

To: Committee of the Whole **Date:** July 19, 2018

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

Subject: Development Permit Application No. 000525 for 90 Saghalie Road

That Council authorize the issuance of Development Permit Application No. 000525 for 90 Saghalie Road, in accordance with:

1. Plans date stamped June 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Submission of revised plans detailing the proposed landscaping along the south face of the retaining wall located adjacent to the railway easement, and demonstrating clear delineation and materiality of sidewalks and pedestrian pathways across service entrances, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

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.

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 90 Saghalie Road. The proposal is for a five-storey senior's building comprised of a mix of independent living units, assisted living units and accessory facilities. The overall proposed density is 1.79:1 floor space ratio.

- the proposal is generally consistent with the applicable Design Guidelines; however, the building is not terraced back from Kimta Road and Tyee Road as described in the *Songhees Hillside Urban Design Guidelines*

- the proposal is consistent with *Victoria West Neighbourhood Plan* (2018)
- no variances to the *Zoning Regulation Bylaw* are proposed.

BACKGROUND

Description of Proposal

The proposal is for a five-storey senior's living facility comprised of independent living units, assisted living units and accessory facilities. The overall proposed density is 1.79:1 floor space ratio.

The proposal includes the following major design components:

- a loading area and underground parking are accessed via a service road from Tyee Road
- a covered area dedicated for vehicular drop-off / pick-up at the main building entrance
- residential units with direct access to Tyee Road and the internal service road
- a public walkway providing a connection through the site between Tyee Road and Saghalie Road
- large shared exterior patios to the north and south of the building
- secure bicycle and scooter parking located in the underground parking area
- a green roof.

Exterior building materials include:

- stone (grey) for the building base
- extensive glazing with aluminium framing
- longboard siding and charcoal grey metal panels as exterior finishing materials above the building base
- clear glass balcony railings
- painted concrete finish for columns and balcony bases
- longboard and wood finishes around shared patio areas including proposed patio roof space.

Landscaping elements include:

- numerous patio spaces, including on the rooftop which includes greenhouses and plots for growing food
- decorative paving used in ground-floor shared patio areas
- water feature to the north of the building adjacent to public walkway
- approximately 74 new trees proposed, predominantly located around the site perimeter.

Sustainability Features

As indicated in the applicant's letter dated February 6, 2018, the applicant is proposing the following sustainability features:

- heat recovering ventilators
- high efficiency condensing boilers
- high-performance glazing
- energy efficient lighting design
- high-efficiency air-source heat pump
- low-flow plumbing fixtures
- amenity space, including opportunities for urban agriculture, provided on the roof deck.

In addition, the application states that the building orientation is favourable for passive heating and cooling strategies and that the project will be meeting Step 1 of the BC Energy Step Code (NECB 2011).

Active Transportation Impacts

The application proposes the following features which support active transportation:

- secure bicycle storage for 69 bicycles
- eight visitor bicycle parking spaces near the main building entrance
- a secure storage facility for scooters.

Public Realm Improvements

As required by the Bayview Master Development Agreement (MDA), a public walkway is proposed providing a connection through the site between Tyee Road and Saghalie Road. A blanket Statutory Right-of-Way (SRW) is currently registered on title which requires that, upon completion of the proposed footpath, a specific SRW will be registered on title.

Accessibility Impact Statement

While the British Columbia Building Code regulates accessibility as it pertains to buildings, as the application proposes a facility to accommodate seniors and includes an assisted living component, the building has been designed to meet the accessibility needs of the residents (i.e. wider corridors, wider doorways to residential units etc.). As outlined above, the development also includes a scooter storage facility.

Existing Site Development and Development Potential

The site is located within Development Area 3-B of the SSR Zone, Saghalie Road District and is currently vacant.

Under the current SSR Zone, Development Area 3-B, it could be developed at a density of 1.79 Floor Space Ratio (FSR), subject to the provision of specific community amenities and with the uses being proposed. The required community amenities are summarized as follows:

- a minimum of 75% of the total floor area of the building to be used exclusively for "seniors' housing – assisted living" and "seniors' housing – independent living" use
- a minimum of 19% of the total floor area of the building to accommodate accessory facilities for use by the occupants of the building
- compliance with an existing Housing Agreement that outlines further requirements relating to the use of the building for seniors' housing
- a monetary contribution of \$148,828.59 to be divided equally between the Parks and Greenways Acquisition Fund and the Victoria Housing Fund.

If the aforementioned community amenities are not provided, then the maximum permitted density is 0.72:1 FSR. The proposal includes the provision of the amenities noted above; therefore, the maximum density of 1.79:1 FSR is permitted.

Data Table

The following data table compares the proposal with the existing SSR Zone, Saghalie Road District. No variances to the *Zoning Regulation Bylaw* are proposed.

Zoning Criteria	Proposal	SSR Zone
Site area (m ²) - minimum	7944	7944
Density (Floor Space Ratio) – maximum Maximum density is subject to the provision of community amenities	1.79:1	1.79:1
Height (m) - maximum	16.8	17
Storeys - maximum	5	5
Site coverage % - maximum	49	50
Open site space % - minimum	41	40
Street wall (m) – maximum	35.7	39
Setbacks (m) – minimum:		
Front	11	10
Rear	3	3
Side (north)	5.1	3
Side (south)	3.1	3
Parking – minimum	97	75
Visitor Parking - minimum	18	8
Bicycle parking stalls – minimum		
Class 1	70	Existing Schedule C – 24 Proposed Schedule C – 69
Class 2	8	Existing Schedule C – 6 Proposed Schedule C – 8

Relevant History

On October 24, 2013, Council approved a Rezoning Application to rezone the subject property and subdivide what was referred to as Bayview Lot 4, creating a Development Area 3-A and 3-B. The application proposed Senior's housing on Development Area 3-B and an increase in the permitted density.

At the time of the Rezoning Application, illustrative plans were submitted indicating a building with a height of 15.6m; however, the site zoning, as it existed at that time, already allowed a

maximum building height of 17m at this location and the applicant sought to retain this height allowance to allow for flexibility in the final building design.

In addition, during the review of the Rezoning Application, it was established that due to site constraints, a road to service both Development Area 3-A and 3-B would be required parallel to the adjacent railway easement along the southern edge of the site.

Concurrent with the Rezoning Application, a Housing Agreement was executed requiring that, amongst other things, in the event that a development exceeds a density of 0.72:1 FSR, then all of the dwelling units must be used only as senior's housing (assisted living or independent living units).

Community Consultation

As the application does not propose variances it has not been referred to the Victoria West CALUC for comments; however, a number of correspondence (attached) have been received from residents of the adjacent building located at 100 Saghalie Road (Bayview One). The applicant has provided a response to the concerns raised from neighbours in their letter dated June 18, 2018, and have made some revisions to the design of the project based on the comments received. For example, a green roof is proposed to provide a more aesthetically pleasing outlook for neighbours who would have views down over the proposed building.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 13: Core Songhees and the following documents were considered in assessing this application:

- *Official Community Plan* (2012)
- *Policy Plan and Design Guidelines for the Songhees Area of Victoria West* (2008)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *Guidelines for Fences, Gates and Shutters* (2010).

Official Community Plan

The subject site is designated as Core Songhees in the *Official Community Plan* (OCP), which envisions residential and mixed-use buildings from three up to approximately 22 storeys in select locations. In terms of place character features, the OCP envisions buildings that are set close to the street with landscaped setbacks in more residential areas, wide sidewalks and regularly-spaced tree planting. Taller buildings should be concentrated near the centre of the Songhees Peninsula along Esquimalt Road. The OCP also envisions off-street parking located at the rear of buildings or underground.

The objectives of the Core Songhees Development Permit Area designation that are relevant to this proposal are:

- to achieve a high-quality of architecture, landscape and urban design that is unique to the Songhees peninsula and its special places, reflecting its former industrial uses and geographic features
- to acknowledge the geographic context of the Songhees peninsula through building forms that are generally lower near the shoreline and gradually rise in height to correspond with the rise in topography.

Policy Plan and Design Guidelines for the Songhees Area of Victoria West

The *Policy Plan and Design Guidelines for the Songhees Area of Victoria West* (2008) includes the *Songhees Hillside Urban Design Guidelines*, which provide specific guidelines relating to the development of Bayview Place and the subject site. Specific guidelines relate to:

- articulation of the building as viewed from Songhees Road and the intersection of Kimta and Tyee Roads (to the south)
- terracing of the building along the Kimta and Tyee Road frontages
- locating parking primarily underground
- providing a flat roof
- use of building materials
- surface treatments, lighting and signage.

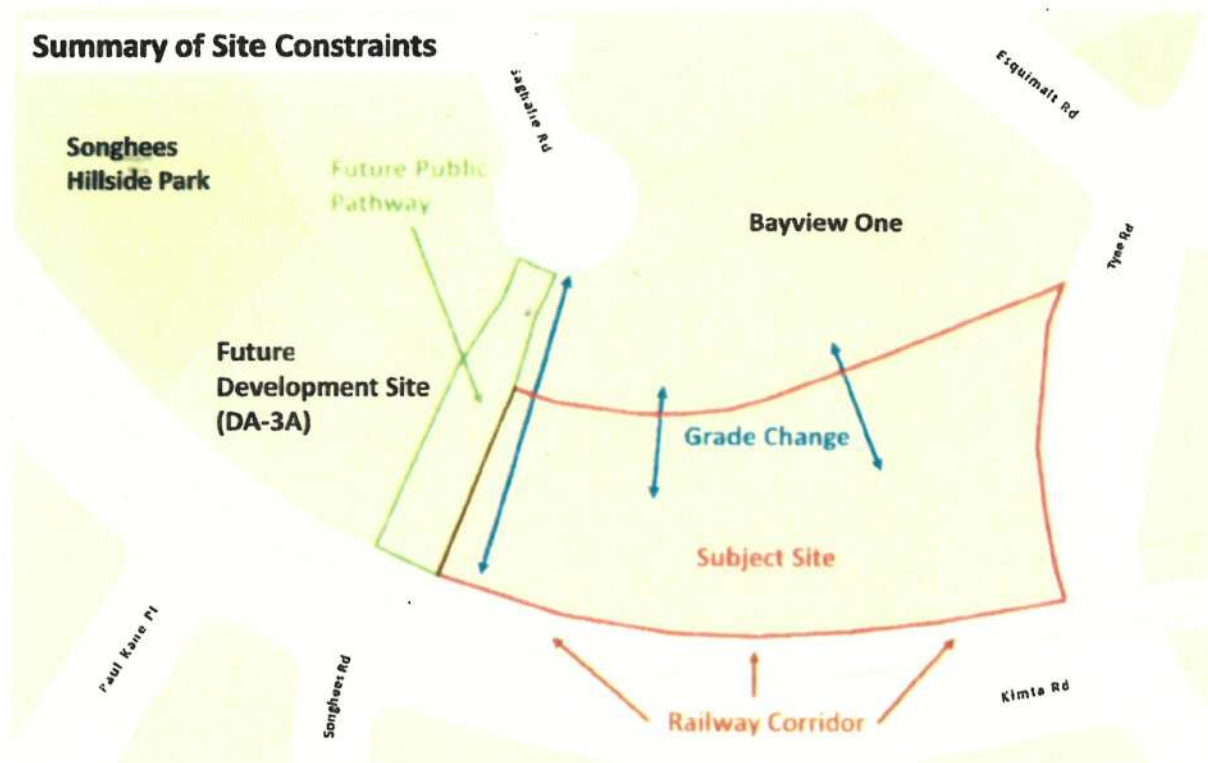
The application is generally consistent with the aforementioned guidelines and proposes a building with a flat roof and underground parking; however, the proposal is not consistent with Design Guidelines that specifically encourage the terracing of the building from Kimta Road and Tyee Road to soften the potential massing of the building. This is discussed further below.

Articulation and Massing of the Building

The application site is long and relatively narrow, running east to west. The narrow nature of the developable area is further exacerbated by the fact that there is no road frontage on Kimta Road and, as such, vehicle and emergency access is provided via a long driveway adjacent to Kimta Road. From a site-planning perspective, this condition is not ideal; however, due to the constraints of the railway corridor and slope of the site, this access road provides entry to parking garages and facilitates the required emergency route. This road is also required to ultimately provide access to Development Area 3A which is located immediately to the west of the subject site. It would not appear feasible to provide an alternative vehicular access to the Development Areas (Development Area 3A or 3B) due to the following constraints:

- a substantial grade change exists from Saghalie Road to the north
- Songhees Hillside Park is situated immediately to the west of the site
- the railway corridor lies immediately to the south
- in addition to grade challenges, the requirement for a pedestrian staircase from Saghalie Road to Kimta Road prevents the service road from being moved to the rear of the proposed building.

The constraints are further summarized on the diagram on page 7 of this report.



As a result of the aforementioned constraints, in order to achieve the permitted density and a functional building form, the applicant has presented a building with a predominantly vertical street wall fronting Kimta Road. This is contrary to the *Songhees Hillside Urban Design Guidelines* which state that, at this location, “buildings should be terraced back a minimum of 2.4m increments along the Kimta and Tyee Road frontages to soften massing impact.” Instead, to minimize the impact of the street wall, the applicant proposes:

- stepping back the upper floor fronting Kimta Road by approximately 1.4m
- stepping back the upper floor fronting Tyee Road by approximately 6.6m
- extensive glazing on the upper storeys
- use of darker colour accent materials and architectural features to visually break-up the lengthy south-facing street wall.

It should be noted that, as part of the review of the aforementioned Rezoning Application (submitted to the City in May, 2011), the illustrative plans submitted by the applicant showed a five-storey building with the upper-floor being set back by 2m only. It was noted that this was contrary to the Design Guidelines and the plans were referred to ADP for review in June 2012. The ADP minutes indicate that no issues were raised in relation to the massing of the building or the length of the street wall at that time, and it was acknowledged that it was an “unusual site to work with.”

Given the characteristics of the site and identified constraints, staff consider that the proposal is supportable as presented; however, opportunities may exist to provide further design enhancements consistent with the Guidelines and the ADP recommendations relating to the south elevation form and massing (see below), and an alternative recommendation is provided should Council wish to seek further revisions. It should be noted that such design changes will potentially make it difficult for the applicant to realize the permitted density allowed under the site zoning and may result in the building being moved closer to the existing buildings being situated to the north of the subject site.

Local Area Plans

The subject site is located in the Victoria West Neighbourhood, and therefore, the *Victoria West Neighbourhood Plan* (2018) is applicable. The proposal is consistent with the Neighbourhood Plan as follows:

- Bayview Place is recognized as part of a Master Planned Area, where development will continue to be guided by existing MDA's, Comprehensive Development Zones and Design Guidelines
- the Neighbourhood Plan anticipates buildings up to five-storeys in height at this location
- a number of development features are identified within the Bayview Place development including senior's housing and a network of pedestrian paths.

Tree Preservation Bylaw and Urban Forest Master Plan

An ISA arborist report (attached) was conducted by Talbot and Mackenzie and Associates on the subject site and there were a total of 19 trees inventoried.

The vacant site is mainly open rock outcrop with native grasses. There are ten Garry Oaks measuring 3-6cm in diameter at Breast Height (DBH) that are within the proposed building envelope and identified for removal.

There are six public Flowering Cherry trees along the Tyee Road boulevard in fair to poor condition. Due to the extent of the development, construction blasting, and re-grading required, these trees along with the existing shrubs and masonry retaining wall are proposed for removal. Six new trees would be installed as part of the frontage improvements.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of May 9, 2018. The minutes from the meeting are attached for reference and the following motion was carried:

"That Development Permit with Variance Application No. 000525 for 90 Saghalie Road be approved with the following recommendations:

- *Reconsideration of the south elevation form and massing to be more in-harmony with the site topography, context and the Core Songhees Development Permit guidelines.*
- *Reconsideration of the service entrance design, including materials, screening, and overall impact on the public realm, including future pedestrian linkages.*
- *Applicant to provide additional renderings / views from pedestrian pathways throughout the site.*
- *Consideration of incorporating additional shaded space to the upper patio area."*

In response to the ADP comments, the applicant has made a number of revisions to the project design which are briefly summarized below and explained in more detail in the applicant's letter dated June 18, 2018 (attached):

- introduction of curved building forms to create a better integration between building and the existing context
- a significant architectural frame element has been removed from the building frontage as this was considered to dominate the front elevation and its removal minimizes projections above the main roof line
- revised use of materials at vehicular service entrance to make this element more aesthetically pleasing
- sun shade feature added to patio space on second floor patio.

CONCLUSIONS

Staff consider that the proposal is generally consistent with the recently approved *Victoria West Neighbourhood Plan* and the applicable Design Guidelines, and is supportable as presented. The proposal is also consistent with the Bayview MDA, the existing Housing Agreement, and no variances from the *Zoning Regulation Bylaw* are proposed.

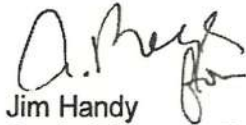
ALTERNATE MOTION 1 (Submission of Revised Plans)

That the proposal be referred back to Committee of the Whole after the applicant has made revisions to the proposed design to terrace the upper storeys of the building and further address site topography, consistent with the applicable Design Guidelines and the objectives of Development Permit Area 3.

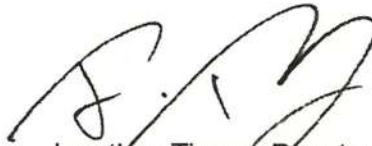
ALTERNATE MOTION 2 (Decline)

That Council decline Development Permit Application No. 000525 for the property located at 90 Saghalie Road.

Respectfully submitted,



Jim Handy
Senior Planner – Development Agreements
Development Services Division

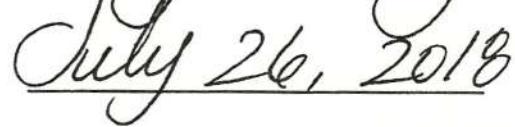


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

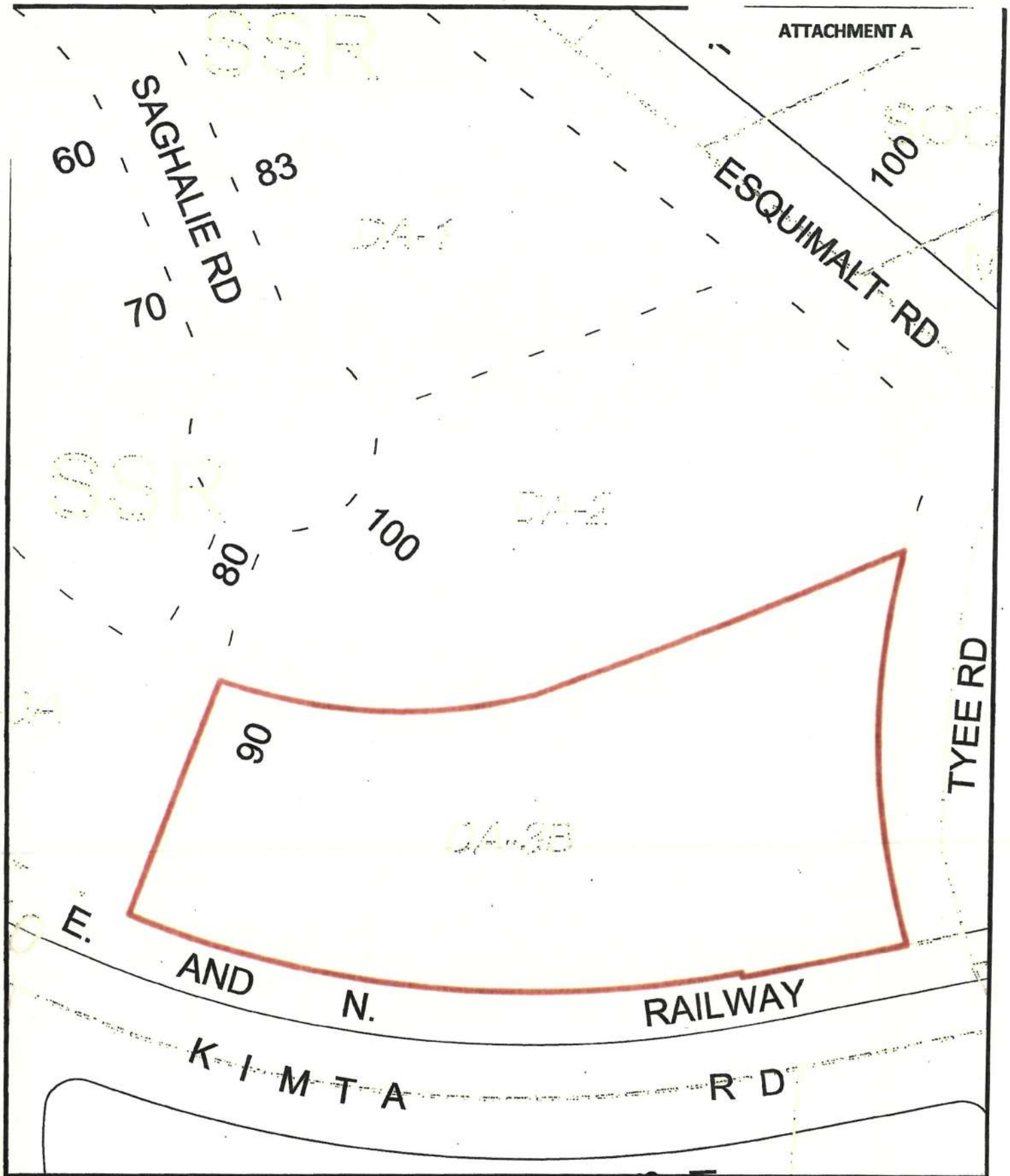


Date:



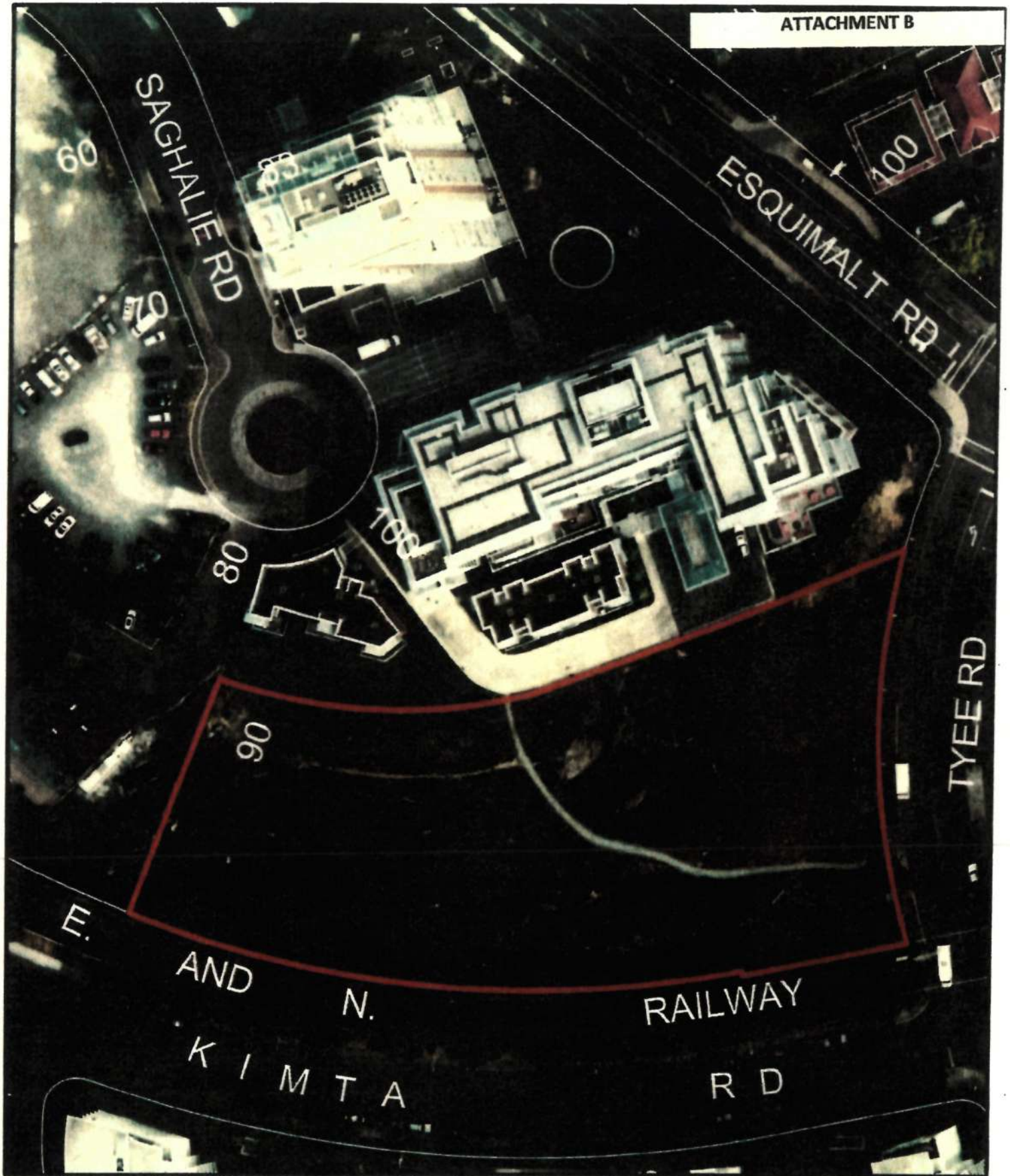
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated June 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 6, 2018
- Attachment E: Minutes from Advisory Design Panel dated May 9, 2018
- Attachment F: Letter from the applicant dated June 18, 2018, in response to Advisory Design Panel Motion and neighbour comments
- Attachment G: Housing Agreement
- Attachment H: Map of Development Areas
- Attachment I: Arborists Report
- Attachment J: Correspondence



90 Saghalie Road
Development Permit #000525





90 Saghalie Road
Development Permit #000525



BAYVIEW RETIREMENT RESIDENTIAL

90 SAGHALIE RD. CITY OF VICTORIA, B.C.



CONSULTANT LIST

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DRAWING LIST

ARCHITECTURAL

A00 COVER SHEET
A01 SURVEY
A01 CONTEXT PLAN
A02 CONTEXT PHOTOS
A03 SITE PLAN
A04 PROJECT DATA & AREAS
A05 OPEN SITE SPACE CALCULATION
A06 AVERAGE GRADE CALCULATION
A07 PARKING LEVEL FLOOR PLAN
A08 GROUND FLOOR PLAN
A09 LEVEL 1A FLOOR PLAN & TRUCK TURNS

A10 SECOND FLOOR PLAN
A11 THIRD & FOURTH FLOOR PLANS
A12 FIFTH FLOOR PLAN
A13 ROOF PLAN
A14 BUILDING SECTIONS
A15 BUILDING SECTIONS
A16 BUILDING ELEVATIONS
A17 MATERIAL
A18 STREETSCAPE
A19 PERSPECTIVE
A20 PERSPECTIVE
A21 PERSPECTIVE

A22 PERSPECTIVE
A23 PERSPECTIVE
A24 PERSPECTIVE
A25 PERSPECTIVE
A26 PERSPECTIVE

LANDSCAPE

P1 LANDSCAPE PLAN
P2 LEVEL 1A LEVEL 2 LANDSCAPE PLAN
P3 LANDSCAPE SECTIONS

CIVIL
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City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

<p>Wensley Architecture Ltd.</p> <p>88 SAGHALIE RD VICTORIA, B.C.</p> <p>Wensley Architecture Ltd.</p>	
<p>COVER SHEET</p>	
<p>DATE: JUN 18 2018</p> <p>SCALE: 1/8" = 1'-0"</p> <p>BY: [Signature]</p>	



1 VIEW LOOKING NORTH
ALA



2 VIEW LOOKING EAST
ALA



3 VIEW LOOKING SOUTH
ALA



4 VIEW LOOKING SOUTH
ALA



5 ADJACENT PARK TO WEST
ALA



6 VIEW LOOKING SOUTH EAST
ALA



7 PEDESTRIAN PATH ACROSS TYEE
ALA



8 VIEW LOOKING WEST FROM SOUTH TYEE
ALA



9 VIEW LOOKING WEST FROM NORTH TYEE
ALA

1. Project Name: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT
2. Project Address: 90 RAGHOLE RD VICTORIA, B.C.
3. Project Owner: Wensley Architecture Ltd
4. Project Manager: [Name]
5. Project Engineer: [Name]
6. Project Designer: [Name]
7. Project Architect: [Name]
8. Project Consultant: [Name]
9. Project Contractor: [Name]
10. Project Date: [Date]
11. Project Status: [Status]
12. Project Budget: [Budget]
13. Project Risk: [Risk]
14. Project Impact: [Impact]
15. Project Benefit: [Benefit]
16. Project Conclusion: [Conclusion]

BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT

90 RAGHOLE RD VICTORIA, B.C.

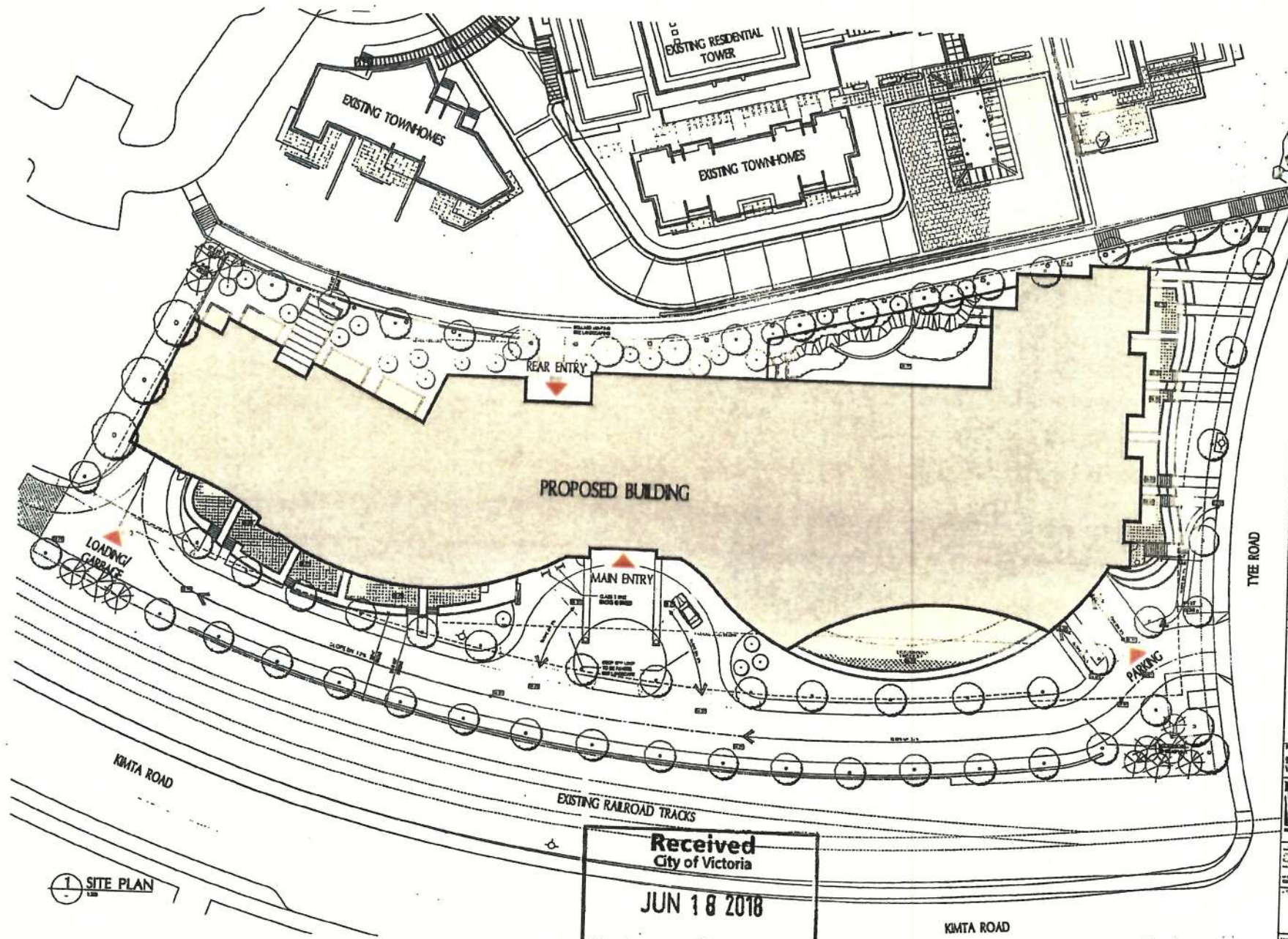
Wensley Architecture Ltd

1000 Wensley Avenue
Victoria, B.C. V8T 1A1
Tel: 250-383-1111
Fax: 250-383-1112
Email: info@wensleyarch.com

CONTEXT PHOTOS

Project No: [Number] Date: [Date]
Scale: [Scale] Author: [Name]
Reviewed: [Name] Date: [Date]
Approved: [Name] Date: [Date]

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JUN 18 2018
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Development Services Division



BAYVIEW
 PROPOSED
 RETIREMENT
 RESIDENTIAL
 PROJECT

10 SAGVILLIE RD
 VICTORIA, B.C.

Wensley
 Architecture Ltd

SITE PLAN

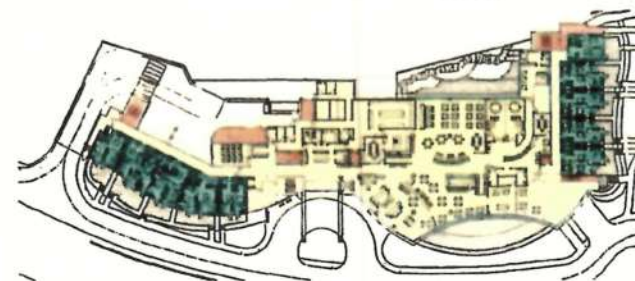
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SCALE	1/8" = 1'-0"	PROJECT	BAYVIEW
DATE	1/20/18	BY	Wensley
SCALE	1/8" = 1'-0"	PROJECT	BAYVIEW

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1 SITE PLAN

CIVIC ADDRESS	90 SAGHAIE ROAD
LEGAL DESCRIPTION	LOT A DISTRICT LOT 119 ESQUIMALT EPP58033
ZONE (EXISTING)	SSR (DEVELOPMENT AREA 38), SAGHAIE ROAD DISTRICT
PROPOSED USE	RETIREMENT RESIDENTIAL

PROPOSED DWELLING UNITS		UNIT	COUNT	AREA(SQ)	AREA(SQ)	FLOORS	
INDEPENDENT LIVING UNITS		126					
STUDIO	3	STUDIO-A	3	643	12.3	3.4	
1 BED	81	STUDIO-B	1	543	10.4	3	
1+ BED	18	1BIO-A	21	654	12.3	3.4,5	
2 BED	23	1BIO-B	1	833	16.1	1	
3 BED	1	1BIO-C	4	653	12.7	3.4,5	
ASSISTED LIVING UNITS	35	1BIO-D	1	632	11.8	3	
		1BIO-E	4	597	11.5	3.4,5	
		1BIO-F	4	700	13.0	3.4,5	
		1BIO-G	4	830	15.6	3.4,5	
		1BIO-H	3	730	13.7	3.4,5	
		1BIO-I	3	590	11.4	3.4	
		1BIO-J	3	609	11.6	3.4,5	
		1BIO-K	3	642	11.8	3.4	
		1BIO-L	1	838	16.1	3.4,5	
		1BIO-M	1	639	11.8	3	
		1BIO-N	6	770	14.0	3.4	
		1BIO-O	1	586	11.4	3	
		1BIO-P	2	578	11.2	3	
		1BIO-Q	1	714	13.6	5	
MARKET CONDO UNITS	50 (31.7%)	1+ FLEX-A	12	707	13.7	3.4,5	
RENTAL UNITS	76 (47.2%)	1+ FLEX-B	1	830	15.6	3	
ASSISTED LIVING (CARE)	35 (21.7%)	1+ FLEX-C	3	794	13.8	3.4,5	
		1+ FLEX-D	1	791	13.5	3	
		1+ FLEX-E	1	880	16.2	5	
		2BIO-A	10	886	16.5	3.4,5	
		2BIO-A3	1	903	16.8	3	
		2BIO-B	2	850	15.8	3.4	
		2BIO-C	1	919	17.2	3.4,5	
		2BIO-D	2	1,053	19.0	3.4	
		2BIO-E	2	1,030	18.6	3.4	
		2BIO-F	1	1,030	18.6	3	
		2BIO-G	1	1,135	20.6	5	
		2BIO-H	1	1,137	20.6	5	
		2BIO-I	1	1,175	21.2	5	
		2BIO-J	1	1,175	21.2	5	

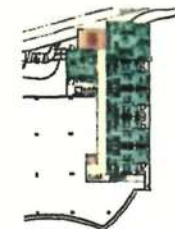


RESIDENTIAL UNITS	9,085.20m ²
RESIDENTIAL CIRCULATION	1,789.10m ²
ACCESSORY SPACES	2,964.09m ²
OTHER	465.49m ²

Received
City of Victoria

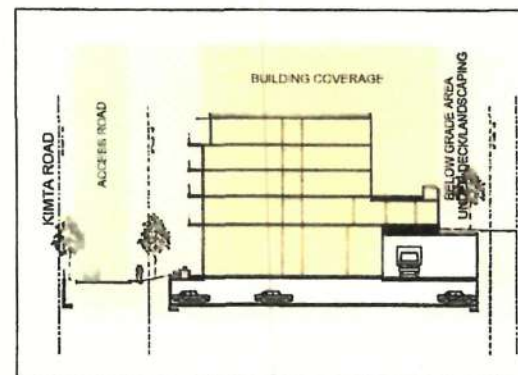
JUN 18 2018

Planning & Development Department
Development Services Division

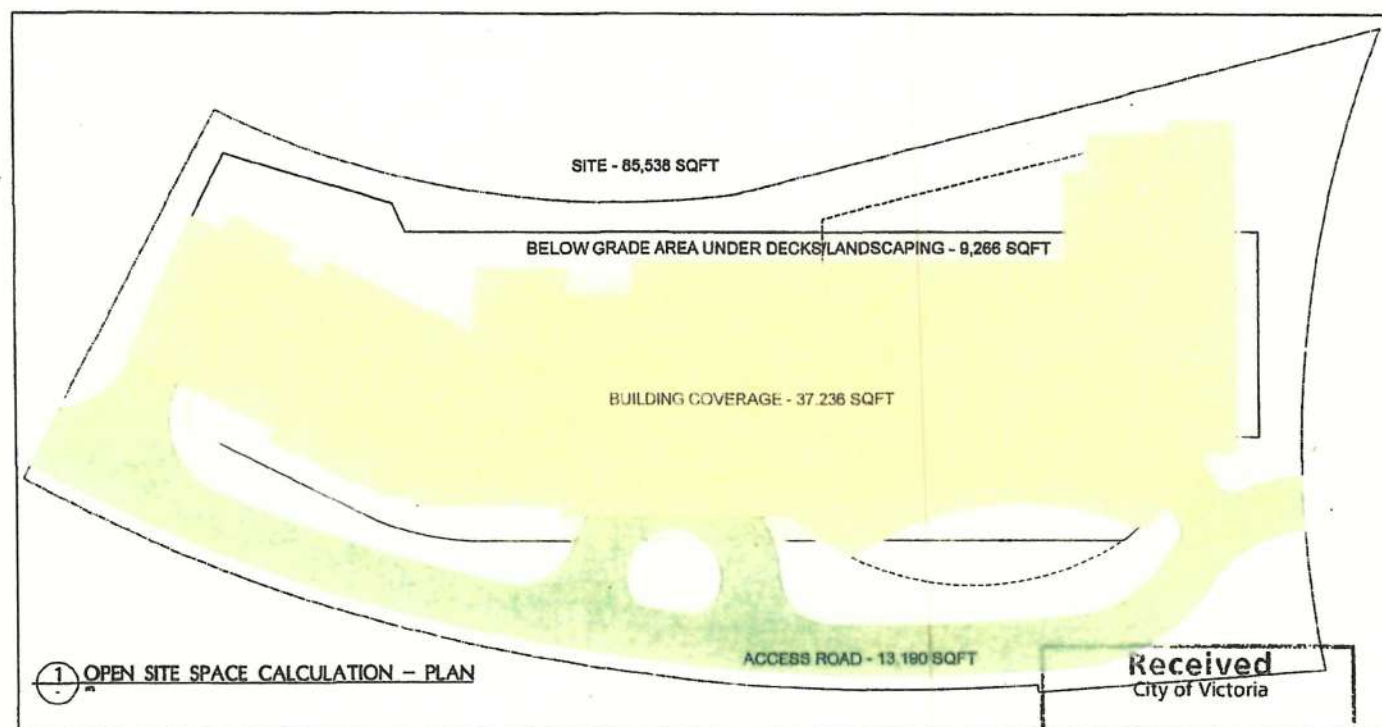
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OPEN SITE SPACE CALCULATION		
	AREA (M ²)	AREA (%)
SITE AREA =	85,538	
ACCESS ROAD =		
BUILDING COVERAGE =		
BUILDING UNDER DECK/LANDSCAPING =	9,266	10.8%
BUILDING AREA BELOW GRADE WITH DECKS OR LANDSCAPING ABOVE		
OPEN SITE AREA =	55,112	41.0%
SUBTRACTION: BUILDING COVERAGE AND ACCESS ROAD FROM SITE AREA		

----- LINE OF DECK AT GRADE
 HATCH INDICATES OPEN SITE AREA



2 OPEN SITE SPACE CALCULATION - SECTION

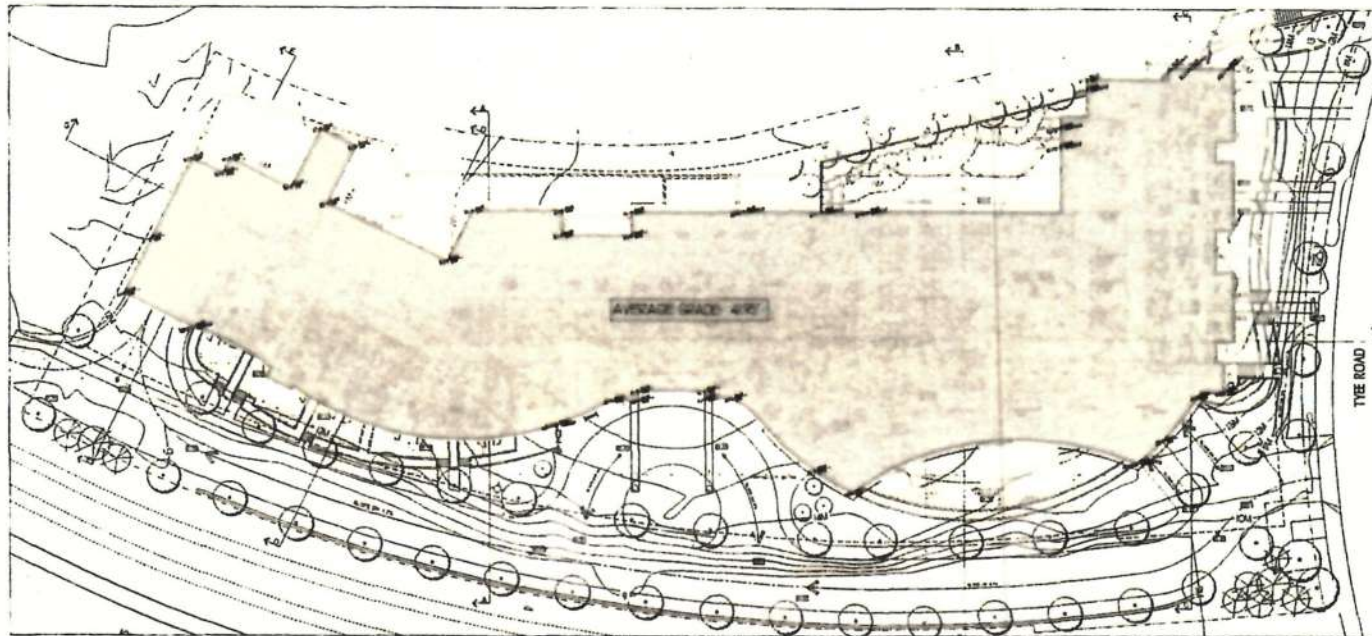


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Planning & Development Department
 Development Services Division

<p>Project Name: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p> <p>Project Address: 80 BAYVIEW RD VICTORIA, B.C.</p> <p>Project Owner: Wensley Architecture Ltd</p> <p>Project Manager: [Name]</p> <p>Project Engineer: [Name]</p> <p>Project Designer: [Name]</p> <p>Project Drafter: [Name]</p> <p>Project Date: [Date]</p> <p>Project Status: [Status]</p> <p>Project Notes: [Notes]</p>	
<p>OPEN SITE SPACE CALCULATION</p> <p>DATE: [Date]</p> <p>BY: [Name]</p> <p>FOR: [Name]</p> <p>NO: A05</p>	



1 AVERAGE GRADE CALCULATION

BUILDING A - AVERAGE GRADE CALCULATIONS				
*elevation points start at south-west corner and continue counter clockwise around building				
FINISHED ELEVATION (FT)	LENGTH (FT)	FINISHED GRADE CALCS		
AA 34.25	AB 34.25	29.04	$(34.25 + 34.25) \div 2 \times 29.04' =$	994.62
AB 34.25	AC 36.75	0.00	$(34.25 + 36.75) \div 2 \times 0' =$	0.00
AC 36.75	AD 36.75	148.90	$(36.75 + 36.75) \div 2 \times 148.9' =$	5472.08
AD 36.75	AE 36.25	0.00	$(36.75 + 36.25) \div 2 \times 0' =$	0.00
AE 36.25	AF 36.75	31.73	$(36.25 + 36.75) \div 2 \times 31.73' =$	1158.15
AF 36.75	AG 36.75	11.67	$(36.75 + 36.75) \div 2 \times 11.67' =$	428.87
AG 36.75	AH 36.75	3.67	$(36.75 + 36.75) \div 2 \times 3.67' =$	134.87
AH 36.75	AI 36.75	24.67	$(36.75 + 36.75) \div 2 \times 24.67' =$	906.62
AI 36.75	AJ 36.75	2.92	$(36.75 + 36.75) \div 2 \times 2.92' =$	107.31
AJ 36.75	AK 36.75	10.35	$(36.75 + 36.75) \div 2 \times 10.35' =$	380.36
AK 36.75	AL 36.00	41.48	$(36.75 + 36) \div 2 \times 41.48' =$	1508.84
AL 36.00	AM 36.75	16.06	$(36 + 36.75) \div 2 \times 16.06' =$	584.18
AM 36.75	AN 36.75	111.31	$(36.75 + 36.75) \div 2 \times 111.31' =$	4090.64
AN 36.75	AO 36.00	0.00	$(36.75 + 36) \div 2 \times 0' =$	0.00
AO 36.00	AP 27.75	12.92	$(36 + 27.75) \div 2 \times 12.92' =$	411.83
AP 27.75	AQ 27.75	21.48	$(27.75 + 27.75) \div 2 \times 21.48' =$	596.07
AQ 27.75	AR 36.75	9.90	$(27.75 + 36.75) \div 2 \times 9.9' =$	319.28
AR 36.75	AS 36.75	156.75	$(36.75 + 36.75) \div 2 \times 156.75' =$	5760.56
AS 36.75	AT 42.00	0.00	$(36.75 + 42) \div 2 \times 0' =$	0.00
AT 42.00	AU 43.50	14.21	$(42 + 43.5) \div 2 \times 14.21' =$	607.48
AU 43.50	AV 47.00	0.00	$(43.5 + 47) \div 2 \times 0' =$	0.00
AV 47.00	AW 49.00	7.21	$(47 + 49) \div 2 \times 7.21' =$	346.08
AW 49.00	AX 55.00	0.00	$(49 + 55) \div 2 \times 0' =$	0.00
AX 55.00	AY 55.83	34.10	$(55 + 55.83) \div 2 \times 34.1' =$	1889.65
AY 55.83	AZ 56.00	3.73	$(55.83 + 56) \div 2 \times 3.73' =$	208.56

AZ 56.00	BA 49.50	0.00	$(56 + 49.5) \div 2 \times 0' =$	0.00
BA 49.50	BB 49.50	24.06	$(49.5 + 49.5) \div 2 \times 24.06' =$	1190.97
BB 49.50	BC 44.00	0.00	$(49.5 + 44) \div 2 \times 0' =$	0.00
BC 44.00	BD 44.00	7.02	$(44 + 44) \div 2 \times 7.02' =$	308.88
BD 44.00	BE 36.75	0.00	$(44 + 36.75) \div 2 \times 0' =$	0.00
BE 36.75	BF 36.75	97.29	$(36.75 + 36.75) \div 2 \times 97.29' =$	3575.41
BF 36.75	BG 44.00	0.00	$(36.75 + 44) \div 2 \times 0' =$	0.00
BG 44.00	BH 44.00	17.15	$(44 + 44) \div 2 \times 17.15' =$	754.60
BH 44.00	BI 49.50	0.00	$(44 + 49.5) \div 2 \times 0' =$	0.00
BI 49.50	BJ 49.50	29.38	$(49.5 + 49.5) \div 2 \times 29.38' =$	1454.31
BJ 49.50	BK 59.00	0.00	$(49.5 + 59) \div 2 \times 0' =$	0.00
BK 59.00	BL 54.50	42.54	$(59 + 54.5) \div 2 \times 42.54' =$	2414.15
BL 54.50	BM 54.33	9.00	$(54.5 + 54.33) \div 2 \times 9' =$	489.74
BM 54.33	BN 54.33	25.00	$(54.33 + 54.33) \div 2 \times 25' =$	1358.25
BN 54.33	BO 54.50	9.33	$(54.33 + 54.5) \div 2 \times 9.33' =$	507.69
BO 54.50	BP 53.17	32.40	$(54.5 + 53.17) \div 2 \times 32.4' =$	1744.25
BP 53.17	BQ 52.33	21.40	$(53.17 + 52.33) \div 2 \times 21.4' =$	1128.85
BQ 52.33	BR 49.17	49.54	$(52.33 + 49.17) \div 2 \times 49.54' =$	2514.16
BR 49.17	BS 49.17	24.33	$(49.17 + 49.17) \div 2 \times 24.33' =$	1196.31
BS 49.17	BT 49.17	14.75	$(49.17 + 49.17) \div 2 \times 14.75' =$	725.26
BT 49.17	BU 49.17	24.33	$(49.17 + 49.17) \div 2 \times 24.33' =$	1196.31
BU 49.17	BV 49.17	25.19	$(49.17 + 49.17) \div 2 \times 25.19' =$	1238.59
BV 49.17	BW 48.58	6.33	$(49.17 + 48.58) \div 2 \times 6.33' =$	309.38
BW 48.58	BX 50.69	12.83	$(48.58 + 50.69) \div 2 \times 12.83' =$	636.82
BX 50.69	BY 45.93	34.35	$(50.69 + 45.93) \div 2 \times 34.35' =$	1659.45
BY 45.93	AA 34.25	23.31	$(45.93 + 34.25) \div 2 \times 23.31' =$	934.50
TOTALS		1221.63		61243.80
AVERAGE BUILDING GRADE =		51243.9	$\div 1221.63' =$	41.95

element

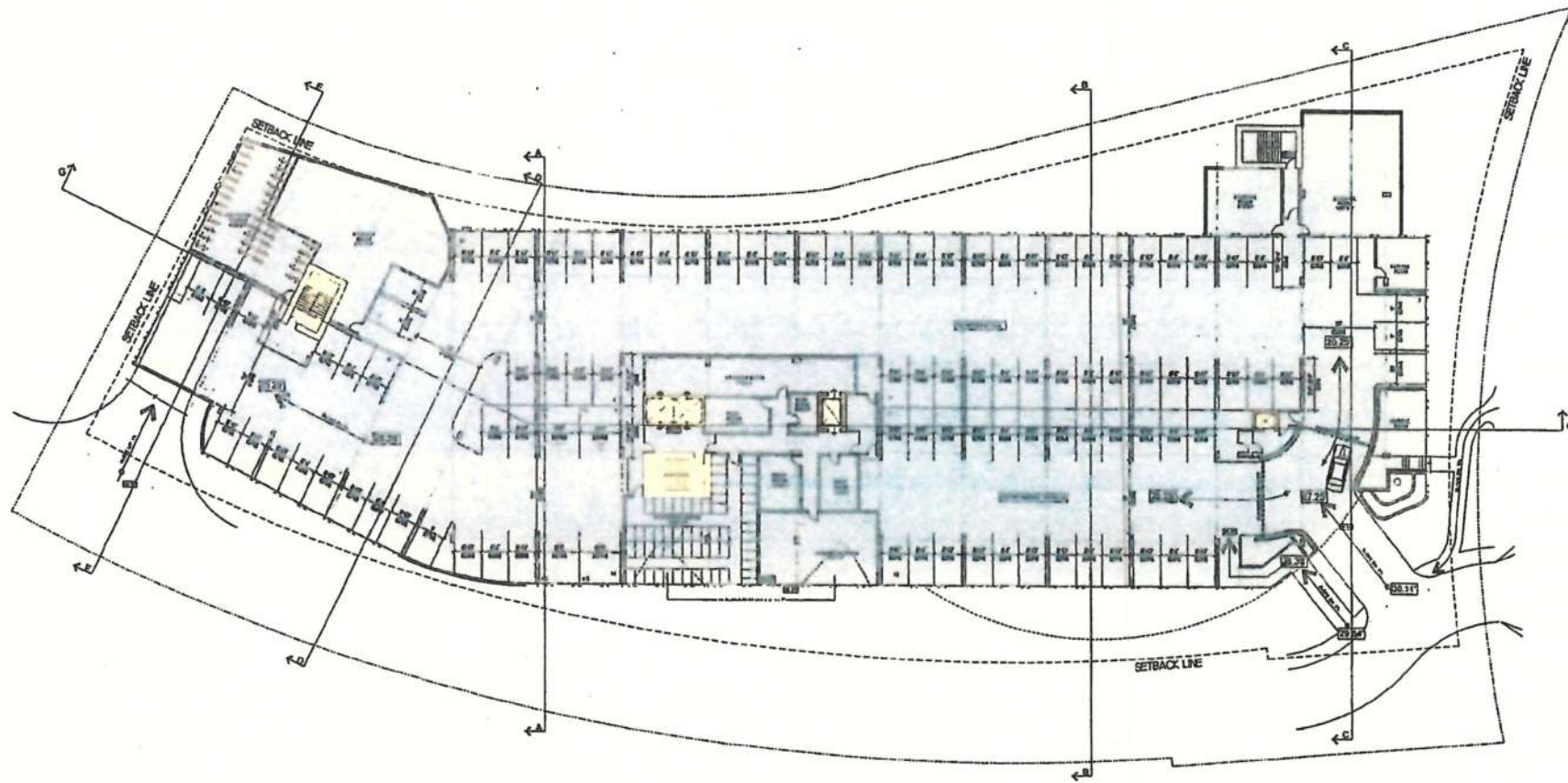
BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

Wensley Architecture Ltd

AVERAGE GRADE
CALCULATION

JUN 18 2018

Planning & Development Department
Development Services Division

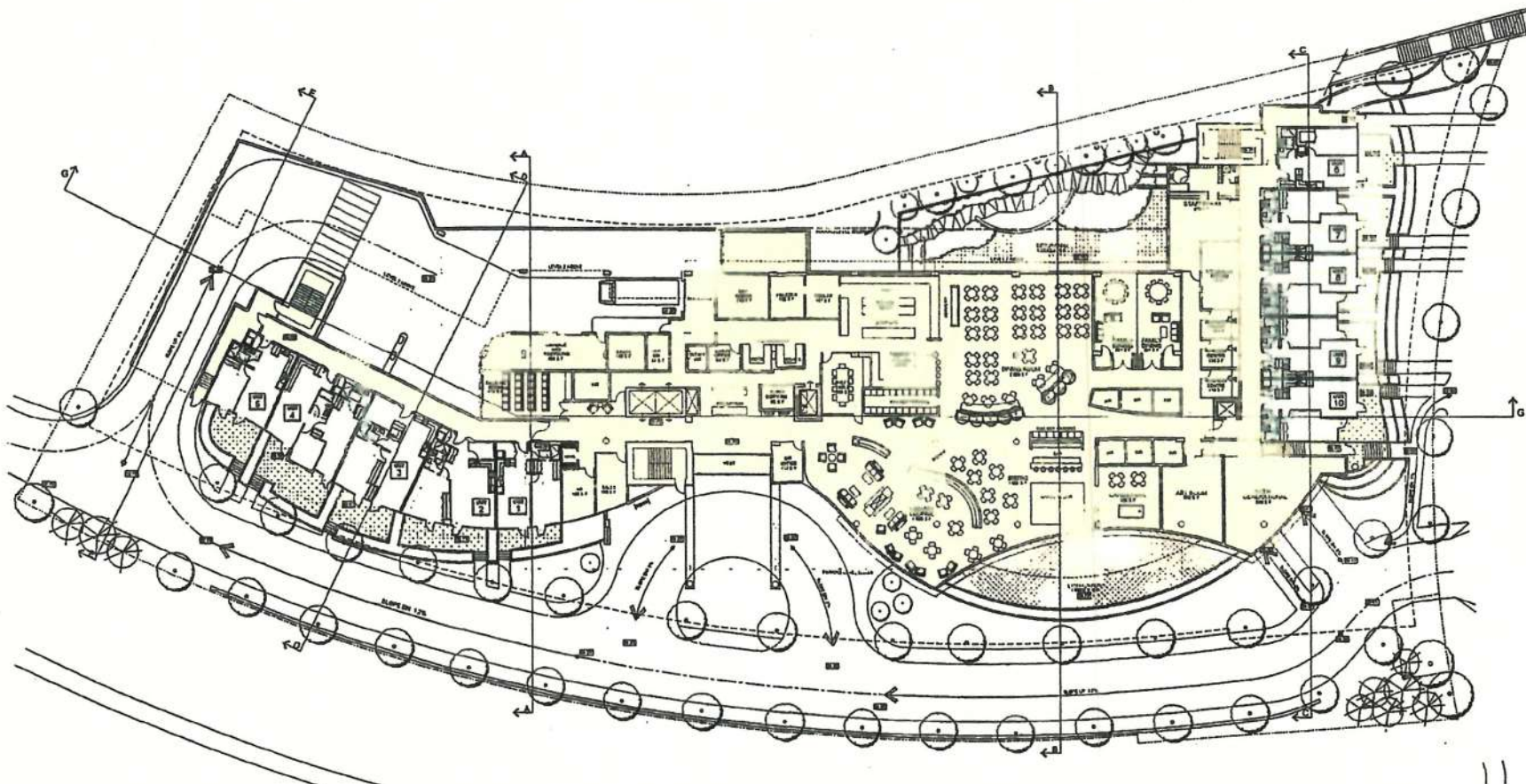


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[illegible]



