

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.b Report from the October 4, 2018 COTW Meeting

J.1.b.g 1400 Quadra Street – Rezoning Application No. 00595 and Associated Official Community Plan Amendment and Development Permit with Variance Application No. 000503 (Harris Green)

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

Rezoning Application No. 00595

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00595 for 1400 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the

- Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That, if approved, Council direct staff to prepare the following plan amendments:
- i. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Development Permit with Variance Application No. 000503

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00595, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra Street, in accordance with:

1. Plans date stamped September 18, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Permit one parking stall to be located outside the building
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.3 1400 Quadra Street - Rezoning Application No.00595 and Associated Official Community Plan Amendment and Development Permit with Variance Application No.000503 (Harris Green)

Committee received a report dated September 20, 2018 from the Director of Sustainable Planning and Community Development purposing a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a floor space ratio of 5.5:1.

Committee discussed:

- *the mix of residential and business space*

Moved By Councillor Thornton-Joe
Seconded By Mayor Helps

Rezoning Application No. 00595

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00595 for 1400 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School

District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

- e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That, if approved, Council direct staff to prepare the following plan amendments:
- i. Consequent amendment of the Downtown Core Area Plan: 2011 to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Development Permit with Variance Application No. 000503

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00595, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra Street, in accordance with:

1. Plans date stamped September 18, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Permit one parking stall to be located outside the building
3. The Development Permit lapsing two years from the date of this resolution.”

Motion to postpone

Moved By Councillor Isitt

Seconded By Mayor Helps

That Council postpone consideration of the motion to give Committee an opportunity to consider staff’s recommendation.

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Isitt

That Council decline Rezoning Application No. 00602 and Development Permit with Variance Application No.000503 for the property located at 1400 Quadra Street.

Defeated due to no seconder

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

To lift the postponed motion from the table.

CARRIED UNANIMOUSLY

On the Main Motion:

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

OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

Committee recessed at 10:46 a.m. and reconvened at 10:52 a.m.



Committee of the Whole Report For the Meeting of October 4, 2018

To: Committee of the Whole **Date:** September 20, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00595 for 1400 Quadra Street and Associated Official Community Plan Amendment

RECOMMENDATION

That Council decline Rezoning Application No. 00602 for the property located at 1400 Quadra Street.

LEGISLATIVE AUTHORITY

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

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1400 Quadra Street. The proposal is to rezone from the Central Business District-1 Zone (CBD-1, site specific) and the Mixed Use Residential District-1 Zone (MRD-1) to the Central Business District-2 Zone (CBD-2, site specific) in order to construct a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a floor space ratio of 5.5:1.

The following points were considered in assessing this Application:

- the subject property is designated Core Business in the *Official Community Plan* (OCP, 2012), which supports commercial, including office and retail along with complementary

uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above. The plan supports a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1. The Application proposes a residential FSR of 5.27 which is not consistent with the overall intent of the Core Business Designation.

- the proposal would require an OCP amendment to change the Urban Place Designation from Core Business to Core Residential, which is the designation immediately across Quadra Street. The Application is consistent with this proposed designation which supports diverse housing types including low-, mid-, and high-rise multi-unit residential and mixed-use. The floor space ratio in this designation generally ranges from a base of 3:1 to a maximum of 5.5:1. The Development Permit Area would also need to change to be consistent with this OCP amendment (see concurrent Development Permit with Variances Application).
- the subject property is designated Central Business District in the *Downtown Core Area Plan* (DCAP, 2011). The DCAP supports a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR. The Application proposes a residential FSR of 5.27, which is not consistent with the FSR limits in the DCAP, and does not meet the overall intent of this area serving as the primary employment, commercial and cultural centre for the City and the region. If Council chooses to approve the Application, the DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.
- The *City of Victoria Density Bonus Policy* does not identify an amenity contribution target (fixed rate target) for standard rezoning of properties that require an OCP Amendment. Therefore, land lift analysis is required. The land lift analysis has determined that the proposal would not increase the value of the property and therefore no amenity contribution would be expected under the Density Bonus Policy.
- A Housing Agreement is being proposed to secure the 113 dwelling units as rental in perpetuity.

Although the Application is inconsistent with a number of City policies related to its current land use designation of Core Business, as noted above, it would provide more than 100 units of rental housing stock, secured in perpetuity. The provision of these rental units would help to address the current rental shortage and may help to provide a stabilizing residential influence in an area of the City which is undergoing considerable transition. Based on these additional considerations, an alternate motion is provided at the end of this report for Council's consideration.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for a 14-storey, mixed-use building consisting of ground floor commercial and residential above with a density of 5.50:1 floor space ratio (FSR).

The following differences from the existing zones (CBD-1 Zone and MRD-1 Zone) are being

proposed. The proposal has no differences from the destination zone (CBD-2 Zone) except for the increased density and the location of one parking space. The increased density would require site specific regulations in the new zone and the parking location would require a variance (see concurrent Development Permit with Variance report):

- increase the maximum FSR to 5.5:1
- remove the requirement for a maximum FSR of 3.0:1 for residential uses
- increase the height requirement to 42.70m
- increase the site coverage to 77.6%
- locate one accessible visitor parking space outside of the building.

The request to amend the *Official Community Plan* is necessary in order to accommodate the increased residential density above 3.0:1 FSR. An amendment to the *Downtown Core Area Plan* would be required to accommodate the OCP amendment.

Affordable Housing Impacts

The applicant proposes the creation of 113 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed to secure 113 rental dwelling units in perpetuity.

Sustainability Features

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

Active Transportation Impacts

The Application proposes 142 long term bike storage spaces and 13 short term bike spaces, which exceed the requirements in the *Zoning Regulation Bylaw* by one bike space.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is predominantly characterized by low and mid-rise commercial, residential and mixed use buildings. Immediately adjacent land uses include:

- to the north: a 2-storey commercial building and surface parking lot
- to the south: a 1-storey commercial building and surface parking lot
- to the east: the 3-storey Royal Conservatory of Music building (Heritage-Designated)
- to the west: a 5-storey residential building.

Existing Site Development and Development Potential

The site is presently vacant and is undergoing remediation.

The site is currently partially zoned CBD-1 Zone (site specific) and MRD-1 Zone. The site specific CBD-1 Zone portion would permit a 15m high commercial office building at 1.5 FSR. The MRD-1 Zone portion would permit a 30m high mixed-use building. The site may be difficult to develop to its maximum potential under current zoning due to its size and configuration.

Data Table

The following data table compares the proposal with the existing CBD-1 (site specific) and MRD-1 Zones. An asterisk is used to identify where the proposal is less stringent than the existing zones. If the property is rezoned as proposed, the destination zone would be the CBD-2 Zone with a site specific regulation to accommodate the increased density. A variance would be required to locate one parking space outside of the building.

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
Site area (m ²) – minimum	1370.40	N/A	N/A	N/A
Density (Floor Space Ratio) – maximum	5.50:1 *	N/A	1.5:1	4.0:1
Residential density (Floor Space Ratio) – maximum	5.27:1 *	N/A	N/A	3.0:1
Office density (Floor Space Ratio) – maximum	N/A	0.6:1	N/A	N/A
Total floor area (m ²) - maximum	7537.00	N/A	N/A	N/A
Height (m) – maximum	42.70 *	30.00	15.00	45.00
Rooftop structure projection (m) – maximum	2.78	5.00	5.00	5.00
Storeys – maximum	14	N/A	N/A	N/A
Site coverage (%) – maximum	77.60 *	N/A	60.00	N/A
Front setback plane (ratio) (Quadra Street) – minimum	Within setback plane	N/A	5:1 (angle of Inclination)	5:1 (angle of Inclination)
Setbacks (m) – minimum				
Front (Quadra Street)	2.60	0.5	N/A	N/A
Rear (West)				
Under 20m in height	0.5	N/A	N/A	N/A

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
20-30m in height	7.74 (5.50 for balcony)	N/A	3.0	3.0
30-45m in height	7.74 (5.50 for balcony)	N/A	6.0	6.0
Side (North)				
Under 20m in height	0.57	N/A	N/A	N/A
20-30m in height	7.03	N/A	3.0	3.0
30-45m in height	7.09	N/A	6.0	6.0
Side (Johnson Street)				
Under 20m in height	3.10	N/A	N/A	N/A
20-30m in height	5.91	N/A	3.0	3.0
30-45m in height	6.00	N/A	6.0	6.0
Projections into setbacks – maximum	Less than 0.6	0.60	0.60	0.60
Rooftop structure				
Setback from roof edge (m) – minimum	3.00	3.00	3.00	3.00
Rooftop coverage (m) – maximum	19.7	30.0	30.0	30.0
Height (m) – maximum	2.78	5.00	5.00	5.00
Vehicle parking stalls – minimum				
Total vehicle parking	104	80	80	80
Residential	93	69	69	69
Visitor	11	11	11	11
Vehicle parking location	1 space outside structure *	within structure	within structure	within structure

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	Proposed Zone CBD-2
Bicycle parking stalls – minimum				
Long term residential	142	141	141	141
Short term	13	13	13	13

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Harris Green CALUC at a Community Meeting held on May 18, 2017. A letter dated September 23, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated Core Business in the *Official Community Plan (OCP, 2012)*, which supports commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above. The plan supports a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1.

The Application exceeds the residential FSR envisioned in this location and is not consistent with the overall intent of the Business Core Designation. The Application therefore requires an OCP amendment to change the designation from Core Business to Core Residential. The proposal would be consistent with the Core Residential Urban Place Designation which supports diverse housing types including low-, mid-, and high-rise multi-unit residential and mixed-use. The floor space ratio in this designation generally ranges from a base of 3:1 to a maximum of 5.5:1 across Quadra Street. The Development Permit Area would also need to change to be consistent with this OCP amendment (see concurrent Development Permit with Variances Application).

The OCP envisions the downtown as the cultural, employment, business and entertainment heart of the Capital Region. The proposed OCP amendment may detract from the overall intent of the downtown area and would decrease the potential for commercial services and employment.

The applicant has supplied a letter from Colliers International (attached) stating that the current market conditions would suggest that caution be applied to any new office development. It should also be noted that the proposal is located across the street from the Core Residential designation. If the OCP amendment is approved, the site would become a contiguous part of the Core Residential designation and not an isolated lot.

OCP Amendment Consultation

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

The OCP Amendment Application is to change the Urban Place Designation from Core Business to Core Residential. Given the surrounding area is predominantly low and mid-rise commercial, residential and mixed-use buildings, and given that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal would have no impact on any of these plans.

Downtown Core Area Plan

The subject property is within the Central Business District in the *Downtown Core Area Plan* (DCAP, 2011). The Central Business District supports a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. Objectives of this district include serving a long-term function as the primary employment centre for the City and the region, and to provide an adequate land base to primarily accommodate commercial and office development in the future. The maximum density for mixed use development in this location is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR.

The Application proposes a residential FSR of 5.27 which is inconsistent with the DCAP. The proposed increase in residential density would also not meet the overall intent of this area providing a land base to accommodate commercial and office development in the future.

If Council chooses to approve this Application, the DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.

Density Bonus Policy

The City of Victoria Density Bonus Policy does not identify an amenity contribution target (fixed rate target) for standard rezoning of properties that require an OCP Amendment. Therefore, land lift analysis is required. This study was completed by G.P. Rollo and associates, September 25, 2018 (attached), and it has been determined that there would be no land lift from the proposed zoning for market rental as compared to a strata project at 3.0 FSR with commercial at grade.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application. There are five public trees impacted by this Application – two *Fraxinus ornus* and three *Carpinus betulus*. These trees will be removed because they will not withstand the impacts of the proposed underground parkade and new utility installations for the development. Six new trees are to be planted within the public realm on Quadra and Johnson Streets, with a net gain of one tree.

Regulatory Considerations

The following differences from the existing zones, CBD-1 Zone (site specific) and MRD-1 Zone, are being proposed and would be accommodated in the proposed CBD-2 Zone (site specific):

- increase the maximum FSR to 5.5:1
- remove the requirement for a maximum FSR of 3.0:1 for residential uses
- increase the height requirement to 42.70m
- increase the site coverage to 77.6%.

If Council chooses to approve the Application, the new zone would be based on the CBD-2 Zone except with the density increased as noted above. A variance would also be required for one accessible visitor parking space to be located outside of the building.

The increases to the overall density, height and site coverage are consistent with the OCP and DCAP policy. The residential density increase is not consistent with City policy and would require an OCP amendment (see above). The DCAP would also require amendments for consistency with the OCP amendment, including changing the district from Central Business District to Residential Mixed-Use District.

CONCLUSIONS

The proposal to construct a 14-storey, mixed-use building consisting of ground floor commercial and residential above, is not consistent with OCP and DCAP policy with respect to proposed land use and density. The proposed residential density does not reinforce and enhance this location as the primary employment, commercial and cultural centre for the City and the region. However, it would provide more than 100 units of rental housing stock, secured in perpetuity. The provision of these rental units would help to address the current rental shortage and may help to provide a stabilizing residential influence in an area of the City which is undergoing considerable transition. Additionally, the property is located on the edge of the Core Business District, directly across the street from an area of the City which is in a land use designation which would support this form of development.

ALTERNATE MOTIONS

Option 1 (Approve Current Proposal)

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00595 for 1400 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

2. That, if approved, Council direct staff to prepare the following plan amendments:
 - i. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Option 2 (Revise)

That Council direct staff to:

1. Work with the applicant to revise the Application to be more consistent with the OCP and DCAP, particularly in relation to decreasing the residential density and increasing support of this area as the primary employment, commercial and cultural centre for the city and the region.
2. Bring the revised proposal back to a Committee of the Whole meeting.

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

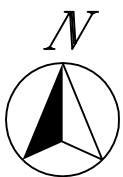
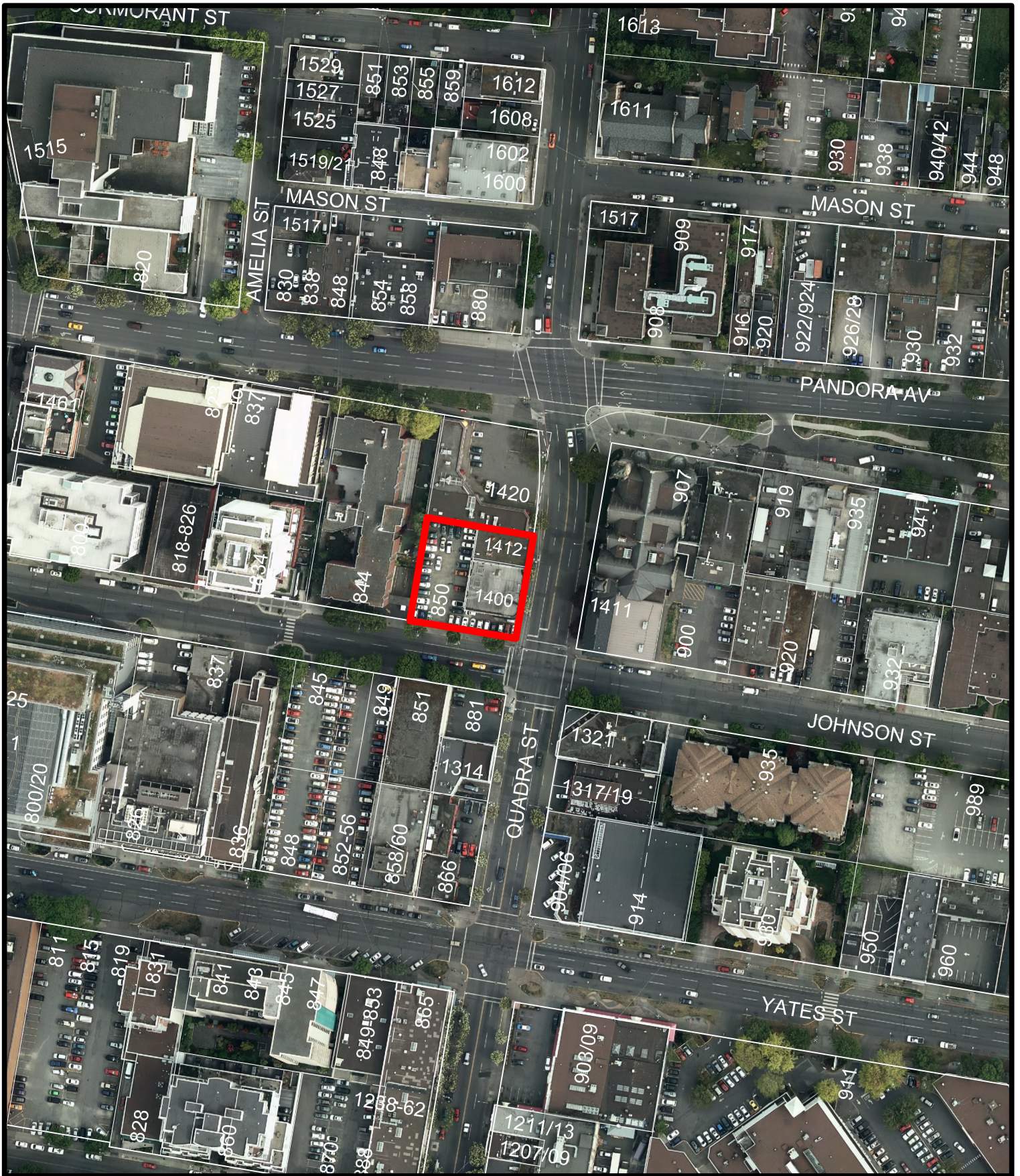


Date: _____

Sept. 28, 2018

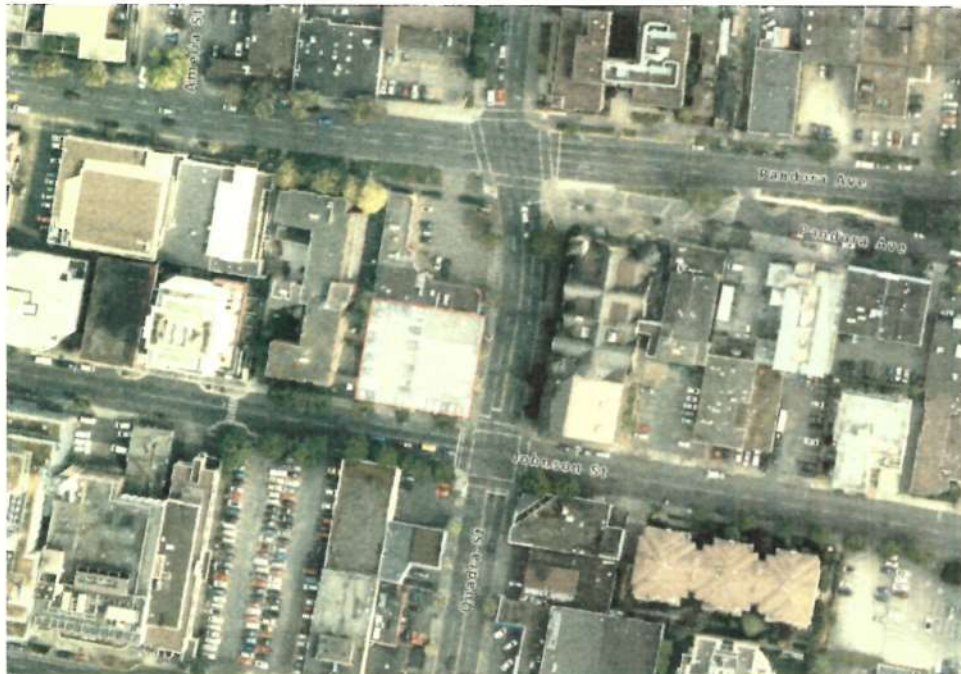
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated September 24, 2018
- Attachment E: Community Association Land Use Committee Comments dated September 23, 2018
- Attachment F: Letters from Colliers International dated July 11, 2017 and October 2, 2017
- Attachment G: Land Lift Analysis Report dated September 25, 2018
- Attachment H: Staff Report for Advisory Design Panel Meeting of August 22, 2018
- Attachment I: Draft Minutes from the Advisory Design Panel Meeting of August 22, 2018.



1400 & 1412 Quadra Street & 850 Johnson Street
Rezoning No.00595





1 Context Plan
A001 1:750



2 Location Plan
A001 1:750

PROJECT DESCRIPTION

CIVIC ADDRESS
1400 QUADRA STREET
LEGAL DESCRIPTION
QUADRA / JOHNSON PROJECT LTD
P.O. BOX 846
VICTORIA B.C.
V8W 2R9

REGISTERED OWNER
Quadra / Johnson Project Ltd
P.O. Box 846
Victoria B.C.
V8W 2R9

ARCHITECT
de Hoog & Kienulf architects
977 Fort Street
Victoria, BC
V8W 3K3
Charles Kienulf
tel: 250 658-3367
fax: 250 658-3397
ck@dhk.ca

DESIGN CONSULTANT
Paul Merrick
18 Bastion Square
Victoria, BC
V8W 1H9
Paul Merrick
tel: 250 480-7811
pnmerrick@merrickar.com

STRUCTURAL CONSULTANT
RJC
220 - 645 Tyeas Road
Victoria, BC
V8A 6S5
Leon Platt
tel: 250 386-7794
fax: 250 381-7900
leon@rjc.ca

MECHANICAL CONSULTANT
Avision Mechanical Engineering Ltd.
300 - 1245 Esplanet Road
Victoria, BC
V8A 3P2
Mark Dombrow
tel: 250 384-4128
fax: 250 384-4134
mark@avisionmechanical.com

ELECTRICAL CONSULTANT
Applied Engineering Solutions Ltd
3rd Floor - 1815 Blanshard Street
Victoria, BC
V8T 5A4
Jay Singh
tel: 250 381-6121
fax: 250 381-6811
msingh@appliedengingsolutions.com

LANDSCAPE ARCHITECT
Murdoch de Greeff Inc.
200-524 Columbia Rd.
Victoria, BC
V8Z 1G1
Scott Murdoch
tel: 250 412-2819
fax: 250 412-2892
scott@murdochdesign.ca

CIVIL CONSULTANT
Hendel Engineering
1051 Vancouver Street
Victoria, BC
V8V 4T6
Sarah Campbell
tel: 250 590-4875
fax: 250 590-4392
scampbell@hendelengineering.com

GEOTECHNICAL
Ryzak Geotechnical
28 Christie Avenue
Victoria, BC
V8Z 1S3
Isabelle Matyas
tel: 250 475-3131
fax: 250 475-3611
ismatyas@ryzak.com

SURVEYOR
Brad Currier Land Engineering
42 - 576 Hillside Avenue
Victoria, BC
V8T 1Y9
Brad Currier
tel: 250 381-2257
fax: 250 381-2289
brack@brccurrier.com

ENVELOPE
RJC
220 - 645 Tyeas Road
Victoria, BC
V8A 6S5
Kevyn Pirkumt
tel: 250 386-7794
fax: 250 381-7900
kpirkumt@rjc.ca

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
14 STOREY RESIDENTIAL BUILDING

USES:
PRIMARYLY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

EXISTING ZONE: R-48 HARRIS GREEN, S-1 CENTRAL BUSINESS DISTRICT

PROPOSED ZONE: SITE SPECIFIC

DENSITY BONUS AREA: A-1

DEVELOPMENT PERMIT AREA: DPA2 (HC) CORE BUSINESS, HA-4

SITE AREA: 1370.4 m² (14,751 s.f.)

