

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.a Report from the September 6, 2018 COTW Meeting

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

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

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."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

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

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a six-storey, multi-unit residential building at property located at 210 Gorge Road.

Committee discussed:

- *the concerns from the Land Use Committee*
- *concerns with the height and density of the building*
- *location of parking lot*

Moved By Councillor Isitt

Seconded By Councillor Lucas

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:

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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
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 - 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."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)



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

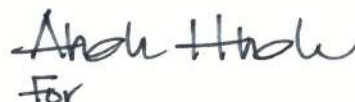
That Council decline Development Permit with Variances Application No. 00065 for the property located at 210 Gorge Road.

Respectfully submitted,



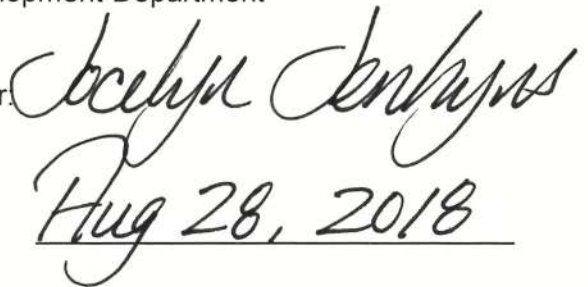
Leanne Taylor
Senior Planner
Development Services Division

JH .



For
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.



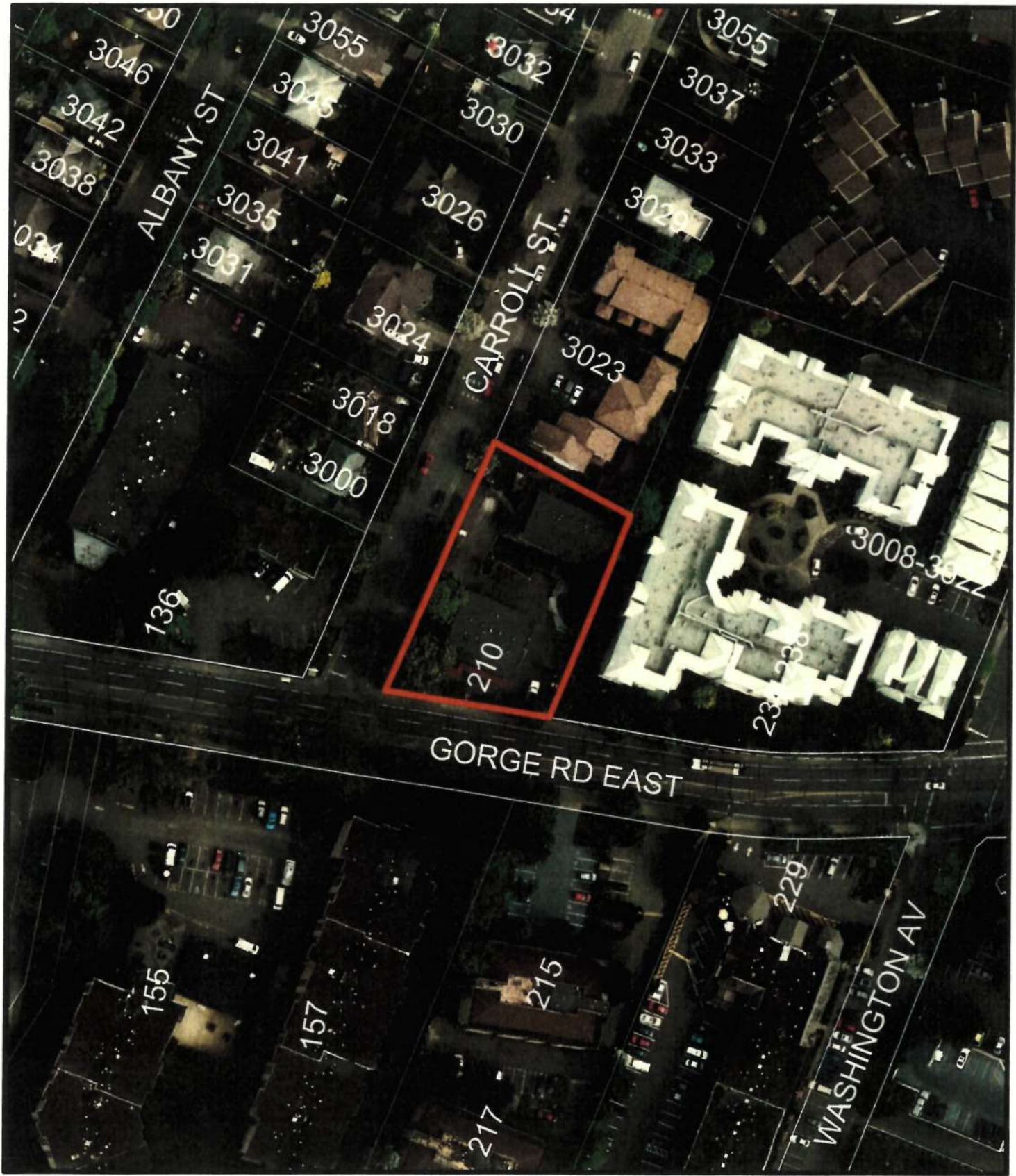
Date:

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
REZONING AND DEVELOPMENT WITH VARIANCES PERMIT APPLICATION**

LOT 5, Section 10, Victoria, Plan 389



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City of Victoria

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



PROJECT DATA

Zone (Housing)	Residential Medium Density (RM2)
Proposed Zone	Residential Medium Density (RM2)
Site Area (sq.m)	10,000 sq.m
Total Floor Area (sq.m)	10,000 sq.m
Floor Space Ratio	1.0
Site Coverage (%)	100%
Open Space Ratio (%)	100%
Height of Building (m) from Grade	10.0m
Number of Storeys	10
No. of Parking Spaces	10
No. of Blue Parking	10
Front Yard Setback (m) from Street	1.0m
Rear Yard Setback (m)	1.0m
Side Yard Setback (m)	1.0m
Side Yard Setback (m) from Street	1.0m
Combined Side Yards	1.0m
Total Number of Units	10
No. of Units	10
No. of 1 Bed	10
No. of 2 Bed	10
Minimum Unit Floor Area (sq.m)	10.0 sq.m
Total Recommended Floor Area (sq.m)	10,000 sq.m

LIST OF DRAWINGS

ARCHITECTURAL

- 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

LANDSCAPING

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

SITE SERVICING (CIVIL)

- PRELIMINARY SITE PLAN

210 Gorge Road
Housing Project

Cover Sheet,
Project Data,
List of Drawings

DATE	2019-08-17
BY	NTS
SCALE	1:100
PROJECT NO.	2017526
DATE	2019-08-17
BY	BC
SCALE	1:100

A-00

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City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division



CARROLL STREET

Existing Site Plan



1. APPROVAL OF THE PROJECT AND THE PROJECT'S LOCATION	2. APPROVAL OF THE PROJECT'S DESIGN
3. APPROVAL OF THE PROJECT'S FINANCIAL PLAN	4. APPROVAL OF THE PROJECT'S LEGAL PLAN
5. APPROVAL OF THE PROJECT'S ENVIRONMENTAL IMPACT STATEMENT	6. APPROVAL OF THE PROJECT'S SOCIAL IMPACT STATEMENT
7. APPROVAL OF THE PROJECT'S CULTURAL IMPACT STATEMENT	8. APPROVAL OF THE PROJECT'S ECONOMIC IMPACT STATEMENT
9. APPROVAL OF THE PROJECT'S TRAFFIC IMPACT STATEMENT	10. APPROVAL OF THE PROJECT'S NOISE IMPACT STATEMENT

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

2018-08-17

1. APPROVAL OF THE PROJECT AND THE PROJECT'S LOCATION	2. APPROVAL OF THE PROJECT'S DESIGN
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1:100 2018-08-17

210 Gorge Road
Housing Project

Existing Site Plan

SR DS BC

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2017526

A-01

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Development Services Division

BCBC 2012
Project Description:
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 (set into a sloped site)



Scale: 1:200
Date: 10/08/2017
By: [Signature]



Gorge Road East

10/08/2017
10:30 AM
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10/08/2017
10:30 AM

