 SPATIAL SEPARATIONS - BLDG A (WEST)
1: 250



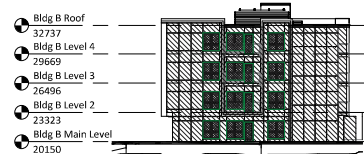
6 SPATIAL SEPARATIONS - BLDG B (NORTH)
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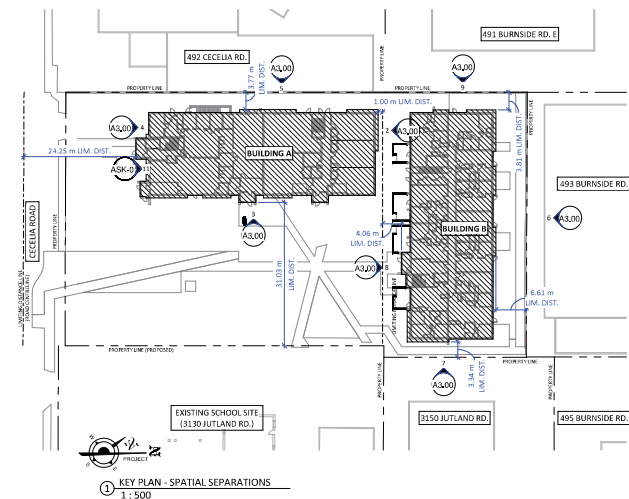
7 SPATIAL SEPARATIONS - BLDG B (EAST)
1: 250



8 SPATIAL SEPARATIONS - BLDG B (SOUTH)
1: 250



9 SPATIAL SEPARATIONS - BLDG B (WEST)
1: 250



Legend to Spatial Separation Elevations



Building Code Analysis - Spatial Separations

6- SPATIAL SEPARATIONS		REFERENCE			
NO.	ITEM	DESCRIPTION	WALL AREA (sq ft)	LIMITING DISTANCE (ft)	OPENINGS (sq ft)
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	BUILDING A			
		NORTH (TO BLDG. B):	324.8	1.00	11.67
		EAST (PROPERTY LINE):	863.4	31.03	36.95
		SOUTH (ROAD CENTRE):	328.1	24.25	100
		WEST (PROPERTY LINE):	866.5	3.77	28.16
		BUILDING B			
		NORTH (PROPERTY LINE):	635.9	6.63	68.54
		EAST (PROPERTY LINE):	243.9	3.34	24.72
		SOUTH (TO BLDG. A):	630.6	6.06	30.6
		WEST (PROPERTY LINE):	246.41	6.11	31.30
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	BUILDING A			
		NORTH:	1	WALL	W/4
		EAST:	1	WALL	W/4
		SOUTH:	1	WALL	W/4
		WEST:	W/4	WALL	W/4
		BUILDING B			
		NORTH:	W/4	WALL	W/4
		EAST:	1	WALL	W/4
		SOUTH:	W/4	WALL	W/4
		WEST:	W/4	WALL	W/4

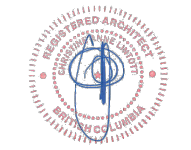
1. NOTE: THAT FIRE RESISTANCE REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.1. ADDITIONAL REQUIREMENTS FOR LOAD-BEARING WALLS AND ELEMENTS MAY ALSO APPLY. REFER TO BUILDING CODE ANALYSIS FOR ADDITIONAL INFORMATION.
2. NOTE: THAT NON-COMBUSTIBLE CLADDING REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.7. CONSTRUCTION CLASSIFICATION 3.2.2.50. REQUIRES NON-COMBUSTIBLE CLADDING FOR ALL SIDES OF BOTH BUILDINGS.

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Issue Date
Rezoning & DP JUNE 22, 2018

Revision No. Description Date
1. Living Distances & Glazing Area Revised Nov. 13, 2018

Consultant



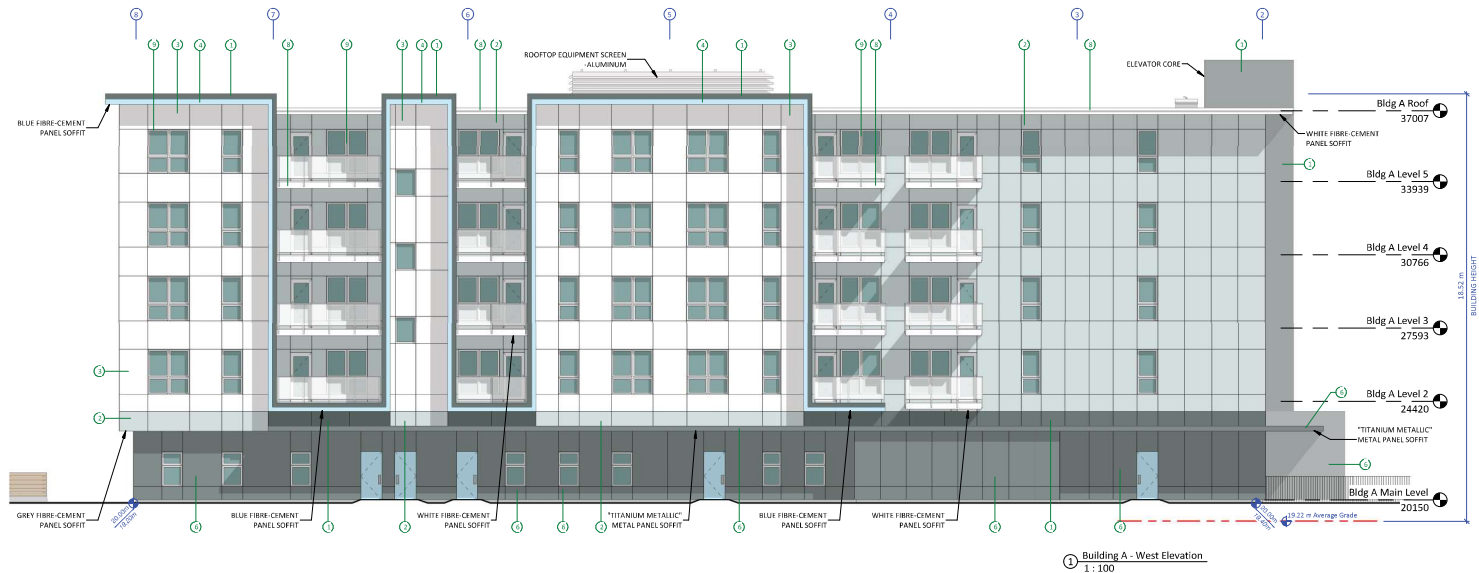
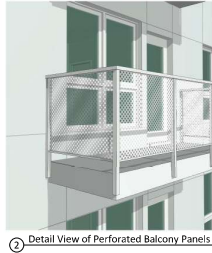
Burnside School Property
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Exterior Elevations - Spatial Separations

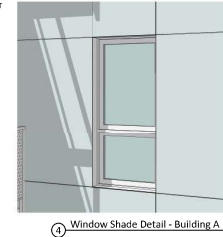
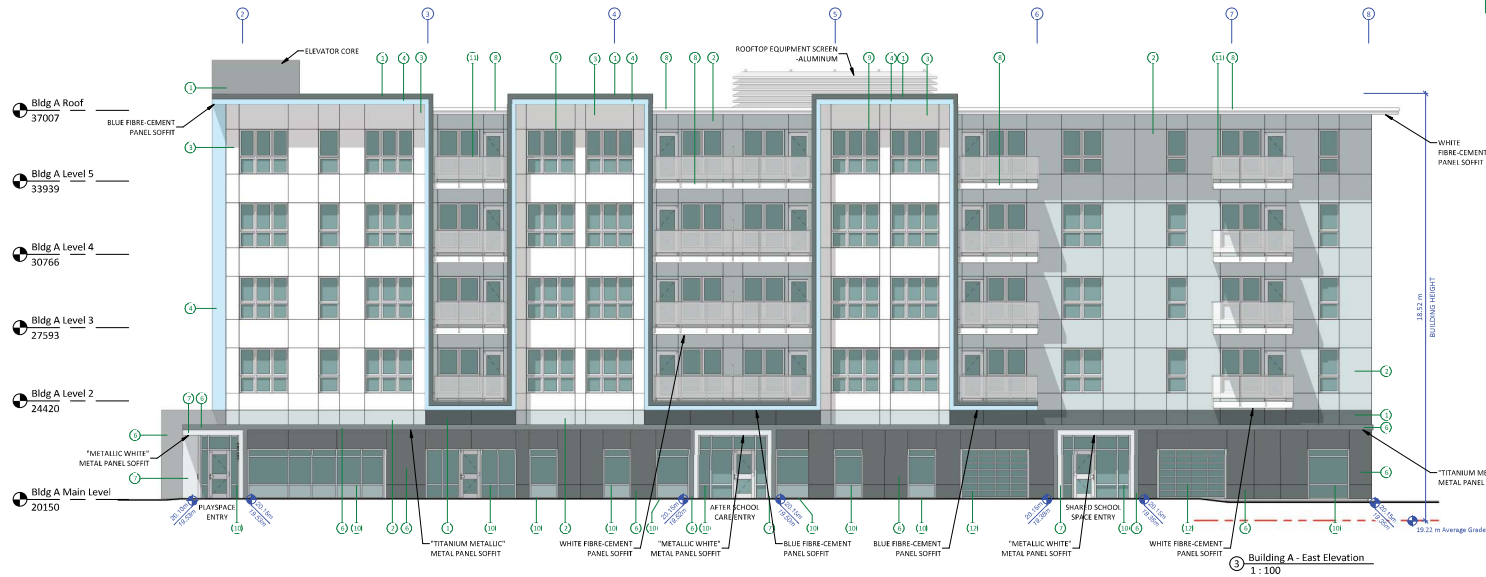
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Checked by CL

A3.00

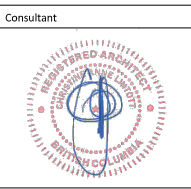
Scale As indicated



- EXTERIOR MATERIALS LEGEND**
- ① FIBRE-CEMENT PANELS - CHARCOAL GREY 1
 - ② FIBRE-CEMENT PANELS - GREY 1
 - ③ FIBRE-CEMENT PANELS - WHITE 1
 - ④ FIBRE-CEMENT PANELS - BLUE 1
 - ⑤ FIBRE-CEMENT PANELS - GREEN 1
 - ⑥ METAL PANEL CLADDING - "TITANIUM METALLIC" 1,2
 - ⑦ METAL PANEL CLADDING - "METALLIC WHITE" 1,2
 - ⑧ FLASHING - WHITE
 - ⑨ VINYL WINDOWS - WHITE
 - ⑩ GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - ⑪ METAL MESH GUARDS W/ ALUM, CLEAR ANODIZED POSTS
 - ⑫ OVERHEAD DOOR - ALUMINUM & GLASS
- NOTES:**
- 1 FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
 - 2 JOIST CHANNELS ARE TO BE COLOUR MATCHED.
 - 3 METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



Revision No.	Description	Date
1	EXTERIOR MATERIALS	June 23, 2018
2	Delete Balcony Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
5	Soffit materials identified	Nov. 18, 2019
6	Exterior colours have been reconsidered	Nov. 18, 2019
7	Variation added to the roof lines	Nov. 18, 2019
8	Window shades increased	Nov. 18, 2019
9	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
10	Solar shades removed from design.	Sept. 18, 2020
11	Exterior stair at Building A enclosed.	Sept. 18, 2020



SYMBOL LEGEND

NEW CORE	EXISTING CORE
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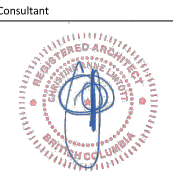
Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Exterior Elevations - Building A

Date	2020-09-21 4:22:58 PM
Drawn by	CC
Checked by	CL
Scale	As indicated

No.	Description	Date
1	Typing Script Relocated	Nov. 25, 2018
2	Exterior Materials	June 25, 2018
3	Delete Balcony Columns	June 25, 2018
4	Relocation of Primary Entrances	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
6	Soffit materials identified	Nov. 18, 2019
7	Exterior colours have been reconsidered	Nov. 18, 2019
8	Window added to the roof line	Nov. 18, 2019
9	Window size increased	Nov. 18, 2019
10	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
11	Solar shades removed from design.	Sept. 18, 2020



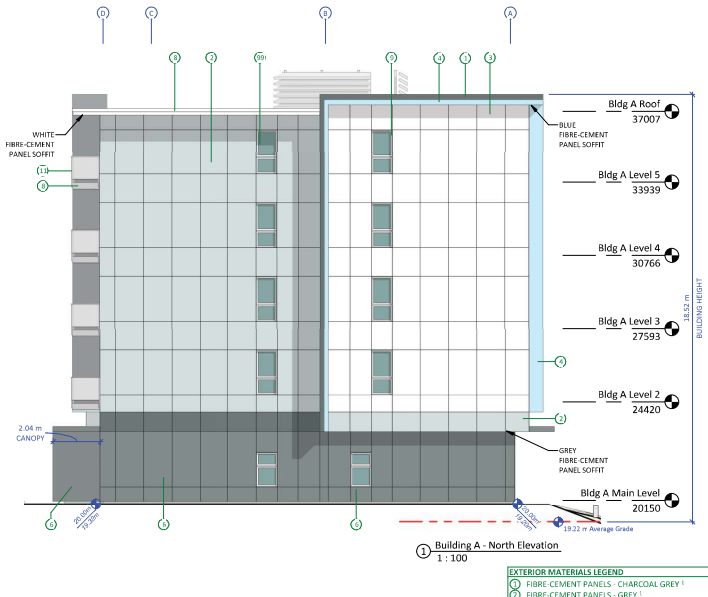
SYMBOL LEGEND
NEW CONCRETE EXISTING MASONRY

Burnside School Property

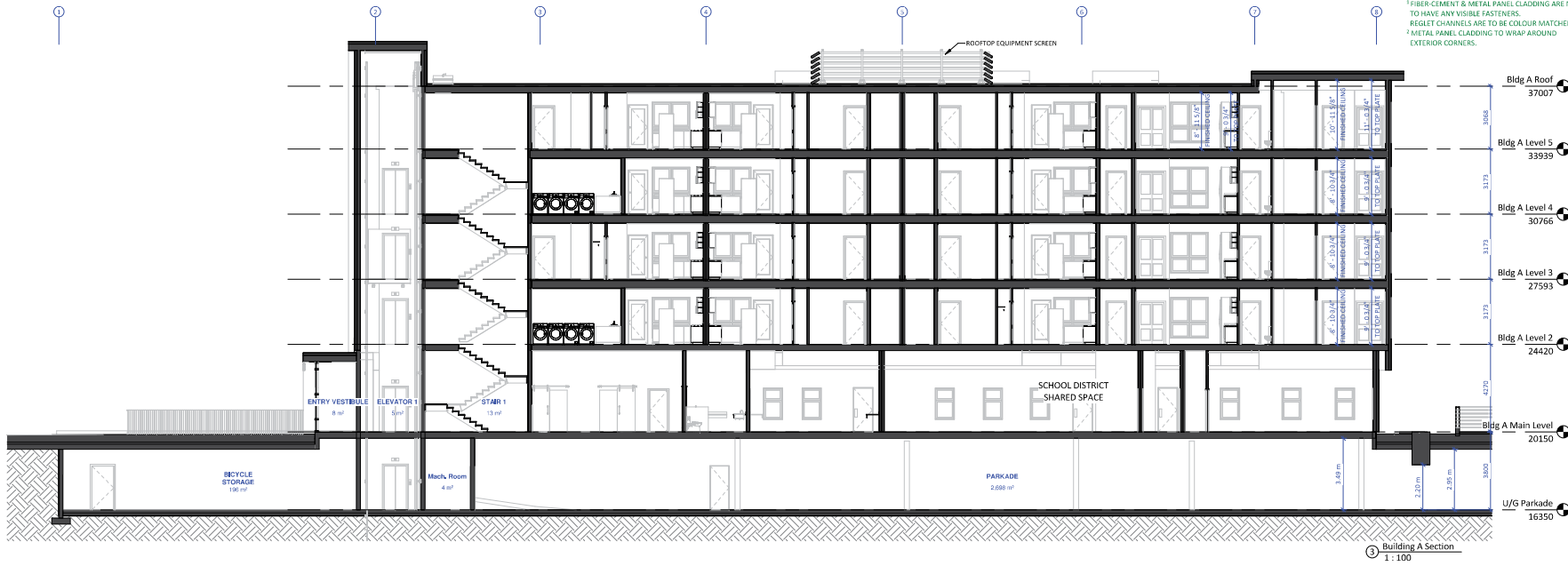
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Exterior Elevations & Section - Building A

Date	2020-09-21 4:23:10 PM
Drawn by	CC
Checked by	CL
A3.02	
Scale	As indicated

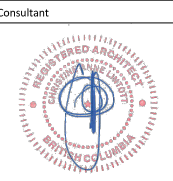


- EXTERIOR MATERIALS LEGEND**
- FIBRE CEMENT PANELS - CHARCOAL GREY¹
 - FIBRE CEMENT PANELS - GREY¹
 - FIBRE CEMENT PANELS - WHITE¹
 - FIBRE CEMENT PANELS - BLUE¹
 - FIBRE CEMENT PANELS - GREEN¹
 - METAL PANEL CLADDING - "TITANIUM METALLIC"^{1,2}
 - METAL PANEL CLADDING - "METALLIC WHITE"^{1,2}
 - FLASHING - WHITE
 - VINYL WINDOWS - WHITE
 - GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - METAL MESH GUARDS w/ ALUM. CLEAR ANODIZED POSTS
 - OVERHEAD DOOR - ALUMINUM & GLASS
- NOTES:**
- ¹ FIBRE CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS. REGLET CHANNELS ARE TO BE COLOUR MATCHED.
 - ² METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



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Revision No.	Description	Date
1	EXTERIOR MATERIALS	June 25, 2018
2	Delete Balcony Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Residential Entrances at Grade, Building B	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Corer	June 25, 2018
6	Soffit materials identified	Nov. 18, 2019
7	Exterior colours have been reconsidered	Nov. 18, 2019
8	Windows added to Building B staircase	Nov. 18, 2019
9	Variation added to the roof lines	Nov. 18, 2019
10	Ground floor unit entries at Building B made distinct from the other residential entries	Nov. 18, 2019
11	Window lines reviewed	Nov. 18, 2019
12	Metal panel cladding added at lower floor of Building A and at Building B main entry	Sept. 18, 2020
13	Solar shades removed from design	Sept. 18, 2020
14	Porchade entry simplified. Exterior stair at Building B added	Sept. 18, 2020



SYMBOL LEGEND
GREEN COLOUR ELECTRIC PLANES

Burnside School Property
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

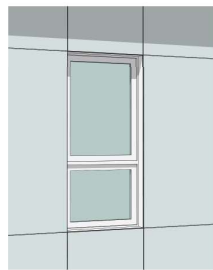
Exterior Elevations - Building B

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Scale	As indicated



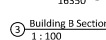
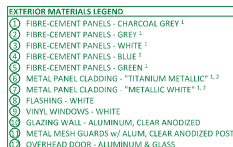
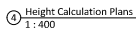
- EXTERIOR MATERIALS LEGEND**
- 1 FIBRE-CEMENT PANELS - CHARCOAL GREY¹
 - 2 FIBRE-CEMENT PANELS - GREY¹
 - 3 FIBRE-CEMENT PANELS - WHITE¹
 - 4 FIBRE-CEMENT PANELS - BLUE¹
 - 5 FIBRE-CEMENT PANELS - GREEN¹
 - 6 METAL PANEL CLADDING - "TITANIUM METALLIC"^{1,2}
 - 7 METAL PANEL CLADDING - "METALLIC WHITE"^{1,2}
 - 8 FLASHING - WHITE
 - 9 VINYL WINDOWS - WHITE
 - 10 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - 11 METAL MESH GUARDS w/ ALUM, CLEAR ANODIZED POSTS
 - 12 OVERHEAD DOOR - ALUMINUM & GLASS

NOTES:
¹ FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
 RIGHT CHANNELS ARE TO BE COLOUR MATCHED.
² METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



3 Window Shade Detail - Building B







Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
--------------	-------------	------

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Exterior Elevations - Facing Building Cross Views

Date	2020-09-21 4:23:42 PM
Drawn by	CC
Checked by	CL

A3.05

Scale As indicated

DISTANCE BETWEEN
BUILDINGS IS 11.3m

HEAVY DASHED LINES DENOTE EXTENTS
OF WALL TO NEIGHBOURING APARTMENT
BUILDING (493 BURNSIDE ROAD EAST)

LIGHT DASHED LINES AND BLUE HATCHES
DENOTE APPROXIMATE LOCATIONS OF
WINDOWS IN NEIGHBOURING APARTMENT
BUILDING (493 BURNSIDE ROAD EAST)

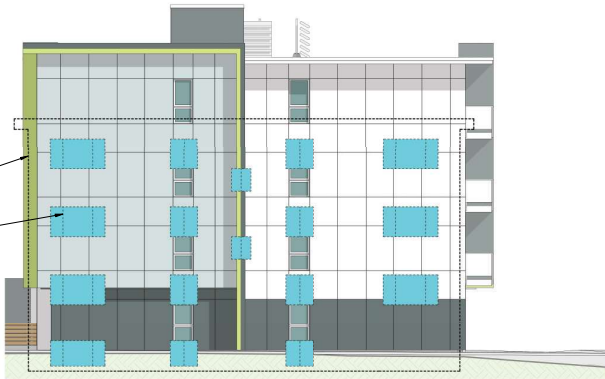


① BUILDING B - NORTH ELEVATION - CROSS VIEW STUDY (493 BURNSIDE E)
1 : 100

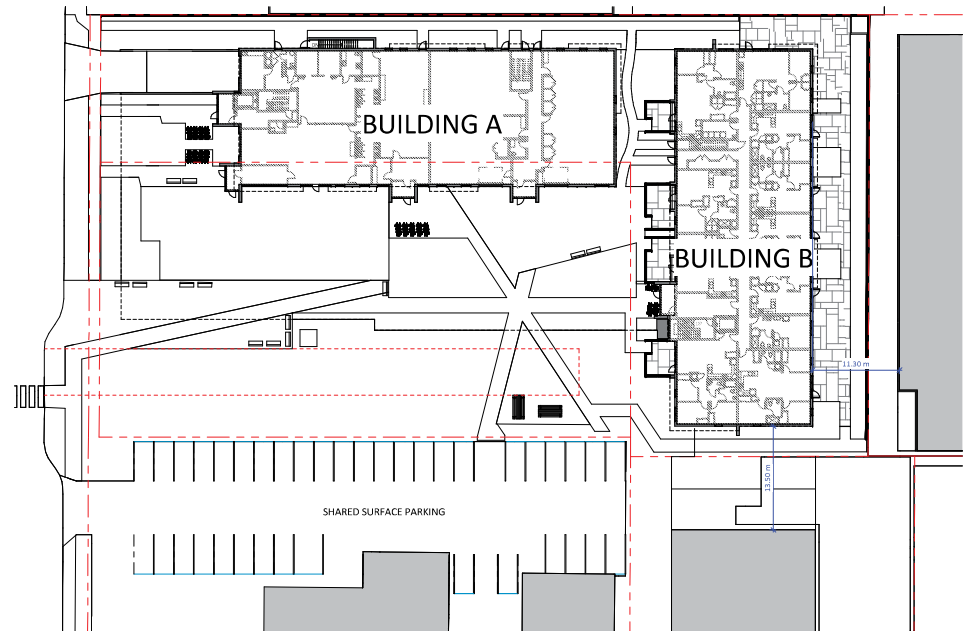
DISTANCE BETWEEN
BUILDINGS IS 13.5m

HEAVY DASHED LINES DENOTE EXTENTS
OF WALL TO NEIGHBOURING APARTMENT
BUILDING (3150 JUTLAND ROAD)

LIGHT DASHED LINES AND BLUE HATCHES
DENOTE APPROXIMATE LOCATIONS OF
WINDOWS IN NEIGHBOURING APARTMENT
BUILDING (3150 JUTLAND ROAD)



② BUILDING B - EAST ELEVATION - CROSS VIEW STUDY (3150 JUTLAND)
1 : 100



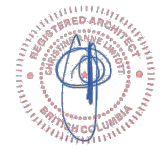
③ SITE PLAN
1 : 300





Issue	Date
Rezoning & DP	JUNE 22, 2018

Consultant

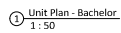


496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

2020-09-21 4:23:46 PM

A7.01

scale	1 : 50
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② Unit Plan - 1 Bedroom, Typical
1 : 50