1 GROUND FLOOR PLAN

AREA	m ²	SF
LEVEL 1	2,770.27	29,819.0

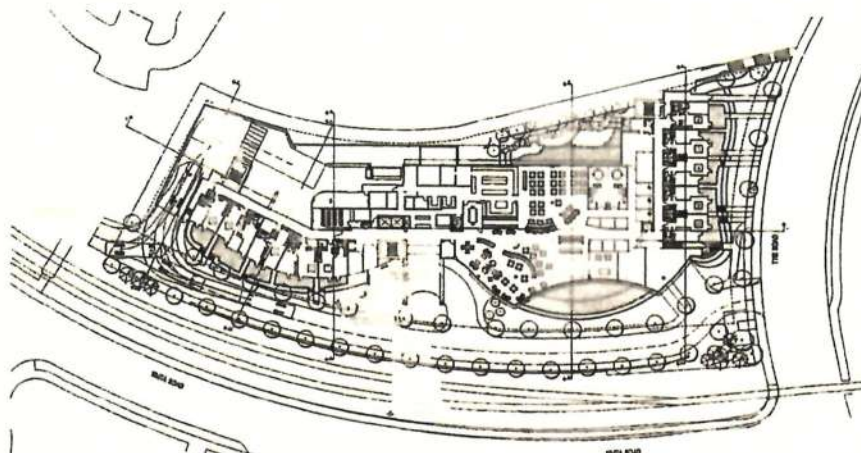
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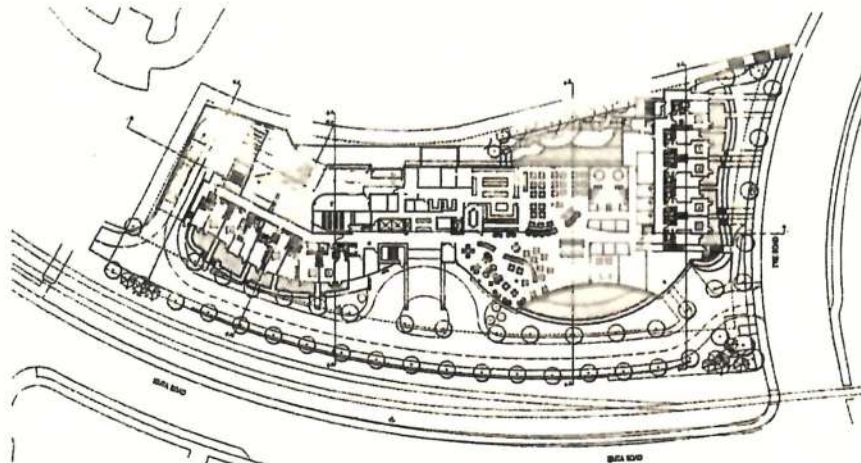
Planning & Development Department
Development Services Division

element

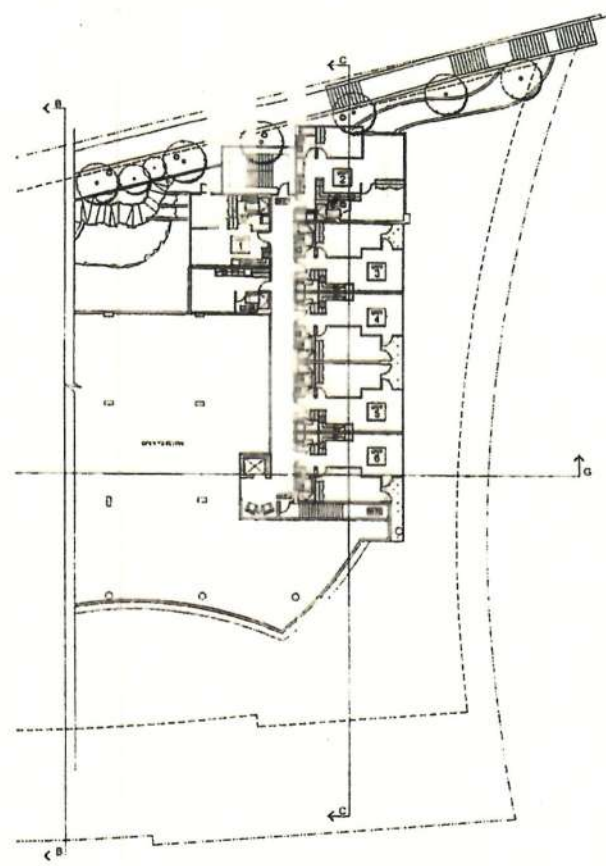
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3	SECOND FLOOR PLAN	100%	100%
4	THIRD FLOOR PLAN	100%	100%
5	FOURTH FLOOR PLAN	100%	100%
6	FIFTH FLOOR PLAN	100%	100%
7	SIXTH FLOOR PLAN	100%	100%
8	SEVENTH FLOOR PLAN	100%	100%
9	EIGHTH FLOOR PLAN	100%	100%
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255	254TH FLOOR PLAN	100%	100%
256	255TH FLOOR PLAN	100%	100%
257	256TH FLOOR PLAN	100%	100%
258	257TH FLOOR PLAN	100%	100%
259	258TH FLOOR PLAN	100%	100%
260	259TH F		



2 FIRETRUCK TURNAROUND



3 LOADING TRUCK TURNAROUND



1 LEVEL 1A FLOOR PLAN

AREA	m ²	SF
LEVEL 1A	50126	5,395.5

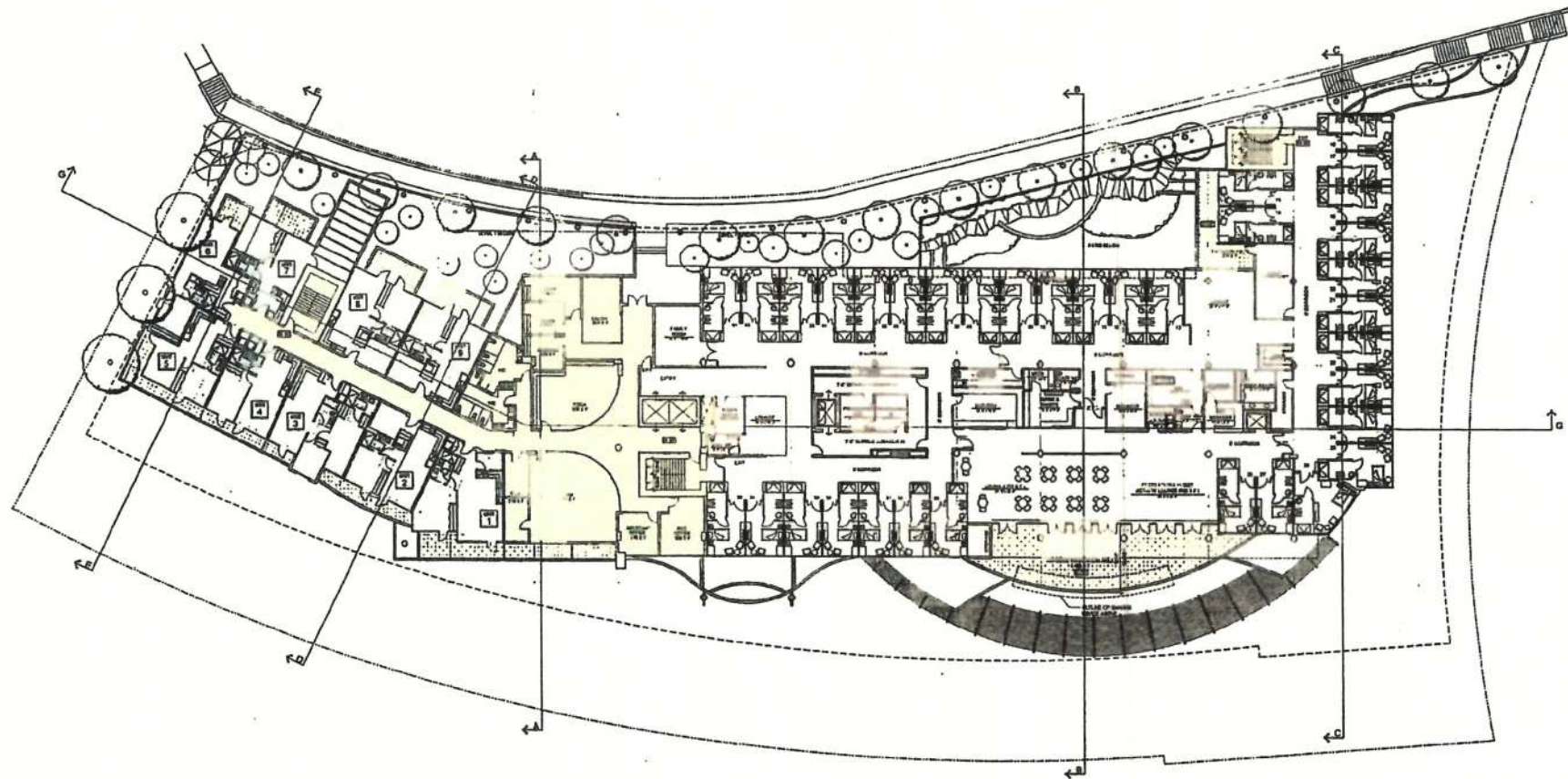
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City of Victoria

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Planning & Development Services
Development Services Unit

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PROJECT NAME	BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT
PROJECT ADDRESS	55 SAGINAW RD VICTORIA, B.C.
ARCHITECT	Wensley Architecture Ltd
DATE	1993
PROJECT NO.	1993-001
PROJECT TITLE	LEVEL 1A FLOOR PLAN & TRUCK TURNS
PROJECTED COST	\$1,000,000
DATE	1993



1 SECOND FLOOR PLAN
AREA m² SF
LEVEL 2 3,189.66 34,333.2

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JUN 18 2018
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Development Services Division

City of Victoria, all parts of the building are shown on the map. The map is not to be used for any other purpose. It is the responsibility of the user to ensure that the map is used for the intended purpose.

element

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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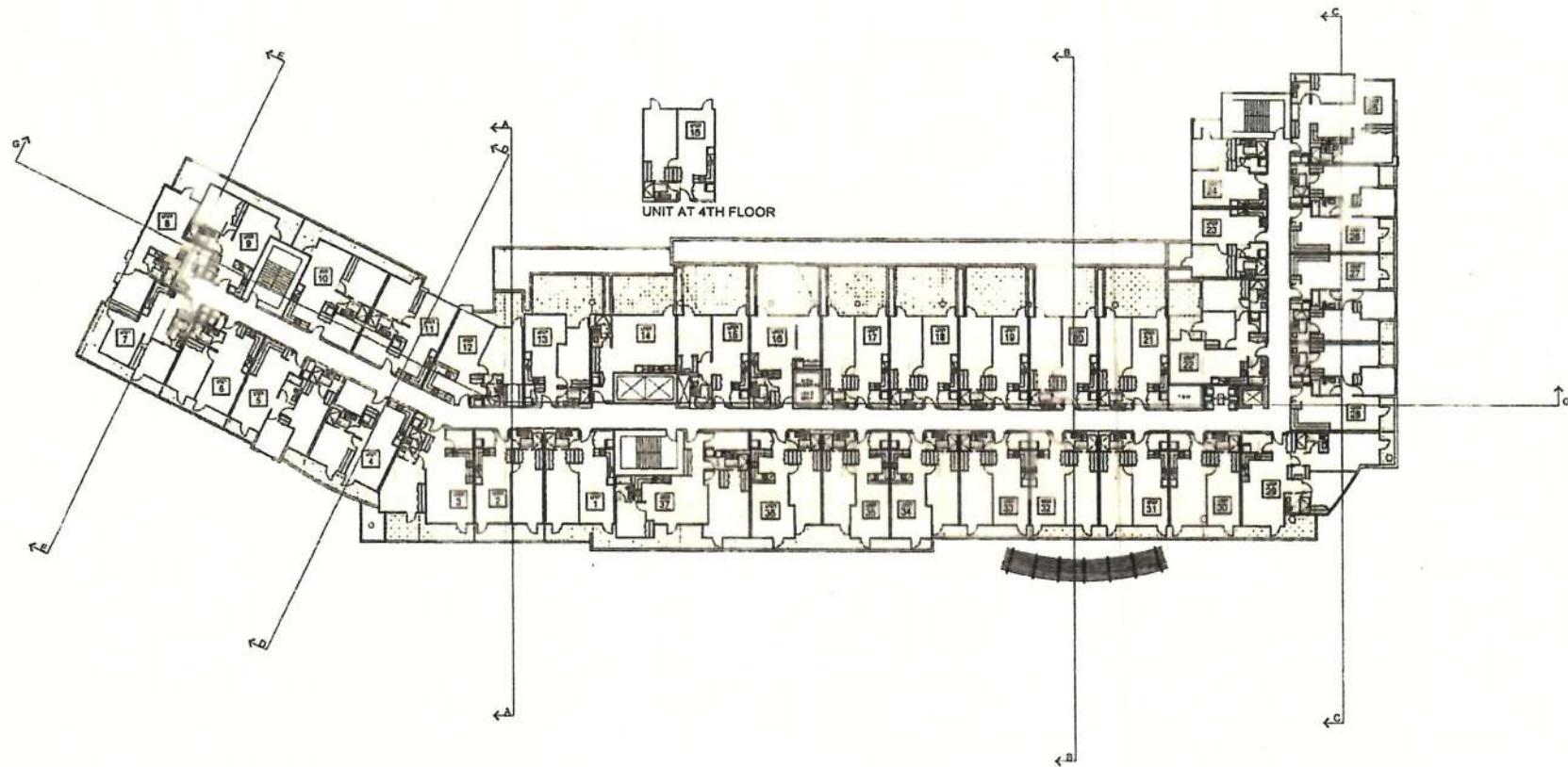
PROJECT NAME
**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

PROJECT ADDRESS
30 SAGAMORE RD
VICTORIA, B.C.

Wensley
Architecture Ltd

SECOND
FLOOR PLAN

DATE: 11/11/17
SCALE: 1/200
SHEET: 10 OF 10
A10



1 THIRD & FOURTH FLOOR PLANS

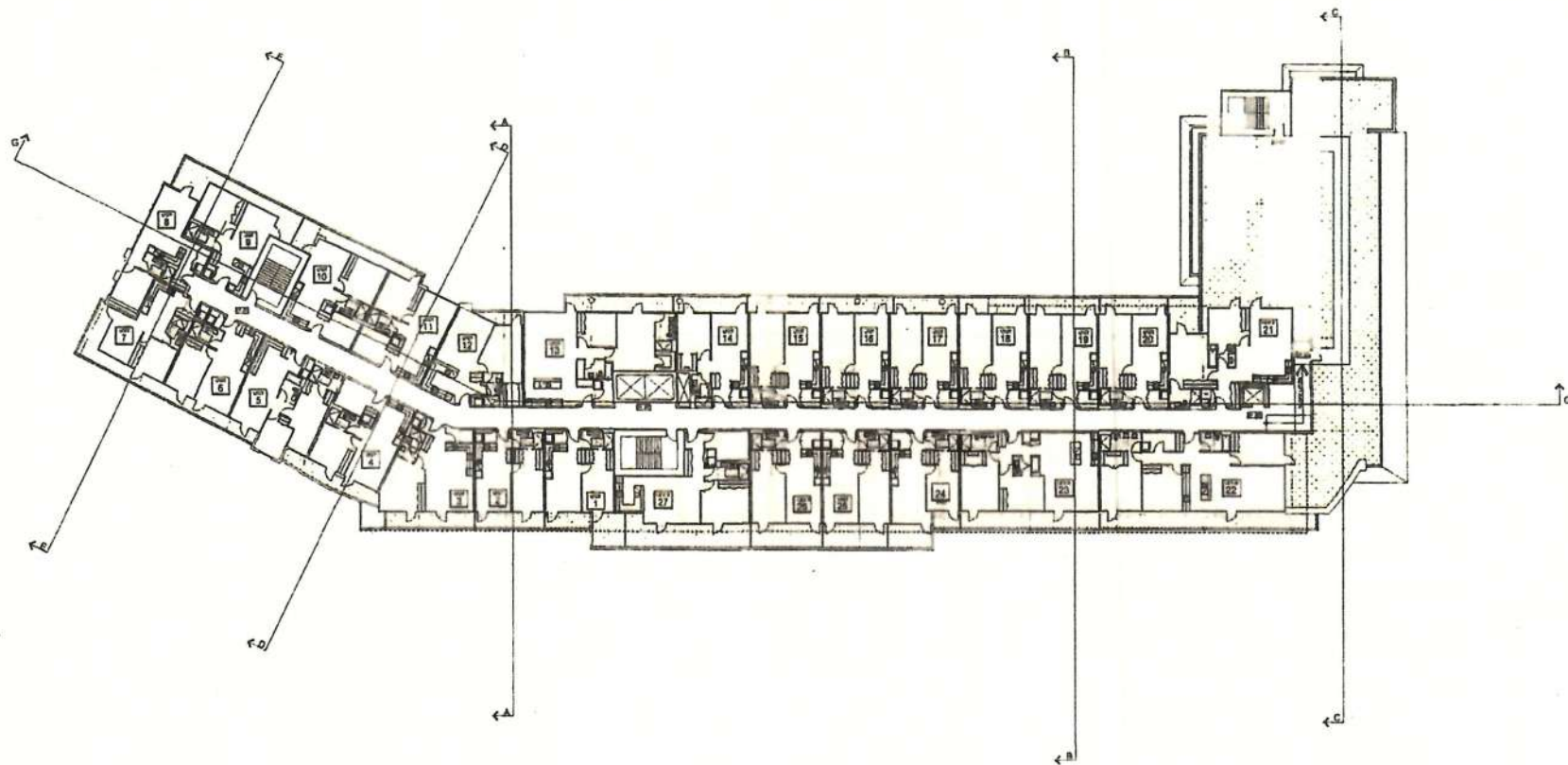
AREA	m ²	SF
LEVEL 3	2,769.30	30,023.8
LEVEL 4	2,781.63	29,941.2

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Development Services Division

Project Name: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT	
30 SAGAMOE RD VICTORIA, B.C.	
Wensley Architecture Ltd	
THIRD & FOURTH FLOOR PLANS	
A1	



1 FIFTH FLOOR PLAN

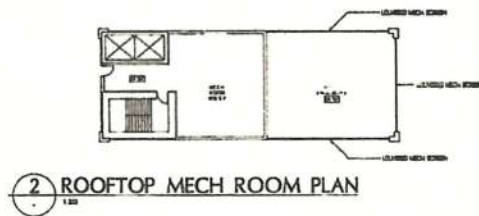
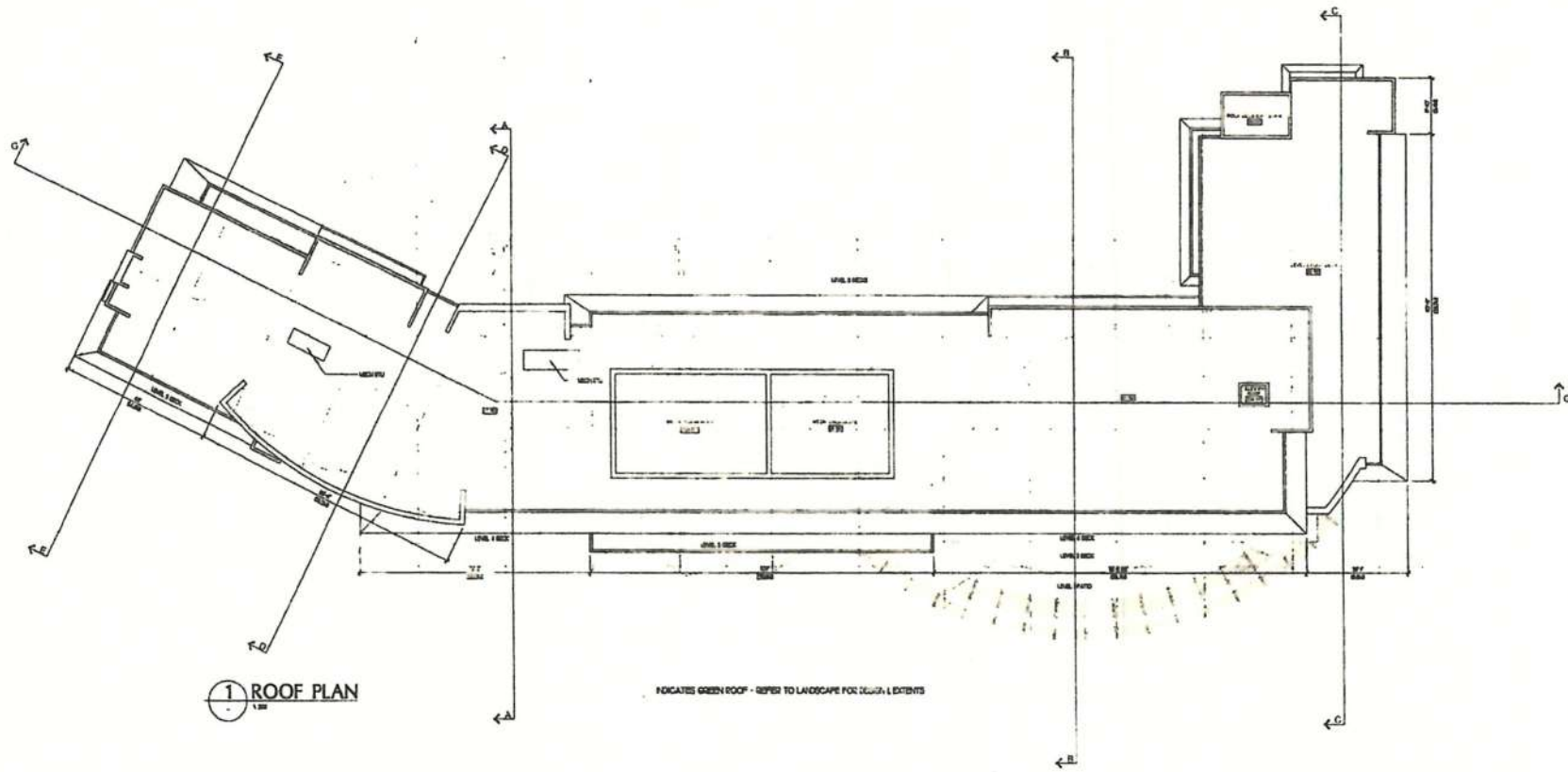
AREA m² SF
LEVEL 5 2,187.08 23,541.5

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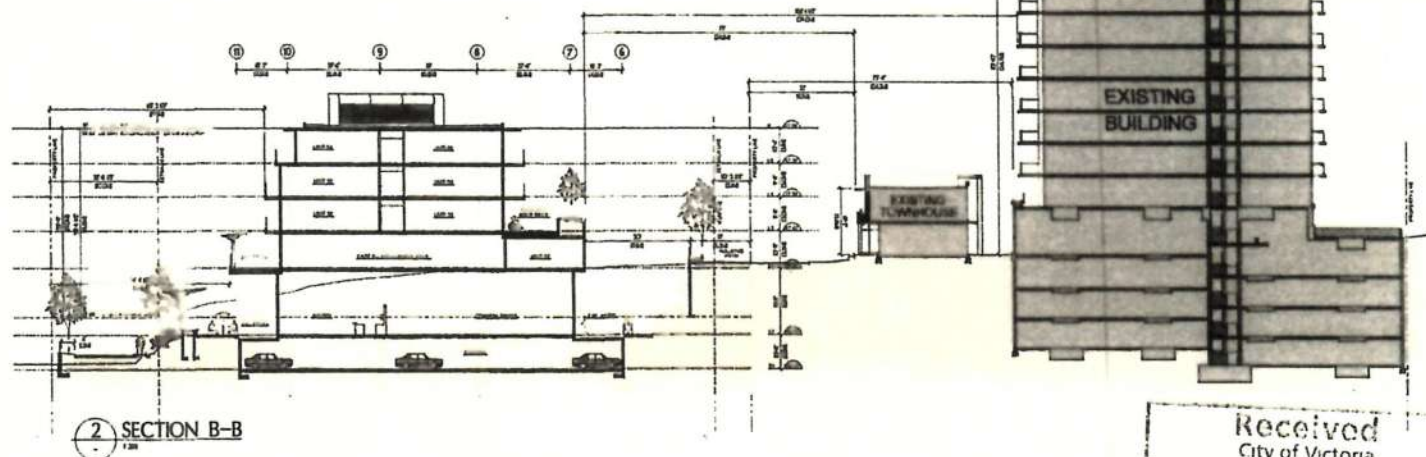
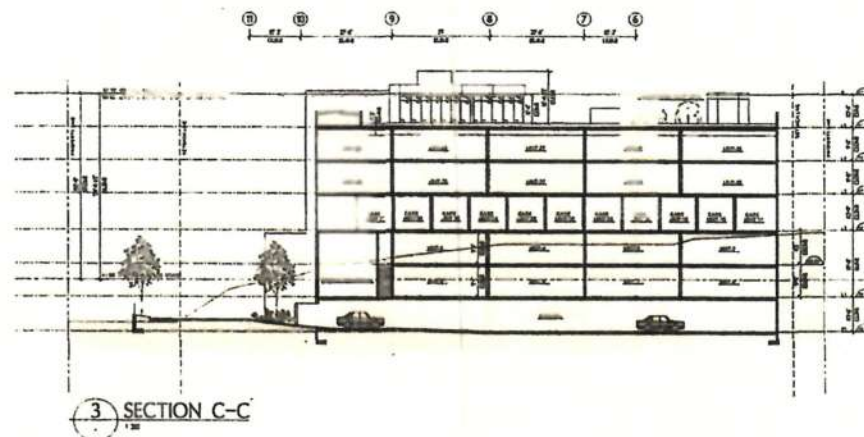
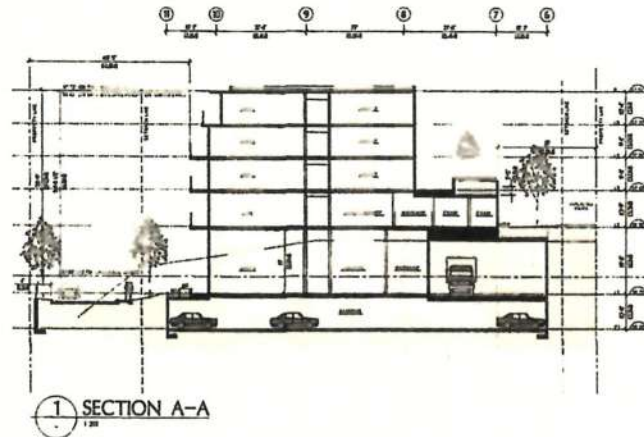
Planning & Development Department
Development Services Division

<p>element</p>	
<p>BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>PROJECT NAME: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>PROJECT ADDRESS: 80 SAGAMORE RD VICTORIA 3 C</p>	
<p>ARCHITECT: Wensley Architecture Ltd</p>	
<p>FIFTH FLOOR PLAN</p>	
<p>DATE: 18 JUN 2018</p>	
<p>BY: [Signature]</p>	
<p>FOR: [Signature]</p>	
<p>SCALE: 1:100</p>	
<p>PROJECT NO: A12</p>	