FLOOR AREA:

COMM RETAIL	Level 1	321 m ² (3,455 sft)
RES LOBBY	Level 1	129 m ² (1,389 sft)
PARKING ENTRANCE	Level 1	76.4 m ² (822 sft)
RES AMENITY	Level 2	52 m ² (560 sft)
RESIDENTIAL	Level 2	677.2 m ² (7,289 sft)
RESIDENTIAL	Level 3-4	729.8 m ² (7,856 sft) X 2 = 1,459.6 sm
RESIDENTIAL	Level 5-12	494.1 m ² (5,318 sft) X 8 = 3,952.8 sm
RESIDENTIAL	Level 13-14	434.2 m ² (4,674 sft) X 2 = 868.4 sm
MECHANICAL PH	-	m ² (603 sft) mezzanine
TOTAL PROPOSED	-	7,537 m ² (81,128 sft, excl. parking)

FLOOR SPACE RATIO: 5.5 : 1 FSR 7,537 m² (81,128 sft)

SITE COVERAGE: 77.6%

OPEN SITE SPACE: 18.1%

GRADE OF BUILDING: 21.57 m (GEODETTIC)
See Site Plan for Grade Calculations

HEIGHT OF BUILDING: 42.7 m

NUMBER OF STOREYS: 14 STOREYS

RESIDENTIAL PARKING: 104 stalls (incl. 1 visitor, 2 accessible)

COMMERCIAL PARKING: 0 stalls (incl. 2 accessible)

BICYCLE PARKING: 142 long-term (incl. 2 commercial)
13 short-term (incl. 2 commercial)

SETBACKS:
FRONT (Quadra St) 2.35 m
REAR (West) 0.5 m
SIDE (Hwy 1) 0.5 m
SIDE (Johnson St) 3.1 m

SUITE COMPOSITION:

Sluice:	9 suites @ 40 sm =	360 sm
Sluice:	3 suites @ 50 sm =	150 sm
1 Bed / 1 Bath junior:	10 suites @ 42 sm =	420 sm
1 Bed / 1 Bath:	44 suites @ 48 sm =	2,112 sm
1 Bed / 1 Bath:	2 suites @ 50 sm =	100 sm
2 Bed / 1 Bath:	11 suites @ 81 sm =	871 sm
2 Bed / 1 Bath:	26 suites @ 87 sm =	1,876 sm
2 Bed / 2 Bath:	3 suites @ 73 sm =	219 sm
3 Bed / 2 Bath:	3 suites @ 82 sm =	246 sm
TOTAL:	113 SUITES @	6,164 sm

*All utility and mechanical services units to be serviced in parallel through single accessways

BUILDING CODE SUMMARY

REFERENCED DOCUMENT
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION
- GROUP C - RESIDENTIAL
- GROUP E - MERCANTILE

BUILDING AREA
- 1063.9 sm (11,452 sft)

BUILDING HEIGHT
- 14 STOREYS

NUMBER OF STREETS FACING
- 2

ACCESSIBLE FACILITIES
- ACCESSIBLE ENTRANCE
- ACCESSIBLE PARKING STALLS

CONSTRUCTION REQUIREMENTS
- 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKL FRED

- NON-COMBUSTIBLE CONSTRUCTION WITH 2HR MIN FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(c)

LIST OF DRAWINGS

- Architectural**
- A001 Project Data
 - A100 Existing Site Plan
 - A101 Site Plan
 - A201 P3 Parking Plan
 - A202 P2 Parking Plan
 - A203 P1 Parking Plan
 - A204 Level 1
 - A204a Level 1 Lighting Plan
 - A205 Level 1 Z Plan
 - A206 Level 1 S/L Plan
 - A207 Level 1 S Plan
 - A208 Level L6-L12 Plan
 - A209 Level L13 Plan
 - A210 Level L14 Plan
 - A211 Roof Plan
 - A301 Building Sections
 - A302 Building Sections
 - A401 South & East Elevations
 - A402 North & West Elevations
 - A501 Site Analysis
 - A502 View Analysis
 - A503 Perspective Studies
 - A504 Perspective Studies
 - A505 Columns & Materials
- Landscape**
- L1.01 Landscape Plan
 - L1.02 Level S1 Landscape and Parking Plan
 - L3.01 Planting Plan

Received
City of Victoria

SEP 18 2018

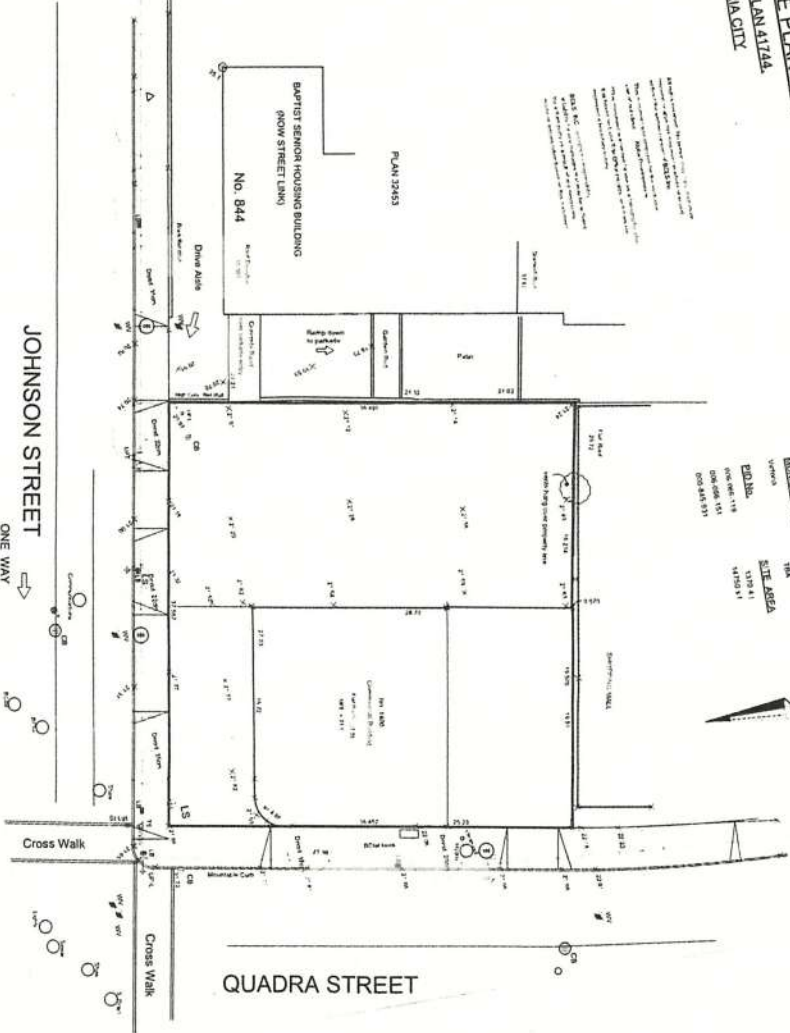
Planning & Development Department
Development Services Division



B.C. LAND SURVEYOR'S SITE PLAN OF
LOTS 1 & 2 of PLAN 4255, & LOT 2 of PLAN 4174
ALL OF LOTS 396, 397 & 398, VICTORIA CITY

LEGEND

- 1. Proposed Building Footprint
- 2. Proposed Driveway
- 3. Proposed Parking Area
- 4. Proposed Fencing
- 5. Proposed Landscaping
- 6. Proposed Utility Lines
- 7. Proposed Street Light
- 8. Proposed Crosswalk
- 9. Proposed Storm Drain
- 10. Proposed Sewer Line
- 11. Proposed Water Main
- 12. Proposed Gas Line
- 13. Proposed Fire Hydrant
- 14. Proposed Fire Alarm
- 15. Proposed Fire Extinguisher
- 16. Proposed Fire Escape
- 17. Proposed Fire Exit
- 18. Proposed Fire Alarm
- 19. Proposed Fire Extinguisher
- 20. Proposed Fire Escape
- 21. Proposed Fire Exit
- 22. Proposed Fire Alarm
- 23. Proposed Fire Extinguisher
- 24. Proposed Fire Escape
- 25. Proposed Fire Exit



CERTIFIED CORRECT
 I hereby certify that the above is a true and correct copy of the original site plan as filed in my office on the 15th day of September 2018.

SCALE 1:1,000

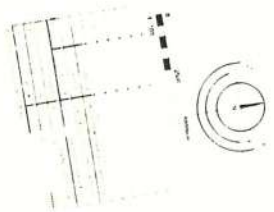
MUNICIPALITY 10A
ZONE 10A
DOB No. 1310 41
DOB No. 008-008-151
DOB No. 008-045-531

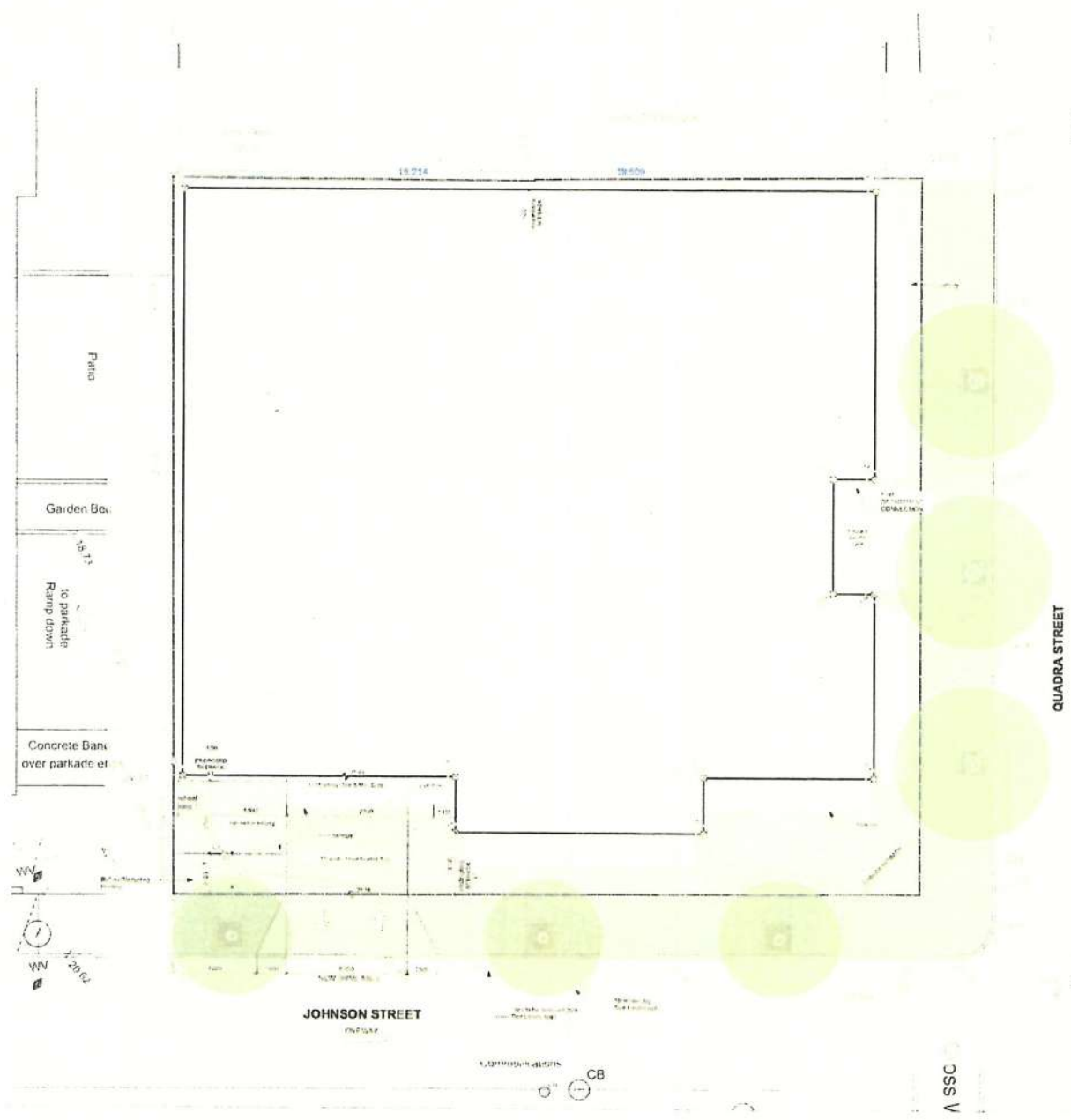


FILE 1310-10
1 Brad Corbett Land Survey
1310 41
008-008-151
008-045-531

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

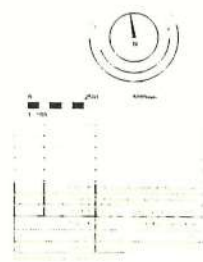
da Hong & Ronald Architects
 1111 14th Street
 Victoria BC V8W 2E1
Existing Site Plan
A100



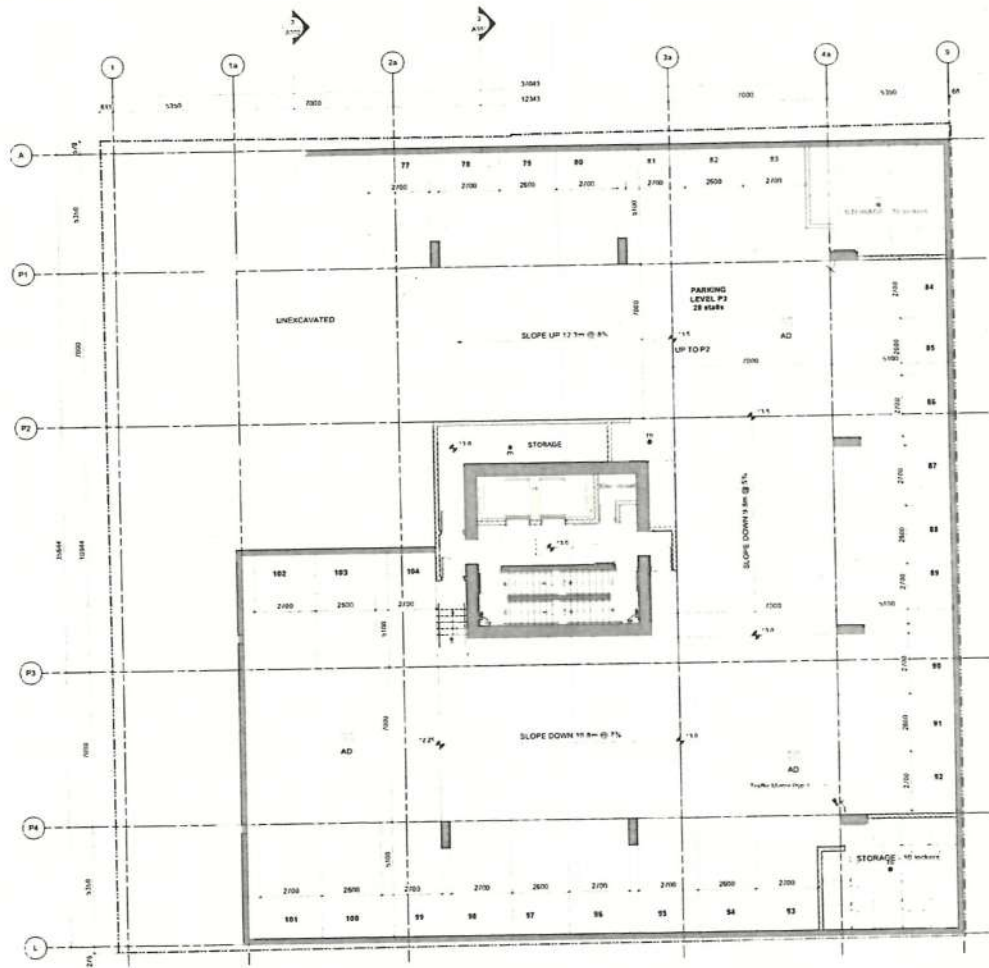


Grade Elevation	corner	corner	average grade	X length of	TOTAL
SIDE	grade point	grade point	per side	width	
South	21 01	21 45	21 23	13 08	260.6
West	21 45	21 45	21 45	3 36	72.1
South	21 45	21 79	21 62	12 07	273.6
East	21 79	21 79	21 79	3 36	73.2
South	21 79	21 88	21 82	6 56	169.8
East	21 88	21 88	21 87	9 45	200.7
North	21 88	21 82	21 85	2 19	47.9
East	21 82	21 88	21 84	5 90	130.8
South	21 88	21 89	21 88	2 19	47.9
East	22 01	22 04	22 03	14 08	327.7
North	22 04	21 24	21 64	34 91	755.5
West	21 24	21 01	21 13	30 31	640.3
Perimeter					141 56
GRADE + TOTAL Perimeter					3053.3
TOTAL Perimeter					21 57

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

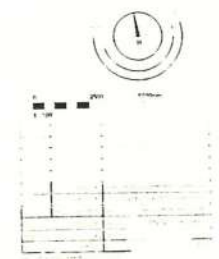


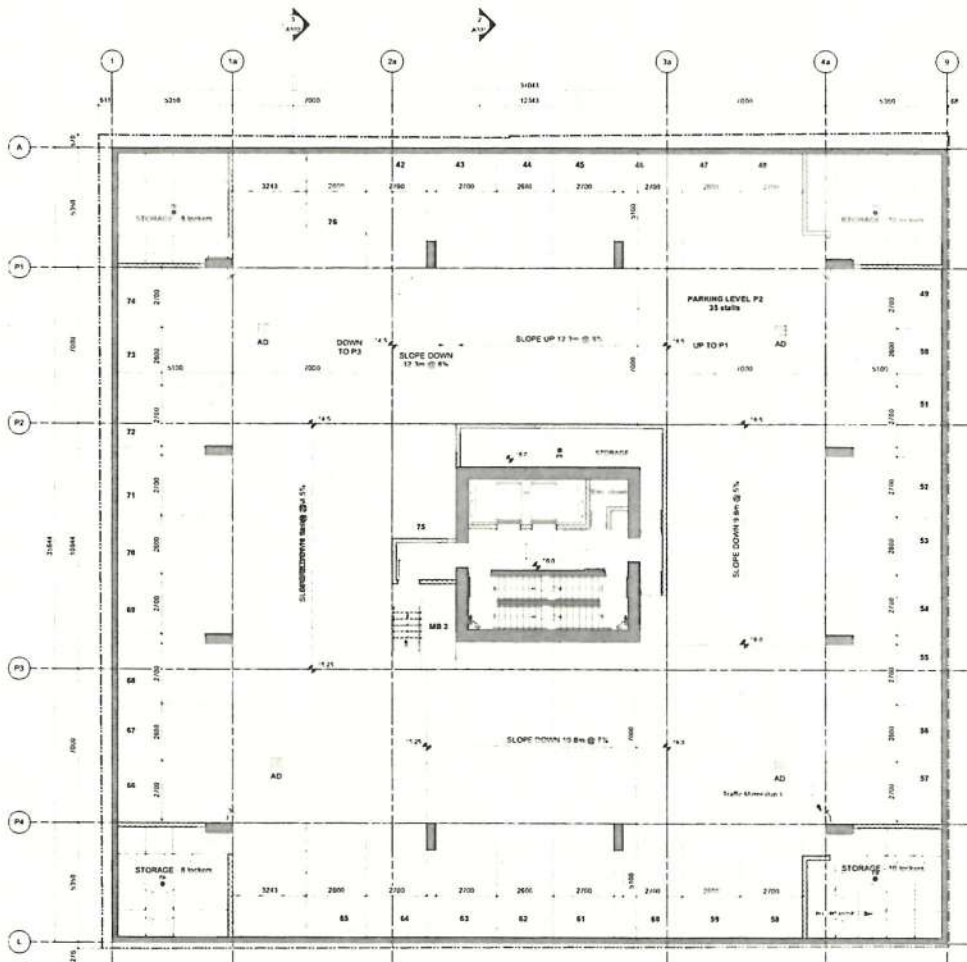
de Hoog & Klarulf architects
Quadra Interiors
Site Plan
A101 | 1



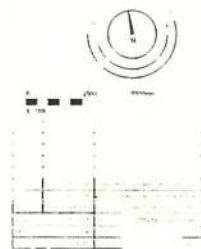
Received
 City of Victoria

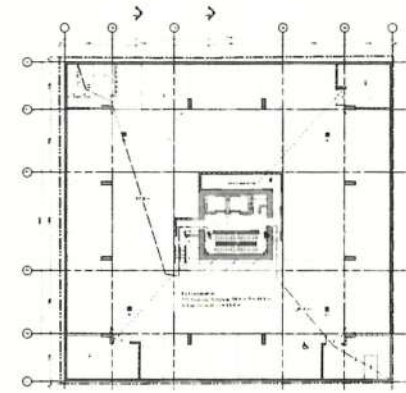
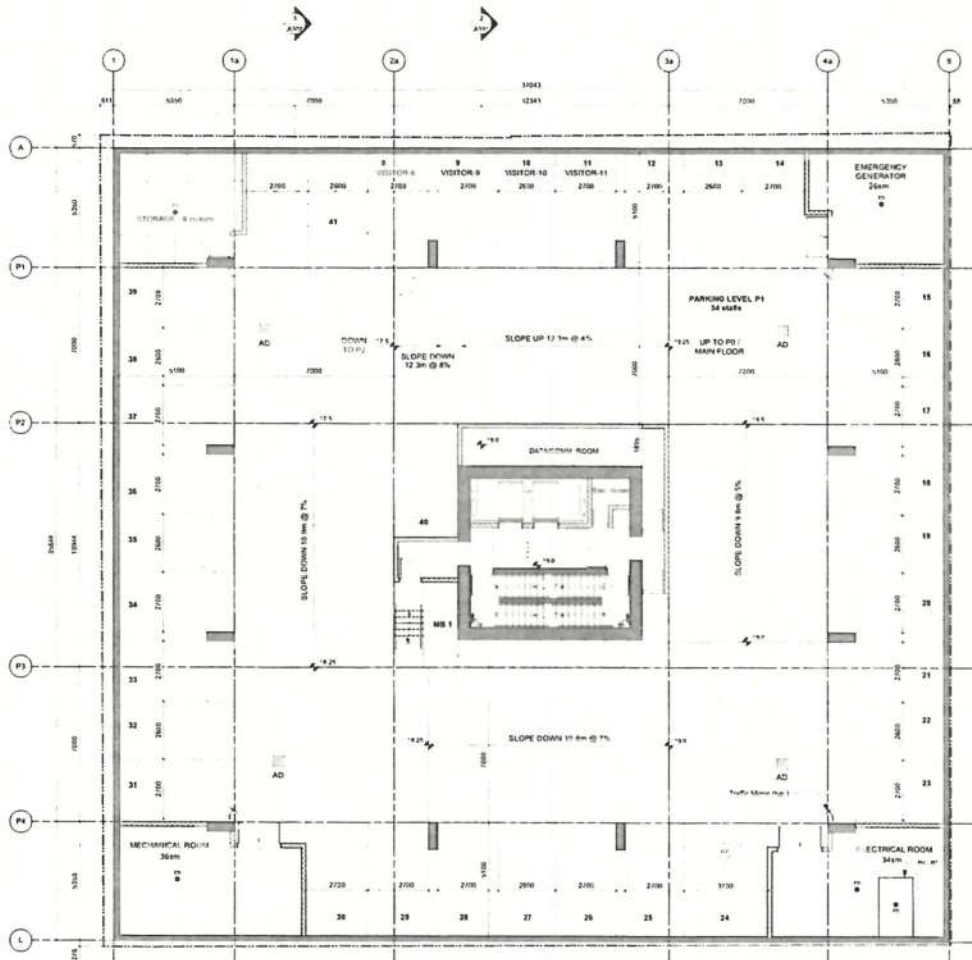
SEP 18 2018
 Planning & Development Department
 Development Services Division





