



## **Council Report**

**For the Meeting of September 20, 2018**

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**To:** Council **Date:** September 13, 2018  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00620 and Development Permit with Variance  
Application No. 00076 for 210 Gorge Road East

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### **RECOMMENDATION**

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (No. 1167) No. 18-095 and first, second, and third readings to Housing Agreement (210 Gorge Road) Bylaw No. 18-096.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 210 Gorge Road. The proposal is to construct a six-storey, multi-unit residential building.

In accordance with Council's motion of June 14, 2018 and September 6, 2018, included below, the necessary conditions that would authorize the approval of the Rezoning Application for the subject property have been fulfilled. The Committee of the Whole reports dated, May 31, 2018 and September 23, 2018m together with the meeting minutes, are attached. The motions from the June 28, 2018 and September 6, 2018, Council meetings are as follows:

#### **Council Motion of June 14, 2018**

##### **Rezoning Application No. 00620 for 210 Gorge Road East**

*"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00620 for 210 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*

1. *Preparation and execution of the following legal agreements to the satisfaction of City Staff:*
  - a. *Statutory Right-of-Way of 4.91m on Gorge Road East*
  - b. *Housing Agreement to ensure that the residential dwelling units would remain as rental and affordable for in perpetuity.*

2. *Following consideration of Rezoning Application No. 00620, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City staff.*
3. *The applicant complete exploratory digging around the Horse chestnut tree at the south west corner of the site to the satisfaction of City Staff in order to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.*
4. *That a shadow study be provided as a condition of advancing the application to a public hearing."*

**Development Permit with Variances Application No. 00076 for 210 Gorge Road East**

*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. 00620, if it is approved, consider the following motion:*

*"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:*

1. *Plans date stamped February 14, 2018.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. *reduce the required number of parking spaces from 90 to 24.*
3. *The Development Permit lapsing two years from the date of this resolution.*
4. *The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.*
5. *The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff.*
6. *A covenant to ensure that no more than 32 supportive housing units are within the project."*

**Council Motion of September 6, 2018 (updated motion concerning the Development Permit with Variances Application No. 00076)**

*That Council, after giving notice and allowing for an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:*

*"That Council authorize the issuance of Development Permit with Variances Application No. 00076 for 210 Gorge Road East, in accordance with:*

1. *Plans date stamped August 17, 2018.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. *reduce the required number of visitor parking spaces from 8 to 4*
  - ii. *locate a gazebo in the front yard*

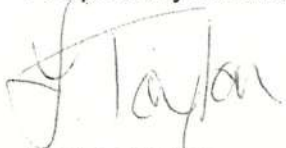


- iii. *reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.*
3. *The Development Permit lapsing two years from the date of this resolution.*
4. *The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.*
5. *The applicant providing two bikes and bike share parking spaces on-site, to the satisfaction of City Staff."*

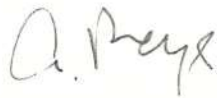
### **Public Hearing Conditions**

With regard to the pre-conditions that Council set in relation to these applications, staff can report that a Section 219 Covenant to secure a Statutory Right-of-Way of 4.91m on Gorge Road East, and a Housing Agreement, have been fully executed by the applicant to the satisfaction of city staff. Staff have also received a signed copy of a car share agreement between the applicant and Modo car sharing company securing 20 car share memberships. The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division

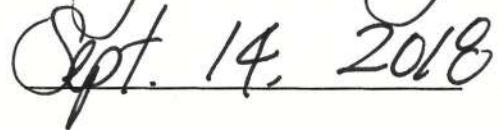


Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:



### **List of Attachments:**

- Appendix A: Committee of the Whole reports dated May 31, 2018
- Appendix B: Committee of the Whole report dated August 23, 2018
- Appendix C: Minutes from the Council Meeting dated June 14, 2018
- Appendix D: Minutes from the Council Meeting dated September 6, 2018.



## Committee of the Whole Report For the Meeting of June 14, 2018

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**To:** Committee of the Whole **Date:** May 31, 2018

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00620 for 210 Gorge Road East

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00620 for 210 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements to the satisfaction of City Staff:
  - a. Statutory Right-of-Way of 4.91m on Gorge Road East
  - b. Housing Agreement to ensure that the residential dwelling units would remain as rental and affordable for in perpetuity.
2. Following consideration of Rezoning Application No. 00620, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City staff.
3. The applicant complete exploratory digging around the Horse chestnut tree at the south west corner of the site to the satisfaction of City Staff in order to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.

### LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures. In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone, and the others to apply if certain conditions are met.

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



## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 210 Gorge Road East. The proposal is to rezone from the T-1 Zone, Limited Transient Accommodation District, to a new in order to increase the density from 1.2:1 to 1.87:1 floor space ratio (FSR) to allow a six-storey multi-unit residential building.

The following points were considered in assessing this application:

- the subject property is designated Urban Residential in the *Official Community Plan*, 2012 (OCP), which supports low and mid-rise multi-unit residential buildings up to approximately six-storeys and a density of up to approximately 2:1 FSR.
- the land use designation in the *Burnside Gorge Neighbourhood Plan* is Urban Residential, which supports multi-unit residential development up to four-storeys, and five-storeys if the building contains ground floor commercial on the north side of Gorge Road. A density of up to 2:1 FSR is supportable.
- expanding the supply of affordable and permanent rental housing and providing a wide range of housing choices within neighbourhoods to support a diverse and inclusive community is encouraged in the OCP. The applicant is proposing to provide 50 affordable rental housing units and 32 self-contained supportive housing units (a total of 82 dwelling units).
- the affordable rental dwelling units would be rented at least 10% below the average rental rates in the region. These units would be offered to residents with household incomes between \$30,000 and \$48,000, which is based on current median household income levels. The applicant has applied for a grant through the Victoria Housing Reserve Fund Program for the affordable rental units.
- the 32 self-contained supportive housing units would provide permanent housing that is subsidized, and have on-site supports including 24/7 staffing. There is no time limit on how long an individual can access this supportive housing. The rents for the supportive housing units would be based on the monthly income assistance shelter allowance of \$375 and these units would be fully funded through the Regional Housing First Program.

## BACKGROUND

### Description of Proposal

This Rezoning Application is to increase the density from 1.2:1 to 1.87:1 floor space ratio (FSR) to allow a six-storey multi-unit residential building.

The following differences from the existing T-1 Zone are related to increasing the FSR and site coverage, and reducing unit size, setback and parking requirements.

### Affordable Housing Impacts

The applicant proposes the creation of 82 new residential units consisting of 50 affordable rental housing units and 32 self-contained supportive housing units, which would increase the overall supply of housing in the area. A Housing Agreement is being proposed to ensure that the dwelling units will remain as rental and affordable for in perpetuity. According to the applicant, the affordable rental dwelling units would be rented at least 10% below the average rental rates in the region. These units would be offered to residents with household incomes between \$30,000 and \$48,000, which is based on current median household income levels. The applicant has applied for a grant through the Victoria Housing Reserve Fund Program for the affordable rental units.



The 32 self-contained supportive housing units would provide permanent housing that is subsidized, and have on-site supports, including 24/7 staffing. There is no time limit on how long an individual can access this supportive housing. Support services are generally designed around an individual resident's needs related to physical or mental health, developmental disabilities, or substance use. According to the applicant, these would be permanent housing units, and there would be no time limit on how long an individual can access this supportive housing. The rents for the supportive housing units would be based on the monthly income assistance shelter allowance of \$375 and these units would be fully funded through the Regional Housing First Program. Victoria Cool Aid Society assumes full responsibility for finding suitable alternate housing options for all tenants and the society has a budget for any rent subsidy required to house the current tenants for the interim period during construction.

### **Sustainability Features**

As indicated in the applicant's letter dated February 13, 2018 the following sustainability features are associated with this application:

- Step 1 Plus of the BC Energy Step Code
- storm water rain gardens and permeable surface treatment
- energy and water-efficient appliances and fixtures.

### **Active Transportation Impacts**

The application proposes the following features which support active transportation:

- 90 Class 1 bicycle parking spaces
- 12 Class 2 bicycle parking spaces
- two bikes and bike share parking spaces for an onsite bike share program
- bike repair area and air pump.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. Eight dwelling units in the building would be barrier-free.

### **Land Use Context**

The area is characterized by low-rise multi-unit residential buildings, townhouses, single-family dwellings and transient accommodation.

### **Existing Site Development and Development Potential**

The site is presently occupied by two residential buildings containing a total of 21 supportive housing units.

Under the current T-1 Zone, the property could be developed as a single-family dwelling, housekeeping apartment building, boarding or rooming house, or transient accommodation up to seven storeys (a maximum height of 21.5m).



## Data Table

The following data table compares the proposal with the existing T1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Current Zone T-1
Site area (m <sup>2</sup> ) – minimum	1981.40	1850.00
Density (Floor Space Ratio) – maximum	<b>1.87:1*</b>	1.2:1
Total floor area (m <sup>2</sup> ) – maximum	<b>3700.10*</b>	2377.56
Height (m) – maximum	17.28	21.50
Storeys – maximum	6	n/a
Site coverage % – maximum	<b>52*</b>	20
Open site space % – minimum	<b>33*</b>	30
<b>Parking</b> – minimum		
Existing Schedule C	<b>24*</b>	90
Proposed Schedule C	<b>24*</b>	30
<b>Visitor parking</b> – minimum included in the overall units		
Proposed Schedule C	<b>4*</b>	8
<b>Bicycle parking stalls</b> – minimum		
Class 1	90	82
Class 2	12	12
<b>Setbacks</b> – minimum		
Street Boundary – Carroll Street	<b>4.25*</b>	7.50
Rear (E)	<b>1.53*</b>	7.50
Side (N)	<b>3.00*</b>	7.50
Side (S)	5.84	7.50
<b>Accessory Building (Gazebo)</b>		
Location	<b>Front yard*</b>	Rear yard
Height (m) – maximum	2.94	3.50
<b>Setback (m)</b> – minimum		0.60
Rear	39.65	0.60
Side	44.32	3.50m or front setback of adjoining lot
Flanking Street (Gorge Road East)	23.13	
Separation space from main building (m) – minimum	1.55	2.40

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on October 18, 2017. A letter dated November 30, 2017 is attached to this report.

## **ANALYSIS**

### **Official Community Plan**

The *Official Community Plan*, (2012) (OCP) Urban Place Designation for the subject property is Urban Residential, which supports low-rise and mid-rise multi-unit residential buildings up to approximately six-storeys and a density of up to approximately 2:1 floor space ratio (FSR), provided that the architecture, landscape and urban design respond to the established place character of the neighbourhood.

The OCP also encourages an increase in the supply of affordable and permanent rental housing and a wide range of housing choice within neighbourhoods to support a diverse and inclusive community is encouraged in the OCP. The proposal further advances the affordable housing objectives in the OCP.

### **Local Area Plan**

#### **Burnside Gorge Neighbourhood Plan**

The land use designation of the subject property in new *Burnside Gorge Neighbourhood Plan* (2017) Urban Residential. This designation supports the development of multi-unit residential development along Gorge Road East and contains urban design policies to ensure that new development is a good fit within established residential neighbourhoods and is oriented positively towards the street to create a more attractive pedestrian environment. The Plan supports buildings up to five-storeys at this location, provided that there is ground floor commercial space and there is a sensitive transition to lower density areas to the north. If there is no ground floor commercial, the Plan supports up to four-storeys.

The proposal is for a six-storey building along Gorge Road East, which then transitions to five-storeys at the rear due to significant grade changes on the site. There are no ground floor residential units. Providing ground floor commercial space in this building is not feasible from an operations perspective, and considering that this building is 100% rental (operated by a non-profit housing provider), obtaining the maximum number of units is crucial from a financial perspective. The applicant has programmed the building so that all the offices and communal areas are located on the ground floor, so to some degree, the intention of providing commercial uses at grade as a way of encouraging an active street frontage has been advanced.

For comparison, the maximum height of building permitted in the current T-1 Zone is 21.5m which equates to approximately seven storeys. The height of the proposed building is approximately 17.28m, which is over four metres lower than what would be permitted under the existing zone. The applicant has introduced some design elements to reduce building mass on the north side and considers the transition to the lower density residential development to the north.



## **Tree Preservation Bylaw and Urban Forest Master Plan**

The applicant has provided a Tree Preservation Plan prepared by Talbot Mackenzie and Associates. There is one tree (Horse chestnut located on the corner of Gorge Road and Carroll Street) protected by the Tree Preservation Bylaw on the subject property, and this tree would be retained. Clearance pruning would be required, and installing permeable surface treatment and a floating sidewalk around the tree may be required to protect this tree during and after construction; however, further exploratory digging would be required to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.

The plan identifies one non-bylaw protected tree (Horse chestnut tree) on the subject property to be removed. This tree has extensive decay in the lower trunk and is unsuitable to retain according to the arborist. There is also one municipal tree (Hawthorne tree) located on Carroll Street that would be impacted by this application as it would be located within one metre of the proposed driveway and within the footprint of the proposed sidewalk. The arborist also recommends the removal of this tree.

Net gain and loss of trees:

- one tree on the subject property would be removed
- one public tree would be removed
- three new public trees would be planted in the boulevard
- 23 new trees would be planted onsite.

## **Regulatory Considerations**

### Statutory Right-of-Way

A Statutory Right-of-Way (SRW) of 4.91m is required on Gorge Road East. Gorge Road has been identified as a Greenway, All Ages and Abilities (AAA) cycling corridor, and part of the Frequent Transit Network (FTN), a SRW along this frontage is required to achieve the objectives outlined within these plans.