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City of Victoria
JUN 18 2019
Planning & Development Services

<p>element</p>	
<p>BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>10 SAGHOLE RD VICTORIA, B.C.</p>	
<p>Wensley Architecture Ltd</p>	
<p>PROJECT NAME</p>	
<p>ROOF PLAN</p>	
<p>A13</p>	



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JUN 18 2018

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Development Services Division

element^y

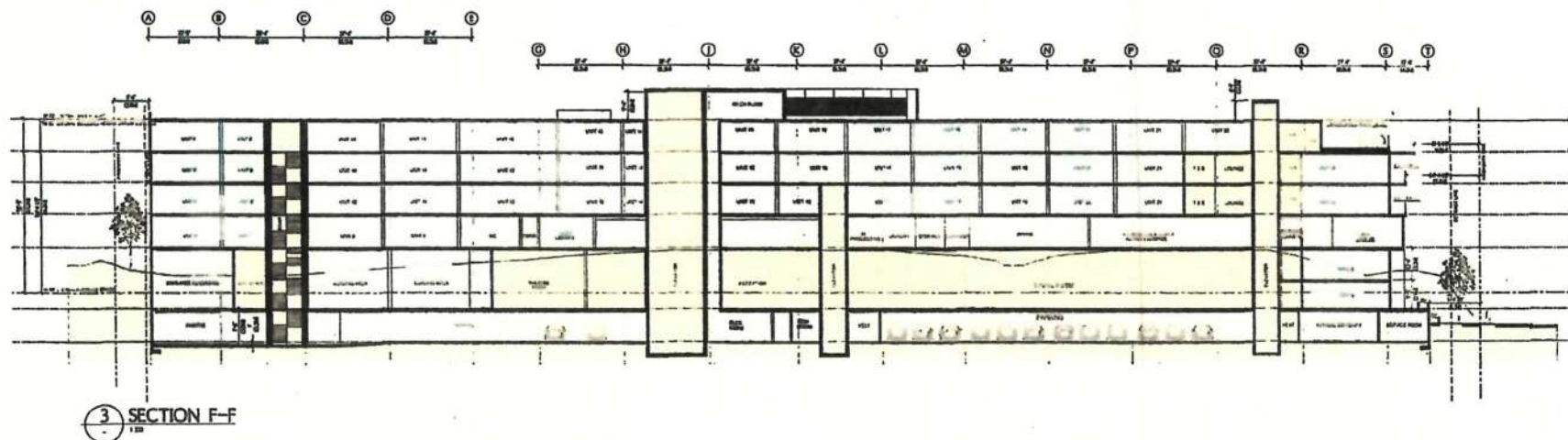
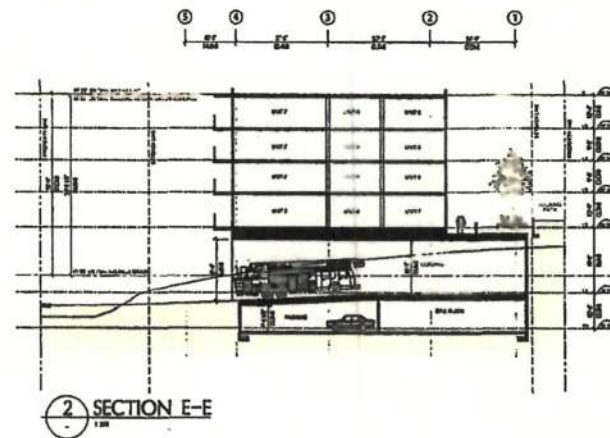
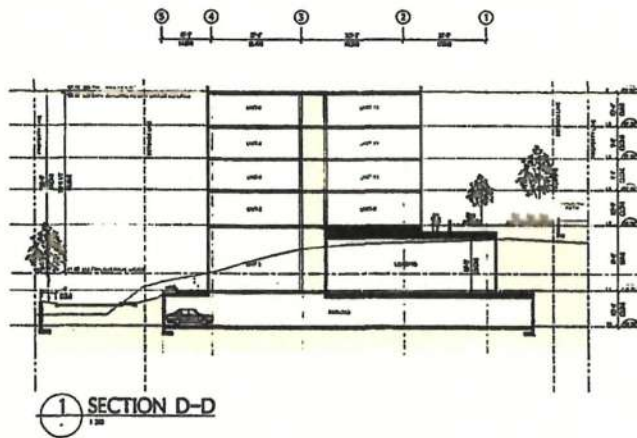
BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

10 SAGAUER RD
VICTORIA B.C.

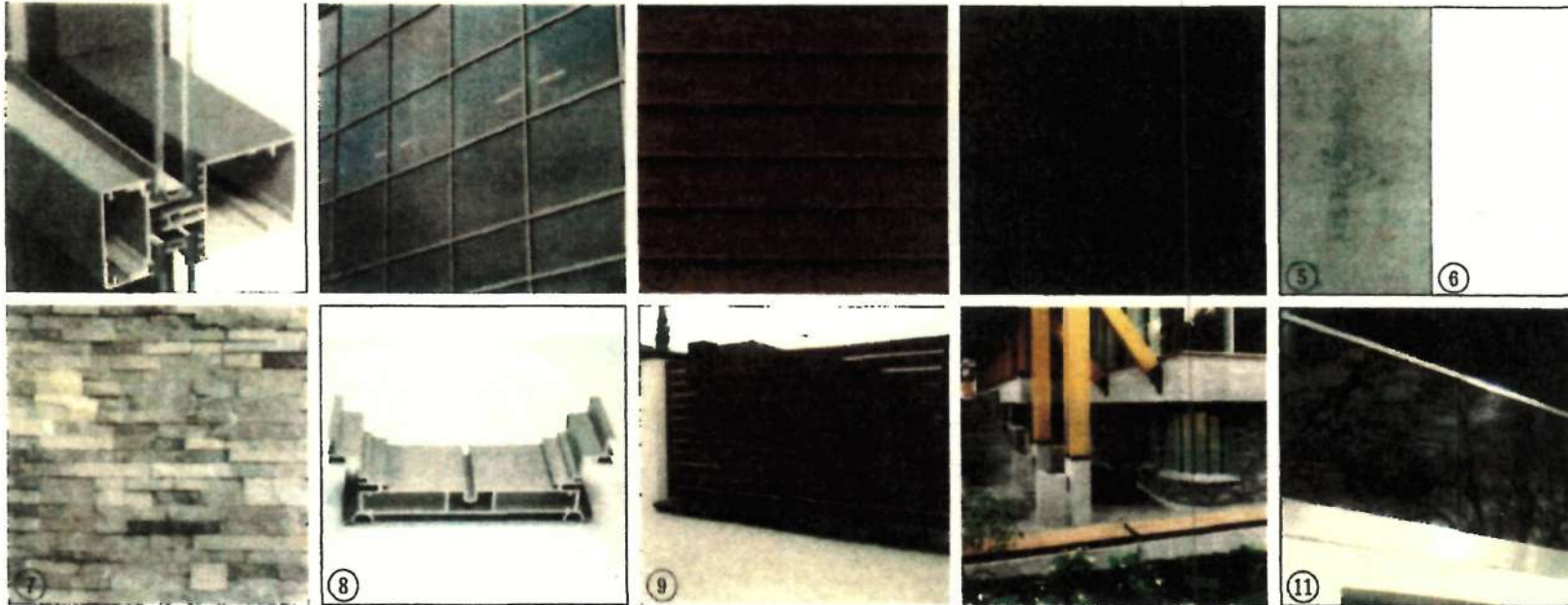
Wensley
Architecture Ltd.

BUILDING
SECTIONS

A14

[illegible]

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City of Victoria
JUN 18 2018
Planning & Development Department
Development Services Division



MATERIAL LEGEND

- ① CLEAR VISION GLASS
- ② SPANDREL GLASS - CLEAR BLUE
- ③ LONGBOARD SIDING - LIGHT CHERRY
- ④ METAL COMPOSITE PANEL - CHARCOAL
- ⑤ SEALED CONCRETE
- ⑥ PAINTED WHITE CONCRETE
- ⑦ STONE - GREY TAILORED LEDGESTONE
- ⑧ ANODIZE ALUMINUM FRAME
- ⑨ LONGBOARD BAGUETTE - LIGHT CHERRY
- ⑩ WOOD POST
- ⑪ CLEAR TEMPERED GLASS RAILING



City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

<p>Checklist completed. All items in this drawing are the minimum required for the project. Any items in this drawing that are not required for the project are shown in this drawing. All items in this drawing are shown in this drawing.</p>	
<p>DATE: 18 JUN 2018</p>	
<p>PROJECT NAME: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>PROJECT ADDRESS: 55 BAYVIEW RD, VICTORIA, B.C.</p>	
<p>Wensley Architecture Ltd 1111 11th Avenue, Suite 100, Victoria, B.C. V8W 2Y1 Tel: 250-383-1111 Fax: 250-383-1112</p>	
<p>DESIGNED BY: Wensley Architecture Ltd DRAWN BY: Wensley Architecture Ltd CHECKED BY: Wensley Architecture Ltd DATE: 18 JUN 2018</p>	
<p>MATERIALS</p>	
<p>Material No. 1200</p>	<p>Material No. 1200</p>
<p>Material No. 1201</p>	<p>Material No. 1201</p>
<p>Material No. 1202</p>	<p>Material No. 1202</p>
<p>Material No. 1203</p>	<p>Material No. 1203</p>
<p>Material No. 1204</p>	<p>Material No. 1204</p>
<p>Material No. 1205</p>	<p>Material No. 1205</p>
<p>Material No. 1206</p>	<p>Material No. 1206</p>
<p>Material No. 1207</p>	<p>Material No. 1207</p>
<p>Material No. 1208</p>	<p>Material No. 1208</p>
<p>Material No. 1209</p>	<p>Material No. 1209</p>
<p>Material No. 1210</p>	<p>Material No. 1210</p>
<p>Material No. 1211</p>	<p>Material No. 1211</p>
<p>Material No. 1212</p>	<p>Material No. 1212</p>
<p>Material No. 1213</p>	<p>Material No. 1213</p>
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<p>Material No. 1229</p>	<p>Material No. 1229</p>
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<p>Material No. 1235</p>	<p>Material No. 1235</p>
<p>Material No. 1236</p>	<p>Material No. 1236</p>
<p>Material No. 1237</p>	<p>Material No. 1237</p>
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<p>Material No. 1277</p>	<p>Material No. 1277</p>
<p>Material No. 1278</p>	<p>Material No. 1278</p>
<p>Material No. 1279</p>	<p>Material No. 1279</p>
<p>Material No. 1280</p>	<p>Material No. 1280</p>
<p>Material No. 1281</p>	<p>Material No. 1281</p>
<p>Material No. 1282</p>	<p>Material No. 1282</p>
<p>Material No. 1283</p>	<p>Material No. 1283</p>
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<p>Material No. 1285</p>	<p>Material No. 1285</p>
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<p>Material No. 1293</p>	<p>Material No. 1293</p>
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<p>Material No. 1299</p>	<p>Material No. 1299</p>
<p>Material No. 1300</p>	<p>Material No. 1300</p>



1 PERSPECTIVE
1/10

Received
City of Victoria

JUN 18 2018

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Development Services Division

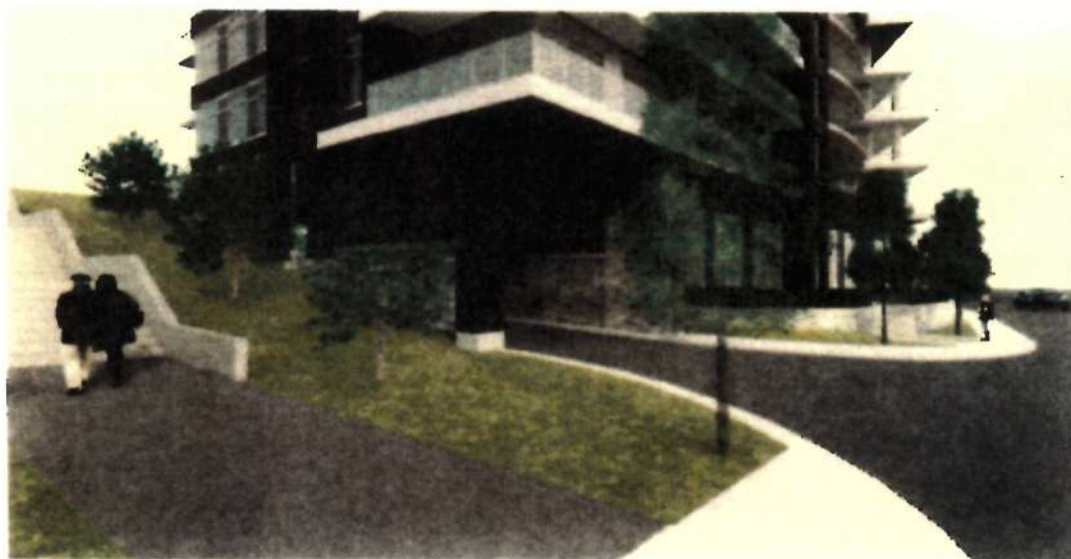
<p>1. PROJECT NAME: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>2. PROJECT ADDRESS: 90 SAGHALE RD VICTORIA, B.C.</p>	
<p>3. ARCHITECT: Wensley Architecture Ltd</p>	
<p>4. DRAWING NO: A19</p>	
<p>5. DATE: JUN 18 2018</p>	
<p>6. SCALE: 1/10</p>	
<p>7. SHEET NO: 1</p>	
<p>8. TOTAL SHEETS: 1</p>	
<p>9. PROJECT NO: 1</p>	
<p>10. CLIENT: City of Victoria</p>	
<p>11. PROJECT TYPE: RETIREMENT RESIDENTIAL</p>	
<p>12. PROJECT STATUS: IN PROGRESS</p>	
<p>13. PROJECT LOCATION: SAGHALE RD, VICTORIA, B.C.</p>	
<p>14. PROJECT DESCRIPTION: A multi-story residential building with balconies, surrounded by landscaping and a parking area.</p>	
<p>15. PROJECT CONTACT: Wensley Architecture Ltd</p>	
<p>16. PROJECT PHONE: (250) 383-1111</p>	
<p>17. PROJECT FAX: (250) 383-1112</p>	
<p>18. PROJECT EMAIL: info@wensleyarch.com</p>	
<p>19. PROJECT WEBSITE: www.wensleyarch.com</p>	
<p>20. PROJECT SOCIAL MEDIA: @wensleyarch</p>	

[illegible]



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Development Services Division

[illegible]



1 PERSPECTIVE OF SERVICE ENTRANCE



2 PERSPECTIVE OF EAST TOWNHOUSES
614

Received
City of Victoria
JUN 18 2018
Planning & Development Department
Development Services Division

[illegible]



1 PERSPECTIVE
A25

<p>Copyright reserved. No part of this drawing or the information contained herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of the architect.</p>	
<p>DATE: _____</p>	
<p>PROJECT NAME: _____</p>	
<p>LOCATION: _____</p>	
<p>CLIENT: _____</p>	
<p>ARCHITECT: _____</p>	
<p>SCALE: _____</p>	
<p>DATE: _____</p>	
<p>PROJECT NAME: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT</p>	
<p>PROJECT ADDRESS: 88 BAYVIEW RD VICTORIA, B.C.</p>	
<p>ARCHITECT: Wensley Architecture Ltd</p>	
<p>CONTACT: Wensley Architecture Ltd, 88 Bayview Rd, Victoria, B.C. V8P 1A1</p>	
<p>DATE: 2010.06.18</p>	
<p>PERSPECTIVE</p>	
<p>FILE NO: _____</p>	<p>DATE: _____</p>
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Received
City of Victoria

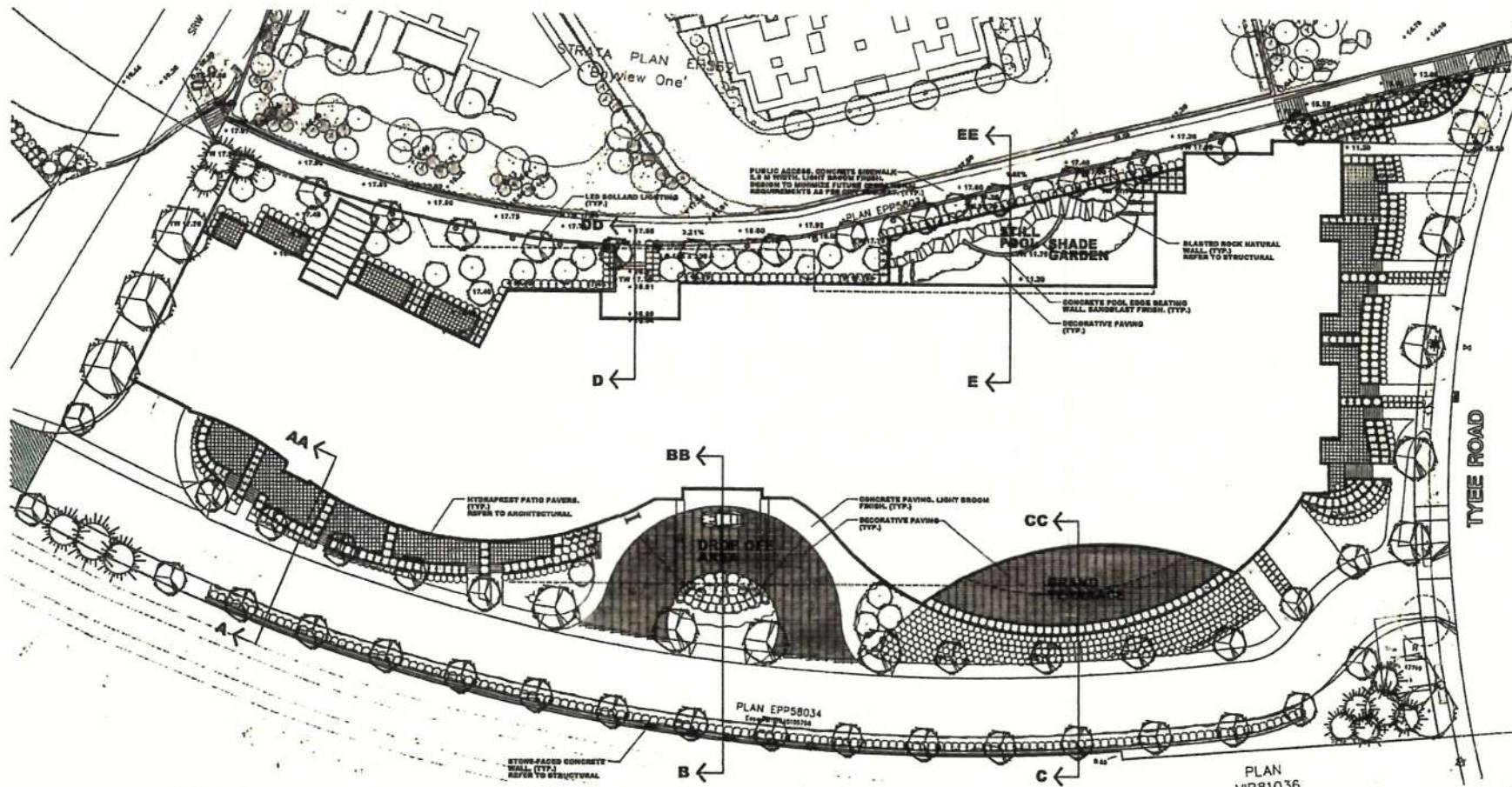
JUN 18 2010

Planning & Development Department
Development Services Division



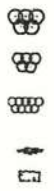
Planning & Development Department
Development Services Division

1. Name of the business: **Wensley Architecture Ltd**
 2. Date of completion: **15/05/2018**
 3. Name of the client: **Mr & Mrs J. Smith**
 4. Address: **123 Main Street, London, UK**
 5. Description of the work: **Architectural drawings for a new house**
 6. Name of the architect: **Mr J. Smith**
 7. Date of issue: **15/05/2018**
 8. Scale: **1:50**
 9. Sheet number: **1 of 1**
 10. Total sheets: **1**
 11. Project name: **BAYVIEW**
 12. Proposed retirement residential project
 13. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 14. Architect: **Wensley Architecture Ltd**
 15. Date: **15/05/2018**
 16. Scale: **1:50**
 17. Sheet number: **1 of 1**
 18. Total sheets: **1**
 19. Project name: **BAYVIEW**
 20. Proposed retirement residential project
 21. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 22. Architect: **Wensley Architecture Ltd**
 23. Date: **15/05/2018**
 24. Scale: **1:50**
 25. Sheet number: **1 of 1**
 26. Total sheets: **1**
 27. Project name: **BAYVIEW**
 28. Proposed retirement residential project
 29. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 30. Architect: **Wensley Architecture Ltd**
 31. Date: **15/05/2018**
 32. Scale: **1:50**
 33. Sheet number: **1 of 1**
 34. Total sheets: **1**
 35. Project name: **BAYVIEW**
 36. Proposed retirement residential project
 37. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 38. Architect: **Wensley Architecture Ltd**
 39. Date: **15/05/2018**
 40. Scale: **1:50**
 41. Sheet number: **1 of 1**
 42. Total sheets: **1**
 43. Project name: **BAYVIEW**
 44. Proposed retirement residential project
 45. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 46. Architect: **Wensley Architecture Ltd**
 47. Date: **15/05/2018**
 48. Scale: **1:50**
 49. Sheet number: **1 of 1**
 50. Total sheets: **1**
 51. Project name: **BAYVIEW**
 52. Proposed retirement residential project
 53. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 54. Architect: **Wensley Architecture Ltd**
 55. Date: **15/05/2018**
 56. Scale: **1:50**
 57. Sheet number: **1 of 1**
 58. Total sheets: **1**
 59. Project name: **BAYVIEW**
 60. Proposed retirement residential project
 61. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 62. Architect: **Wensley Architecture Ltd**
 63. Date: **15/05/2018**
 64. Scale: **1:50**
 65. Sheet number: **1 of 1**
 66. Total sheets: **1**
 67. Project name: **BAYVIEW**
 68. Proposed retirement residential project
 69. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 70. Architect: **Wensley Architecture Ltd**
 71. Date: **15/05/2018**
 72. Scale: **1:50**
 73. Sheet number: **1 of 1**
 74. Total sheets: **1**
 75. Project name: **BAYVIEW**
 76. Proposed retirement residential project
 77. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 78. Architect: **Wensley Architecture Ltd**
 79. Date: **15/05/2018**
 80. Scale: **1:50**
 81. Sheet number: **1 of 1**
 82. Total sheets: **1**
 83. Project name: **BAYVIEW**
 84. Proposed retirement residential project
 85. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 86. Architect: **Wensley Architecture Ltd**
 87. Date: **15/05/2018**
 88. Scale: **1:50**
 89. Sheet number: **1 of 1**
 90. Total sheets: **1**
 91. Project name: **BAYVIEW**
 92. Proposed retirement residential project
 93. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 94. Architect: **Wensley Architecture Ltd**
 95. Date: **15/05/2018**
 96. Scale: **1:50**
 97. Sheet number: **1 of 1**
 98. Total sheets: **1**
 99. Project name: **BAYVIEW**
 100. Proposed retirement residential project
 101. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 102. Architect: **Wensley Architecture Ltd**
 103. Date: **15/05/2018**
 104. Scale: **1:50**
 105. Sheet number: **1 of 1**
 106. Total sheets: **1**
 107. Project name: **BAYVIEW**
 108. Proposed retirement residential project
 109. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 110. Architect: **Wensley Architecture Ltd**
 111. Date: **15/05/2018**
 112. Scale: **1:50**
 113. Sheet number: **1 of 1**
 114. Total sheets: **1**
 115. Project name: **BAYVIEW**
 116. Proposed retirement residential project
 117. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 118. Architect: **Wensley Architecture Ltd**
 119. Date: **15/05/2018**
 120. Scale: **1:50**
 121. Sheet number: **1 of 1**
 122. Total sheets: **1**
 123. Project name: **BAYVIEW**
 124. Proposed retirement residential project
 125. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 126. Architect: **Wensley Architecture Ltd**
 127. Date: **15/05/2018**
 128. Scale: **1:50**
 129. Sheet number: **1 of 1**
 130. Total sheets: **1**
 131. Project name: **BAYVIEW**
 132. Proposed retirement residential project
 133. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 134. Architect: **Wensley Architecture Ltd**
 135. Date: **15/05/2018**
 136. Scale: **1:50**
 137. Sheet number: **1 of 1**
 138. Total sheets: **1**
 139. Project name: **BAYVIEW**
 140. Proposed retirement residential project
 141. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 142. Architect: **Wensley Architecture Ltd**
 143. Date: **15/05/2018**
 144. Scale: **1:50**
 145. Sheet number: **1 of 1**
 146. Total sheets: **1**
 147. Project name: **BAYVIEW**
 148. Proposed retirement residential project
 149. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 150. Architect: **Wensley Architecture Ltd**
 151. Date: **15/05/2018**
 152. Scale: **1:50**
 153. Sheet number: **1 of 1**
 154. Total sheets: **1**
 155. Project name: **BAYVIEW**
 156. Proposed retirement residential project
 157. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 158. Architect: **Wensley Architecture Ltd**
 159. Date: **15/05/2018**
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 189. Location: **10 BAYVIEW RD, VICTORIA, B.C.**
 190. Architect: **Wensley Architecture Ltd**
 191. Date:



LEGEND

- SHRUB SPECIMENS TO BE A SELECTION OF:
RED MAPLE, WHITE BARKED MAPLE, HEDGE MAPLE,
LITTLE LEAF LIME, etc.
SIZE 7.5 CM GALL, APPROXIMATE NO. - 50
- ORNAIMENTAL SPECIMENS TO BE A SELECTION OF:
BIG TREE, BIG LEAF FERN, etc.
SIZE 7.5 CM GALL, APPROXIMATE NO. - 5
- COLUMNAR SPECIMENS TO BE A SELECTION OF:
COLUMNAR RED MAPLE, COLUMNAR GOLD MAPLE,
etc.
SIZE 6.5 CM GALL, APPROXIMATE NO. - 25
- CONIFEROUS TREE TO BE A SELECTION OF:
PINE, DOUGLAS FIR, etc.
SIZE 2.5 M HT, APPROXIMATE NO. - 12
- MULTISTEM TO BE A SELECTION OF:
STAR MAGNOLIA (DEC),
STARBERRY TREE (DEC), etc.
SIZE 1.2 M HT, APPROXIMATE NO. - 50



- LARGE SHRUB TO BE A SELECTION OF:
RED MAPLE, WHITE BARKED MAPLE, HEDGE MAPLE,
etc.
SIZE 15 CM POT, APPROXIMATE NO. - 50
- SHRUB SPECIMENS TO BE A SELECTION OF:
RED MAPLE, WHITE BARKED MAPLE, HEDGE MAPLE,
etc.
SIZE 15 CM POT, APPROXIMATE NO. - 50
- SHRUB SPECIMENS TO BE A SELECTION OF:
RED MAPLE, WHITE BARKED MAPLE, HEDGE MAPLE,
etc.
SIZE 15 CM POT, APPROXIMATE NO. - 50
- VINES TO BE A SELECTION OF:
CLIMBING HYDRANGEA (DEC),
etc.
SIZE 15 CM POT, APPROXIMATE NO. - 50
- GROUNDCOVER TO BE A SELECTION OF:
PINE, DOUGLAS FIR, etc.
SIZE 15 CM POT, APPROXIMATE NO. - 50

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A
FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT
INTENDED FOR CONSTRUCTION PURPOSES.