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

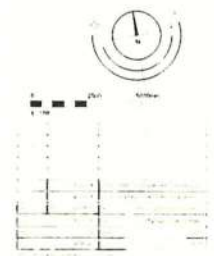




Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

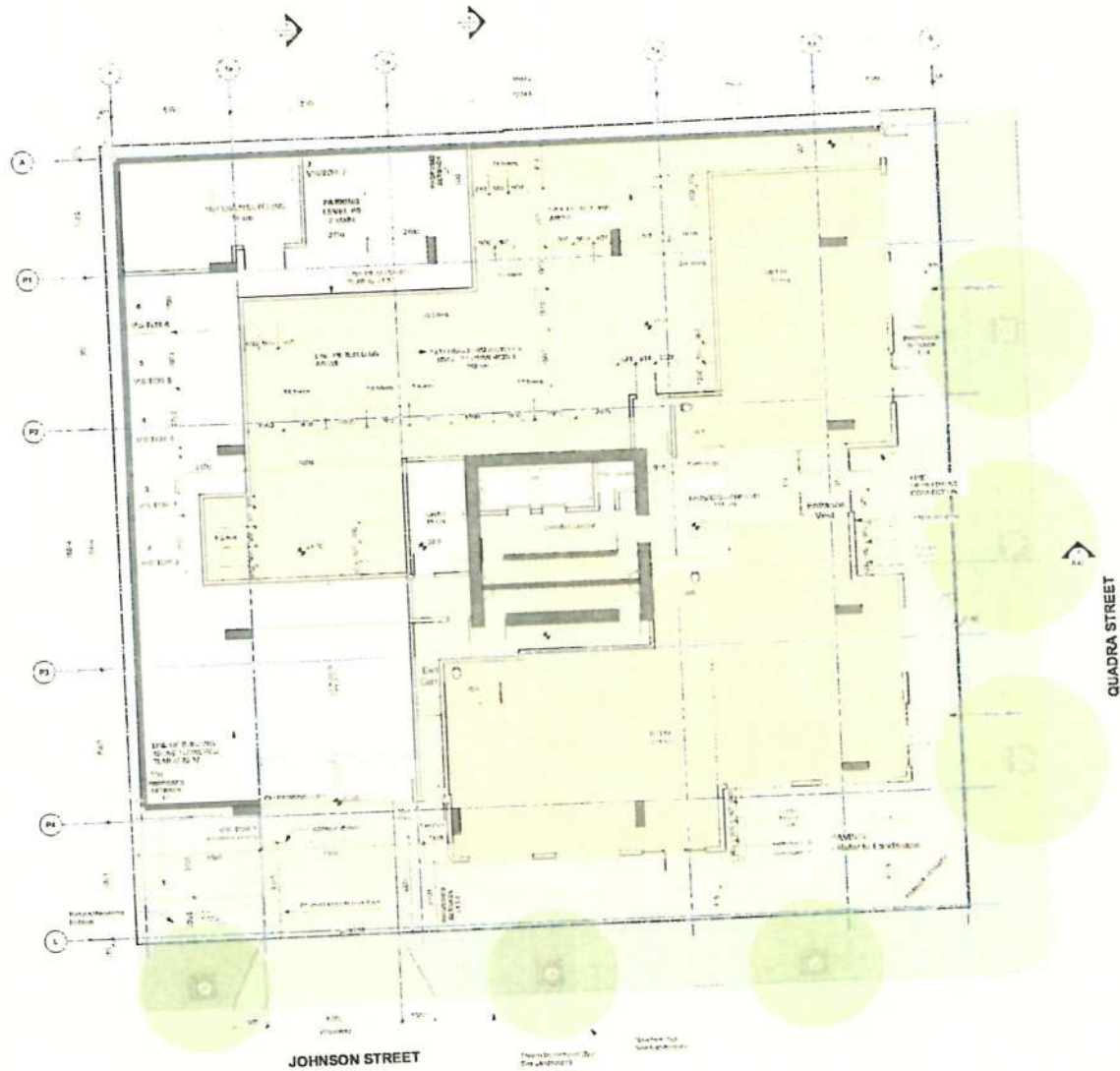


de Hoog & Kienul architects

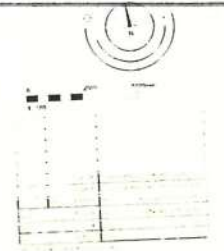
Planning Department

P1 Parking Plan

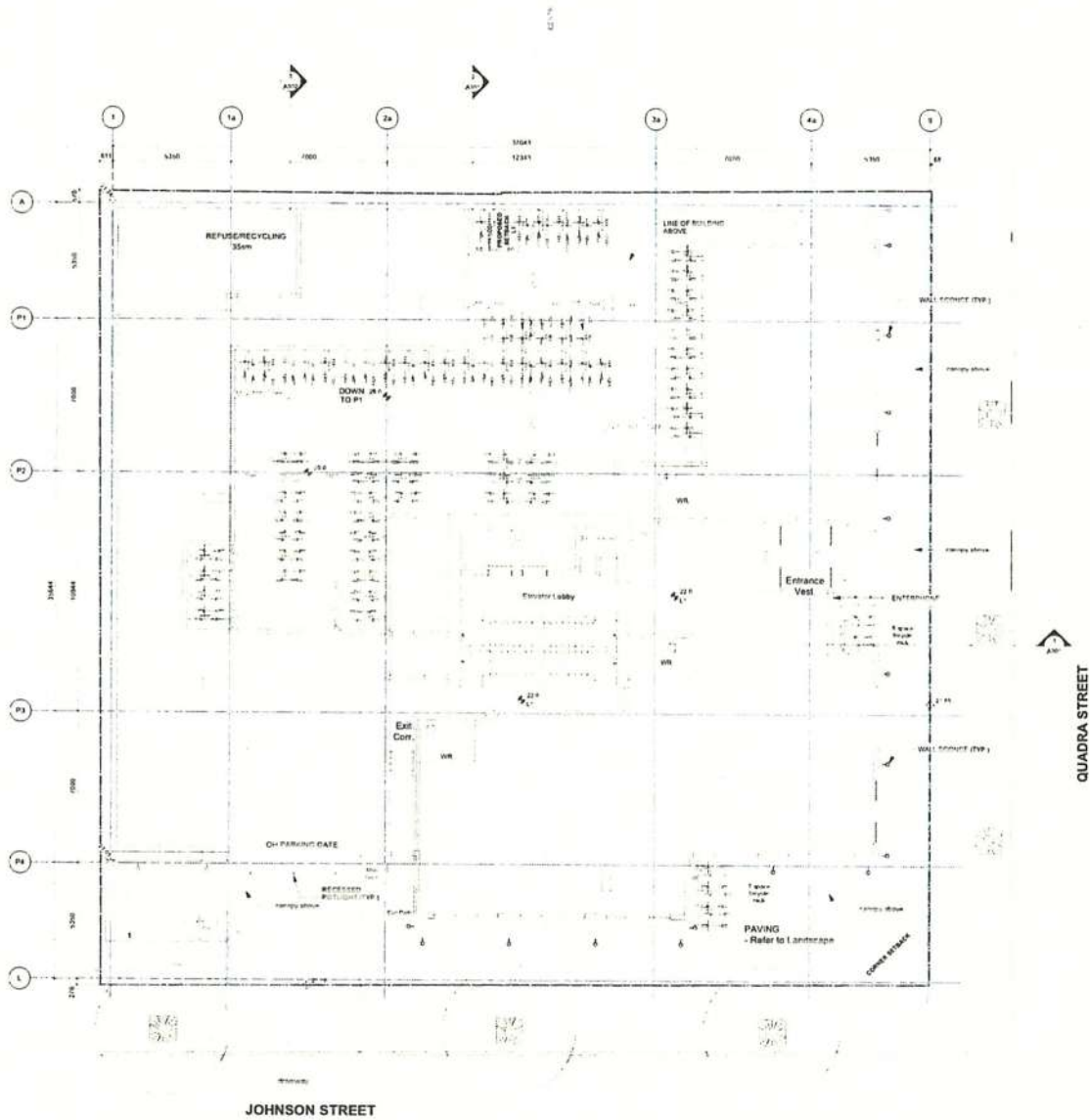
A203 | 1



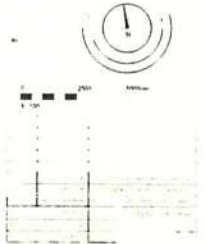
Received
 City of Victoria
 SEP 18 2018
 Planning & Development Department
 Development Services Division



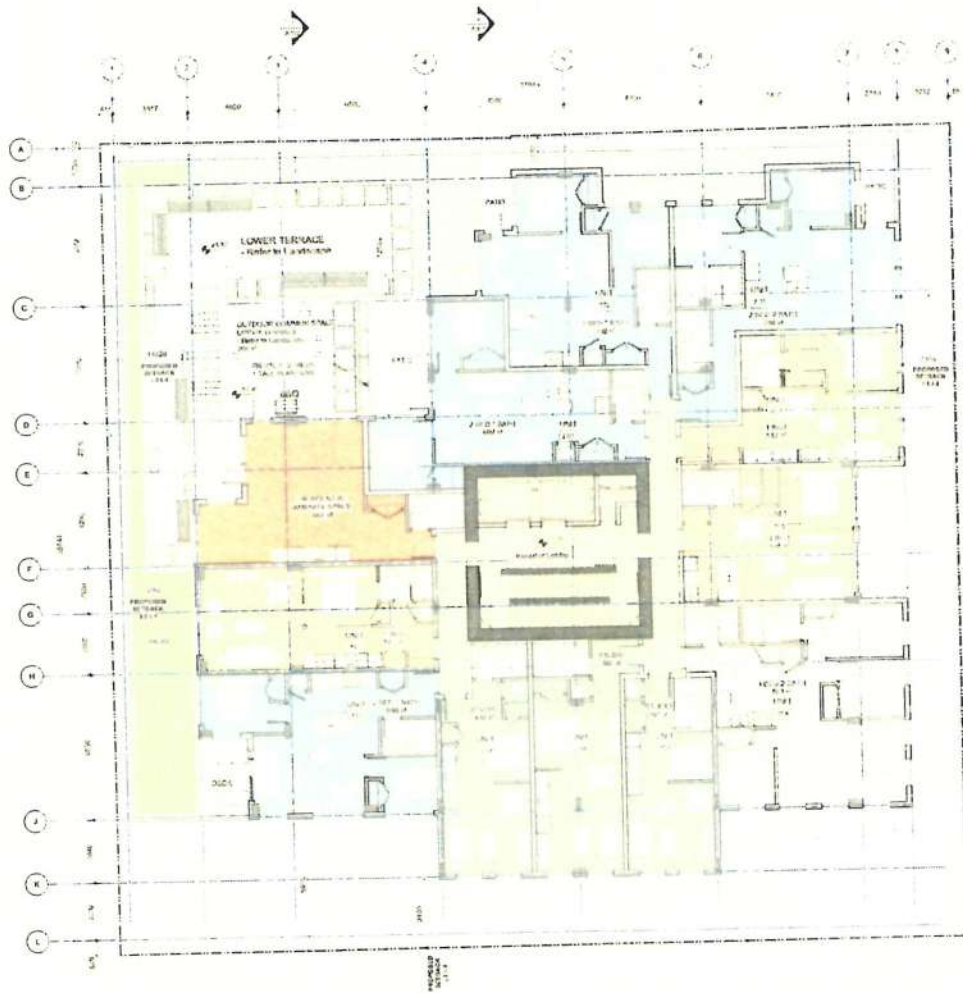
de Hoog & Klarck architects
 1200 West 10th Street
 Victoria, BC V8M 3K7
 L1 Plan
 A204 | 1



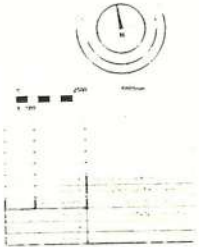
Received
 City of Victoria
 SEP 18 2018
 Planning & Development Department
 Development Services Division

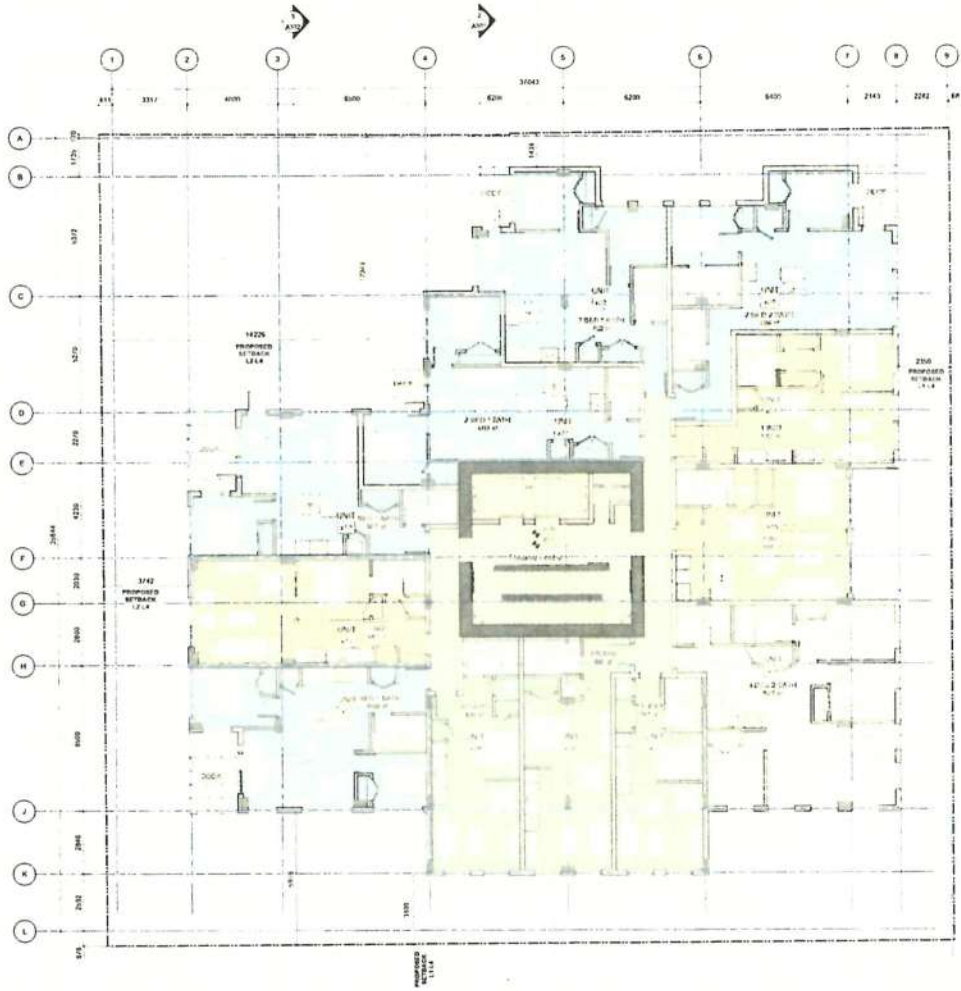


de Hoog & Klarulf architects
 3000 Douglas Street
 Victoria BC
 L1 Lighting Plan
 A204a | 1



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

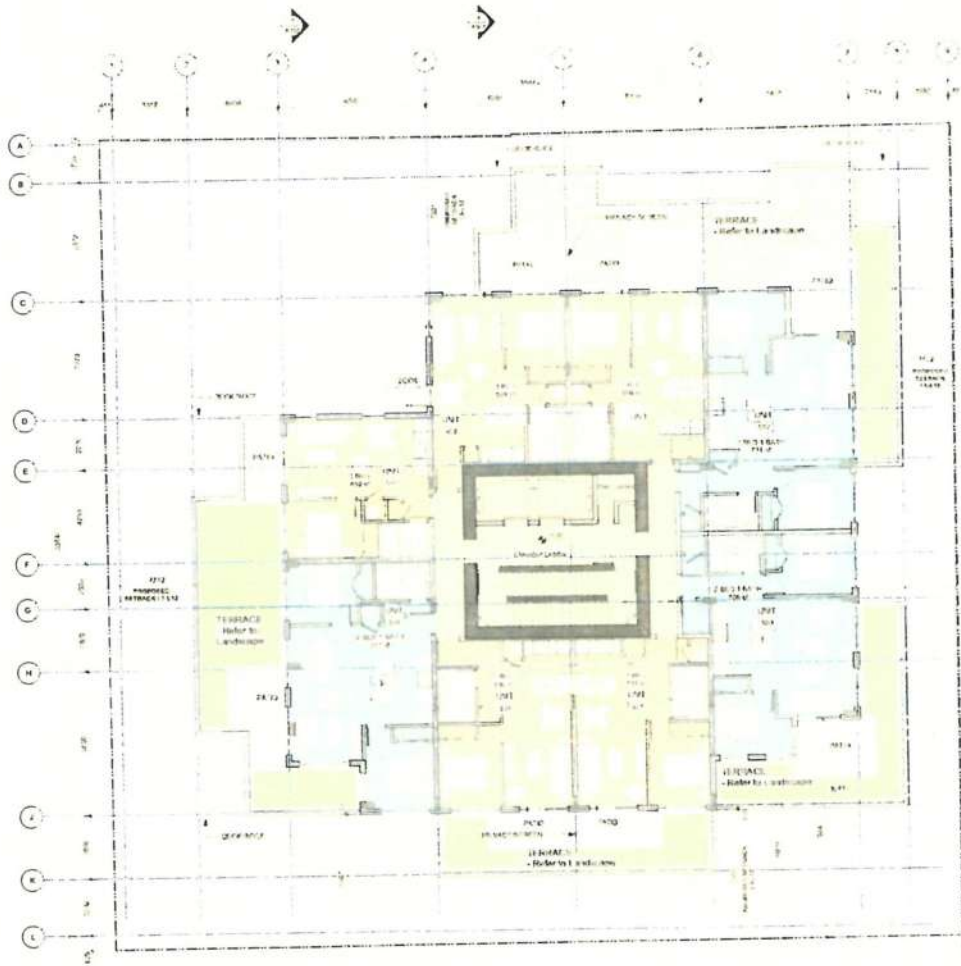




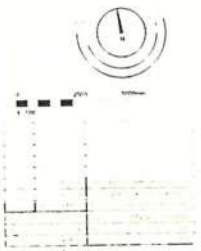
Received
 City of Victoria
 SEP 18 2018
 Planning & Development Department
 Development Services Division



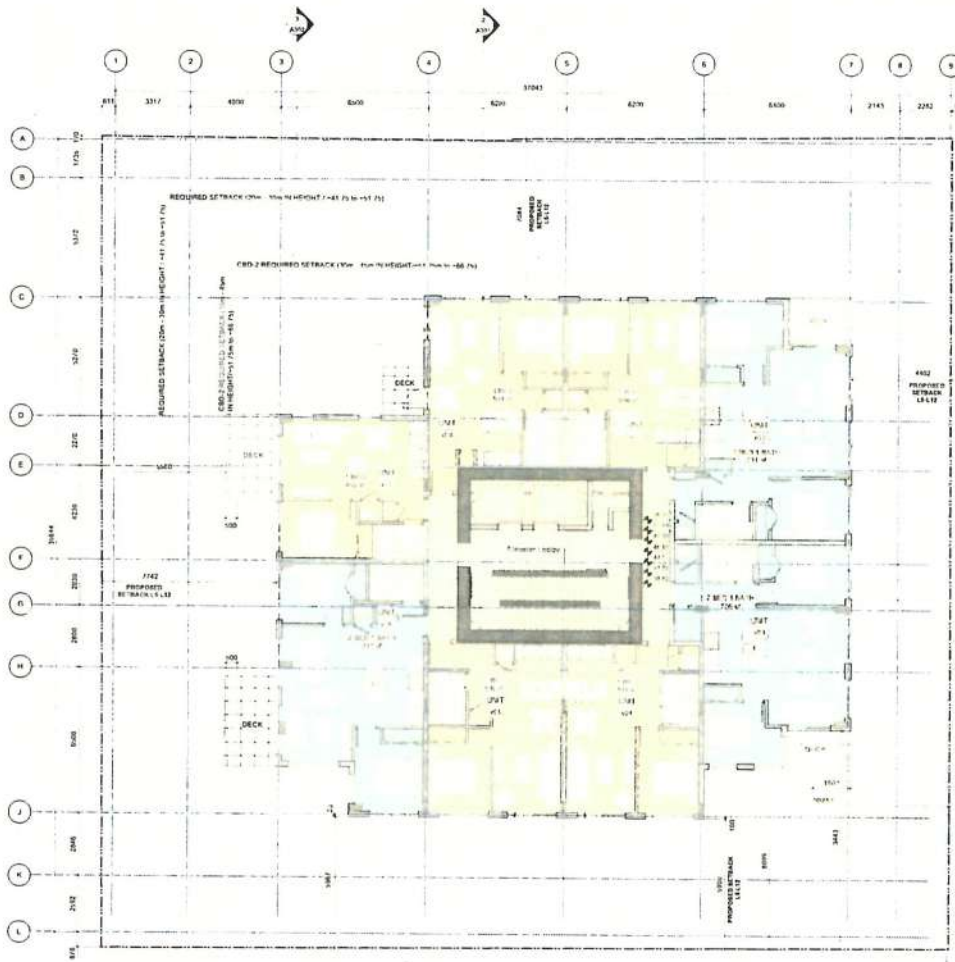
de Hoog & Kleinuit
 3700-12th St
 Victoria, BC V8W 2R2
 250.683.8888
 L3-L4 Plan
 A206 | 1



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



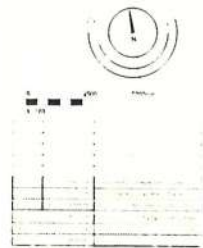
de Hong & Klennf architects
 Claudia J. Klennf
 LS Plan
 A207 | 1



Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

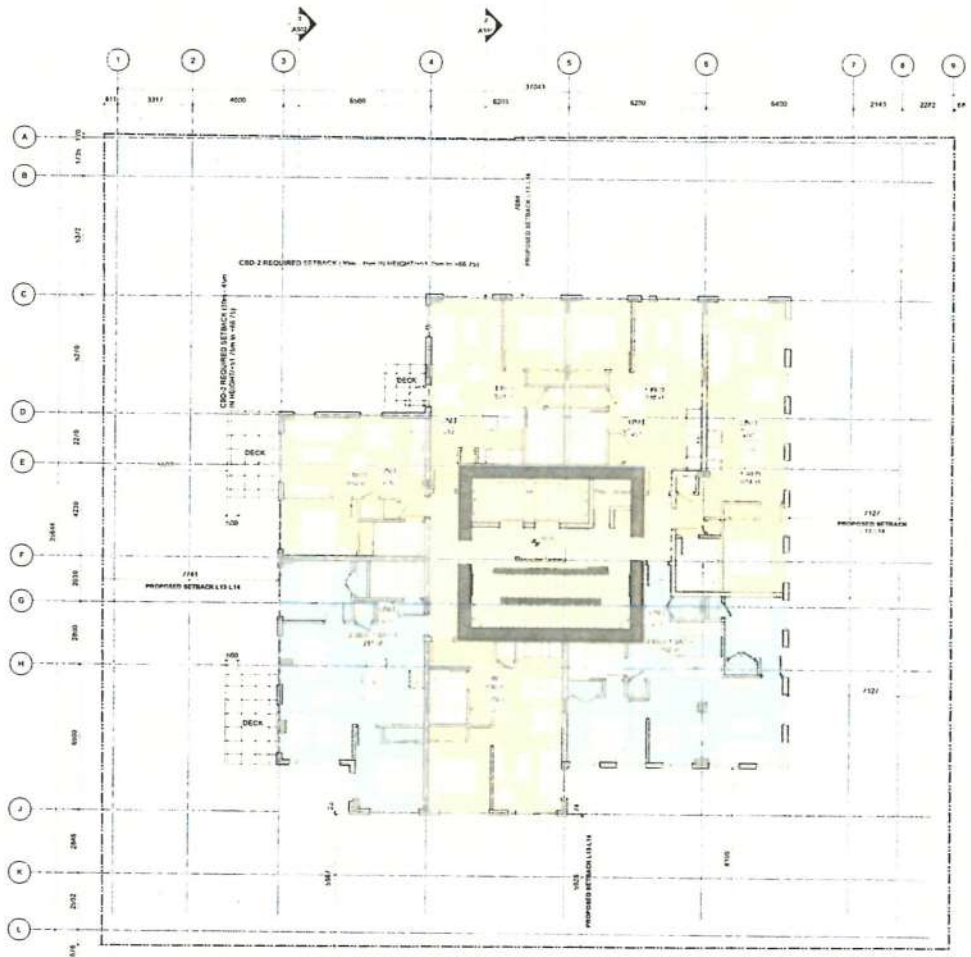


de Hoog & Klaruff architects

1000 Burrard Street, Suite 1000
Victoria, BC V8W 2H8
Tel: 250-383-1111
Fax: 250-383-1112
www.dehoogandklaruff.com

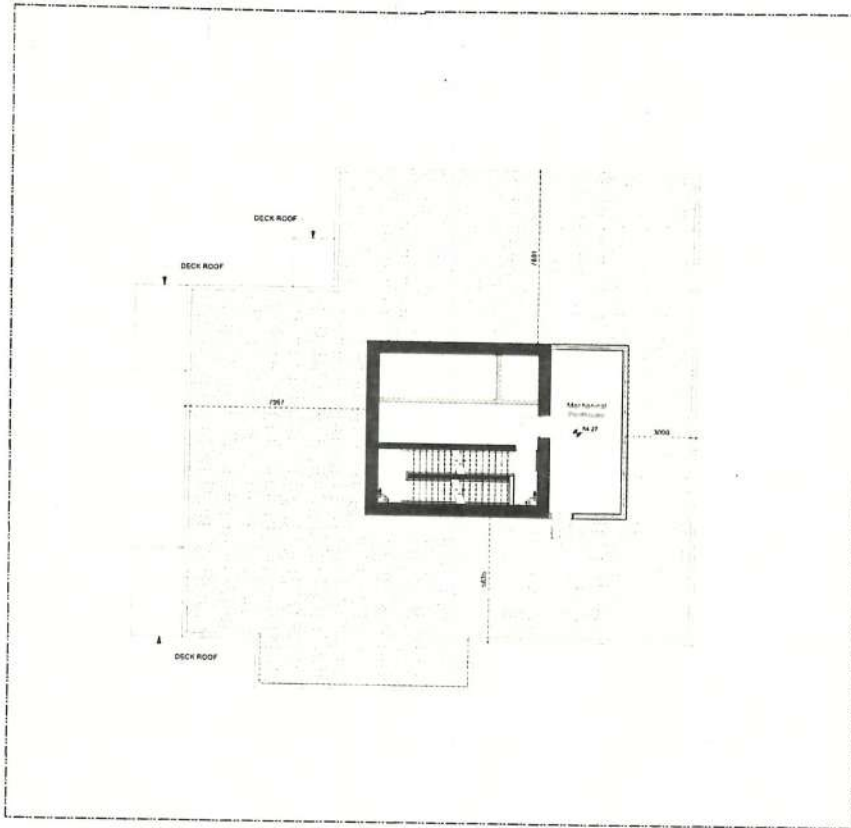
Checked: [Signature]
Date: [Date]

L6-L12 Plan
A208 | 1

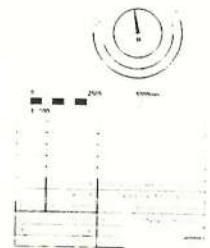


Received
 City of Victoria
 SEP 18 2018
 Planning & Development Department
 Development Services Division

A small table with a circular diagram above it, likely a legend or schedule of materials. The table has multiple columns and rows, with some text and symbols. The circular diagram shows a cross-section or a specific detail related to the plan.