### Encroachment Agreement for Underpinning

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

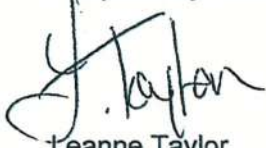
## **CONCLUSIONS**

The proposal is consistent with the OCP from of use, height and density perspective. The application further advances the housing objectives in the OCP relating to affordable non-market rental housing. Although the proposal is not consistent with the *Burnside Gorge Neighbourhood Plan* from a height-perspective, the existing T-1 Zone does permit a building up to approximately seven-storeys which has been taken into consideration when reviewing the proposal for a six-storey building at this location. Staff recommend that Council consider supporting this application.

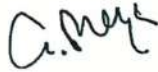
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00620 for the property located at 210 Gorge Road.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: June 8, 2018

### List of Attachments:

- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans dated/date stamped February 14, 2018
- Appendix D: Letter from applicant to Mayor and Council dated March 8, 2018
- Appendix E: Community Association Land Use Committee Comments dated July 22, 2018 and November 30, 2017
- Appendix F: Tree Preservation Plan dated February 7, 2018.





## **Committee of the Whole Report**

### **For the Meeting of June 14, 2018**

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**To:** Committee of the Whole **Date:** May 31, 2018

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00076 for 210 Gorge Road East

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#### **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. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped February 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 90 to 24.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff."

#### **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.

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 210 Gorge Road East. The proposal is to construct a six-storey, multi-unit residential building. The variance is related to reducing the required number of parking spaces from 90 to 24.

The following points were considered in assessing this application:

- the subject property is within Development Permit Area 7A: Corridors – Gorge Road East, which encourages revitalization and a sensitive transition in built form and character to the lower density Traditional Residential neighbourhood to the north of the subject property. DPA 7A further recognizes Gorge Road East as a frequent transit corridor and encourages transit-oriented streetscaping.
- the design guidelines for *Multi-Unit Residential, Commercial and Industrial (2012)* and the *Revitalization Guidelines for Corridors, Villages and Town Centres (2017)* apply to the proposed development. Overall, the proposal is consistent with the design guidelines.
- the land use designation of the subject property in the new *Burnside Gorge Neighbourhood Plan (2017)* is Urban Residential, which supports the development of multi-unit residential development along Gorge Road East up to five storeys, provided that there is ground floor commercial space and there is a sensitive transition to lower density areas to the north. If there is no ground floor commercial, the Plan supports up to four storeys.
- the maximum height of a building permitted in the current T-1 Zone, Limited Transient Accommodation District, is 21.5m which equates to approximately seven storeys. The height of the proposed building is approximately 17.28m, which is over four metres lower than what would be permitted under the existing zone.
- the variance to reduce the required number of parking spaces from 90 to 24 is supportable. Under the new draft Schedule C – Off-Street Parking, 30 parking spaces would be required for affordable dwelling units secured in perpetuity through a legal agreement. Based on this comparison, the proposal would only have a shortfall of six parking spaces and to offset this parking shortfall, the applicant is willing to provide 20 car share memberships, two bikes and bike share parking spaces onsite, and a bike repair station.

## BACKGROUND

### Description of Proposal

The proposal is for a six-storey, multi-unit residential building consisting of 86 dwelling units. Specific details include:

- contemporary architectural features, including a flat roofline, roofline soffit materials, and contemporary-style windows
- exterior building materials include cementitious fibre board (panel, horizontal and board & batten), brick, aluminium and glass guardrail system, metal roofline soffit material, wood trim, and concrete
- one residential entryway into the building fronting Gorge Road East
- Juliet balconies on the west elevation
- a large lounge, offices and common areas on the ground floor
- large private patio space and gazebo on the south west corner of the building fronting Carroll Street
- garden plots and substantial landscaping along the Carroll frontage



- permeable surface treatment for all communal areas and exposed parking area
- substantial landscaping around the perimeter of the site
- 24 parking spaces located in a gated underground parking structure
- 90 Class 1 bicycle parking spaces on-site located in a secure, enclosed bicycle storage room in the underground parking structure and 12 Class 2 bicycle parking spaces located at the main entrance to the building
- bicycle kitchen (bicycle repair area and air pump) located in the bike storage area.

The proposed variance is related to reducing the required number of parking spaces from 90 to 24.

### **Sustainability Features**

As indicated in the applicant's letter dated February 13, 2018, the following sustainability features are associated with this application:

- Step 1 Plus of the BC Energy Step Code
- storm water rain gardens and permeable surface treatment
- energy and water-efficient appliances and fixtures.

### **Active Transportation Impacts**

The application proposes the following features which support active transportation:

- 90 Class 1 bicycle parking spaces
- 12 Class 2 bicycle parking spaces
- two bikes and bike share parking spaces for an onsite bike share program
- bike repair area and air pump.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit with Variance Application.

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. Eight dwelling units in the building would be barrier-free.

### **Existing Site Development and Development Potential**

The site is presently two rental apartment buildings operated by Victoria Cool Aid Society.

### **Data Table**

The following data table compares the proposal with the existing T1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Current Zone T-1</b>
Site area (m <sup>2</sup> ) – minimum	1981.40	1850.00
Density (Floor Space Ratio) – maximum	<b>1.87:1*</b>	1.2:1

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Current Zone T-1</b>
Total floor area (m <sup>2</sup> ) – maximum	<b>3700.10*</b>	2377.56
Height (m) – maximum	17.28	21.50
Storeys – maximum	6	n/a
Site coverage % – maximum	<b>52*</b>	20
Open site space % – minimum	<b>33*</b>	30
<b>Parking</b> – minimum Existing Schedule C Proposed Schedule C	<b>24*</b> <b>24*</b>	90 30 (affordable dwelling units)
<b>Visitor parking</b> – minimum included in the overall units Proposed Schedule C	<b>4*</b>	8
<b>Bicycle parking stalls</b> – minimum Class 1 Class 2	90 12	82 12
<b>Setbacks</b> – minimum Street Boundary – Carroll Street Rear (E) Side (N) Side (S)	<b>4.25*</b> <b>1.53*</b> <b>3.00*</b> 5.84	7.50 7.50 7.50 7.50
<b>Accessory Building (Gazebo)</b>		
Location	<b>Front yard*</b>	Rear yard
Height (m) – maximum	2.94	3.50
<b>Setback (m)</b> – minimum Rear Side Flanking Street (Gorge Road East)	39.65 44.32 23.13	0.60 0.60 3.50m or front setback of adjoining lot
Separation space from main building (m) – minimum	1.55	2.40

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on October 18, 2017. A letter dated November 30, 2017 is attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.



## ANALYSIS

### Development Permit Area and Design Guidelines

The OCP identifies this property in Development Permit Area (DPA) 7A: Corridors. The objectives of this DPA are to ensure that development along corridors is compatible with adjacent and nearby lower density residential neighbourhoods, and encompasses human-scaled urban design and a sensitive transition in building form and place character. DPA 7A further recognizes Gorge Road East as a frequent transit corridor and encourages transit-oriented streetscaping.

To visually break up the building into human-scaled portions, and address transition to the lower density residential areas to the north, the building is set back at the fifth and sixth storeys on the south elevation, and at the fourth and fifth storeys on the north elevation.

To minimize privacy impacts on the four-storey, multi-unit residential building to the east, the applicant is minimizing the amount of glazing on the east elevation, and the portion of this side elevation with windows setback approximately 15.5m from the east property line. The east elevation is predominantly a blank wall; to soften its appearance, the applicant is proposing different applications of cementitious fibre board, a mixed colour palette, roof elements and building articulation.

The proposed landscaping along the Gorge Road East and Carroll Street will improve the streetscape and pedestrian experience at the corner. The large Horse chestnut tree, a landmark tree at this corner, will be retained. The applicant proposes constructing garden plots and soft landscaping along the Carroll Street frontage, as well as, substantial landscaping along Gorge Road East. A Statutory Right-of-Way on Gorge Road East will be required as a condition of rezoning to allow for sidewalk realignment, additional boulevard and trees. Permeable surface treatment would be installed throughout the site.

### Local Area Plans

The new *Burnside Gorge Neighbourhood Plan* (2017) supports the development of multi-unit residential development along Gorge Road East and contains urban design policies to ensure that new development is a good fit within established residential neighbourhoods, and is oriented positively towards the street to create a more attractive pedestrian environment. The Plan supports buildings up to five storeys on the north side of Gorge Road East and east of Balfour Avenue, provided that there is ground floor commercial space and there is a sensitive transition to lower density areas to the north. If there is no ground floor commercial, the Plan supports up to four storeys.

Providing ground floor commercial space in this building is not feasible from an operations perspective, and considering that this building is 100% rental (operated by a non-profit housing provider), obtaining the maximum number of units is crucial from a financial perspective. The applicant has programmed the building so that all the offices and communal areas are located on the ground floor (i.e. no dwelling units are located on the ground floor), so to some degree, the intention of providing commercial uses at grade as a way of encouraging an active street frontage has been advanced. The building does transition to five-storeys at the rear due to significant grade changes on the site and the applicant has introduced some design elements to reduce building mass on the north side and considers the transition to the lower density residential development to the north.



## **Tree Preservation Bylaw and Urban Forest Master Plan**

The applicant has provided a Tree Preservation Plan prepared by Talbot Mackenzie and Associates. There is one tree (Horse chestnut tree located on the corner of Gorge Road and Carroll Street) protected by the Tree Preservation Bylaw on the subject property, and this tree would be retained. Clearance pruning would be required, and installing permeable surface treatment and a floating sidewalk around the tree, would be required to protect this tree during and after construction; however, further exploratory digging would be required to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.

The Plan identifies one non-bylaw protected tree (Horse chestnut tree) on the subject property to be removed. This tree has extensive decay in the lower trunk and is unsuitable to retain according to the arborist. There is also one municipal tree (Hawthorne tree) located on Carroll Street that would be impacted by this application as it would be located within one metre of the proposed driveway and within the footprint of the proposed sidewalk. The arborist also recommends the removal of this tree.

Net gain and loss of trees:

- one tree on the subject property would be removed
- one public tree would be removed
- three new public trees would be planted in the boulevard
- 23 new trees would be planted onsite.

## **Regulatory Considerations**

The applicant is requesting a reduction in the required number of parking spaces from 90 to 24. Under the new draft Schedule C: Off-Street Parking, only 30 parking spaces would be required for affordable dwelling units secured in perpetuity through a legal agreement, a significant reduction from the current Schedule C. The applicant provided a Parking Demand Analysis (attached), which includes a summary of the current number of parking spaces available at all of Cool Aid's thirteen buildings in Greater Victoria and the number of tenants in each building who have vehicles. There are a total of 65 parking spaces and only five are occupied with vehicles. Based on these numbers, the parking demand in the existing buildings is 0.1 spaces per building. Most parking is occupied by Cool Aid employees and visitors. For this proposal, two parking spaces would be reserved for the 24/7 onsite staff and the remaining 22 parking spaces would be available to tenants and visitors.

To offset the parking shortfall, the applicant is willing to purchase 20 MODO car share memberships for the affordable rental units. MODO has offered to provide \$50 of driving credits to each occupant of the proposed development for joining MODO. The applicant will also provide two bikes and bike-share parking spaces for a bike-share program onsite, as well as a bike repair station.

Given the results of the parking analysis, the proposed transportation demand management (TDM) measures, and the new parking ratios specified in draft Schedule C, the parking variance is seen as supportable.

## **Other Considerations**

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of April 11, 2018. The minutes from the meeting are attached for reference and the following motion was carried (unanimous):



*It was moved by Justin Gammon, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00620 and Development Permit with Variance Application No. 000076 for 210 Gorge Road East be approved with the following considerations:*

- *Explore opportunities to introduce glazing on the east façade*
- *Review gazebo placement to eliminate CPTED concerns*
- *Consider access and/or landscaping opportunities on the southeast corner mechanical and electrical room roof*
- *Consider enhancing the parkade and pedestrian entrance treatments and increasing the prominence of the front entrance.*

The applicant has provided a letter dated May 7, 2018 (attached) addressing each consideration provided by the ADP. The applicant has not carried out any changes to the proposal at this time.

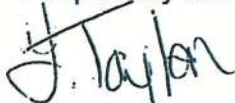
## CONCLUSIONS

The proposed six-storey building at 210 Gorge Road is generally consistent with the relevant design guidelines associated with Development Permit Area 7A: Corridors – Gorge Road East. A six-storey building at this location is not supported in the *Burnside Gorge Neighbourhood Plan*; however, the applicant has incorporated some design features and landscaping to reduce the impact along the streetscape and on the immediate neighbours. It should also be reiterated that the existing zoning would allow buildings up to approximately seven storeys. The proposed parking variance is also supportable given the results of the parking analysis, the proposed TDM measures, and the new parking ratios for affordable rental housing in the new draft Schedule C. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

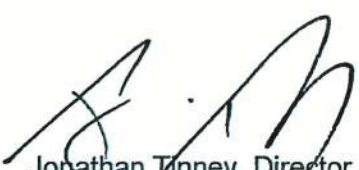
## ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00076 for the property located at 210 Gorge Road East.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: June 8, 2018

**List of Attachments:**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 14, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 8, 2018
- Attachment E: Community Association Land Use Committee Comments dated July 22, 2018 and November 30, 2017
- Attachment F: Tree Preservation Plan dated February 7, 2018
- Attachment G: Advisory Design Panel Report dated April 3, 2018
- Attachment H: Minutes from Advisory Design Panel dated April 11, 2018
- Attachment I: Letter from applicant dated May 16, 2018 re: Advisory Design Panel motion
- Attachment J: Parking Analysis dated February 14, 2018
- Attachment K: Letter from MODO Car Share dated May 25, 2018
- Attachment L: Letter from TapBike Solutions dated May 25, 2018.