PUBLIC WALKWAY LIGHTING



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City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

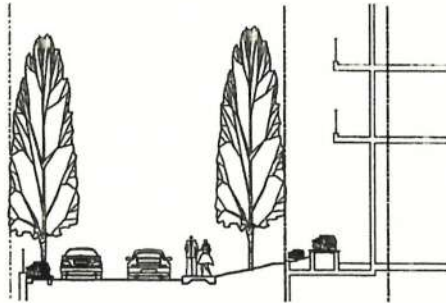
element

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

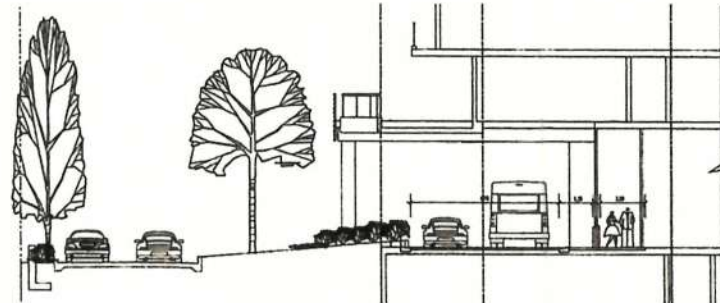
Wensley
Architecture Ltd

LEVEL 1/ LEVEL 2
LANDSCAPE PLAN

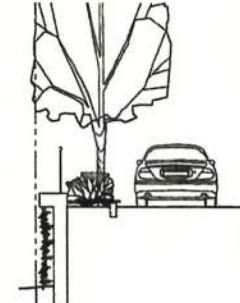
Scale: 1:500
Date: 18/06/2018
Sheet: 1 of 2



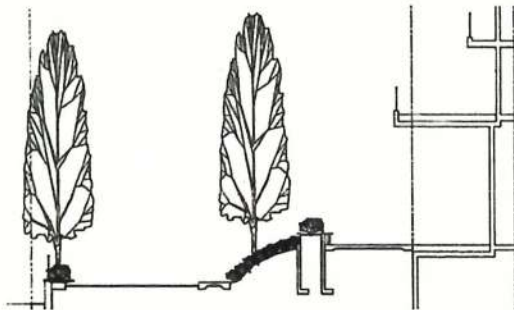
SECTIONS A-AA
SCALE: 1/100



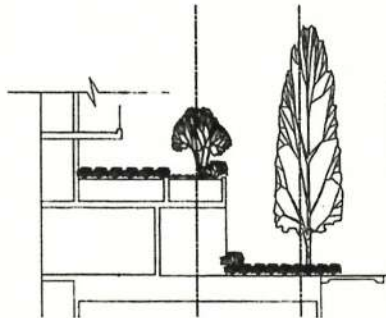
SECTIONS B-BB
SCALE: 1/100



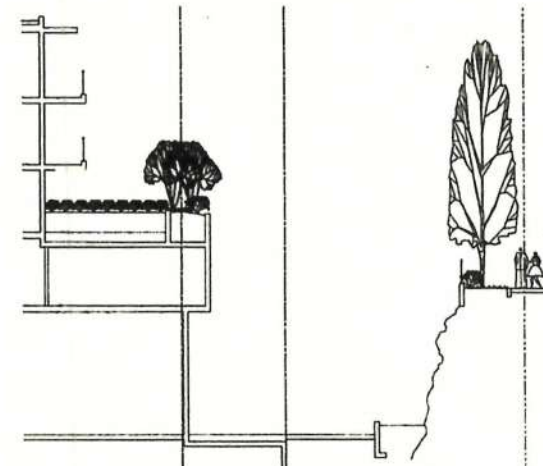
WALL DETAIL
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SECTIONS C-CC
SCALE: 1/100



SECTIONS D-DD
SCALE: 1/100



SECTIONS E-EE
SCALE: 1/100

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

element

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS
50 BAYVIEW RD
VICTORIA, B.C.

Wensley
Architecture Ltd

LANDSCAPE SECTIONS

DATE: 2018
BY: [signature]
CHECKED BY: [signature]
SCALE: 1/100
SHEET: P3

February 6, 2018

Mayor Lisa Helps and
Members of the City Council
City of Victoria, 1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Members of City Council,

RE: Development Permit Application
Element at Bayview, 90 Saghalie Road
Lot A, District Lot 119, Esquimalt District, Plan EPP58033

On behalf of Element Lifestyle Inc., we are pleased to submit our application for Development Permit for the new retirement living building at 90 Saghalie Road.

1. Description of the Project

The proposed development is an innovative housing model that will create the opportunity for seniors to age in place, including independent living, assisted living, and full-time care. Element at Bayview will be a vibrant, intergenerational community, which provides an opportunity for a socially connective environment for both seniors, and their families.

The project consists of a 5-level building, with a total of 161 dwelling and care units. The project will be high quality concrete construction, with parking and loading below grade.

2. Project Benefits and Amenities

As noted, the project is a unique approach to retirement living, and will provide much needed housing for seniors in a healthy and supportive environment. Some of the benefits provided include:

- ▶ Fully integrated assisted living, including areas for recreation.
- ▶ Aging-in-place design, that facilitates all ages.
- ▶ Intergenerational model that supports families and seniors in a healthy environment.
- ▶ New walkway connection and landscape connecting Tyee Road and Saghalie Road.
- ▶ Energy efficient design, with an emphasis on long term life cycle of the building.
- ▶ New roadway and streetscape improvements along access road, including new sidewalks and landscaping.

3. Neighbourhood

The Bayview neighbourhood is a vibrant and evolving community, and features many new buildings that provide a variety of housing types, generally mid to high density. These consist of low rise town homes, mid-rise, and high rise projects, primarily strata units. The Element at Bayview project complements the other recently constructed buildings in both style and use, providing for an option to own, or rent, a seniors-friendly dwelling, with the opportunity to age in place, and stay connected to family.

4. Design and Development Permit Guidelines

- a) The project is designed to meet the zoning and design criteria that were carefully included in the Saghalie Road District zone, and takes in to account local context.
 - ▶ Number of dwelling units. There are 161 units, of which 35 will be in a licensed care facility. The remaining 126 units will be a mix of rental and strata units, designed to accommodate the needs of today's seniors as well as families. 51 of the 126 residential units will be Strata Units (40.5%), 75 Rental Units including the guest suite (59.5%), plus the 35 Care Units.
 - ▶ Layout. The project meets all setback and floor area requirements, and maximizes the amount of open space on the site, while still providing useable outdoor and amenity space.
 - ▶ Scale. As per the design requirements in the zoning, the project is a 5-storey structure, (including a mezzanine), with a maximum building height of 17 meters. This relatively low profile minimizes



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the impact on views from the adjacent Bayview 1 project, and fits in well with other buildings in the area.

- ▶ Landscaping. The project has an extensive and detailed landscape design that enhances the public realm, and contributes to the connectivity of the neighbourhood including sidewalks and landscaping along the new access road, and the new walkway. High quality landscape is provided for the residents, including amenity areas for residents at various levels of the building which include garden plots, outdoor seating areas, and quiet areas.
 - ▶ Appearance. The building is a contemporary aesthetic, with a focus on high quality materials. Wood-like panels and stone are included to reflect the west-coast location of the project, while giving a sense of style and 'home' to the design. The project incorporates a sequence of design elements to create an interesting and varied façade.
- b) During the development of the project there were a number of opportunities provided to the public to give input on the project, as follows:
- ▶ Community engagement. Element presented our project at a community engagement event attended by 330 in October 2017. They will have another event in February or March 2018 to let people know that a Development Permit has been submitted, and to invite voting on interior design, overall tone, style, etc. These community engagement events, with presentations on progress updates, will be held approximately every 2 or 3 months.
 - ▶ Communication. Since the announcement of Element's acquisition of the property in the Times Colonist, Element has received many emails, phone calls and registrations, to which they have responded to explain the intergenerational aging-in-place model, offering of suites. They have also been letting them know to expect focus groups and seminars where they would have opportunity to provide feedback into activities programming, culinary menu etc. Element has also had one-on-one personal meetings with some who asked for them.
 - ▶ Approach. Element Lifestyle Inc.'s approach is going to be active in solicitation for interested families to be actively involved in the shaping of their lifestyle in their residence on an ongoing basis. To do this, Element will be forming focus groups with those who register to participate. The focus groups will consist of 6 to 8 people, and there will likely be multiple groups. Either Candy Ho, Director | Vice President, Marketing and Corporate Relations, or Element's Sales/Leasing Manager will collect feedback from these groups and incorporate their ideas into our operational program.

5. Transportation

The project provides ample parking for the needs of families and seniors, and meets or exceeds City requirements. We have also provided bicycle parking to meet the Zoning requirements, as well as parking for scooters.

6. Heritage.

N/A.

7. Green Building Features

AME Group (AME) is the consulting mechanical engineer firm contributing to the integrated design process for the Element at Bayview Project. AME has been instrumental in evaluating high performance building design options with a focus on energy performance, optimized daylighting, and thermal comfort. This process begins with high efficiency envelope design, with form and shape favourable for natural daylighting and reducing heating demand. Finally, an energy efficient mechanical and lighting system makes sure the energy is efficiently delivered to the building. In consultation with the City, the team will be meeting Step 1 of BC Energy Step Code (NECB 2011) for energy efficiency requirements.

The orientation of the building is favourable for passive heating and cooling strategies (long north and south faces). Meaning the south face of the building can receive free solar heat during the winter and control solar gain with effective external shading during the summer. Extended overhangs and sunscreens provide the solar shading. Operable windows can help with natural ventilation and cooling as



well, especially on the north side where there is less direct sun in the summer. Suites will have partial cooling with ventilation air as well, and possibly radiant cooling in the slab. With the hybrid system, all areas with high cooling load will utilize fan coil units.

Major energy efficiency measures incorporated in the design are listed as:

- ▶ Heat recovery ventilators
- ▶ High efficiency condensing boilers
- ▶ High performance glazing
- ▶ Energy efficient lighting design
- ▶ High efficiency air-source heat pump
- ▶ Low Flow plumbing fixtures

Landscape Green Building Features:

- ▶ On site the overall number of trees has been increased from the existing condition.
- ▶ Urban agriculture amenity space has been provided on the roof deck with the provision of planter boxes which may be used for vegetable plots and planting of fruit trees.

8. Infrastructure

We confirm that all underground services are already in place for the building, including storm, water, gas, and sanitary services. The project will create a new roadway with sidewalks and landscape within an SRW in order to provide access to the site, as well as to the adjacent property (Lot B). The project will also provide a new walkway to connect Tyee Road to Saghalie Road.



Regards,
Barry Weih
Architect AIBC, AAA, SAA, LEED®AP, B.Arch., B.A. - Principal
WENSLEY ARCHITECTURE LTD.



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**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY MAY 9, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM

Present: Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Paul Hammond; Deborah LeFrank; Jason Niles; Carl-Jan Rupp; Stefan Schulson

Absent: Sorin Birliga

Staff Present: Jim Handy – Senior Planner
Rob Bateman – Senior Process Planner
Noraye Fjeldstad – Administration Assistant

2. MINUTES

Minutes from the Meeting held March 28, 2018

Motion:

It was moved by Justin Gammon, seconded by Jesse Garlick, that the Minutes of the Meeting of the Advisory Design Panel held March 28, 2018 be adopted as presented.

Carried

3. APPLICATIONS

3.1 Development Permit with Variance No. 00055 for 415 and 435 Michigan Street

The City is considering a Rezoning and Development Permit with Variance Application to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling buildings on site.

Applicant meeting attendees:

DEANE STRONGITHARM	CITYSPACES CONSULTING
MIKE HUGGINS	BURROWES HUGGINS ARCHITECTS
PETER HUGGINS	BURROWES HUGGINS ARCHITECTS
PAUL DE GREEFF	MURDOCH DE GREEFF INC.
ASHLEY BURKE	STARLIGHT INVESTMENTS

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

- setback to the building and front steps
- height of entrance stairs to upper units

- depth of ground floor units below street level
- pedestrian access to the rear units
- privacy impacts on adjacent existing buildings and between proposed roof top decks
- exterior materials.

Mr. M. Huggins provided the Panel with a detailed presentation of the site and context of the proposal, and Mr. De Greeff provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- is the swimming pool currently used by existing residents?
 - residents report that the pool is quite well-used. It is in very good shape and is clean, and the residents are happy to be able to keep this feature as an important amenity
- is there a wide apron around the pool edge?
 - the pool apron is quite large, which allows adequate space to accommodate new development while accommodating the existing pool deck furniture
- the parking study does not indicate that vehicles are unable to simultaneously pass when there are cars parked on both sides of road; when was the study completed?
 - the study was completed in September / October 2017, and measurements were taken at two different demand times
 - the applicant concedes that the road space is tight
- does the City anticipate needing a larger setback than what is proposed?
 - the City does not have immediate plans to widen the road outside of the current right-of-way
- have there been comparative studies for the setbacks in the area?
 - the applicant supplied the Panel with a diagram of the surrounding setbacks
 - at the west end of the block, there is a 3-storey building with a 9.3m setback, a 2.5 storey building with a 10m setback, and a 3 storey with 15m setback
 - the proposed setback is considerably greater than the surrounding setbacks that existed prior to the towers
 - the building must be brought to the perimeter of the site to allow for infill
- were other spaces on the site considered for infill?
 - a tower was considered for the site, but the applicants were advised against this option
 - the rear of the site were also considered; however, this would result in loss of needed surface parking
- what is the reason for limiting the height of the new buildings at three storeys?
 - front doors must be no more than 1.5m above grade to allow for walk-up housing to comply with building code
- is the walk-up housing why the ground level is sunken?
 - yes; depressing the building allows the upper stair to adhere with building code without impeding on the liveability of the lowest levels
- to what degree was the need for bicycle parking and storage for strollers, etc. considered?
 - adding additional storage space for bicycles is challenging as it would result in the loss of parking spaces

- the units are well closeted and the front porch may serve as additional storage
- was more greenspace considered for the pool deck?
 - not at this time, as the residents utilize the pool deck frequently and removing space would likely result in tenant pushback
 - the developer does not believe there is enough room for added greenspace
- will drainage be integrated into the roof forms on the Michigan Street elevation?
 - the slip in the building allows water to be taken laterally to the west side of the site and deposited into a rain garden
- are the stair elements comprised of wood and concrete? Has the durability of these materials been considered?
 - the stairs will be constructed of wood stringers with pre-cast concrete treads
 - the materials have been in use for many years and have an approximate lifespan of 25 years
- is the building behind the Charter House a new building?
 - yes, it will be new construction for a garbage storage facility
- is there an opportunity to incorporate stormwater management for the regent towers?
 - the applicants were not able to get the water to flow from the regent towers towards a direction where it could be managed
- does the parking study include all three buildings?
 - yes
- are the rock walls currently at the entrance of the site being retained?
 - no, they will be reconstructed and taken down to minimum height to increase visibility from the driveway
- is the property being consolidated?
 - the sites are already consolidated
- were more trees considered for the parking lot?
 - this was considered, but due to the high points of the parking lot and asphalt curves, it would be too costly to reconfigure the parking lot to accommodate rain water collection
 - the driving aisles and some parking space depths are currently non-compliant; there is not a lot of space to add additional trees.

Panel members discussed:

- the proposal's appropriate and well thought-out design response to staff concerns
- appreciation for sensitive infill
- desire to see a revitalization plan for the consolidated site, instead of an incremental plan
- desire to see more effort to promoting a car-free lifestyle through the provision of amenities for scooters, bicycles, etc.
- concern for the storage building at the rear of the east tower not being readily available to all units; a storage unit more specific to the new development should be considered and some of the pool deck space could be used to accommodate this need
- the need for bicycle storage in closer proximity to the new building
- opportunity to incorporate bicycle / scooter parking to the west of the pool by reducing the pool deck slightly
- opportunity to enclose front stairs to provide additional unit storage

- privacy concerns for the ground floor units, with the overlook of the upper stairs on the lower patios resulting in the lower units being unapproachable to the street
- the location of the lower unit entrances could be moved to be offset with the upper exterior stairs, which would allow for a clear view of all entrances from the sidewalk, enhance the privacy between units and could be refined to incorporate unit storage to increase liveability
- no issues with the proposed setbacks
- support for the building's proximity to the street and its engagement with the streetscape through the small pocket gardens
- the proposal's appropriate fit within the neighbourhood while adding character to the street
- preserving the landscaping by not having a second sidewalk is appropriate as there are adequate walkways throughout the site
- no units promote accessibility despite the building being on the street frontage
- opportunity for existing tenants to benefit from more greenspace being added to the proposal, which could be accomplished by adding more vegetation to the parking surface, greenspace to the east of the pool and additional tree planting
- the significant impact on the existing towers arising from the proposed tree removal
- desire for additional landscaping in the pool deck area
- opportunity to better take advantage of the site, but the options being limited with the location of the pool and the size of the pool deck
- support for a rainwater system infiltrating into the greenspace.

Motion:

It was moved by Justin Gammon, seconded by Elizabeth Balderston, that Development Permit with Variance No. 00055 for 415 and 435 Michigan Street be approved with the following recommendations:

- explore utilizing the vertical elements of the building for rain water leaders and storage options
- consider flipping the layout of the studio suites to offset the alignment of the front door and the upper exterior stairs
- consider introducing additional greenspace to the consolidated site
- review stair design maximize privacy, storage and liveability
- reconsider the design of the building's end elevations to respond to the massing shift in the building form.

Carried Unanimously

3.2 Development Permit No. 000525 for 90 Saghalie Road

The City is considering a Development Permit Application for a five-storey seniors' living facility comprising independent living units, assisted living units and accessory facilities.

Applicant meeting attendees:

BARRY WEIH
JAMES BARDLAN
WENDY HO

WENSLEY ARCHITECTURE LTD.
LOMBARD NORTH
ELEMENT LIFESTYLE RETIREMENT INC.

CONAN GRAHAM
CANDY HO

ELEMENT LIFESTYLE RETIREMENT INC.
ELEMENT LIFESTYLE RETIREMENT INC.

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

- stepping the building back from Kimta and Tyee Roads
- articulation of building and roofline on the south façade
- the use of finishing materials.

Mr. Weih provided the Panel with a detailed presentation of the site and context of the proposal, and Mr. Bardlan provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the material for the long, thin roof overhang on 5th floor?
 - it is concrete, and the intention is to keep this as thin as possible
- is the roof terrace on level 5 intended to be communal space?
 - the terrace off unit 21 at level 5 is a private patio
 - there is already a lot of communal space proposed
- is the patio space at the south side of level 2 shared amenity space?
 - the south facing amenity deck is an extension of the level 2 amenity space
- is the smaller deck to the east on level 2 also an amenity space?
 - this is an error in the renderings; a care unit had to be extended and this is no longer an amenity / yoga room
- is the viewscape towards the City looking east being retained?
 - the walkway from the east has three sets of stairs that pretty well match the grade, so there will be no large structures to restrict the views
 - the views do get narrower as one moves down the path
- does the path at the north connect to the amenity space for Bayview 1?
 - there is a connection at the west end to the driveway of Bayview 1
 - a connection at the east end to the Bayview 1 amenity space was not looked into, as the patio is not at grade
 - the path is roughly at grade, which would facilitate this connection
- where is the E&N trail in relation to the proposal?
 - there is currently no trail connection at the railway
- who required the right of way on the south side?
 - the City required the right of way to service adjacent lot
- is the plan to have a central stair to the west?
 - yes, there is another right of way on the adjacent property to allow a pedestrian connection
- will there be a door on the two-level loading bay entry?
 - there is no door proposed
- what are the loading bay materials?
 - a combination of stone and longboard
- what is the maximum vehicle height envisioned for the loading bay?
 - 16" clearance allows for emergency vehicles
 - the loading bay also conceals garbage disposal
- how does the loading bay wall terminate?
 - this level of detail has yet to be determined; this end could be widened for a nicer termination

- could the loading bay noise (i.e. garbage disposal) affect the residences above?
 - R2 rated concrete floor will act as a good sound barrier, and landscaping for the outdoor spaces will also help with the sound insulation
 - more soundproofing can be considered.

Panel members discussed:

- appreciation for the scale of the project and strength of the horizontal elements
- recognize strength of the east elevation block with the curved arbour
- need to reconsider distribution of massing overall to respond to the unique site contours and context
- opportunity to take advantage of long, curved boulevard and historic rail line
- appreciation for the technical resolution of the building typology
- need to clarify design intent and present a coherent theme that is reflective of what is going on inside the building
- opportunity to improve the resolution of the central block on the south elevation to better respond to the curved street
- success of the elements on the north elevation in responding to the curve and changes in elevation; opportunity to bring this approach to the south elevation
- need to minimize the amount of retaining walls fronting the ground-oriented suites along Tyee Road to make the suites more inviting from the sidewalk
- the importance of having a strong pedestrian corridor
- need to consider obscuring views into the service entrance
- the need to redesign the service entrance materials and overall impact on the public realm
- commend the applicant's effort towards integrating and hiding services on such a complex site
- desire to see additional renderings of the pathways throughout the site
- no issues with the proposal's approach to stepping back
- opportunity for a green roof given the overlook onto the site
- the fifth level terrace would make a good community space rather than a private patio, especially as it is envisioned to be well-populated but only serves one or two units
- the need for permanent shaded spaces on the second floor outdoor amenity space.

Motion:

It was moved by Paul Hammond, seconded by Justin Gammon, that Development Permit with Variance Application No. 000525 for 90 Saghalie Road be approved subject to the following recommendations:

- reconsider the south elevation form and massing to be more in harmony with the site topography, context and the Core Songhees Development Permit guidelines
- reconsider the service entrance design including materials, screening, and overall impact on the public realm including future pedestrian linkages
- provide additional renderings to show the views throughout the site from the pedestrian pathways
- consider incorporating a permanent shading element on the second floor outdoor amenity space.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of May 9, 2018 was adjourned at 3:32 pm.

Jesse Garlick, Chair

Attention: Jim Handy, Senior Planner - Development Agreements

Regarding: 90 Saghalie Road. - Aquara Seniors Living Project.
Response to ADP Comments of May 9, 2018.
Date: June 15, 2018.



Note: Responses are indicated below in *italic*, and reference Development Permit drawings resubmitted on June 15, 2018.

Motion:

- Reconsideration of the south elevation form and massing to be more in-harmony with the site topography, context and the Core Songhees Development Permit guidelines.

We have modified building massing to better respond to the above items, while maintaining the functionality of the building, and respecting the neighbouring Bayview project, as follows:

- o *We have changed the massing of the main floor to emphasize the curvilinear forms of the hillside topography and the adjacent roadway. This change from orthogonal to curved forms creates a more natural and organic integration between building and the existing context, and extends from the planters through the first-floor units. Revision item 1*
- o *We heard from design panel that the point where the south building face turns to adjust to the road alignment and hill side shape was awkward. We have modified the massing to change from an angle to a curved frontage at this 'knuckle' in the building. This curved form is extended above the parapet to emphasize that the building mass is responding to the contours of the roadway and the organic forms of the natural terrain: Revision item 2*
- o *At the intersection of Tyee Road and Kimta we have modified the massing, and clarified the architectural forms by eliminating one of the building protrusions that was previously at this location. We have introduced a curved form into the building mass instead of the previous corner form. The curved form at this location softens the building at this important corner, and relates to the organic forms of the terrain. Revision item 3*
- o *To further emphasize the topography of the existing curved street edge and the hillside context, we have also incorporated curved forms into the planters facing Tyee Road, so that both of the primary street frontages (Tyee and Kimta) have a similar architectural response to the interface with the existing context at grade, one that re-enforces the natural topography. Revision item 4*
- o *The previous design submission incorporated a significant architectural 'frame' aligned with the main entrance of the building. This component was intended to highlight the main entrance, and to break the parapet line (as discussed with City staff.) In reviewing the overall massing of the south elevation in the context of ADP comments, this architectural element did not align with the overall goal of the DP guideline as it's rectilinear form tended to dominate the façade. We therefore determined on balance to reduce the height of this element. Although the parapet is continuous, we believe the overall building appearance is improved, and that the curved elements added to the building are more prominent, in keeping with our approach to meet the Design Guidelines. In proposing this change, we also are considering the goal to minimize projections above the roof line to mitigate the loss of views for the adjacent development. Revision item 5*



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- Reconsideration of the service entrance design, including materials, screening, and overall impact on the public realm, including future pedestrian linkages.
We have modified the service entrance area to provide high quality architectural materials and finishes, including metal panels, to create a more pleasing outlook on this required area from the future pedestrian linkage (stairs). Revision item 6
- Applicant to provide additional renderings / views from pedestrian pathways throughout the site.
We have provided additional renderings and views, including views of the Kimta roadway access, the main building entrance, the service entrance, and the Tyee townhomes, as well as an aerial overview illustrating the changes along Kimta. Revision item 7
- Consideration of incorporating additional shaded space to the upper patio area.
We have shown a shaded space on the upper patio (2nd floor) level. Final design would be subject to any modifications required by VIHA as this outdoor space is part of the licensed care facility. Revision item 8

In addition to the above, we wish to comment on concerns that Element and the City has heard from neighbours during their open house process. We note that Element has had three open house sessions with the community to keep them fully advised on the project development and design.

- Use and potential noise issues related to the 4th floor outdoor amenity space.
The outdoor space is intended for family gatherings, contemplation, urban gardening, and for simply being outside for the residents of the building, who will be predominantly seniors. It is not anticipated that any noise would be generated that would cause a nuisance to the neighbours, or contravene City noise by-laws. The building will have 24/7 staffing, which will permit monitoring of activity on the amenity space that might be necessary.

In respect to safety, and concerns regarding wind at this location, we will take necessary steps to ensure that any furnishings or other fixtures installed on the amenity space are securely fastened so that they cannot be a danger to adjacent properties.

- Roof aesthetic.
We appreciate that some of the residents of Bayview 1 will have a view on to the roof of the Aquara building, and so we have incorporated a curved pattern into the roof design to create a pleasing view. In this re-submission, we have added a green roof component into the roof design to further enhance the design of the roof. Note that all significant roof equipment is screened from view by architectural elements (except that no roof is provided over the equipment due to operational requirements.). Revision item 9
- Loss of view for some residents at Bayview.
The proposed design fully complies with the requirements and height restrictions of the Zoning By-Law for the site. That said, we appreciate that there are concerns expressed by some immediate neighbours at the loss of their view. We note that:
 - *The overall building height has been set at what we think is the lowest feasible elevation, while still maintaining a functional plan.*



- *The design generally minimizes architectural features that extend above the roof line, (ie. high parapets and peaked roofs), to minimize interference with views from adjacent properties.*
 - *It should be noted that the Schematic Design plans that were developed as part of the re-zoning process were very high-level, and were not based on an actual program for a seniors building. The building contained 95 units, with no licensed care facility. The building Floor Area Ratio for the zoning plans was 1.79, which is consistent with the By-Law, however the design had a significantly higher proportion of the building) located on the north side of the main floor, which is effectively below grade and would have no natural light ((19,000 SF or 44% more area than the Aquara project). These areas were generally noted as service and amenity space. By decreasing the area of the building above grade, the zoning plans were able to achieve the available 1.79 FSR, and still achieve a building form that stepped from 3 to 5 stories on the western side of the building.*
 - *In contrast, the Aquara project is designed to meet the actual needs of an age-in place residence, and realizes the intent of the zoning to provide high quality homes for seniors including amenities, and incorporates a fully licensed care facility. The number of residential units and care units proposed is 161, with high quality amenities. The outcome of this is that by comparison with the schematic plans provided at zoning, the proposed building has a higher proportion of the permitted 1.79 FAR (building area) above grade in order to provide natural light to the 161 dwelling units. We note that the design does incorporate a stepped building form on the west side, from 4 stories to 5 stories.*
- **Height of Trees.**
The trees that will be planted along the northern edge of the Aquara project are intended to provide a pleasant overlook for both Bayview residents, and Aquara residents, and to provide some visual screening between the two developments. They will not interfere with views from Bayview as they will be lower than the Aquara building.
 - **Loss of path to Tyee during construction.**
The construction of Aquara will include the building of a new high-quality pathway connection to Tyee road. We recognize that the existing trails will be compromised, however the finished path will provide a safer route for residents and for the community in the long term.
 - **Maintenance issues relating to seagulls and pigeons.**
We will ensure that fences, screens, and similar measures are incorporated into the building to mitigate maintenance and nuisance issues.

We would be pleased to discuss our responses with you at your convenience. Please do not hesitate to call.

Regards,



Barry Weih, Architect – AIBC.



▼ WENSLEY ARCHITECTURE LTD

NO. 13-063

HOUSING AGREEMENT (80 SAGHALIE ROAD) BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for supportive seniors' housing for the lands known as 80 Saghalie Road, Victoria, BC.

Under its statutory powers, including section 905 of the *Local Government Act*, the Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (80 SAGHALIE ROAD) BYLAW".

Agreement authorized

- 2 The Mayor and the City's Corporate Administrator are authorized to execute the Housing Agreement
- (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and Bayview Properties Ltd. or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 80 Saghalie Road, legally described as:
Lot 4, District Lot 119, Esquimalt District, Plan VIP74716.

READ A FIRST TIME the 12th day of September, 2013.

READ A SECOND TIME the 12th day of September, 2013.

READ A THIRD TIME the 12th day of September, 2013.

ADOPTED on the 24th day of October, 2013.

CORPORATE ADMINISTRATOR

MAYOR

HOUSING AGREEMENT
(Pursuant to Section 905 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 20__.

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, BC V8W 1P6
(the "City")

OF THE FIRST
PART

AND:

BAYVIEW PROPERTIES LTD. (Inc. No. C0958965)

80 Saghalie Road
Victoria, BC V9A 0B8
(the "Owner")

OF THE SECOND
PART

AND:

CDPQ MORTGAGE INVESTMENT CORPORATION
(Extraprovincial Reg. No. A0052097) (as to priority only)

OF THE THIRD
PART

WHEREAS

- A. Under Section 905 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 905(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 80 Saghalie Road and legally described

as: PID: 025-563-475 LOT 4, District Lot 119, Esquimalt District, Plan VIP74716 (the "Lands").