Existing Site Survey
Date: 10/08/2017

Name of Project: 210 Gorge Road East		Location: Victoria, BC		Planned 2017/18 De					
Item	BCBC 2012	Part 3: BCBC Reference		Reference					
1	Project Description: 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 (set into a sloped site)								
2	Major Occupancy(s)	Group C - Residential			3.1.2.1 (1)				
3	New Total Building Area:	962.01 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. (7,685.0 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 & Carnil 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:	Entire Building	No		3.2.2.50 1(a)				
10	Standpipes Required:	Yes	No		3.2.5.8				
11	Fire Alarm Required:	Yes	No		3.2.4				
12	Water Service/Supply is Adequate:	Yes (assumed)	No		3.2.5.7				
13	High Building:	Yes	No		3.2.6				
14	Permitted Construction:	Combustible	Non-Combustible	Both	3.2.2.50				
	Actual Construction:	Combustible	Non-Combustible	Both	3.2.2.50 3(a)				
	Exterior Wall Cladding:		Non-Combustible						
15	Mezzanine(s) Area:	N.A.			3.2.1.1				
16	Occupant Load Based On:				3.1.17				
	Main floor Lounge (0.85 sq.m/person)	100 sq.m. = 105 persons							
	Main floor Offices (0.30 sq.m/person)	20 sq.m. = 2 persons							
	Number of sleeping rooms (2 persons/room)	92 rooms = 184 persons							
	Total Occupant Load	= 291 persons							
17	Barrier-Free Design:	Yes	No		3.8				
18	Hazardous Substances:	Yes	No	N.A.	3.3.1.2				
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies (Hours) Roof Floors FRR of Supporting Floor over Crawl	3.2.2.50 2(a) not req'd 1.0 h 45 min or NC N.A.	Listed Design No. or Description: See Assemblies (TBO)	3.2.2.50				
20	Spatial Separation - Construction of Exterior Walls:								
	Wall	Area of EBF (m²)	L.D. (m)	U/I or HL	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	3.0m	-	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	APPROVED BY: [Signature]	DATE: 10/08/2017
2	APPROVED BY: [Signature]	DATE: 10/08/2017
3	APPROVED BY: [Signature]	DATE: 10/08/2017
4	APPROVED BY: [Signature]	DATE: 10/08/2017



Scale: 1:200 Date: 2018-08-17

210 Gorge Road
Housing Project

Existing Site Survey
and Code Compliance

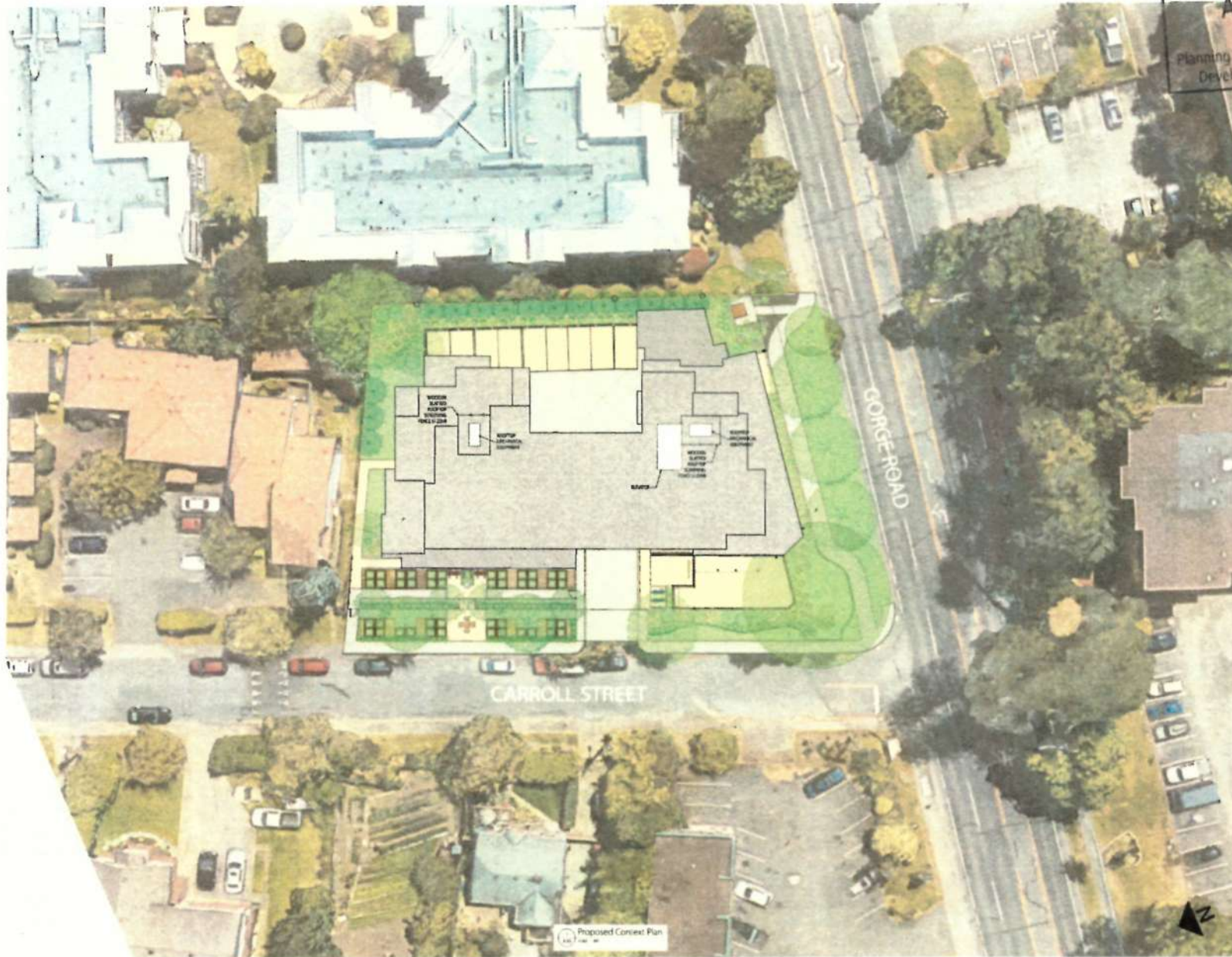
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Development Services Division



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number TEN
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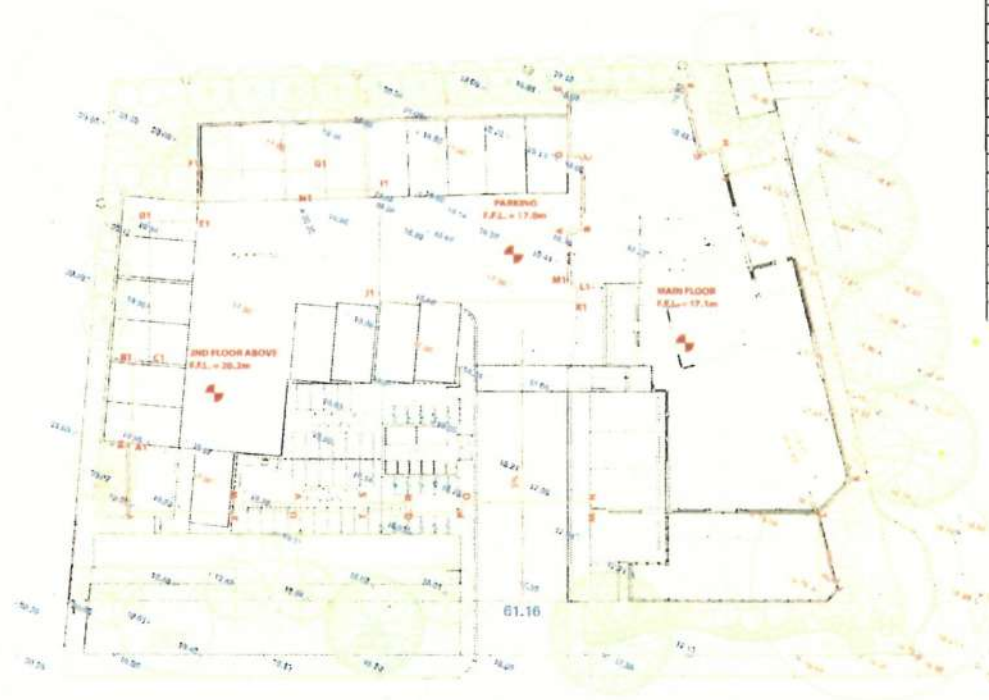
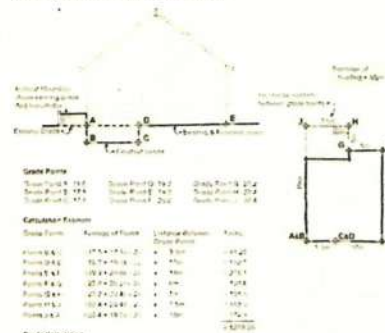
210 Gorge Road
Housing Project

Proposed Context Plan

SR DS	BC
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2017526	

The definition of 'Grade' and its 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 whatever 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 wall width and depth as required by the British Columbia Building Code.