## Committee of the Whole Report

### For the Meeting of September 6, 2018

**To:** Committee of the Whole **Date:** August 23, 2018

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00076 for 210 Gorge Road

### RECOMMENDATION

That Council, after giving notice and allowing for an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped August 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of visitor parking spaces from 8 to 4
  - ii. locate a gazebo in the front yard
  - iii. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant providing two bikes and bike share parking spaces on-site, to the satisfaction of City Staff."

### LEGISLATIVE AUTHORITY

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

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

## EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on the Development Permit with Variances application for the property located at 210 Gorge Road. The proposal is to construct a six-storey, multi-unit residential building. The variances are related to reducing the required number of parking spaces and the location and separation distance of a proposed gazebo.

Council considered the Development Permit with Variances application at a Committee of the Whole (COTW) meeting held on June 14, 2018, and passed the following motion:

*"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:*

- 1. Plans date stamped February 14, 2018.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. reduce the required number of parking spaces from 90 to 24.*
- 3. The Development Permit lapsing two years from the date of this resolution.*
- 4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.*
- 5. The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff.*

With the adoption of new Schedule C: Off-street Parking, the required number of residential parking spaces has been reduced from 90 (previous Schedule C) to 20 parking spaces and as a result, the proposal no longer requires a parking variance for residential uses. A variance for visitor parking is still required.

Following the COTW meeting, staff discovered that two variances associated with a proposed gazebo were overlooked and excluded from the original COTW report, although the gazebo was shown on the plans. The proposed variances are as follows:

- locate the proposed gazebo in the front yard
- reduce the separation distance between the proposed gazebo and principal building from 2.40m to 1.55m.

The proposed gazebo would be located close to the south-west corner of the building facing Carroll Street, and it would form part of the outdoor landscaping and patio area for the residents. Given the proposed location of the gazebo, it would likely have no impacts on the immediate neighbours and therefore, staff support the proposed variances.

## COMMENTS

The applicant is proposing to construct a gazebo in the outdoor patio area on the south-west corner of the building facing Carroll Street. The gazebo was shown on the original plans presented to Council at the COTW meeting of June 14, 2018; however, staff discovered after this meeting that the proposed variances to facilitate the construction of this gazebo were excluded from Council's motion. The revised motion above includes these two additional variances.

A parking variance is no longer required for the residential uses. Under the previous Schedule C, the parking requirement for this proposal was 90 parking spaces. The new Schedule C only requires 20 residential parking spaces and eight visitor parking spaces (a total of 28 parking spaces), provided that the applicant is willing to register a legal agreement on title to ensure that



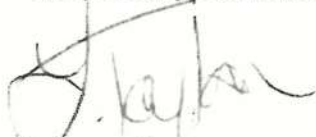
the residential dwelling units remain rental in perpetuity. The applicant is proposing 20 parking spaces for the residential uses and four visitor parking spaces and a Housing Agreement has been drafted to ensure that the residential dwelling units would remain rental in perpetuity. There would be a shortfall of four visitor parking spaces for this development.

To conclude, staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

#### ALTERNATE MOTIONS

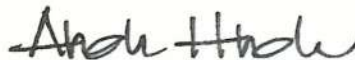
That Council decline Development Permit with Variances Application No. 00065 for the property located at 210 Gorge Road.

Respectfully submitted,



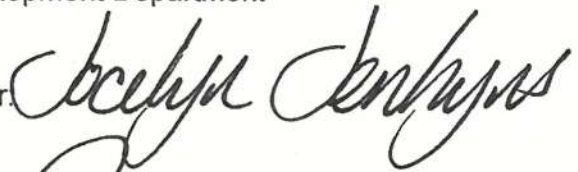
Leanne Taylor  
Senior Planner  
Development Services Division

JH .



For  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.

  
Date: Aug 28, 2018

#### List of Attachments:

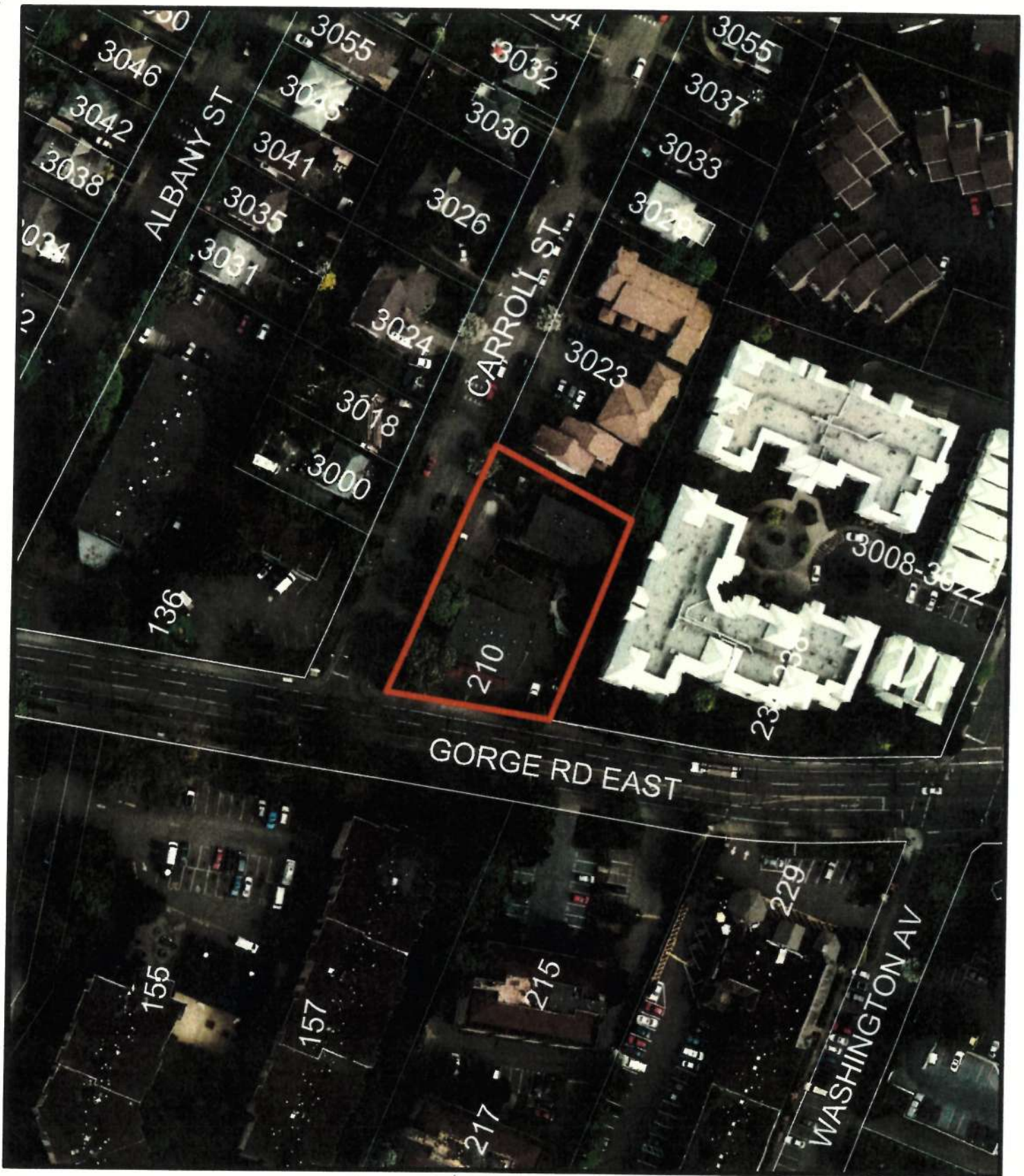
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 8, 2018.



210 Gorge Road East  
Rezoning No.00620







210 Gorge Road East  
Rezoning No.00620





LOT 5, Section 10, Victoria, Plan 389



AUG 17 2019

## Requirements

[illegible][illegible]

## LIST OF DRAWINGS

[illegible]

A-00 - COVER SHEET, PROJECT DATA  
AND LIST OF DRAWINGS  
A-01 - EXISTING SITE PLAN  
A-02 - EXISTING SITE SURVEY AND CODE  
COMPLIANCE

- A-03 - PROPOSED CONTEXT PLAN  
A-04 - PROPOSED GRADING PLAN  
A-05 - PROPOSED SITE PLAN  
A-06 - PROPOSED MAIN FLOOR PLAN  
A-07 - PROPOSED SECOND FLOOR PLAN  
A-08 - PROPOSED THIRD FLOOR PLAN  
A-09 - PROPOSED FOURTH FLOOR PLAN  
A-10 - PROPOSED FIFTH FLOOR PLAN  
A-11 - PROPOSED SIXTH FLOOR PLAN  
A-12 - PROPOSED ELEVATIONS

- A-13 - PROPOSED ELEVATIONS  
A-14 - PROPOSED SECTIONS AND DETAILS  
A-15 - 3D MODEL IMAGES  
A-16 - SHADOW STUDIES  
A-17 - EVOLUTION OF THE DESIGN PROCESS

L-01 - LANDSCAPE CONCEPT PLAN  
L-02 - PLANT LIST AND FENCE DETAIL

## PRELIMINARY SITE PLAN

Cover Sheet,  
Project Data,  
List of Drawings

DATE	SP, DS	
2017526	XXXXXX	A-00

A-00



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AUG 17 2018

Planning & Development Department  
Development Services Division

GORGE ROAD EAST

CEDAR GROVE  
APPARTMENTS  
FOOTPRINT - 236.4 sq.m

CEDAR GROVE  
APPARTMENTS  
FOOTPRINT - 171.3 sq.m

LAUNDRY ROOM

REFUSE

CARROLL STREET

Existing Site Plan

1	APPROVAL FOR CONSTRUCTION PERMIT TO CONSTRUCT	APPROVED
2	APPROVAL FOR CONSTRUCTION PERMIT TO CONSTRUCT	APPROVED
3	APPROVAL FOR CONSTRUCTION PERMIT TO CONSTRUCT	APPROVED
4	APPROVAL FOR CONSTRUCTION PERMIT TO CONSTRUCT	APPROVED
5	APPROVAL FOR CONSTRUCTION PERMIT TO CONSTRUCT	APPROVED

number TEN number 10

1:100 2018-08-17

210 Gorge Road  
Housing Project

Existing Site Plan

DATE	SP DS	BC
2018-08-17	XXXXXX	
2017526		A-01

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City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division

Name of Project: 210 Gorge Road East		Location: Victoria, BC		Part 3 BCBC Reference						
Item	1	BCBC 2012	Project Description:	2017 BCBC						
			Demolition of 2 existing 2 storey buildings on site and construction of a new 6 storey residential multi dwelling building with amenity space on the Main floor and UIG parking off the Main floor (not into a sloped site).							
	2	Major Occupancy(s):	Group C - Residential	3.1.2.1 (1)						
	3	New Total Building Area:	962.61 sq.m. (10,355.0 sf)	14.1.2(A)						
	4	New Bldg Floor Area:	3,834.49 sq.m. (41,274.0 sf)	14.1.2(A)						
		UIG Parking Area	714.00 sq.m. (7,665.0 sf)							
	5	Number of Storeys:	6	14.1.2(A), 3.2.1.1						
	6	Height of Building (m):	17.10 m Max (Average Grade to top of Roof level)							
	7	Number of Streets/Acces Routes:	2 (Gorge Road East & Carroll Street)	3.2.2.10; 3.2.5.4						
	8	Building Size, Construction, Occupancy:	Group C, up to <6> Storey, Sprinklered	3.2.2.50						
	9	Sprinkler System Proposed:	Yes	3.2.2.50 (a)						
	10	Standpipe Required:	Yes	3.2.5.8						
	11	Fire Alarm Required:	Yes	3.2.4						
	12	Water Service/Supply is Adequate:	Yes (assumed)	3.2.5.7						
	13	High Building:	Yes	3.2.5						
	14	Permitted Construction:	Combustible	3.2.2.50						
		Actual Construction:	Non-Combustible	3.2.2.50 (a)						
		Exterior Wall Cladding:	Non-Combustible							
	15	Mezzanine(s) Area:	N.A.	3.2.1.1						
	16	Occupant Load Based On:	100 sq.m. = 105 persons	3.1.17						
		Main floor Lounge (0.95 sq m/person)	20 sq.m. = 2 persons							
		Main floor Offices (9.30 sq m/person)	92 rooms = 184 persons							
		Number of sleeping rooms (2 persons/room)								
		Total Occupant Load	= 291 persons							
	17	Barrier-Free Design:	Yes	3.8						
	18	Hazardous Substances:	Yes	3.3.1.2						
	19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies: 3.2.2.50 (2a) Roof: not req'd Floors: 1.0 h FRR of Supporting Floor over Crawl: 45 min or NC N.A.	Listed Design No. or Description: See Assemblies (TBD)	3.2.2.50					
	20	Spatial Separation - Construction of Exterior Walls:			3.2.3.1.D					
		Wall	Area of EBF (m²)	L.D. (m)	L.H. or H.L.	Permitted % of Openings	FRR (hours)	Listed Design or Description	Construction	Cladding
		South	N.A.	over 9.0m	-	100%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible
		West	N.A.	over 9.0m	-	100%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible
		North	345 sq.m	3.3m	-	22%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible
		East	714 sq.m	6.6m	-	52%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible

Code Compliance Review

1	2017 BCBC	2017 BCBC
2	2017 BCBC	2017 BCBC
3	2017 BCBC	2017 BCBC
4	2017 BCBC	2017 BCBC
5	2017 BCBC	2017 BCBC
6	2017 BCBC	2017 BCBC
7	2017 BCBC	2017 BCBC
8	2017 BCBC	2017 BCBC
9	2017 BCBC	2017 BCBC
10	2017 BCBC	2017 BCBC
11	2017 BCBC	2017 BCBC
12	2017 BCBC	2017 BCBC
13	2017 BCBC	2017 BCBC
14	2017 BCBC	2017 BCBC
15	2017 BCBC	2017 BCBC
16	2017 BCBC	2017 BCBC
17	2017 BCBC	2017 BCBC
18	2017 BCBC	2017 BCBC
19	2017 BCBC	2017 BCBC
20	2017 BCBC	2017 BCBC

number TEN number  
10

1:200 2018-08-17

210 Gorge Road  
Housing Project

Existing Site Survey  
and Code Compliance

SR DS BC  
XXXXXX  
2017526  
A-02

Existing Site Survey



Received  
City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division



1. PREPARED FOR: CITY OF VICTORIA, DEPARTMENT OF PLANNING & DEVELOPMENT	2. PROJECT: 210 GORGE ROAD HOUSING PROJECT
3. PREPARED BY: J. B. BROWN, JR.	4. DATE: 2018-06-17
5. SCALE: 1:200	6. SHEET: 1 OF 1



210 Gorge Road  
Housing Project

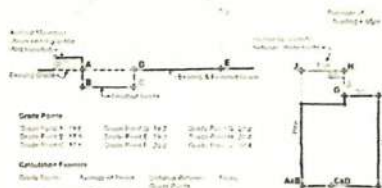
Proposed Context Plan

DATE: 2018-06-17	SCALE: 1:200	SHEET: 1 OF 1
PROJECT: 210 GORGE ROAD HOUSING PROJECT	DATE: 2018-06-17	SCALE: 1:200
PROJECT: 210 GORGE ROAD HOUSING PROJECT	DATE: 2018-06-17	SCALE: 1:200

A-03

The definition of 'Grade' and it's calculation are found in the City of Victoria's 'Schedule A' and is as follows:

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade level whichever is lower at any and all points at which any part of a building comes into contact with the surface of the lot, excluding any artificial mounds of earth or rocks placed at or near the wall of the building, and excluding the minimum window sill width and depth as required by the British Columbia Building Code.



Grade Calculation  
 $\frac{18.1 + 18.2 + 18.3 + 18.4 + 18.5 + 18.6 + 18.7 + 18.8 + 18.9 + 19.0 + 19.1 + 19.2 + 19.3}{13} = 18.67$

POINT	EXISTING GRADE POINT	FINISHED GRADE POINT	SUM OF POINTS	DISTANCE BETWEEN POINTS (M)	AVERAGE OF POINTS	TOTALS
A	18.3	17	34	0.914	17	15.538
B	18.29	17	34	4.983	17	84.711
C	18.6	17	34	0.914	17	15.538
D	19.05	17	36.1	4.4	18.05	79.42
E	19.1	19.2	37.82	8.027	18.91	151.79057
F	18.72	19.2	37.02	4.456	18.51	82.48056
G	18.1	18.4	36.5	1.348	18.25	24.601
H	18.2	18.2	35.2	1.783	17.6	31.3808
I	18.18	17	34.7	3.1	17.35	53.785
J	18.15	17.2	33.9	22.2	16.95	376.29
K	17.5	16.2	33.2	3.081	16.6	51.1446
L	18.1	17	34.8	15.74	17.4	273.876
M	17.9	17.8	35.4	0.76	17.7	13.452
N	17.6	17.4	35.45	8.53	17.725	151.19425
O	17.85	18.1	36.15	0.664	18.075	12.0018
P	18.7	18.3	36.83	3.399	18.415	62.592585
Q	18.6	18.5	37.03	0.664	18.515	12.29396
R	18.5	18.4	37.3	3.17	18.65	59.1205
S	18.6	18.9	37.5	0.664	18.75	12.45
T	19.05	18.2	37.6	4.162	18.8	78.2456
U	18.8	18.1	38	0.664	19	12.616
V	19.11	19.1	38.35	4.148	19.175	79.5379
W	19.25	19.5	38.69	0.664	19.345	12.84508
X	19.46	19.45	38.89	7.31	19.445	142.14295
Y	19.85	19.75	39.16	4.714	19.58	92.30012
Z	19.71	19.95	39.66	0.402	19.83	7.97166
A1	19.95	19.95	39.9	5.219	19.95	104.11905
B1	19.96	19.95	39.9	1.138	19.95	22.7031
C1	19.97	19.95	39.85	9.575	19.925	100.781875
D1	19.92	19.9	39.8	3.331	19.9	66.2869
E1	20.05	19.9	39.8	3.521	19.9	70.0679
F1	19.9	20	36.9	7.714	18.45	142.3233
G1	19.98	17	34	1.337	17	22.729
H1	19.96	17	34	4.542	17	77.214
I1	19.04	17	34	7.5	17	127.5
J1	19.41	17	34	13.124	17	223.108
K1	18.3	17	34	0.97	17	16.49
L1	18.36	17	34	0.605	17	10.285
M1	18.39	17	17	3.18	17	54.06

SUM OF TOTALS = 3,116.988

BUILDING PERMITTER = 172.617

SUM OF TOTALS /  
 BUILDING PERMITTER = 3,116.988 /  
 172.617

GRADE = 18.0572485 m  
 OR - 18.06 m

Received  
 City of Victoria

AUG 17 2018

Planning & Development Department  
 Development Services Division

# LEGEND

BUILDING OUTLINE  
 EXISTING ELEVATION  
 FINISHED ELEVATION  
 GRADE POINT

1. Proposed building footprint and setbacks  
 2. Proposed building footprint and setbacks  
 3. Proposed building footprint and setbacks  
 4. Proposed building footprint and setbacks  
 5. Proposed building footprint and setbacks

numberTEN  
 number  
 10

210 Gorge Road  
 Housing Project

Proposed Grading Plan

SR DS  
 X000X  
 2017526  
 A-04

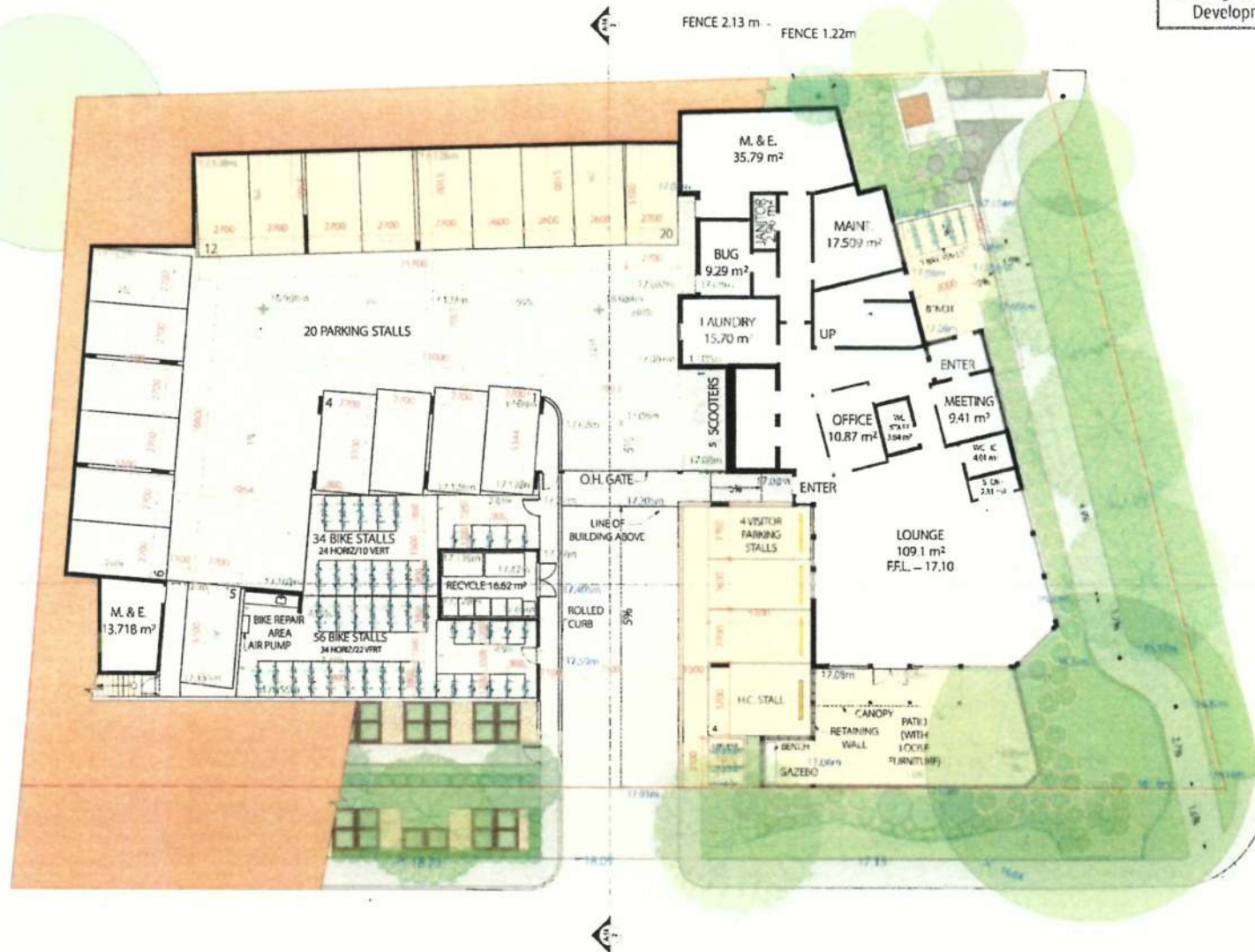




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City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division



Proposed Main Floor Plan

1. General use for all other purposes (residential, commercial, industrial, etc.)	2. General use for all other purposes (residential, commercial, industrial, etc.)
3. General use for all other purposes (residential, commercial, industrial, etc.)	4. General use for all other purposes (residential, commercial, industrial, etc.)
5. General use for all other purposes (residential, commercial, industrial, etc.)	6. General use for all other purposes (residential, commercial, industrial, etc.)
7. General use for all other purposes (residential, commercial, industrial, etc.)	8. General use for all other purposes (residential, commercial, industrial, etc.)
9. General use for all other purposes (residential, commercial, industrial, etc.)	10. General use for all other purposes (residential, commercial, industrial, etc.)



1:100 2018-08-17

210 Gorge Road  
Housing Project

Proposed Main Floor Plan

DATE: 2018-08-17	BY: SP, DS	BC
PROJECT: 210 GORGE ROAD	XXXXXX	
2017526		A-06





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City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division

Unit Breakdown  
Studio - 12  
1 Bedroom - 3  
2 Bedroom - 5  
TOTAL - 18



1	Approved by Council	2	Approved by Council
3	Approved by Council	4	Approved by Council
5	Approved by Council	6	Approved by Council
7	Approved by Council	8	Approved by Council
9	Approved by Council	10	Approved by Council



1:100 2018-08-17

210 Gorge Road  
Housing Project

Proposed Third Floor Plan

DATE	SP DS	BC
2017526	XXXXXX	
2017526		

A-08

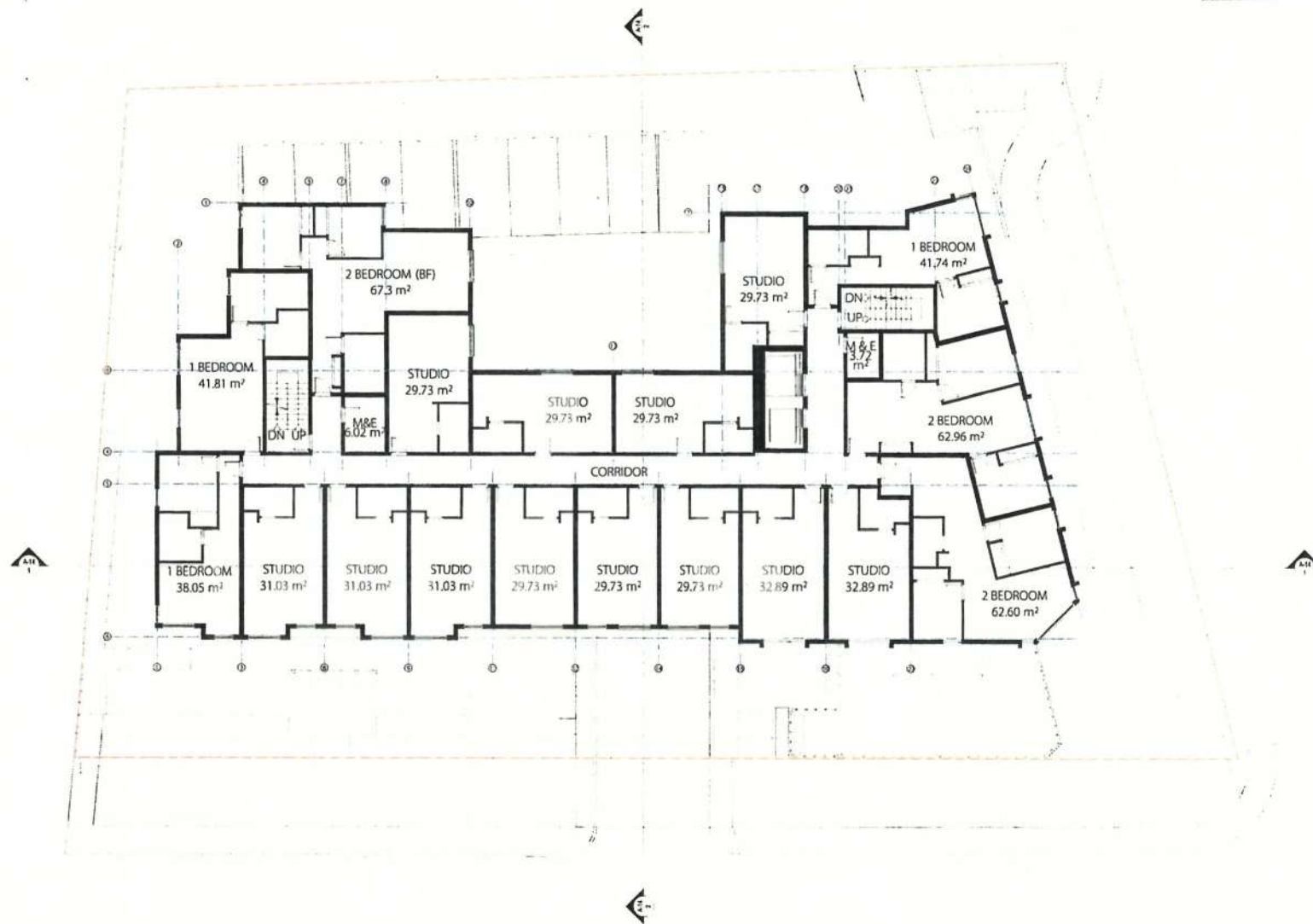


Received  
City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division

Unit Breakdown  
Studio - 12  
1 Bedroom - 3  
2 Bedroom - 3  
TOTAL - 18



Proposed Fourth Floor Plan

1. APPROVAL AND/OR NOTIFICATION OF DEVELOPMENT	2. APPROVAL
3. APPROVAL OF DEVELOPMENT	4. APPROVAL
5. APPROVAL OF DEVELOPMENT	6. APPROVAL
7. APPROVAL OF DEVELOPMENT	8. APPROVAL



