

K. BYLAWS

Councillor Alto withdrew from the meeting at 9:25 p.m. due to a non-pecuniary conflict of interest with the following item.

K.2 Bylaws for 210 Gorge Road East, Rezoning Application

Moved By Councillor Loveday

Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (210 Gorge Road) Bylaw (2019) No. 18-096

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Collins

Subject to the applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

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

1. Plans date stamped April 17, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of visitor parking spaces from 7 to 4
 - ii. reduce the required number of commercial parking spaces from 1 to 0
 - iii. reduce the surface parking space setback from a street boundary from 7.50m to 2.68m
 - iv. locate a gazebo in the front yard
 - v. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

Councillor Alto returned to the meeting at 9:27 p.m.



Council Report

For the Meeting of June 13, 2019

To: Council **Date:** May 30, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East**

RECOMMENDATION

Rezoning Application No. 00620

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

Development Permit with Variances Application No. 00076

Subject to the applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

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

1. Plans date stamped April 17, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of visitor parking spaces from 7 to 4
 - ii. reduce the required number of commercial parking spaces from 1 to 0
 - iii. reduce the surface parking space setback from a street boundary from 7.50m to 2.68m
 - iv. locate a gazebo in the front yard
 - v. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variances Applications for the property located at 210 Gorge Road East. The proposal is to construct a five-storey, mixed-use building.

In accordance with Council's motion of March 28, 2019, included below, the necessary conditions that would authorize the approval of the Rezoning Application for the subject property have been fulfilled. The Committee of the Whole reports, dated March 14, 2019, together with the meeting minutes, are attached. The motion from the March 28, 2019, Council meeting is as follows:

Rezoning Application No. 00620

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

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

Development Permit with Variances Application No. 00076

Subject to the applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

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

1. *Plans date stamped March 11, 2019.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. *reduce the required number of visitor parking spaces from 7 to 4*
 - ii. *reduce the required number of commercial parking spaces from 1 to 0*
 - iii. *reduce the surface parking space setback from a street boundary from 7.50m to 2.68m*
 - iv. *locate a gazebo in the front yard*
 - v. *reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.*
3. *The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Coffee Shop Seating

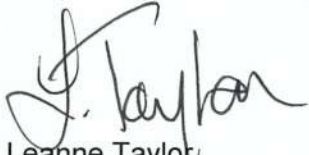
In response to the discussion at Committee of the Whole on March 28, 2019 regarding the seating for the proposed coffee shop, the applicant has added some additional outdoor seating in the patio area for the coffee shop fronting Gorge Road East. This additional outdoor seating does not increase the commercial parking requirement for this development. The plans have been revised and the recommendation has been updated accordingly for Council's consideration.

Public Hearing Conditions

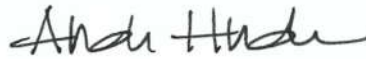
With regard to the pre-conditions that Council set in relation to these applications, staff can report that a Section 219 Covenant to secure a Statutory Right-of-Way of 4.91m on Gorge Road East has been registered on title, and a Housing Agreement has been fully executed by the applicant to the

satisfaction of City staff. Staff have also received a signed copy of a car share agreement between the applicant and Modo car sharing company securing 20 car share memberships. The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an opportunity for public comment.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 6, 2019

List of Attachments

- Appendix A: Committee of the Whole reports dated March 14, 2019
- Appendix B: Minutes from the Council Meeting dated March 28, 2019
- Appendix C: Revised Plans dated April 17, 2019.



Committee of the Whole Report For the Meeting of March 28, 2019

To: Committee of the Whole **Date:** March 14, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00620 for 210 Gorge Road East

RECOMMENDATION

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

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

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 210 Gorge Road East. The applicant has revised the original proposal for a six-storey, multi-unit residential building in response to Council's direction at the October 4, 2018 Council meeting. Now, the applicant is proposing to rezone the subject property from the T-1 Zone, Limited Transient Accommodation District, to a

new zone in order to increase the density from 1.2:1 to 1.71:1 floor space ratio (FSR) to allow a five-storey, mixed-use building consisting of ground floor commercial and residential uses above.

At the October 4, 2018 Council meeting, Council passed the following motion:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

In response to Council's motion above, the applicant revised the proposal as follows:

- reducing the density from 1.87:1 to 1.71:1 floor space ratio
- reducing the number of storeys from six to five
- reducing the number of rental dwelling units from 82 to 72
- introducing a small coffee shop on the ground level
- adding one additional parking space to increase the residential supply of on-site parking
- refining the overall design of the building, as further discussed in a concurrent Committee of the Whole report related to the Development Permit with Variances Application.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from 1.2:1 to 1.71:1 floor space ratio (FSR) to allow a five-storey, mixed-use building consisting of ground floor commercial and residential above.