Plan Showing Grade Point Locations

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	18.75	19.2	37.02	4.456	18.51	82.48056
G	18.3	18.1	36.5	1.348	18.25	24.601
H	18.2	18.2	35.2	1.783	17.6	31.3808
I	18.14	17	34.7	3.1	17.35	53.785
J	18.15	17.2	33.9	2.22	16.95	37.629
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	17.8	17.25	35.45	8.53	17.725	151.19425
O	17.85	16.7	36.15	0.664	18.075	12.0018
P	18.7	18.3	36.83	3.399	18.415	62.592585
Q	18.6	18.57	37.03	0.664	18.515	12.29396
R	18.5	18.53	37.3	3.17	18.65	59.1205
S	18.8	18.9	37.5	0.664	18.75	12.45
T	19.05	18.7	37.6	4.162	18.8	78.2456
U	18.9	19.1	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	19.44	19.45	38.89	7.31	19.445	142.14295
Y	19.45	19.75	39.16	4.714	19.58	92.30012
Z	19.75	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	19.85	39.9	1.138	19.95	22.7031
C1	19.97	19.85	39.85	9.575	19.925	190.781875
D1	19.99	19.9	39.8	3.331	19.9	66.2869
E1	20.05	19.9	39.8	3.521	19.9	70.0679
F1	19.8	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

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City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division

LEGEND:

BUILDING OUTLINE
EXISTING FINISHED GRADE POINT
FINISHED GRADE POINT

numberTEN
number
10

210 Gorge Road
Housing Project

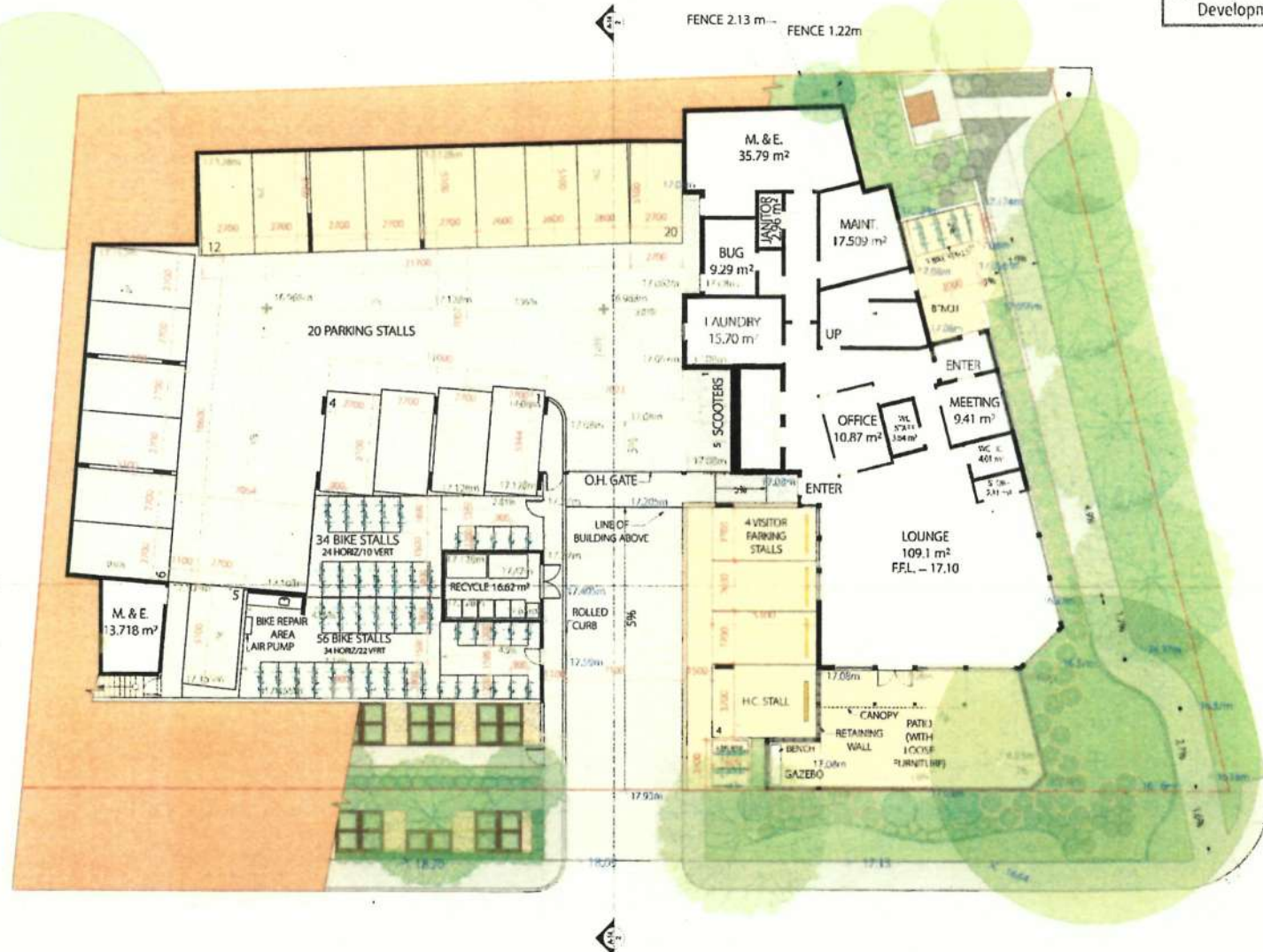
Proposed Grading Plan

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2017526
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Development Services Division



Proposed Main Floor Plan

1. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA	2. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA
3. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA	4. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA
5. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA	6. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA
7. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA	8. APPROVED FOR CONSTRUCTION BY THE CITY OF VICTORIA

number **TEN** number **10**
architectural group
2018-09-17
1:100

210 Gorge Road
Housing Project

Proposed Main Floor Plan

DATE: 2018-09-17	BY: SP DS	BC
PROJECT NO: 2017526	XXXXXX	
SCALE: 1:100		

A-06

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City of Victoria

AUG 17 2018

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Development Services Division

Studio - 10
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 16



Proposed Second Floor Plan

1. APPROVAL FOR THE PROPOSED DEVELOPMENT	2. APPROVAL FOR THE PROPOSED DEVELOPMENT
3. APPROVAL FOR THE PROPOSED DEVELOPMENT	4. APPROVAL FOR THE PROPOSED DEVELOPMENT
5. APPROVAL FOR THE PROPOSED DEVELOPMENT	6. APPROVAL FOR THE PROPOSED DEVELOPMENT
7. APPROVAL FOR THE PROPOSED DEVELOPMENT	8. APPROVAL FOR THE PROPOSED DEVELOPMENT

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

10

DATE	1:100	2018-08-17
SCALE	1:100	2018-08-17
DATE	1:100	2018-08-17
SCALE	1:100	2018-08-17

210 Gorge Road
Housing Project

Proposed Second Floor Plan

DATE	1:100	2018-08-17
SCALE	1:100	2018-08-17

DATE	1:100	2018-08-17
SCALE	1:100	2018-08-17

DATE	1:100	2018-08-17
SCALE	1:100	2018-08-17

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Development Services Division