② Unit Plan - 1 Bedroom, Typical
1 : 50



③ Unit Plan - 1 Bedroom, Building B, Main Level
1 : 50



4 Unit Plan - 1 Bedroom, Accessible Type 1
1 : 50



5 Unit Plan - 1 Bedroom, Accessible Type 2
1 : 50



⑥ Unit Plan - 2 Bedroom, Typical Building A
1 : 50



7 Unit Plan - 2 Bedroom, Corner Building A, Type 1
1 : 50

62



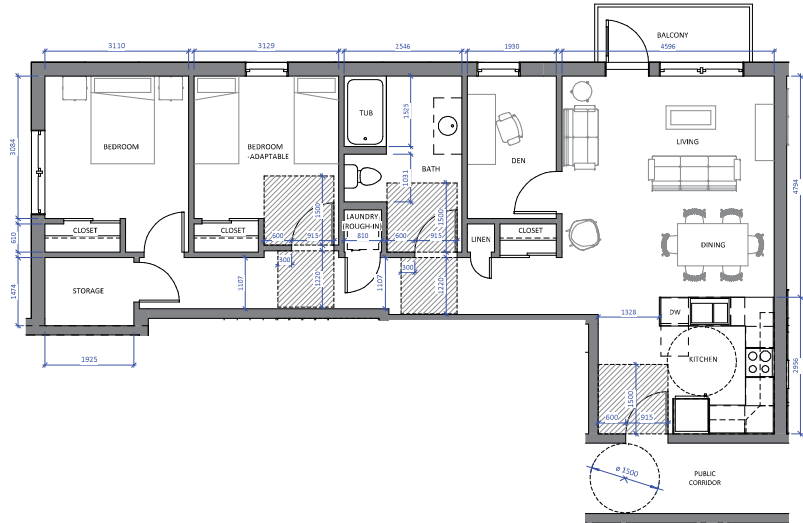
Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

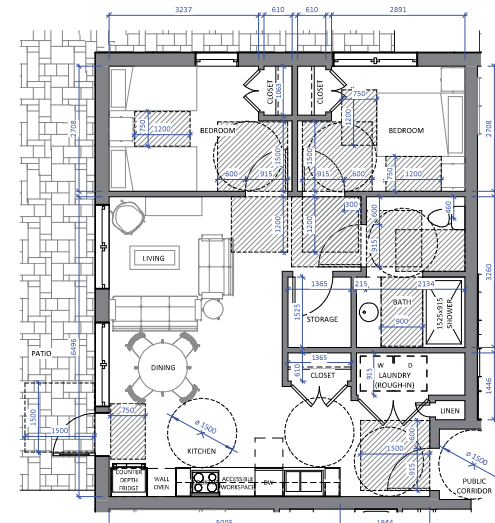
Unit Plans

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Drawn by	CC
Checked by	CL
Scale	1 : 50

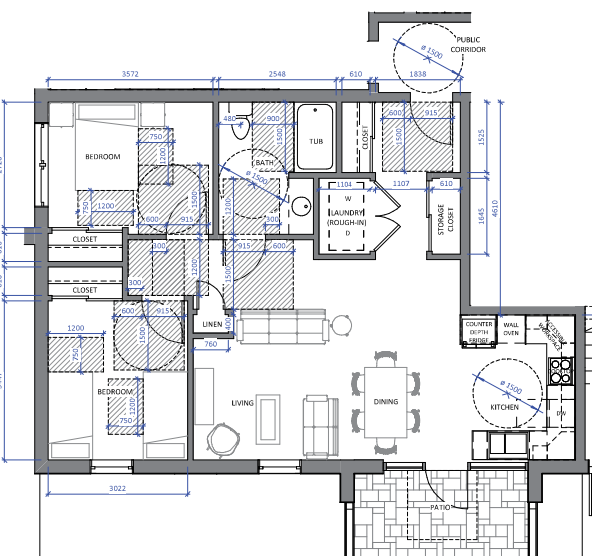
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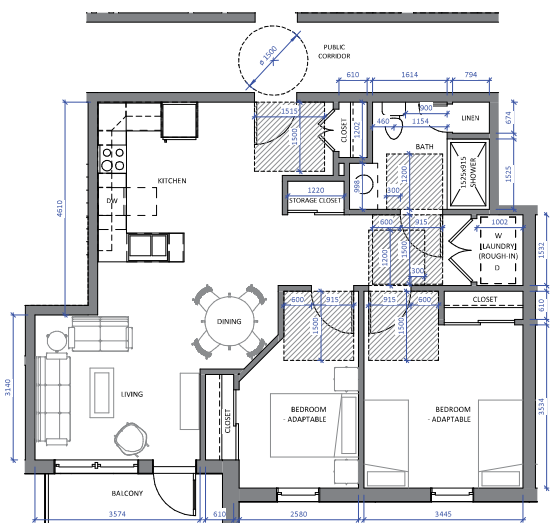
① Unit Plan - 2 Bedroom - Den, Corner Building A, Type 2
1 : 50



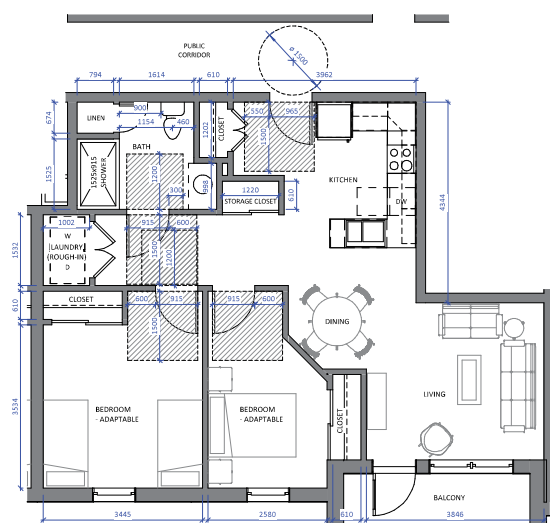
② Unit Plan - 2 Bedroom, Accessible, Building B, Type 1
1 : 50



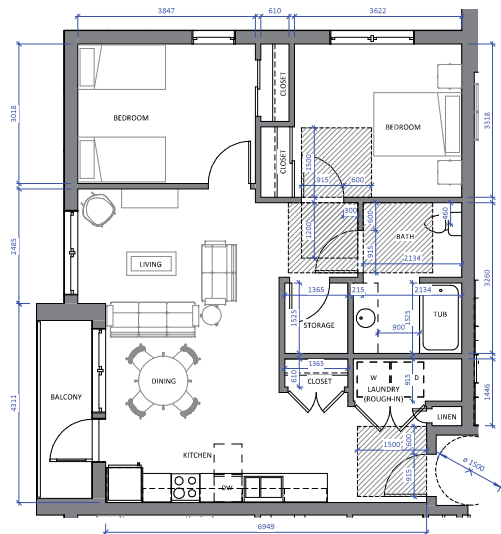
③ Unit Plan - 2 Bedroom, Accessible, Building B, Type 2
1 : 50



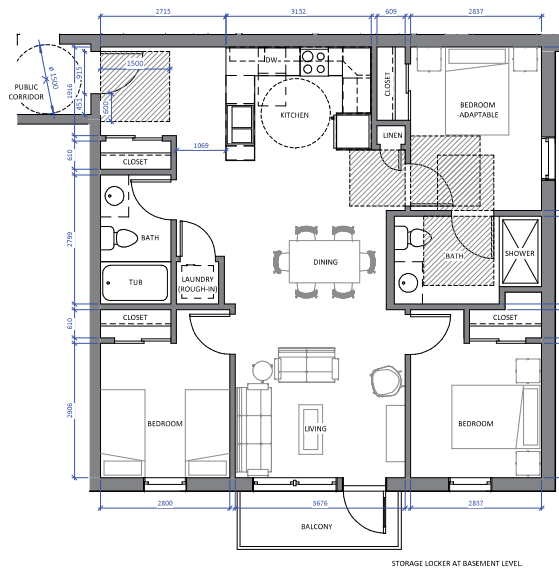
④ Unit Plan - 2 Bedroom, Building B, Type 1
1 : 50



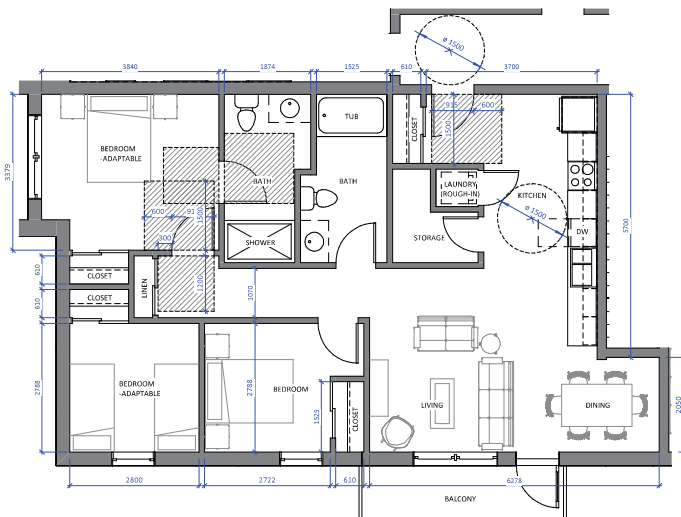
⑤ Unit Plan - 2 Bedroom, Building B, Type 2
1 : 50



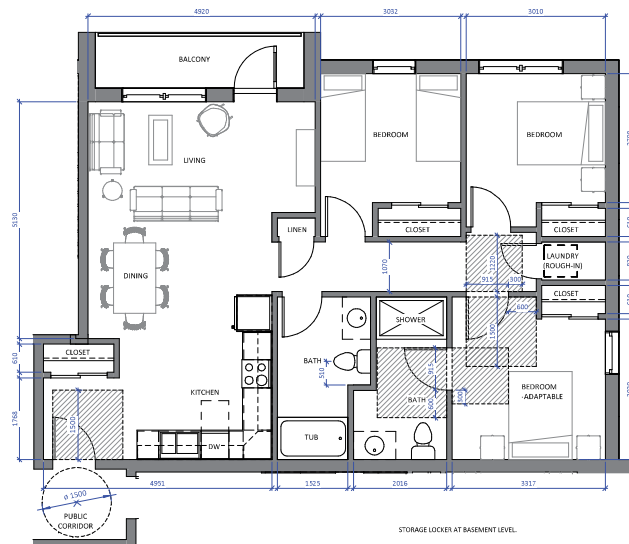
① Unit Plan - 2 Bedroom, Corner, Building B, Type 1
1:50



② Unit Plan - 3 Bedroom, Typical, Type 1
1:50



③ Unit Plan - 3 Bedroom, Building B, Type 1
1:50



④ Unit Plan - 3 Bedroom, Type 2
1:50

Christine Lintott
Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.364.1360
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	No.	Description	Date
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Consultant



Burnside School Property

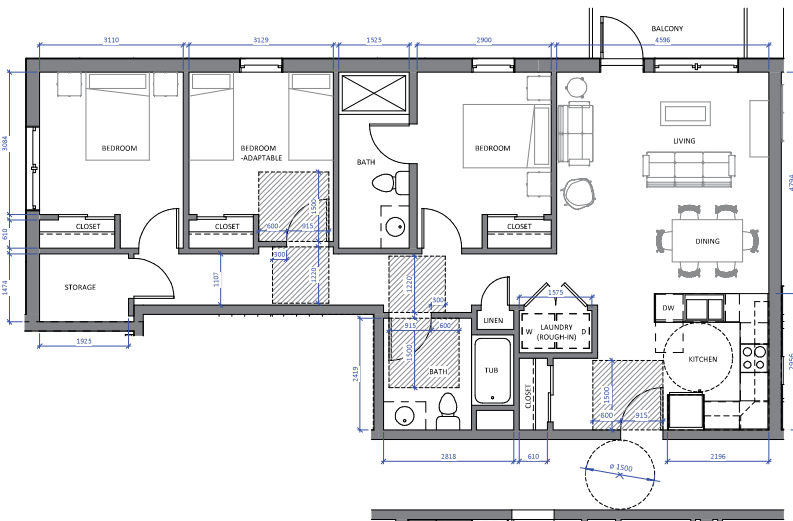
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Unit Plans

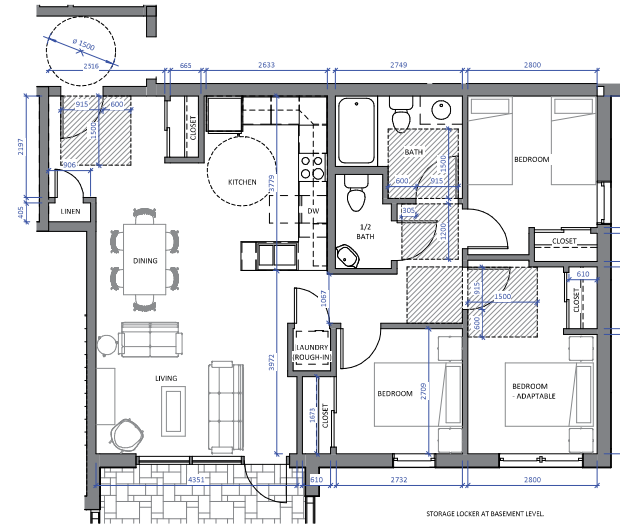
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Drawn by	CC
Checked by	CL

A7.03

Scale	1:50
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① Unit Plan - 3 Bedroom, Building A, Type 3
1 : 50



② Unit Plan - 3 Bedroom, Building B, Main Level
1 : 50

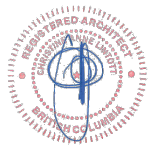
Christine Lintott
Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.364.1369
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



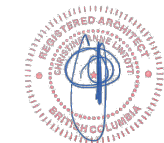
Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Unit Plans

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Drawn by	CC
Checked by	CL
A7.04	
Scale	1 : 50

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Burnside School Property

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3130 Jutland Road,
Victoria, BC

Daycare & After School Space

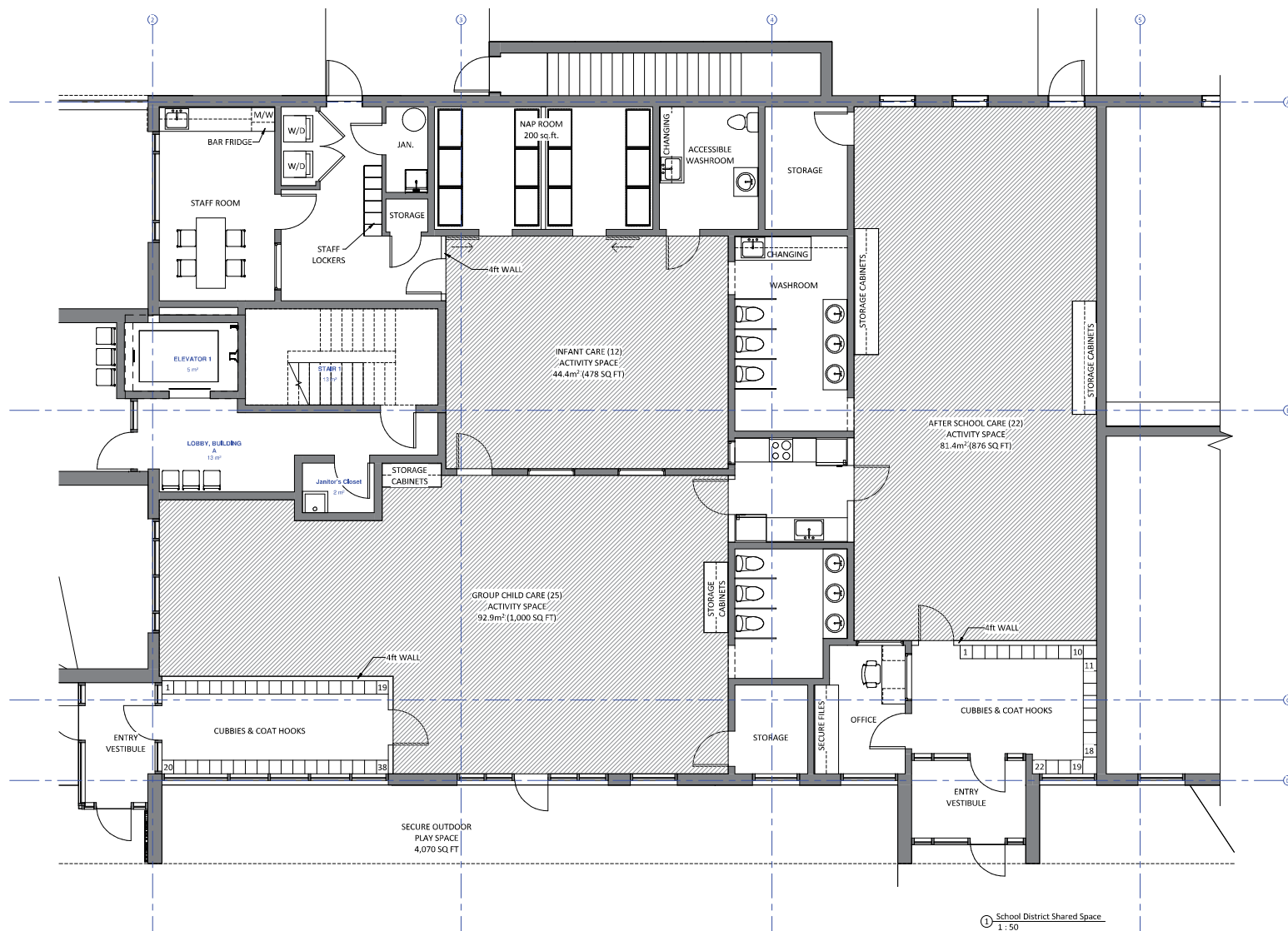
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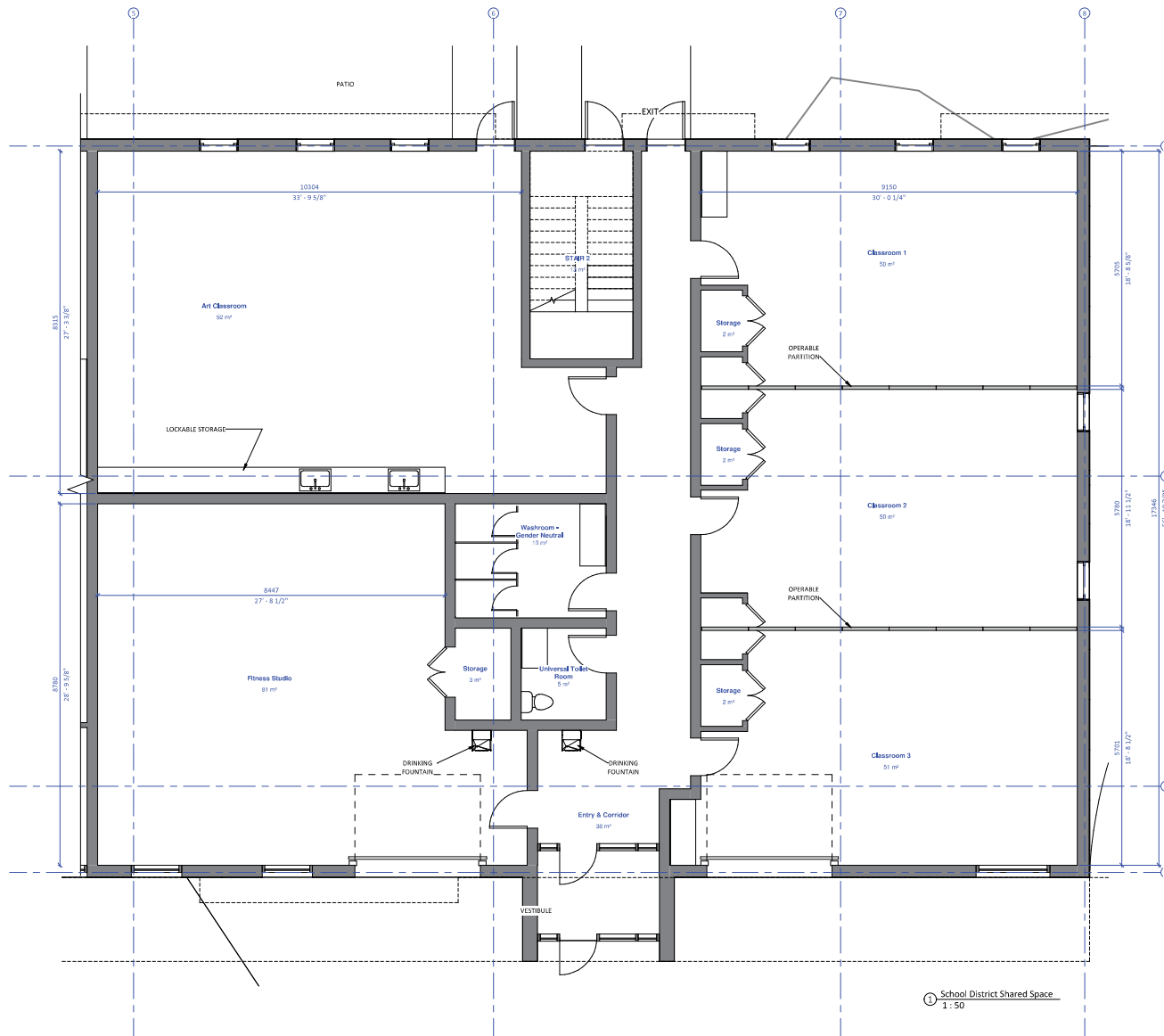
Checked by CL

A7.20

Scale 1 : 50



① School District Shared Space
1 : 50



① School District Shared Space
1:50

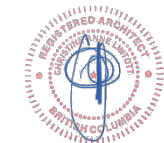
Christine Lintott
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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
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School District Shared
Space

Date	2020-09-21 4:23:57 PM
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Checked by	CL

A7.21

Scale	1:50
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Plant List

Trees

36	Botanical Name	Common Name	Size
	<i>Acer palmatum</i>	Green Leaf Japanese Maple	6cm cal.
	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Japanese Maple	4cm cal.
	Boulevard Tree	TBD by Parks	7cm cal.
	<i>Malus Evereste</i>	Domestic Apple	4cm cal.
	<i>Malus</i> 'Jonagold' (Semi-Dwarf)	Jonagold Apple	4cm cal.
	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	5cm cal.
	<i>Prunus subhirtella</i> 'Autumnalis'	Autumnalis Cherry	6cm cal.
	<i>Pyrus communis</i> 'Bosc'	Bosc Pear	4cm cal.

Large Shrubs

26	Botanical Name	Common Name	Size
	<i>Fatsia japonica</i>	Japanese Fatsia	#15 pot
	<i>Hamamelis x intermedia</i> 'Diane'	'Diane' Witchazel	#5 Pot

Medium Shrubs

556	Botanical Name	Common Name	Size
	<i>Gaultheria shallon</i>	Salal	—
	<i>Mahonia aquifolium</i>	Tall oregon grape	#3 pot
	<i>Paxistima myrsinites</i>	Oregon Boxwood aka False Boxwood	#2 pot
	<i>Rhododendron</i> 'Hino-Crimson'	Hino Evergreen Azalea	—
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	<i>Sarcococca ruscifolia</i>	Sweetbox	#3 pot

Small Shrubs

430	Botanical Name	Common Name	Size
	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	#1 pot
	<i>Cistus</i> 'Sunset'	Cistus Rock Rose	#3 Pot
	<i>Daphne x transatlantica</i> 'Summer Ice'	Summer Ice Daphne	#2 pot
	<i>Erica x darleyensis</i> 'Silberschmelze'	Silberschmelze Heather	#1 pot
	<i>Gaultheria shallon</i>	Salal	#5 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 Pot
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 Pot
	<i>Rhododendron</i> 'Elvira'	Elvira Rhododendron	—

Perennials, Annuals and Ferns

591	Botanical Name	Common Name	Size
	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	#1 pot
	<i>Actaea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Bugbane	#1 pot
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	#1 pot
	<i>Blechnum spicant</i>	Deer Fern	—
	<i>Eryngium amethystinum</i>	Blue Sea Holly	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Polypodium glycyrrhiza</i>	Licorice Fern	—
	<i>Polystichum munitum</i>	Western Sword Fern	#1 pot
	<i>Smilacina racemosa</i>	False Solomon's Seal	#1 pot

Notes:

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

Excerpt From Arborist's Report re Site Trees:

NT 4 London Plane
Platanus x acerifolia, DBH: ~100cm, Crown: 22.0m CRZ: 10.0m.
 Relative Tolerance: Good, Health: Fair, Structure: Fair
 Private tree, tag and dbh measurement not accessible due to existing barrier fencing. Extended endweighted limbs. Small cavity openings in upper crown. Three 20cm pruning wounds; asymmetric form due to hydro clearance pruning. Retain

NT 5 London Plane
Platanus x acerifolia, DBH: 55cm, Crown: 9m, CRZ: 5.5m
 Relative Tolerance: Good, Health: Fair, Structure: Fair/poor
 Municipal tree, Asymmetric crown due to severe hydro clearance pruning. Small amount of dieback visible at branch tips. Retain

NT 6 Austrian Pine
Pinus nigra, DBH: 100.0cm, Crown: 12m, CRZ: 12.0m.
 Relative Tolerance: Moderate, Health: Good, Structure: Fair/poor
 Neighbour's. Codominant structure beginning at 2m with reaction wood below unions, some unions with included bark, 1.3m north of fence and 3m east of fence. Retain

Project Arborist: Talbot Mackenzie & Associates.