- C. The Owner proposes to subdivide the Lands to create Parcel A (Lot A) and Parcel B (Lot B) as shown on the Tentative Plan of Subdivision, a copy of which is attached as Schedule "A" hereto (the "Plan of Subdivision").
- D. The Owner proposes to construct upon Lot A the Development, which will include Seniors' Housing-Assisted Living, and Seniors' Housing-Independent Living with associated Accessory Facilities, but may elect not to construct the Development thereon.
- E. In order to develop Lot A as proposed, the Owner has applied to the City to rezone the Lands;
- F. Some of the Dwelling Units may be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units, if stratified) and the availability of supportive seniors' housing;
- G. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 905 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement; and
- H. Performance of this Agreement by the Owner is a condition, as contemplated by s.904 of the *Local Government Act*, of the Owner becoming entitled to certain density bonuses respecting the development of the Lands.

NOW THIS AGREEMENT WITNESSES that pursuant to Section 905 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Accessory Facilities" means, collectively, all of the following: commercial grade kitchen, commercial dining area, laundry facility, entertainment room, recreation and hobby room, administrative office space and landscaped outdoor gathering area, for the exclusive use of an Eligible Person who occupies a Dwelling Unit and their permitted guests but does not mean or include any other commercial space, as permitted within the *Rezoning Bylaw*, to be constructed by the Owner within the Development:

"Base Density" means a floor space ratio that exceeds .72:1.

"CPI" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function, where Occupancy Permit Year = 100.

"Daily Amount" means \$100 per day as of December 31, 2013 adjusted thereafter by an amount determined by multiplying \$100.00 by the percentage changes in the CPI since December 31, 2013 to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 7.3 herein.

"Development" means proposed multiple residential buildings to be constructed on Lot A with a floor space ratio that exceeds the Base Density.

"Dwelling Unit" means a residential self-contained dwelling unit within the Development, and includes a Seniors' Housing-Assisted Living Unit and a Seniors' Housing-Independent Unit and any Dwelling Unit that is developed on the Lands in future, whether as part of the Development or otherwise.

"Eligible Person" means a person of the age of at least 65 years or a Person with a Disability.

"Immediate Family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Non-owner" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate Family.

"Occupancy Permit Year" means the calendar year in which the City issues an occupancy permit for a Dwelling Unit.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in Section 6.1.

"Person with a Disability" means a person who, in the written opinion of a medical doctor or registered psychologist, has a significant permanent disability that cannot be significantly improved by medical treatment, and that produces a loss or impairment of physical or mental ability.

"Rezoning Bylaw" means Zoning Regulation Bylaw 12-084, Amendment Bylaw (No. 948).

"Seniors' Housing-Assisted Living Unit" means a Dwelling Unit within a building where regular care or supervision is given to the occupant of that Dwelling Unit by a health care professional, as well as assistance with the performance of the personal functions and activities necessary for daily living.

"Seniors' Housing-Independent Living Unit" means a Dwelling Unit within a building that includes ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their permitted guests.

"Strata Corporation" means, for the portions of the Lands or the building that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

"Tenancy Agreement" has the same meaning as under the *Residential Tenancy Act*.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 **Seniors' Housing**

2.1 If the Owner constructs the Development, then the Owner covenants and agrees that all Dwelling Units within the Development shall be used only as a Seniors' Housing-Assisted Living Unit or a Seniors' Housing-Independent Living Unit.

2.2 The Owner further covenants and agrees that if the Owner constructs the Development, then all Dwelling Units shall only be occupied by:

- (i) an individual who is an Eligible Person; and
- (ii) one further individual who is living in the Seniors' Housing-Independent Living Unit or Seniors' Housing-Assisted Living Unit with an Eligible Person.

2.3 If the permanent occupant of a Seniors' Housing-Independent Living Unit who is an Eligible Person dies or is institutionalized, then the individual who regularly cohabited with the Eligible Person immediately prior to the death or institutionalization of the Eligible Person may continue to occupy the Seniors' Housing-Independent Living Unit until that person's death or until such person ceases to occupy the Senior's Housing-Independent Living Unit as his or her principal residence for 30 days, whichever occurs first. When that individual ceases to occupy the Seniors' Housing-Independent Living Unit as a permanent residence, the restrictions in Section 2.1 will continue to apply to any subsequent occupancy.

2.4 If the Owner constructs the Development, then the Owner shall construct the Accessory Facilities within the Development, which Accessory Facilities (excluding the landscaped outdoor gathering area) shall occupy not less than 19% of the gross building area of all buildings constructed upon Lot A, and shall otherwise be constructed to the satisfaction of the Director of Planning and Development for the City of Victoria.

2.5 The Owner will obtain all registration required under the *Community Care and Assisted Living Act* (British Columbia) as it may be amended from time to time, or any replacement Act thereto, with respect to the occupancy of a Dwelling Unit.

3.0 No Restrictions on Rentals

3.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit for residential purposes to a Non-owner.

3.2 Without limiting the generality of Section 3.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of the Dwelling Units to Non-owners.

3.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.4 The Owner covenants and agrees that any Dwelling Unit used as rental housing shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

3.5 Notwithstanding any provision in this Agreement to the contrary, the provisions of this Section 3.0 are subject always to the restrictions contained in Section 2.2.

4.0 Reporting

4.1 The Owner covenants and agrees to provide to the City's Director of Planning and Development on the 1st day of February in each calendar year following the issuance of an occupancy permit for the Development, a report in writing confirming:

- (a) that all Dwelling Units are being used and occupied by an Eligible Person in compliance with this Agreement;
- (b) the number, type and location by suite or strata lot number (if applicable), of Dwelling Units that are being rented to Non-owners; and

- (c) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement (if applicable).

4.2 The Owner covenants and agrees:

- (a) that the Strata Corporation will not pass any bylaws that would restrict the availability for rental of any Dwelling Unit unless this Agreement is amended; and
- (b) to notify the City of any proposed amendments to its strata bylaws.

4.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.4 The requirements of this Article 4.0 shall not apply if the Owner does not construct the Development.

5.0 Priority Agreements

- 5.1 CDPQ Mortgage Investment Corporation, as the registered holder of a charge by way of Mortgages against the within described property, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA1063244, CA1063248 and CA3273626, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

6.0 Notice to be Registered in Land Title Office

- 6.1 Notice of this Agreement will be registered in the Land Title Office by the City at the cost of the Owner in accordance with Section 905(5) of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice. The Owner acknowledges that (a) these Covenants are enforceable against the Owner and his successors in title, but (b) the Owner is not personally liable for breach of these Covenants where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have interest in the Lands, and (c) that if the Lands are subdivided by the deposit of a Strata Plan, the registered owner ceases to be personally liable for breach of those Covenants to be performed by the Strata Corporation, which Covenants shall be enforceable against the Strata Corporation.

7.0 Liability and Remedies

- 7.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 7.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 7.3 The Owner acknowledges that the City requires supportive seniors' housing for the social benefit of the community. The Owner therefore agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if the Owner constructs the Development upon the Lands and a Dwelling Unit is used or occupied in breach of this Agreement, the Owner will pay, as a rent charge under section 7.4 the Daily Amount to the City for every day that the breach continues after 30 days written notice from the City to the Owner stating the particulars of the breach. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the City for the same.
- 7.4 The Owner hereby grants to the City a rent charge under s.219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the City of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the City, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the City at law or in equity.

8.0 General Provisions

Notice

- 8.1 If sent as follows, notice under this Agreement is considered to be received
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and

- (b) on the date of delivery if hand-delivered,
to the City:

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6
Attention: Director of Planning and Development
Fax: 250-361-0386

to the Owner:

Bayview Properties Ltd.
80 Saghalie Road
Victoria, BC V9A 0A1

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under Section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

8.2 Time is to be the essence of this Agreement.

Binding Effect

8.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

Waiver

8.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be

construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

- 8.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 8.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Cumulative Remedies

- 8.7 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

Entire Agreement

- 8.8 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 8.9 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

- 8.10 This Agreement may be amended from time to time upon terms and conditions acceptable to the parties.

Law Applicable

- 8.11 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

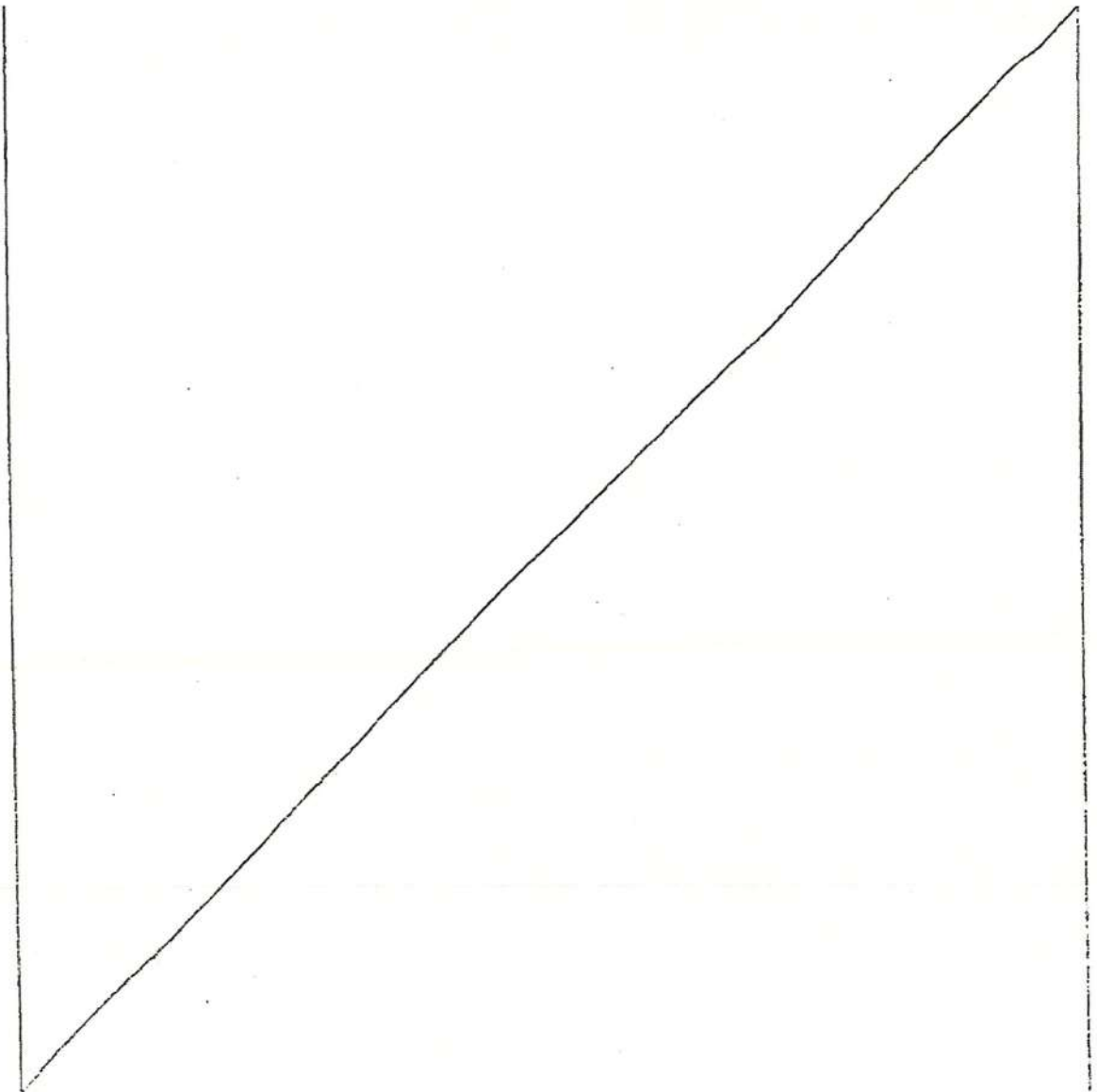
Termination

- 8.12 The City covenants and agrees that:

- (a) At the time of the final approval of the subdivision of the Lands by the approving officer of the City, the City shall execute and deliver to the Owner a discharge of the Notice of this Agreement referred to in Section 6.1 herein, a discharge of the

Housing Agreement and Rent Charge filed under s. 219 of the *Land Title Act* referred to in Section 7.4 herein as to the proposed Lot B as shown on the Plan of Subdivision (collectively the "Registrations"), and;

- (b) If the council of the City has not adopted a resolution granting fourth reading and final adoption to the Rezoning Bylaw on or before the date which is six months after the registration of the first of the Registrations registered as in the Land Title Office then the City shall execute and deliver to the Owner a discharge of all of the Registrations as to the Lands.

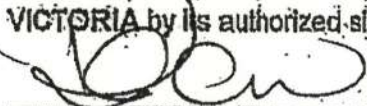


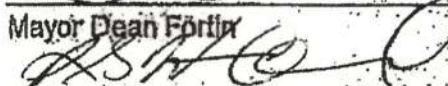
No Derogation from Statutory Authority

8.13 Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City or permit, licence or approval granted, made or issued thereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.


IN WITNESS WHEREOF the parties hereto have set their hands as of the day and year first above written.

THE CORPORATION OF THE CITY OF
VICTORIA by its authorized signatories:


Mayor Dean Fortin


Corporate Administrator Robert Woodland

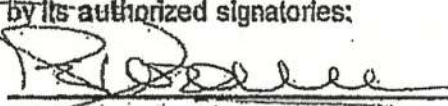
BAYVIEW PROPERTIES LTD.
by its authorized signatories:


Print Name: JEAN MACINTOSH

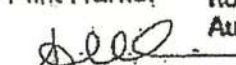
Print Name:

CDRQ MORTGAGE INVESTMENT
CORPORATION

by its authorized signatories:


Print Name: Robert Duranceau

Authorized signatory


Print Name: ALISON K. CHAVE
AUTHORIZED SIGNATORY

10-12-2012

SCHEDULE "A"
PLAN OF SUBDIVISION

Legend

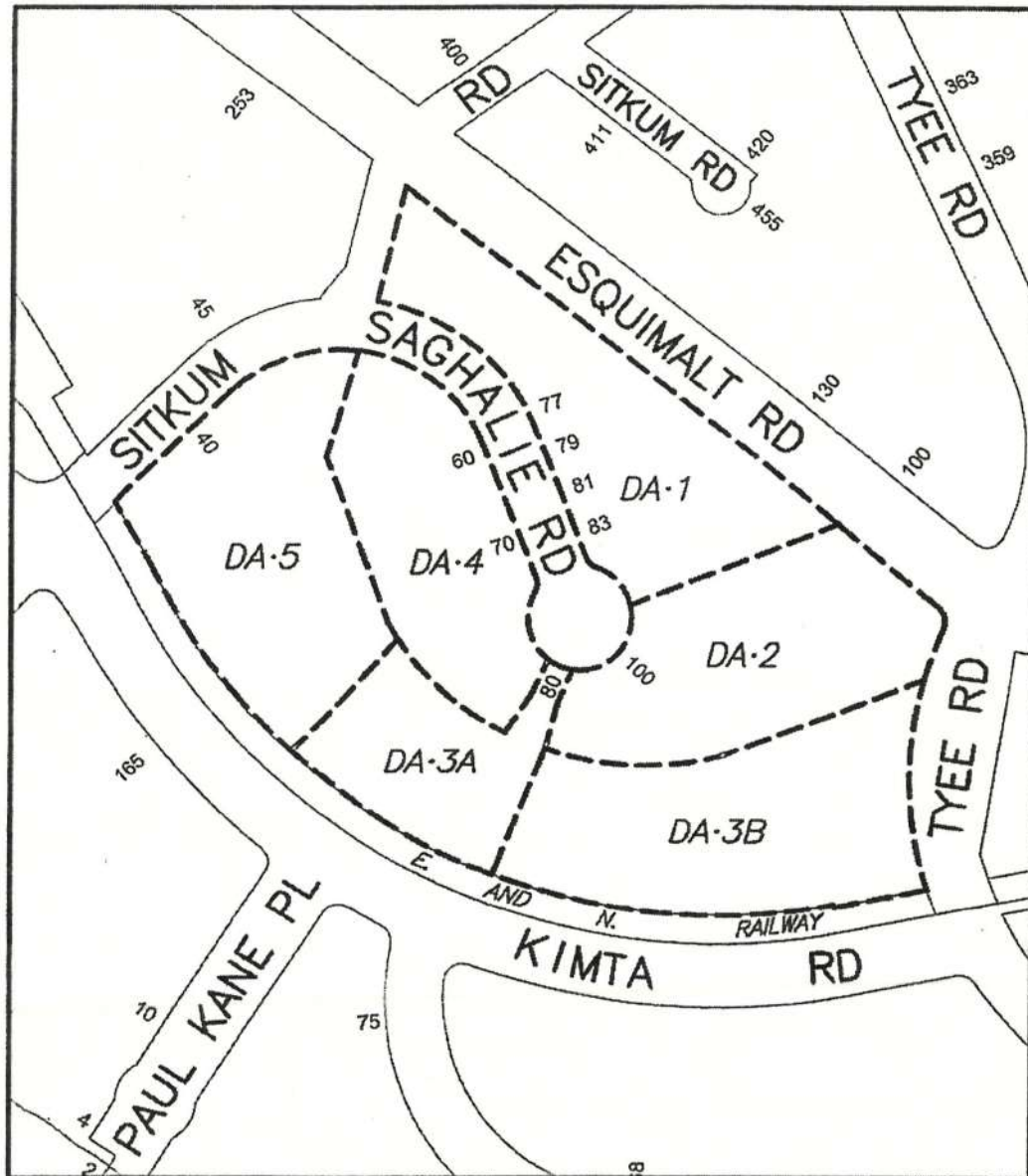
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z: \PJW\Jobs2011\27115_Bayview.dwg (Tent Lot 4_Rév_Jan17'12)

10.42

Schedule 2



Schedule #2
Development Areas
SSR Zone, Saghali Road





Talbot Mackenzie & Associates
Consulting Arborists

Arborist Report:
Construction Impact Assessment &
Tree Preservation Plan

90 Saghalie Road, Victoria

PREPARED FOR: Element Lifestyle Retirement Inc.
1147 Homer Street
Vancouver BC
V6B2Y1

PREPARED BY: Talbot, Mackenzie & Associates

Noah Borges – Consulting Arborist
ISA Certified # PN-8409A

DATE OF ISSUANCE: June 5, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 90 Saghalie Road, Victoria
Date of Site Visit: June 1, 2018
Site Conditions: SSR Zone. No construction activity present. Increasing elevation south to north.

Summary: Sixteen trees will require removal as a result of this development, including ten young Garry Oaks (#540-549) within the building footprint and six trees (NT1-NT6) on the Tyee Road municipal frontage that will be impacted by site re-grading. The small Austrian Pines and White Oaks along the north property boundary (NT7-NT9) will be isolated from construction by installing hoarding. Up to two Austrian pines at the east end of the hedge at the northwest property boundary may have to be removed.

Scope of Assignment:

- To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to construct a multi-story retirement residential building, private road, and driveway
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Wensley Architecture Ltd.

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: 17 trees and hedges were inventoried, including six trees on the Tyee Road municipal frontage. There are ten by-law protected Garry Oak trees within the property boundary. There is a row of poplars south of the railway tracks more than 5m south of the property boundary and will not be impacted by construction-related activity.

Trees to be Removed: Sixteen trees will require removal due to construction related impacts:

- **Garry Oaks #540-549** are within the proposed building footprint.
- **Municipal trees NT1-NT6** will be impacted by site re-grading.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Austrian Pines and White Oaks (NT7-NT9):** The attached plans indicate hoarding will be installed along the north property boundary during construction. These trees will be impacted if any re-grading (either blasting, excavation, or laying fill) is required within their critical root zones for construction of the proposed walkway. Two pine trees at the east end of the hedge at the northwest property boundary may have to be removed. The project arborist should direct and supervise any construction-related activity that occurs near the property boundary. None of these trees are by-law protected (unless they are replacement trees that were planted to replace trees removed during construction on the adjacent property).
- **Service Connections:** The locations for proposed underground sewer, storm, and water servicing will not impact any by-law protected trees.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
-
- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
-
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
-
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
-
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
-
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Talbot Mackenzie & Associates

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page tree resource spreadsheet, 2-page tree resource spreadsheet methodology and definitions, 4-page site plan with trees, 1-page landscape plans, 1-page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	By-Law Protected	Retention Status
NT1	Cherry	<i>Prunus spp.</i>	32	6	4.0	Moderate	Good	Fair	Municipal. Topped. Deadwood over sidewalk.	N	X
NT2	Strawberry tree	<i>Arbutus unedo</i>	Multistem	2	-	Poor	Good	Fair	Municipal.	N	X
NT3	Strawberry tree	<i>Arbutus unedo</i>	Multistem	4	-	Poor	Good	Fair	Municipal.	N	X
NT4	Weeping birch	<i>Betula pendula</i>	14	3	2.0	Poor	Good	Fair	Likely shared with municipality.	N	X
NT5	Cherry	<i>Prunus spp.</i>	17	4	2.0	Moderate	Good	Fair	Municipal.	N	X
NT6	Cherry	<i>Prunus spp.</i>	24	5	3.0	Moderate	Fair/poor	Fair	Municipal.	N	X
NT7	White Oak	<i>Quercus alba</i>	10	3	1.0	Good	Fair	Good	On adjacent property. 3m from property line	N	Retain
NT8	Austrian Pine hedge	<i>Pinus nigra</i>	Multistem	3	1.5	Good	Good	Good	On adjacent property. 3 trees within 3m of property line (7-10cm DBH)	N	Retain
NT9	Austrian Pine and White Oak hedge	<i>Pinus nigra</i> and <i>Quercus alba</i>	Multistem	3	1.5	Good	Good	Good	On adjacent property. 21 pines (10-20cm DBH) and 6 oaks (5-11cm DBH) within 3m of property line	N	Retain
540	Garry Oak	<i>Quercus garryana</i>	4	1	0.5	Good	Fair	Fair	Young tree	Y	X
541	Garry Oak	<i>Quercus garryana</i>	5	1	0.5	Good	Fair	Fair	Young tree	Y	X
542	Garry Oak	<i>Quercus garryana</i>	6	1	0.5	Good	Fair	Fair	Young tree	Y	X

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	By-Law Protected	Retention Status
543	Garry Oak	<i>Quercus garryana</i>	4, 2	1	0.5	Good	Fair	Fair	Young tree	Y	X
544	Garry Oak	<i>Quercus garryana</i>	4	1	0.5	Good	Fair	Fair	Young tree	Y	X
545	Garry Oak	<i>Quercus garryana</i>	4	1	0.5	Good	Fair	Fair	Young tree	Y	X
546	Garry Oak	<i>Quercus garryana</i>	3	1	0.5	Good	Fair	Fair	Young tree	Y	X
547	Garry Oak	<i>Quercus garryana</i>	4	1	0.5	Good	Fair	Fair	Young tree	Y	X
548	Garry Oak	<i>Quercus garryana</i>	3, 3, 2	1	0.5	Good	Fair	Fair	Young tree	Y	X
549	Garry Oak	<i>Quercus garryana</i>	3, 3	1	0.5	Good	Fair	Fair	Young tree	Y	X



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

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

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

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

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

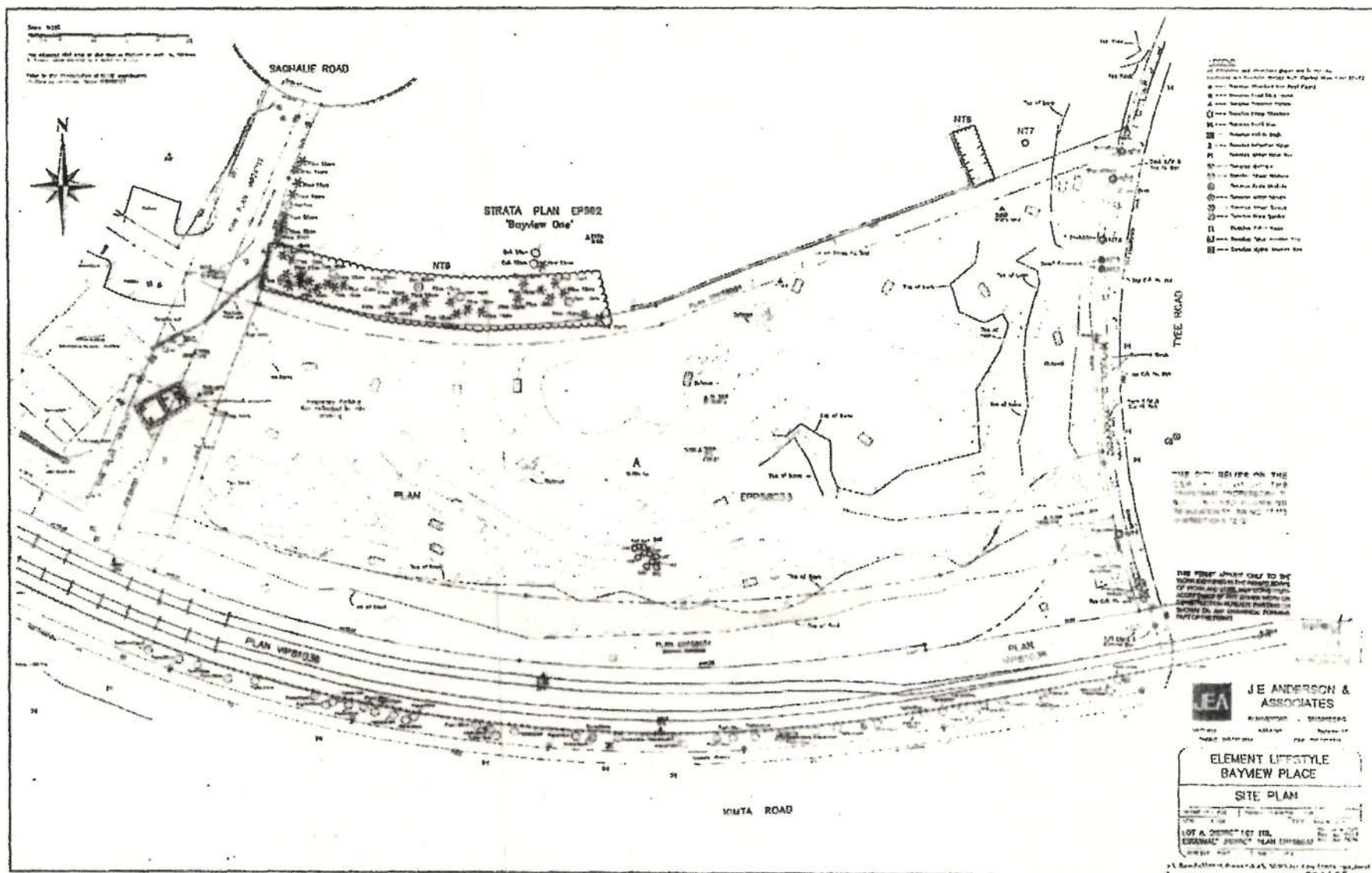
Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