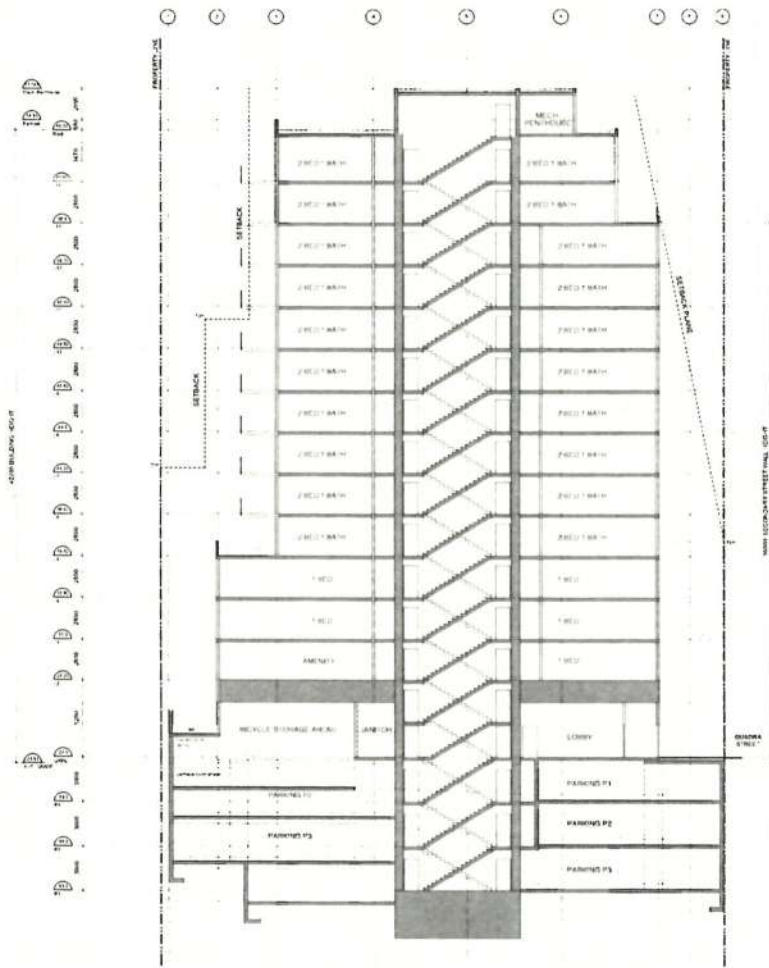
Received
 City of Victoria
SEP 18 2018
 Planning & Development Department
 Development Services Division



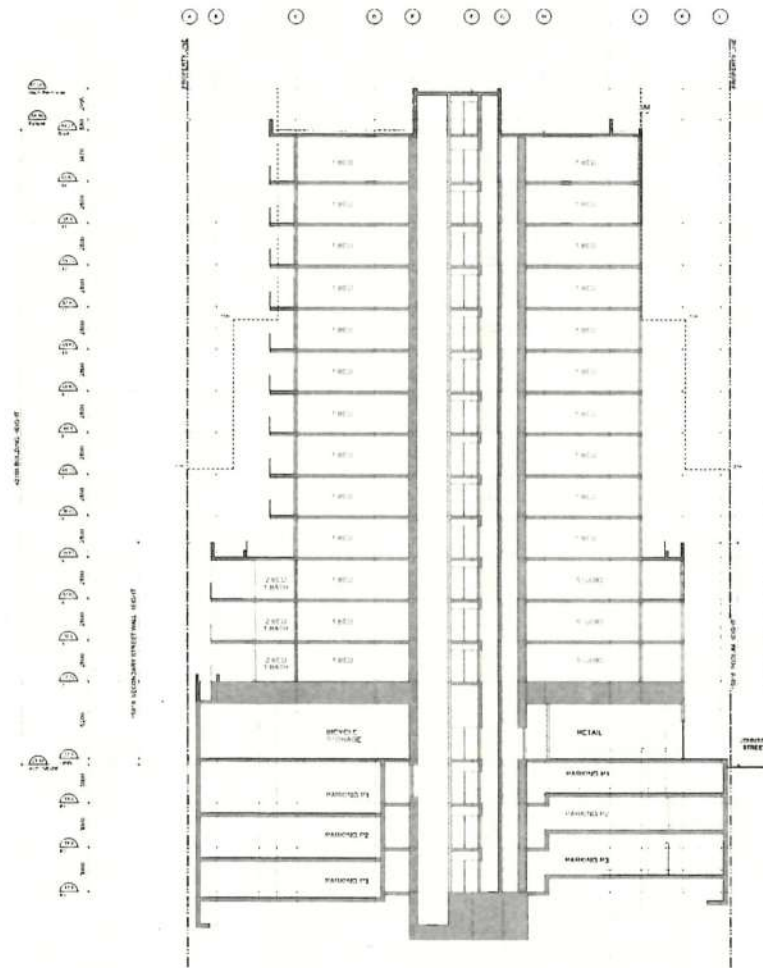
de Hoog & Kienulf architects
 2500 Douglas Street
 Victoria, BC V8T 2M2
 Tel: 250.363.1111
 Fax: 250.363.1112
 www.dehoogandkienulf.com

Roof Plan

A211 | 1



1 Building Section
A301 Scale: 1:150

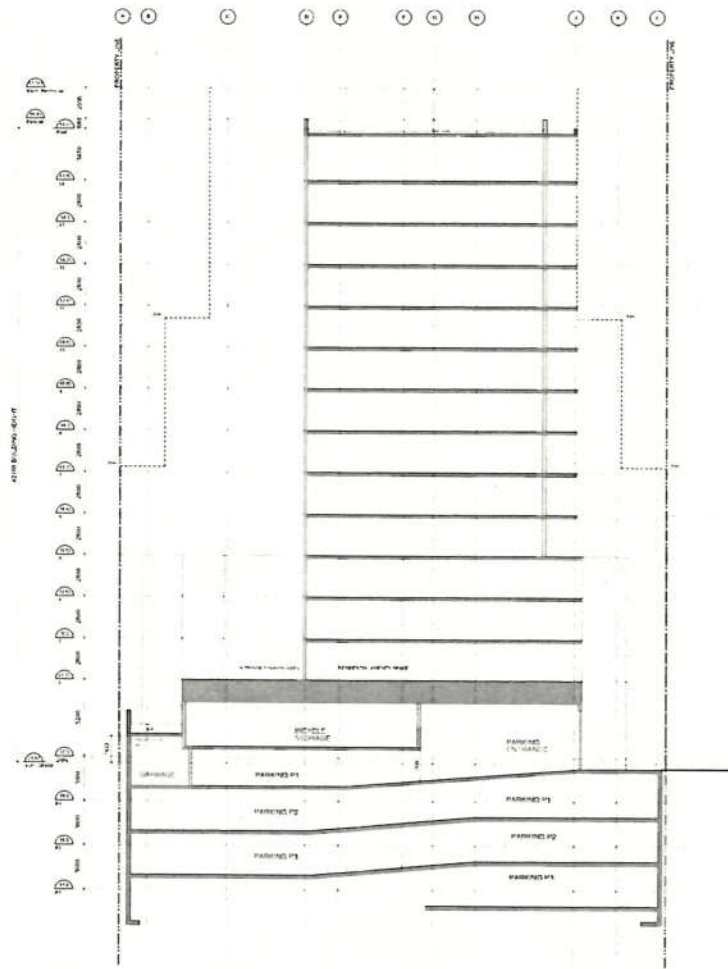


2 Building Section
A301 Scale: 1:150

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

NO.	DATE	DESCRIPTION

de Hoog & Klaruit architects
Daphne Ferdinandus
Building Sections
A301 | 1

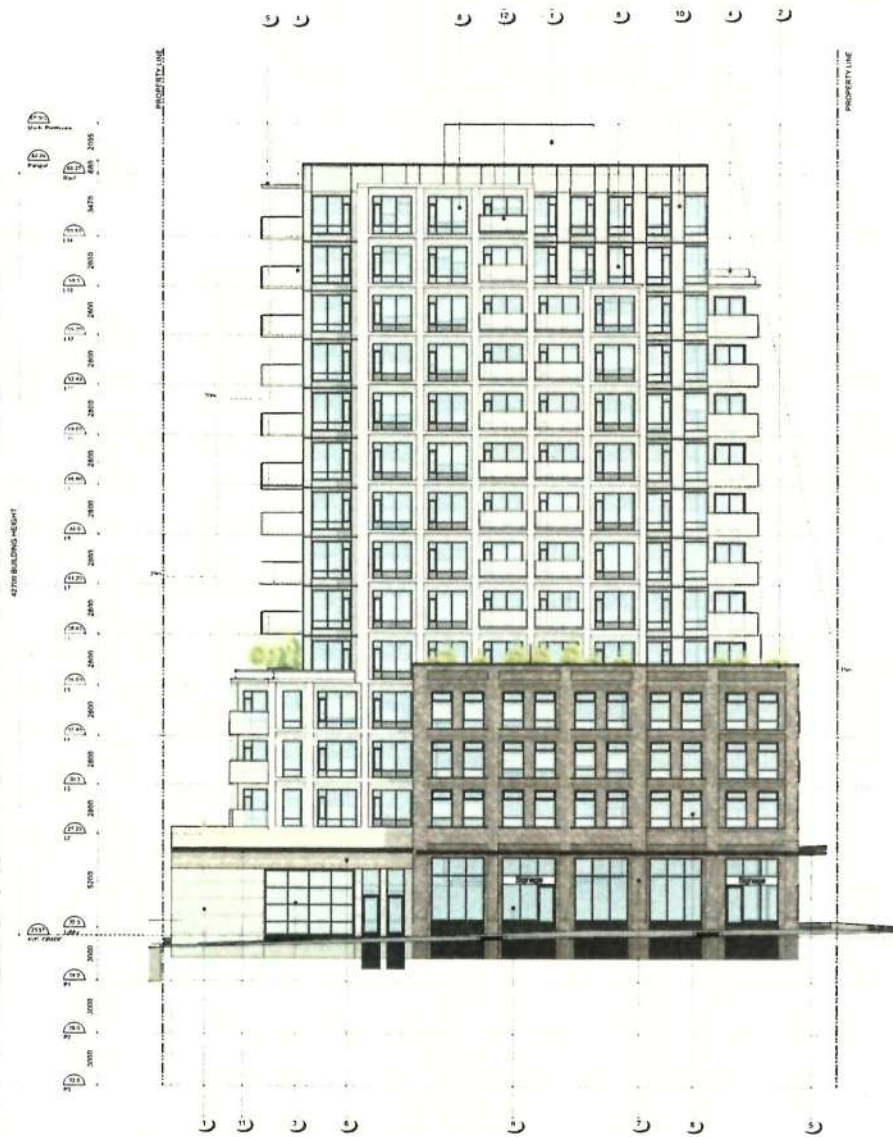


1 Building Section
A302 Scale 1:150

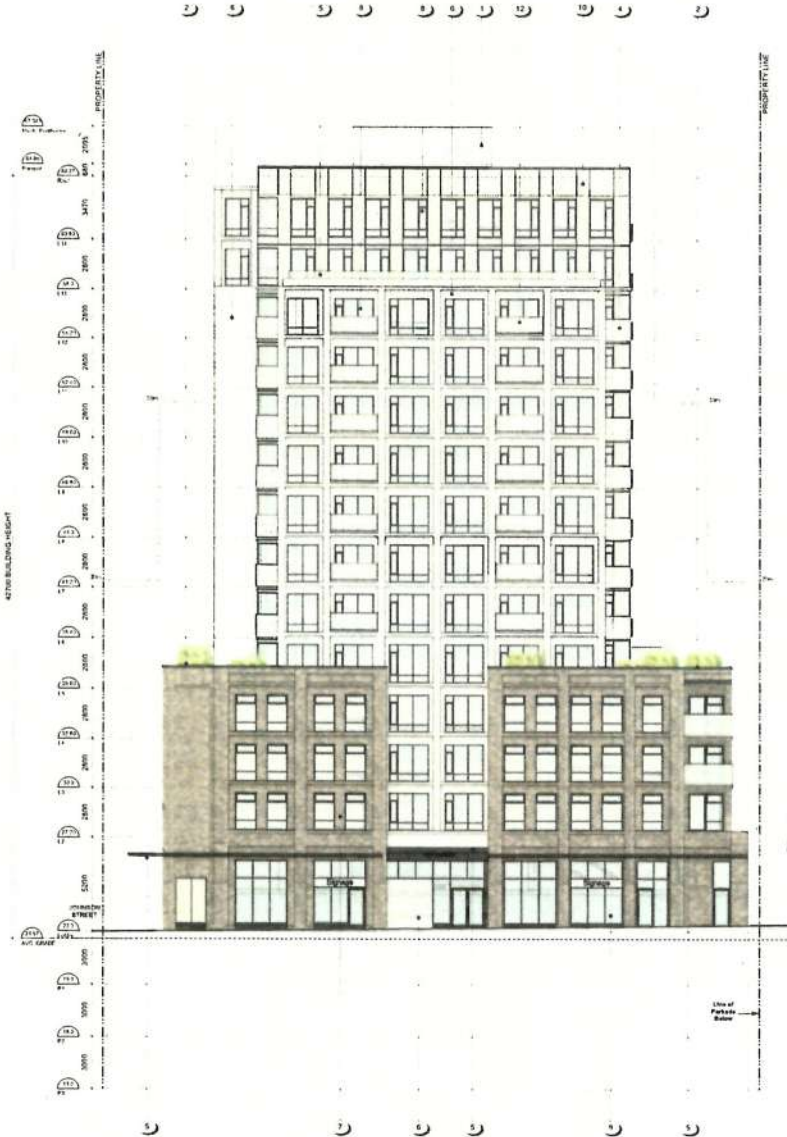
Received
City of Victoria
SEP 18 2018
Planning & Development Department
Development Services Division



de Hoog & Klaruff architects
1000 Burrard Street
Vancouver, BC V6Z 1G6
Tel: 604.681.1111
Fax: 604.681.1112
www.dehoogandklaruff.com
Schematic Section 1-1
A302 1



1 South Elevation (Johnson Street)
Scale: 1:125
A401



2 East Elevation (Quadra Street)
Scale: 1:125
A401

MATERIALS SCHEDULE

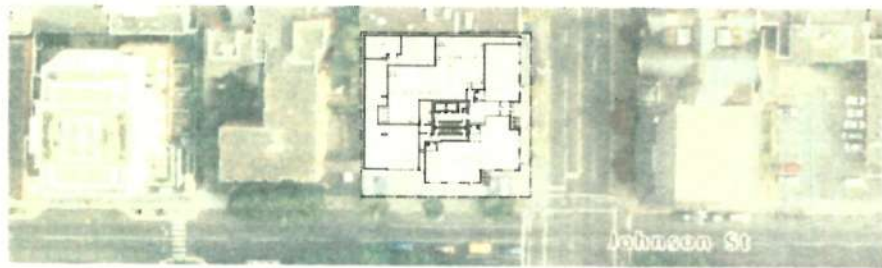
- 1 PAINTED STEEL DECK - 30 Year Finish
- 2 PREFRIGED METAL CLADDING
- 3 INSULATED METAL CLADDING WITH GLASS
- 4 PREFRIGED METAL CLADDING WITH GLASS
- 5 PREFRIGED METAL CLADDING WITH GLASS
- 6 PREFRIGED METAL CLADDING WITH GLASS
- 7 PREFRIGED METAL CLADDING WITH GLASS
- 8 PREFRIGED METAL CLADDING WITH GLASS
- 9 PREFRIGED METAL CLADDING WITH GLASS
- 10 PREFRIGED METAL CLADDING WITH GLASS
- 11 PREFRIGED METAL CLADDING WITH GLASS
- 12 PREFRIGED METAL CLADDING WITH GLASS

Received
City of Victoria

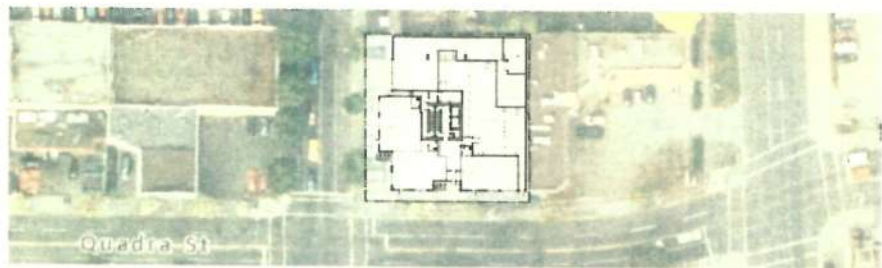
SEP 18 2018

Planning & Development Department
Development Services Division

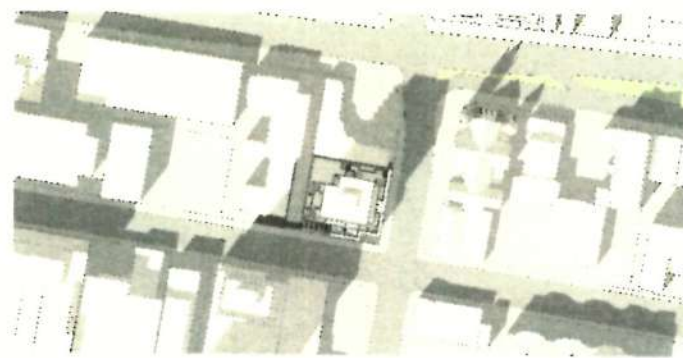
de Hoog & Kierulff architects
 1000 ...
 1000 ...
 1000 ...
 Elevations
 A401 | 1



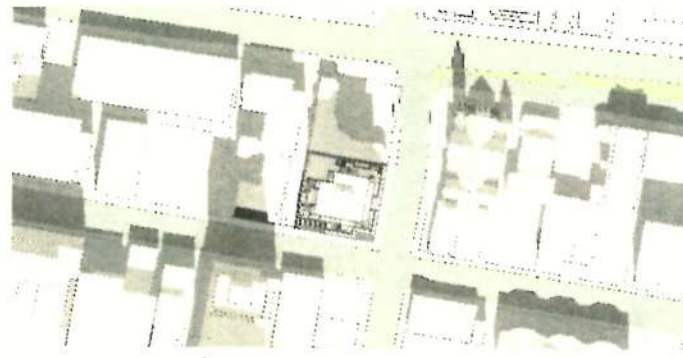
1 Context Elevation (Johnson Street)
A501 1:500



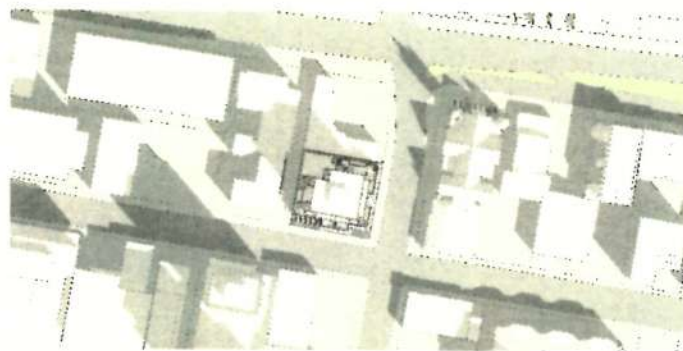
2 Context Elevation (Quadra Street)
A501 1:500



EQUINOX 2 p.m.



EQUINOX 12 noon



EQUINOX 10 a.m.

4 Shadow Studies
A501 1:300

Received
City of Victoria

SEP 18 2010

Planning & Development Department
Development Services Division



NO.	DATE	REVISION

de Hoog & Klantf architects	
Quadra Terraces 2010-2011 Victoria BC	
Site Analysis	
A501	1



1 Detail Perspective View of Residential Entrance
A503 N.T.S.



3 Looking North Down Quadra at the Conservatory
A503 N.T.S.



2 Perspective View of South-East Corner at Johnson and Quadra Streets
A503 N.T.S.



4 Detail Perspective Looking South
A503 N.T.S.



Received
City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

de Hoog & Klarulf architects

Gracie Henderson
PROJECT ARCHITECT

Perspective Studies
A503 | 1



1 North and East Facades
A504 - N.T.S.



2 North and West Facades
A504 - N.T.S.

MATERIALS SCHEDULE

- 1 PAINTED FINISH - Brickwork
- 2 POLISHED METAL FINISH
- 3 POLISHED METAL FINISH
- 4 TEMPERED GLASS GLAZING
- 5 POLISHED METAL FINISH
- 6 BRICKWORK - Light
- 7 BRICKWORK - Dark
- 8 POLISHED METAL FINISH SYSTEM
- 9 INSULATED CURTAIN WALL SYSTEM
- 10 INSULATED CURTAIN WALL SYSTEM
- 11 POLISHED METAL FINISH SYSTEM
- 12 TINTED GLASS GLAZING SYSTEM
- 13 POLISHED METAL FINISH SYSTEM



Item	Description	Quantity	Unit
1	Painted Finish - Brickwork	100	m ²
2	Polished Metal Finish	150	m ²
3	Polished Metal Finish	200	m ²
4	Tempered Glass Glazing	5000	m ²
5	Polished Metal Finish	120	m ²
6	Brickwork - Light	3000	m ²
7	Brickwork - Dark	2000	m ²
8	Polished Metal Finish System	50	m ²
9	Insulated Curtain Wall System	1000	m ²
10	Insulated Curtain Wall System	1000	m ²
11	Polished Metal Finish System	60	m ²
12	Tinted Glass Glazing System	4000	m ²
13	Polished Metal Finish System	70	m ²

Received
 City of Victoria

 SEP 18 2018

 Planning & Development Department
 Development Services Division



MATERIALS SCHEDULE

- 1 PAINTED CONCRETE - Warm Grey
- 2 POLISHED METAL PLATING - 12mm Thick - Copper with Brass
- 3 POLISHED METAL FIN-VEINETS LATE - 12mm Thick
- 4 THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm
- 5 PRE-FINISHED METAL AND TRIMMERS FOR GLASS SYSTEM - 12mm Thick
- 6 BRICK VENEER - 12mm Thick
- 7 BRICK VENEER - 12mm Thick
- 8 PRE-FINISHED ALUMINUM FINISH SYSTEM - 12mm Thick
- 9 THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm
- 10 INSULATED GLAZING PANEL - 12mm Thick
- 11 PRE-FINISHED METAL PLATING - 12mm Thick
- 12 ALUMINUM THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm

1 PAINTED CONCRETE - Warm Grey



2 POLISHED METAL PLATING - 12mm Thick - Copper with Brass



7 BRICK VENEER - 12mm Thick



10 INSULATED GLAZING PANEL - 12mm Thick

- 2 POLISHED METAL PLATING - 12mm Thick - Copper with Brass
- 3 POLISHED METAL FIN-VEINETS LATE - 12mm Thick
- 4 THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm
- 5 PRE-FINISHED METAL AND TRIMMERS FOR GLASS SYSTEM - 12mm Thick
- 6 BRICK VENEER - 12mm Thick
- 7 BRICK VENEER - 12mm Thick
- 8 PRE-FINISHED ALUMINUM FINISH SYSTEM - 12mm Thick
- 9 THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm
- 11 PRE-FINISHED METAL PLATING - 12mm Thick

Item	Description	Quantity	Unit
1	PAINTED CONCRETE - Warm Grey		
2	POLISHED METAL PLATING - 12mm Thick - Copper with Brass		
3	POLISHED METAL FIN-VEINETS LATE - 12mm Thick		
4	THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm		
5	PRE-FINISHED METAL AND TRIMMERS FOR GLASS SYSTEM - 12mm Thick		
6	BRICK VENEER - 12mm Thick		
7	BRICK VENEER - 12mm Thick		
8	PRE-FINISHED ALUMINUM FINISH SYSTEM - 12mm Thick		
9	THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm		
10	INSULATED GLAZING PANEL - 12mm Thick		
11	PRE-FINISHED METAL PLATING - 12mm Thick		
12	ALUMINUM THERMO-GLASS GLASS WITH POLYURETHANE ALUMINUM FRAME - 12mm		

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

LANDSCAPE ELEMENTS

1. Quadra Street Trees - 3 - Fraxinus omnis or similar tree, to be selected in consultation with City of Victoria Parks
2. On site paving - concrete unit paving, standard and plank forms
3. New Town Paving - cast in place concrete with tooling joints and unit paver accents
4. Johnson Street Trees - 3 - Carpinus betulus or similar tree, to be selected in consultation with City of Victoria Parks
5. Level 2 Terrace patios with hydrapressant slab paving
6. Level 2 Terrace Green Roof reduces impervious site coverage

LEGEND

--- Priority line

LANDSCAPE MATERIALS

- Cast in place concrete band, 100 mm width, smooth level finish
- Level 1 - Driveway Paving - Cast in Place Concrete with tooling control joints and light broom finish
- Level 1 - Standard unit paving, shadow blend, hemisphere pattern
- Level 1 - Large format plank paving, mix of natural and charred running bond
- Level 1 - Standard unit paving, shadow blend, running bond
- Level 2 Patios - Multipressed slab paving
- New Town Paving - Cast in Place Concrete with Tooled Joints and Unit Paving Accents (as per draft CIVV streetscape guidelines)
- Futuristic Green Roof Area - Photovoltaic roof system over 100 mm depth growing medium, irrigated with grey 700 mm head irrigation
- Decorative Rock Cover - 100 mm depth, 25 - 50 mm dia, smooth top, rock prepared stone with no sharp aggregate, no edging
- Pre-fabricated Planter - 36" L x 36" x 36", Set on 1/2" thickness rubber spacers, min 4 per planter
- Pre-fabricated Planter - 48" L x 12" W x 24" H, Set on 1/2" thickness rubber spacers, min 4 per planter
- Pre-fabricated Planter - 48" L x 18" W x 42" H, Set on 1/2" thickness rubber spacers, min 4 per planter. Some size's vary
- Pre-fabricated Bench - 1 8'x6' length
- Privacy Screen - refer to Arch for details

STORMWATER MANAGEMENT NOTES

- Green roofs are proposed for L2 and L5 roof areas. Total green roof area is 273sq. m, which is approximately 70% of the total site area. Refer L1 02 for L51 Interceptor Plan.