Green Leaf Japanese Maple



Coral Bark Japanese Maple



Katsura



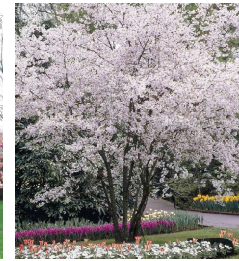
Crabapple



Jonagold Apple



Kwanzan Cherry



Autumnalis Cherry



Bosc Pear



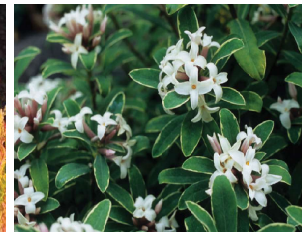
Diane Witch Hazel



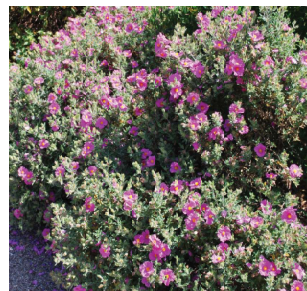
Hino Crimson Azalea



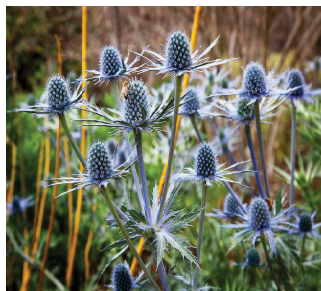
Firefly Heather



Summer Ice Daphne



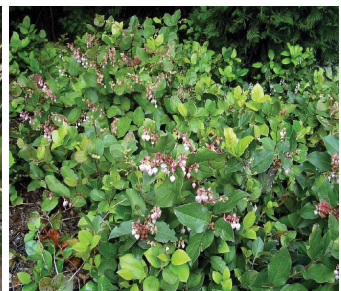
Sunset Rock Rose



Blue Sea Holly



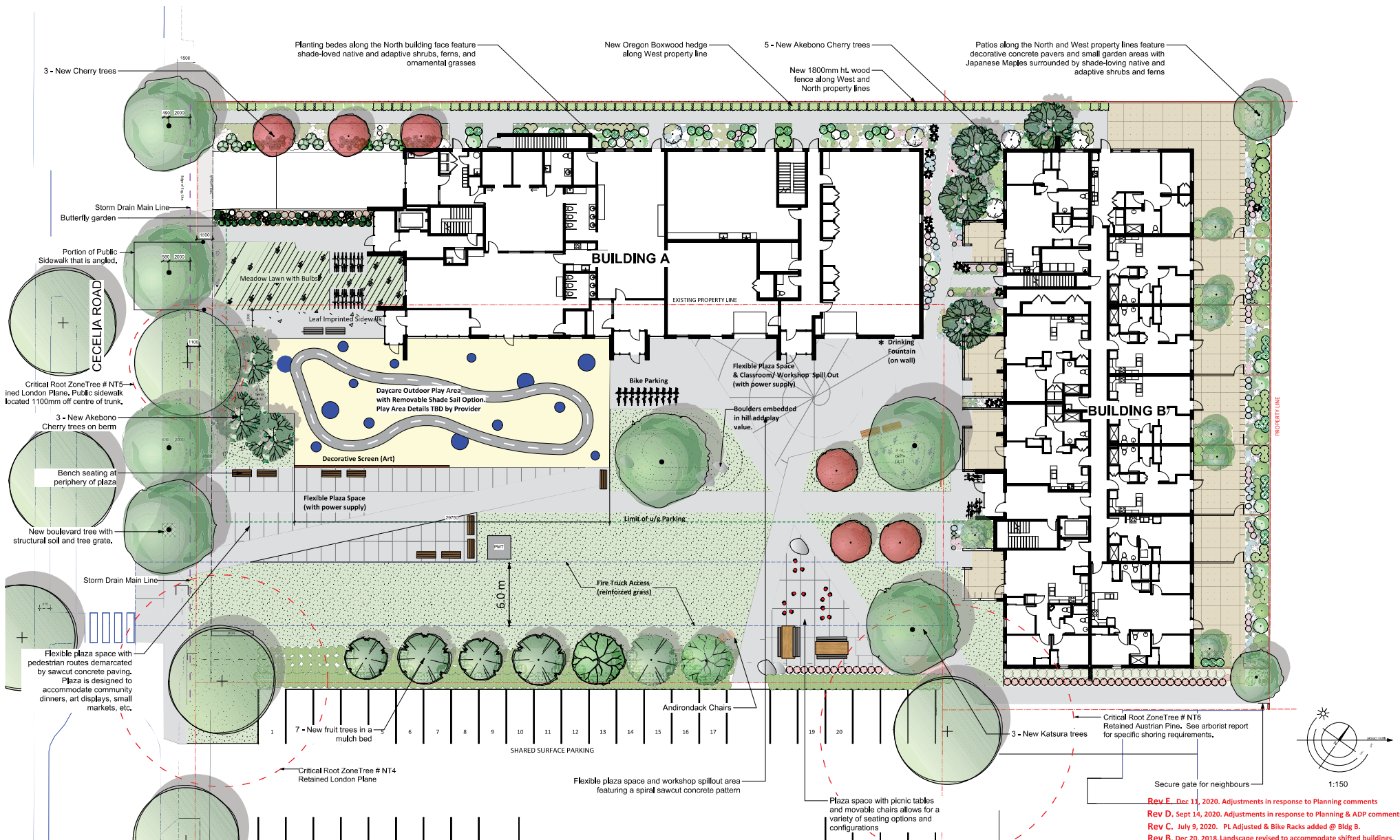
Blue Oat Grass



Salal

3130 Jutland Rd. | Landscape Concept

Rev B, Dec. 11, 2020. Plant List updated.
 Rev A, Sept. 14, 2020. Plant List updated & Arborist notes added.



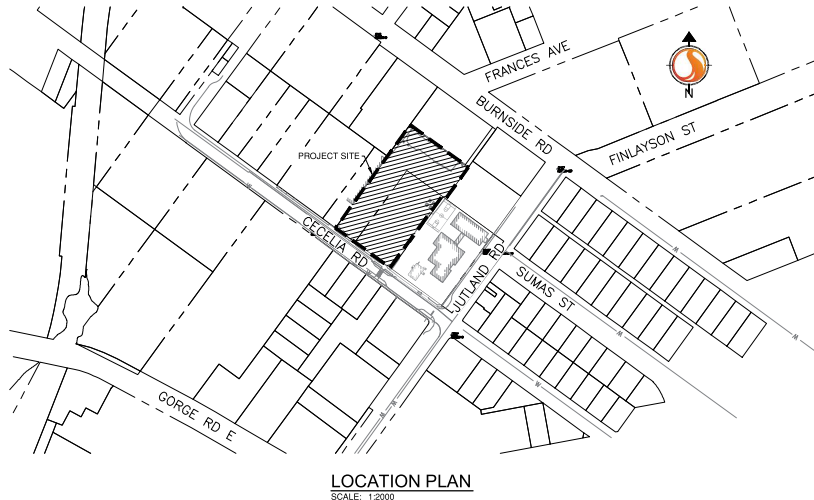
3130 Jutland Rd. | Landscape Concept Plan

TOWNLINE HOUSING SOLUTIONS

BURNSIDE SCHOOL PROJECT

DEVELOPMENT PERMIT RESUBMISSION

SEPTEMBER 18, 2020



LOCATION PLAN
SCALE: 1:2000

DRAWING LIST	
SHEET NUMBER	SHEET TITLE
C000	COVER
C102	PROPOSED SITE SERVING

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	TOE OF BANK	---
---	FENCE	---
---	WALL	---
---	DRAIN	---
---	PERFORATED DRAIN	---
---	DRAIN SERVICE	---
---	DITCH	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	POWER CONDUIT	---
---	GAS	---
---	TELECOM CABLE	---
⊗	TREE	⊗
⊗	AREA DRAIN	⊗
⊗	STORM MANHOLE	⊗
⊗	WATER VALVE	⊗
⊗	CATCHBASIN	⊗
⊗	FIRE HYDRANT	⊗
⊗	SIGN	⊗
⊗	WATER METER	⊗
⊗	POWER LAMP POLE	⊗
⊗	JUNCTION BOX	⊗
⊗	WATER SERVICE	⊗
⊗	UTILITY POLE	⊗
⊗	SANITARY MANHOLE	⊗

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO BRITISH COLUMBIA BUILDING CODE ON-SITE PLUMBING EDITION 2012 AND FOR ANY OFF-SITE WORKS, CITY OF VICTORIA BYLAWS, MMCD PLATINUM ADDITION, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DRAWINGS.
2. ALL PERMITS TO BE OBTAINED BY THE CONTRACTOR.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED.
4. ELEVATIONS ARE GEODETIC DATUM.
5. ALL PIPE BEDDING TO BE IN ACCORDANCE WITH MMCD GRADATION TABLES.
6. GRANULAR ROADBASE PER MMCD SHALL BE USED UNDER OR WITHIN 1.5m OF ALL ROADS AND DRIVEWAYS (MATCH EXISTING THICKNESS).
7. PROVIDE A MINIMUM 1.0m COVER TO BE PROVIDED ON WATER MAINS AND SERVICES.
8. MAINTAIN A MINIMUM OF 3m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION BETWEEN WATER MAINS AND STORMWATER AND SANITARY SEWER SERVICES, WHERE THE ABOVE-NOTED SEPARATIONS CANNOT BE ACHIEVED, NOTIFY THE ENGINEER IMMEDIATELY.
9. REFER TO DRAWINGS FOR SITE SPECIFIC NOTES, COMMENTS AND DETAILS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SURVEY LAYOUT. STANTEC WILL PROVIDE DIGITAL FILE FOR LAYOUT PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM LOCAL MONUMENTS/CONTROL PRIOR TO CONSTRUCTION. SURVEY MONUMENTS AND COORDINATES ARE AVAILABLE AT THIS LOCATION. DIGITAL DRAWINGS ARE AVAILABLE FOR CONTRACTOR USE. ALL LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
11. ANY REPAIRS AND ASSOCIATED COST TO EXISTING UTILITIES AND ASPHALT REQUIRED DUE TO DAMAGE BY CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. ALL RESIDENCES POTENTIALLY AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF SEVEN DAYS PRIOR TO START OF CONSTRUCTION.
12. ALL EXISTING AMENITIES DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EXISTING OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
13. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING WHERE REQUIRED. EXISTING SERVICE LOCATIONS ARE SHOWN TO INDICATE THE EXISTENCE OF THE SPECIFIED SERVICE ONLY AND ARE NOT NECESSARILY COMPLETE OR SHOWN IN THE CORRECT LOCATION. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING: BC ONE CALL 1-800-474-6886 ("6886") PRIOR TO ANY EXCAVATION.

ENVIRONMENTAL NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. CONTRACTOR TO REFER TO CURRENT LATEST DEPARTMENT OF FISHERIES REQUIREMENTS AND CITY OF VICTORIA STANDARDS FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.



400 - 655 Yee Road
Victoria BC
www.stantec.com

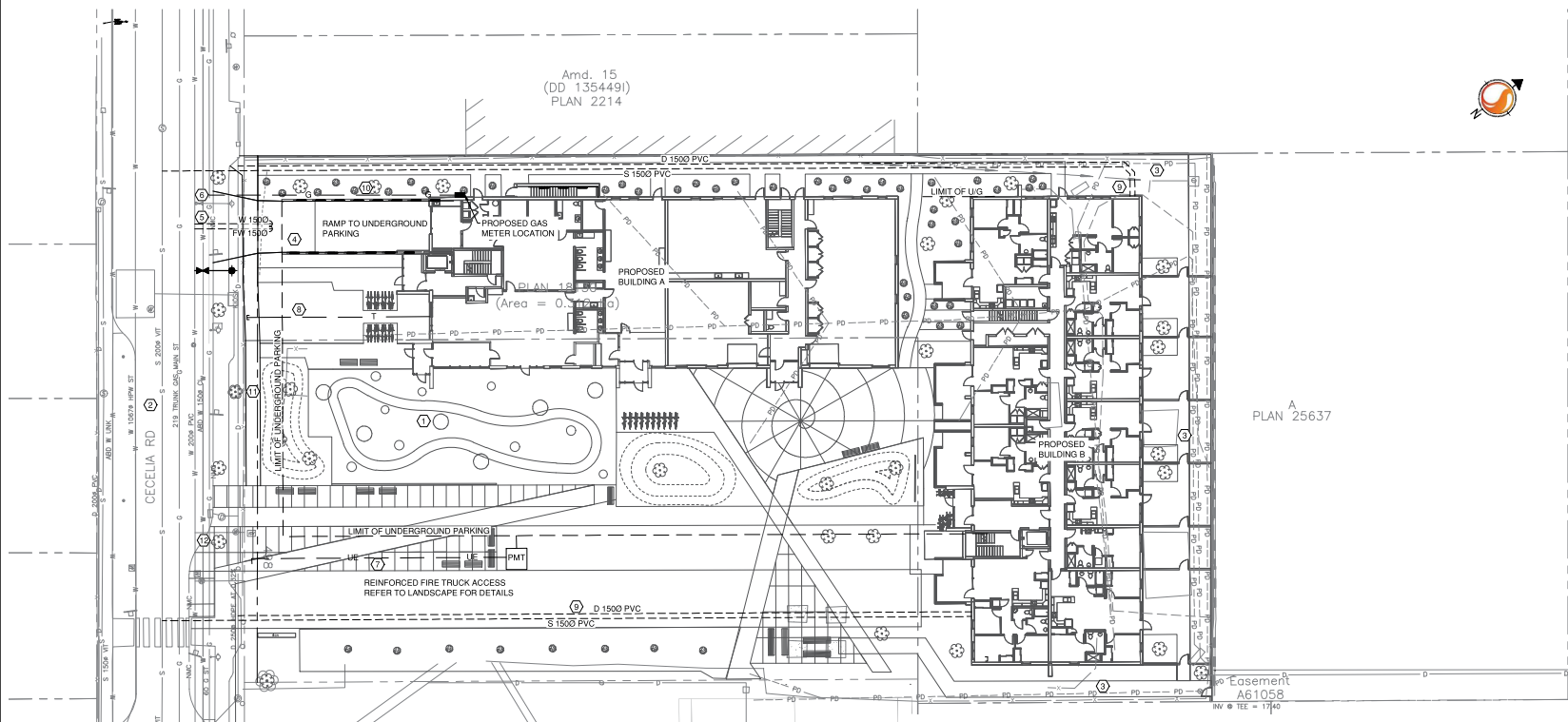
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C000

111720059

Revision	By	Appr.	YX.MVA.DD
3 PLANNING COMMENTS	AF	OK	20.12.16
2 DEVELOPMENT PERMIT RESUBMISSION	OK	OK	20.09.16
1 FOR REZONING/DEVELOPMENT PERMIT	AF	OK	18.06.20
Issued	By	Appr.	YX.MVA.DD
File Name: b6_c102.dwg	AT	OK	17.12.06
	Drawn:	Checked:	YX.MVA.DD



DESIGN NOTES:

- ALL ON-SITE CIVIL SERVICING TO BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE PLUMBING EDITION 2012
- ALL OFF-SITE WORK TO BE IN ACCORDANCE WITH THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS
- PROTECT AND RETAIN EXISTING UNDERGROUND PERFORATED DRAINAGE PIPING AND CONNECTION TO EASEMENT A61058 WITHIN 2.0m OF THE N.W., N.E., AND S.E. PROPERTY LINES OTHERWISE REMOVE
- NEW 5.0m WIDE TYPE 'A' DRIVEWAY ACCESS TO CITY OF VICTORIA STANDARDS
- PROPOSED 1000 C900 PVC DOMESTIC AND 1500 C900 PVC FIRE WATER CONNECTIONS
- RELOCATE EXISTING FIRE HYDRANT 7.0m S.E. BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE
- PROPOSED ELECTRICAL SERVICE 2x103mm PVC PER ELECTRICAL DESIGN WITH RELOCATED PMT
- PROPOSED TELUS/SHAW SERVICE 2x103mm CONDUIT PER ELECTRICAL DESIGN
- PROPOSED SANITARY SEWER AND STORM DRAIN SERVICES
- GAS SERVICE AND METER LOCATION
- RELOCATE EXISTING CITY SIDEWALK AS SHOWN. PROVIDE 1.1m FROM THE CENTRELINE OF THE EXISTING TREE # NTS. ARBORIST TO BE ON-SITE DURING EXCAVATION. REFER TO LANDSCAPE DRAWINGS AND TALBOT MCKENZIE ARBORIST REPORT(S) CONSTRUCTION IMPACT ASSESSMENT & TREE PRESERVATION PLAN 3130 JUTLAND RD, VICTORIA BC DATES MAY 18, 2018 AND DEC 10, 2020 FOR DETAILS
- NEW BOULEVARD TREE IN STRUCTURAL SOIL CELL WITH TREE GRATE TO CITY STANDARDS



TALBOT MACKENZIE & ASSOCIATES

CONSULTING ARBORISTS

3130 Jutland Road, Victoria, BC

**Construction Impact Assessment &
Tree Management Plan**

PREPARED FOR: TL Housing Solutions
1212 – 450 SW Marine Drive
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Tree Risk Assessment Qualified

DATE OF ISSUANCE: December 10, 2020

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APPENDICES

Appendix A Tree Management Plan (T1)

Appendix B Site Photographs

REVISION RECORD

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
0	Original TPP report.	2018-05-18	MM
1	Revision to original TPP report to update the tree inventory, update the construction impact assessment – based on review of updated architectural, civil servicing and landscape design drawings and report on the findings (found in section 8.1.1 below) of an exploratory excavation within the crz of municipal London Plane (NT5).	2020-12-10	NT

1. INTRODUCTION

Talbot Mackenzie & Associates was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	3130 Jutland Road - West portion of property, (496 and 498 Cecelia Road)
Municipality	City of Victoria
Client Name:	TL Housing Solutions
Dates of Site Visit:	April 9, 2018 & December 9, 2020
Site Conditions:	Grass field. No ongoing construction activity. Relatively Flat topography
Weather During Site Visit:	Clean and sunny

The purpose of this report is to address requirements of the City of Victoria arborist report terms of reference, and Tree Preservation Bylaw No. 05-106. The construction impact assessment section of this report (section 8), is based on plans reviewed to date, including the: Architectural site plan (prepared by Christine Lintott Architects), Civil servicing plan (prepared by Stantec), and Landscape plan (prepared by LADR Landscape Architects). At this time, we have not been provided with a preliminary grading plan to review (Once a grading plan has been prepared, it is recommended that the project arborist review the proposed grading and update this report, if necessary).

2. TREE INVENTORY METHODOLOGY

We initially inventoried the existing bylaw protected onsite and offsite trees on April 9, 2018 – as part of the initial development application. We returned to the site on December 9, 2020 to update the tree inventory. Prior to our site visits, we were provided with surveyed tree locations from the project surveyor (WSP). For the purpose of this report, the size, health, and structural condition of trees was documented. Trees were not tagged (identified as NT 4 – NT 6). Each tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

3. EXECUTIVE SUMMARY

The proposed underground parkade foundation is located approximately 5.6 meters from the municipal London Plane NT 5 and 8 meters from the neighbour’s Austrian Pine NT 6. If shoring techniques are used to limit the extent of excavation to just outside the footprint of the underground parkade, we do not anticipate the health of the London Plane NT 5 will decline as a result. In its proposed location, the sidewalk is conflicting

with the root flare of municipal London plane (NT 5). It will not be possible to construct a concrete sidewalk at grade, without severing a major structural root. If the sidewalk is constructed using asphalt (to avoid additional working space for concrete form works) and raised above the grade of the root flare of the tree it may be possible to retain the tree (to be confirmed upon review of a grading plan). Alternatively, if the sidewalk were shifted to the East 1.1 meters from the center of the tree, root flare conflicts would be avoided (see section 8.1.1 for the summary of the findings of our exploratory excavation and follow up recommendations).

We do not anticipate a significant impact to the health of the Austrian Pine if excavation for cut slope is not required beyond two metres from the underground parkade footprint. Both trees have fair to poor structural characteristics. Excavation will be required within the CRZ of onsite London Plan (NT 4) for the installation of the proposed storm and sanitary sewer services and a fire access lane (on modified grass). If low impact techniques are utilized during these installations the health of this tree will likely not be significantly impacted.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Dripline: Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure.

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

Rating: Suitable.

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Rating: Conditional.

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, in order to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

Rating: Unsuitable.

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

Retention Status:

- Remove - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain * - See report for more information regarding potential impacts

Table 1. Tree Inventory

ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Drip-line radius (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
				Common	Botanical					Health	Structural					
Nt4	Yes	On	Yes	London Plane	Platanus x acerifolia	110	20	11.55	11	Fair	Fair	Good	Good	Tag 744, asymmetric crown on South side associated with historic hydro clearance pruning, history of large limb pruning with associated surface decay. End weighted limbs, small cavity openings in the upper crown.	* Excavation for storm and Sanitary services and a fire access lane (on modified grass surface) within the CRZ. The project arborist to supervise all excavation and fill placement required within the CRZ. Shoring recommended to minimize excavation requirements within the CRZ.	Retain*
Nt5	Yes	City	Yes	London Plane	Platanus x acerifolia	57	15	5.99	8	Fair	Fair/poor	Good	Good	Municipal tree, asymmetric crown on South side associated with historic hydro clearance pruning, history of large limb pruning with associated surface decay, existing concrete sidewalk 20cm from South side of root collar.	*New sidewalk proposed within the CRZ. The parkade foundation proposed within the CRZ. If this tree is retained, the new sidewalk will need to be constructed using asphalt and raised above the grade of the buttress of the tree. If a concrete surface is required, the sidewalk should be shifted East – to avoid conflicts with the root flare of the tree. Recommend that the project arborist review a grading plan – once one is prepared. The project arborist to supervise all excavation and fill placement required within the CRZ.	Retain*
Nt6	Yes	Off	Yes	Austrian pine	Pinus nigra	100~	25	10.5	6	Good	Fair/poor	Good	Good	Multiple stems form at 2 and 4 m above grade - Included unions, reaching wood visible below unions, crown raise pruned above the existing parking lot.	*The parkade foundation proposed within the CRZ. A sidewalk proposed within the CRZ. The project arborist to supervise all excavation and fill placement required within the CRZ. Shoring recommended to minimize excavation requirements within the CRZ.	Retain*

*Critical root zone (CRZ) calculated above and drawn as follows on Tree Management Plan (T1): $CRZ = 0.5 * d.b.h$ (drawn from the center of the stem)

5. SITE INFORMATION & PROJECT UNDERSTANDING

The development site consists of one urban lot (3130 Jutland Road - West portion of property, (496 and 498 Cecelia Road), in Victoria, B.C.. It is our understanding that the proposal is to create 2 new buildings, underground parking, fire truck access, underground utility connections, frontage improvements, plaza spaces and new landscape features and plantings.

Below is a general observation of the tree resource, as it appeared at the time of our site visit:

6. FIELD OBSERVATIONS

The onsite tree resource consists of 1 London Plane tree (NT 4), located at the Southwest corner of the property. The offsite tree resource consists of 1 London Plane tree (NT 5) located on the Cecelia Road frontage, and 1 Austrian pine (NT 6) located on the neighbouring property at 3150 Jutland Road. The subject site is an open field, and all three trees included in the inventory are growing singularly, in open landscape conditions (see [figure 1](#)). London Plane NT 4 and NT 5 have been heavily side pruned historically for hydro clearance pruning (see photographs 1 and 2 - [appendix B](#)). Offsite Austrian pine (NT 6) was observed to have included bark at the stem unions (see photograph 3 – [appendix B](#)).

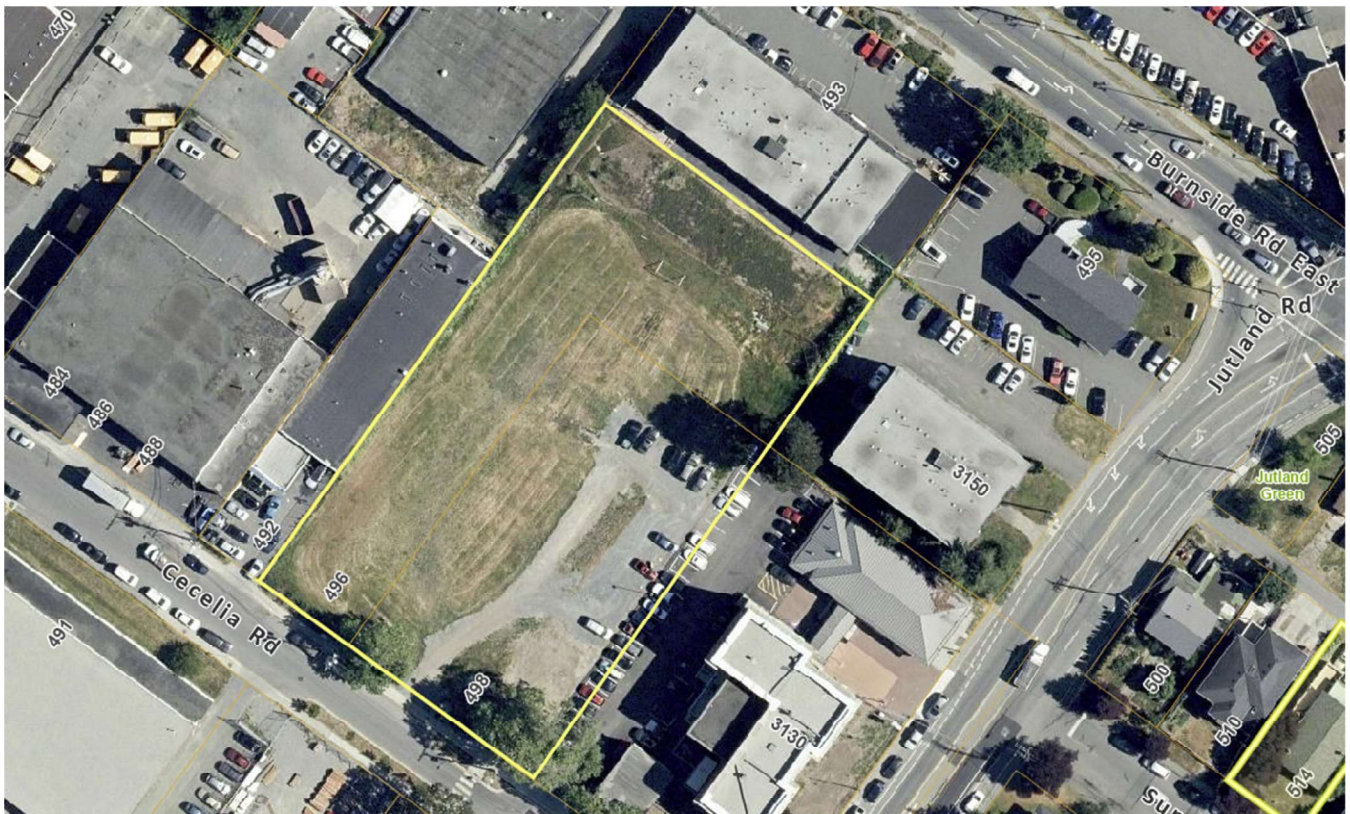


figure 1: Site context air photo: The boundary of the subject site is outlined in Yellow.