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



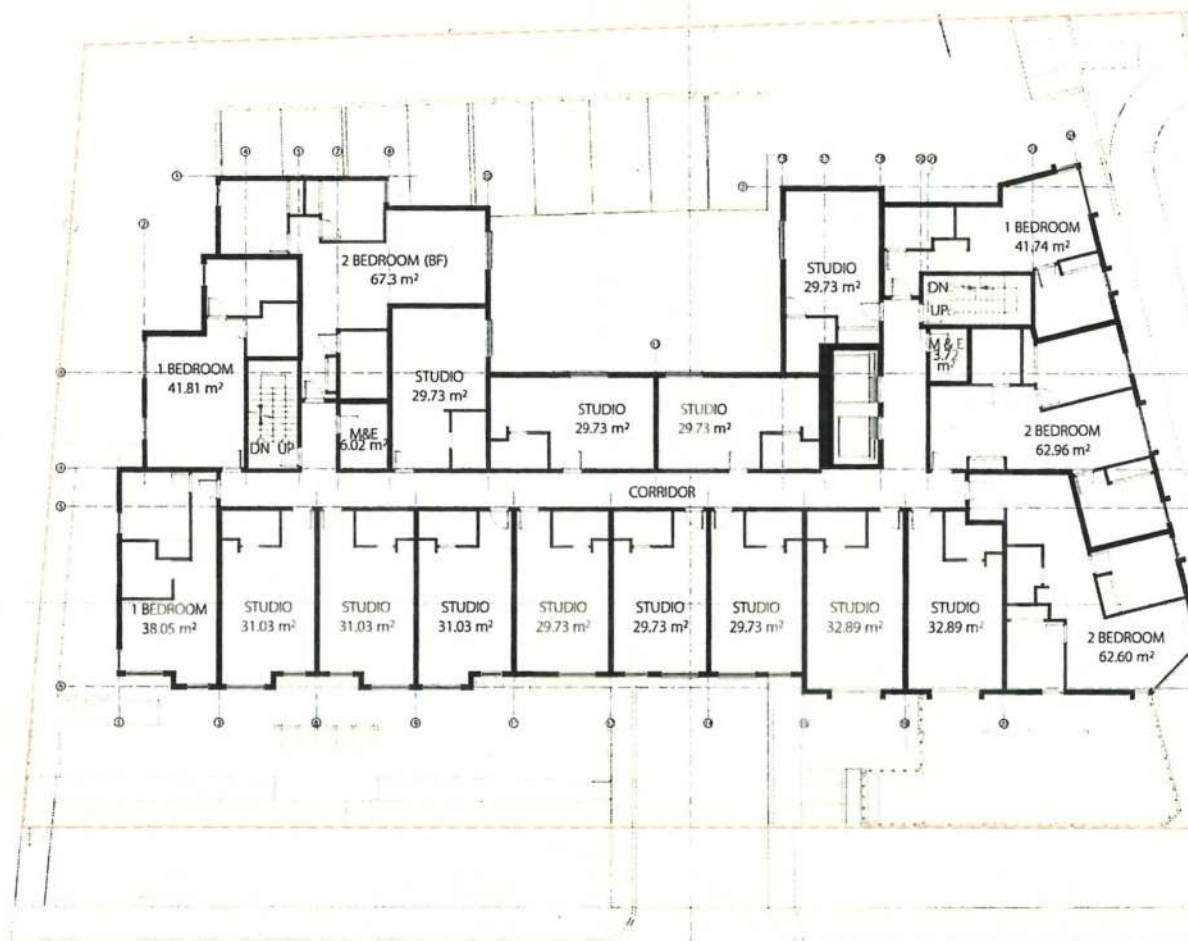
Received
City of Victoria

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 IT'S VARIATION APPROVED BY COUNCIL	2. APPROVAL
3. APPROVAL AND IT'S VARIATION APPROVED BY COUNCIL	4. APPROVAL
5. APPROVAL AND IT'S VARIATION APPROVED BY COUNCIL	6. APPROVAL
7. APPROVAL AND IT'S VARIATION APPROVED BY COUNCIL	8. APPROVAL
9. APPROVAL AND IT'S VARIATION APPROVED BY COUNCIL	10. APPROVAL



1:100 2018-08-17

210 Gorge Road
Housing Project

Proposed Fourth Floor Plan

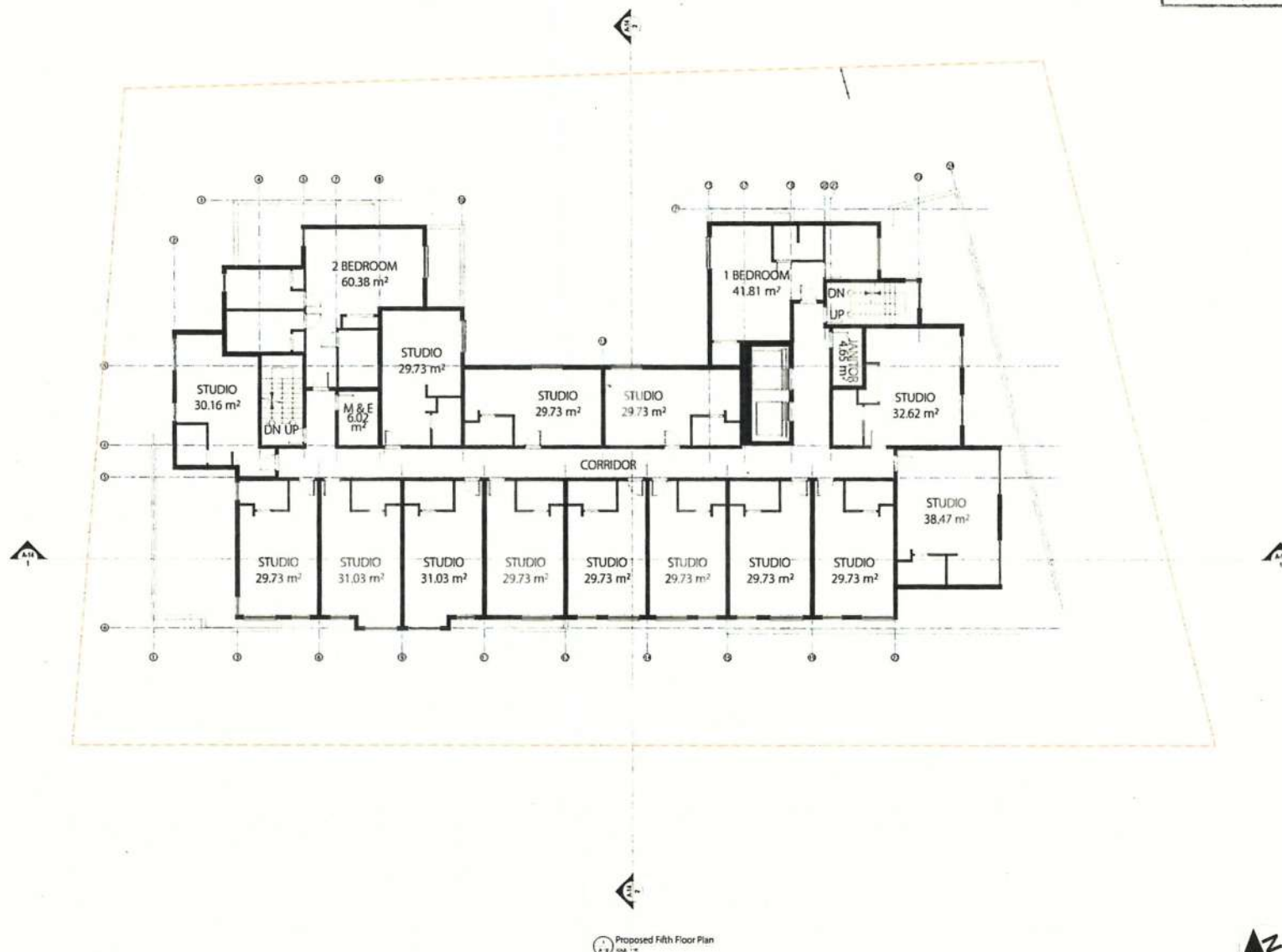
SR DS	BC
XXXXXX	
2017526	A-09

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City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division

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



1. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT	2. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT
3. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT	4. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT
5. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT	6. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT
7. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT	8. APPROVED BY CITY OF VICTORIA PLANNING & DEVELOPMENT DEPARTMENT

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

210 GORGE ROAD
VICTORIA BC
V8M 1G6
TEL: 251-1234
WWW.210GORGE.COM

DATE	2018-08-17
SCALE	1:100

PROJECT	210 Gorge Road Housing Project
REVISION	

DATE	2018-08-17
SCALE	1:100

PROJECT	210 Gorge Road Housing Project
REVISION	

DATE	2018-08-17
SCALE	1:100

PROJECT	210 Gorge Road Housing Project
REVISION	

A-10

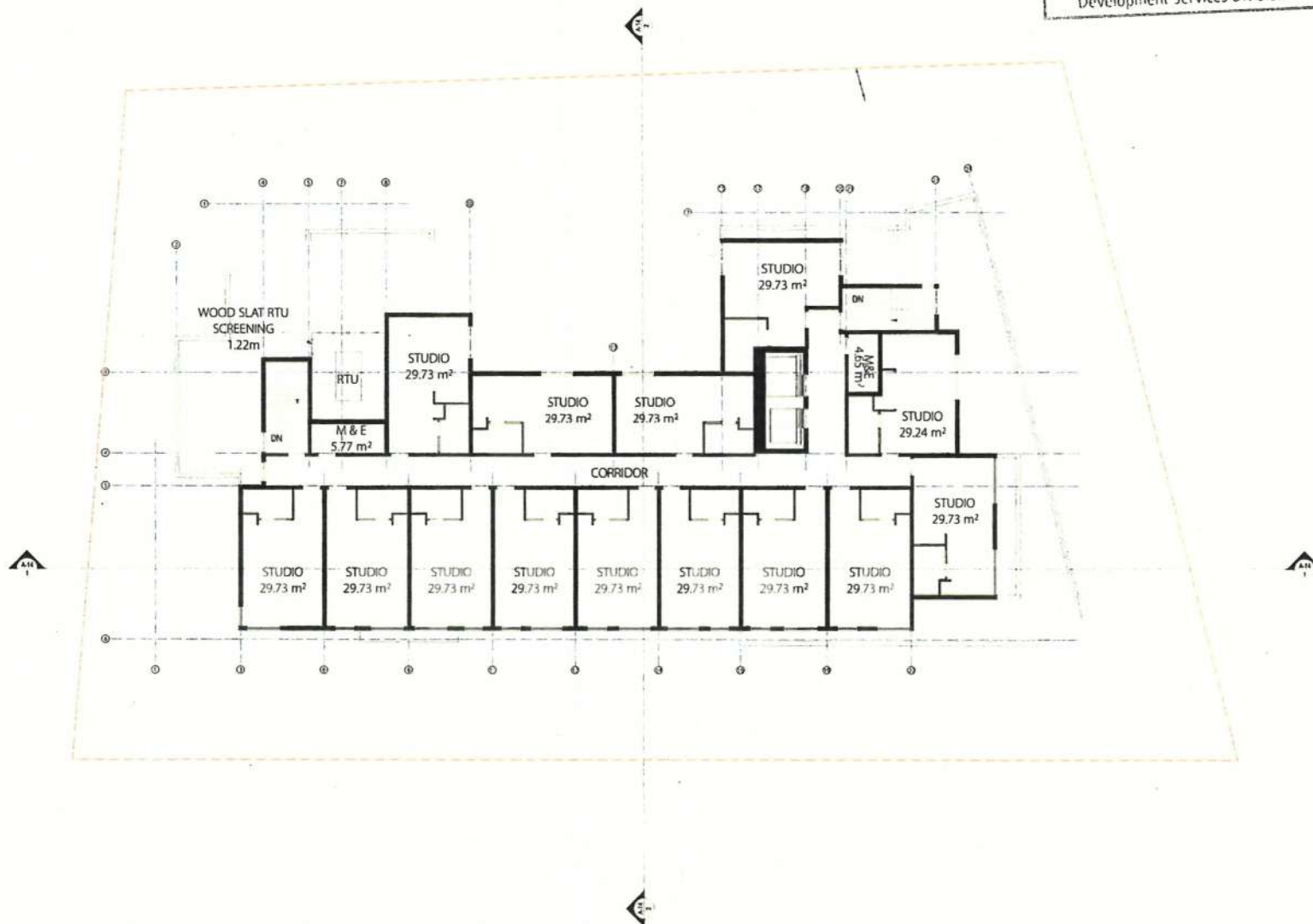
Received
City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division