DRAWING NOTES

1. 1:100 SCALE DRAWING: Verify all priority lines and existing site conditions prior to commencing work
2. All plan dimensions in metres and all detail dimensions in millimetres
3. Plant quantities on Plans shall take precedence over stated lot quantities
4. Contractor to confirm location and situation of all existing services and utilities prior to start of construction
5. Provide layout of all work for approval by 1 and/or 2 and/or 3 prior to commencing work
6. Contractor to provide irrigation system for all planters to current IBCB Standards and Compost Specifications
7. Landscape installation to carry a 1 year warranty from date of acceptance
8. Plant material - installation and maintenance to conform to the current edition of the Canadian Landscape Management
9. General Contractor and/or sub-contractors are responsible for all costs related to permit, in on and submission in consultation of all landscape and site information including irrigation.
10. Tree establishment forms for existing trees to be installed prior to commencement of on site work

NOT FOR CONSTRUCTION

12/15/2018
12/15/2018

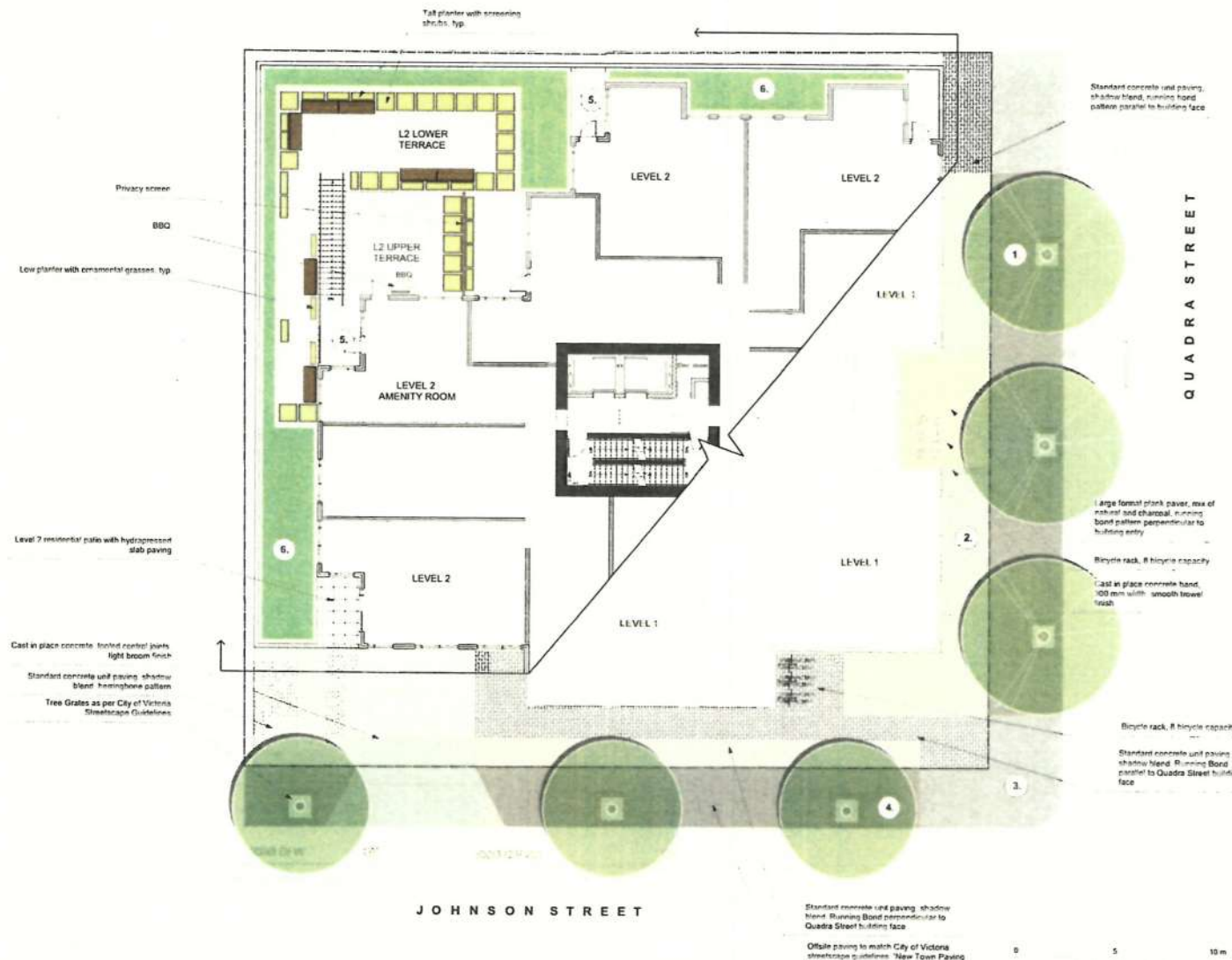


ALPHA PROJECT DEVELOPMENTS LTD
210-137 YATES STREET
VICTORIA, BC

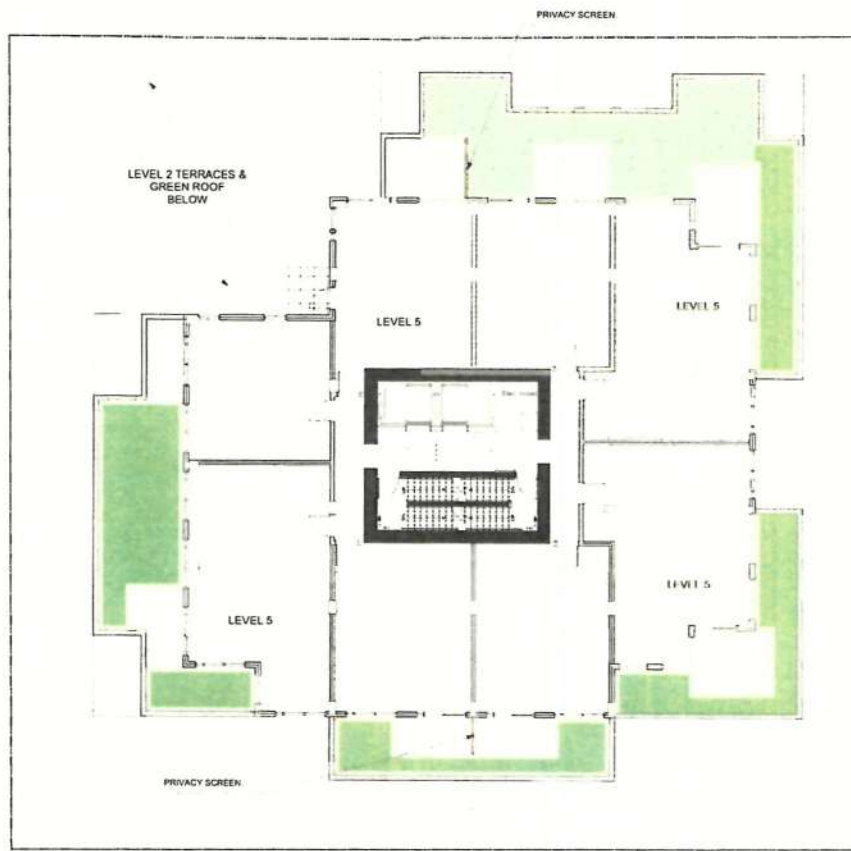
QUADRA RESIDENCES
1400 QUADRA STREET
VICTORIA, BC

Landscape Materials Plan

DATE	117 11
SCALE	1:100 @ 24"x36"
DRAWN BY	ML/DJ/B
CHECKED BY	SM/PC
DATE	
NO.	1
REV.	L1.01



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



- LEGEND**
- Property line
- LANDSCAPE MATERIALS**
- Level 5 Palms: Hydroponic slab raising
 - Extensive Green Roof Area: Pre-cast concrete with custom over 100 mm depth growing medium, topped with 400 gsm spray heat insulation
 - SUN MIX
 - SHADE MIX
 - Decorative Rock Cover: 100 mm depth 25 - 50 mm dia smooth river rock pre washed stone with no sharp objects on edges
 - Privacy Screen: refer to Arch for details

QUADRA STREET

JOHNSON STREET

GREEN ROOF PLANT LIST - Level 5

Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
GREEN ROOF - SUN			
630	<i>Sedum album</i>	Sedum	plug 72 per tray / 120mm x 120mm
630	<i>Sedum album 'Blue Legend'</i>	Blue Legend Sedum	plug 72 per tray / 120mm x 120mm
630	<i>Sedum spectabile 'Angelina'</i>	Angelina Sedum	plug 72 per tray / 120mm x 120mm
630	<i>Sedum spectabile 'Cape Blanco'</i>	Cape Blanco Sedum	plug 72 per tray / 120mm x 120mm
GREEN ROOF - SHADE			
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm
177	<i>Asplenium nidus</i>	Nest Fern	503 200mm x 200mm

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

NOT FOR CONSTRUCTION

1 10/1/2018
1 10/1/2018



ALPHA PROJECT DEVELOPMENTS LTD
210-737 YATES STREET
VICTORIA, BC

QUADRA RESIDENCES
1400 QUADRA STREET
VICTORIA, BC

Level 5 Landscape and Planting Plan

- PLANTING NOTES**
- Plant quantities and species may change between receipt of DP and Construction due to plant availability and design changes.
 - Green roof to be proprietary system with system incorporated with glass panels, beams and bolts.

- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain prior to construction work.
 - All plant dimensions in meters and all water dependent on resources.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and alignment of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all starting to meet HABC Standards and Current Specifications.
 - Irrigation installation to carry a 1 year warranty from date of completion.
 - Plant material installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.
 - Tree relocation/spacing for existing trees to be installed prior to commencement of all site work.

117.11
1:100 @ 24'x36"
M/J/D/B
SMB/C
1 L1.02



PLANT LIST - LEVEL 1

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
3		Carpinus betulus	European Hornbeam	50cm cal. 550
3		Fraxinus excelsior	Fraxinus Ash	50cm cal. 550

PLANT LIST - LEVEL 2

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
6		Rhus typhina	Staghorn Sumac	#5 per
SHRUBS/TERRACE GRASSES/SEDGES/GROUND COVERS:				
Arc	25	Amorpha canescens	False Indigo	#1 per
Cl	43	Calluna vulgaris 'John's Blue'	Heather Blue Heath	#1 per
Cp	9	Coreopsis 'Pardon My Square'	Primo Fire Sedg	#3 per
Cx	14	Chamaenerion	Maroon Orange	#2 per
Cl	1	Calluna vulgaris	Blue Heath	#2 per
Lm	30	Legum. medicum	Lily turf	#1 per
Sh	16	Samolus nivalis	Heather Yellow Flr	#2 per
Sa	6	Scilla 'Marsden's'	Adonis Snowflake	#1 per
0				

GREEN ROOF PLANT LIST - Level 2

Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
GREEN ROOF - SUNL			
300	Rubus idaeus	Strawberry	plug 72 per tray / 20cm x 6
300	Rubus idaeus 'Blue Lagoon'	Blue Lagoon Strawberry	plug 72 per tray / 20cm x 6
300	Rubus idaeus 'Magical'	Magical Strawberry	plug 72 per tray / 20cm x 6
300	Rubus idaeus 'Cape Blanco'	Cape Blanco Strawberry	plug 72 per tray / 20cm x 6
GREEN ROOF - SHADE			
175	Aspidistra filix	Red Spider Lily	Sp 4 20cm x 6
175	Antennaria dioica	Antennaria	Sp 3 20cm x 6
175	Campanula medium	Bells	Sp 3 20cm x 6
175	Penstemon hybridus	Western Bluebell	Sp 3 20cm x 6
175	Platycodon grandiflorus	Salvia	Sp 3 20cm x 6
175	Quercus ilex	English Oak	Sp 3 20cm x 6
175	Polypodium vulgare	Common Fern	Sp 3 20cm x 6

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

NOT FOR CONSTRUCTION

1:27/09/2018
1:27/09/2018

Murdoch
de Greeff
Landscape Architects & Planners

- PLANTING NOTES**
- Plant quantities and spacing may change between requests of DP and final construction due to plant availability and design changes.
 - Green roof to be temporary system until permanent system installed with grass species, ferns and moss.
 - Final location of tree-lined trees to be determined through consultation with City of Victoria Parks staff.
 - All noted plantings to be installed.

- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain prior to commencing work.
 - All plan dimensions in metres and all data dimensions in millimetres.
 - Plant quantities on plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing structures and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all plantings to meet AS/NZS Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of completion.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Horticulture Standards.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission in compliance of all landscape and horticulture related regulations.
 - Tree production fencing, for existing trees, to be installed prior to commencement of all site work.

CLIENT
ALPHA PROJECT DEVELOPMENTS LTD
210-737 YATES STREET
VICTORIA, BC

PROJECT
QUADRA RESIDENCES
1450 QUADRA STREET,
VICTORIA, BC

PLANTING PLAN

PROJECT NO. 117-11
SCALE 1:100 @ 24"x36"
DRAWN BY MLJ/DTB
CHECKED BY SAMP/MLJ
DATE 11/08/18

1 L3.01

24 September 2018

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

RE: 1400/1402 Quadra Street & 840 Johnson Street - Application for Rezoning and Concurrent Development Permit.

Dear Mayor & Members of Council:

On behalf of our client, Alpha Project Developments Ltd., we are pleased to submit this revised application for rezoning and concurrent development permit for the above named property.

DESCRIPTION OF PROPOSAL

The proposed development is located on the north west corner of the intersection of Quadra Street and Johnson Street. Across Quadra Street to the east is the Victoria Conservatory of Music, a heritage landmark building (previously the Metropolitan United Church). The property to the west is the five storey Portland Hotel Society Residential Outreach building. The property to the north is a two storey retail plaza. A large 21 storey residential project has recently been approved across Johnson Street to the south. A residential building similar in size to our proposal is located beyond the Outreach building to the west at 834 Johnson Street.

The west half of the site is currently zoned R-48—Harris Green. The east half consists of 2 small lots and is zoned S1—Limited Service District. The three individual properties will be amalgamated and the entire site rezoned to a site specific zone. The properties are located within Development Permit Area 4. Previous uses included a drycleaner and used car dealership. The existing single storey buildings have now been demolished and the site is undergoing environmental remediation.

We are requesting a site specific zone that is generally in conformance with the City of Victoria Downtown Core Area Plan and the Official Community Plan. Located in the Core Business District, the maximum permitted FSR is 6.0:1, with a maximum residential component of 3.0:1. We are proposing a 14 storey building with three levels of underground parking and a density of 5.5:1 FSR. This proposal has been reduced from 15 storeys and 6.0:1 FSR as initially proposed. The ground floor includes a commercial/retail component. Levels 2 through 14 are residential use. With total residential exceeding 3.0:1 FSR an amendment to the OCP is requested.

Use & Location of Use

Double-height retail spaces face onto Quadra and Johnson Streets, bisected by the residential lobby entry facing onto Quadra. Underground parking is accessed from Johnson Street. The refuse/recycling room is generously sized to allow for ease of recycling and on-site space is provided adjacent to the garage entrance for bin storage on pickup days.

On the second floor there is a communal amenity space / business centre that opens onto a large shared outdoor patio. The remainder of the second floor is rental suites.



Victoria

977 Fort Street V8V 3K3

T 250-658-3367

F 250-658-3397

Nanaimo

102-5190 Dublin Way V9T 2K8

T 250-585-5810

mail@dhk.ca

www.dhk.ca

**Victoria**

977 Fort Street V8V 3K3

T 250-658-3367

F 250-658-3397

Nanaimo

102-5190 Dublin Way V9T 2K8

T 250-585-5810

mail@dhk.cawww.dhk.ca

The upper floors of the building will be market rental apartments with a mix of suites including 12 studios, 10 junior one bedroom units, 46 one bedroom/one bath units, 39 two bedroom/one bath units, 3 two bedroom/two bath, and 3 three bedroom/two bath units for a total of 113 suites. Suites range in size from 38m² to 83m² and have been designed to provide a good mix for downtown living, including accommodation for families.

Density

The OCP identifies base density for mixed use on this site as 4.0:1 with a maximum density of 6.0:1. Residential use is restricted to a maximum FSR of 3.0:1. For commercial viability a predominately residential rental building is proposed, which will provide a variety of housing options in the downtown core and improve the street activity and appeal of the block and surroundings. The proposed building yields a maximum total density of 5.5:1 (5.27:1 Residential + 0.23:1 commercial).

Height

The OCP identifies the maximum height for this site as 45 m and 15 storeys for residential use. The proposed building complies with has a maximum height of 42.7 m and 14 storeys.

Setbacks

Proposed setbacks meet or exceed all requirements of the OCP, and have been refined through collaboration with Planning staff to ensure appropriate "breathing room" around the tower. Additional stepping and increase setbacks at the intersection of Johnson and Quadra Streets to create an open public plaza at the corner and enhance views to the Conservatory of Music building.

Parking

104 parking stalls are proposed. The secure underground parking structure includes eleven visitor stalls, and one accessible stall. A second accessible visitor parking space is at grade next to the sidewalk. Parking is provided at a ratio of 0.92 stalls per suite. Parking is provided in compliance with the new Zoning Bylaw 2018 for the Downtown area.

A total of 142 Class 1 bicycle spaces are provided at the main floor, conveniently accessed directly from Quadra Street. In conformance with the new Zoning bylaw this includes the required 140 residential and 2 commercial spaces. In addition there are 11 residential and 2 commercial Class 2 (short term) spaces located near the residential and retail entries.

Landscape

Street level paving patterns have been selected to highlight the residential entrance and to align with Quadra Street. Six new street trees are proposed for this area and will be of a species selected in consultation with City Parks. Sufficient structural soil will be provided to enable the new trees to thrive. These will replace the five existing trees that are struggling and unlikely to survive construction.

The level 2 and level 5 terraces are proposed as extensive green roofs. They are designed as a proprietary sedum mat system inter-dispersed with grasses, ferns and

bulbs suitable to the micro-climatic conditions over a shallow layer of growing medium. The proposed green roof areas cover approximately 30% of the total site area. Some benefits include; impervious cover reduction, supports biodiversity, promotes building energy conservation and reduces urban heat island effect.

Building Design

The fundamental design revisions from the previous submission are the increased stepping back of the building progressively with height and the creation of a taller, more substantial street-oriented podium.

In accordance with the DCAP the primary podium facing Johnson and Quadra Street is four storeys and 14.5 meters tall. Clad in dark grey/brown brick the podium conveys a sense of weight and permanence, a counterpoint to the lighter tower rising above. Large expanses of storefront glazing with pairs of tall windows above set within a hierarchy of brick pilasters create a familiar, traditional backdrop to city life. Glass and steel weather protection extends over all street fronting commercial.

Secondary building faces set back from the podium along Quadra and Johnson extend from the 5th to the 12th and 14th floors. Clad in a lighter brick and punctuated by the larger glazing of living rooms and bedrooms, these faces echo the quality of the podium, but with more contemporary proportions.

The upper North and West floors have window wall cladding combining clear glass and warm grey spandrel. The same system carries across the top two floors facing Quadra and Johnson, and differentiates where the building steps back at the 12th floor. This third exterior treatment completes the sequence of traditional to modern as the building rises.

Entrances are clearly identified, visible and accessible from the principal frontage streets. Entrances open directly onto a public plaza area and sidewalk. The plaza space allows for seasonal street furniture and space for activities to animate the pedestrian environment. A café owner may choose to place outdoor tables and chairs to take advantage of the sunny exposure of this corner location.

The siting of the building relative to the street grid produces minimal shadowing of public spaces. Setting the slender tower back from the corner minimizes the shadowing effect on the conservatory building.

High quality, durable, and timeless building materials are proposed including carefully detailed brick cladding and clear glass/spandrel panel aluminum window wall.

Sustainability Features

Demolition of existing buildings has been controlled to maximize re-use and recycling of construction products. The contaminated site is fully remediated.

A construction waste management plan will be followed during construction. The new building will have a comprehensive and generously sized recycling facility for tenants.

The building design will utilize materials with recycled content and sourced regionally wherever possible. Low emitting materials, specifically adhesives and sealants, paints and coatings, flooring systems, and composite wood and agrifibre products will be specified.

The building will be designed to the requirements of BC Energy Step Code 1 and for



Victoria

977 Fort Street V8V 3K3

T 250-658-3367

F 250-658-3397

Nanaimo

102-5190 Dublin Way V9T 2K8

T 250-585-5810

mail@dhk.ca

www.dhk.ca

water efficiency, water use will be minimized by using low flow fixtures, water efficient landscaping and planting native and adaptive species that utilize storm water for irrigation.

The heat island effect will be minimized with a high reflectance and green roofs. Green roofs are proposed for level 2 and level 5 roof areas. Total green roof area is 273 m² which is approximately 20% of the total site area.

The existing 5 street trees will be replaced with 6 new trees of a species selected in consultation with City Parks. Trees will be provided with sufficient structural soil for optimum growth.

Light pollution will be reduced by minimizing light trespass from the building and site.

CPTED

All outdoor spaces have been designed in accordance with CPTED guidelines to ensure that safety and security requirements are effectively addressed. There are no hidden, private, or covered spaces at the street level. The minimal surface parking is open to the street. There are no hidden alcoves in the transitions between uses and access to the building is secure and observable. Continuous glazing at the street level maximizes visibility and entrances are well-lit.

Conclusion

This revised application represents a high quality residential and commercial building that conforms to the OCP and DCAP requirements, entirely redesigned to fully comply with with height-related setback requirements.

This project is a significant step in the realization of the goals of the OCP and DCAP. It will improve the vitality and safety of this area and expand the available rental housing options in the downtown area by providing a good mix of rental suites. The project is of an appropriate scale to its location and has been designed to minimize the impact of the building on the street and adjacent building sites and will compliment the Victoria Conservatory of Music heritage landmark building by highlighting access, and maintaining viewscales.

Sincerely yours,

Charles Kierulf Architect AIBC MRAIC

de Hoog & Kierulf architects



Victoria

977 Fort Street V8V 3K3
T 250-658-3367
F 250-658-3397

Nanaimo

102-5190 Dublin Way V9T 2K8
T 250-585-5810
mail@dhk.ca
www.dhk.ca



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

September 23, 2018

Re: 1400 Quadra Street Rezoning and OCP Amendment

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings for the proposed building and hosted a CALUC meeting on May 18, 2017 for the above-mentioned application. The presentation was conducted by Lynn Gordon-Findlay of de Hoog and Kierulf Architects.

Based on the information presented by the applicant the purpose of the Rezoning and OCP amendment is to create a 14-storey market rental building with ground floor commercial space fronting Quadra and Johnson Streets. Information presented at the public meeting indicates the applicant is requesting an OCP amendment to increase the residential FSR component of this project from the allowable 3:1 to approximately 6:1. Some minor variances for setbacks are also requested.

Comments and concerns raised at the Land Use Committee public meeting are as follows:

- The question was asked whether the proposed building will "improve the neighbourhood". The applicant stated that having more residents will provide more eyes on the street with the expectation that there will be an improvement in the local conditions.
- There were questions asked regarding the amount of time the construction would take and the amount of blasting required. The applicant offered that construction would take approximately 2 years and there will be significant blasting taking place.
- When asked to clarify the OCP amendment to create residential occupancy for the entire building rather than include office occupancy at 50%, the applicant pointed out that it was economically difficult to split occupancies due to the need for separate lobbies and elevators for the two uses.
- Questions were asked related to the setbacks of any proposed balconies and the adjacent windows of the adjacent supportive housing complex at 844 Johnson. The applicant stated that the balconies had a minimum 4.5m setback. Dual pane windows and other sound abatement techniques will be included.

Comments and concerns raised by committee members are as follows:

- The applicant has included three bedroom apartments within this proposal which will allow families to reside within the downtown area. This is a laudable response to current residential needs.

- The applicant is providing adequate parking for this project in compliance with City regulations which is highly desirable and should be encouraged. Many other applications are seeking significant parking variances or provide no parking at all creating parking pressures in adjacent neighbourhoods.
- The building exterior appears to be of a higher than average quality.
- Ubiquitous clear glass balcony guards do not screen personal possessions that are inevitably stored on balconies from public view. It is suggested that at least a portion of the railing glass on each balcony be of the obscure type to provide some screening from public view and create additional aesthetic interest.
- It is disappointing that the stained glass feature shown on early drawings that responded to the architectural detail of the Conservatory opposite appears to have been removed from the current design.
- Since the CALUC meeting, the requested FSR has been reduced to 5.5:1 which is in keeping with the lower density OCP designation for buildings of residential occupancy immediately across Quadra and to the east.
- It is noted that if this application was located immediately across the street it would not require an OCP amendment.

There were no objections to this application stated by attendees at the CALUC meeting. The DRA has a policy not to support OCP amendments without a compelling rationale to do so. The risk taken by the applicant to improve the local area in spite of the challenges of the particular site in this particular case warrants support.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

ALPHA PROJECT DEVELOPMENTS LTD.

**St. Andrew's Square 1
210 – 737 Yates Street
Victoria, B.C. V8W 1L6
Tel: (250)360-1944 Fax: (250)381-4680**

04 October 2017

**Development Services
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6**

Attention: Charlotte Wain, Senior Planner

Dear Charlotte,

Re: 1400 Quadra Street

Thank you for your response with respect to the letter from Colliers dated 11 July 2017, a copy of which is enclosed for your reference. You have requested further information supporting the contents of that letter and we attach an additional letter from Colliers together with a mid year office survey for your review.

In speaking with Colliers, they have offered to provide additional information to you should you have any specific questions pertaining to the survey results.