7. TREE RISK ASSESSMENT

During our November 09 2020 site visit and in conjunction with the tree inventory update, onsite trees were assessed for risk, on a limited visual assessment basis (level 1), and in the context of the existing land uses. The time frame used for the purpose of our assessment is one year (from the date of the December 09, 2020 tree inventory update). Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

Existing Land Uses

We did not observe any trees that were deemed to be moderate, high or extreme risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 1-year timeframe). Targets considered during this TRAQ assessment include: occupants of vehicles travelling on Cecelia Road (frequent use), occupants of vehicles parked onsite (occasional use), pedestrians travelling along the existing sidewalk (frequent use), hydro lines (constant use).

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal tree (indicated by ID #) is located where it is possible for retention providing that its critical root zones are adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within its critical root zone (shown on the tree management plan (T1) in *appendix A*):

Retain and protect 1 municipal tree

- *NT5

*Note – Retention will only be possible using a modified sidewalk design. A grading plan should be reviewed to determine the grade of the proposed sidewalk in relation to the root collar of NT 5.

See below for the findings of an exploratory excavation along the edge of the proposed sidewalk footprint.

8.1.1. Findings of Exploratory Excavation and Recommendations

An exploratory excavation was performed by the project arborist on December 9, 2020 to determine the depth of root system of NT 5 within the footprint of the proposed sidewalk. Below is a summary of the findings:

- Hand excavation was performed along the existing fence line (which is approximately the property boundary). The West edge of the exploratory trench is 0.8 meters from the center of the stem of NT 5.
- The depth of the exploratory excavation was 0.4 meters below the existing grade (at the location of the proposed sidewalk footprint).

- A large buttress root (approximately 35 cm diameter) was encountered (see photographs 4 and 5 in [appendix B](#)) at 0.8 meters distance from the center of the stem of NT5). This root was observed to grow sharply downward at approximately the property boundary, then grows horizontally at 1.1 meters from the center of the stem.
- The topside of the root is approximately 40 cm below the existing grade – at a distance of 1.1 meters from the center of the stem of NT 5.
- No other roots were encountered from this tree, along the limits of our exploratory excavation.
- Based on the results of the exploratory excavation, the proposed new sidewalk is conflicting with the root flare of the tree; therefore the following is recommended:
 - An asphalt sidewalk is recommended, within the critical root zone of NT5, due to the close proximity of the proposed sidewalk to the trunk and root flare. There will not be sufficient working space for concrete forming on the West side of the proposed sidewalk.
 - The sidewalk must be constructed above the elevation of the buttress root that was exposed by exploratory excavation. If the sidewalk is constructed in its proposed location, excavation cannot occur below the existing grade that would require the removal of this structural root.
 - If a narrower sidewalk is possible, or if it can be shifted East – no closer than 1.1 meters from the center of the tree, it would avoid the conflicts with the root flare of NT 5, and could be constructed at grade (using concrete).
 - It is recommended that the project arborist review a grading plan, once one is available, to review the proposed site grading within the critical root zone of NT 5.

***Note that the municipality will need to provide consent, prior the removal of any trees that are located on Municipal property.**

8.2. RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

The following private offsite tree (indicated by ID #) is located where it is possible for retention providing that its critical root zones are adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within its critical root zone (shown on the tree management plan (T1) in appendix A):

Retain and protect 1 private offsite tree

- NT6

***Prior written consent from the neighbouring owner is required prior to the removal of any trees located on neighbouring properties. Unsurveyed trees may require surveying to verify ownership.**

8.3. RETENTION AND REMOVAL OF ONSITE TREES

The following Bylaw protected size onsite tree (indicated by tag #) is located where it is possible for retention providing that its critical root zone can be adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within the critical root zones (shown on the tree management plan (T1) in [appendix A](#)):

Retain and protect 1 bylaw protected onsite tree

- NT4.

9. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see [Appendix A](#) for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

1. Onsite London plane (NT 4):
 - All excavation within the critical root zone during proposed storm and sanitary sewer service installations (refer to Stantec civil servicing drawing).
 - All excavation and fill placement required within the critical root zone to remove the existing turf and install new reinforced grass, for the proposed fire truck access (refer to LADR Landscape Architects - Landscape drawing).
2. Municipal London Plan (NT 5):
 - All excavation within the critical root zone to remove the existing City sidewalk (refer to Stantec civil servicing drawing) and any planting, soil or turf installation within the critical root zone (refer to LADR Landscape Architects - Landscape drawing).
 - All excavation and fill placement within the critical root zone during installation of the new sidewalk along the new road dedication line (refer to Stantec - civil servicing drawing).
 - All excavation within the critical root zone during exaction required for the footprint of the proposed underground parkade (refer to Christine Lintott Architects - architectural site plan).
3. Private offsite Austrian pine (NT 6):
 - All excavation within the critical root zone during exaction required for the footprint of the proposed underground parkade (refer to Christine Lintott Architects - architectural site plan).
 - All excavation and fill placement required within the critical root zone to remove the existing turf and install new walkway (refer to LADR Landscape Architects - Landscape drawing).

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.

Blasting: Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the

surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Windthrow: Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading-edge trees.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

10. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

11. IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talbot Mackenzie & Associates

Prepared by:



Noah Talbot, BA
ISA Certified Arborist PN – 6822A
Tree Risk Assessment Qualification
Email: tmtreehelp@gmail.com

12. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

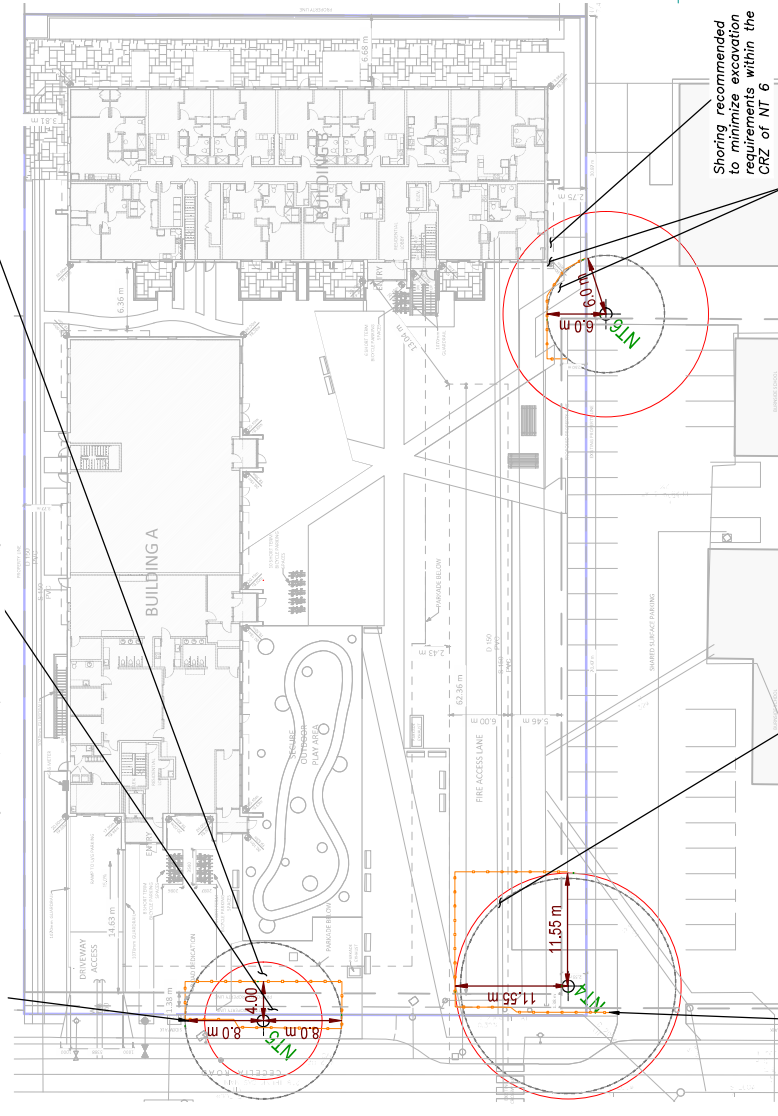
The City of Victoria Tree Preservation Bylaw No. 05-106.

APPENDIX A - TREE MANAGEMENT PLAN (T1)

The project arborist to supervise all excavation within the critical root zone of NT 5 to remove existing sidewalk and install the new sidewalk. Refer to December 10, 2020 tree management report for findings of exploratory excavation and mitigation recommendations.

The project arborist to supervise all excavation within the critical root zone of NT 5 to remove existing sidewalk and install the new sidewalk. Refer to December 10, 2020 tree management report for findings of exploratory excavation and mitigation recommendations.

Shoring recommended to minimize excavation requirements within the CRZ of NT 5



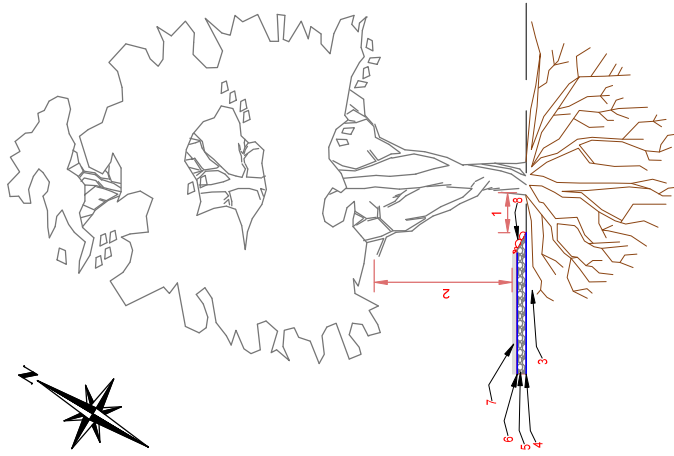
*Field fit tree protection
fencing along edge of
existing sidewalk*

The project arborist to supervise all excavation required to install proposed new storm and sanitary sewer services.

Shoring recommended to minimize excavation requirements within the CRZ of NT 6

The project arborist to supervise all excavation and fill placement required within the critical root zone.

SIDEWALK ABOVE TREE ROOTS DETAIL



SIDEWALK ABOVE TREE ROOTS NOTES

1. Maintain as **large** a setback between the fill encroachment and the root collar of the tree as possible.
2. Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
3. Excavate the new footprint of the sidewalk under the supervision of the project arborealist. Excavation will be limited to the removal of the existing soil layer. Excavation around root structures must be performed by hand, alspade, or hydroexcavation.
4. Install a two-dimensional (such as Combiturf®) or Three-dimensional geogrid reinforcement.
5. Install a 150mm minimum depth **layer of clear crushed gravel (no fines)** using 20mm and/or 75mm diameter material or approved equivalent.
6. Install **filter fabric** over the clear crushed gravel layer to prevent fine particles of sand from infiltrating the layer.
7. The bedding of base layer and new sidewalk surface (asphalt surface recommended – so additional working space is not required for concrete form works) can be installed directly on top of the filter fabric.
8. **Fill slopes** – where possible install stone stacked buffers to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.
9. It is recommended that the project arborealist review a grading plan, once one is available, to ensure that the proposed grades do not conflict with the root collar of any trees.



TREE PROTECTION NOTES

Tree protection barrier. The areas, surrounding the trees to be retained, shall be separated from the excavation by a barrier. The barrier shall be constructed from a material that is capable of withstanding the impact of a loaded wheelbarrow. The barrier shall be constructed from a material that is capable of withstanding the impact of a loaded wheelbarrow. The barrier shall be constructed from a material that is capable of withstanding the impact of a loaded wheelbarrow.

[illegible][illegible]

Warning: Methods to avoid compensation may also be recommended by the "Minimizing Social Problems" section.

Understanding and Irrigation Systems. The planning of new trees and shrubs should not damage the roots of retained trees. The installation of any new irrigation system must take into account the critical root zones of existing trees. Irrigation systems should be designed to provide adequate irrigation with the project, but not the most suitable locations for the irrigation trees and low best to mitigate the impacts on the trees to be retained. This may require the project architect to supervise the installation of the irrigation system. The project architect should also consider the potential impact on the tree health and can be asked to not and trunk decay. The project architect should be responsible for the client of their representative to contacting the barrier fence.

Locating the report with the project formation or site supervisor. Locating work zones and machine access areas, where required.

Supervising excavation for any areas within the critical root zones of existing trees. The project architect should be responsible for the client of their representative to reviewing and review any proposed areas near trees to be retained.

LEGEND

Existing tree with ID

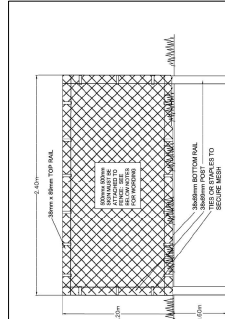
Dripline radius (m)

Tree protection fencing

Critical root zone
Site boundary



TREE PROTECTION FENCING DETAIL



- FREE PROTECTION FENCING**
FENCE WILL BE CONSTRUCTED USING 30 mm x 18 mm WOOD FRAME, TOP BOTTOM AND POSTS + USE CHAIN STAPLE FENCING MESH AND SECURE THE WOOD FRAME WITH 20P
TIES OR GALVANIZED STAPLES.
ATTACH A 300 mm x 300 mm SIGN WITH THE FOLLOWING WORDING, PROTECTED ROOT
ZONE- NO ENTRY. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY
10 LINEAR METERS.
IN ROCKY AREAS, METAL POSTS (1-640 OR REBAR) DRILLED INTO ROCK WILL BE
AS REQUIRED.

Tree Management Plan- T1

Burnside School
3130 Jutland Road
Victoria, BC

DATE: December 10, 2020

PREPARED FOR: TL Housing Solutions

SCALE: 1 : 500 @ 11" X 17"

DRAWN BY: NI
REVISION: 0

TALBOT MACKENZIE & ASSOCIATES

CONSULTING ARBORISTS
POY 18452

BOX 48153
VICTORIA, BC, V8Z 7H2
TEL: 250-470-0700

TEL: 250-479-8733
EMAIL: tmtreehelp@gmail.com

APPENDIX B - PHOTOGRAPHS



Photograph 1. Onsite London Plane (NT 4).



Photograph 2. Municipal London Plane (NT5).



Photograph 3. Offsite Austrian pine (NT6).



Photograph 4 – Municipal London Plane (NT5) – Exploratory excavation to determine root depth within the proposed sidewalk footprint.



Photograph 5 – Large buttress root (painted orange) found within the exploratory trench. No other roots were found during exploratory excavation.

Rezoning Application No. 00655
and
Development Permit Application No. 000532
for
3130 Jutland Road and
496 and 498 Cecelia Road



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Properties to the south – parking and unenclosed storage



5



Burnside School Site

Four-storey apartment building

Properties to the east



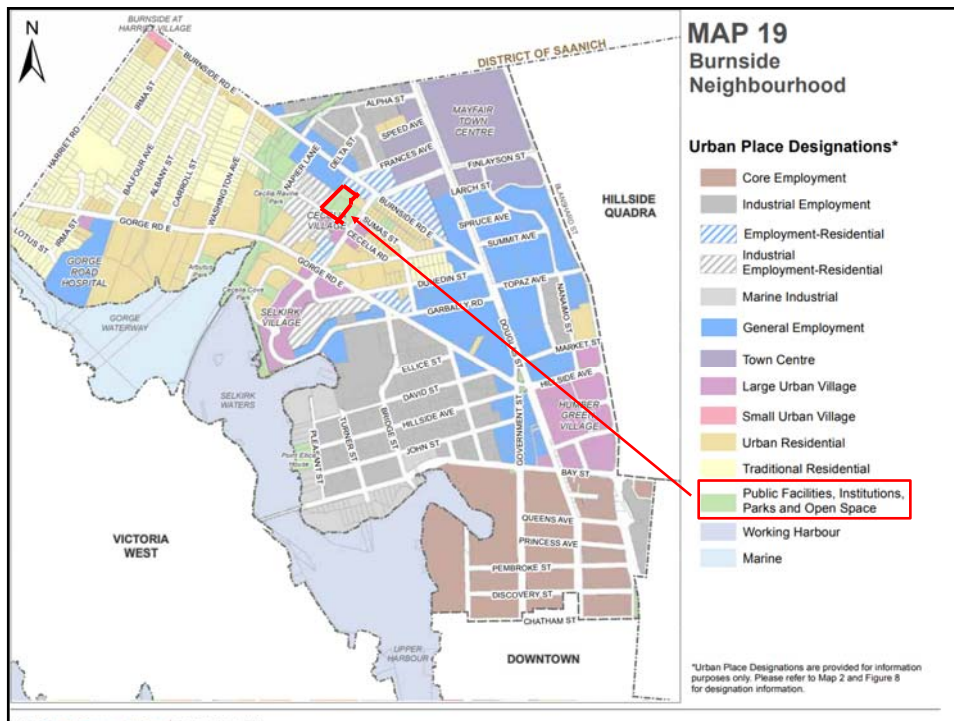
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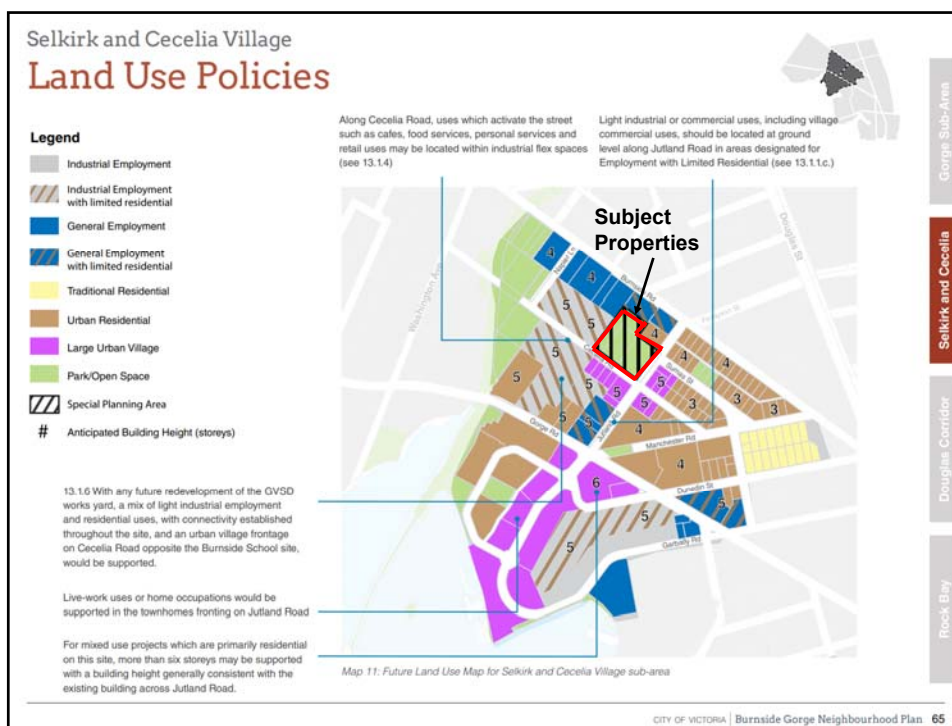
Property to the west – Autobody and Paint Shop



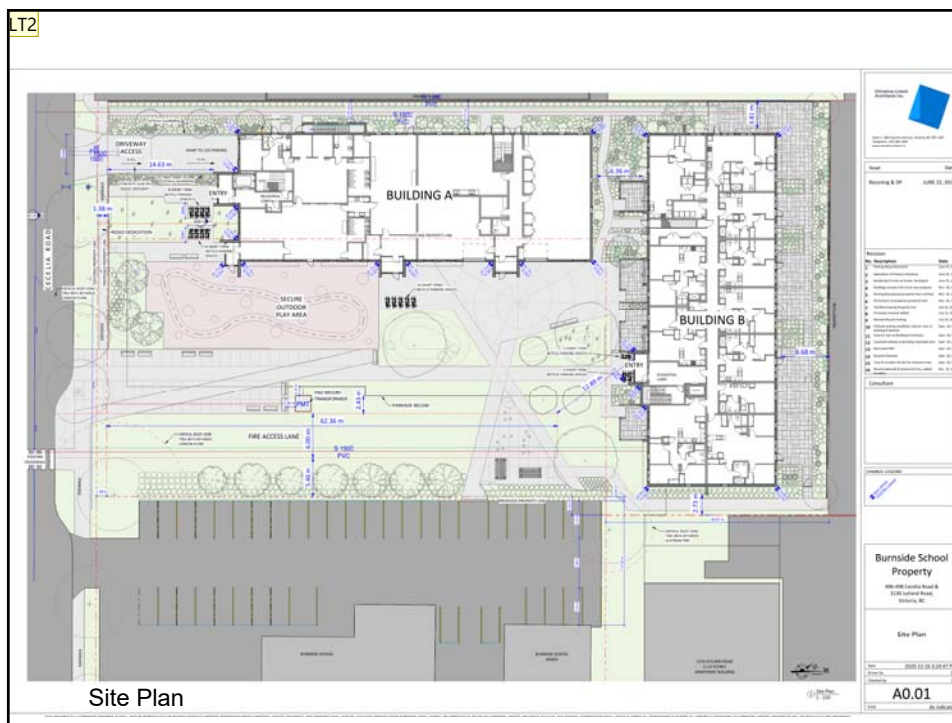
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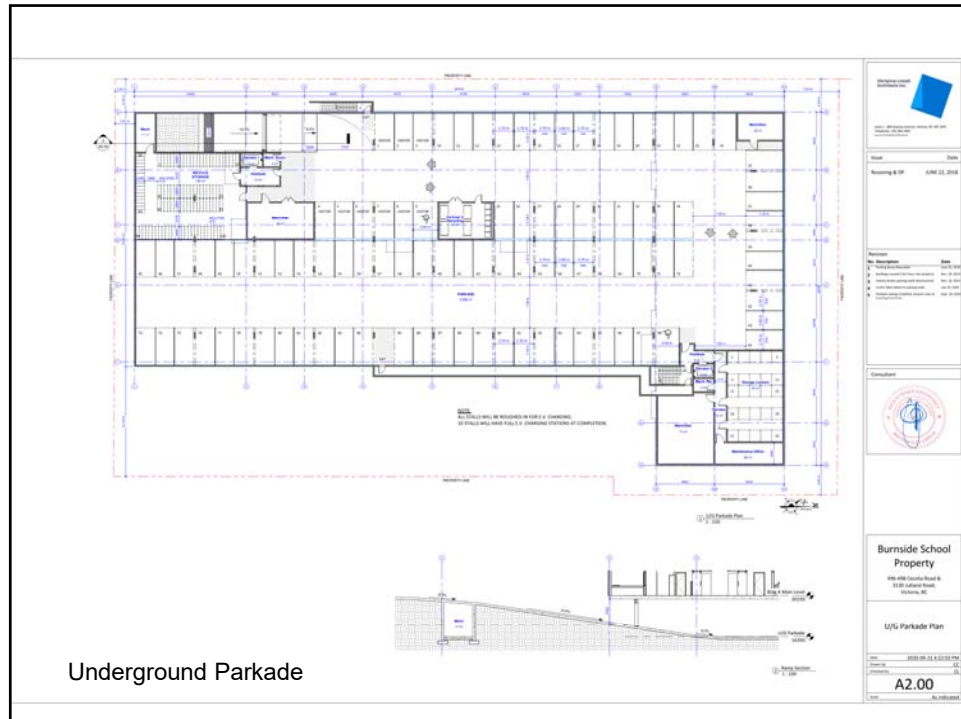