Unit Breakdown:

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



Proposed Sixth Floor Plan
Scale: 1/8" = 1'-0"

1. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA	2. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA
3. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA	4. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA
5. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA	6. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA
7. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA	8. APPROVED AND NOTED FOR CONSTRUCTION BY THE CITY OF VICTORIA

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

210 Gorge Road
Housing Project
2018-09-17

Scale: 1:100 Date: 2018-09-17

210 Gorge Road
Housing Project

Proposed Sixth Floor Plan

Author: 58 DS	Check: BC
Drawn: XXXXX	Date: 2018-09-17
Project: 2017526	Sheet: A-11

Received
City of Victoria

AUG 17 2018

City of Victoria
Department of Planning
Services Division

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



West Elevation
Scale: 1:100

- Legend:
- 1 Cementitious Fibre Board 'Ward' - (Off White)
 - 2 Cementitious Fibre Board w/ Board & Batten - (Off White)
 - 3 Metal Finish - (Light Grey)
 - 4 Wood and/or Tiles - (Brown Stain)
 - 5 Cementitious Fibre Board 'Horizontal' - (Tan / Brown)
 - 6 Cementitious Fibre Board 'Vertical' - (Medium / Dark Grey)
 - 7 Cast in Place Concrete 'Unfinished'
 - 8 Aluminium Panels - (Black)
 - 9 Juliet Balcony Guard Rail (Aluminium & Glass)
 - 10 Glass Bricks - (Off White)
 - 11 Wooden Slatted Screening
 - 12 All Window Frames - (Dark Grey)

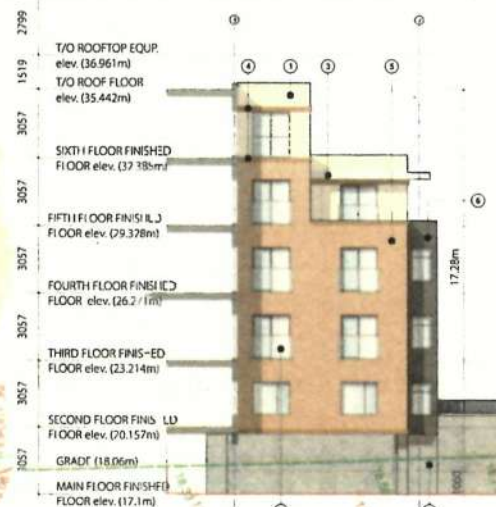
LEGEND
Scale: 1:100
Drawing Date: 18/08/18

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



South Elevation
Scale: 1:100

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



Interior South Elevation
Scale: 1:100

1. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	2. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
3. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	4. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
5. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	6. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
7. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	8. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
9. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	10. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA

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

100% Satisfaction Guarantee

10 Years of Experience

10 Years of Experience

10 Years of Experience

1. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	2. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
3. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	4. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
5. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	6. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
7. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	8. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
9. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	10. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA

210 Gorge Road
Housing Project

Proposed Elevations

1. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	2. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
3. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	4. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
5. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	6. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
7. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	8. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA
9. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA	10. APPROVED BY THE COUNCIL OF THE CITY OF VICTORIA

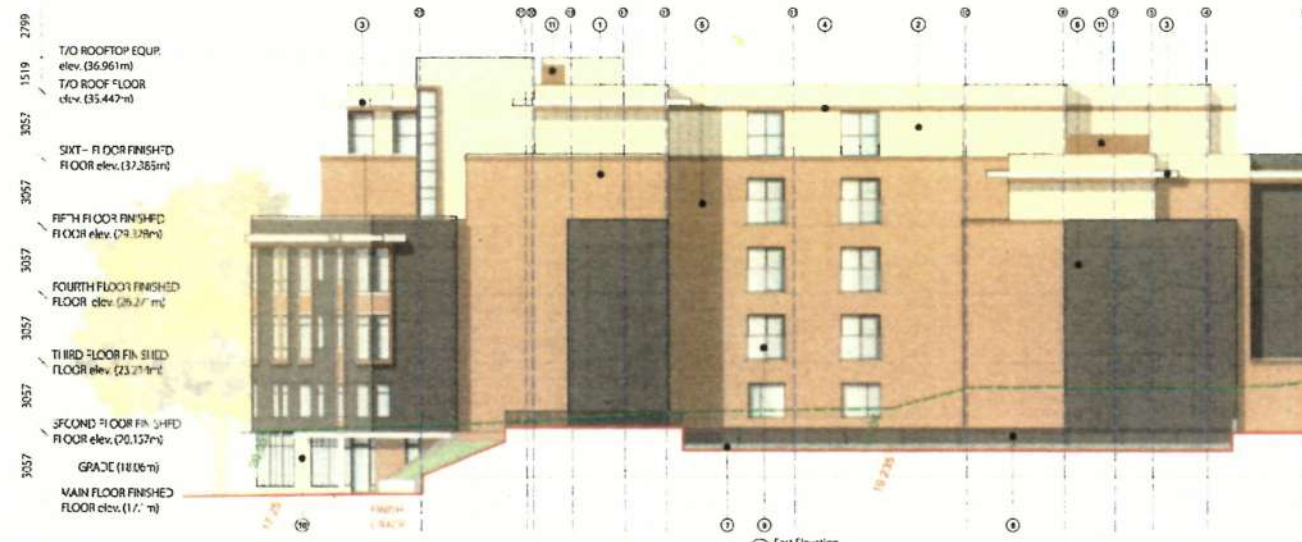
A-12

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City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division

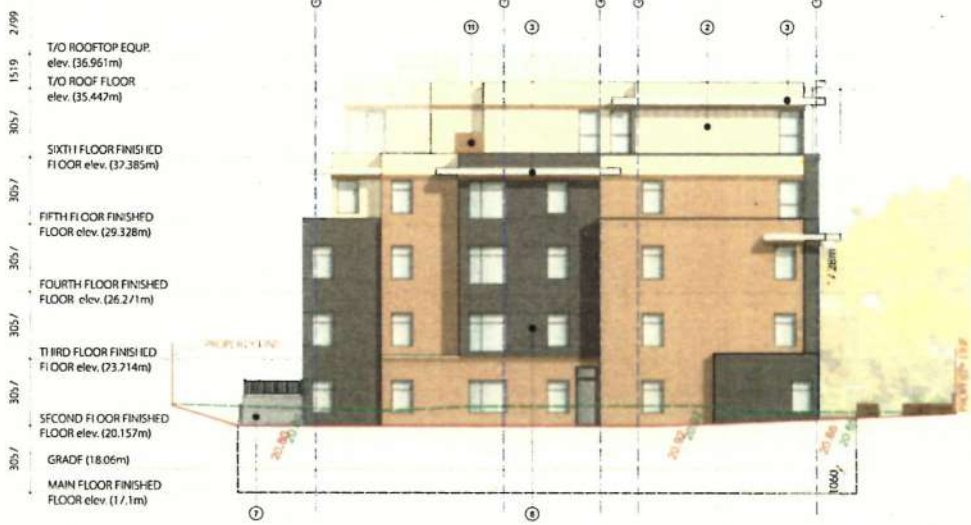
MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)



- 1 Continuous Fibre Board Panel - (Fibre Board)
- 2 Continuous Fibre Board w/ Stone & Rubble - (Fibre Board)
- 3 Metal Mesh - (Light Grey)
- 4 Wood Another Type - (Brown Stain)
- 5 Continuous Fibre Board 'Marble' - (Type 1 Brown)
- 6 Continuous Fibre Board 'Marble' - (Medium / Dark Grey)
- 7 Cast in Place Concrete - (Unfinished)
- 8 Aluminium Fence - (Black)
- 9 Aluminium Guard Rail (Aluminium & Glass)
- 10 Steel Bench - (Fibre White)
- 11 Woodier Natural Sawnwood
- 12 All Window Frames - (Dark Grey)