1:100 2018-08-17

210 Gorge Road  
Housing Project

Proposed Fourth Floor Plan

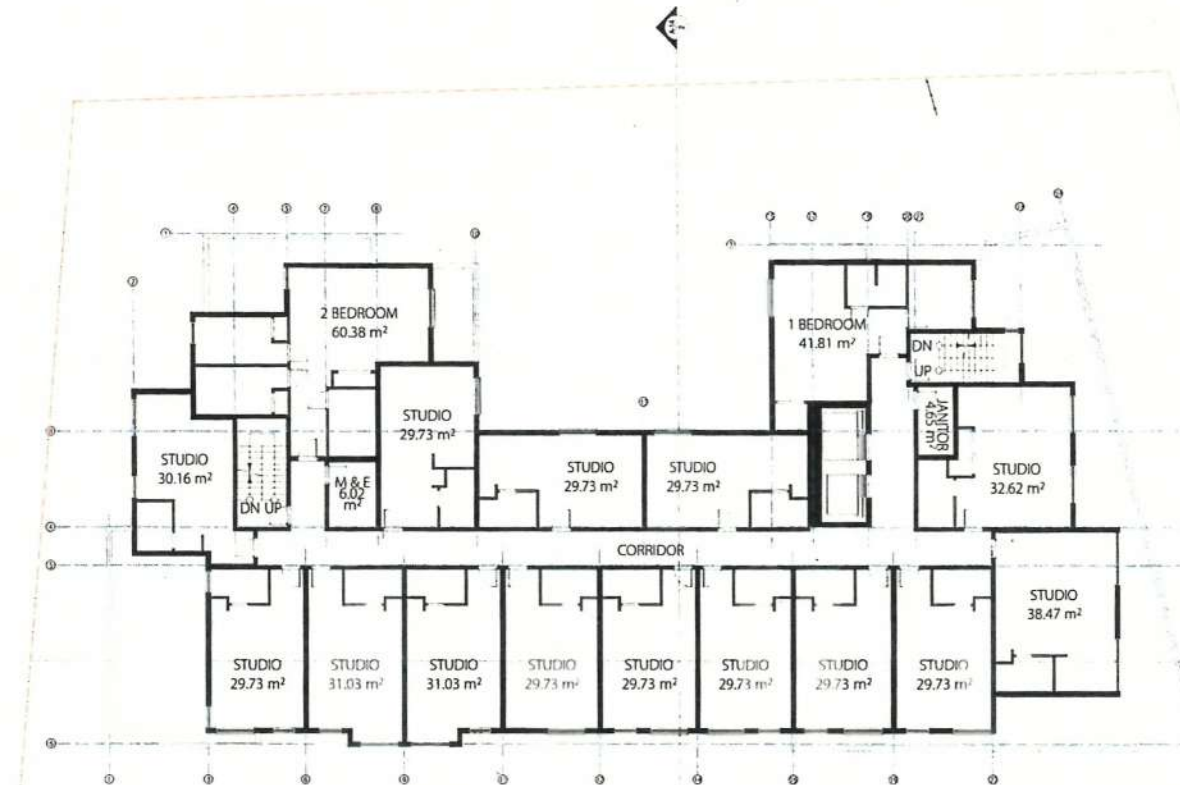
DATE	SR DS	BC
2018-08-17	XXXXXX	
2017526		

A-09

Planning & Development Department  
Development Services Division

Unit Breakdown

Studio - 14  
1 Bedroom - 1  
2 Bedroom - 1  
TOTAL - 16



Proposed Fifth Floor Plan  
1/4" = 1' 0"

[illegible]

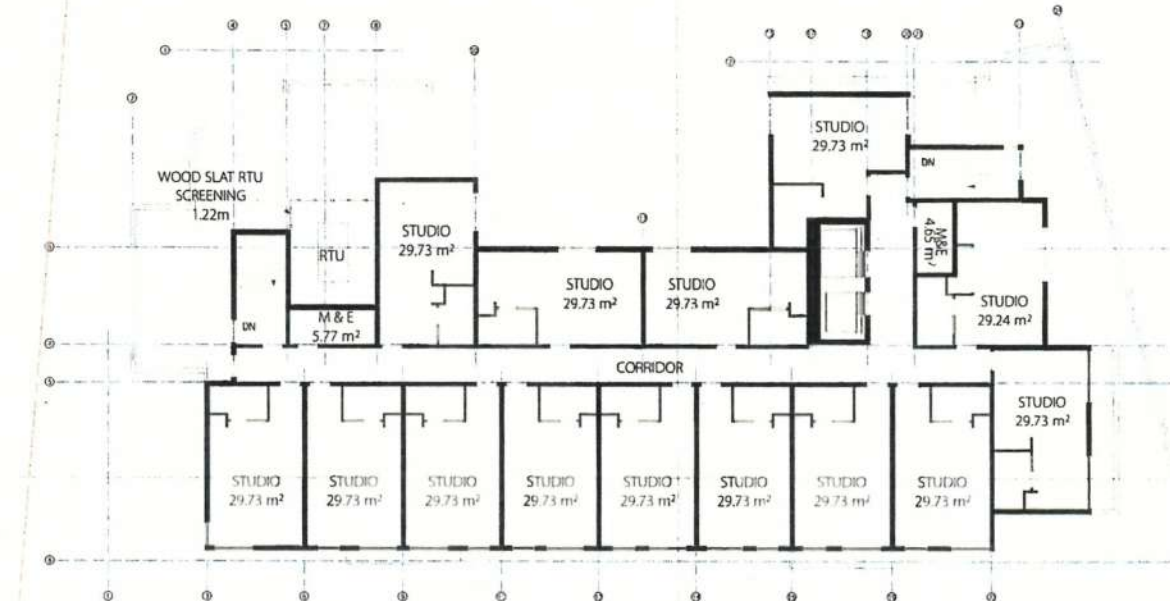


AUG 17 2018

Planning & Development Department  
Development Services Division

Unit Breakdown

Studio - 14  
1 Bedroom - 0  
2 Bedroom - 0  
TOTAL - 14



16	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00
17	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00
18	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00
19	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00
20	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00
21	ATTACHED AND 17 00% 07/06/2016 00:00:00	00:00:00



0000-0001-9331-3000

1:100	2018-08-17
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**210 Gorge Road**  
Housing Project

### Proposed Sixth Floor Plan

DATE	SR DS	BC
20170510	XXXXXX	A-11
2017526		

A-11



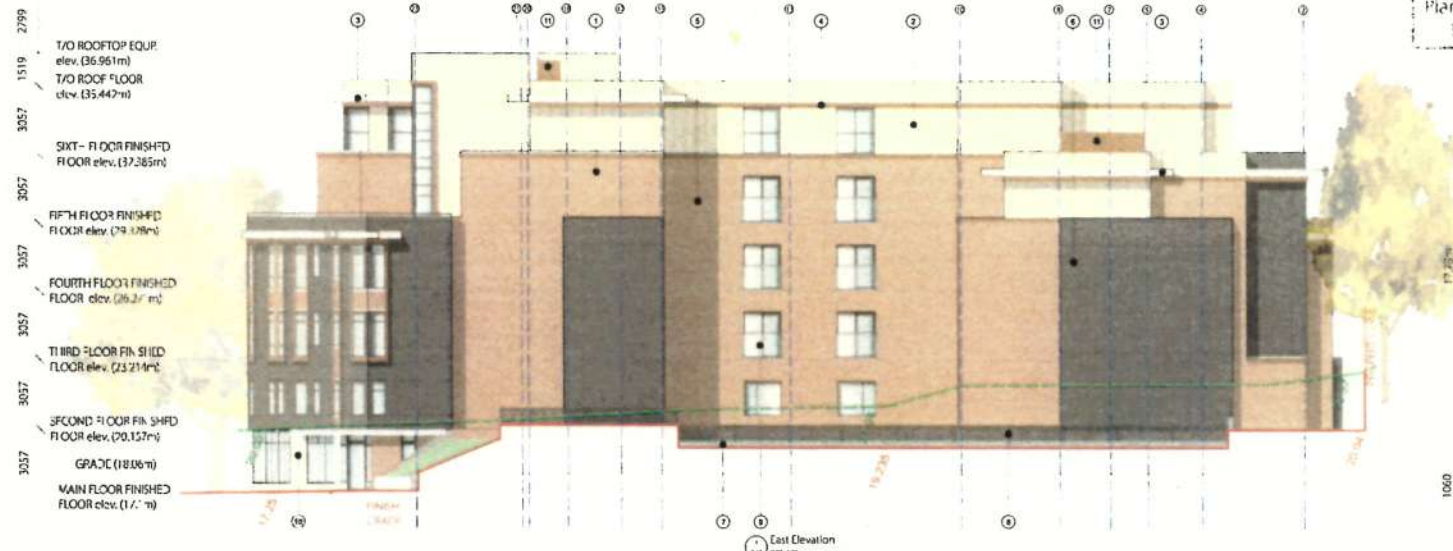


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AUG 17 2018

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Development Services Division

MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



- 1 Cementitious Fibre Board Panel - (Off White)
- 2 Cementitious Fibre Board w/ 'Wagon & Horses' - (Off White)
- 3 Metal Finish - (Light Grey)
- 4 Wood finish - (Medium Stain)
- 5 Cementitious Fibre Board w/ 'Wagon & Horses' - (Off White)
- 6 Cementitious Fibre Board Panel - (Medium Dark Grey)
- 7 Cast in Place Concrete - (Unfinished)
- 8 Aluminium Fence - (Black)
- 9 Juliet Balcony Guard Rail (Aluminium & Glass)
- 10 Dark Brick - (18" White)
- 11 Window Sill Scaffolding
- 12 All Window Frames - (Dark Grey)

LEGEND  
EMPTY ELEVATION  
NOT TO SCALE

1. Project Name	2. Project Number	3. Project Location
4. Project Description	5. Project Status	6. Project Date
7. Project Manager	8. Project Engineer	9. Project Designer
10. Project Architect	11. Project Consultant	12. Project Client

number **TEN** number **10**

10

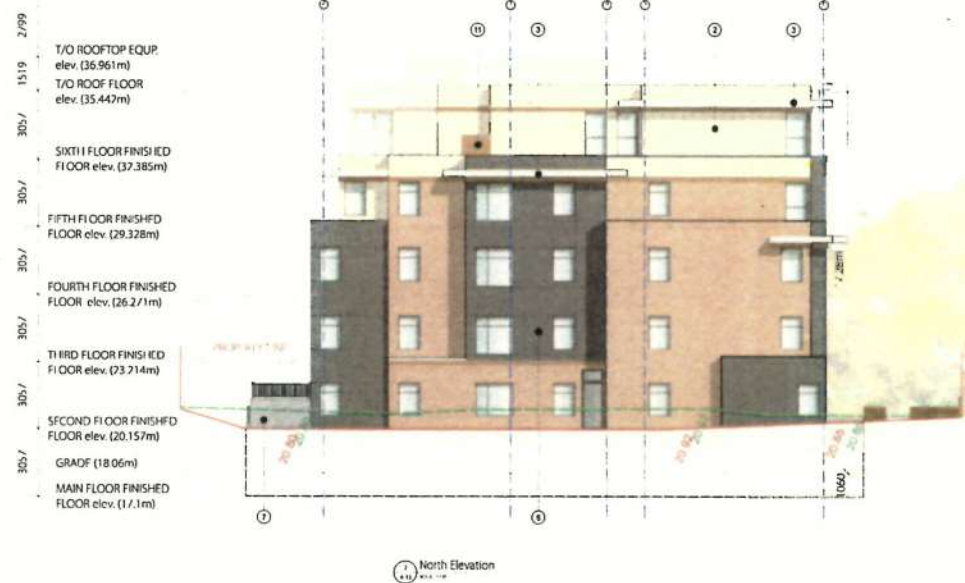
1. Project Name	2. Project Number	3. Project Location
4. Project Description	5. Project Status	6. Project Date
7. Project Manager	8. Project Engineer	9. Project Designer
10. Project Architect	11. Project Consultant	12. Project Client