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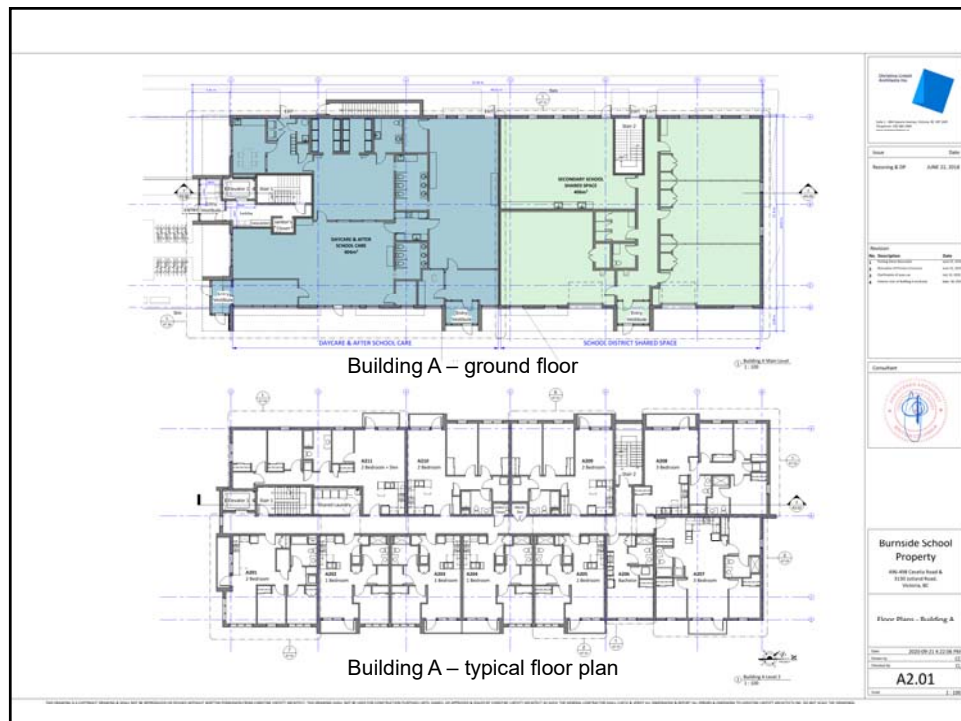
Slide 10

LT2

Leanne Taylor, 2021-01-18



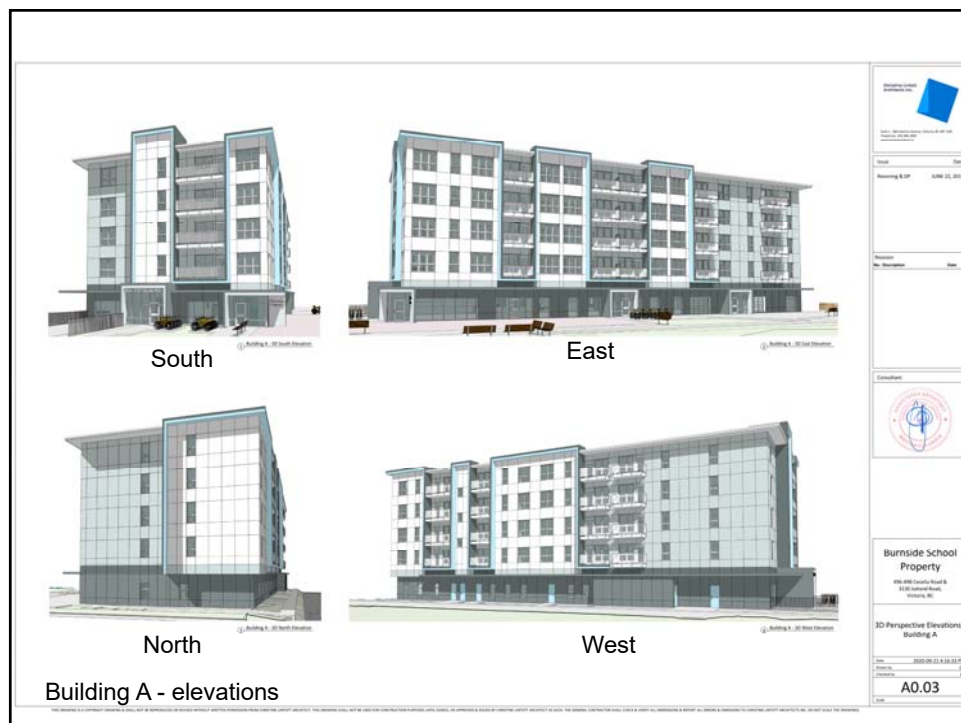
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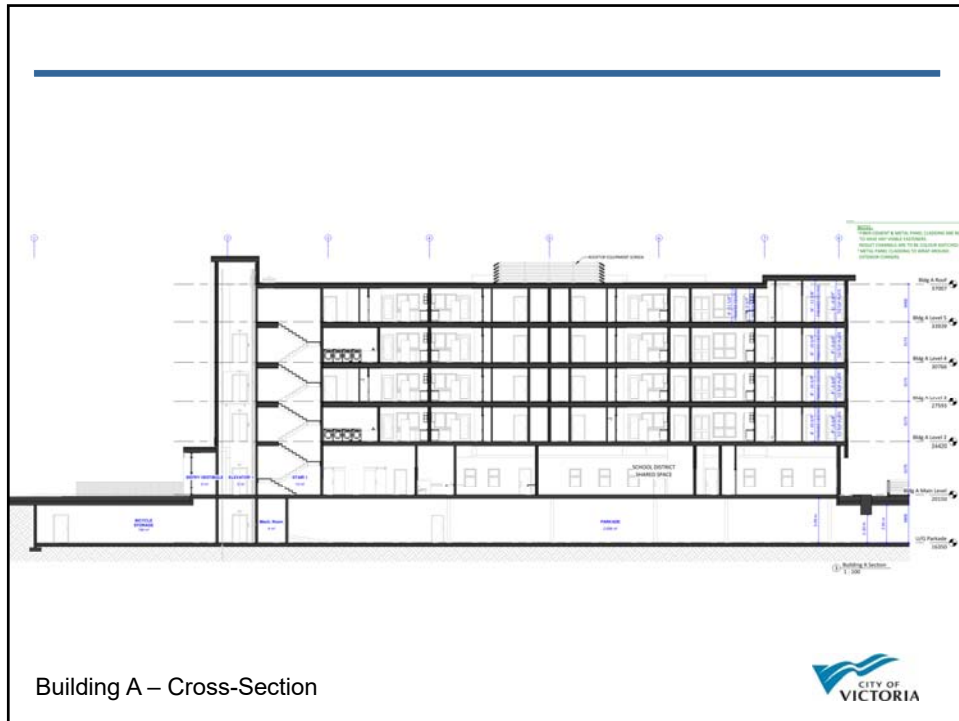
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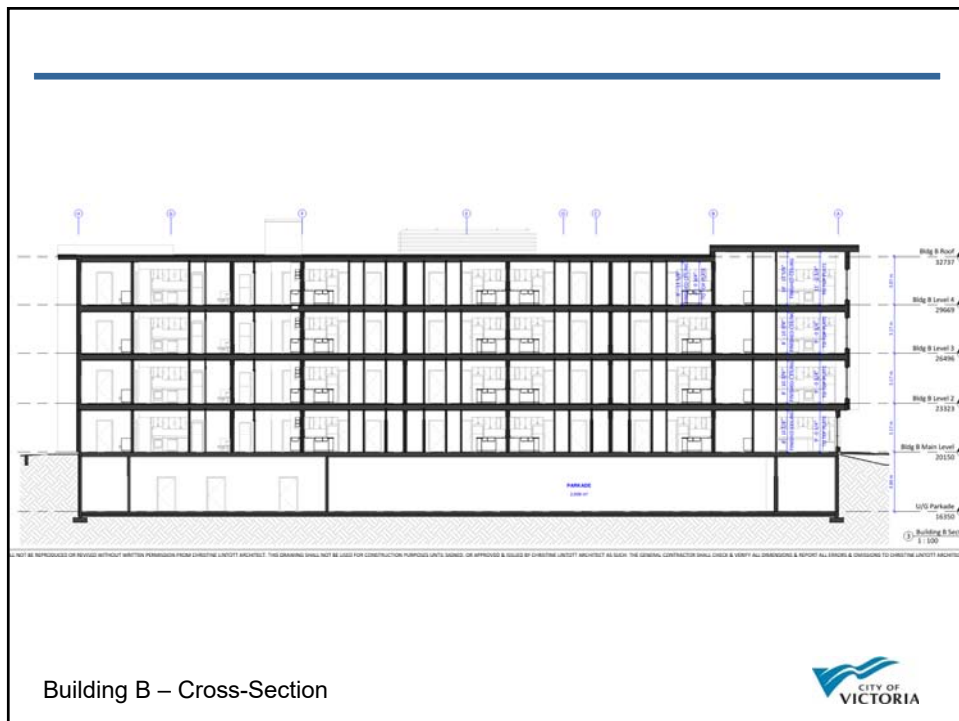
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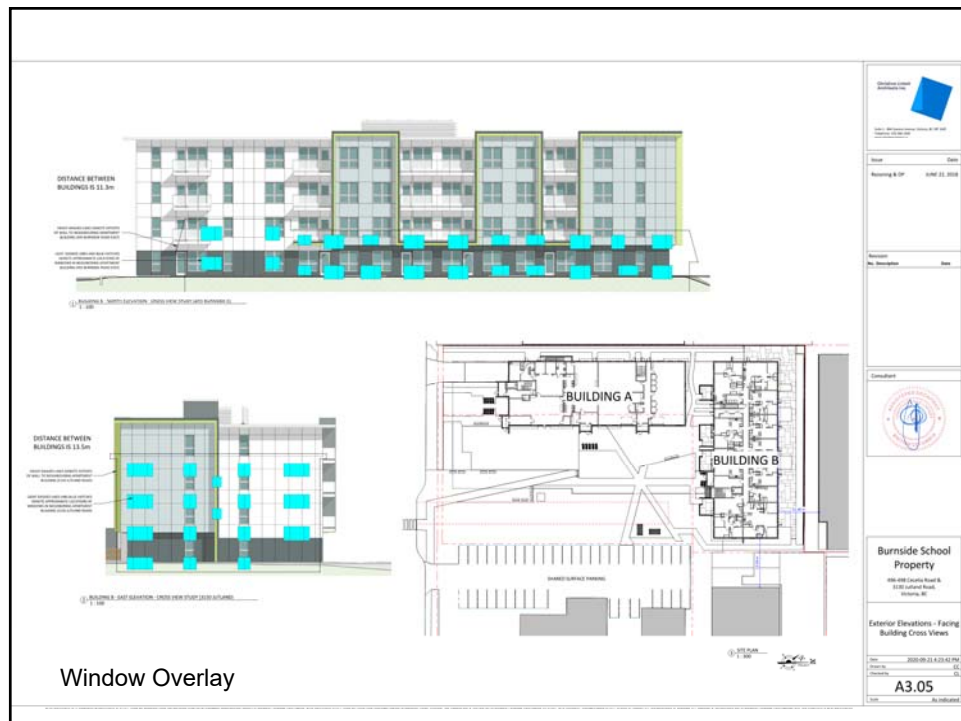
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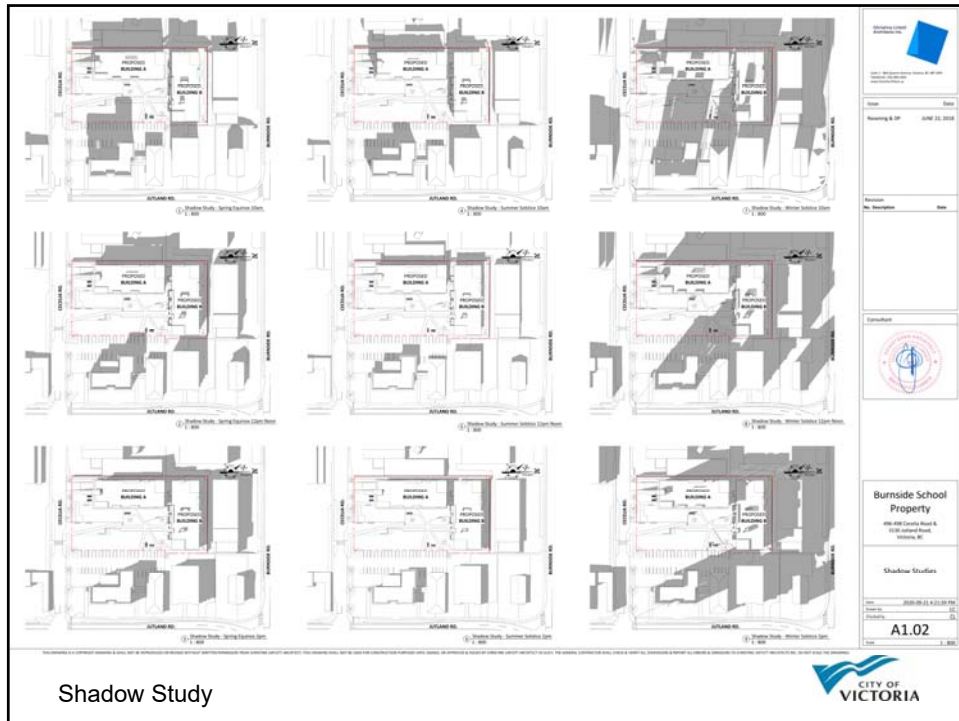
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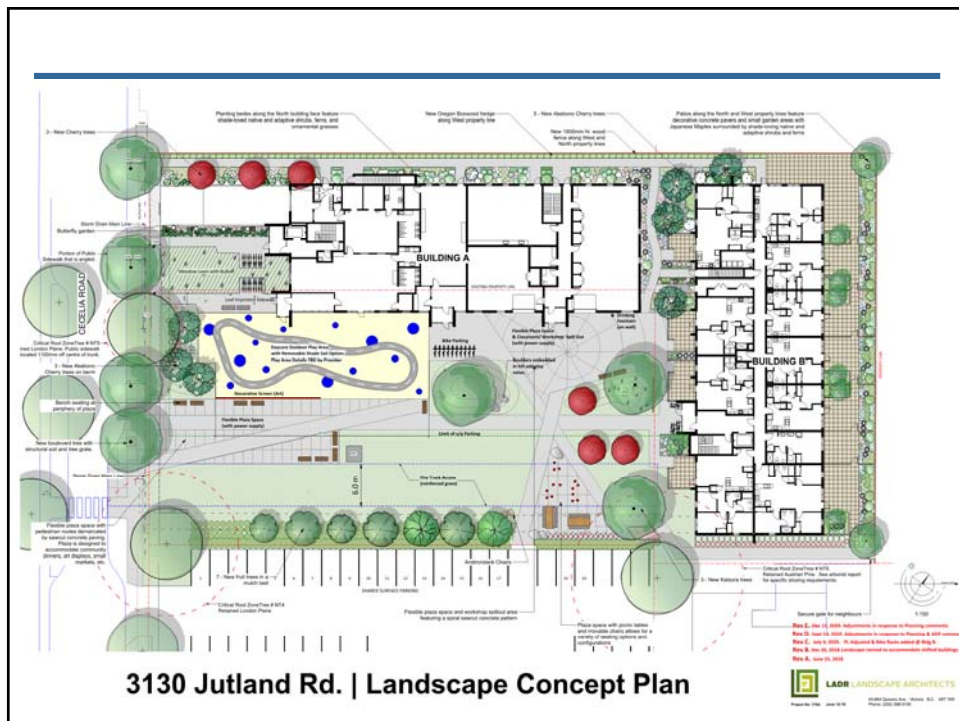
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Committee of the Whole Report

For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 21, 2021
From: Karen Hoes, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000191 for 2564 Graham Street

RECOMMENDATION

That Council approve the designation of the property located at 2564 Graham Street, 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 exterior of the property located at 2564 Graham Street. The 1.5-storey Queen Anne Revival style house was built in 1893 and contributes to the historic character of the Hillside-Quadra neighbourhood, an area distinguished by clusters of turn-of-the-century homes, Topaz and Summit Park and post-war residential subdivisions.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), with the *Hillside-Quadra Neighbourhood Plan* (1995) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its December 8, 2020 meeting and it recommended that Council consider approving the designation of the property located at 2564 Graham Street.

BACKGROUND

Description of Proposal

The property located at 2564 Graham Street, also referred to as the Latham Residence, is a small 1.5-storey wood frame cottage with Queen Anne Revival-style details. It was built in 1893

for the working-class Latham family. The exterior façade of the Latham Residence has maintained much of its original appearance. Its character-defining elements include its: residential form, scale and massing; wood frame construction with wide drop siding, corner boards and window trim; the Queen Anne style cutaway angled bay and lathe turned verandah columns; and the windows, including the art glass transom window over the main door. The house is currently used as a single-family dwelling. The property is valued for its association with the Latham family and its owners John and Anne Latham. John worked as a boilermaker and machinist at the Albion Iron Works, which manufactured residential wood stoves and boilers, steam engines and plumbing for the local shipbuilding industry. In 1893, Albion Iron Works was contracted to supply iron and steel for the construction of the BC Legislature building.

The property is also associated with the subdivision and development of John and Josette Work's historic *Hillside Farm*. John Work was a Chief Factor for Hudson's Bay Company. When he retired in 1849, he purchased farmland and settled his family north of Fort Victoria, becoming the largest landowners on Vancouver Island. The Latham Residence was built after Hillside Avenue was extended east of Quadra Street around 1892, triggering the subdivision of nearby lands. Most houses in this era were built in a vernacular Queen Anne and Italianate style for working class families.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan*, 2012 (OCP), and with the lawful uses of the property and adjoining lands.

Condition / Economic Viability

The house is currently in good physical condition. Once the house is designated, the owner is interested in applying for funding to restore some of the house's missing wood ornaments.

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*, 2012 (OCP), which in Section 8, "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.*

The addition of this building to the Heritage Register is also consistent with Section 21: “Neighbourhood Directions (Hillside-Quadra)” of the OCP, which states:

Hillside-Quadra

- 21.14.2 Maintain the ground-oriented Traditional Residential character in the majority of the neighbourhood.

Hillside-Quadra Neighbourhood Plan

The addition of this building to the Heritage Register is also consistent with the *Hillside-Quadra Neighbourhood Plan* (1996) policies which states:

Objectives (page 39)

- To conserve and enhance heritage buildings in the Hillside-Quadra neighbourhood

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.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

The designation of the property would make the building eligible for heritage grants from the Victoria Heritage Foundation to incentivize exterior conservation work.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its December 8, 2020 meeting and was recommended for approval. The meeting minutes are attached.

CONCLUSIONS

This application for the designation of the property located at 2564 Graham Street as a Municipal Heritage Site is for a building that is a good example of a wood frame cottage in the Queen Anne revival style. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Hillside-Quadra neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 2564 Graham Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000191 for the property located at 2564 Graham Street.

Respectfully submitted,

John O'Reilly
Senior Heritage Planner
Development Services Division

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, dated August 23, 2020
- Attachment F: Heritage Advisory Panel Minutes from December 8, 2020.

KINGS RD

C1-CR

R-2

VANCOUVER ST

GRAHAM ST

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2564 Graham Street

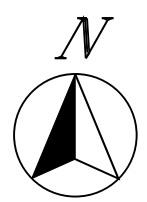
Heritage Designation Permit #000191



Designated



Registered



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VANCOUVER ST

GRAHAM ST

2564 Graham Street

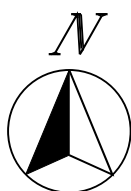
Heritage Designation Permit #000191



Designated



Registered



Photographs



Front (East) Elevation and Side (North) Elevation



Side (South) Elevation and Front (East) Elevation

STATEMENT OF SIGNIFICANCE

Latham Residence

2564 Graham Street (ex-10 Seventh St until 1905, then 2524 Grahame St until 1909)

Original Owners: John and Anne Latham

Date of Construction: c.1893

Legal Description: Lot 5, Section 4, Work Estate



Description of the Historic Place

The Latham Residence is a modest wood-frame cottage with Queen Anne Revival-style details. The house is located mid-block on the west side of Graham Street between Bay Street and Kings Road in Victoria's Hillside-Quadra neighbourhood. The house is set in close proximity to the street amongst a grouping of houses of a similar vintage.

Heritage Value of the Historic Place

The heritage value of the Latham Residence is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Latham Residence has heritage value as one of several remaining houses from the Hillside Extension subdivision of the historic Work Estate. The house is symbolic of the early pattern of neighborhood settlement as pioneer farms were subdivided for early suburbs. The Latham Residence is significant for its association with John and Josette Work's historic *Hillside Farm*. John Work had a lifelong association with the Hudson's Bay Company where he became Chief Factor. Upon his retirement in 1849, he purchased farmland and settled his large family north of Fort Victoria and built his home *Hillside Farm*, becoming one of the largest landowners on Vancouver Island. The portion of Hillside Extension east of Quadra Street and south of Hillside Avenue was subdivided around 1892, prior to Josette Work's death in 1896. Most houses were built in a vernacular Queen Anne and Italianate style for working class families.

Built c.1893, the Latham Residence is additionally significant for its association with the Latham family. John (c.1855-?) and Anne (1855-1901) Latham arrived in Victoria from Coventry, England in 1885. John was employed as boilermaker and machinist at Albion Iron Works, one of Victoria's major industrial sites located on the Upper Harbour. The house remained in the Latham family until 1915.

The Latham Residence symbolizes the evolution of the Hillside-Quadra neighbourhood from farmland to residential and makes a significant contribution to the rich and varied streetscapes, which continues today as a mix of residential and commercial uses.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Latham Residence has heritage value as an example of the vernacular influence of the Queen Anne Revival style, as characterized by its asymmetrical massing, hipped roofline, corbelled brick chimneys and Carpenter ornamentation. Originally built as a one-storey cottage, later additions include a rear extension and attic dormers. The front façade is distinguished by an angled cutaway bay offset by a recessed verandah detailed with a lathe-turned columns and square balusters. Original door and window assemblies are found throughout. The house is clad in drop siding and shingles.

Despite its modest scale, the house displays the attention to detail that was lavished on even simple houses of the time, providing a public display of pride and a sign of social status. The house continues to serve its original function and contributes to the heritage character of the Hillside-Quadra neighbourhood.

The Latham Residence has heritage value owing to its physical integrity as expressed through its character- defining elements.

Character-Defining Elements

Key elements that express the heritage value of the John Latham Residence and continue to define the character and history of the Hillside-Quadra neighbourhood include:

- original location on the west side of Graham Street and its relationship to other houses on the street
- continuous residential use

Key elements that define the heritage character of the building's exterior include:

- minimal setback from the property line
- residential form, scale, and massing as expressed by its: one-storey height with later attic dormer additions; rectangular plan; medium-pitch hipped roof; front gabled extension over angled bay balanced by inset verandah
- wood-frame construction with wide drop siding; corner boards and window trim of dimensional lumber; shingled gable; wide frieze board below boxed eaves
- elements of the Queen Anne Revival style such as: cutaway angled bay with moulded panels of diagonal siding; lathe-turned verandah columns; two internal red-brick chimneys with corbelled caps
- fenestration such as: one-over-one double-hung wooden-sash windows with window horns in single and double-assembly
- glazed and panelled front door with art glass transom window

Brigitte Clark
Victoria Heritage Foundation
September 2020

2564 Graham Street,
Victoria, BC
V8T 3Y7

August 23rd, 2020

Dear Mayor and Council,

Attached please find an application for the Heritage designation of the house at 2564 Graham Street. It is a nice house that has been pretty well maintained over its long life. It has undergone some changes: the “gingerbread” decoration on the front porch and under the eaves was removed many years ago, as was the front transom window (which has since been replaced); dormers were added on the north as south sides of the roof in the 1980s; the rear of the house was extended in the 1990s. Except for the lack of gingerbread, from the street the house looks very like the working class cottage that was built for John and Mary Latham. It is one of a small group of working class homes built after the streetcar line extended to Douglas and Hillside – most of the houses on the north half of the block of Graham between Bay and Kings are the original buildings.

I have lived here since 1983 and have tried to preserve the integrity of this tiny piece of Victoria’s history. Designation would enable me to apply for funding that would help replace the missing details. When we scraped the woodwork prior to painting in 1984, we could see the outlines of the missing decorations – it would be wonderful to see them re-instated. Interest in this neighbourhood is likely to increase with the completion of the bicycle corridor in the next year. Heritage designation of this house would help ensure that the special character of this area is preserved.

Thank you for your time and attention.

Sincerely,

Colleen Wilson

3. **2564 Graham Street - Heritage Designation Application No. 000191**

Presenter: John O'Reilly

Panel Questions and Comments

- Are the current paint colours original to the building? John O'Reilly: We are not sure.
Pamela Madoff: With heritage designation there would be some regulation and control over colour selection.

Moved by Avery Bonner

Seconded by Kirby Delaney

That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 2564 Graham Street.

Carried (unanimous)

1

Heritage Designation Application No. 000191 for 2564 Graham Street



1

Proposal

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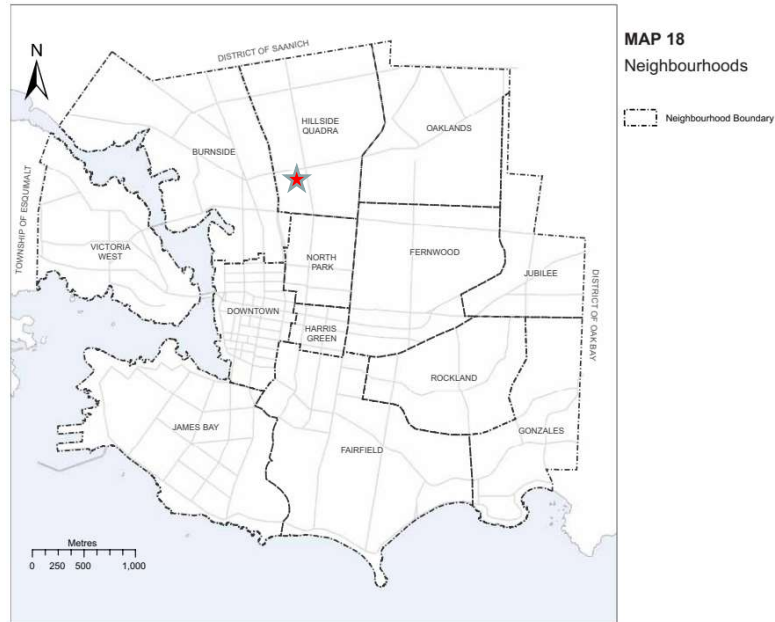
To designate the exterior
of the house located at
2564 Graham Street.