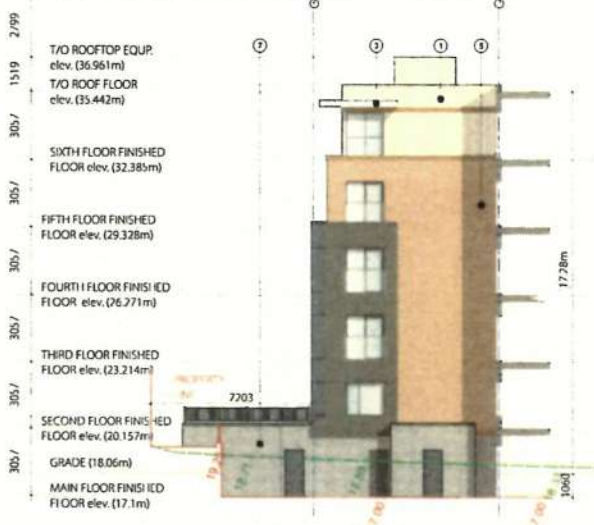
LEGEND
FRONT TO GRANT
WEST TO GRANT
SOUTH TO GRANT

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



North Elevation

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



Interior North Elevation

1	Continuous Fibre Board Panel - (Fibre Board)	FRONT TO GRANT
2	Continuous Fibre Board w/ Stone & Rubble - (Fibre Board)	FRONT TO GRANT
3	Metal Mesh - (Light Grey)	FRONT TO GRANT
4	Wood Another Type - (Brown Stain)	FRONT TO GRANT
5	Continuous Fibre Board 'Marble' - (Type 1 Brown)	FRONT TO GRANT
6	Continuous Fibre Board 'Marble' - (Medium / Dark Grey)	FRONT TO GRANT
7	Cast in Place Concrete - (Unfinished)	FRONT TO GRANT
8	Aluminium Fence - (Black)	FRONT TO GRANT
9	Aluminium Guard Rail (Aluminium & Glass)	FRONT TO GRANT
10	Steel Bench - (Fibre White)	FRONT TO GRANT
11	Woodier Natural Sawnwood	FRONT TO GRANT
12	All Window Frames - (Dark Grey)	FRONT TO GRANT

numberTEN
10

1	Continuous Fibre Board Panel - (Fibre Board)	FRONT TO GRANT
2	Continuous Fibre Board w/ Stone & Rubble - (Fibre Board)	FRONT TO GRANT
3	Metal Mesh - (Light Grey)	FRONT TO GRANT
4	Wood Another Type - (Brown Stain)	FRONT TO GRANT
5	Continuous Fibre Board 'Marble' - (Type 1 Brown)	FRONT TO GRANT
6	Continuous Fibre Board 'Marble' - (Medium / Dark Grey)	FRONT TO GRANT
7	Cast in Place Concrete - (Unfinished)	FRONT TO GRANT
8	Aluminium Fence - (Black)	FRONT TO GRANT
9	Aluminium Guard Rail (Aluminium & Glass)	FRONT TO GRANT
10	Steel Bench - (Fibre White)	FRONT TO GRANT
11	Woodier Natural Sawnwood	FRONT TO GRANT
12	All Window Frames - (Dark Grey)	FRONT TO GRANT

210 Gorge Road
Housing Project
Proposed Elevations

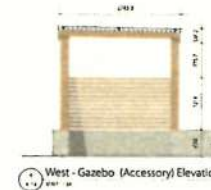
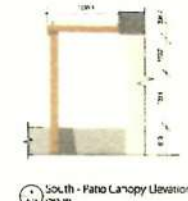
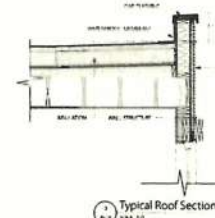
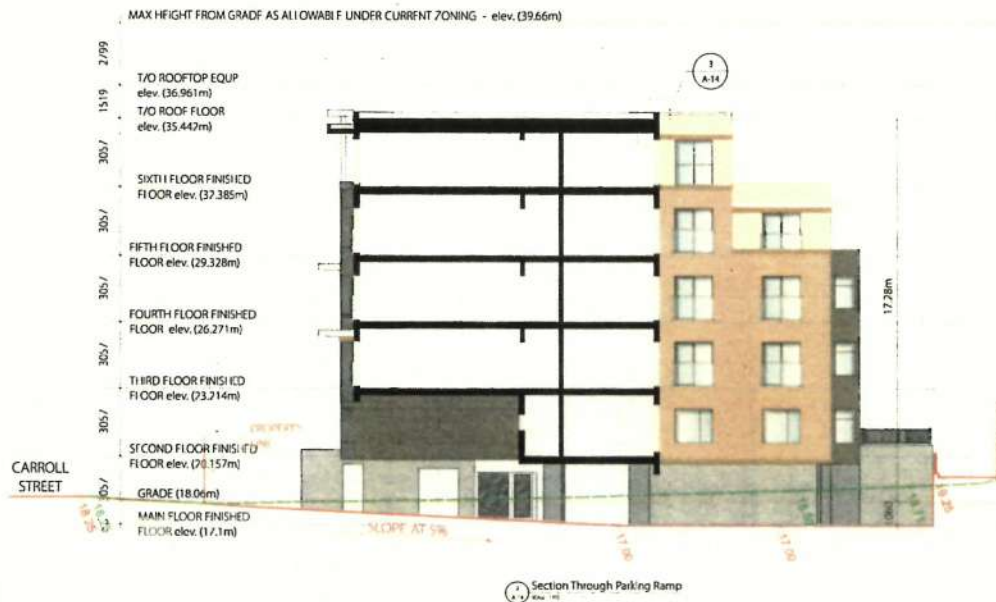
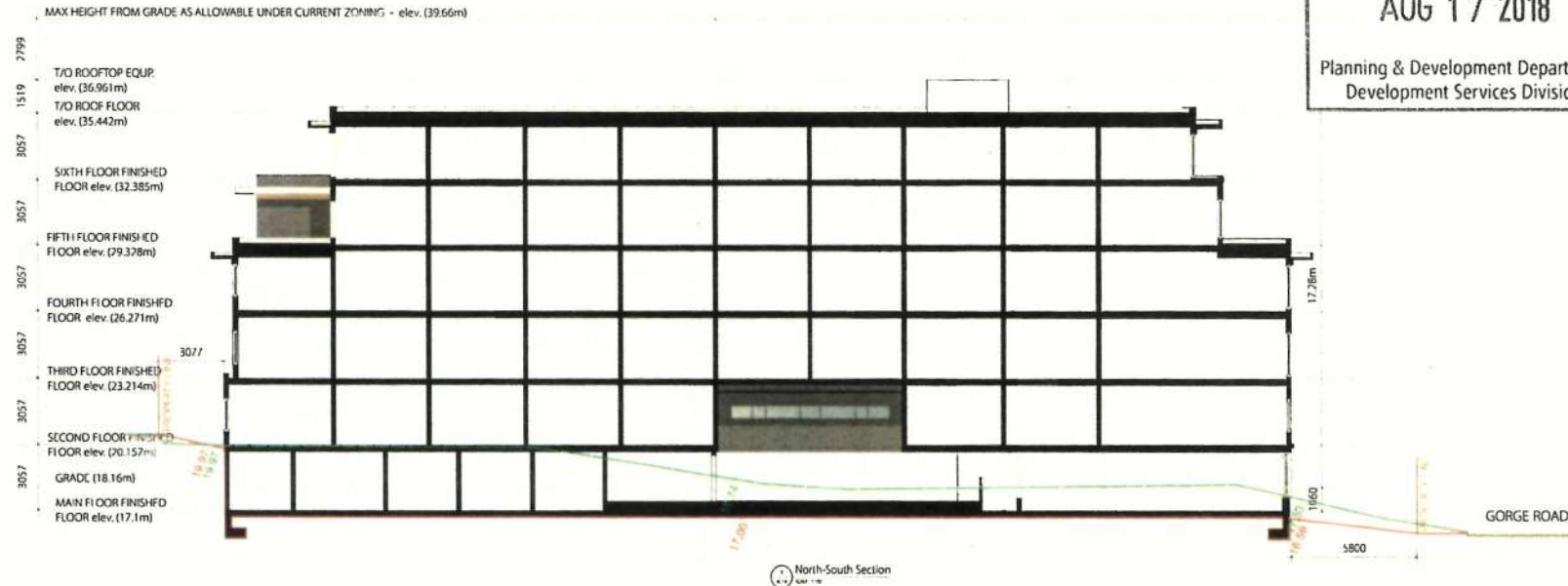
1	Continuous Fibre Board Panel - (Fibre Board)	FRONT TO GRANT
2	Continuous Fibre Board w/ Stone & Rubble - (Fibre Board)	FRONT TO GRANT
3	Metal Mesh - (Light Grey)	FRONT TO GRANT
4	Wood Another Type - (Brown Stain)	FRONT TO GRANT
5	Continuous Fibre Board 'Marble' - (Type 1 Brown)	FRONT TO GRANT
6	Continuous Fibre Board 'Marble' - (Medium / Dark Grey)	FRONT TO GRANT
7	Cast in Place Concrete - (Unfinished)	FRONT TO GRANT
8	Aluminium Fence - (Black)	FRONT TO GRANT
9	Aluminium Guard Rail (Aluminium & Glass)	FRONT TO GRANT
10	Steel Bench - (Fibre White)	FRONT TO GRANT
11	Woodier Natural Sawnwood	FRONT TO GRANT
12	All Window Frames - (Dark Grey)	FRONT TO GRANT