Yours truly,



Bijan Neyestani



July 11th, 2017

Alpha Project Development Ltd
400-931 Fort Street,
Victoria, B.C.
V8V 3K3

Attn: Mr. Bijan Neyestani

Dear Mr. Neyestani

**RE: Office Development Potential, Corner of Johnson and Quadra Streets,
Victoria, BC**

Further to our recent conversation, you have asked us for our opinion with respect to an office development at the corner of Johnson and Quadra Streets in downtown Victoria.

Market conditions for the first half of 2017 for office in the market have been relatively flat with limited new supply coming to market and limited absorption. These conditions will change dramatically, however, in late 2017 and early 2018 as Phase I of Capital Park is completed and Phases I and II of 1515 Douglas are ready for occupancy.

By April 2018, approximately 407,000 sf of new inventory will have been added to the market. Furthermore, in fall 2019, an approximately 130,000sf of additional office space will be ready for occupancy at Capital Park.

The impact of this new supply on the market vacancy is expected to be substantial as we have noted at least three office buildings that are anticipated to be emptied in their entirety, in addition to other office buildings that will experience newly vacated areas.

It is important to note that there is approximately 511,000sf of current vacancy in the region providing a market vacancy of approximately 6.05%. We anticipate that in 2018 the vacancy rate will increase to between 10-11%. The impact of this additional vacancy will be downward pressure on rates as landlords compete with each other for available tenants.

We anticipate, provided limited new inventory is added to the market and with current absorption rates remaining consistent going forward, that it will be a five year process to have vacancy rates return to historical levels.

We note that your site is not currently situated in a traditional office area. Johnson and Quadra is outside the periphery in terms of amenities and features that the vast majority of office users are looking for in the core. Specifically, office tenants are generally seeking locations with a desirable streetscape with close proximity to restaurants, retail and other office tenancies.

Currently, the Johnson and Quadra area does not offer these amenities in any significant way and we don't see this changing in the foreseeable future. In fact, given the surrounding residential nature of new development, we would suggest that office demand will continue to be challenged in this area.

In short, current market conditions would suggest that caution be applied to any new office development. Furthermore, should you decide to proceed with an office project, we would suggest that a site in the traditional office areas of the downtown core would be substantially better received in the market.

We would be pleased to meet with you to discuss in further detail at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'G. Smith', written in a cursive style.

Graham C. Smith
Senior Vice-president

1175 Douglas Street
Suite 1110
Victoria, BC
Canada V8W 2E1

MAIN +1 250 388 6454
FAX +1 250 3823564

www.colliers.com



October 2, 2017

Alpha Project Developments Ltd.
P.O. Box 846
Victoria, B.C.
V8W2R9

Attention: Messrs. Bijan Neyestani and Fred Rohani

Dear Sirs:

Re: **Rezoning Application**
1400-1402 Quadra Street & 850 Johnson Street
Victoria, B.C.

We understand your application with the City of Victoria to rezone the above-referenced property is proceeding through the application process with the objective being the development of a 15 story 125 suite purpose built rental apartment building with ground level retail/commercial space. We have taken the opportunity of reviewing the building plans and specifications for this proposed development and wish to commend you for bringing forward yet another project that will enhance the urban fabric of our downtown core and provide much needed rental housing that will help satisfy the demand created by the burgeoning population of Victoria residents who are choosing more and more to live in the core of our City. If required, Colliers International would be happy to speak in favour of this rezoning application.

Our support for this rezoning is based on many factors which we have elaborated on herein.

Existing Zoning: We have taken time to review the existing zoning under which the proposed development could be built, providing a sizeable mixed use commercial and residential development with office and street level retail on the lower floors and residential (condo or rental) accommodation on the upper floors. While we completely support the development of residential density in this location, we question the viability of new office space on this site. While demand for new office space has been proven out, as evidence by recent leasing activity in several new projects, we see the Quadra/ Johnson location as being inferior for any significant office demand by either the private or public sector. Locational challenges related to the neighbouring Street Link housing project would act to deter any office user from leasing space in this location. Economic rents for new office development in this location would also bring into question the viability of the mixed-use model. Furthermore, the mix of office and residential use within one building has proven to be problematic over time.

Office Use: While an office use at this location may generate positive daytime traffic to the general neighbourhood with the arrival and departure of office users during the day, the office use would not generate any significant pedestrian traffic during the evenings or on weekends. Our research has proven out that the densification of our downtown core for residential use far outpaces the economic and social drivers provided by office use, especially at times of the day or on weekends when street front traffic is most desirable. The increase in resident street front



traffic also acts to reduce unsavory activity in a neighbourhood. We can credit the City with a reduction in our downtown storefront retail vacancy rate for over ten percent (10.0%) two years ago to just over five percent (5.0%) in Q2 2017 by adopting a policy of increased residential density in our downtown core. The change in the zoning and overall use of the subject site would work to further the progress being made by both the City and the development community in creating a much-improved urban experience and environment.

Residential Densification: Despite the ongoing development of numerous purpose-built apartment built rental apartment buildings in Victoria's downtown core, demand for this accommodation continues to far outpace supply. With residential vacancy rates remaining at historic low levels, we see a continued and almost insatiable demand for more rental housing in our downtown core. This level of demand far outpaces any comparable level of demand we see in other asset categories in the core of our city, including office and retail space.

We welcome the opportunity of discussing this subject and our support for your rezoning the subject property located at the north-west corner of Johnson and Quadra Streets. Please let us know when it would be appropriate to speak at any of the upcoming neighbourhood association meetings or City Council meetings.

If you have any further questions or require any additional information in this regard, please contact me directly.

Your truly,

COLLIERS INTERNATIONAL

A handwritten signature in black ink, appearing to read "David Ganong". The signature is stylized and cursive, with a large initial "D" and "G".

David Ganong
Managing Director – Vancouver Island.

Research &
Forecast Report

GREATER VICTORIA OFFICE MARKET

Second Quarter 2017



Accelerating success.



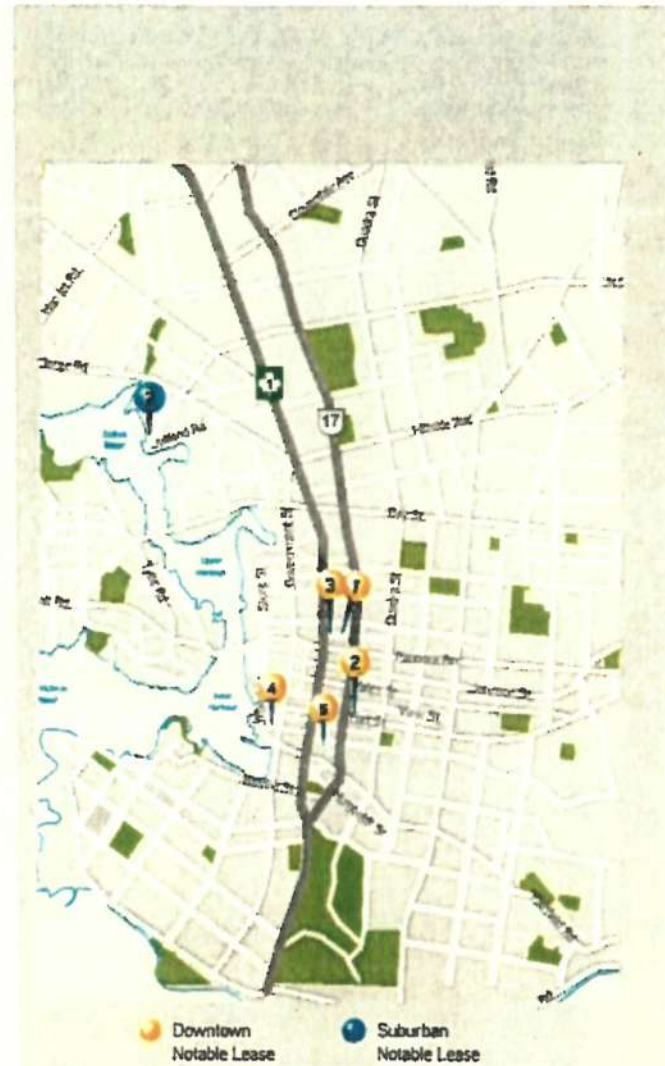
Investment Market

Office Investment sales for the first half of 2017 were limited to sales under \$2.6M with nine buildings transacting for a total sales volume of \$9M year-to-date. Six of these sales were to "owner-occupiers." So far, no larger notable investment sales have occurred in 2017 which is a reflection of a lack of supply of investment product. Demand remains strong from the full spectrum of investors, including institutional and private equity. For the balance of 2017, we expect to see an increase in sales volume with the continuing low cap rate trend ranging from sub 5% to 6%, depending on asset class, tenancy strength, and location.



Forecast

Vacancy is expected to increase between 1.5% to 2.0% by the end of 2017 as we see new supply starting to come to market. The first phase of Capital Park will be providing 125,000 square feet of new Class A office space by September of this year. This building has been fully pre-leased to the Provincial Government. 750 Pandora Ave, the larger tower behind 1515 Douglas Street, will be coming to market early 2018, adding a further 184,000 square feet of Class A office space to the downtown inventory. BCIMC is expanding from their current size and will be occupying the entire building at 750 Pandora Avenue.



Suburban Notable Lease Transactions			
	TENANT NAME - ADDRESS	TYPE	APPROXIMATE SIZE (SF)
1.	Provincial Government - 2261 Keating Cross Road	Renewal	26,800
2.	Coast Capital Savings - 2950 Jutland Road	Sublease	12,881
3.	Provincial Government - 29 Helmcken Road	Headlease	10,550
4.	ARO Inc. - 2261 Keating Cross Road	Headlease	7,333
5.	Island Trust - 1627 Fort Street	Renewal	7,237

Downtown Notable Lease Transactions			
	TENANT NAME - ADDRESS	TYPE	APPROXIMATE SIZE (SF)
1.	Provincial Government - 727 Fisgard Street	Renewal	44,708
2.	Provincial Government - 810 Fort Street	Renewal	12,122
3.	CRD - 1675 Douglas Street	Renewal	6,960
4.	Benevity - 1005 Langley Street	Expansion	5,727
5.	Provincial Government - 703 Broughton Street	Headlease	5,465

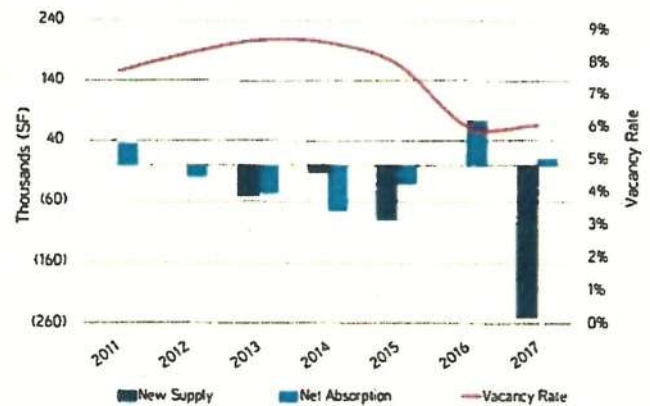
Downtown

Downtown vacancy has remained nearly unchanged from 6.02% as of year-end 2016 to 6.05% second quarter 2017. Downtown Class A office space is still the lowest vacancy segment even though there was a slight increase from year-end 2016's 1.07% to 1.44% mid-year 2017. Total downtown absorption has decreased significantly from a positive 73,454 square feet as of year-end 2016 to 11,729 square feet mid-year 2017. New Supply is at a negative 249,858 square feet, which is primarily due to the adjustment of the office inventory.

Trends

- > Class A office space remains in high demand as tenants look to upgrade from their current office situation.
- > New Class A construction is now surpassing the \$30 per SF base rent level. This is a historic new high and tenants are willing to pay for the added benefits new Class A office space has to offer.
- > There is a noticeable increase in the number of tenants looking for large office floor plates (20,000 SF to 40,000 SF), however, there are limited options in the downtown core for these size ranges and tenants are having to look at the Suburban market for more options.
- > Parking is still becoming more difficult to secure in the downtown core as a number of surface parking lots have been sold as development sites, and new bike lane infrastructure is further impacting the accessibility of parking in the downtown core. There is also an expected increase in parking rates over the next year. Tenants are therefore looking to the suburbs to satisfy challenging parking requirements.

Downtown Historical Performance



Supply

The Azzurro on 1950 Blanshard Street added 11,087 square feet of Class B+ office space to the inventory. This was the only new supply for the first two quarters of the year, however, there were a few changes to the office building inventory. 1105 Pandora Ave has been removed from the inventory, by a negative 27,000 square feet, as the site is to be redeveloped into condos. 940 Blanshard Street had a building size reduction by 233,445 square feet as to only account for the office portion of the building.

Downtown	Q4 2016	Q2 2017	Trend
Office Inventory	4,761,916	4,512,058	↓
Net Absorption	73,454	11,729	↓
Vacancy Rate	6.01%	6.05%	↑
New Supply	0	11,087	↑
Under Construction	500,000	500,000	↔

Market Indicators

MARKET	CLASS	TOTAL INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION	NET NEW SUPPLY
	A	513,808	7,384	1.44%	(1,901)	0
	B	3,393,962	184,410	5.43%	14,015	(222,358)
	C	604,288	81,125	13.42%	(385)	(27,500)
Region Total		4,512,058	272,919	6.05%	11,729	(249,858)

396 offices in 68 countries on 6 continents

United States: 153

Canada: 29

Latin America: 24

Asia Pacific: 79

EMEA: 111

\$2.6B

US* in annual
revenue

2B

square feet
under management

15,000

professionals
and staff

*Based on 2014 revenue

About Colliers International Group Inc.

Colliers International Group Inc. is an industry leading global real estate services company with more than 75,000 skilled professionals operating in 68 countries. With an unparalleled culture and significant employee ownership, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide. Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research and thought leadership consulting.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice that help clients accelerate their success. Colliers has been ranked among the top 100 outsourcing firms by the International Association of Outsourcing Professionals' Global Outsourcing for 11 consecutive years, more than any other real estate services firm.

colliers.com

© 2015 Colliers International Group Inc.

Colliers International Group Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Colliers International Group Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Colliers International Group Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

MARKET CONTACT

David Dancow
Managing Director, Vancouver based
+1 250 414 8388
dancow@colliers.com

Curtis Scott
Managing Market Intelligence, Vancouver
+1 604 662 2667
curtis.scott@colliers.com

REGIONAL AUTHORS:

Tristan Spink
Vice President, Victoria
+1 250 414 8391
tristan.spink@colliers.com

Grant Evans
Vice President, Victoria
+1 250 414 8373
grant.evans@colliers.com

Julia Dinkens
Market Intelligence Coordinator, Victoria
+1 250 414 8362
julia.dinkens@colliers.com

Colliers International, Victoria
1175 Douglas Street, Suite 1110
Victoria, BC V8W 2E6

+1 250 398 6454

[t](#) [f](#) [in](#)

Aon.

BEST EMPLOYER

2015 - 2017



Accelerating success.



September 25, 2018

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

Re: 1400 & 1412 Quadra Street and 850 Johnson Street Development Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete a Land Lift and Amenity Contribution Analysis for the proposed rezoning of 1400 and 1412 Quadra Street and 840 Johnson Street Victoria (the Site) from the base density allowable in the OCP for Mixed Use Residential District Zoning (MRD-1) and Central Business District Zone (CBD-1) to the proposed new Zone (CBD-2) by Alpha Project Developments Ltd. (the Developer).

The purpose of the analysis is to estimate the land lift and amenity contribution on the site from an increase in density on the Site from that which would allow for development of a mixed commercial and residential building with a maximum of 3.0 FSR for residential use (identified as the 'base density' under the current Density Bonus Policy) to a proposed density of 5.5 FSR mixed commercial and residential rental project on the combined Site. The Developer is proposing all residential units developed be secured as market rental in perpetuity through a housing agreement.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the Site assuming it already had the new Zoning for 5.5 FSR and the maximum value a developer could pay for the site if developed as permitted under the OCP with prevailing market conditions. GPRA has been asked to assess the value of the Site with the following potential uses:

- 1) Residential rental
- 2) Commercial retail uses;

GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the each zoning. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is roughly 1,370 square metres in area and can be developed under the OCP with a mix of ground floor commercial with residential density up to 3.0 FSR above. The proposed new development at roughly 5.5 FSR would amount to approximately 7,537 square metres of GBA, comprised of 7,216 square metres (gross area) of residential (composed of 113 rental apartments

to be secured as rental in perpetuity through a housing agreement), and 321 square metres of ground floor commercial space, with 104 parking stalls to be provided. The developer has indicated that there is significant environmental remediation required on the site, but the cost of this would be carried under both scenarios and does not impact the analysis.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total project costs (calculated as a representative portion of overall project costs for the proposed development) for the base analysis as a strata apartment building. For the rezoned rental apartment project a profit to project cost metric is not appropriate, as it would be difficult to support any land value and achieve a profit. Instead, developers would typically look at the yield of ongoing revenue measured as an internal rate of return (IRR). GPRA has determined the residual land value for the rezoned property using a target IRR of 5.55%, reflective of current capitalization rates for rental apartments and commercial retail in the City (the 5.55% IRR is set at 2% points above the blended cap rates for rental at 4.0% and the cap rate for commercial at 5.25%). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

The residual land value determined from this analysis is then compared to the value of the site using the supported base density as determined by the OCP to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning to 5.5 FSR and not from development under the OCP would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the base analysis from a review of recent sales and offerings for sale of recently developed apartments of wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Rents for apartment units and commercial uses have also been drawn from a scan of projects with current listings in the area. Consideration has been given to how the adjacency to various social services in the neighbourhood might impact revenue.

Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs

have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that there is no lift from the proposed zoning for market rental as compared to a strata project at 3.0 FSR with commercial at grade as indicated in the OCP. As such, GPRA does not recommend the City seek an amenity contribution from this rezoning under these conditions.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 1400 and 1412 Quadra Street and 840 Johnson Street, Victoria. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com



Advisory Design Panel Report For the Meeting of August 22, 2018

To: Advisory Design Panel **Date:** August 10, 2018
From: Rob Bateman, Senior Process Planner
Subject: Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1400 and 1412 Quadra Street and 850 Johnson Street and provide advice to Council.

The proposal is for a 14-storey mixed-use building with ground floor commercial and purpose-built rental above, including approximately 105 dwelling units. The overall proposed density is 5.5:1 floor space ratio. Concurrent with this Application is Rezoning Application No. 00595, and variances related to setbacks, vehicle parking location and bike parking are currently proposed as part of the Development Permit Application. An Official Community Plan amendment would also be required because the proposal does not meet the use and density policies contained in that plan.

The property is situated within Development Permit Area 2 (HC): Core Business and the following documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (2011)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Standards and Guidelines for the Conservation of Historic Places in Canada*
- *City of Victoria Heritage Program Sign & Awning Guidelines (1981).*

The proposal is generally consistent with the applicable Design Guidelines; however, staff are looking for commentary from the Advisory Design Panel with regard to:

- heritage landmark building context
- massing of the upper storeys
- uniformity of façades and cohesion of building design.

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

BACKGROUND

Applicant / Architect:	Mr. Charles Kierulf, MRAIC De Hoog & Kierulf Architects
Development Permit Area:	Development Permit Area 2 (HC): Business Core
Heritage Status:	N/A

Description of Proposal

The proposal is to construct a 14-storey mixed-use building with approximately 105 rental multiple dwelling units above and two commercial retail units on the ground floor. The overall proposed density is 5.5:1 floor space ratio. The proposed residential density is approximately 5.25:1, and the building would have a maximum height of 42.70m. Concurrent with this Application is Rezoning Application No. 00595, and variances related to setbacks, vehicle parking location and bike parking are currently proposed as part of the Development Permit Application. An Official Community Plan amendment would also be required because the proposal does not meet the use and density policies of this plan.

The proposal includes the following major design components:

- 105 rental residential units
- two commercial units along Quadra Street and Johnson Street (a total of approximately 339m²)
- 107 parking spaces (including 7 visitor spaces)
- secure bike parking for 142 bikes (long term) located on the main floor behind the retail units
- publicly accessible bike parking for 16 bikes (short term) located near the entrance to the residential units on Quadra Street and near an entrance to the retail unit on Johnson Street
- indoor and outdoor residential amenity space located on the northwest side of level two.

Exterior building materials include:

- painted concrete
- brick veneer
- prefinished metal flashing
- prefinished metal security gate
- prefinished metal and translucent glass canopies
- prefinished aluminium window system
- storefront window system
- insulated spandrel panel
- prefinished metal canopy.

Landscaping elements at ground level include:

- concrete unit paving (running bond)
- large format plank paver (running bond)
- broom finish concrete parking access driveway.

Landscaping elements on level two include:

- common outdoor amenity area with tall planters with screening shrubs, low planters with ornamental grasses, and prefabricated benches
- hydropressed slab paving on the common amenity area and private dwelling unit patios
- green roof (prevegetated mat system) between the common and private areas.

The following data table compares the proposal with the existing Central Business District – 1 Zone (CBD-1) and Mixed Use Residential District – 1 Zone (MRD-1). An asterisk is used to identify where the proposal is less stringent than the existing Zones. Additionally, the key City policy that pertains to the area has been included in this table.

Several aspects such as the floor space ratio, commercial floor area, occupied roof space, number of units, setbacks and bike parking may not be entirely accurate and will need to be confirmed with more information from the applicant.

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Site area (m ²) – minimum	1370.40	N/A	N/A	N/A	N/A
Density (Floor Space Ratio) – maximum	5.5:1 *	N/A	1.5:1	4:1 base 6:1 max.	4:1 base 6:1 max.
Residential Density (Floor Space Ratio) – maximum	5.25:1 *	N/A	N/A	3:1	3:1
Total floor area (m ²) - maximum	7537.00	N/A	N/A	N/A	N/A
Height (m) – maximum	42.70 *	30.00	15.00	N/A	45
Rooftop Structure Projection (m) – maximum	2.78	5.00	5.00	N/A	N/A
Storeys – maximum	14	N/A	N/A	24	15
Site coverage (%) – maximum	79.40 *	N/A	60.00	N/A	N/A
Front Setback Plane (ratio)(Quadra Street) – minimum	Within setback plane	N/A	5:1 (angle of Inclination)	N/A	5:1 (angle of Inclination)

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Setbacks (m) – minimum					
Front (Quadra Street)	2.60	0.5	N/A	N/A	N/A
Rear (West)					
Under 20m in height	3.24	N/A	N/A	N/A	3.00
20-30m in height	7.74 (5.50 for balcony)	N/A	3.0	N/A	3.00
30-45m in height	7.74 (5.50 for balcony)	N/A	6.0	N/A	6.00
Side (North)					
Under 20m in height	1.84	N/A	N/A	N/A	3.00
20-30m in height	7.12	N/A	3.0	N/A	3.00
30-45m in height	7.12	N/A	6.0	N/A	6.00
Side (Johnson Street)					
Under 20m in height	2.60	N/A	N/A	N/A	3.00
20-30m in height	5.91	N/A	3.0	N/A	3.00
30-45m in height	5.91*	N/A	6.0	N/A	6.00
Projections into Setbacks – maximum	Under 0.6	0.60	0.60	N/A	N/A
Rooftop Structure					
Setback from roof edge (m) – minimum	3.00	3.00	3.00	N/A	N/A
Rooftop coverage (%) – maximum	19.7	30.0	30.0	N/A	N/A
Height (m) – maximum	2.78	5.00	5.00	N/A	N/A

Zoning Criteria	Proposal	Current Zone MRD-1	Current Zone CBD-1 (Site Specific)	OCP Policy	DCAP Policy
Vehicle parking stalls – minimum					
Total vehicle parking	107	69	69	N/A	N/A
Residential	100	63	63	N/A	N/A
Visitor	7	6	6	N/A	N/A
Vehicle parking location	1 space outside structure *	within structure	within structure	N/A	N/A
Bicycle parking stalls – minimum					
Long term residential	140	140	140	N/A	N/A
Long term commercial	2	2	2	N/A	N/A
Short term	13	11	11	N/A	N/A

Sustainability Features

The applicant has not indicated sustainability features.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated Core Business in the *Official Community Plan* (OCP, 2012), which envisions commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation. In terms of place character features, the OCP envisions three- to five-storey building façades that define the street wall with upper storeys set back above.

The main objectives of the Development Permit Area 2 (HC): Core Business that are relevant to this proposal are:

- to revitalize a central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, balanced with protection of the views from public vantage points of heritage landmark buildings including the 907 Pandora Avenue (Victoria Conservatory of Music)

- to conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area
- to enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

Although the proposed building form is consistent with the OCP, the proposed density of residential use is not because it exceeds the density envisioned in the policy.

Downtown Core Area Plan

The subject site is designated Central Business District in the *Downtown Core Area Plan* (DCAP, 2011), which envisions a strong concentration of commercial employment uses along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. New development should clearly reinforce and enhance the position of the Central Business District as the primary employment, commercial and cultural centre for the City and the region. To assist with this, residential development should be restricted to a maximum density of 3:1 FSR. The DCAP also includes policies supporting ground floor commercial uses that encourage pedestrian activity.

The proposed mixed-use building provides ground level commercial, which is supported by DCAP policy, but it exceeds the residential density envisioned in the DCAP.