210 Gorge Road  
Housing Project

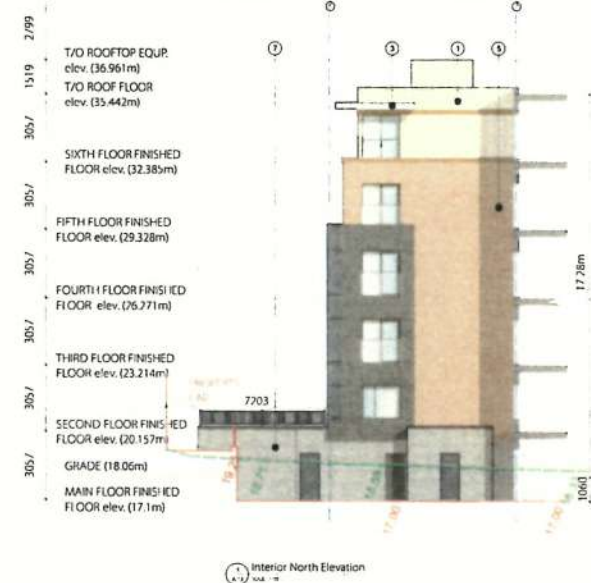
Proposed Elevations

1. Project Name	2. Project Number	3. Project Location
4. Project Description	5. Project Status	6. Project Date
7. Project Manager	8. Project Engineer	9. Project Designer
10. Project Architect	11. Project Consultant	12. Project Client

MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



A-13

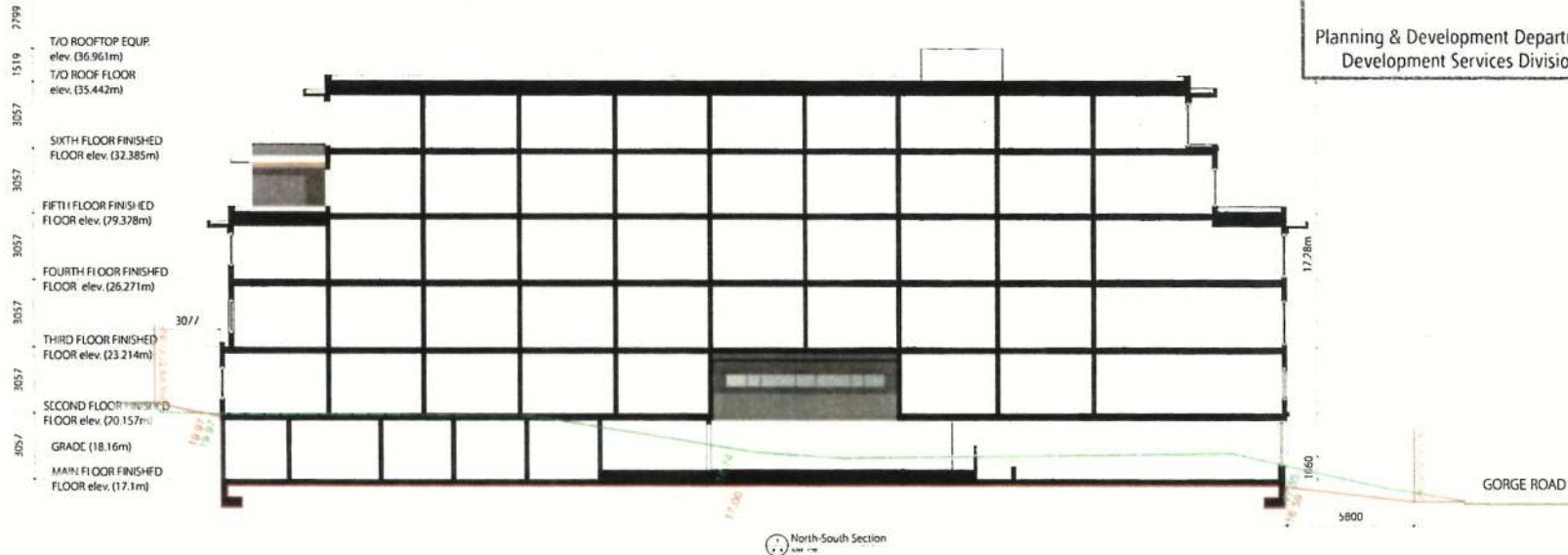
Received  
City of Victoria

AUG 17 2018

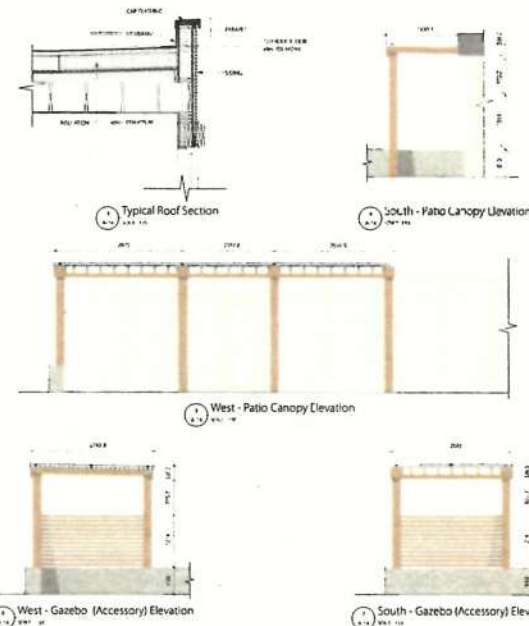
Planning & Development Department  
Development Services Division

PROJECT  
210 GORGE ROAD  
TERRACE GRADE  
300' HOP LIND

MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



1. APPROVED ARCHITECTURAL DRAWINGS	2. APPROVED ARCHITECTURAL DRAWINGS
3. APPROVED ARCHITECTURAL DRAWINGS	4. APPROVED ARCHITECTURAL DRAWINGS
5. APPROVED ARCHITECTURAL DRAWINGS	6. APPROVED ARCHITECTURAL DRAWINGS
7. APPROVED ARCHITECTURAL DRAWINGS	8. APPROVED ARCHITECTURAL DRAWINGS
9. APPROVED ARCHITECTURAL DRAWINGS	10. APPROVED ARCHITECTURAL DRAWINGS

number TEN number 10

1. APPROVED ARCHITECTURAL DRAWINGS	2. APPROVED ARCHITECTURAL DRAWINGS
3. APPROVED ARCHITECTURAL DRAWINGS	4. APPROVED ARCHITECTURAL DRAWINGS
5. APPROVED ARCHITECTURAL DRAWINGS	6. APPROVED ARCHITECTURAL DRAWINGS
7. APPROVED ARCHITECTURAL DRAWINGS	8. APPROVED ARCHITECTURAL DRAWINGS
9. APPROVED ARCHITECTURAL DRAWINGS	10. APPROVED ARCHITECTURAL DRAWINGS

210 Gorge Road  
Housing Project

Proposed Sections and Details

Scale: 1:100 Date: 2018-08-17

Project No: 2017526

BC

A-14



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City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division



View from Across Carroll Street



View from Gorge Road at Carroll Street



View From Upper Carroll Street

1. Planning and Development Department	2. Planning and Development Department
3. Planning and Development Department	4. Planning and Development Department
5. Planning and Development Department	6. Planning and Development Department
7. Planning and Development Department	8. Planning and Development Department
9. Planning and Development Department	10. Planning and Development Department



2018-08-17

210 Gorge Road  
Housing Project

3D Model Images

SP, DS BC  
XXXXXX  
2017526  
A-15

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City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division

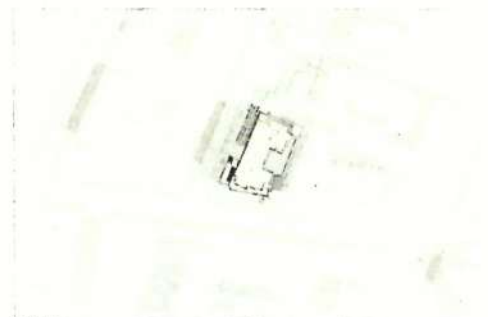
Summer Solstice  
June 21st, 2018

Fall Equinox  
September 22nd, 2018

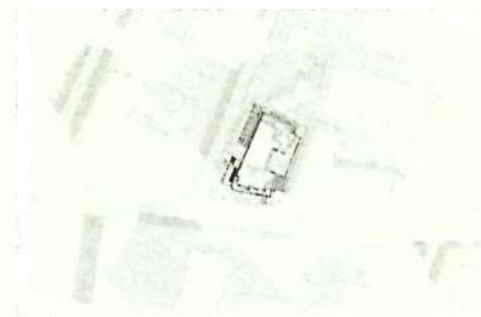
Winter Solstice  
December 21st, 2018



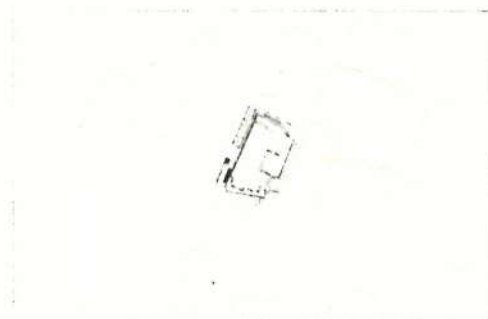
9:00AM



9:00AM



9:00AM



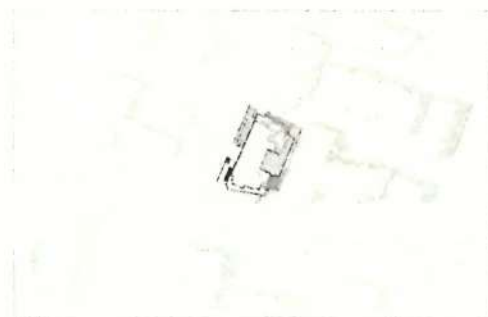
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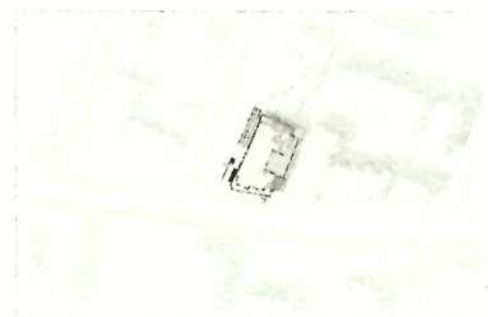
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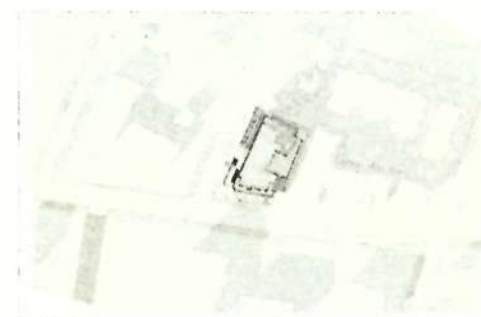
12:00PM



3:00PM



3:00PM



3:00PM

1. APPROVAL OF THE CITY OF VICTORIA	APPROVED
2. APPROVAL OF THE CITY OF VICTORIA	APPROVED
3. APPROVAL OF THE CITY OF VICTORIA	APPROVED
4. APPROVAL OF THE CITY OF VICTORIA	APPROVED
5. APPROVAL OF THE CITY OF VICTORIA	APPROVED

number **TEN** number **10**

210 GORGE ROAD  
VICTORIA BC  
V8N 1A1  
403-251-1111  
WWW.CITYOFVICTORIA.BC.CA

PROJECT NAME

DATE

DATE

DATE

2018-08-17

210 Gorge Road  
Housing Project

Shadow Studies

DATE

SR DS BC

XXXXXX

2017526

A-16



Received  
City of Victoria

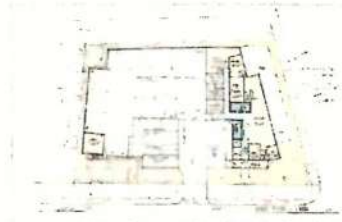
AUG 17 2018

Planning & Development Department  
Development Services Division

#### Evolution of the Design Process

From the preliminary design stages to the city planning and CALUC meeting, the scheme has changed significantly. The changes not only reflect the progression of the scheme to make the building more efficient, more usable and more appealing to users, but also the vast amount of input from the general public and the City of Victoria. This input was gathered over many months, from many different meetings. Each meeting with the public, the neighbours or the City had an impact on the design of the building. There are three distinct design phases since the first meeting with the City in May 2017.

#### Schematic Design Phase One:



May 24th 2017  
Preliminary scheme presented to the City With U/G parking, and stacked floors above.

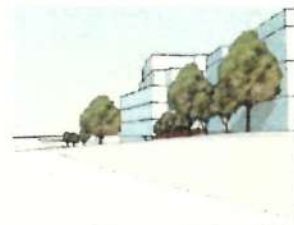


May 30th 2017  
Meeting with City:  
- Planning, Engineering, Traffic, Heritage and Parks Departments.



June 2nd 2017  
Building entry and patio adapted per feedback from the City.

#### Schematic Design Phase Two:



June 13th 2017  
Preliminary presentation to Burnside Gorge CAI AC. Feedback recommended setting 5th and 6th floor back from Gorge Rd.



Context Site Plan  
Also showing proposed setbacks.