2

Location

3



3

Aerial View

4



4

Designation Assessment

5

Designation Assessment

A heritage property is one with

“sufficient heritage value or heritage character to justify its conservation”

Designation Assessment: Does the property have sufficient heritage value or heritage character?

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)



5

Early Subdivision of Hillside-Quadra

6

Joseph Pemberton's 1846 Map of Victoria



CITY OF VICTORIA

6

Early Subdivision of Hillside-Quadra

7

Hillside Farm comprised all of S. IV

The modern-day Hillside-Quadra Neighbourhood comprises the east half of S. IV



7

Early Subdivision of Hillside-Quadra

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1903 Fire Insurance Map of Victoria- Nearby Areas

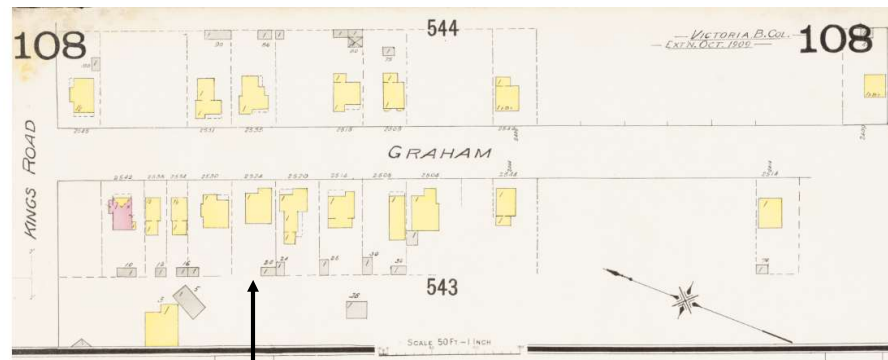


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Early Subdivision of Hillside-Quadra

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1903 Fire Insurance Map of Victoria



2564 Graham Street



9

Heritage Value

10

Heritage Value

- One of several remnant houses from the Hillside Extension subdivision of the Work Estate
- Associated with John and Josette Work's historic *Hillside Farm*
- Original owner John Latham worked for Albion Iron Works
- Symbolizes the evolution of the Hillside-Quadra neighbourhood from farmland to middle class housing
- Significant for its Architectural expression as a Queen Anne revival style house



10

Heritage Character

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Character Defining Elements

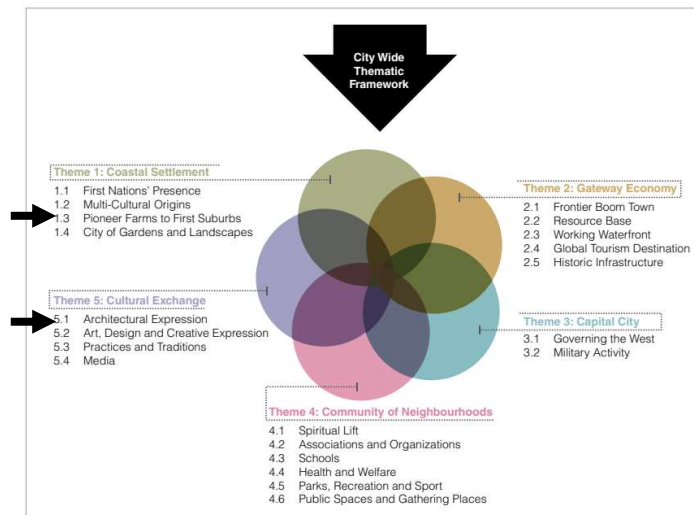
- Residential form, scale and massing,
- Wood drop siding, corner boards and window trim, wide frieze boards
- Queen Anne revival style elements including cutaway angled bay and lathe turned verandah columns
- Windows with window horns and art glass transom window over the front door



11

Heritage Thematic Framework

12



12

Staff Recommendation

13

That Council approve the designation of the property located at 2564 Graham Street, 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.





Committee of the Whole Report For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 21, 2021
From: Karen Hoes, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000194 for 1611 Stanley Avenue

RECOMMENDATION

That Council approve the designation of the property located at 1611 Stanley Avenue, 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 exterior of the one-and-one-half-storey, wood-frame, Edwardian Vernacular house located at 1611 Stanley Avenue. The house was built in 1910 and contributes to the historic character of the Fernwood neighbourhood. Fernwood is one of Victoria's oldest residential neighbourhoods in the City and is characterized by narrow, tree-lined streets, turn-of-the-century homes, landmarks like the Belfry Theatre and Victoria High School, and a significant group of historic commercial buildings surrounding Fernwood Square.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), the *Fernwood Neighbourhood Community Plan* (1994) and the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and it recommended that Council consider approving the designation.

BACKGROUND

Description of Proposal

The property located at 1611 Stanley Avenue, also referred to as the Robertson Residence, is a one-and-one-half-storey, wood-frame, Edwardian Vernacular house built in 1910. The exterior façade of the Robertson Residence has maintained much of its original appearance. Its character-defining elements include its: scale, form and massing; front gabled roof and gabled dormers; box bays; inset porch; wood frame construction with wood siding; original windows; wood-paneled door; and art glass windows throughout. The property is also valued for its association with the subdivision and development of the Benjamin Pearce's *Fernwood Estate* to create lots for middle-class housing near the business district. A local builder, Sidney Hayward, constructed the house as a speculative project. He was responsible for several houses in the area built during the pre-WW1 building boom in Victoria.

Condition / Economic Viability

The house is currently in good condition; however, the owner intends to restore the front staircase to its original appearance, repair some stained-glass windows and reinstate missing storm windows.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012* (OCP), and is consistent with the *Zoning Regulation Bylaw*.

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, 2012* (OCP), which in Section 8, "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.*

The designation of this building is also consistent with Section 21: “Neighbourhood Directions (Fernwood)” of the *Official Community Plan* which states:

Fernwood

21.8.7 Retain neighbourhood heritage character, buildings and streetscapes of significance.

Fernwood Neighbourhood Plan (1994)

The designation of the building is consistent with the *Fernwood Neighbourhood Plan (1994)* which states:

Heritage - Objectives

- 3.1 *To encourage the conservation of heritage buildings and associated streetscapes, views, trees of special merit and other elements of the natural heritage in Fernwood, with a view to maintaining them for future generations*

Recommendations for Policy and Action

- 3.1.5 *That the Heritage Inventory be updated for buildings in public and private ownership, through Neighbourhood initiatives coordinated with the City of Victoria and funded by the B.C. Heritage Trust.*

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.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

Designation of 1611 Stanley Avenue would make the property owner eligible for heritage grants from the Victoria Heritage Foundation. The Victoria Heritage Foundation receives annual funding from the City of Victoria.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and was recommended for approval. The draft meeting minutes are attached.

CONCLUSIONS

This application for the designation of the property located at 1611 Stanley Avenue as a Municipal Heritage Site is for a building that is a good example of the Edwardian vernacular style and has heritage value for its connection to the earliest phase of development in the Fernwood neighbourhood. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the building located at 1611 Stanley Avenue.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000194 for the property located at 1611 Stanley Avenue.

Respectfully submitted,

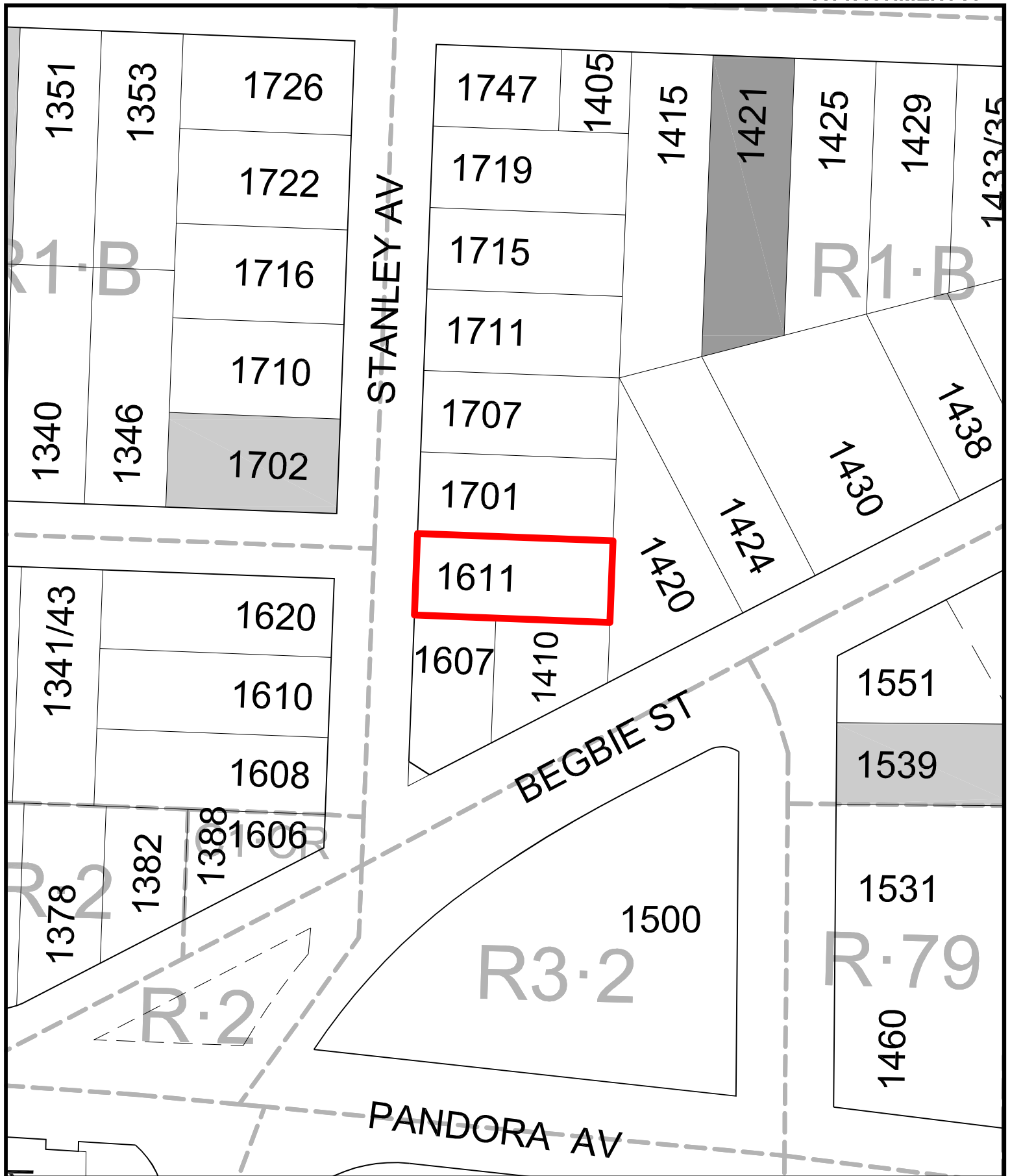
John O'Reilly
Senior Heritage Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

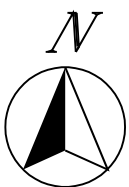
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, dated October 15, 2020
- Attachment F: Heritage Advisory Panel Minutes from January 12, 2021.



1611 Stanley Avenue

Heritage Designation #000194



Designated



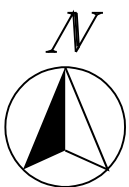
Registered





1611 Stanley Avenue

Heritage Designation #000194



Designated



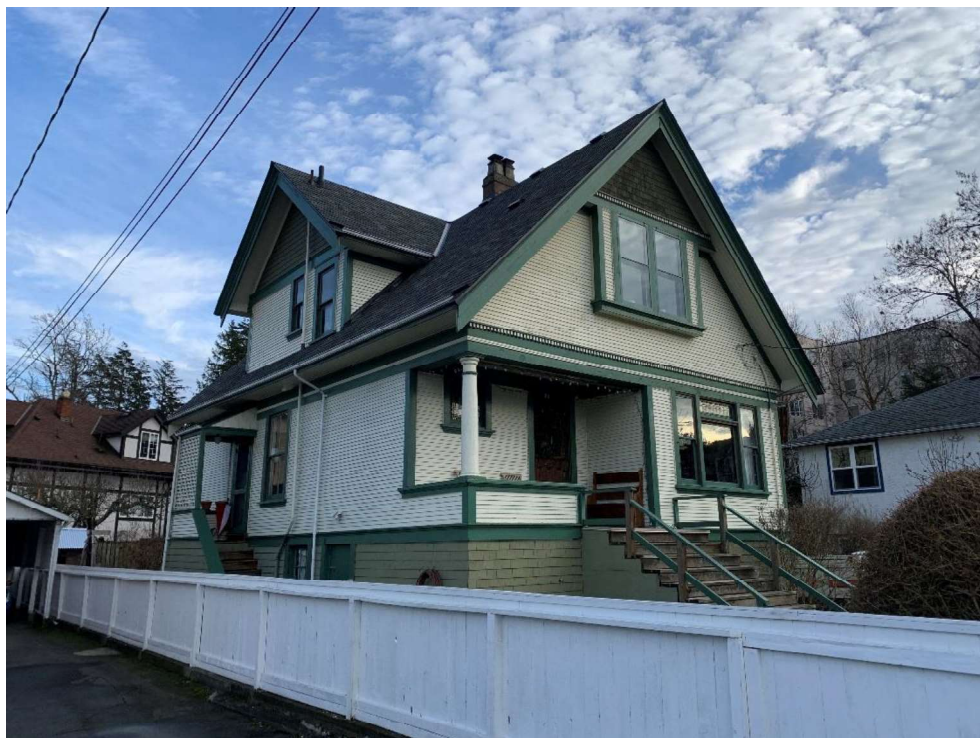
Registered



Photographs- 1611 Stanley Street



Front (West) Elevation



Side (North) Elevation



View of 1611 Stanley Street looking north on Balmoral Road

STATEMENT OF SIGNIFICANCE

Robertson Residence

1611 Stanley Avenue

Original Owner: Frank Robertson

Date of Construction: 1910

Contractor: Sydney C. Hayward



Description of the Historic Place

The Robertson Residence is a one-and-one-half-storey, wood-frame, Edwardian Vernacular dwelling situated on the east side of Stanley Avenue between Begbie and Grant Streets in the Fernwood neighbourhood of Victoria. Notable features of the house include its front-gabled roof with gabled side dormers and an inset entrance porch.

Heritage Value of the Historic Place

The heritage value of the Robertson Residence is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Robertson Residence has heritage value as a reminder of the development of Fernwood, one of Victoria's oldest residential neighbourhoods, following the subdivision of Benjamin Pearse's Fernwood Estate. The development of middle-class houses, in proximity to Victoria's business district and a variety of local schools, churches, parks and recreation facilities made Fernwood an appealing area that attracted many new residents during the pre-WWI building boom. The Robertson house was speculatively built in 1910 by Sidney C. Hayward who, along with his brother Arthur, was responsible for building several houses in the area between 1910 and 1914.

The Robertson Residence is additionally significant for its association with the Robertson family. Frank Robertson (b. ON, 1845-1916,) and Mary Grace (née Perkins, b. ON, 1849-1915) moved from Ontario to Victoria in 1908 when Frank retired. After his death in 1916, one of their sons assumed ownership of the house. Francis Arthur Robertson (b. Cold Springs, ON, 1875-1929), after studying law in Manitoba, moved to Victoria with his parents. By 1910 he was appointed vice-president of the Western Finance Company. At the outbreak of WWI Francis was sent overseas as Major with the 47th Battalion.

After sustaining several debilitating injuries, he returned to Victoria where he was occupied with the care of disabled soldiers as chairman of the Returned Soldiers Commission. In 1919 he married Edith Gertrude (née Wright, b. NS, 1891-1926). The house remained in the Robertson family until about 1927. Francis Lake near Nitinat on Vancouver Island is named after Francis Robertson who owned timber in the vicinity.

Subsequent long-term owners from 1928-1968 were Arthur (b. Lancashire, ENG, 1879-1964) and Helen (née Walker, b. Kinlough, ON, 1879-1972) Rigby.

The Robertson Residence symbolizes the continuing development and evolution of the Fernwood neighbourhood and is reflective of the increased need for middle-class housing during the Edwardian era, a time of social and economic transitions prior to the advent of the First World War. 1611 Stanley makes a significant contribution to the Fernwood neighbourhood, with its rich and varied streetscapes, which continues today as a mix of residential, commercial, and recreational uses.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Robertson Residence is valued as a good example of the Edwardian Vernacular style. This style was especially popular in Victoria where thousands were constructed during the economic boom between 1904-1914. It is characterized by its 1½-storey height, front-gabled roof pitched at approximately 45 degrees with the gable bargeboards ending at the top of the main floor walls. The side elevations have large gabled dormers. Beltcourses with dentil mouldings separate the upper levels. An inset corner porch is balanced by a tripartite window assembly.

The house continues to serve its original function and contributes to the heritage character of the Fernwood neighbourhood. The Robertson Residence has heritage value owing to its physical integrity as expressed through its character-defining elements.

Character-Defining Elements

Key elements that express the heritage value of the Robertson Residence and continue to define the character and history of the Fernwood neighbourhood include:

- original location in the historic Fernwood neighbourhood; its relationship to other houses on the street as well as its east end view from Balmoral Road
- continuous residential use

Key elements that define the heritage character of the building's exterior include:

- residential form, scale, and massing as expressed by its: rectangular plan, one-and-one-half-storey height; full basement; front-gabled roof; gabled dormers; projecting right side double-height box bay;
- inset half-width corner entrance porch with closed balustrade; corner tapered round Classical column;
- wood-frame construction with cladding such as narrow bevelled siding; shingles on upper gables and basement level; corner boards and window trim of dimensional lumber; dentilated beltcourses;
- projecting upper gable on front façade with double window assembly in shallow box bay;
- original window assemblies such as: 1-over-1 double-hung wood-sash windows with window horns in single and double assembly, tripartite assemblies with centre fixed pane and transom and
- wood-panelled and glazed front door with transom window above;
- art glass windows throughout including front door, transom, and piano windows

Steve Palmer
 1611 Stanley Avenue
 Victoria, BC V8R 3W9

October 15, 2020

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

To Mayor and Council:

I'm writing this short letter to accompany my application to request that my home at 1611 Stanley Avenue be designated as a heritage property. Built in the summer of 1910, the home still retains much of its original charm – both inside and out.

The original owner, Frank Robertson, retired, lived in the house with one of his sons, F. Arthur Robertson, VP of Western Finance. Another son, George H. Robertson, President of Western Finance, lived nearby on Elford Avenue. The Robertsons' daughter, Ada Mildred, was married in the home on September 18th, 1912 in a ceremony officiated by another one of her brothers: Rev. J. R. Robertson of Nanaimo.

Although I have only lived here since 2017 I have worked diligently to preserve and maintain the integrity of the home and its heritage character. A designation would enable us to apply for funding to help restore some elements that have been modified and lost over time, namely the front steps (which sadly have been rebuilt in a way that does not fit with the age of the home at all), stained glass repairs, and missing storm windows. In particular, it would really enhance the home's exterior to have the front steps replaced again to match the original construction and appearance.

Fernwood is a neighbourhood with special character and many beautiful historic homes. Heritage designation of this house will help to ensure that this character is preserved for generations to come.

Thank you for your consideration.

Steve Palmer

1

Heritage Designation Application No. 000194 for 1611 Stanley Avenue



1

Proposal

2

To designate the exterior of the house located at 1611 Stanley Avenue

Date of Construction: 1910

Builder: Sidney Hayward

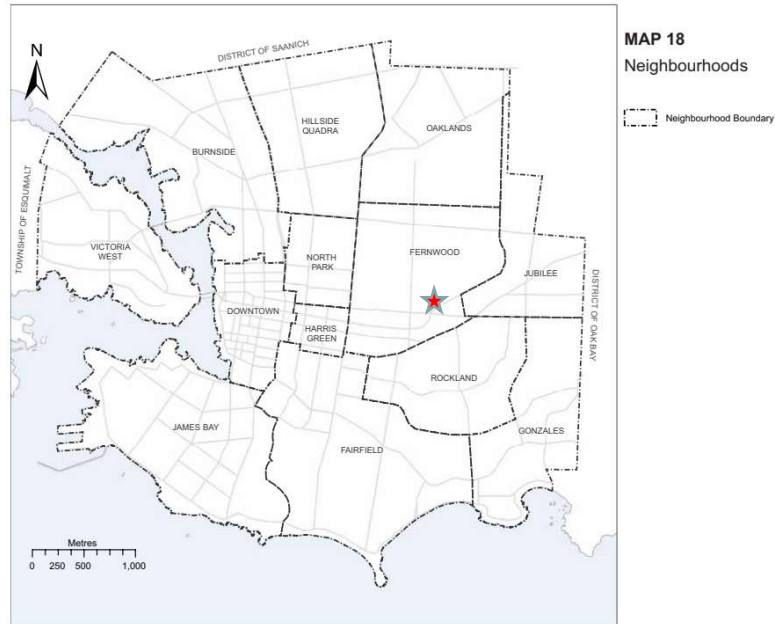
Neighbourhood: Fernwood



2

Location

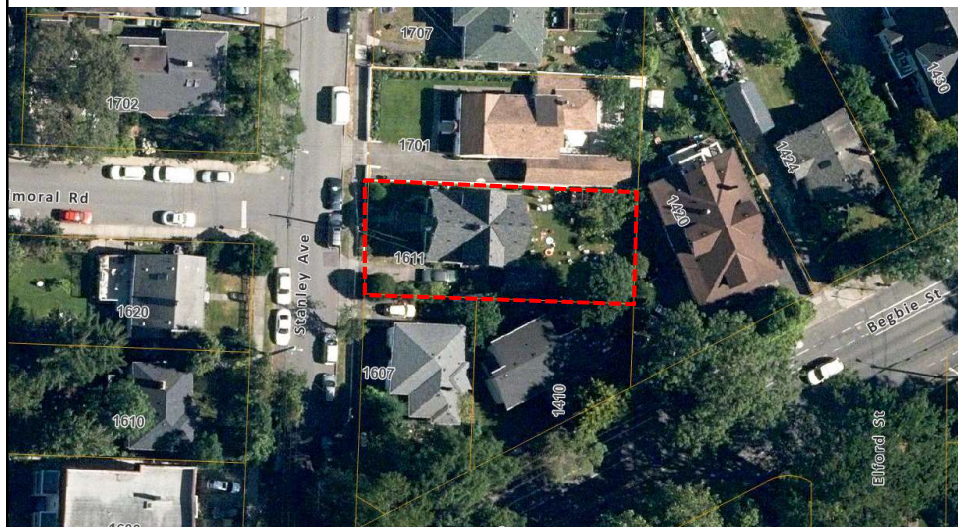
3



3

Aerial

4



4

Designation Assessment

5

A heritage property is one with

“sufficient **heritage value** or **heritage character** to justify its conservation”

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(*Local Government Act, Section 611*)



5

Heritage Value

6

- Associated with the subdivision and development of Benjamin Pearse's *Fernwood Estate* to create lots for middle-class housing near the business district.
- Representative example of speculative housing built during the pre-WW1 building boom
- Good example of an Edwardian Vernacular House



Rear Elevation

6

Heritage Character

7

Character Defining Elements

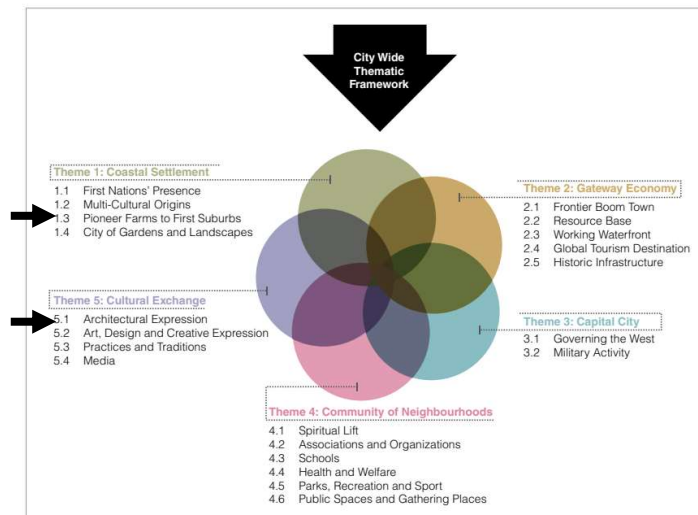
- Residential form, scale and massing
- Inset corner entrance porch with classical column
- Wood frame construction with bevelled siding, shingles in the upper gables, corner boards and window trim
- Original window assemblies
- Wood panelled and glazed front door
- Art glass windows



7

Victoria Thematic Framework

8



8

Staff recommendation

9

That Council approve
the designation of the
property located at 1611
Stanley Avenue....