Development Permit Area Design Guidelines

The Design Guidelines in the DCAP are intended to revitalize the central business district through high quality architecture, landscape and urban design while enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area. Specific guidelines:

- encourage the use of building elements such as awnings, canopies and projections to provide pedestrians with continuous shelter from rain and other elements
- ensure that the height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of the Victoria Conservatory of Music, a heritage landmark building. The building design should consider the character-defining elements of this building
- reduce building bulk of upper storeys to minimize the effects of shading and wind vortices, to maintain views to the open sky and to avoid the visual presence of bulky upper building mass
- encourage varied heights and massing to avoid uniformity in building design
- consider street wall heights that are appropriate for the context of each street
- encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians.

Staff consider that the proposal is generally consistent with the Design Guidelines; however, opportunities may exist to improve the design.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

Heritage Landmark Building Context

The context of the area includes the prominent Victoria Conservatory of Music on the east side of Quadra Street, as well as Saint John the Divine and the Palladian at Quadra and Mason Streets. The proposal should respect the visual prominence and character-defining features and characteristics of this context, especially the Victoria Conservatory of Music directly to the east. The height of the proposed building podium on all four elevations rises to a maximum of four stories, with a brick veneer materiality expressed in a buff and coal creek colour. The podium height, material and colour acknowledge the aesthetics of the traditional stone cladding materials of the Victoria Conservatory of Music, as well as the two-and-a-half storey height of the Conservatory's south extension. The colour of materials also emphasizes the four-storey scale while the lighter buff brick veneer de-accentuates the overall scale of the building by diminishing the building's prominence in relation to the Victoria Conservatory of Music and by giving greater emphasis to the darker and more substantial materiality at the street level.

The proposed windows are recessed into the brick cladding to create "punched" fenestration openings consistent with traditional buildings in the area, and particularly with the conservatory extension. Other materials on the proposed building are more contemporary and speak to the varied architectural expressions of the area, including insulated spandrel panels and pre-finished metal canopies.

The Panel is being asked to comment on whether the materials, height, setbacks and overall massing of the proposed new building sufficiently respect the visual prominence and character-defining importance of the nearby heritage landmark building.

Massing of Upper Storeys

Staff expressed concern regarding the mass of the upper storeys and potential impacts on shading, views to the open sky, and the visual presence of a bulky upper building mass as it relates to the heritage landmark building across Quadra Street. In response, the applicant has increased the setbacks to the upper floors.

The Panel is being asked to comment on the massing of the upper storeys and whether further setbacks of the upper storeys are needed to reduce the bulky appearance.

Uniformity of Façades and Cohesion of Building Design

Each of the building façades have a largely repetitive design with windows on a regular grid-like pattern, which may lack visual interest. At the same time, each façade is distinct from the other and they do not visually connect to each other.

The Panel is being asked to comment on the uniformity of each building façade and whether design changes are warranted to increase the visual interest, as well as the whether the individual façades should be redesigned to fit more cohesively together in the overall building design.

Relationship to Adjacent Properties

The Zoning Regulation Bylaw and Design Guidelines include detailed requirements for stepping back buildings from the property line to provide adequate separation from adjacent buildings. The proposal meets these setback requirements; however, the existing adjacent building to the

west on Johnson Street has windows set back approximately 6m from the property line, which face the proposal. The proposal includes a portion of wall that is approximately 3.2m set back from the lot line, with windows and balconies facing the adjacent building. The existing building to the north on Quadra Street would not be substantially affected by the proposal, but future redevelopment may be impacted by the proposal's design. The ADP is requested to comment on the design of the building as it relates to adjacent properties and whether revisions are warranted to reduce potential impacts such as privacy issues.

OPTIONS

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

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include):

- as listed by the ADP, if there is further advice they would like to provide on how the Application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped June 13, 2018
- Applicant's letter dated August 3, 2018.

cc: Charles Kierulf, De Hoog & Kierulf Architects.

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY AUGUST 22, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 PM

Present: Stefan Schulson (Acting Chair); Sorin Birliga;
Deborah LeFrank; Jason Niles; Carl-Jan Rupp

**Absent for a
Portion of the Meeting:** Justin Gammon

Absent: Jesse Garlick (Chair); Elizabeth Balderston; Paul
Hammond

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Leanne Taylor – Senior Planner
Rob Bateman – Senior Process Planner
Katie Lauriston – Secretary
Devon Cownden – Secretary

2. MINUTES

Minutes from the Meeting held July 25, 2018

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Minutes of the Meeting of Advisory Design Panel held July 25, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street

The City is considering a Development Permit and Rezoning Application to construct a 14-storey mixed-use building with ground floor commercial and purpose-built rental above, including approximately 105 dwelling units.

Applicant meeting attendees:

PETER DE HOOG
ROB WHETTER
SCOTT MURDOCH
BIJAN NEYESTANI

DE HOOG & KIERULF ARCHITECTS
DE HOOG & KIERULF ARCHITECTS
MURDOCH DE GREEFF INC.
ALPHA PROJECT DEVELOPMENTS LTD.

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

- heritage landmark building context
- massing of the upper storeys
- uniformity of the façades and the cohesion of the building design
- the proposal's relationship to adjacent properties.

Mr. De Hoog and Mr. Whetter provided the Panel with a detailed presentation of the site and context of the proposal, and Scott Murdoch provided the Panel with details of the proposed landscape plan.

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

- what are the proposal's specific design responses to the Conservatory of Music?
 - the proposal does not attempt to reproduce the Conservatory's massing, but the applicants have worked closely with the Planning department to ensure that the proposal provides an appropriate response
 - the proposal mirrors the Conservatory's scale, while the darker palette and variegated materials at the podium level provide an appropriate response to the Conservatory's stone wall colours
- what is the proposal's discrepancy with the Official Community Plan (OCP)?
 - Mr. Bateman clarified that the density limits are specific to the use. Residential use allows for a 3:1 floor space ratio (FSR) and the proposal has an FSR of approximately 5.21:1
- what is the reasoning behind the uneven distribution of balconies between the corner of Johnson and Quadra Streets as compared to the northwestern corner?
 - the balcony distribution reflects the location and sizes of units; studios do not have balconies and the larger, corner suites do have balconies
- were Juliet balconies considered for the suites without balconies, to lend a more residential appearance?
 - the applicants did not think this to be necessary, and the design's simplicity without balconies was thought to be more effective
 - more balconies were considered, but they were very small
- what is the rationale behind the different façade treatments, especially at the north side?
 - the window wall treatment is slightly distinct on the north side, with a slight adjustment to the window modules
 - the north façade has a more modern feel and interesting texture, which can be seen from 1-2 blocks away
- where is the parkade access located?
 - on the southwest side
- was increased height considered, given the adjacent buildings?
 - the applicants have been discouraged from pursuing this option, as increased height would not conform to the Downtown Core Area Plan (DCAP)
 - Mr. Bateman clarified that through the OCP amendment, the proposal is aiming to have the same urban place designation as the adjacent property. The new designation would limit the proposal's FSR, which in turn affects the allowable height

- what is the rationale for eroding the massing at the northwest corner, and was this approach considered for the northeast corner instead?
 - an earlier iteration of the proposal further addressed the northeast corner, but the applicants were asked by City staff to ensure setbacks to the interior lot lines to ensure the suites' liveability
- what is the rationale behind the dark spandrel colour, particularly on the Johnson Street side?
 - the renderings may not accurately reflect the intended colour; it will be a lighter colour to contrast against both the darker and the lighter brick elements
- what is the colour of the podium?
 - the podium colour will be variegated
- was a lighter colour considered for the podium to reduce its presence on the street?
 - the podium is not intended as a heavy element
- an earlier iteration of the proposal had a greater FSR; when this was reduced, was a taller, more slender tower considered?
 - increased height was discouraged by the Planning department, and the proposal also had to stay within the setbacks and have secondary walls
- what is the design rationale for how the building meets the sky?
 - there are construction limits as to how thin the upper floors can be, and the top two storeys' floorplate cannot be made smaller due to the costs
 - the height is limited in the DCAP, and the applicants are looking to minimize the number of requested variances
- how is security ensured for the second and fifth level patios?
 - the patios are accessible for maintenance and achieve the desired visual effect
 - there is an exterior railing for safety, but no dividers between units. This could be addressed through the placement of planters
- how would bicycle access through the lobby function, given the narrow vestibule?
 - the primary bicycle entrance is located off Quadra Street and is 5ft wide
- does the façade treatment come down to grade at the north and west, next to adjacent buildings?
 - the treatment extends to the height of the adjacent buildings because the lower levels are at a zero lot line.

Panel members discussed:

- appreciation for the subtlety of the brick detail and mix of materials colours
- desire for increased consistency between the elevations, especially on the north façade, for a more cohesive appearance
- concern for the dark colour and strength of presence of the five-storey podium on Quadra and Johnson Streets
- opportunity for lighter or reflective elements at the podium level to reflect and showcase the Conservatory building
- desire for increased liveliness, as shown in the precedent images, perhaps through the introduction of a lighter element brought down to the street level
- appreciation for the proposed massing and sensitivity to the nearby heritage buildings
- lamenting the move away from the previously-proposed massing erosion at the northeast in recognition of the Conservatory building

- appreciation for the sensitive and well-crafted response to context
- no concerns for the proposed OCP amendment and residential density
- the need to refine the building massing at the Johnson and Quadra street corner
- concern for the imposing podium massing, especially on Quadra Street
- opportunity to decrease the four-storey podium height to achieve a better-proportioned, more elegant tower
- the proposal's heavy and squat appearance and its abrupt truncation
- desire for increased height
- opportunity for a lighter element, especially where the building meets the sky
- desire for privacy screening between patios, especially to separate the communal patio from the private outdoor spaces.

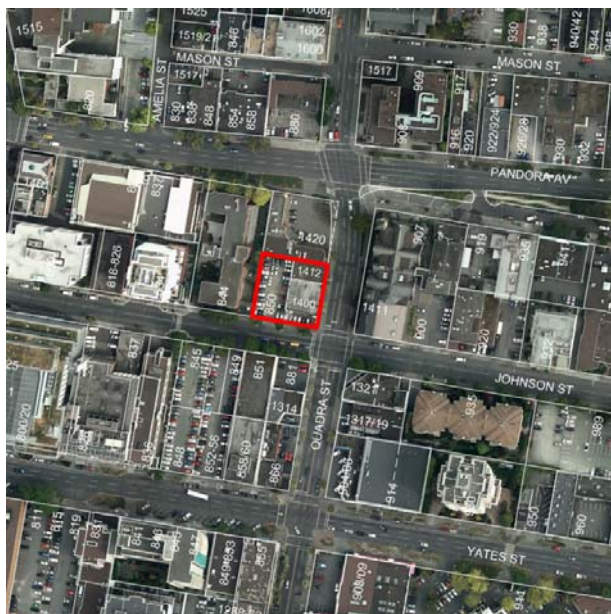
Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved with the following recommendations:

- improve the consistency of the elevations' expressions with particular attention to the north façade
- increase privacy between units from the exterior decks to restrict opportunities for overlook / trespass
- reconsider the building termination / how the building meets the sky
- refine the modulation of the building to emphasize its verticality and reinforce its slenderness.

Carried Unanimously

Rezoning, OCP Amendment
and Development Permit with
Variances Application
for
1400 Quadra Street



Quadra Street (looking north)



Johnson Street (looking west)



Subject Site (view from Quadra Street)



Subject Site (view from Johnson Street)



Adjacent Property (west) – 844 Johnson St.



Adjacent Property (north) – 1420 Quadra St.



Across Quadra St. – Victoria Conservatory of Music



Across Quadra St. – Victoria Conservatory of Music



Across Quadra St. – Victoria Conservatory of Music



Across the intersection – 1321 Quadra St.



Across Johnson Street – 1314 Quadra St.



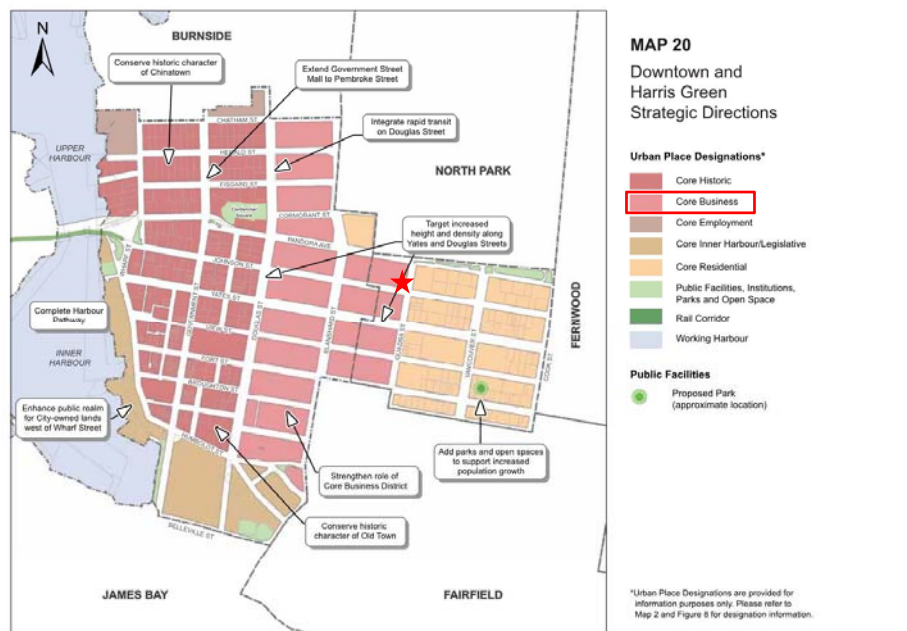
Across Johnson Street – 1314 Quadra St.



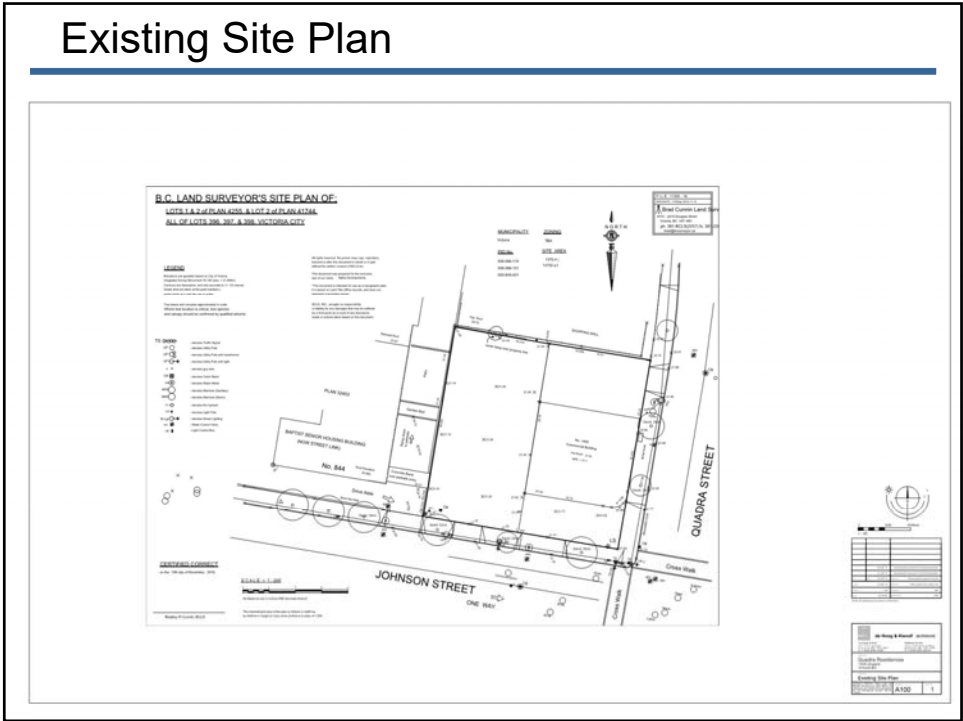
Across Johnson Street – 851 Johnson St.