Sun-shadow diagram September 3pm:  
There are minimal to zero shadows cast onto neighbouring properties at peak times of the year.



5th 6th Floor set back per preliminary CALUC input: to reduce the on street view and massing of the building.

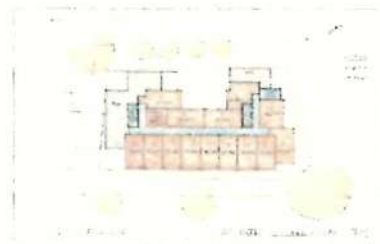
#### Schematic Design Phase Three:

June 22nd 2017  
Community Open House #1  
July 4th 2017  
Meeting with: Carrington Court Strata Council

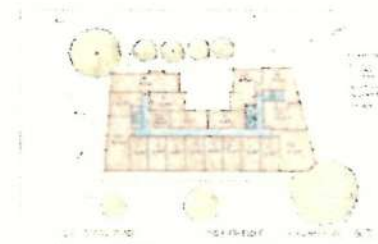
August 2nd 2017  
Presentation to: Carrington Court AGM

August 10th 2017  
Community Open House #2

September 18th 2017  
CALUC meeting



September 18th 2017  
New 'U' Shaped plan presented to the CALUC for approval.



New 'U' Shaped plan as a result of public input:  
This scheme orients east-facing units to face each other as opposed to facing the neighbouring building. This vastly reduces overlook.

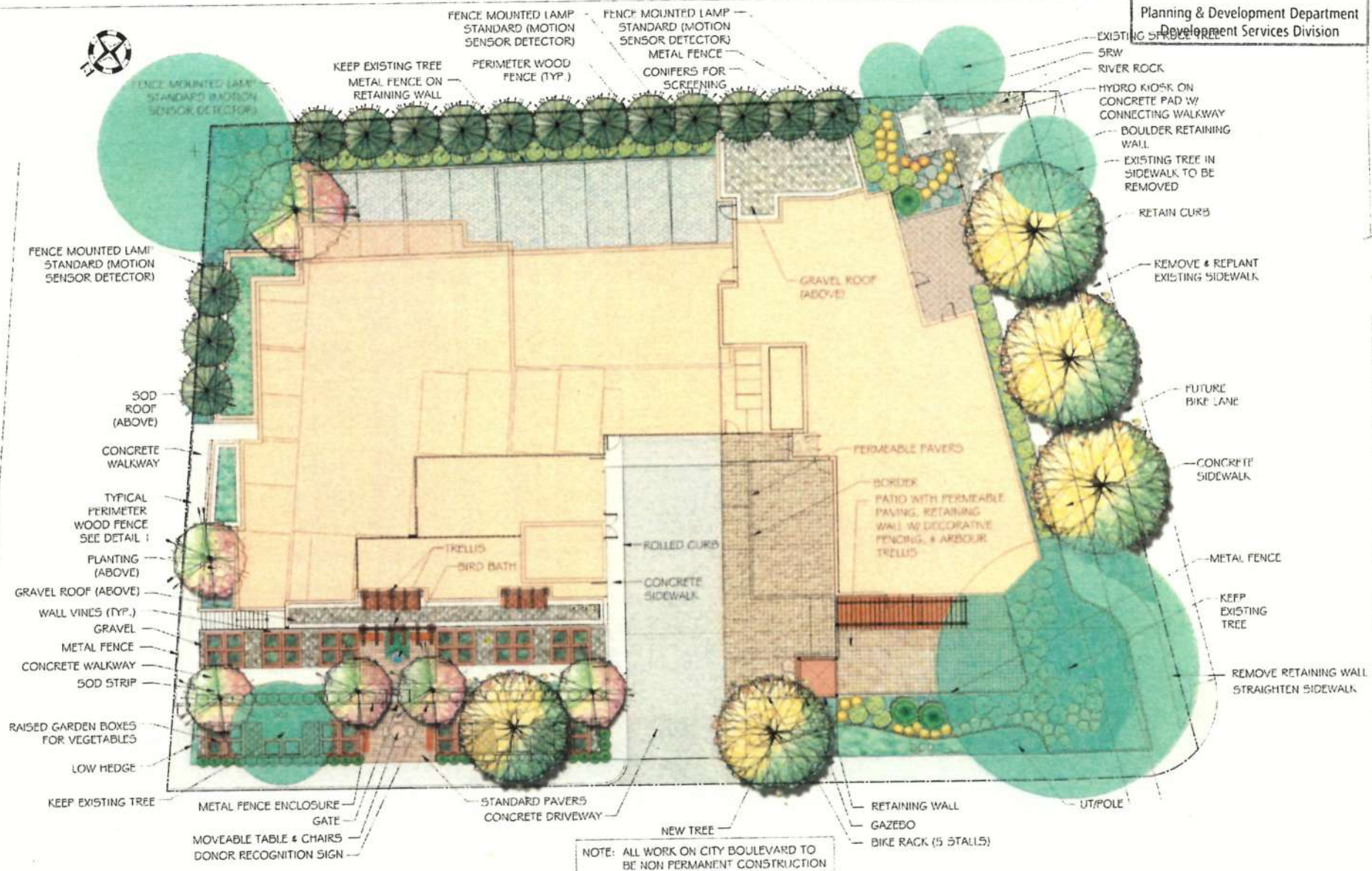


2018-08-17		
SR	DS	
NTS	2018-08-17	
SR	DS	

A-17

AUG 17 2018

Planning & Development Department  
Development Services Division



# 210 GORGE ROAD

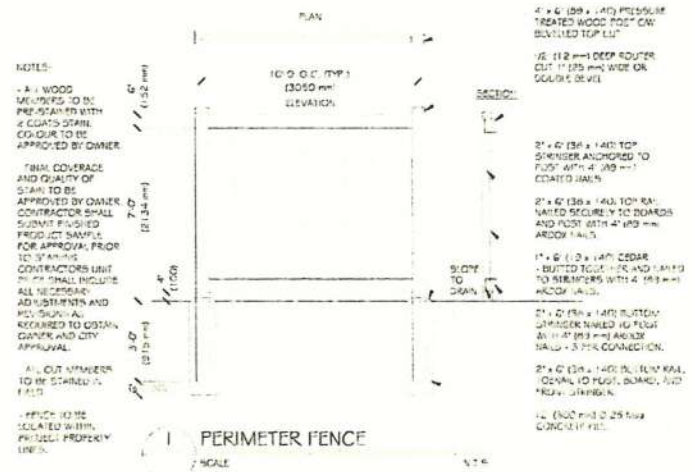
ALTERNATIVE BOULEVARD GARDEN OPTION

SCALE: 1:100

DATE: AUGUST 17, 2018 (REVISED & RESUBMITTED)



Category	Key	Common Name	Latin Name	Notes
Trees	DA1	Blue Mahoe	<i>Acacia dealbata</i>	100' tall
	DA2	Black Mahoe	<i>Acacia melanoxylon</i>	100' tall
	DA3	Ironwood Mahoe	<i>Acacia robusta</i>	100' tall
	DA4	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA5	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA6	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA7	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA8	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA9	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA10	Black Mahoe	<i>Acacia robusta</i>	100' tall
Large Shrubs	DA11	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA12	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA13	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA14	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA15	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA16	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA17	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA18	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA19	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA20	Black Mahoe	<i>Acacia robusta</i>	100' tall
Medium Shrubs	DA21	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA22	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA23	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA24	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA25	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA26	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA27	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA28	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA29	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA30	Black Mahoe	<i>Acacia robusta</i>	100' tall
Small Shrubs	DA31	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA32	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA33	Black Mahoe	<i>Acacia robusta</i>	100' tall
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	DA37	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA38	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA39	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA40	Black Mahoe	<i>Acacia robusta</i>	100' tall
Ground	DA41	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA42	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA43	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA44	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA45	Black Mahoe	<i>Acacia robusta</i>	100' tall
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	DA49	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA50	Black Mahoe	<i>Acacia robusta</i>	100' tall
Vines	DA51	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA52	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA53	Black Mahoe	<i>Acacia robusta</i>	100' tall
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	DA58	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA59	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA60	Black Mahoe	<i>Acacia robusta</i>	100' tall
Ferns & Grasses	DA61	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA62	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA63	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA64	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA65	Black Mahoe	<i>Acacia robusta</i>	100' tall
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	DA69	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA70	Black Mahoe	<i>Acacia robusta</i>	100' tall
Wildflowers & Buds	DA71	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA72	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA73	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA74	Black Mahoe	<i>Acacia robusta</i>	100' tall
	DA75	Black Mahoe	<i>Acacia robusta</i>	



AUG 17 2018

# 210 GORGE ROAD

## PLANT LIST & FENCE DETAIL

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 210 508 7600

Received  
City of Victoria

AUG 17 2018

Planning & Development Department  
Development Services Division

- ① SITE OF LOTTERY TO RETAIL FIRE AND TOWNSHIP PROPERTY TO PREVENT
- ② SITE OF LOTTERY TO RETAIL FIRE AND TOWNSHIP PROPERTY TO PREVENT
- ③ SITE OF LOTTERY TO RETAIL FIRE AND TOWNSHIP PROPERTY TO PREVENT
- ④ SITE OF LOTTERY TO RETAIL FIRE AND TOWNSHIP PROPERTY TO PREVENT
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GORGE ROAD EAST

PRELIMINARY ONLY

210 GORGE RD E  
PRELIMINARY SITE PLAN  
VICTORIA COOL AID

Scale  
1:250

Sheet 1 of 1

Eng. Project No. 30612



J E ANDERSON &  
ASSOCIATES

SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PRINCE GEORGE  
PHOENIX KENNESHA





March 8, 2018

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square Victoria BC  
V8W 1P6

**RE: 210 GORGE ROAD EAST REZONING AND DEVELOPMENT PERMIT APPLICATION**

Dear Mayor Helps & Council:

Victoria Cool Aid Society (Cool Aid) is pleased to submit this application for the Rezoning and Development Permit approval for the property located at 210 Gorge Road East (former Cedar Grove Motel). Our request is to rezone the property from its current *T-1 Limited Transient Accommodation* zone to a new site-specific residential zone that will accommodate 50 affordable rental apartments and 32 self-contained permanent supportive rental apartments units. Our proposed project is the result of a high level of collaboration and support from all three levels of government in addition to substantial private donations. This proposed project will renew an asset which has reached the end of its useful life and at the same time, will have the collateral impact of regeneration for the surrounding neighbourhood.

Cool Aid's initial application with Letter to Mayor and Council was submitted to the City on October 31, 2017. Since that time, we have revised our plans in consultation with the Planning and Engineering Departments. These revisions included incorporating additional design elements to achieve a more residential aspect to the building façade and roofline. The result has been a proposed development which will complement the existing neighborhood character and at the same time, bring a new modern influence to an area under transition. We have also given consideration to additional design elements which will offer more benefits and amenities for the surrounding neighbourhood. These elements include extensive garden beds and landscaping treatments along the Carroll Street frontage which act as a way of bridging the local community with 210 Gorge residents. These revisions will ensure that this new proposed development becomes a true asset for the local community.

**PROJECT SUMMARY**

Our proposal will see the redevelopment of Cedar Grove which currently contains 21 supportive homes for members of the community who are marginalized for a variety of reasons. The property was acquired by Innovative Communities about 20 years ago, and converted to supportive housing under contract with Island Health. In 2006, Cool Aid assumed operations of Cedar Grove, and subsequently purchased the property in 2009. The site currently contains two buildings, which were originally designed for motel use. Built to modest standards, the buildings have traditional motel-style exterior access to each unit. Now more than 60 years old, the buildings have reached the end of their useful life. They were not designed for permanent residential housing, and leave the site significantly underutilized.

The redevelopment of this site will achieve a net benefit of 50 new affordable rental units and an additional 11 supportive housing units for the community. The project targets an integrated resident population: working singles, low income couples, seniors, and adults needing supportive housing.

Part of the Regional Housing First Program (RHFP), and the Greater Victoria Coalition to End Homelessness' "Priority Housing Projects List" (PHPL), this project has support from the Capital Regional District, CMHC, and BC Housing, with significant equity coming from Cool Aid with both land and cash contributions.

### **COMMUNITY BENEFITS AND AMENITIES**

The Development Proposal will result in many significant benefits for the immediate neighbours and the City at large. First and foremost, we are replacing an aging asset on a prominent corner along a major arterial road with a modern, residential building which contributes to the revitalization of the local neighbourhood. The addition of 61 new housing units has the corollary effect of increased activity for the local economy and The thoughtful landscape design of the Carroll and Gorge Road frontages contribute to a positive pedestrian experience. Great care has been taken to ensure the preservation of the existing horse chestnut trees along Gorge Road. An extensive boulevard garden has been incorporated into the design along Carroll Street to act as a medium for interaction between existing neighbours and the new residents of 210 Gorge Rd. The vision for these garden boxes and fruit trees is to provide enhanced food security and nourishment for both the residents and neighbours in addition to the significant therapeutic and social benefits of gardening.

More broadly, this Development Proposal responds to the City of Victoria's Housing Strategy 2016-2026 which targets 800 affordable rental units by 2026 "to ensure adequate supply and avoid putting downward pressure on housing supply". In Greater Victoria, the key indicators for affordable rental housing need are 1) the current low vacancy rate, and 2) high average monthly rental costs. Additionally, the need for shelter rate housing is evidenced by the Greater Victoria Centralized Access to Supportive Housing's (CASH) long waitlist, and the growing number of individuals with a history of chronic shelter use.