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

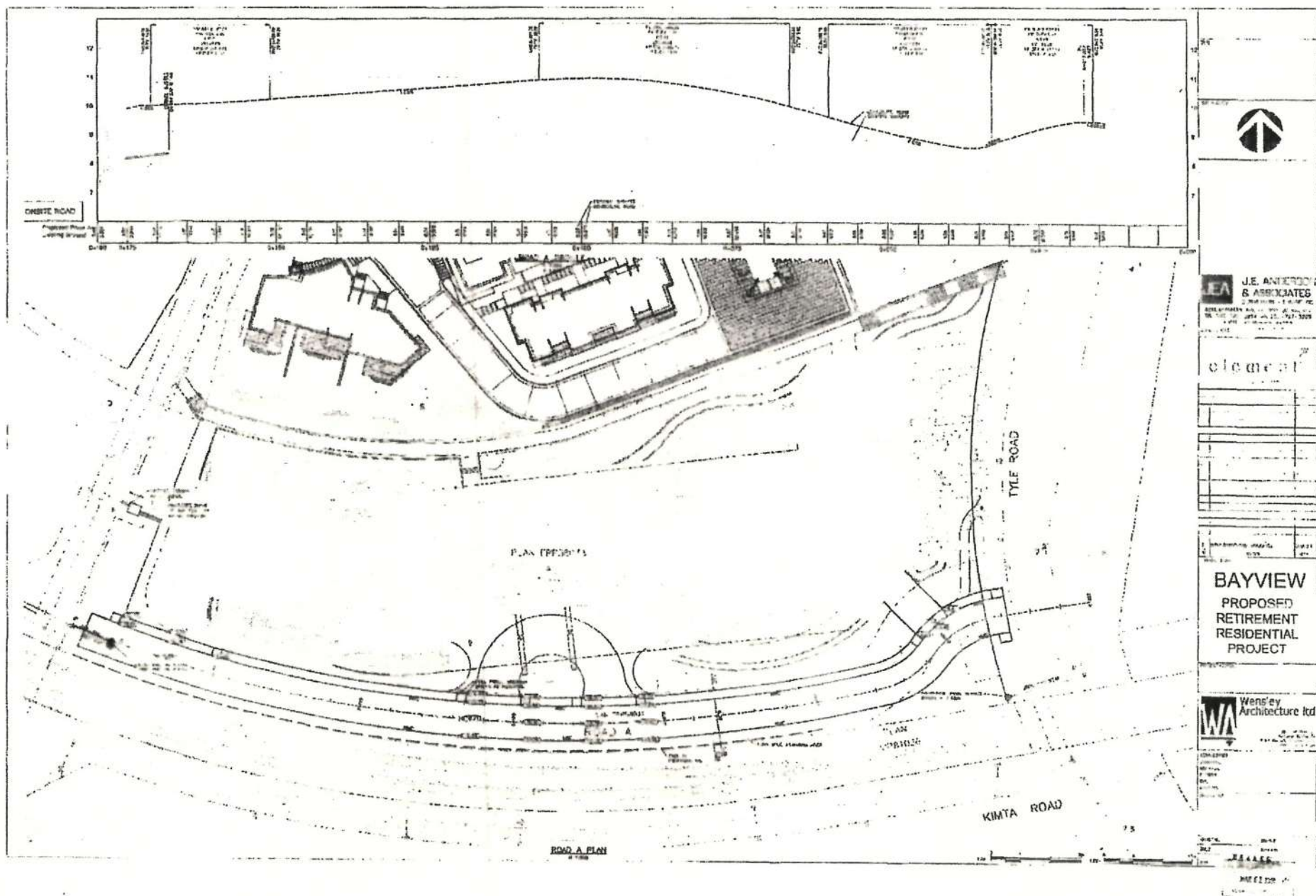
Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology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

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

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



0000 22 7000
0000 22 7000



Health Condition:

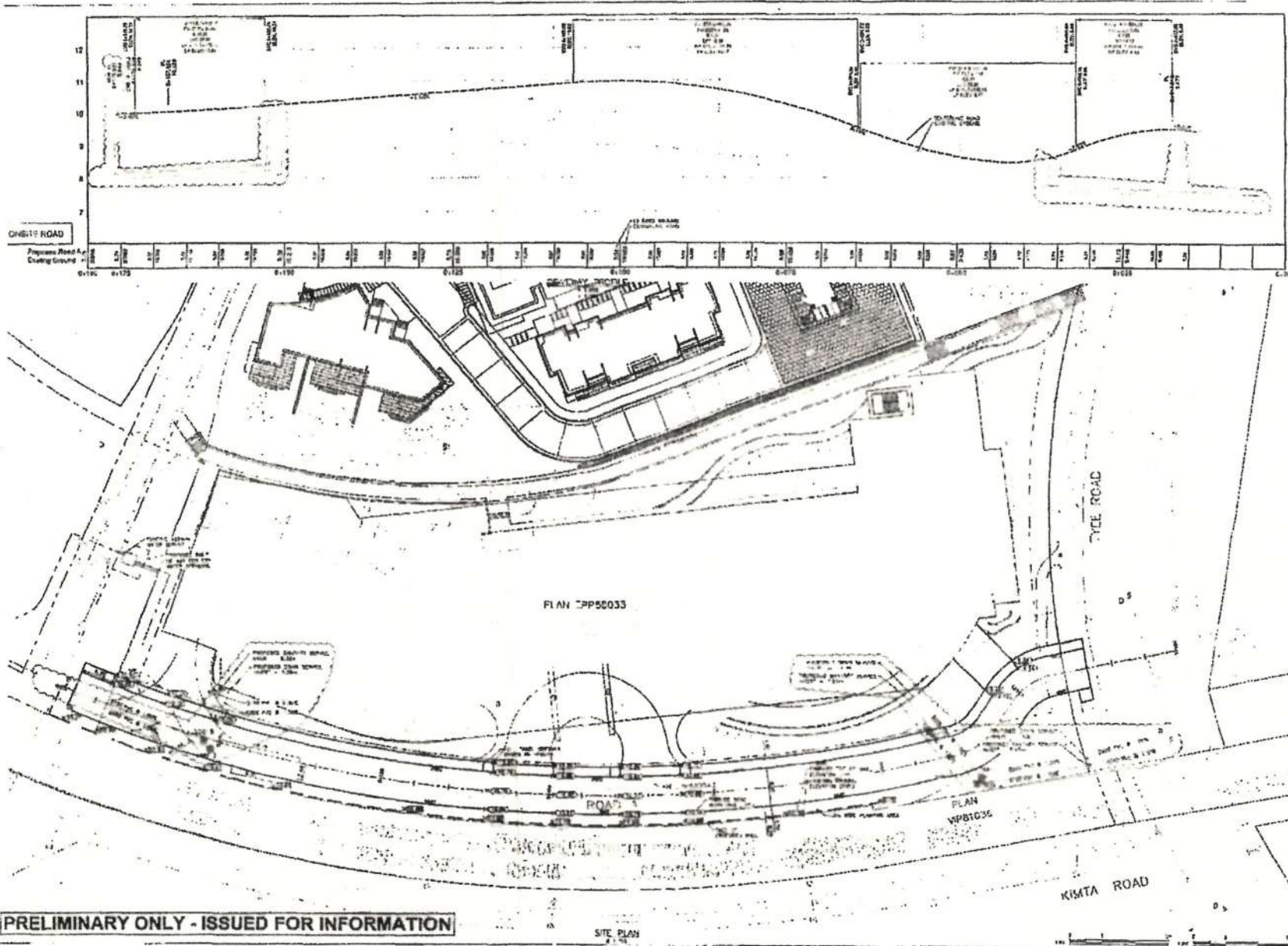
- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

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

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



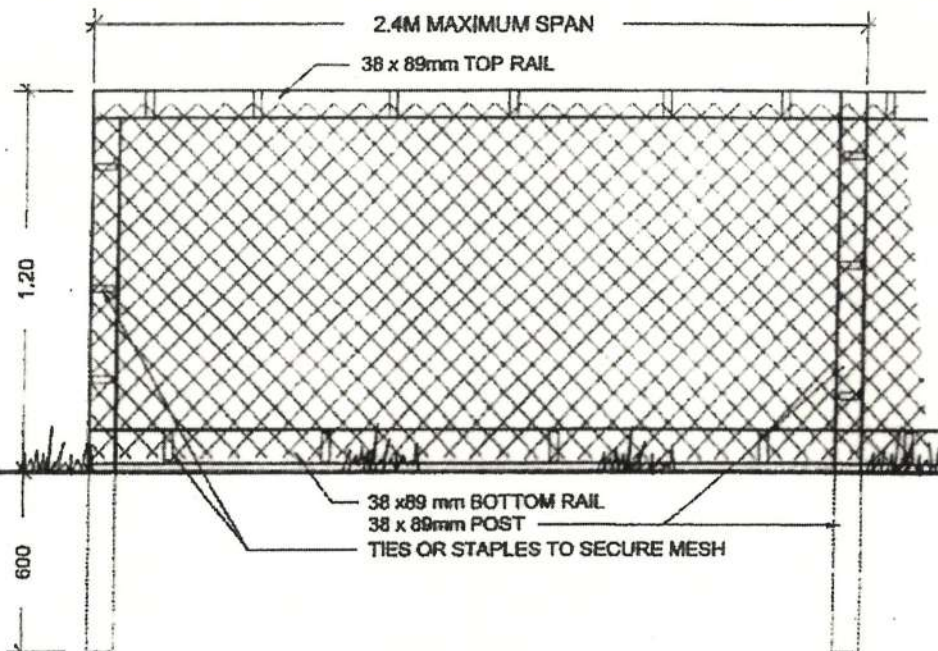
2018.04.12

J.E. ANDERSON & ASSOCIATES
ENGINEERS - INC.
4111 B. ROAD, SUITE 100, VANCOUVER, B.C. V6T 1A2
TEL: 604-271-1881 FAX: 604-271-1882
WWW.JEANDERSON.COM

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

Wensley Architecture Ltd
1111 B. ROAD, SUITE 100, VANCOUVER, B.C. V6T 1A2
TEL: 604-271-1881 FAX: 604-271-1882
WWW.WENSLYARCHITECTURE.COM

854 465



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

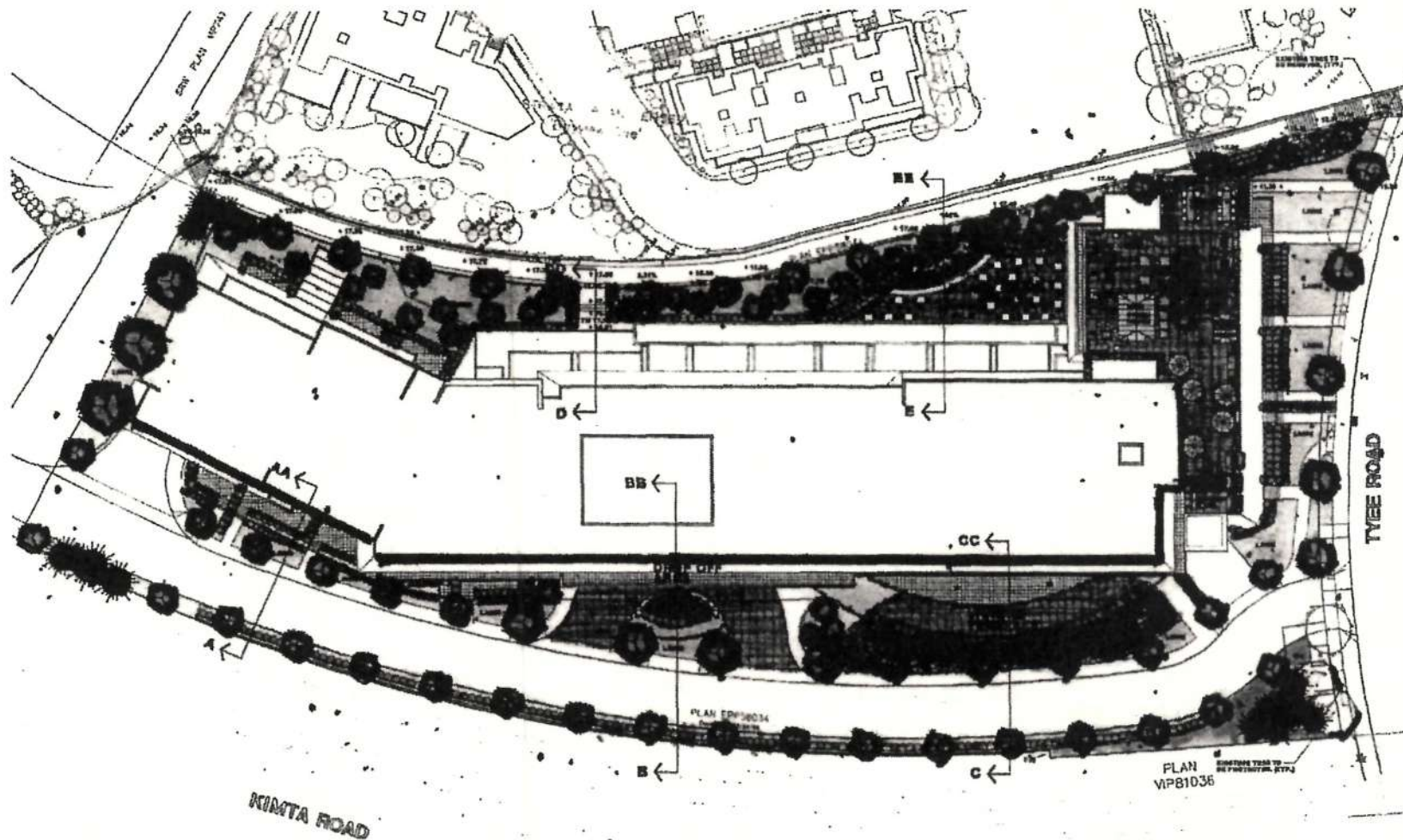
* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE	Oct 30/07
DRAWN	DM
APP'D.	RR
SCALE	N.T.S.

E105
 DRAWING



element

**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

Wensley
Architecture Ltd

LANDSCAPE PLAN

P1

13 April, 2018

Ms. Candy Ho
Element Lifestyle Retirement, Inc.
1147 Homer Street
Vancouver, B.C. V6B 2Y1

Dear Ms. Ho,

RE: Aquara Seniors Development, Bayview Place

We are a group of residents of the Bayview One building in Bayview Place, and a number of us attended your presentation at the Bayview Sales Centre last Thursday evening. We were pleased to see that your plans contemplate the use of high-quality materials and finishings, which appear to line up well with the overall context of the Bayview Place master-planned community. While we appreciate the obvious care and attention with which you are approaching your new development, there are a few aspects of the proposal that are causing our group some concern.

Firstly, we have all known for a number of years that a seniors' residence would be coming to our neighbourhood, but the project has always been presented in the various models and drawings as a tiered design, with three levels of building height progressing from east to west along Kimta Road. That design was helpful in lessening the "shoe-box" or "canyon-like" effects that can result from purely rectangular buildings when observed from ground level. The renderings that we saw last Thursday did not seem to include any tiering, however.

Secondly, we have in the past been regularly assured by various Bayview Place people that the seniors' residence roofline elevation would be no higher than that of the building incorporating Bayview One townhouses 4, 5, and 6. On Thursday though, we heard that Aquara is planned to rise above those Bayview One townhouses by half a storey or more, which has clear implications for perceived building "crowding" in the Tyee Road/Kimta Road vicinity as well as natural light illumination in many Bayview One units. Our neighbourhood would appreciate reassurance that the overall height (inclusive of any rooftop

rooms and electrical/mechanical/elevator installations) of the Aquara project will not exceed the height of the Bayview One townhouses.

Lastly, but not the least of our concerns given the spatial relationship between Bayview One and Aquara, is the actual roof design. To date in Bayview Place, the developers and their architects have taken considerable care to minimize the visual impact of roof profiles, equipment, and lighting when observed from neighbouring residences and buildings. Bayview One's roof is very dark in colour, and the Bayview One townhouses all have aesthetically-pleasing green roofs. We understand that the Encore townhouses are also to feature green roofs. The general approach has been to achieve a very clean and austere roofscape, so that the roofs almost seem to disappear in relation to the rest of the landscape. The Shutters buildings and townhouses across Kimta Road have managed a similar result (unfortunately the BMW project on the other side of Tyee did not exercise the same diligence). We are quite worried that some of the ideas for Aquara, including the rooftop patio and vegetable garden, will not follow this well-established philosophy. It should also be noted that in this harbourside area significant bird and wind-related problems can result from a sub-optimal roofscape plan.

We would greatly appreciate your taking these concerns of ours into account as you continue with your planning process. We would like to meet with you next week to facilitate a discussion aimed at ensuring that Bayview Place remains a destination residential community enjoyed by all owners and users.

Yours sincerely,

Norinne and John Coombs
Suite 405, Bayview One

[Redacted signature block]

Andrew Beckerman
Suite 511, Bayview One

[Redacted signature block]

Lynn and Gerry Chippeur
Suite 607, Bayview One

Lynn and Daniel Ethier
Suite 209, Bayview One

Evelyn and Peter Gold
Suite 706, Bayview One



Janet Grice
Suite 207, Bayview One



Laurie Hillis and Ken Toon
Town House #2, Bayview One



Mandy Jones
Suite 109, Bayview One



William Charles Locker
Suite 110, Bayview One



Carol Mann and Marvin Cleal
Suite 609, Bayview One



Patricia Mariash
Suite 1003, Bayview One

[REDACTED]

Carol McClintick
Suite 809, Bayview One

[REDACTED]

Keri Moore
Town House #3, Bayview One

[REDACTED]

Dale Naftel
Suite 702, Bayview One

Patti and Kevin O'Neill
Suite 410, Bayview One

[REDACTED]

Faye and Merv Ozarko
Suite 510, Bayview One

[REDACTED]

Judy and Garnett Rancier
Suite 1004, Bayview One

Marguerite and Donald Rowe
Town House #6, Bayview One

[REDACTED]

**Betty and Frank Rudge
Suite 211, Bayview One**

[REDACTED]

**Carla and Brian Tough
Suite 304, Bayview One**

[REDACTED]

**Lisa and Jim Vanstone
Bayview One**

[REDACTED]

**Karen and Lynn Watson
Suite 704, Bayview One**

[REDACTED]

**Donald Whalen
Suite 306, Bayview One**

[REDACTED]

**Anne and Maurice Yacowar
Suite 212, Bayview One**

[REDACTED]

CC:

**Victoria City Council: L. Helps, M. Alto, C. Coleman, J. Loveday, C. Thornton-Joe,
B. Isitt, M. Lucas, P. Madoff, G. Young**

M. Hill, Community Development Coordinator, City of Victoria

M. Betanzo, Sustainable Planning & Community Development, City of Victoria

Sean Dance, Chair, Land Use Committee

J. Handy, Community Planner, Victoria West

Chris Reiter, Bayview Place

Ray Normandeau, Proline Management Ltd.

Lacey Maxwell

From: Maurice Yacowar [REDACTED]
Sent: April 17, 2018 10:57 AM
To: Victoria Mayor and Council
Subject: Aquara seniors residence

As residents of Bayview One we would like to raise some serious concerns about the additional height assumed in the current plans for the new Aquara seniors residence in Bayview Place.

The project has all along been presented as a tiered building no higher than the Bayview One townhouses. When we bought our condo two years ago the project plans and advertisements confirmed that, as they have for all the other buyers since. Last week we learned that the building will now be a solid five storeys, at least half a storey higher than has been declared. We feel we have been seriously misled.

In addition, we are concerned about the plans for a rooftop deck, to include a lounge area, garden, possibly a greenhouse and even an eating area. While an interesting idea, we have serious doubts about its appropriateness in this location.

We live on the third floor facing onto the Aquara site. From our experience of the extremely harsh winds on our balcony we would consider it foolhardy to plan any such open construction or activity on the Aquara roof. The cold would make it uninviting for most of the time. Worse, the winds would create a constant danger of falling matter, especially of any plants, pots, peat or broken glass. We have shared this concern with Ms Ho and hope she has taken it to heart.

Respectfully,

Anne and Maurice Yacowar
#212, 100 Saghalie Road

Lacey Maxwell

From: John Coombs [REDACTED]
Sent: April 19, 2018 7:52 PM
To: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor)
Cc: Michael Hill; Miko Betanzo; landuse@victoriawest.ca; Jim Handy
Subject: Aquara Seniors Residence, Bayview Place
Attachments: Aquara.docx
Categories: Planning

Dear City Council and Staff,


Last week, a group of Bayview One residents corresponded with the Developer of the proposed Aquara Seniors Residence project with respect to a number of perceived concerns regarding building size/architecture, height, and roof design. The letter was copied to the mayorandcouncil@victoria.ca address and relevant staff members; a copy of the letter is attached below.

We would like to contribute our own personal perspective on the matter. As you will be aware, most of the buildings in the Songhees area are quite architecturally diverse, with varying heights, shapes, rooflines, and finishing materials making for an interesting and inspirational neighbourhood. While we have known for some time that a seniors building would be coming to the Tyee Road/Kimta Road vicinity, it has always been presented as a tiered structure reflecting the heterogeneity of the area, with the highest tier not exceeding the roofline of the Bayview One town houses. We have recently learned that the Developer of Aquara is instead proposing a relatively plain, rectangular-style, larger building of a single height, exceeding that of the Bayview One townhouses by a half-storey or more, not including rooftop installations. We are worried that this approach will create a more crowded, canyon-like effect at ground level, detracting from the overall feeling and appeal of Songhees and Victoria West.

More specifically, we are particularly concerned with the roofscape part of the proposal. We are advised that the plans call for a rooftop patio and even a vegetable garden. Given the propensity for the wind to blow quite hard off the water at any time of the year, we have concerns for the safety of people both on the roof and in the streets below. The attractiveness of such facilities to bird populations is another troublesome factor to be considered. In our opinion, the project should be targeting a very austere, simple roof solution, in line with the approach taken by the other buildings in the neighbourhood. Ideally, the Developer should be aiming for a green roof like the ones used by the Bayview One townhouses, or the one installed on the Harbour Air seaplane terminal.

We would greatly appreciate Council's bearing these reasonable and constructive observations in mind as the Development Permit application is processed.

Yours sincerely,

Norinne and John Coombs
Suite 405, Bayview One
Victoria West


Lacey Maxwell

From: Fay Ozarko [REDACTED]
Sent: April 20, 2018 11:40 AM
To: Victoria Mayor and Council; Michael Hill; Miko Betanzo; landuse@victoriawest.ca; Jim Handy
Subject: Songhees Aquara Seniors Development Bayview Place

Dear City Council and Staff,

We share the concerns of our fellow Bayview One residents regarding the increase in height, deviation from original 3 tiered building project plan and visual/practical impact of the proposed roofscape.

When we purchased our unit in January 2017 we confirmed with the Bayview Place development office the project plans for the Seniors Residence. The new plans recently presented to us very dramatically from what we were led to believe.

Thank you for your consideration of our concerns during your review of their Development Permit application.

Sincerely,

Fay & Merv Ozarko
Bayview One Unit 510

Sent from my iPad

Lacey Maxwell

From: John Coombs [REDACTED]
Sent: April 24, 2018 2:39 PM
To: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor)
Cc: Michael Hill; Miko Betanzo; landuse@victoriawest.ca; Jim Handy; Norinne Coombs
Subject: Aquara Seniors Residence, Bayview Place
Categories: Planning

Dear City Council and Staff,

Further to our letter of April 19, 2018, please find below a number of electronic messages from other concerned citizens of the Bayview Place community regarding the proposed Aquara project:

From: "Quesnel, Jacqueline" [REDACTED]
Date: April 23, 2018 at 1:48:33 PM EDT
To: [REDACTED] >
Cc: [REDACTED]
derrick rees [REDACTED]
Subject: **RE: Forwarded from your Council President, Teri Holtbu: Aquara Seniors Living plan**

Good morning Mrs. Coombs,

Both Derrick Rees and I, Jacqueline Quesnel, of 504 – 83 Saghali Road, agree with your concerns regarding the proposed design for the new Aquara building by Elements Lifestyle Retirement, and are very disappointed and upset with the shift in design.

Our email addresses are as follows:

[REDACTED]
[REDACTED]

Thank you,

Jacqueline Quesnel

From: [REDACTED]
Date: April 22, 2018 at 12:21:49 PM EDT
To: [REDACTED] >
Subject: Aquara Seniors Living plan - you have my support: Maureen Siegfried / Unit 1203 / SL 113 / Promontory

Subject: RE: Aquara Seniors Living plan - you have my support: R Steve Siegfried / Unit 1203 / SL 113 / Promontory

Hello Norinne,

I have read your document outlining the concerns regarding the Aquara Seniors Development and I am in total agreement with yourself and John.

You have my support.

Maureen Siegfried
Unit 1203 - Promontory

From: "Steve Siegfried" [REDACTED]
Date: April 22, 2018 at 11:55:07 AM EDT
To: "Norinne Coombs" [REDACTED]
Cc: "Steve Siegfried" [REDACTED]
Subject: RE: Aquara Seniors Living plan - you have my support: R Steve Siegfried / Unit 1203 / SL 113 / Promontory

Hello Norinne,
I have read your document outlining the concerns regarding the Aquara Seniors Development and I am in total agreement with yourself and John.

You have my support.

R. Steve Siegfried
Unit 1203 / SL 113 Promontory
[REDACTED]

From: "Debby Wheeler" [REDACTED]
Date: April 21, 2018 at 7:34:12 PM EDT
To: "Norinne Coombs" [REDACTED]
Subject: RE: Songhees Aquara Seniors Development

Hello Noreen,

We are Bruce and Debby Wheeler and own # 508. We were unable to be in Victoria for the meeting and will not return to Bayview until early May.

Would you be able to share the information discussed at the meeting? Like many other residents at Bayview , we are also concerned with the planned development with loss of view, sightlines and roof top mechanical devices.

A quick note would be appreciated. We are looking forward to seeing you in person when we get to Victoria.

Thanks for your time!

Bruce and Debby Wheeler

From: Sheila Schubert <[REDACTED]>
Date: April 21, 2018 at 10:55:36 AM EDT
To: [REDACTED]
Subject: Aquaria Retirement Residences

Please add me to your list of objectors. I am also frustrated with the promises, to then find out it is not the case. When we bought into the Promontory we were told that the Roundhouse would be built in 2015. Then it changed to 2016 and now it is obvious it will be the last thing to be built, if ever.

Thank you for your work to bring these issues to light.

Sheila Schubert, 1702 Promontory

From: Abigayle Turner
[REDACTED]

Date: April 20, 2018 at 7:24:57 PM EDT

To: [REDACTED]

Subject: Aquara Seniors Living plan

Dear Norinne and John Coombs,

I agree and support your letter to
Element Lifestyle
Retirement. Thank you for bringing
this to my attention and initiating
this inquiry.

This needs to be shared with the
owners of Encore as well.

Sincerely,
Gayle Horton
Promontory & Encore Owner

Sincerely,

Norinne and John Coombs
Suite 405, Bayview One

Devon Cownden

From: Fay Ozarko [REDACTED]
Sent: Sunday, June 24, 2018 5:18 PM
To: Victoria Mayor and Council; Michael Hill; Miko Betanzo; landuse@victoriawest.ca; Jim Handy
Subject: Re: Songhees Aquara Seniors Development Bayview Place

Dear City Council & Staff,

Further to my email of April 20/18. In a recent meeting with the Developer of the Aquara Seniors Development Bayview Place we were blind sided by the revelation that the height of the building has now increased even more than the last time they presented the community with the plans. What we were led to believe when we purchased our property would be a 3 tier building turned into a 5 story building and now has changed once again to the height of a 6 story building. In looking at their presentation it appears the additional height is a result of the main floor having a ceiling height of 18 feet.

The Bayview Community is very concerned about the impact to the existing home owners. Thank you for consideration.

Regards,

Merv & Fay Ozarko

Bayview One Unit 510

Sent from my iPad

> On Apr 20, 2018, at 11:40 AM, Fay Ozarko [REDACTED] wrote:
>
> Dear City Council and Staff,
> We share the concerns of our fellow Bayview One residents regarding
> the increase in height, deviation from original 3 tiered building project plan and visual/practical impact of the proposed roofscape.
> When we purchased our unit in January 2017 we confirmed with the
> Bayview Place development office the project plans for the Seniors Residence. The new plans recently presented to us very dramatically from what we were led to believe.
> Thank you for your consideration of our concerns during your review of
> their Development Permit application.
> Sincerely,
> Fay & Merv Ozarko
> Bayview One Unit 510
>
> Sent from my iPad
>

Monica Dhawan

From: Daniel Ethier <[REDACTED]>
Sent: Wednesday, June 27, 2018 8:50 AM
To: [REDACTED]

Subject: Aquara Senior Development Changes

My name is Daniel Ethier , Lynn Ethier , my wife , residents of Bayview One unit 209. I am sharing my concerns for the Aquara Development.

The Aquara Seniors Development is located in our neighbourhood and will have a direct impact on all the shared areas. the area. We believe its a great addition to Bayview Place.

We do have some relevant concerns that are not acceptable and should be addressed

1 - The overall height of the building

It came to light on June 19, 2018 that the building would not be at Kimta Road grade but above grade. The development is calculated 5' above the grade of Kimta which is was news to us.... thats not what the original plans were .

They are basically adding an addition floor by increasing the ceiling heights of the main floor which again not what was in the original plans and no consultation was made to the neighbourhood.

We were all surprised of the latest increase in height of the building . Yes its the same amount of floors BUT the developer was very creative in making changes and thought no one would notice. I would hope that the City of Victoria did notice the changes and will also take action .

We are aware that you are building a variance free building and appreciate that you hosted a community meeting at the Delta Hotel to informed us of your intentions. A suggestion for future meetings should be held in the evening as most people actually work ! Hope this wasn't a ploy to get less people at the meeting in order to announce the changes they made ...

I do believe that the development is much needed in the city and will beautify the neighbourhood

We and all the residents of Bayview One would appreciate any consideration to the above concerns.

Thank you to your time.