A-13

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AUG 17 2018

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Development Services Division



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

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

210 Gorge Road
Housing Project

Proposed Sections and Details

DATE	2018-08-17
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
DESIGNER	SR, DS
CHECKER	XXXXXX
DATE	2017536

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. City of Victoria	2. City of Victoria
3. City of Victoria	4. City of Victoria
5. City of Victoria	6. City of Victoria
7. City of Victoria	8. City of Victoria
9. City of Victoria	10. City of Victoria

numberTEN
10

210 Gorge Road
Housing Project

3D Model Images

SR: DS
XXXXXX
2017526
A-15

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Development Services Division

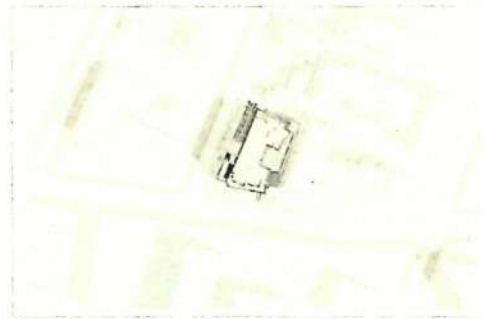
Summer Solstice
June 21st, 2018

Fall Equinox
September 22nd, 2018

Winter Solstice
December 21st, 2018



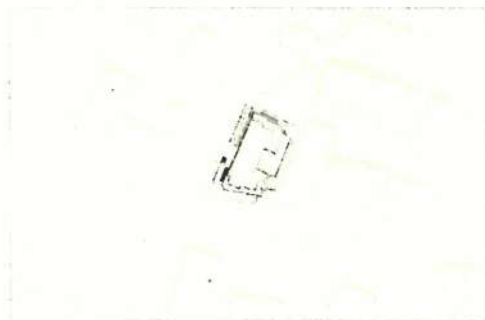
9:00AM



9:00AM



9:00AM



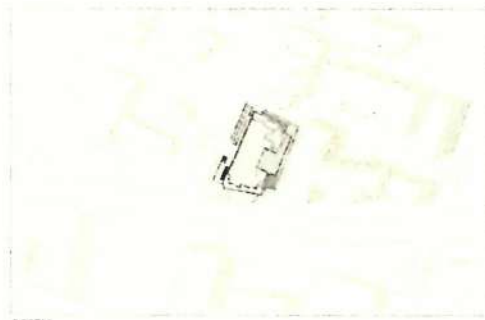
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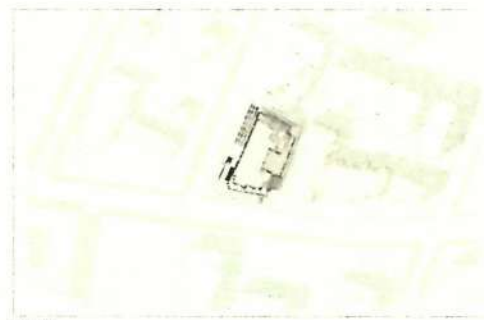
12:00PM



12:00PM



3:00PM



3:00PM



3:00PM

1.0	Review and approve the proposed development	2.0	Review and approve the proposed development
3.0	Review and approve the proposed development	4.0	Review and approve the proposed development
5.0	Review and approve the proposed development	6.0	Review and approve the proposed development
7.0	Review and approve the proposed development	8.0	Review and approve the proposed development
9.0	Review and approve the proposed development	10.0	Review and approve the proposed development

numberTEN architectural group
10

DATE	NTS	DATE	2018-08-17
PROJECT	210 Gorge Road Housing Project		
PROJECT	Shadow Studies		
DATE	DATE	DATE	DATE

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

A-16

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City of Victoria

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Development Services Division

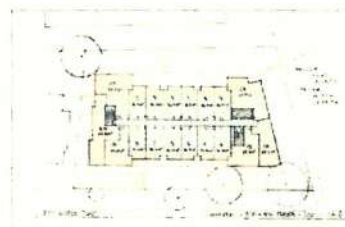
Evolution of the Design Process

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.

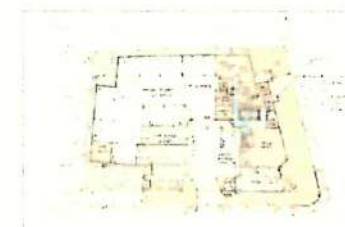
Schematic Design Phase One:



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

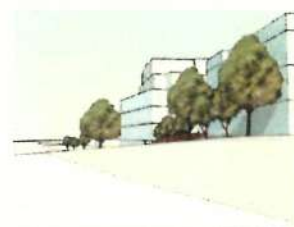


May 30th 2017
Meeting with City:
- Planning, Engineering, Traffic, Heritage and Parks Departments.



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.

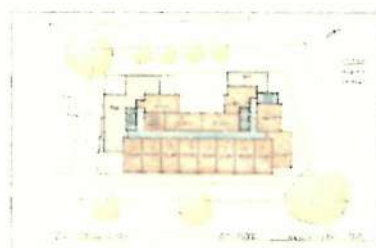
Schematic Design Phase Three:

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

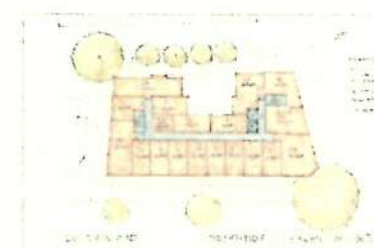
August 2nd 2017
Presentation to: Carrington Court AGM

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.

1. APPROVAL OF THE PROJECT	2. APPROVAL OF THE PROJECT
3. APPROVAL OF THE PROJECT	4. APPROVAL OF THE PROJECT
5. APPROVAL OF THE PROJECT	6. APPROVAL OF THE PROJECT
7. APPROVAL OF THE PROJECT	8. APPROVAL OF THE PROJECT
9. APPROVAL OF THE PROJECT	10. APPROVAL OF THE PROJECT

numberTEN
number
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210 Gorge Road
Housing Project

Evolution of the
Design Process

SR DS
XXXXXX
2017526
A-17

AUG 17 2018

Planning & Development Department
Development Services Division

EXISTING STREET TREE
SRW
RIVER ROCK
HYDRO KIOSK ON CONCRETE PAD W/ CONNECTING WALKWAY
BOULDER RETAINING WALL
EXISTING TREE IN SIDEWALK TO BE REMOVED
RETAIN CURB
REMOVE & REPLANT EXISTING SIDEWALK
FUTURE BIKE LANE
CONCRETE SIDEWALK
METAL FENCE
KEEP EXISTING TREE
REMOVE RETAINING WALL STRAIGHTEN SIDEWALK
UT/POLE
RETAINING WALL
GAZEBO
BIKE RACK (5 STALLS)

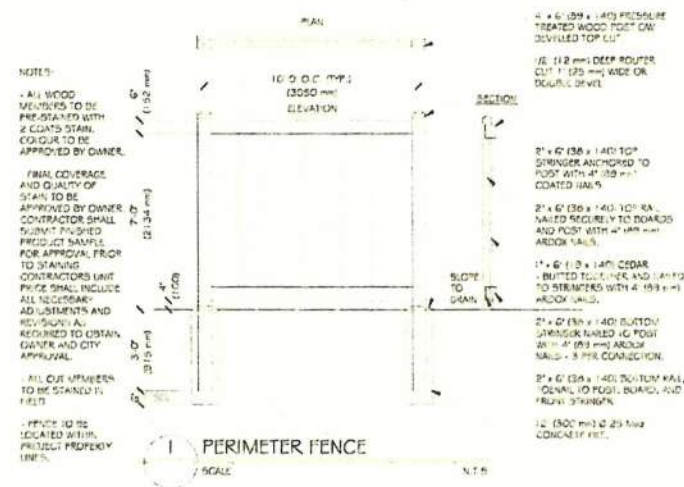
FENCE MOUNTED LAMP STANDARD (MOTION SENSOR DETECTOR)
FENCE MOUNTED LAMP STANDARD (MOTION SENSOR DETECTOR) METAL FENCE
CONIFERS FOR SCREENING
FENCE MOUNTED LAMP STANDARD (MOTION SENSOR DETECTOR)
KEEP EXISTING TREE
METAL FENCE ON RETAINING WALL
PERIMETER WOOD FENCE (TYP.)
GRAVEL ROOF (ABOVE)
SOD ROOF (ABOVE)
CONCRETE WALKWAY
TYPICAL PERIMETER WOOD FENCE SEE DETAIL I
PLANTING (ABOVE)
GRAVEL ROOF (ABOVE)
WALL VINES (TYP.)
GRAVEL
METAL FENCE
CONCRETE WALKWAY
SOD STRIP
RAISED GARDEN BOXES FOR VEGETABLES
LOW HEDGE
KEEP EXISTING TREE
METAL FENCE ENCLOSURE
GATE
MOVEABLE TABLE & CHAIRS
DONOR RECOGNITION SIGN
STANDARD PAVERS
CONCRETE DRIVEWAY
NEW TREE
NOTE: ALL WORK ON CITY BOULEVARD TO BE NON PERMANENT CONSTRUCTION