The Victoria Foundation's annual *Vital Signs* publication provides indicators of substantive housing affordability issues. Current affordability statistics include:

- The annual income of a person earning minimum wage is \$22,568. Devoting 30% of this income to housing would only support a monthly rent of less than \$564, which is well below current average market rents.
- The annual income of a senior receiving CPP/OAS and GIS is \$23,604. Devoting 30% of this income to housing would only support a monthly rent of less than \$590, which is well below current average market rents in the Capital Region.

The majority of the proposed building will be allocated to affordable rental apartment units for those with low-to-medium household incomes. Housing is deemed "affordable" based on median household income as recognized by a Housing Affordability Index, such as the one administered by Canada Mortgage & Housing Corporation (CMHC). These affordable housing units will provide much needed rental housing stock.



### **NEIGHBOURHOOD**

Located in a mixed-residential neighbourhood, 210 Gorge Road East is close to downtown, with convenient transit and walking access to a full spectrum of wellness, recreation, and commercial services. Situated at the northeast corner of Gorge Road and Carroll Street, the property is ideally suited for a new purpose-built residential development. The surrounding land uses include several rental apartment buildings to the south, a large condominium to the east and a townhouse complex to the north. The site slopes from northwest to southwest and includes a significant elevation difference of 4.63 m (15 ft) from the highest point to the lowest point.

The siting and design of the building are specifically intended to minimize impacts on neighbours. Shadow studies demonstrate that with the proposed setbacks and stepping back of the building, there is virtually no shadowing on neighbours except at the winter solstice when the sun is at its lowest, and even then shadowing is minimal. Strong consideration has been given to the building's form, proportion, and detailing (particularly at street level), including the provision of amenity space along Gorge Road to create more animation of the street frontage. The location of the main living area of each unit has been carefully considered to avoid overlook and to ensure privacy for neighbours. Fencing and landscape screening will augment privacy intentions.

### **GUIDELINES**

The proposed project meets many policy objectives of the City's Official Community Plan and the recently adopted Burnside Gorge Neighbourhood Plan. Under the OCP, this site is designated as Urban Residential which supports low and mid-rise multi-unit buildings up to approximately six storeys. The architectural form is highly complementary to surrounding sites which are all low to mid-rise multi-family developments. Please consult Appendix A Land Use Policies for a fulsome analysis of the OCP and Neighbourhood Plan guidelines which this Development proposal responds to. Variances are being requested for a reduced setback along the northern and eastern boundaries and a reduced setback of the surface parking space from Carroll Street.

### **COMMUNITY INPUT**

Cool Aid has made a concerted effort to engage with the surrounding neighbours and the City during the concept plan development process as outlined below. Written feedback received from these events is attached to this application.

May 30	Meeting with City of Victoria (planning, engineering, traffic, parks)
June 13	Preliminary Meeting with Burnside Gorge Community Association Land Use Committee (CALUC)
June 22	Community Open House #1 (with neighbours within 100 m)
July 4	Meeting with Carrington Court Strata Council Members (most immediate neighbours to the east)
August 2	Presentation to Carrington Court Strata Annual General Meeting
August 10	Community Open House #2 (with neighbours within 100 m)

September 18      Burnside Gorge Community Association CALUC presentation

Other                  Various individual communications

Since the original concept drawing process began in April 2017, the design has evolved significantly to address issues and requests expressed by the City and by neighbours throughout the various consultation activities. While changes in the design development have been informed by all of this feedback, we have been most diligent in observing comments made by the residents of Carrington Court (the strata building located immediately to the east). Their comments have inspired a very significant shift in the floor plan to mitigate impacts on our most immediate neighbour. In the architectural submission for this application, Sheet A-17 demonstrates the evolution of the building during the design development process.

Other significant changes resulting from conversations with neighbours and the City include:

- Relocation of the front entrance from Carroll Street to Gorge Road.
- Reorientation of the units so none directly face the east property line (Carrington Court).
- Greater stepping of the building facade on both Gorge Road and the side yard adjacent to the townhouse building on Carroll Street, in order to create visual interest and meet the built form objectives of the Burnside Gorge Neighbourhood Plan.
- Realignment of the underground parking structure to maintain existing trees
- Re-design of the front entrance, and common amenity spaces to provide improved access, a better control plan for staff, integrated amenities, greater floor plan efficiency, and to address Crime Prevention through Environmental Design (CEPTED) objectives.
- Enclosure of the recycling centre, ensuring that it is well screened from neighbours, and easy to access for residents.

## **PLANNING & DESIGN PROCESS**

### **Building Design**

The 210 Gorge Road East site is relatively challenging terrain that includes a more than one-storey (4.63 metres) slope from northwest to southwest. The adjacent building (Carrington Court strata) is elevated at least a full storey above the first floor of the proposed building, which allows for a taller building on the site with limited additional impacts.

By massing the building up to six storeys on the south side and five-storeys on the north side (rather than five storeys for the whole building), a smaller overall footprint is possible. The smaller floorplates provide a more efficient interior layout that reduces corridors, which in turn, reduces the costs for this budget conscious non-profit project. Combining the smaller footprint with the underground parking allows for



less site coverage, greater open site space, and a larger setback from the adjacent Carrington Court on the east side. Also, by stepping back the top two storeys on the Gorge Road frontage, the perceived massing of the building is greatly reduced.

### **Landscaping**

Key elements of the landscape plan include:

- Preservation of prominent chestnut trees along the Carroll Street frontage, and the large maple tree whose dripline extends across the property line from the adjacent neighbor at the northeast corner.
- Introduction of new large deciduous trees along Gorge Road, with special attention to tree and shrub planting along the eastern property line.
- Perimeter fencing.
- Planter boxes for residents along the Carroll Street frontage.
- Special paver feature entrance into the parking area
- Green roof over the exterior area of the underground parking, and over building areas that are below grade.
- Outdoor amenity space for residents.
- An enclosed and screened garbage and recycling centre.

### **Design for Safety & Security**

The building has been designed with CPTED principles in mind. The first floor entrance area has been carefully designed to provide uninterrupted sight lines from the staff office to the controlled front entrance, amenity lounge, outdoor patio space, elevators, and laundry rooms. Visitor parking is located at the driveway entrance off Carroll Street, while resident parking is underground inside a controlled gate. Access to the fenced yard space around the building will be via controlled gates, and all exterior areas will be monitored. Landscaping has been designed to avoid any hidden spaces.

### **Transportation**

An analysis of parking demand for the supportive and affordable housing units has been undertaken. Twenty-four stalls have been provided, and a breakdown is provided in the following table. An analysis of supportive housing parking demand is attached to this application, but it has been well demonstrated that there is essentially no need for any stalls. The most recently revised Schedule C Off-Street Parking Regulations recommends the following parking space requirements for affordable housing units: 0.2 stalls per unit under 40 m<sup>2</sup>, and 0.5 stalls per unit greater than 40 m<sup>2</sup> but less than 70 m<sup>2</sup>.

### Breakdown of Parking Stall Allocation

USE	UNITS	RATIO	TOTAL STALLS
Supportive Housing	32	.03	1
Affordable Housing	26	0.2	17
	24	0.5	
Staff Parking	1	1.00	3
Visitor Parking/Misc.	3	1.00	3
Total Demand			24
TOTAL PARKING STALLS			24

The property is well served by public transit, with BC Transit routes 8 and 11 serving Gorge Road. The site is also very close to the Galloping Goose, which is a less than 10-minute bicycle ride to the downtown business centre, where many of the affordable housing residents are likely to work.

Further Transportation Demand Management measures have been incorporated by way of providing Ninety (90) enclosed bicycle stalls, and 12 open bicycle stalls which exceeds the requirements as laid out in the newly revised Schedule C. In addition to this, a Bicycle Repair area has been proposed to further support alternative and environmentally sustainable transportation for the residents. Cool Aid will also offer a limited number of carshare memberships to residents of 210 Gorge. These proposed TDM measures are more than adequate to mitigate the small variance in off-street parking that we are requesting.

### Operations

The controlled entrance and interior hallway access to all units will significantly improve building management and client support when compared to the current motel-style arrangement. The larger number of affordable housing units (60%) will also have a stabilizing influence on the general social environment of the building, with the opportunity to create a significant sense of community within the new residential building.

The 32 self-contained supportive housing units will provide permanent housing that is subsidized, and has on-site supports, including 24/7 staffing. Support services are generally designed around an individual resident's needs related to physical or mental health, developmental disabilities, or substance use. These are permanent housing units, and there is no time limit on how long an individual can access this supportive housing.

- The building will be staffed 24/7.
- A range of community building and supportive services will be provided in the building
- Pets (dogs and cats) will be permitted.



- Eight units will be barrier-free for those with physical disabilities or challenges, and will include one and two-bedroom units in addition to studios.
- All dwelling units are fully self-contained.

### **Green Building Features**

This project will be targeting Step 1 Plus of the BC Energy Step Code, and will include the following green building features:

- Preservation of significant trees.
- Underground parking that will reduce hard-surface site coverage.
- Permeable pavers for the patio area and the driveway entrance into the underground parking.
- Garden plots for residents.
- Low-flow plumbing fixtures.
- LED lighting fixtures.
- The final determination for the heating system has not yet been confirmed, but energy efficiency is one of the main selection criteria.

### **Infrastructure**

A preliminary civil engineering drawing has been provided along with the architectural submission for this project. Sanitary sewer, domestic water, storm water, and a hydro kiosk are shown on the site plan.

### **ABOUT VICTORIA COOL AID SOCIETY**

Cool Aid's mission is to provide housing, shelter, health, and employment services. Cool Aid operates 13 supportive and affordable housing buildings, accounting for 457 residential units throughout the region. Four of our buildings (Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove) offer supportive and affordable housing for seniors.

We also operate the Access Health Centre; REES Employment Centre and the Community Casual Labour Pool, the Every Step Counts Running Program, and we provide outreach, counselling, and volunteer opportunities. Our Downtown Community Centre offers thousands of individuals a variety of free recreation, wellness, food, arts, and vocational training opportunities. We are proud to be celebrating our 50<sup>th</sup> year of providing housing, health and support services for our community's most disadvantaged people.

In terms of our supportive housing buildings, Cool Aid staff actively involve residents in building a strong and healthy community within each building. Residents are supported in developing the skills they need to live independently, and as members of the larger community. Our purpose-built supportive housing buildings have the appearance of any other market rental apartment buildings in the community and oftentimes, community members are not aware of any difference.

In conclusion, Greater Victoria, like many larger urban centres in BC, is experiencing a housing affordability and homelessness crisis. The redevelopment of 210 Gorge Road is an opportunity for our community to positively impact this crisis by creating 61 new homes of quality, affordable housing for a total of 82 units of housing that will be owned and operated by a local community non-profit in perpetuity.

Sincerely,



Deanna Bhandar,  
Director, Real Estate Development  
Victoria Cool Aid Society

Attachs.

cc: Kathy Stinson, CEO, Victoria Cool Aid Society



## H. REPORTS OF COMMITTEES

### H.1 Committee of the Whole

#### H.1.b Report from the June 14, 2018 COTW Meeting

##### H.1.b.c 210 Gorge Road East - Rezoning and Development Permit with Variances Application No. 00076 (Burnside)

**Moved By** Councillor Isitt

**Seconded By** Councillor Alto

##### **Rezoning Application No. 00620 for 210 Gorge Road East**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00620 for 210 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements to the satisfaction of City Staff:
  - a. Statutory Right-of-Way of 4.91m on Gorge Road East
  - b. Housing Agreement to ensure that the residential dwelling units would remain as rental and affordable for in perpetuity.
2. Following consideration of Rezoning Application No. 00620, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.
3. The applicant complete exploratory digging around the Horse chestnut tree at the south west corner of the site to the satisfaction of City Staff in order to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.
4. That a shadow study be provided as a condition of advancing the application to a public hearing.

**Development Permit with Variances Application No. 00076 for 210 Gorge Road East**

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. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped February 14, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 90 to 24.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff.
6. A covenant to ensure that no more than 32 supportive housing units are within the project."

*Council agreed to vote on the motion separately as follows:*

**Moved By** Councillor Isitt

**Seconded By** Councillor Alto

**Rezoning Application No. 00620 for 210 Gorge Road East**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00620 for 210 Gorge Road East, 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:

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- b. Housing Agreement to ensure that the residential dwelling units would remain as rental and affordable for in perpetuity.
2. Following consideration of Rezoning Application No. 00620, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.
3. The applicant complete exploratory digging around the Horse chestnut tree at the south west corner of the site to the satisfaction of City Staff in order to determine the location of the roots and potential impacts the construction of a proposed sidewalk may have on this tree.
4. That a shadow study be provided as a condition of advancing the application to a public hearing.

**Development Permit with Variances Application No. 00076 for 210 Gorge Road East**

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. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped February 14, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 90 to 24.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant provide two bikes and bike share parking spaces onsite to the satisfaction of City Staff.

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

OPPOSED (1): Councillor Young

**Moved By** Councillor Isitt

**Seconded By** Councillor Alto

**Development Permit with Variances Application No. 00076 for 210 Gorge Road East**

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. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00076 for 210 Gorge Road East, in accordance with:

6. A covenant to ensure that no more than 32 supportive housing units are within the project."

FOR (6): Mayor Helps, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe, Councillor Young

OPPOSED (2): Councillor Alto, Councillor Isitt



1. 210 Gorge Road- Development Permit with Variances Application No. 00076 (Burnside)

**Motion:**

That Council, after giving notice and allowing for an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped August 17, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of visitor parking spaces from 8 to 4
  - ii. locate a gazebo in the front yard
  - iii. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant providing two bikes and bike share parking spaces on-site, to the satisfaction of City Staff."

**Carried**

September 6, 2018