Monica Dhawan

From: Darcy Garneau <[REDACTED]>
Sent: Tuesday, June 26, 2018 2:13 PM
To: Victoria Mayor and Council
Subject: Fwd: Aquara Development
Attachments: Aquara 6.23.2018.pdf

To: [REDACTED]

Dear sir/madam:

I am a resident of Bayview one (unit 205). Please accept this email as support for the letter sent to you by Donald Smith dated June 23, 2018 wherein he notes significant issues with the design of the Aquara building (letter attached).

- 1) The building height is unnecessarily high and considerably higher than disclosed to buyers at Bayview. Over the past ten years, it has been represented that the height of the Aquara building would be no greater than five feet above the Bayview townhomes. This is clearly not the case.
- 2) Part of the problem is the developer has located the ground floor of Aquara upon a parking platform that is five feet above the street level. Further, the design slips in a sixth floor via the use of the mezzanines in the first floor area. Some argument has been made that this was done to provide adequate truck access. However, truck access does not require the use of an 18 foot clearance. Clearly, it is a means to maximize building area at the expense of the neighboring properties.
- 3) In the meeting with the Aquara development team, it was stated that the roof line was within the height limit of the site. However, the design indicates a significant mechanical room above this point. It does not seem reasonable that a large building mass (10 feet X 40 feet x 20 feet) should be permitted above the height limit. Please explain how this is possible within the zoning regulations.

Again, please accept this letter in support of Mr. Smith and his letter of June 23, 2018. If at all possible, please review and mitigate the significant impact created by the height of the Aquara development.

Thank you.

Darcy Garneau
#205 - 100 Saghalie Rd
Victoria BC
Canada V9A0A1
[REDACTED]

Monica Dhawan

From: Judy Rancier <[REDACTED]>
Sent: Tuesday, June 26, 2018 10:34 AM
To: [REDACTED]
Subject: Aquara Development

My name is Judy Rancier. Garnett Rancier, my husband, and our family are residents of Bayview One unit 1004. I am sharing my concerns for the Aquara Development.

The Aquara Seniors Development is located in our neighbourhood and will have a direct impact on all the shared areas. I do believe this will be a exceptional project that is much needed in our city. The quality of accommodations that Aquara will provide to a specific resident will be a positive outcome for so many in our community.

I do have some relevant concerns that I feel should be addressed.

1 - The overall height of the building including the rooftop mechanical room.

It came to light on June 19, 2018 that the building would not be at Kimta Road grade but above grade. The development is calculated 5' above the grade of Kimta.

Lobby and main floor have an 18' ceiling height, actually two floor ceiling height, which basically is an additional floor. This we were told was due to a small area for deliveries on the far west side of the building.

The ceiling height of the residential units are above average for residential buildings. Excessive heights increase heating and definitely cooling cost which seem contradict goals to reduce energy waste.

The mechanical room, 'yet to be designed' is believed to be 10' tall by 40' wide x 20 feet deep, depending on placement will be an additional floor for certain neighbours of mine.

I think that there are areas here for compromise. Any thoughtful consideration in height reduction would have a very positive affect on the adjacent neighbours.

2 - Window treatments and patio glass

Widow coverings and glass treatments are beneficial to the Aquara building and anyone viewing the building directly. With uniform directionally operated widow coverings units can control light coming in and views out their widows. It makes a building uniform and classic. Using a glass treatment like Spandrel on the lower potions of unit widows allows for easier placement of furniture in the home and also hides unsightly views if you are viewing into the building.

3 - Roof Top

As of yet there is no set design for the roof top. Once the plan is adapted I believe great consideration should be taken the a green roof top and green screening of the mechanical room. The mechanical room is quite substantial and should be addressed with attention to the immediate neighbours.

I am aware that you are building a variance free building. I appreciate that you hosted a community meeting at the Delta Hotel to inform us of your intentions. I do believe that your development is much needed in the city. It will give many a chance to enjoy our beautiful neighbourhood with the quality of care they need. You are adding another element to our distinct locale.

Myself and the neighbourhood would appreciate any consideration to the above concerns.
Thank you to your time.
Judy Rancier
[REDACTED]

Devon Cownden

From: fw [REDACTED]
Sent: Thursday, June 28, 2018 11:23 PM
To: Jim Handy
Cc: [REDACTED] Victoria Mayor and Council; [REDACTED]
Subject: Aquara Seniors Building at Bayview Place

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Handy:

I am Fe Wanner, a resident of Bayview One on the Songhees.

While the upcoming Aquara is a welcome development with the potential to be of significant impact to our community, I cannot but be concerned about certain aspects of it that came to light only recently at a meeting where Aquara offered an incomplete and unsatisfactory update on the project's design. It now differs from what was first discussed when originally unveiled..

I will greatly appreciate if you could please assist in bringing forward the issues enumerated below.

And no, it is not for the reason that *our views will be diminished* (sadly, yes, but we knew that coming in albeit not in this scale), rather I am convinced they are in the interest not just of Bayview Place but Victoria in general, as well as our environment.

I am a proud and happy member of the Bayview Place community, and like other well-meaning residents, want nothing more than to maintain, if not improve this outstanding addition to the city of Victoria.

Mr. Handy, a great source of complaint shared by many other residents of Bayview Place:

- a. the proposed grade for the building is roughly 5 feet above Kimta Road thereby resulting in a building much higher than previously presented by the Aquara team. (Please see attached.) ;
- b. the ground floor is basically two storeys tall at 18'. This is a large space to heat and light that appears only to be necessary because of a small delivery area on the west side of the building. This design seems to be very energy inefficient;
- c. the ceiling heights of the residential units are higher than normal. This extra space further contributes to the unnecessary extra height as well as the energy inefficiency;
- d. the mechanical room on the roof top appears massive - 10' tall by 40' wide by 20' deep according to the project architect;
- e. the green roof and screening for the mechanical room have not yet been designed. I think it will not be a bad idea to involve the neighbours about such an important element of the general development design.
- f. the window treatments will be important to integrating this building into the neighbourhood as they will affect light pollution and views of the Aquara units. Again, consulting the neighbours will prove useful

I feel with better cooperation and communication, there is room for a mutually beneficial resolution that provides

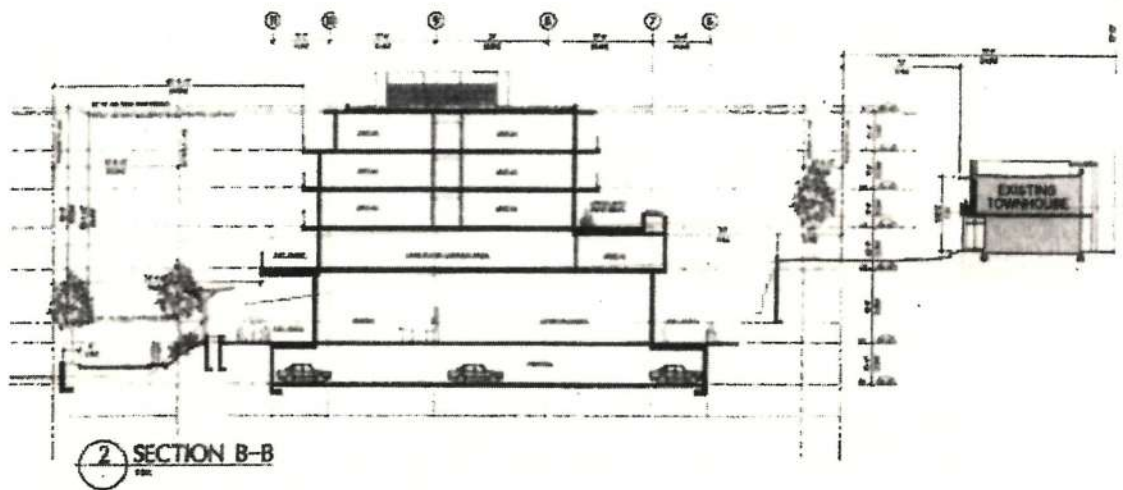
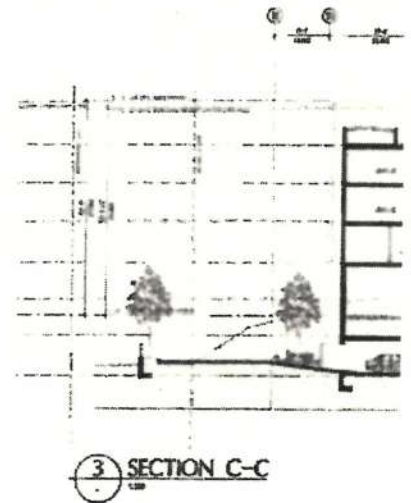
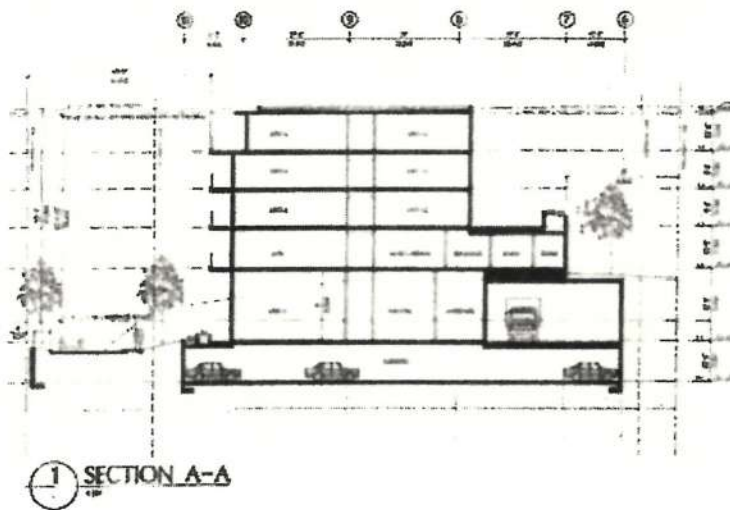
- for reduced operating costs for the Aquara builders and operators,
- reduced height and better aesthetics for the Bayview One residents,
- a more energy efficient and thus more sustainable building to support the city's climate change goals
- and a wonderful environment for families with senior members.

Thank you for considering this request,.

Sincerely yours,

Fe Wanner
Bayview One
Unit #507

[REDACTED]



Lucas De Amaral

From: Victoria Mayor and Council
Sent: July 3, 2018 10:53 AM
To: Laurie Hillis
Subject: Email to Mayor and Council RE: Don and Liz Smith's Letter Dates June 23rd, 2018 Regarding the Aquara Building

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Planning

Dear Laurie,

Thank you for your email regarding the proposed development at 90 Saghalie Road. Your correspondence has been shared with Mayor and Council, and will be attached to the staff report when this application is presented to Committee of the Whole.

Please note the applicant is not seeking any variances from the Zoning Regulation Bylaw (meaning the proposal complies with the permitted density, height, setbacks etc.) and, therefore, when reviewing the proposal staff will be considering whether the application satisfies the applicable Design Guidelines.

If you have any questions specific to this application please contact Jim Handy, City of Victoria Senior Planner at JHandy@victoria.ca.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Laurie Hillis [REDACTED]
Sent: June 27, 2018 2:05 PM
To: Jim Handy <JHandy@victoria.ca>
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mllucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jlloveday@victoria.ca>; Michael Hill <mhill@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; [REDACTED]
Subject: Don and Liz Smith's Letter Dates June 23rd, 2018 Regarding the Aquara Building
Importance: High

Hello all ~

We are writing in support of Don and Liz's very well-articulated letter of June 23rd regarding the frustration and disappointment in what was presented by Wendy and Candy Ho and their architect Barry Weir on June 19th regarding the proposed new Aquara Building.

We are Laurie Hillis and Ken Toon, owners of Townhouse 2 directly inline of this mammoth building. And we are very demoralized to see how high the Aquara is going to be, as this was misrepresented to us when we purchased two years ago. Had we known the "actual" height, we probably would not have bought the property at all. We are not as in-the-know as Don is in his understanding of the building codes and engineering specifics delivered in his letter but we wholeheartedly support that this "bait and switch" mentality, that the lack of a proper, honest consultative process is untenable in a city like Victoria. It's why we chose to move here full time 3 weeks ago! Imagine our disappointment after hearing the June 19th meeting and that fact that this appears to be a "done deal".

Other issues that are concerning us and many of the other residents we have spoken to include, but are not limited to:

- Opening the pathway sooner than the end of the project as this is a very well used access for all residences of the properties;
- Proper window treatments to ensure privacy for all;
- Lack of design for the green roof;
- The ugly chain link fence that sits right outside the townhouses' views – surely something more sophisticated could be installed!

We too look forward to support and response to this grave issue. It does not speak well to ethical practices. We are not at all against building and know the value of a seniors' residential property, it is the lack of transparency that has us shaking our heads.

Regards,
Laurie Hillis and Ken Toon

Laurie Hillis

MA Leadership, PCC Megatrains Inc.



I am a resident of Bayview One, Suite 702 and have resided here since 2011. I have very high regard for the vision and planning of the developers to the Bayview Properties/Focus Equities and their respective buildings along with future plans of this distinctive 20 acres.

I attended the Aquara / Element developer meeting on June 19th and was distressed by the presentation. There has been no consultation with Bayview One owners prior to this meeting.

The architect Barry Weir seemed to lack overall transparency in the sharing of information.

In-fact the tone of the meeting on part of the developers was defensive.

While I believe very strongly the development at this location will provide a quality & well managed seniors residence that is much needed in the Victoria West community there are a few points outlined below most alarming regarding the project overall;

- The design scope is much different from the original development tiered building plan as intended for this lot and now encompasses what is the majority of the lot creating a massive slab-like building structure.
- The height elevation seems excessive for a building of this nature, with a lobby of 18' which is essentially the creation of an additional floor (exceeding the 5 floor permitted height). The development has a 5' above grade floor level from Kimta Road. This seems unreasonable. This is further exacerbated by the above average ceiling heights to each floor.
- The overall roof design remains unclear. The very large 40' w x 20'd x 10'h parapet mechanical on the roof will be unsightly without adequate screening to which so many residents on the south side of Bayview One will have views toward. In addition there is very little green roof to the design.

Lastly, I would very strongly recommend including in the building bylaws a window covering requirement of white backed vertical blinds or drapes (with vertical blinds being the preferred recommendation) as they far exceed the privacy offered by and form of light filtering roller shades. As a resident of Bayview One that faces Promontory, I can assure you that the roller shades in Promontory offer NO privacy to the occupants of the suites that have them, and I find myself adjusting my blinds to avoid accidentally seeing that which should not be seen by ones neighbours. Further, the placement of furniture, computers, other electronics and shelving with bric-a-brac against the windows is unsightly from the neighbouring perspectives and efforts to minimize such views using spandrel or frosting on lower portions of windows would be appreciated to maintain the current standard of high quality residences at Bayview Place and surrounding sites.

There is an opportunity here to create a further harmonious blend of architecture and landscape to an already beautiful growing community in Songhees district. I trust Mayor and Council would consider these concerns and points raised regarding Aquara.

Thank you,

Dale Naftel
Suite 702-100 Saghali Road
Victoria

July 2, 2018

During this past year, we have each acquired condos in the Bayview One condominium project in Vic West. Both of us are seniors and newcomers to the condo lifestyle in Units #110 and #306 respectively. During the brief time that we have been here there has been much talk about a project that is referred to as the Aquara Seniors Development Project. Further detail on Aquara were more clearly brought to light at an information session that took place on June 19, 2018, and at a subsequent meeting of the developer and their architect on June 27, 2018.

We write to you because we are alarmed at many of the facts that we discovered from these two meetings.

It would appear that the term Senior Development Project is a misnomer and that this is clearly a Multi-Housing Development that has a small Senior's Living and Care component to it. In fact many of the unit in this development will be purchased much like the condo units that we acquired.

Along with our fellow residents and neighbours, we anxiously await the due process of your DP approval group in the passing of this Aquara Multi-Housing Building proposal for this vacant parcel of land that lies immediately to the south of the Bayview One.

No doubt many Victoria residents along with City Councilors view this development as a positive project and would like to see it proceed to a successful completion. We too share this opinion. However, we hope that your decisionmakers apply the same rigorous scrutiny and standards to this development as they would to any other housing development in our fair city.

After viewing the elevation drawing of the proposed Aquara project, we wish to bring your attention to two important points that are most disturbing to us:

1. One is the manner in which the developer and architect have decided to massage the "at-grade-level" for this development in such a fashion that it would appear that the Great Wall of China is about to be erected before our eyes. We see a strong need for the City to reign in this grandiose scheme from a height perspective and more clearly define what is an acceptable at-grade-level for this structure.
2. Our second point of importance is also a height limiting factor and is one that has been stated previously by others in their correspondence to you. This has to do with the varying and excessive ceiling heights throughout the proposed structure ... is this really necessary? Of particular note is the 18-ft ceiling height at the ground level. This is totally over-the-top. It invites the future creation of a mezzanine level and consequently a 6 storey structure instead of the originally proposed 5 storey structure. Kindly put a stop to this nonsense.

We are appreciative of your prompt attention to these issues as you go about the business of reviewing and approving this Aquara Development Project.

Yours respectfully,

Charles Locker (Unit #110-100 Saghalie Rd) and Donald Whalen (Unit #306-100 Saghalie Rd)

Lucas De Amaral

From: Kevin O'Neill [REDACTED]
Sent: July 4, 2018 11:12 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Jim Handy; Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Michael Hill; Miko Betanzo
Subject: CONCERNS ABOUT THE AQUARA DEVELOPMENT AT BAYVIEW PLACE
Categories: lucas

From: Kevin O'Neill / [REDACTED]
Subject: Request for Assistance Seeking Relief from Excess Height of the Aquara Seniors Building
Date: July 4, 2018

To: mayor@victoria.ca

To: Mayor Lisa Helps; Victoria Councillors; Mr. Jim Handy / Planning Department et. al.

My name is Kevin O'Neill, and I along with my wife have been residents at BayView One for the past four years. I am writing to you and to our Victoria city counsellors in regards to the Aquara seniors development project at Bayview Place in VicWest.

I have been associated with athletics and professional sports most of my adult life, and I have always taken comfort knowing that rules and regulations helped govern the conduct of all players and others associated with the "Game"

I am now very upset with Elements Development and the Aquara project, since they currently seem to be willing to change the terms and conditions of their project to suit their own needs. This seems most unfair to those of us who have been told for years about the scope of the development, and now see it being significantly changed right before our eyes.

We hope that the City of Victoria planning department, along with our elected officials can help restore order to this project. The alternative is to tell all residents of our city that they should not believe anything they are told by developers, and that would be most unfortunate.

In general I have been pleased with how the rapid change and growth that we have witnessed in our city, has been handled by our local government. I would hope that the fair and just application of rules and regulations in all aspects of our cities future would continue to be the rule rather than the exception.

Thanks for your time.

Sincerely,

Kevin O'Neill
Resident / BayView One

Contact information:

Phone: [REDACTED]

E-mail:

[REDACTED]

Cell: [REDACTED]

cc: to Mr. Jim Handy / Senior Planner, plus other members of Victoria Council

23 June 2018

To: Jim Handy
Senior Planner – Development Agreements
City of Victoria

My name is Don Smith and along with my wife, Lynn, we are residents of the Bayview One Building, Unit #308. Our neighbours on the third floor, as well as other residents of the Bayview One, share the views represented here.

We are upset by our perception of the “bait and switch” being precipitated by the developers of the Aquara Seniors Building project as they are putting a solid building mass of 5 storeys with an additional 10 foot tall (or taller) mechanical room in front of our Bayview One Building, **when nothing was to exceed the height of the top of the second floor of the Bayview One building (or) not to exceed 5 feet above the Bayview One Townhouses (#4, 5 and 6) inclusive of the parapet** (see attached drawing).

On Tuesday 19 June 2018 we were told for the first time by the Aquara development team of presenters - including the owners Wendy Ho and Candy Ho, their architect Barry Weir of Wensley Architects and landscape architect James Partlow of Lombard North - that the overall height of the Aquara Building would be “**much higher**” (12 to 14 feet overall) than originally represented excluding the mechanical room which “has not been designed.”

The Aquara Seniors Building is located as part of a larger community of residents at Bayview Place including the Bayview One Building, the Promontory Building and the Encore Building (all multi-residential buildings representing hundreds of residents) which share the surrounding landscape, the window scape and roof top scapes of all the new buildings. It is a community of neighbours and community advocates. We would like to welcome Aquara, but no consultation was offered to us by Aquara.

We were told by Aquara that our third-floor level unit #308 would NOT be impinged upon by the overall height of the anticipated Aquara Building. We are **now** told by Aquara that their building height exceeds our balcony railing (5 foot, 3 inches), before including the mechanical room, which is a shock to us!

Also, the behemoth mechanical room is estimated at “10 feet tall by 40 feet wide by 20 feet deep” (the mechanical room is not yet designed) with no apparent screening, landscaping or other treatment to mask the visual blight that will add even more to the outrageous eye-sore of the height “**addition**” presented by the Aquara developers. The slab design of the building provides **no relief** and the landscaping will simply serve as inadequate camouflage that over time will likely grow to further exacerbate the problem.

We have always known that a “tiered building” **not to exceed 5 regular storeys** and staggered downward to 3 storeys (west to east) and then to grade level, would occupy the lot to the south of our home. This design provided us with relief.

The architect, Barry Weir of Wensley Architects of Vancouver, has discarded the planning recommendation of a “tiered building” and has instead designed a 5-storey “flat slab building” and has used every possible amount of floor space ratio – often in a manner that appears energy inefficient and not congruent with the sustainability goals of the City of Victoria. These sustainability and usability goals are clearly captured in the zoning recommendations by the City of Victoria which describe a “tiered building” and not a 5-storey “flat slab building” with an 18-foot (2 storey) lobby.

The Aquara architect appears to have taken “**extreme measures**” to use every possible square foot vertically and horizontally to the point that would appear to include sacrifices of sustainable practices for a seniors’ building (or any other residential building). This includes residential floors of inconsistent heights (see attached drawing.) All of these floors exceed the norm for multi-residential units as they have above average clear heights – using a consistent design of 9-foot ceilings with a 1-foot drop in private rooms to control (and in this case reduce) heating and air conditioning costs would be more consistent with sustainability goals by reducing energy waste.

It is common knowledge that the height of the Aquara Building to be constructed was NOT to exceed the height of Bayview One Townhouses #4, 5 and 6 by more than ½ the height of their top floor. These townhouses are measured vertically as just under 20 feet in overall height inclusive of the parapet. We recognize that any reasonable roof mounted mechanical devices are not calculated in the overall height.

The Aquara architect has pushed the ceiling heights upward to use every vertical inch, often **for no apparent design reason**, and as a result exceeded our balcony’s height by over 5 feet! This is not acceptable to us because it exceeds a building height that was to be capped at the townhouse height plus 5 feet. The encroachment is more than 12 feet overall excluding the additional height of the mechanical room.

There was zero consultation with the Bayview Place neighbours (until the 19 June) including the owners in the Bayview One Building, the Promontory Building or the Encore Buildings. We were all shocked to learn from the Aquara Architect, Barry Weir, that the height of the Aquara Building’s 4th floor is the same height as the Bayview One’s 4th Floor which clearly exceeds that height allowed for in the approved zoning.

The architect was given ample time at this meeting to answer the question of height which was asked several ways and he failed to do so willingly or accurately. In fact, he opined that the Aquara Building would be roughly the height of the Shutters Building when in fact the Bayview One Building is 3.5 storeys higher than the Shutters Building because of natural slope. Likewise, the roof design, including the potential Green roof treatments and the mechanical room, remains unclear and undesigned. This meeting provided a repeat of the lack of transparency and imprecise information made available at the previous Aquara community marketing meeting. This is causing residents of the neighbourhood to seek out information themselves – this is not a good practice as it has raised the spectre of uncertainty due to lack of transparency.

It is readily apparent that the architect misspoke regarding the height. Bayview One is home to many engineers (including myself) and architects. In reviewing the publicly accessible design documents it is evident that the architect began his calculation 5 feet higher than the street grade of Kimta Road. **Aquara has lifted the project up slightly over 5 feet.**

In combination with the inconsistent and excessive residential unit heights “for sale”, these 5 feet now cause the height of the Aquara building (exclusive of the mechanical room height) to be more than a full storey higher (12 to 14 feet) than advertised.

In addition to the height of the “for sale” units and 5-foot grade lift design issues, there is the issue of the 18-foot tall ground floor disguised as a “favour” for the neighbours to benefit from underground delivery of goods. The ground floor has an advertised height of 18 feet. **This essentially turns a 5-storey building into a 6-storey building** – this is another element of the “bait and switch”.

The design as presented includes a small westerly located loading ramp with an 18-foot ceiling allegedly to accommodate large delivery truck accessing a below the surface loading dock space. This 18-foot height is carried all the way through to the easterly side of the building as a straight line to create more mezzanine space in the lobby areas and for the condos “for sale” which face Tyee Street on the far east side of the building.

An 18-foot ceiling height for the entire ground floor is **NOT** necessary. This height is excessive and provides the owners of Aquara the use of mezzanine spaces for the entire ground floor. The Aquara owners can still achieve mezzanine space without losing significant height. The height savings could then help lower the overall height of the Aquara building. Lowering this would also help improve the overall height of the building which would help provide the relief we seek for a reasonable height closer to the original representation of below the 3rd floor of the Bayview One Building.

In summary, the relief we reasonably seek could be easily achieved by:

- Lowering the current 18-foot height of the ground floor;
- Eliminate the 5-foot lift above the height of Kimta Street;
- Eliminate the excess heights of the 2nd, 3rd, 4th, and 5th floors (which are all above average clear heights) by using a standardized 9-foot clear height with 1-foot drops; and
- Distributing the huge mechanical room and lowering its height.

In closing, we are aware that the zoning for this site is approved. We understand how the grade is calculated. We understand that there is a cost advantage to building a consistent height across Aquara's ground floor. We also understand that the excess heights in each storey drive an increased operating cost in maintaining the desired environment and that this reduces the environmental sustainability of the building and likely drive up operating costs. We like the building's operational concept and we believe that it will be a great addition to our community. We are simply asking that you actively work to lower the overall height of the building mass within reason by 12 to 14 feet of height so that the 3rd floor of Bayview One is guaranteed the promises already made to the owners to have a clear look over the Aquara Building from the 3rd floor instead of a clear look into it and its occupants.

We look forward to your support and response.

Respectfully,

Don and Lynn Smith
#308 100 Saghalie Road
Victoria BC V9A 0A1

[REDACTED]
[REDACTED]

cc:

Mayor
City Counselors
Bayview One Strata Council members
Bayview Place Neighbours (Bayview One Building Residents, Promontory Building Residents, Encore Building Residents)
Proline Property Management

Attachment:

Aquara Senior Building - Building Section Drawing by Wensley Architecture

Lucas De Amaral

From: Donald Smith [REDACTED]
Sent: June 25, 2018 8:53 AM
To: Lisa Helps (Mayor)
Subject: Request for Assistance Seeking Relief from Excess Height of the Aquara Seniors Building
Attachments: Aquara Agenda - Comments.pdf; Aquara Relief Sought.pdf; Aquara Section Views.tiff
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: lucas

To: Mayor Lisa Helps

My name is Don Smith and along with my wife, Lynn, we are residents of the Bayview One Building, Unit #308.

We have known since making the Bayview One our home that a seniors residence was to be built on the neighbouring lot. We believe the Aquara Seniors Building can be an excellent addition to our community. What has come as a surprise very late in the process is the excessive and unnecessary height designed into the building. As well, the lack of community engagement in the design process does not bode well for a harmonious relationship with our new neighbours.

We are upset by our perception of the "bait and switch" being precipitated by the developers of the Aquara Seniors Building project as they are putting a solid building mass of 5 storeys with an additional 10 foot tall (or taller) mechanical room in front of our Bayview One Building, **when nothing was to exceed the height of the top of the second floor of the Bayview One building (or) not to exceed 5 feet above the Bayview One Townhouses (#4, 5 and 6) inclusive of the parapet.**

We have contacted the City of Victoria (Jim Hardy - the Senior Planner for Development Agreements) with a request seeking relief from the excessive and unanticipated height of the proposed Aquara Seniors Building.

We seek your assistance in providing the relief we reasonably request which can be easily achieved by:

- Lowering the current 18-foot height of the ground floor;
- Eliminate the 5-foot lift above the height of Kimta Street;
- Eliminate the excess heights of the 2nd, 3rd, 4th, and 5th floors (which are all above average clear heights) by using a standardized 9-foot clear height with 1-foot drops; and
- Distributing the huge mechanical room and lowering its height.

We have included three documents in this e-mail for consideration:

- the minutes from the meeting with Aquara development team on the 19 June. We have included our comments on what transpired at the meeting
- the letter to Jim Handy of the City of Victoria seeking relief
- a section view of the planned Aquara Seniors Building as it relates to the Bayview One Building

Respectfully yours

Don and Lynn Smith
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