ALTERNATIVE BOULEVARD GARDEN OPTION

DATE: AUGUST 17, 2018 (REVISED & RESUBMITTED)

4★ SITE

210 GORGE RD. - SUGGESTED PLANT LIST			
	Key	Common Name	Latin Name
Trees	MAH	Great Maple	Acer glaberrimum
	MAH	Red Maple	Acer rubrum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	Amur Maple	Acer amuricum
	MAH	Boxelder	Acer negundo
	MAH	Black Birch	Betula nigra
	MAH	White Birch	Betula papyrifera
	MAH	European Larch	Larix laricina
	MAH	Japanese Larch	Larix principis-rupprechtii
Large Shrubs	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Medium Shrubs	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Small Shrubs	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Ground	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
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	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Vines	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
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	MAH	European Maple	Acer platanoides
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	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Perennials & Grasses	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
Wildflowers & Bulbs	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides
	MAH	Japanese Maple	Acer palmatum
	MAH	European Maple	Acer platanoides



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AUG 17 2018

Planning & Development Department
Development Services Division

210 GORGE ROAD

PLANT LIST & FENCE DETAIL SCALE: 1:100

DATE: AUGUST 17, 2018 (REVISED & RESUBMITTED)

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250 500 1000

Received
City of Victoria

AUG 17 2018

Planning & Development Department
Development Services Division

- ① CITY OF VICTORIA TO INSTALL FIRE AND DOMESTIC SERVICE TO PROPERTY
- ② LINE OF DEVELOPMENT EXPOSURE
- ③ CITY OF VICTORIA TO INSTALL SEWER AND COLD WATER TO PROPERTY
- ④ LINE OF DEVELOPMENT EXPOSURE
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CARROLL ST

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
PHONE 250-27-2214 FAX 250-27-2215



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 m², and 0.5 stalls per unit greater than 40 m² but less than 70 m².

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 50th 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,

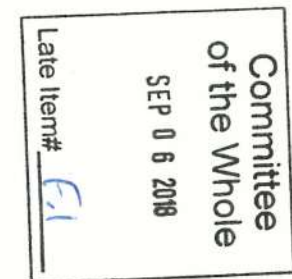


Deanna Bhandar,
Director, Real Estate Development
Victoria Cool Aid Society

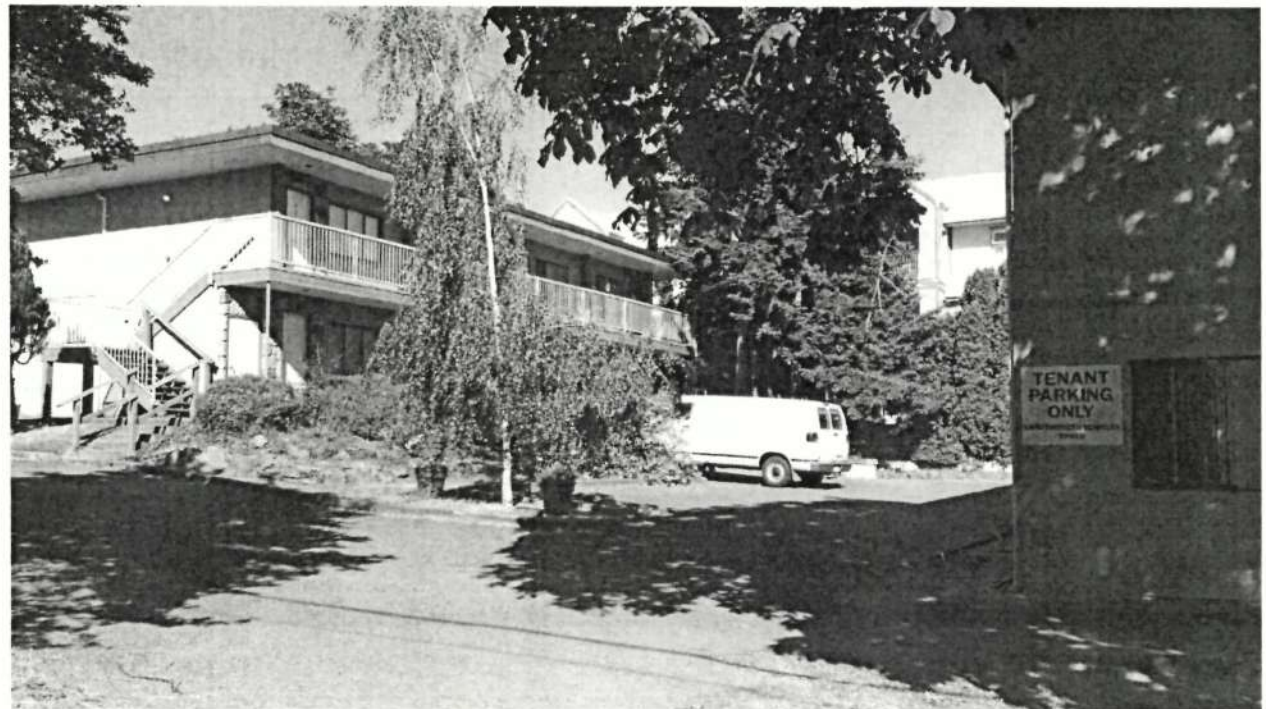
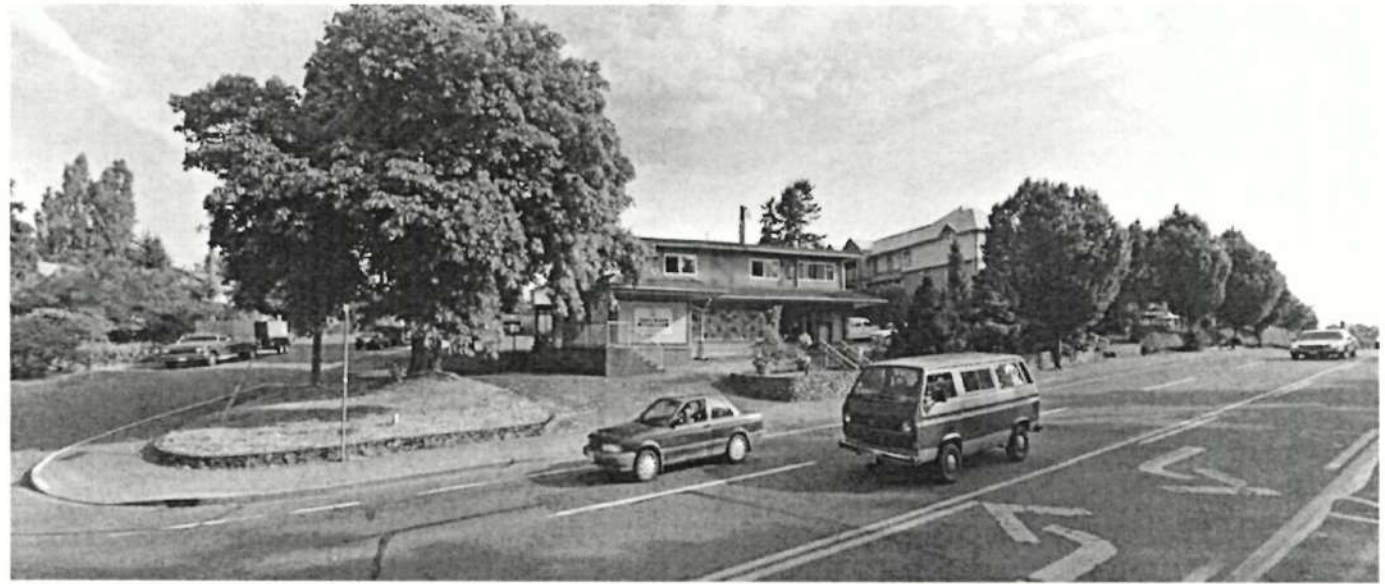
Attachs.

cc: Kathy Stinson, CEO, Victoria Cool Aid Society

Development Permit with Variance Application for 210 Gorge Road



Subject Property – 210 Gorge Road





Carroll Street