Committee of the Whole Report

For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 27, 2021
From: Chris Coates, City Clerk
Subject: Chamber of Commerce Week – February 15 to 22, 2021

RECOMMENDATION

That the *Chamber of Commerce Week* Proclamation be forwarded to the February 11, 2021 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Chamber of Commerce Week* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2020 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates
City Clerk

List of Attachments

- Appendix A: Proclamation "Chamber of Commerce Week"
- Appendix B: List of Previously Approved Proclamations

“CHAMBER OF COMMERCE WEEK”

WHEREAS *strong and vibrant businesses are a key driver of our region’s economic prosperity; and*

WHEREAS *strong and vibrant businesses create good jobs and opportunities for residents of Victoria and support a great community; and*

WHEREAS *the Greater Victoria Chamber of Commerce is a business organization dedicated to strengthening businesses in Victoria and helping our community thrive; and*

WHEREAS *every year, members of the Greater Victoria Chamber of Commerce dedicate countless volunteer hours in service to our region’s businesses and community.*

NOW, THEREFORE *I do hereby proclaim the week of February 15th – 22nd, 2021 as “CHAMBER OF COMMERCE WEEK” on the HOMELANDS of the Lekwungen speaking SONGHEES AND ESQUIMALT PEOPLE in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this February 11th, Two Thousand and Twenty-One.*

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

Sponsored by:
*Jim Zeeben
Communications and
Project Manager
Greater Victoria
Chamber of Commerce*

Appendix B

Council Meetings	Proclamations
9-Jan-20	Crime Stoppers Month - January 2020
23-Jan-20	International Day of Zero Tolerance for Female Genital Mutilation - February 6, 2020 Eating Disorder Awareness Week - February 1 to 7, 2020
13-Feb-20	Heritage Week 2020 - February 17 to 23, 2020 British Isles Historic Festival Day - February 22, 2020 Chamber of Commerce Week - February 17 to 21, 2020
27-Feb-20	International Women's Day and Week - March 8, 2020 and March 8 to 15, 2020 Tibet Day - March 10, 2020
12-Mar-20	Purple Day - March 26, 2020 World Down Syndrome Day - March 21, 2020 Parkinson's Awareness Month - April 2020
9-Apr-20	Human Values Day - April 24, 2020 Melanoma Awareness Month - May 2020
23-Apr-20	Global Love Day - May 1, 2020 Apraxia Awareness Day - May 14, 2020
14-May-20	National Missing Children's Month and Missing Children's Day - May 2020 and May 25, 2020 Falun Dafa Day - May 13, 2020 Do Something Good For Your Neighbour Day - May 16, 2020
28-May-20	Honouring the National Day of the Republic of Azerbaijan - May 28, 2020 National Accessibility Week - May 31, 2020
11-Jun-20	World Refugee Day - June 20, 2020 International Medical Cannabis Day - June 11, 2020 World Refrigeration Day - June 26, 2020 Longest Day of Smiles - June 20, 2020
18-Jun-20	International Women in Engineering Day - June 23, 2020
25-Jun-20	Pride Week - June 28 to July 5, 2020 Parachute National Injury Prevention Day - Jul 6, 2020
23-Jul-20	World PVNH Disorder Awareness Day - August 7, 2020 Hibashuka Remembrance Week - August 2 to 9, 2020
6-Aug-20	National Polycystic Kidney Disease Awareness Day - September 4, 2020 Mitochondrial Disease Awareness Week – September 13 to 19, 2020 International Overdose Awareness Day – August 31, 2020
3-Sep-20	United Way Month - September 2020 Jaswant Singh Khalra Day - September 6, 2020
1-Oct-20	International Day of Older Persons - October 1, 2020 Wrongful Conviction Day - October 2, 2020 Small Business Month - October 2020 Fire Prevention Week - October 4 – 10, 2020
8-Oct-20	Taoist Tai Chi Arts 50th Anniversary - November 7, 2020 Energy Efficient Day - October 7, 2020
15-Oct-20	Waste Reduction Week - October 19 to 27, 2020 World Pneumonia Day - Pneumolight - November 12, 2020
22-Oct-20	Respiratory Therapy Week - October 25 to 31, 2020
5-Nov-20	Respiratory Therapy Week - October 25 to 31, 2020
12-Nov-20	Rising Economy Week - November 16 - 20, 2020 Day of Awareness for Survivors of Financial Abuse and Economic Injustice - November 26, 2020 Orange Days: End Violence Against Women and Girls - November 25, 2020 to December 10, 2020 World Diabetes Day - November 14, 2020
3-Dec-20	National Day of Remembrance and Action on Violence Against Women - December 6, 2020

2. That Council direct staff to engage the Fernwood Community Association and the Oaklands Community Association regarding the potential recognition of the 2500-blocks between Cook Street and Shelbourne Street, and Bay Street and Haultain Street, as part of the Oaklands neighbourhood, requesting comment from those associations by April 30, 2021.
3. That Council direct staff to engage the Fairfield-Gonzales Community Association and the Downtown Residents Association regarding the potential recognition of the 800-blocks between Fort Street and Academy Close, and Blanshard Street and Quadra Street, as part of the Downtown neighbourhood, requesting comment from those associations by April 30, 2021.
4. That Council direct staff to engage the Burnside-Gorge Community Association and the Downtown Residents Association regarding the potential adjustment of the boundary between Burnside-Gorge and Downtown from Chatham/Discovery/Caledonia to Bay Street, so that Bay Street would become the northern boundary of Downtown and the southern boundary of Burnside-Gorge, requesting comment from those associations by April 30, 2021.
5. That Council direct staff to engage the South Jubilee Neighbourhood Association and the North Jubilee Neighbourhood Association regarding the potential recognition of a unified Jubilee neighbourhood, requesting comment from those associations by April 30, 2021.
6. That Council direct staff to engage the Downtown Residents Association regarding the potential recognition of Downtown and Harris Green as a unified Downtown neighbourhood, requesting comment from that association by April 30, 2021.
7. That Council direct staff to engage the Victoria Community Association Network regarding these proposed adjustments to neighbourhood boundaries, requesting comment from VCAN and any neighbourhood association that wishes to provide comment by April 30, 2021.

For reference purposes regarding detailed neighbourhood boundaries and block numbers, see: <https://www.victoria.ca/assets/Departments/Planning~Development/Maps/Address%20Map.pdf>

Recommendation

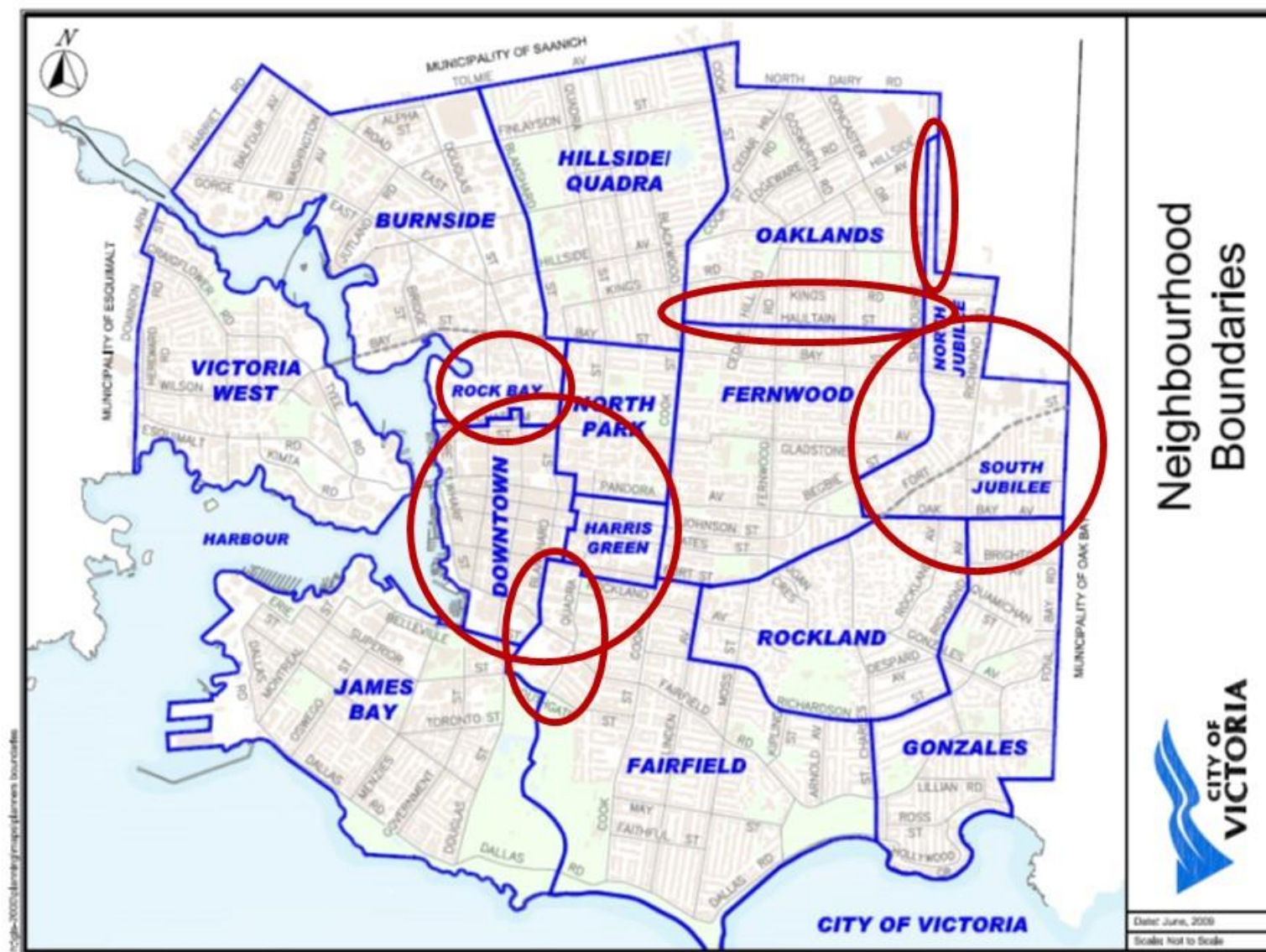
Respectfully submitted,



Mayor Helps



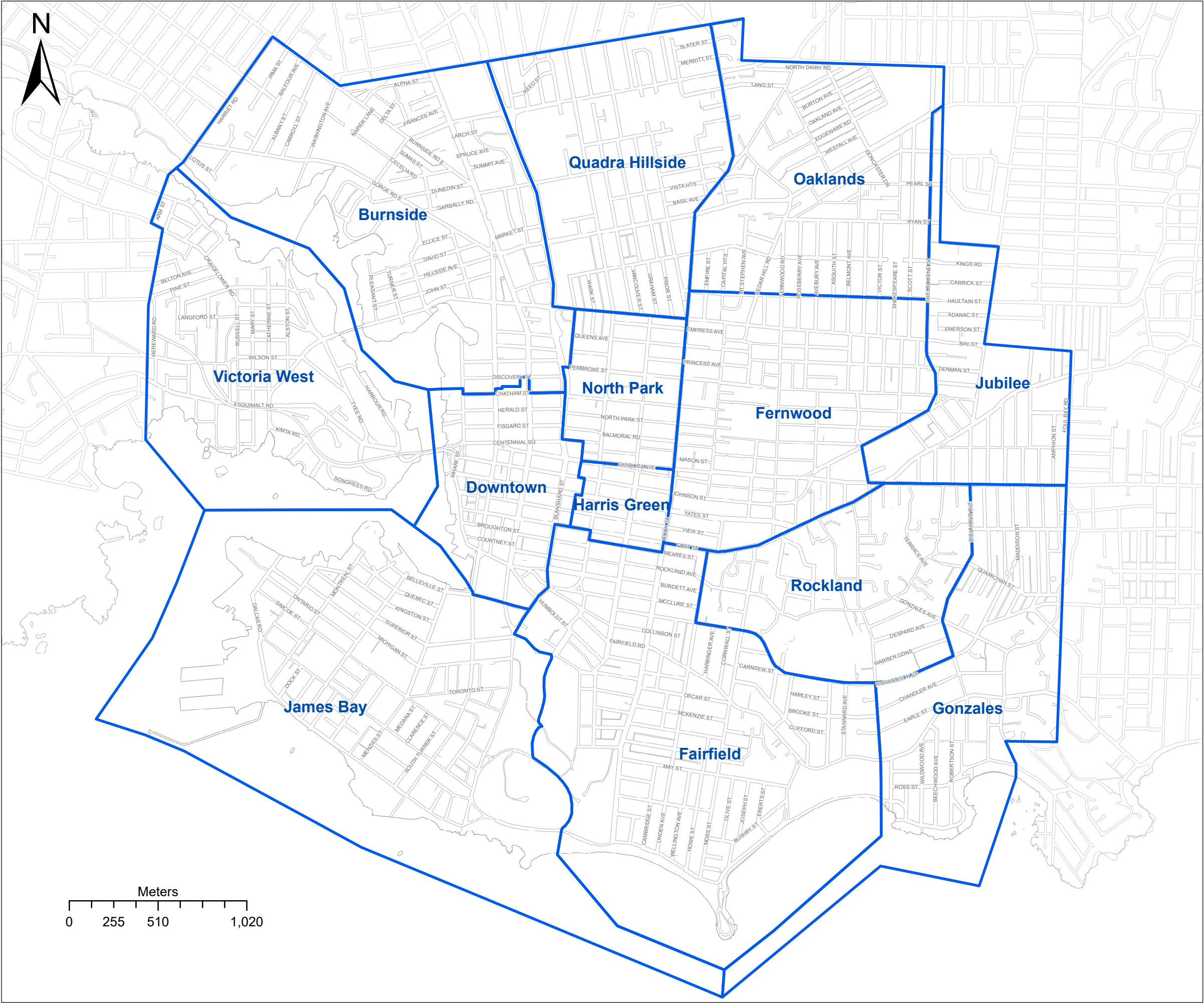
Councillor Isitt



Map 1

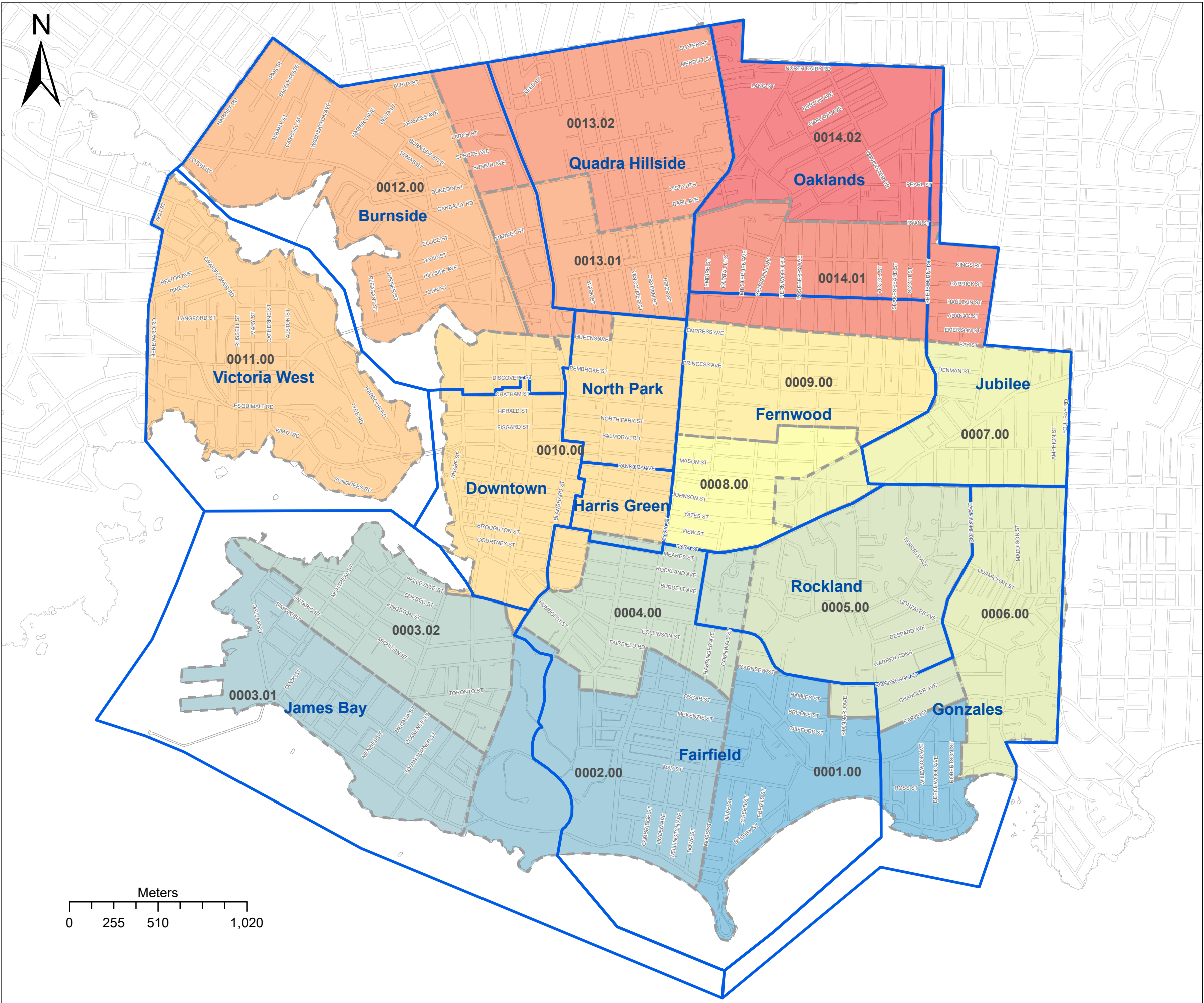
NEIGHBOURHOOD BOUNDARIES

- Neighbourhood Boundary
- Census Tract Boundaries



Map 2

COMPOSITE MAP OF NEIGHBOURHOOD BOUNDARIES AND 2016 CENSUS TRACTS



		1991	1996	2001	2006	2011	2016
Total - City of Victoria	Pop.	71228	73504	74125	75390	80015	85790
	% change in pop.		3.20%	0.84%	1.71%	6.13%	7.22%
	Units	36295	38370	39595	41705	42955	45760
	% change in units		5.72%	3.19%	5.33%	3.00%	6.53%
Downtown	Pop.	970	810	1270	1485	2740	3280
	% change in pop.		-16.49%	56.79%	16.93%	84.51%	19.71%
	Units	565	490	815	900	1515	1880
	% change in units		-13.27%	66.33%	10.43%	68.33%	24.09%
Fairfield	Pop.	11260	11370	11030	11060	11650	12295
	% change in pop.		0.98%	-2.99%	0.27%	5.33%	5.54%
	Units	6340	6545	6480	6630	6705	7000
	% change in units		3.23%	-0.99%	2.31%	1.13%	4.40%
Fernwood	Pop.	9410	9480	9205	9575	9425	9795
	% change in pop.		0.74%	-2.90%	4.02%	-1.57%	3.93%
	Units	4715	4795	4750	5045	4925	5165
	% change in units		1.70%	-0.94%	6.21%	-2.38%	4.87%
Gonzales	Pop.	3891	3862	3770	3835	4175	4280
	% change in pop.		-0.75%	-2.38%	1.72%	8.87%	2.51%
	Units	1585	1595	1610	1710	1735	1805
	% change in units		0.63%	0.94%	6.21%	1.46%	4.03%
Burnside	Pop.	4435	5147	4950	5210	5860	6630
	% change in pop.		16.05%	-3.83%	5.25%	12.48%	13.14%
	Units	2185	2610	2550	2785	2820	3225
	% change in units		19.45%	-2.30%	9.22%	1.26%	14.36%
Harris Green	Pop.	1040	1600	1575	1680	1870	2380
	% change in pop.		53.85%	-1.56%	6.67%	11.31%	27.27%
	Units	710	1005	1035	1185	1320	1605
	% change in units		41.55%	2.99%	14.49%	11.39%	21.59%
Hillside-Quadra	Pop.	6760	7158	7180	7280	7245	7565
	% change in pop.		5.89%	0.31%	1.39%	-0.48%	4.42%
	Units	3010	3300	3465	3670	3630	3670
	% change in units		9.63%	5.00%	5.92%	-1.09%	1.10%
James Bay	Pop.	11120	10723	10545	10760	11240	12025
	% change in pop.		-3.57%	-1.66%	2.04%	4.46%	6.98%
	Units	6210	6240	6575	6695	6695	7025
	% change in units		0.48%	5.37%	1.83%	0.00%	4.93%
Jubilee(s)	Pop.	4905	5163	5230	5215	5240	5525
	% change in pop.		5.26%	1.30%	-0.29%	0.48%	5.44%
	Units	2755	2840	2880	2955	2940	3050
	% change in units		3.09%	1.41%	2.60%	-0.51%	3.74%
North Park	Pop.	2780	2990	3070	3395	3450	3565
	% change in pop.		7.55%	2.68%	10.59%	1.62%	3.33%
	Units	1660	1880	1890	2060	2080	2115
	% change in units		13.25%	0.53%	8.99%	0.97%	1.68%
Oaklands	Pop.	6050	6340	6550	6365	6825	7120
	% change in pop.		4.79%	3.31%	-2.82%	7.23%	4.32%
	Units	2430	2715	2850	2995	3035	3140
	% change in units		11.73%	4.97%	5.09%	1.34%	3.46%
Rockland	Pop.	3630	3560	3575	3540	3490	3665
	% change in pop.		-1.93%	0.42%	-0.98%	-1.41%	5.01%
	Units	1845	1845	1920	1910	1875	1935
	% change in units		0.00%	4.07%	-0.52%	-1.83%	3.20%
Vic West	Pop.	4975	5310	5575	5985	6805	7670
	% change in pop.		6.73%	4.99%	7.35%	13.70%	12.71%
	Units	2290	2515	2760	3155	3675	4165
	% change in units		9.83%	9.74%	14.31%	16.48%	13.33%

Validating Pop Totals (+/- :	2	-9	600	5	0	-5
Validating Housing Totals (-5	-5	15	10	5	-20



Council Member Motion
For the Committee of the Whole Meeting of February 4, 2021

To: Committee of the Whole **Date:** Jan.11th, 2021
From: Councillor Loveday
Subject: Amending Schedule E of the Animal Responsibility Bylaw to Include a portion of Vic West

Recommendation:

That Council direct staff to report back with options for and implications of implementing the following recommendation:

That Council direct staff to bring forward an amendment to the Animal Responsibility Bylaw amending Schedule E to increase the area that a person must not intentionally feed or leave food out for the purposes of feeding rock doves (pigeons), crows, or gulls to include the triangle of Vic West from Bay Street to Esquimalt Rd.

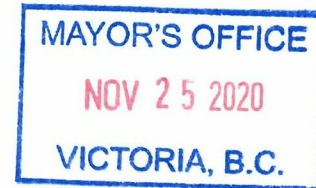
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Loveday".

Councillor Loveday

Synergy @ Tyee Road

Victoria, BC V9A 0A9



Date:

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

As a taxpaying resident of the City of Victoria, I am writing to request an amendment to ANIMAL CONTROL BYLAW NO. 11-044. Section 36 states:


A person must not intentionally feed or leave food out for the purposes of feeding
(a) rock doves (pigeons),
(b) crows, or
(c) gulls
within the area outlined in black on the map in Schedule E.

Because the Schedule E map currently excludes residential neighborhoods in Victoria West, individuals who want to feed birds are coming to our communities and attracting more of these pests. As a result, communities in Victoria West must bear the financial burden of controlling the pest populations, mitigating their impact on public health, and repairing the damage they inflict on property.

I am requesting that the boundaries to which this bylaw applies be extended to include Victoria West, so that when individuals come to these neighborhoods and engage in activities that attract pests, they can be reported to Animal Control and fined, which may curtail those activities.

Thank you for your attention in this matter.

Signature:


JAMES MACSPORRAN
603-399-TYEE RD

Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date:

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

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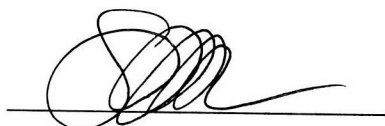
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Thank you for your attention in this matter.

Signature:



Stuart (Sol) Mogerman

#607 399 Tyee Rd.

Victoria, B.C. V9A0A8

Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date: Nov 16/20

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

As a taxpaying resident of the City of Victoria, I am writing to request an amendment to ANIMAL CONTROL BYLAW NO. 11-044. Section 36 states:

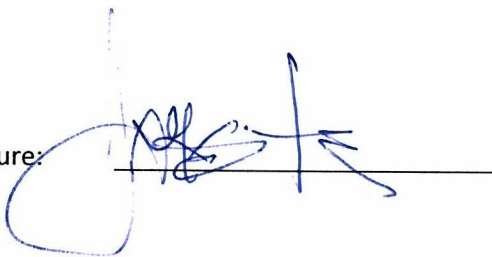
A person must not intentionally feed or leave food out for the purposes of feeding
(a) rock doves (pigeons),
(b) crows, or
(c) gulls
within the area outlined in black on the map in Schedule E.

Because the Schedule E map currently excludes residential neighborhoods in Victoria West, individuals who want to feed birds are coming to our communities and attracting more of these pests. As a result, communities in Victoria West must bear the financial burden of controlling the pest populations, mitigating their impact on public health, and repairing the damage they inflict on property.

I am requesting that the boundaries to which this bylaw applies be extended to include Victoria West, so that when individuals come to these neighborhoods and engage in activities that attract pests, they can be reported to Animal Control and fined, which may curtail those activities.