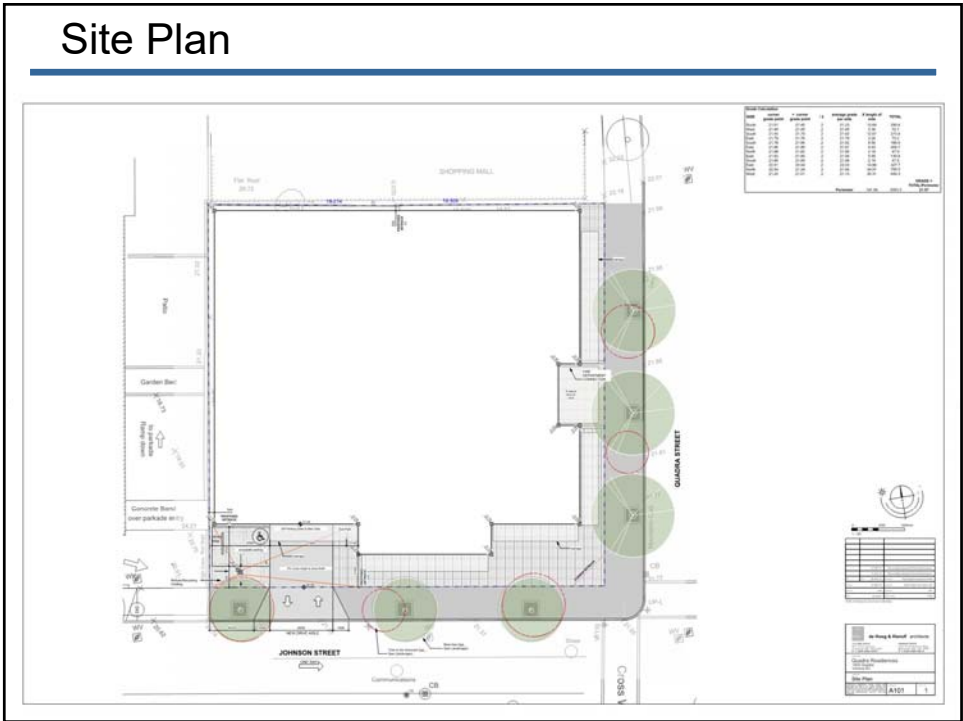
Official Community Plan



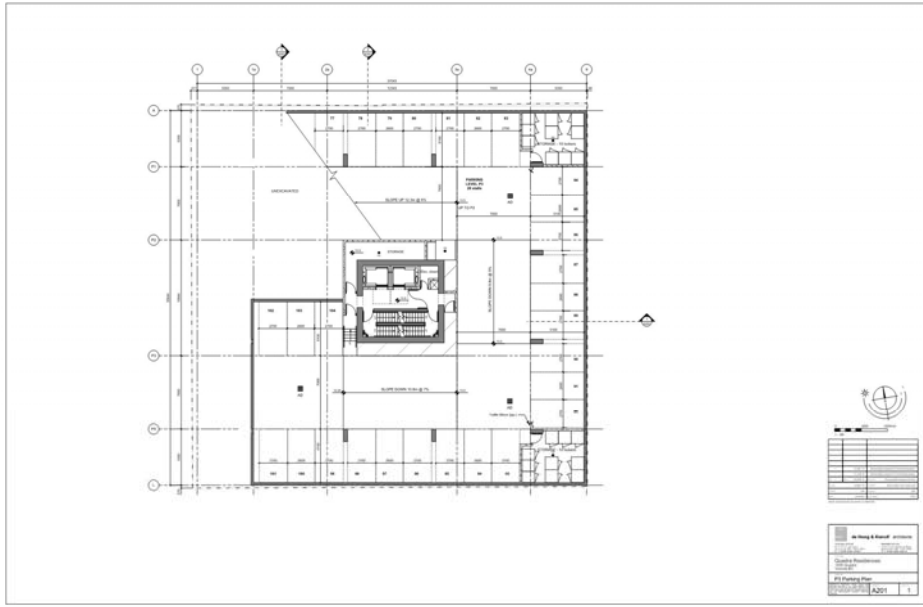
Existing Site Plan



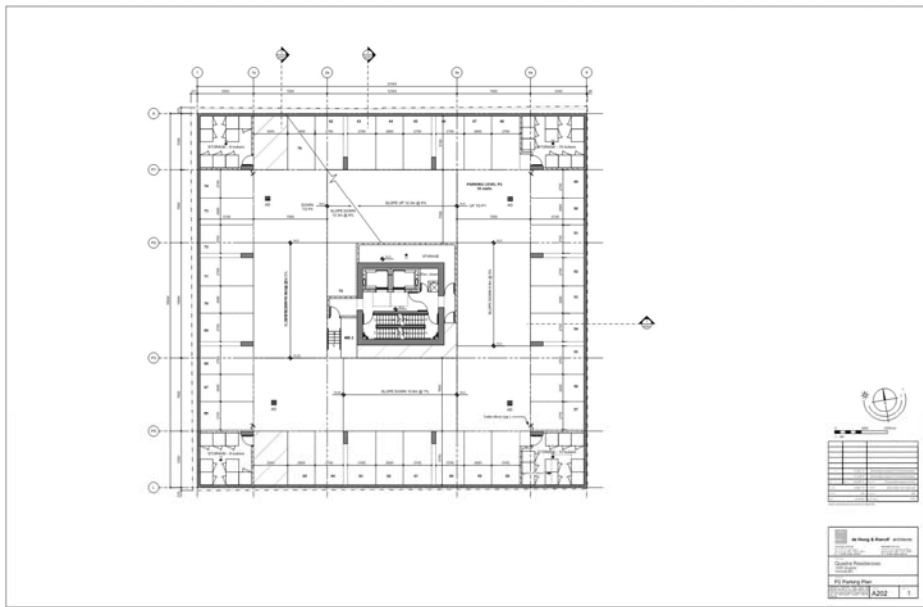
Site Plan



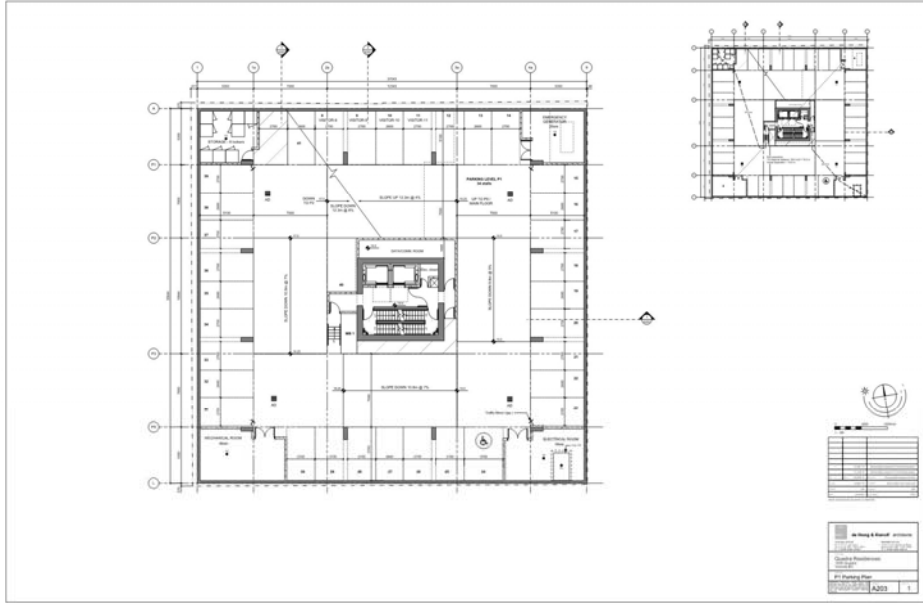
P3 Parking Plan



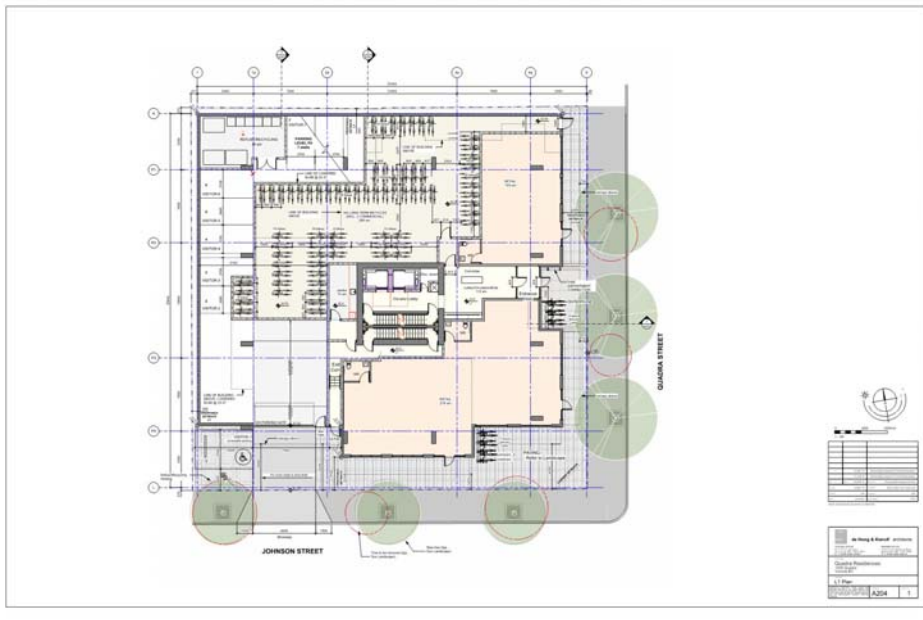
P2 Parking Plan



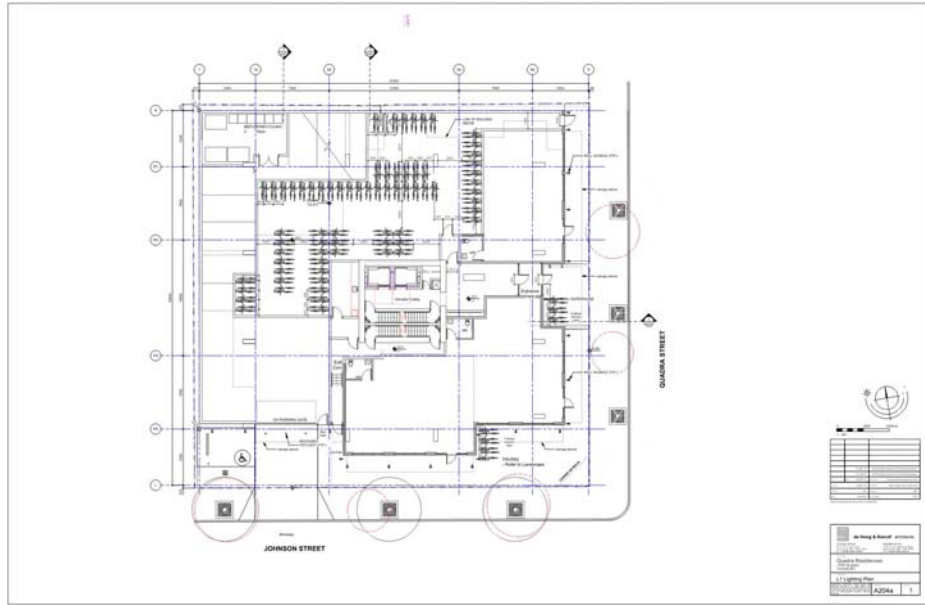
P1 Parking Plan



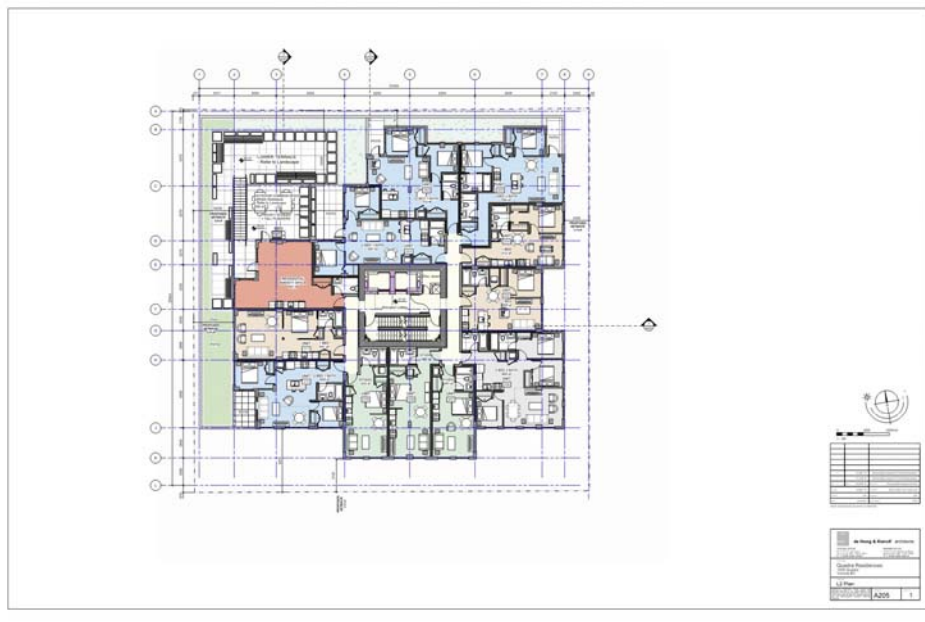
Level 1 Plan



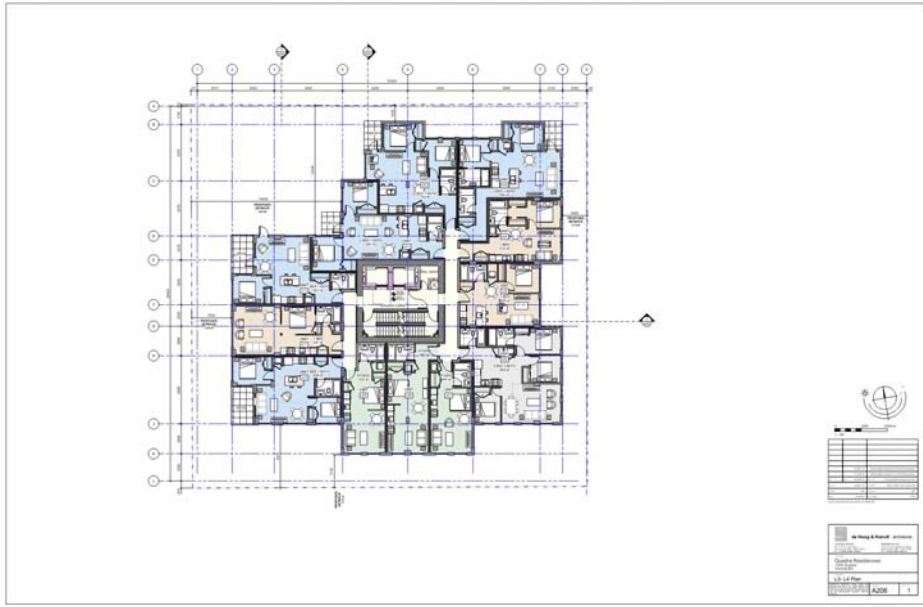
Level 1 Lighting Plan



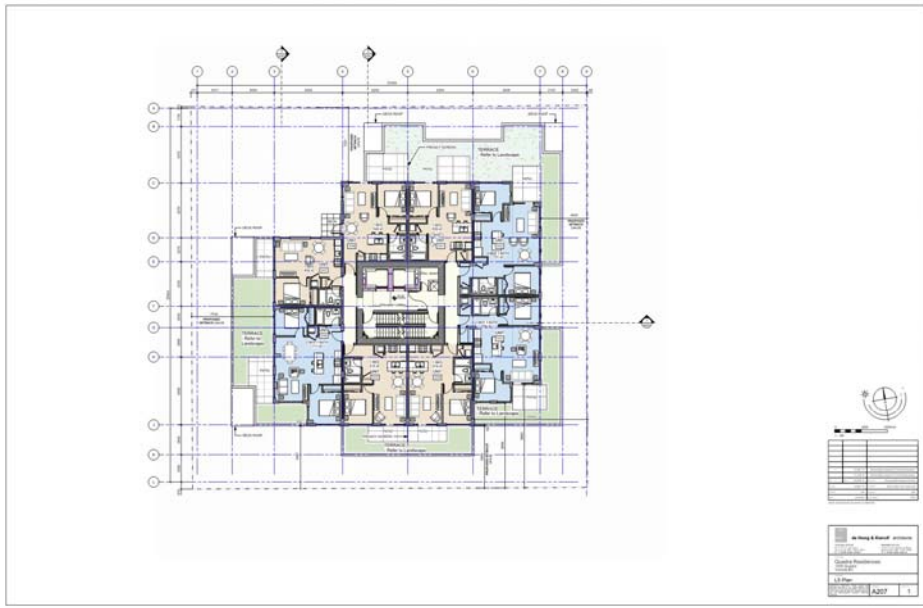
Level 2 Plan



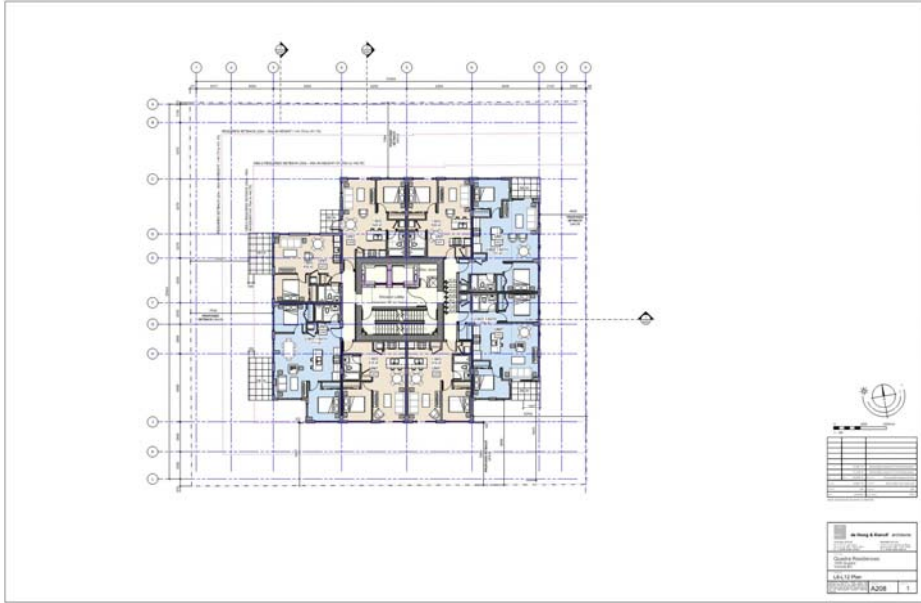
Levels 3 and 4 Plan



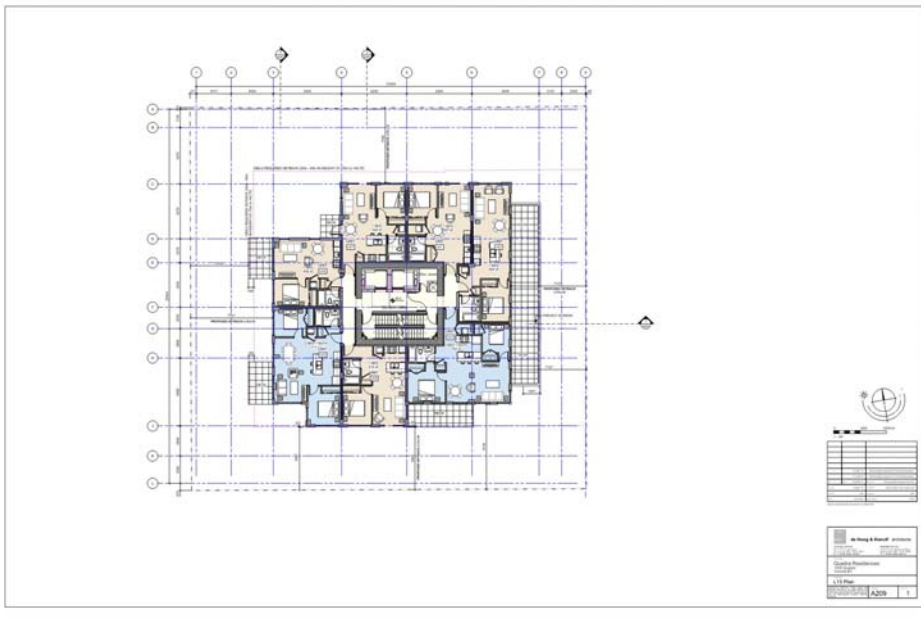
Level 5 Plan



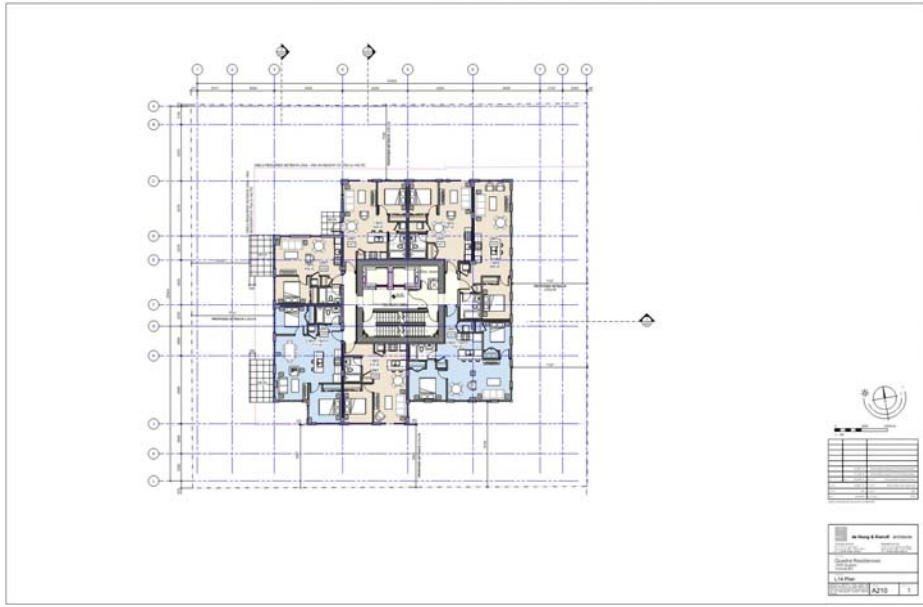
Levels 6-12 Plan



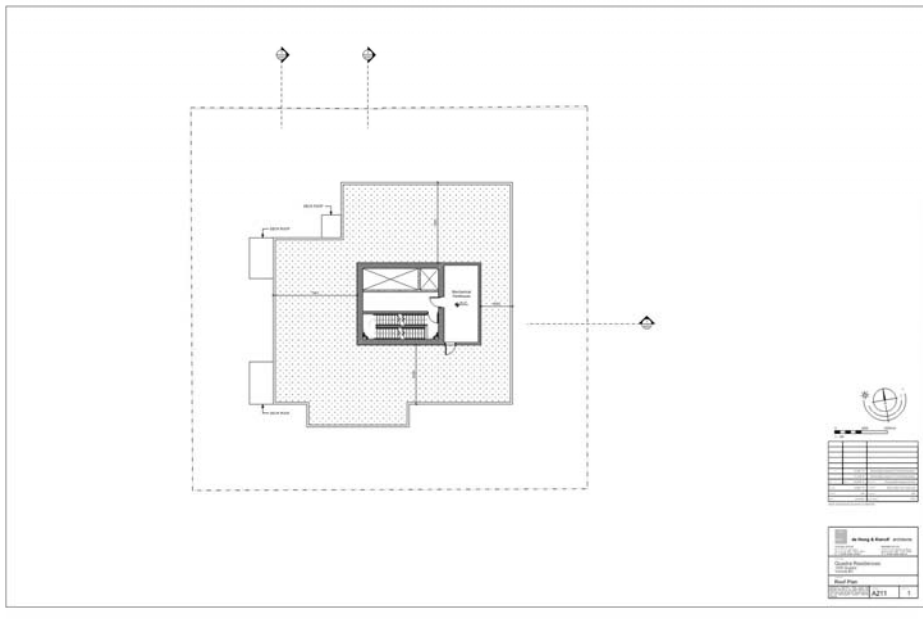
Level 13 Plan



Level 14 Plan



Roof Plan



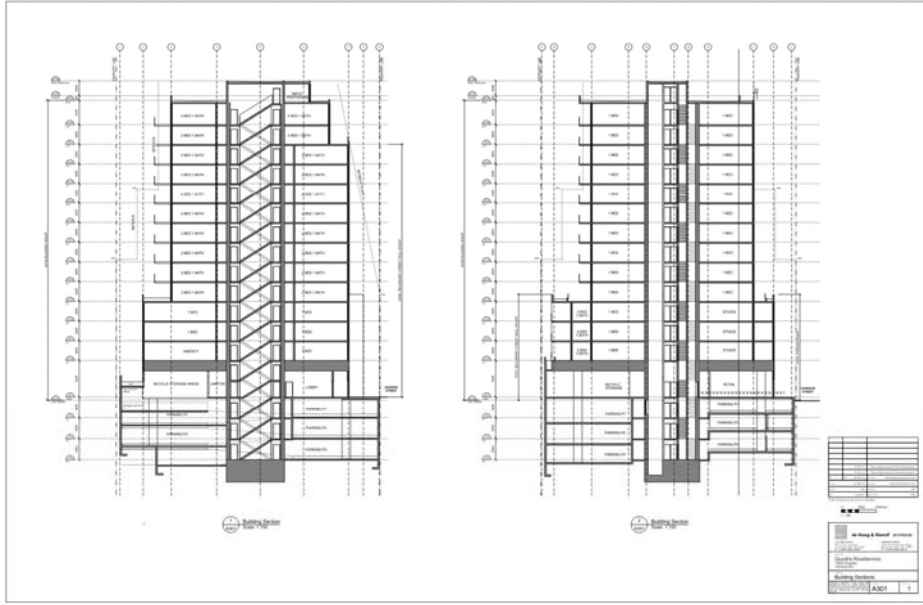
South (Johnson) & East (Quadra) Elevations



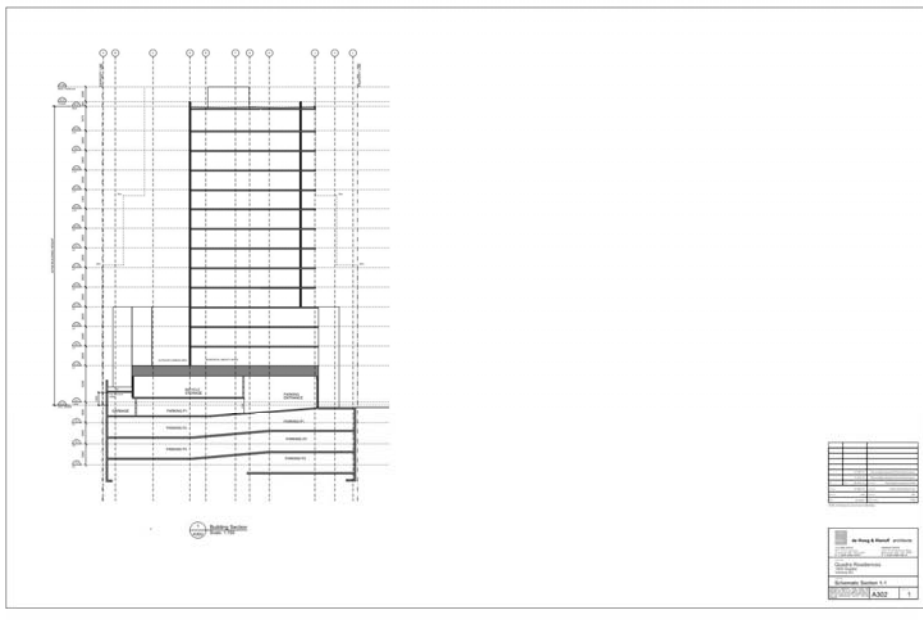
North & West Elevations



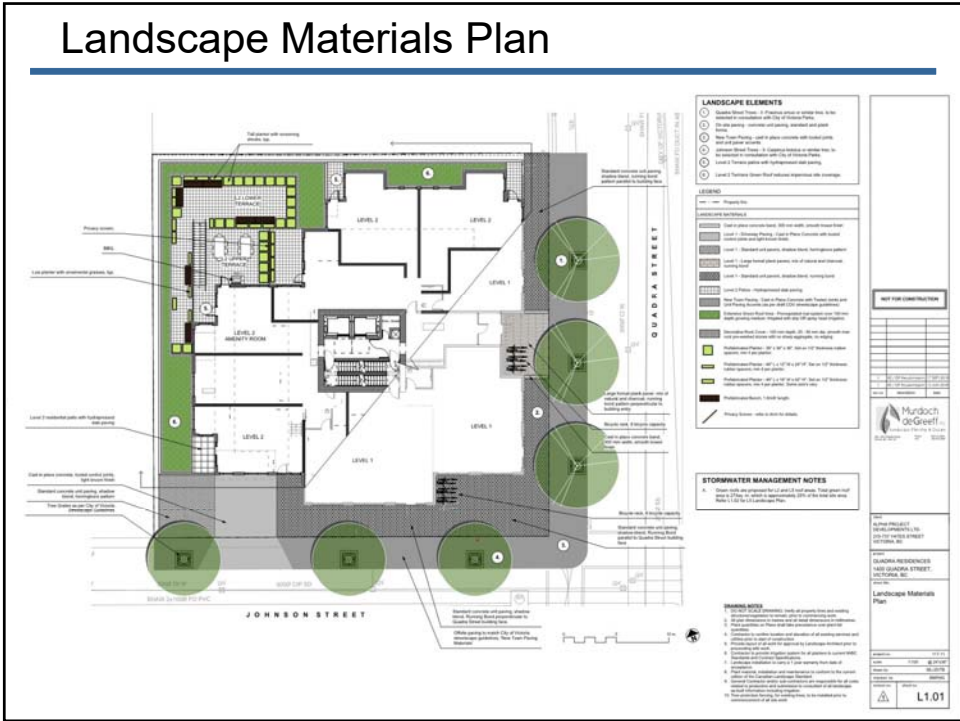
Building Sections



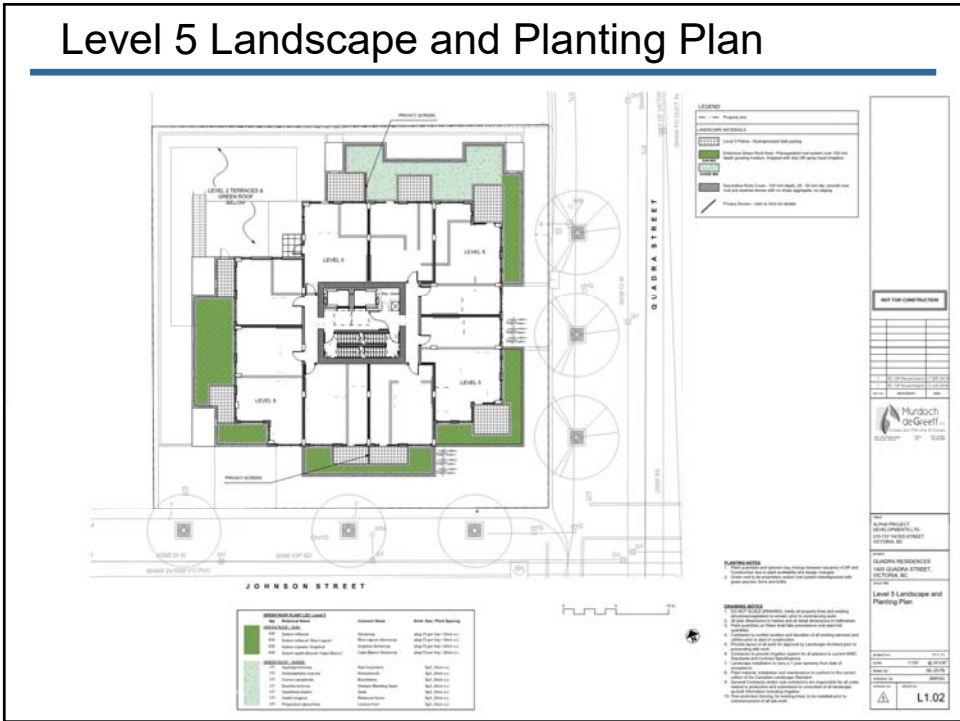
Schematic Section



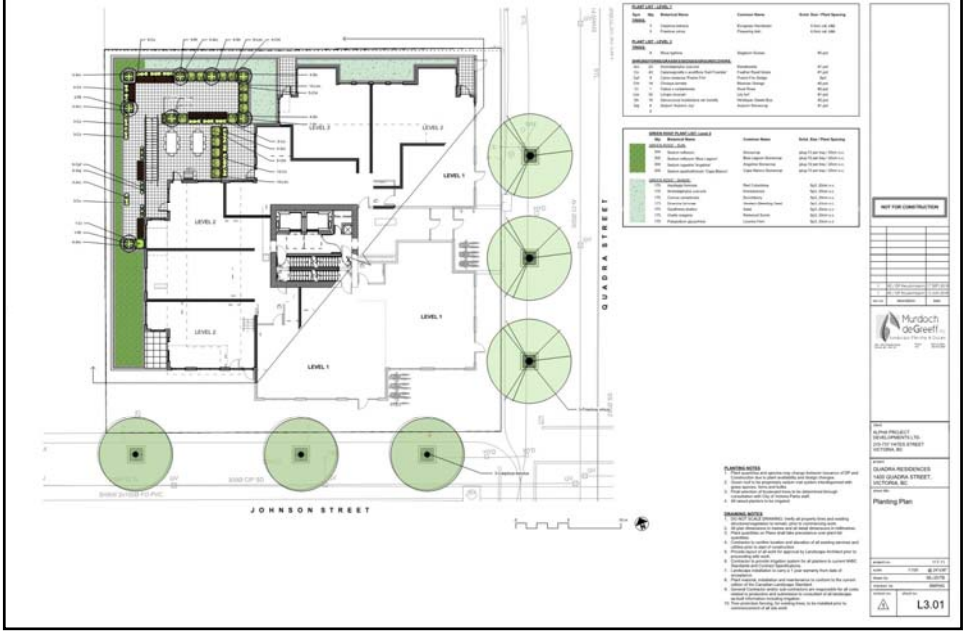
Landscape Materials Plan



Level 5 Landscape and Planting Plan



Planting Plan



Street Elevations and Shadow Study



Street Elevations



Johnson Street Elevation



Quadra Street Elevation



Perspective



Colours and Materials



View Analysis



Perspective



Architectural Firm of Downtown Detroit



Architectural Firm of Downtown Detroit



Architectural Firm of Downtown Detroit



Architectural Firm of Downtown Detroit