Thank you for your attention in this matter.

Signature:



Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date: Nov 14/20

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

As a taxpaying resident of the City of Victoria, I am writing to request an amendment to ANIMAL CONTROL BYLAW NO. 11-044. Section 36 states:

A person must not intentionally feed or leave food out for the purposes of feeding
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Thank you for your attention in this matter.

Signature:


3999 TYEE RD

Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date: 2020-12-19

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

As a taxpaying resident of the City of Victoria, I am writing to request an amendment to ANIMAL CONTROL BYLAW NO. 11-044. Section 36 states:

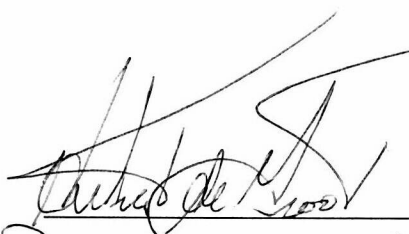
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Thank you for your attention in this matter.

Signature:


801-399 Tyee
V9A 0A8

Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date: *Nov 19 / 2020*

To: **Bylaw Services, City of Victoria**

Re: **Animal Control Bylaw No. 11-044**

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Signature: *[Handwritten Signature]*

*#801-399 TYEE
V9A 0A8*

Synergy @ Tyee Road

Victoria, BC V9A 0A9

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Thank you for your attention in this matter.

Signature:



W. MYCKATY
803 -399 TYEE ROAD

Synergy @ Tyee Road

Victoria, BC V9A 0A9

Date:

To: Bylaw Services, City of Victoria

Re: Animal Control Bylaw No. 11-044

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Thank you for your attention in this matter.

Signature:

A handwritten signature in blue ink, appearing to read "Vinda Bell", is written over a horizontal line.



Council Member Motion
Committee of the Whole Meeting of February 04, 2021

Date: January 28th, 2021

From: Councillor Andrew

Subject: Electronic Participation at Council and Committee of the Whole Meetings

Background

Section 128 of the Local Government Act provides that a Council Procedures Bylaw may authorize remote participation by members of Council to either hear and/or watch and hear each other.

Council meetings held in person require councillors to be present and in the chamber to participate in debate and voting, and when a councillor leaves the chamber, that absence it is noted in the meeting minutes to accurately record votes and participation.

Respecting current public health protocols, present procedures allow for councillors to participate remotely. To ensure an open and transparent process, the procedural bylaw should be amended to record councillors' participation in a similar manner, noting absence from the meeting, and thus absence from participation and voting.

Recommendation

That Council direct staff to report back on the implications and ability to amend the Council Procedures Bylaw to require remote participation to occur so that Council members are visible to one another, and may always watch each other and hear each other in order to be recorded as present in a meeting, and when called on to vote or comment, provided that the City's meeting management programs are operational to enable the video connection.

Respectfully Submitted,

A blue ink signature of Councillor S. Andrew.

Councillor S. Andrew

A black ink signature of Councillor C Thornton-Joe.

Councillor C Thornton-Joe

A black ink signature of Councillor M. Alto.

Councillor M. Alto



Council Member Motion
For the Committee of the Whole Meeting of February 4, 2021

Date: January 29, 2021

From: Councillor Ben Isitt

Subject: Remote Participation during the Covid-19 Pandemic

Recommendations:

1. That Council directs staff to prepare amendments to the Council Procedures Bylaw to introduce the following requirements for remote participation by Council Members during the Covid-19 pandemic:
 - (a) Council members will establish a video link when speaking during a council or committee meeting; and
 - (b) Council members will notify Legislative Services staff when they leave a virtual meeting room during a meeting, to ensure proper record-keeping of remote participation.
2. That Council directs staff to align these amendments and broader policies around Remote Participation within the organization with the City of Victoria's Climate Leadership Plan, mitigating ecological impacts associated with remote participation (see the attached scientific study on these impacts).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ben Isitt", written over a light blue horizontal line.

Councillor Isitt

Attachment:

1. Renee Obringer et al., "The Overlooked Environmental Footprint of Increasing Internet Use," *Resources, Conservation and Recycling*, vol. 167 (April 2021).



Perspective

The overlooked environmental footprint of increasing Internet use

Renee Obringer^{a,b}, Benjamin Rachunok^{c,#}, Debora Maia-Silva^{b,#}, Maryam Arbabzadeh^{d,#},
Roshanak Nateghi^{c,*}, Kaveh Madani^{e,f,*}

^a The National Socio-Environmental Synthesis Center, University of Maryland, 1 Park Place, Annapolis, MD 21401 United States

^b Environmental and Ecological Engineering, Purdue University, 500 Central Drive, West Lafayette, IN 47907 United States

^c School of Industrial Engineering, Purdue University, 315N. Grant Street, West Lafayette, IN 47907 United States

^d Massachusetts Institute of Technology Energy Initiative, 307 Ames Street E19, Cambridge, MA 02142 United States

^e The Whitney and Betty MacMillan Center for International and Area Studies, Yale University, 34 Hillhouse Avenue, New Haven, CT 06520, United States

^f Centre for Environmental Policy, Imperial College London, 16-18 Princes Gardens, London SW7 1NE, United Kingdom



ARTICLE INFO

Keywords:

Environmental footprint

Data center

Sustainability

Internet

Energy transition

Social responsibility

The environmental costs of adopting new technologies and habits are often recognized too late, typically when changing the adopted technologies and behavioral norms is difficult. A similar story may unfold if society continues to blindly transition to an unregulated and environmentally unaudited digital world, a transition path that has been facilitated by the fourth industrial revolution and is now accelerated by the global COVID-19 crisis. The newly developed digital lifestyle has major environmental benefits, including the reduction of travel-related CO₂ emissions. Yet, increased Internet use has some hidden environmental impacts that must be uncovered (Fig. 1a) to make the transition to a low-carbon and green economy successful.

The data centers' electricity consumption accounts for 1% of the global energy demand (Masanet et al., 2020), more than the national energy consumption of many countries. Depending on the energy supply mix and use efficiency, Internet traffic contributes differently to negative environmental impacts and climate change. As the number of Internet users increases, the number of online services and applications they use grow. This trend exacerbates the environmental footprint of the Internet, despite the many successful and significant efforts to improve the efficiency of data centers (Masanet et al., 2020) and reduce their reliance on fossil energy. In order to build a sustainable digital world, it is imperative to carefully assess the environmental footprints of the

Internet and identify the individual and collective actions that most affect its growth.

There have been a number of studies estimating the carbon footprint of data storage, transmission, and use (Aslan et al., 2018; Malmmodin and Lundén, 2018). Given the technological and efficiency improvements in the Internet sector and the changing energy supply portfolios around the world, there is a need to continuously update the previous estimates. Nonetheless, a comprehensive assessment of the environmental cost of Internet use cannot solely rely on the carbon footprint (Ristic et al., 2019). Despite their environmental significance and contribution to climate change, the water and land footprints of data use have not been well studied. To address this gap, one can roughly estimate the three major environmental footprints (i.e., carbon, water, and land footprints) of fixed-line Internet use (i.e., storage and transmission of data via fixed-line Internet) using a simple footprint calculation approach that relies on proxy variables (see Ristic et al. (2015) and Supplementary Material),

Globally, the Internet use has a carbon footprint ranging from 28 to 63 g CO₂ equivalent per gigabyte (GB), while its water and land footprints range from 0.1 to 35 L/GB and 0.7 to 20 cm²/GB, respectively (Fig. 1b). There have been significant and rapid improvements to the footprints due to technological advances in data center and data

* Corresponding author at: Yale University, 115 Prospect St, New Haven, CT 06511, United States.

E-mail addresses: Rnateghi@purdue.edu (R. Nateghi), kaveh.madani@yale.edu (K. Madani).

These authors contributed equally to this work.

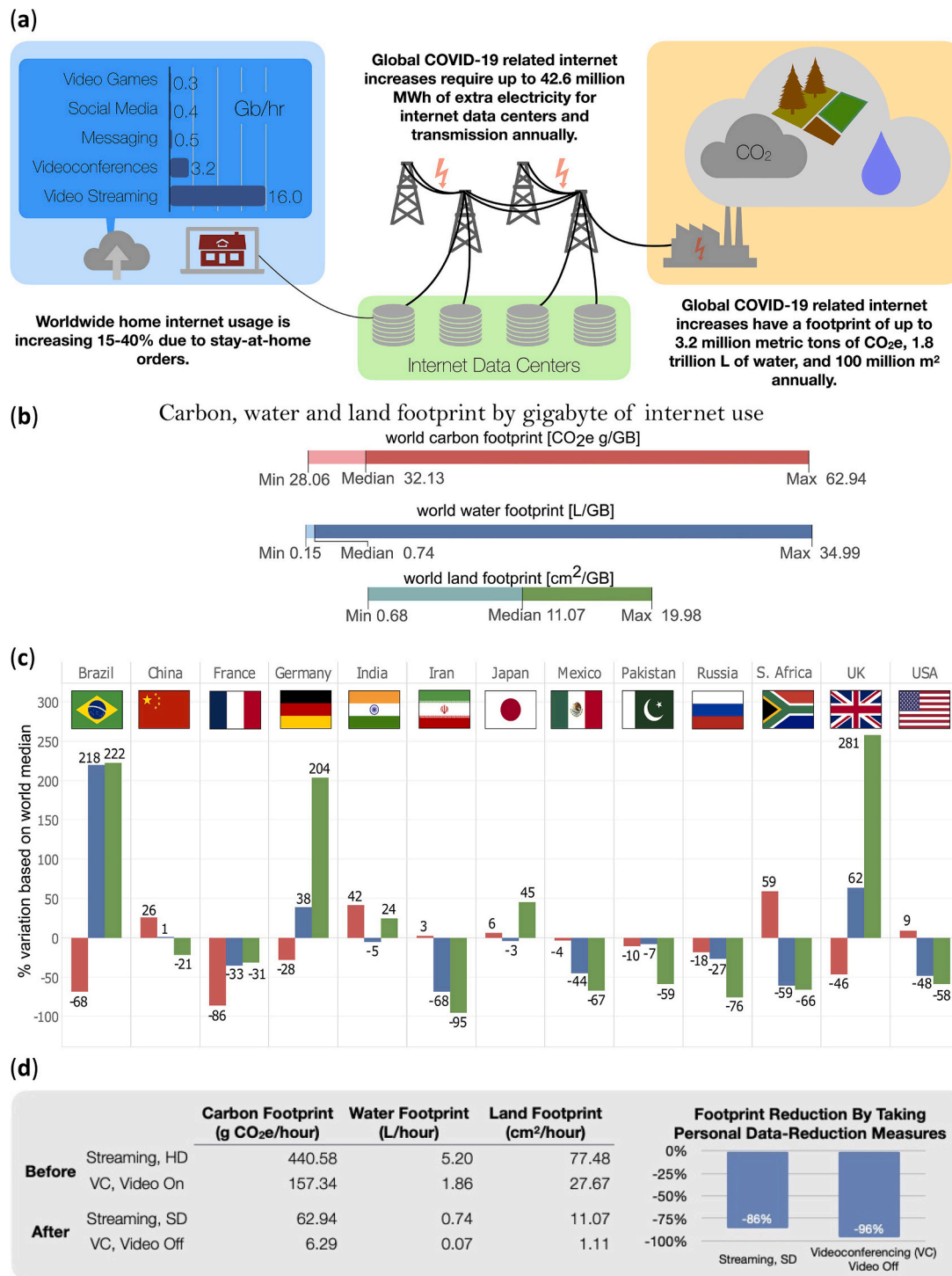


Fig. 1. (a) The impact of COVID-19 and subsequent stay-at-home orders on global Internet use (e.g., Netflix reported a 16% increase in daily traffic between January and March 2020, while Zoom experienced a tripling of usage following the initial shutdown in the US (see Supplementary Material and the references therein)) and the associated environmental impact. Considering that a number of countries reported at least a 20% increase in Internet usage related to COVID-19 starting in March 2020, the global carbon footprint could grow by as high as 34.3 million t of CO₂e if remote work continues until the end of 2021. This increase in carbon emissions would require a forest twice the size of Portugal to fully sequester all the emitted CO₂e. The associated water footprint is enough to fill 317,200 Olympic size swimming pools and the land footprint is the about size of Los Angeles. (b) Global environmental footprints by gigabyte of fixed-line Internet use (i.e., transmission and storage). (c) Deviation of the environmental footprints of a unit of electricity used for data processing and/or transmission within select countries from the world median environmental footprints of an average unit of generated electricity, calculated based on each country's energy mix. The large ranges of footprint values are mainly attributable to the variation in energy production technologies and efficiencies around the world. The estimated values might underrepresent the footprints in developing economies where the Internet electricity use is higher than the estimates used here. (d) Environmental footprints of specific online activities before and after taking personal data-reduction measures. See Supplementary Material for the main assumptions these estimates rely on as well as the estimated footprints of different application-based online activities.

transmission efficiency levels. For example, Ristic et al. (2015) reported a water footprint of up to 205 L/GB in 2015. This number is estimated to be about 35 L/GB based on current efficiency levels and global energy mix—reflecting nearly a 150% reduction in about five years. Considering the sheer volume of the multi-gigabytes data associated with Internet use, these seemingly smaller footprints are, in fact, exceedingly large. Taking the median carbon footprint for the world (32 g CO₂e/GB), data storage and transmission emits 97 million t of CO₂e a year—roughly equivalent to the annual carbon footprint of Sweden and Finland combined. Similarly, the median global water footprint of Internet use is estimated to be 2.6 trillion L of water, or the equivalent of filling over 1 million Olympic-size swimming pools. Finally, the median land footprint of Internet use is approximately 3400 square kilometers of land, representing the combined size of Mexico City, Rio de Janeiro, and New York City.

Looking at specific countries, some fare better than others in terms of the environmental footprints of an average unit of energy used for processing and transmitting data, due to variations in the energy mix (Fig. 1c). For example, the data processed and/or transmitted in Brazil has a median carbon footprint that is approximately 68% lower than the world median, while in South Africa the carbon footprint of processing and/or transmitting data is 59% higher. Instead, the water footprint of transmitting data in Brazil is 218% higher than the world median (for combined processing and transmitting this number goes down to 210%), while transmitting data in Iran has a water footprint that is 68% lower than the world (65% lower for combined processing and transmitting). These differences highlight the impact of various energy mixes on the overall footprints of Internet use. For example, Brazil obtains nearly 70% of its energy from hydropower, which leads to a higher water footprint, but a lower carbon footprint than other countries. Comparing the differences between countries not only highlights the trade-offs between various sources of energy, but also demonstrates the significance of the simultaneous evaluation of different environmental footprints, rather than unilateral focus on carbon footprint that has been common in the literature. Given that data processing/storage and some part of data transmission do not necessarily occur in the country where the data is being used, this comparison also highlights the trade-offs of placing data centers in different geographic zones around the world as well as the transboundary environmental impacts of Internet use and its environmental justice implications.

Society at large should recognize the power of collective action in reducing the environmental footprint of the Internet to avoid paving an irreversible path to an unsustainable digital world. Large-scale adoption of environmentally responsible online behavior by many individuals is vital for combating climate change and promoting sustainability. Making Internet users aware of the costs of online actions and benefits of making small behavioral changes (through information campaigns, behavioral nudges, etc.) is the first step toward promoting sustainable digital behavior. Small actions such as turning off video during a virtual meeting, reducing the quality of streaming services, decreasing gaming time, limiting time on social media, deleting emails and unnecessary content on the cloud-based storage services, or unsubscribing from email lists can significantly reduce the environmental footprints of Internet use (Fig. 1d and Supplementary Material).

A common streaming service requires 7 GB per hour of streaming in high video quality (Ultra HD or 4k) (see Supplementary Material), having a carbon footprint of 441 g CO₂e/hr (global median). Streaming videos at this quality for four hours a day would result in a monthly carbon footprint of 53 kg CO₂e. However, by lowering the video quality from HD to standard, the monthly footprint would drop to 2.5 kg CO₂e, saving the emissions of driving a car from Baltimore to Philadelphia (150 km). If 70 million streaming subscribers were to lower the video quality of their streaming services, there would be a monthly reduction in 3.5 million t of CO₂e—the equivalent of eliminating 1.7 million t of coal, or approximately 6% of the total monthly coal consumption in the US. Similarly, a standard videoconferencing service uses about 2.5 GB/

hr (see Supplementary Material) and has a carbon footprint of 157 g CO₂e/hr. If one were to have 15 1-hour meetings a week, their monthly carbon footprint would be 9.4 kg CO₂e. Simply turning off the video, however, would reduce the monthly emissions to 377 g CO₂e. This would save the emissions of charging a smart phone each night for over 3 years (1151 days). If 1 million videoconference users were to make this change, they would collectively reduce emissions by 9023 t of CO₂e in one month, the equivalent emissions of powering a town of 36,000 people for one month via coal.

In terms of the water footprint, lowering the video quality on streaming services would lead to a reduction in 53.2 million L per 100,000 users per month, enough water to grow over 185 t of potatoes. Likewise, turning off the video during conference calls would save 10.7 million L per 100,000 users per month, the water needed to produce approximately 53.5 t of tomatoes. Finally, reducing the video quality from HD to standard lowers the monthly land footprint by 1.2 million m² per 1.5 million users, the size of the National Mall in Washington D.C. By limiting conference calls to voice-only, there would be a land area saving of 239,000 m² per 1.5 million users, roughly the size of St. James Park in London.

A key stakeholder in the effort to reduce the Internet's environmental footprint are service providers (e.g., cloud-based storage/computation) and 'over-the-top' application-based companies (e.g., streaming and videoconferencing). Many service providers and data centers continue to work towards improving the efficiency of their operations and reducing the environmental footprint of their energy use portfolios (with a main focus on carbon footprint reductions). Companies must continue to work towards limiting the environmental footprint of their products (e.g., not offering high-definition video quality without users' consent) in addition to reducing the energy and environmental footprint of data processing and transmission. As the nature of many provider-side footprint reduction changes are in contrast with providing improved features and 'quality of service', it is unlikely that in the absence of reputational damage and the risk of losing customers/profits, providers will take voluntary actions to reduce their product's footprint. This calls for campaigns to raise awareness, as well as policy solutions to achieve a reduction in the environmental footprint of the Internet and preventing the irreversible development of unsustainable digital products, norms, and habits.

Policymakers can enact regulations, requiring full transparency on the footprint of digital products and the proactive measures taken by service providers to curb or reduce their environmental impacts. This would ultimately allow for consumers to make decisions on what products and companies they choose, creating market competition to 'go green'. As Internet access increases globally, it is important to be cognizant of the energy generation sources that power it and work to transition to renewable energy sources that have lower environmental footprints.

We advocate for an increased focus on studying the environmental footprint of the Internet and the pros and cons of increased Internet use. High resolution estimates of Internet environmental footprints and projections of future growth that rely on improved data availability and footprinting methodologies are required to achieve a sustainable digital future. The availability and knowledge of such estimates are vital for service providers to reduce their footprints and minimize reputational risk, for policymakers and regulators to enact change, and for consumers to adopt eco-friendly digital habits.

Supplementary Material

Supplementary Material includes the Internet environmental footprint analysis modeling file with all data inputs, assumptions, methodological notes, discussion of uncertainties, sources, and results (including country-specific calculations and estimated footprints of various online activities and applications).

Author contributions

K.M. conceptualized the work. D.M-S., B.R., R.O., and M.A. acquired, analyzed, and interpreted the data. B.R. and D.M-S. created the graphics. R.O., K.M., R.N., D.M-S., B.R., and M.A. contributed to the writing and editing of the paper. K.M and R.N. supervised the work.

Declaration of Competing Interest

The authors declare that they have no known competing financial interests or personal relationships that could have appeared to influence the work reported in this paper.

Acknowledgments

The authors acknowledge support from the Purdue Climate Change Research Center (PCCRC), the Purdue Center for Environment (C4E), the MIT Energy Initiative, and the Yale MacMillan Center's Council on Middle East Studies. Comments from the Editor and the anonymous

reviewers are greatly appreciated.

Supplementary materials

Supplementary material associated with this article can be found, in the online version, at [doi:10.1016/j.resconrec.2020.105389](https://doi.org/10.1016/j.resconrec.2020.105389).

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**Council Member Motion
For the Committee of the Whole Meeting of February 4th, 2021**

Date: January 29th, 2020

From: Councillors Potts and Loveday

Subject: UBCM Resolution: **Increase Disability Benefits and Income Assistance Rates**

Background:

For decades B.C. has had one of the highest rates of poverty in the country. As part of a broader Poverty Reduction Strategy, the current Provincial government increased disability and income assistance rates, for single people, by \$150 between 2017 and 2019. Even with these increases most people who receive this assistance continue to live below the poverty line.

In response to the economic hardships of the pandemic, the Federal Government determined that \$2000/month was required to meet a minimum standard of living in Canada. This is significantly higher than what people on disability or income assistance receive per month.

In April of 2020 the Province of British Columbia provided an automatic, monthly, \$300 COVID benefit for those receiving disability and income assistance. This significantly reduced people's risk of losing their housing and increased their access to necessities including food and medical supplies but did not raise disability or income assistance rates to or above the poverty line.

A single person on income assistance receives \$760/month and \$1060 with the COVID top-up. Someone on disability benefits is eligible for \$1183.42/month or \$1483 with the top-up. These rates do not reflect the cost of living in BC. The current average rent for a one bedroom in Victoria is \$1600, forcing people who access assistance to give up basic necessities in order to pay rent. These gaps send an impact across our whole community, creating or worsening other social crises, including homelessness and mental health issues, and lock community members into poverty.

As of January 2021 the \$300 monthly top-up has been reduced by half and there is no guarantee of an extension of this top-up past March 2021. Access to one time, temporary measures to address gaps in funding, like the Recovery Benefit, are subject to an application process. The application process will be a barrier for those who require additional support to apply.

The Provincial government has signaled towards a permanent increase for disability and income assistance. This is welcomed news but reinstating the \$300 top-up, even permanently, would not raise disability or income assistance rates to the poverty line. Ultimately, to eliminate poverty, disability and income assistance must be raised to livable rates that are above the market basket measure (MBM).

Community members have shared their significant challenges, poverty and disability groups, locally and across BC, have strongly advocated for this change, New Westminster City Council recently passed a similar motion, and Vancouver City Council passed a motion to raise rates in 2019. We recommend advancing this issue to the Province through the Union of BC Municipalities.

Recommendation:

That Council endorses the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial ministers responsible for Social Development, Poverty Reduction, Finance, and Housing, requesting favourable consideration.

Resolution:

WHEREAS after many years of frozen income assistance rates and only minimal increases to disability benefits the current Provincial Government increased rates, for single people, by \$150 between 2017 and 2019 but most people who receive disability benefits or income assistance continue to live well below the poverty line;

AND WHEREAS the Provincial Government added a \$300/month COVID benefit for those receiving disability and income assistance, which temporarily reduced people's risk of losing their housing and increased their access to necessities including food and medical supplies, but as of January 2021 the benefit has been reduced to \$150/month and there is no commitment to provide additional support past March 2021.

BE IT RESOLVED THAT the Province of British Columbia permanently reinstate the automatic, \$300/month benefit for people receiving disability benefits and income assistance and move to raise disability and income assistance to a livable rate that is above the market basket measure (MBM).

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Potts', written in a cursive style.

Councillor Potts

A handwritten signature in dark ink, appearing to be 'Loveday', written in a cursive style.

Councillor Loveday



Council Member Motion

Committee of the Whole Meeting of February 04, 2021

Date: January 30, 2021

From: Councillor Thornton-Joe

Subject: Celebrating the Lunar New Year

Background

This year the Lunar New Year is on Friday, February 12th, 2021. The Year of the Rat has been a difficult one and there is hope that the Year of the Ox will be a better one for all of us.

Lunar New Year celebrations are about being with family and friends, honouring our elders and ancestors, eating our favourite foods and wearing red to bring in good luck and good health.

As Victoria has the oldest Chinatown in Canada, citizens throughout the Region regularly take part in the celebrations by coming down to Chinatown to see the annual Lion Dance. This is the Chinese community's opportunity to say farewell to the old year and to welcome in the new year.

Due to the coronavirus pandemic, celebrations such as these cannot take place. Families and friends will not be able to gather. In addition, our tradition of visiting our elders to show respect will be difficult.

However, a couple of uplifting initiatives have been brought to my attention. One is the story of a family in New Westminster who encouraged their neighbours to put up Lunar New Year decorations on their doorways and windows. Another is that of the Kitchener, Ontario Mayor who encouraged his constituents to keep their Christmas lights on until the end of January in hopes that the lights would help spread some cheer. It would be incredible if the neighbours in Victoria, and perhaps the entire Region could come together to help celebrate the Lunar New Year by decorating their doorways and windows with New Year or red decorations, and to wear red on February 12th to help bring in the new year.

We all hope that the Year of the Ox will be a healthier, more prosperous and happier one for all. Together we can celebrate together while being apart.

Recommendation

That Mayor and Council encourage citizens in the City of Victoria and throughout the Region, to help celebrate the Lunar New Year and the Year of the Ox by decorating their doorways and windows with Lunar New Year decorations and red decorations from now until the end of February and that on Friday, February 12th, 2021 that we wear red to bring good luck and good health to all our communities.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Charlayne Thornton-Joe".

Councillor C Thornton-Joe