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

Affordable Housing Impacts

The applicant proposes the creation of 72 new residential units consisting of affordable rental housing for people based on a range of income levels that includes Income Assistance level units to near market rental rates. The proposal would increase the overall supply of housing in the area and provide a mix of unit types including studio, one bedroom and two bedroom units, including barrier-free units. A Housing Agreement is being proposed to ensure that the dwelling units will remain as rental and affordable in perpetuity. According to the applicant, the near market rental dwelling units would be rented at least 10% below the average rental rates in the region. These units would be offered to residents with household incomes between \$30,000 and \$48,000, which is based on current median household income levels. In all cases, the monthly rents would not exceed 30% of monthly household income. The applicant has applied for a grant through the Victoria Housing Reserve Fund Program for the affordable rental units.

Tenant Assistance Policy

The proposal is to demolish the existing buildings, which would result in a temporary loss of 21 existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan. Victoria Cool Aid Society assumes full responsibility for finding suitable alternate housing options for all tenants and the society has a budget for any

rent subsidy required to house the current tenants for the interim period during construction. The current tenants will be provided with the first right of refusal for a unit in the new development.

Sustainability Features

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

Active Transportation Impacts

The application proposes the following features which support active transportation:

- 84 long-term bicycle parking spaces
- 12 short-term bicycle parking spaces.

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. Twelve dwelling units in the building would be barrier-free.

Land Use Context

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

Existing Site Development and Development Potential

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

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

Data Table

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

Zoning Criteria	Proposal	Current Zone T-1
Site area (m ²) – minimum	1981.40	1850.00
Density (Floor Space Ratio) – maximum	1.71:1 *	1.2:1
Total floor area (m ²) – maximum	3388.19 *	2377.56

Zoning Criteria	Proposal	Current Zone T-1
Height (m) – maximum	14.73	21.50
Storeys – maximum	5	n/a
Site coverage % – maximum	53.50 *	20
Open site space % – minimum	35	30
Parking – minimum		
Residential	21	19
Commercial	0 *	1
Visitor parking – minimum	4 *	7
Bicycle parking stalls – minimum		
Long-term	84	76
Short-term	12	7
Setbacks – minimum		
Street Boundary – Carroll Street	4.34 *	7.50
Rear (E)	1.53 *	7.50
Side (N)	2.93 *	7.50
Side (S)	5.84 *	7.50
Accessory Building (Gazebo)		
Location	Front yard *	Rear yard
Height (m) – maximum	2.98	3.50
Setback (m) – minimum		
Rear	37.55	0.60
Side	44.32	0.60
Flanking Street (Gorge Road East)	20.19	3.50m or front setback of adjoining lot

Zoning Criteria	Proposal	Current Zone T-1
Separation space from main building (m) – minimum	1.55 *	2.40

Relevant History

Council referred the original proposal for a six-storey, multi-unit residential building back to staff at the Public Hearing on October 4, 2018 to give the applicant an opportunity to revise the proposal by reducing the number of storeys to conform with the local area plan, possibly including ground-floor commercial, bringing the type of unit percentages more closely in alignment with the Regional Housing First program implementation plan, and considering an increase in parking (Committee of the Whole report dated May 31, 2018 attached). The bylaws associated with the previous proposal received first and second reading, a Statutory Right-of-Way was registered on title and the applicant entered a housing agreement. The previous proposal was also presented at the Advisory Design Panel on April 11, 2018.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC regarding the changes to the development proposal and a CALUC letter dated March 15, 2019 is attached to the report.

ANALYSIS

Official Community Plan

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

The OCP also encourages an increase in the supply of affordable and permanent rental housing and a wide range of housing choice within neighbourhoods to support a diverse and inclusive community. In the new development, the Victoria Cool Aid Society would continue to provide support services including 24/7 staffing for those tenants returning to the building and any new tenants that may require support. The proposal further advances the affordable housing objectives in the OCP.

Local Area Plan

The land use designation of the subject property in *Burnside Gorge Neighbourhood Plan* (2017) is Urban Residential. This designation supports the development of multi-unit residential development along Gorge Road East and contains urban design policies to ensure that new development is a good fit within established residential neighbourhoods and is oriented positively towards the street to create a more attractive pedestrian environment. The Plan supports buildings up to five storeys at this location, provided that there is ground floor

commercial space and there is a sensitive transition to lower density areas to the north. If there is no ground floor commercial, the Plan supports up to four storeys.

The applicant has revised the proposal from six storeys to five storeys, which has resulted in a loss of rental units; however, the proposal now includes a small coffee shop on the ground floor, which would be operated as a social enterprise. These changes are more aligned with the policies outlined in the Plan. To maintain a commercial use at ground floor in accordance with the Plan, staff can include a restriction in the new zone requiring a minimum amount of ground floor commercial space in the building, which would be approximately 14m² and consistent with the proposed plans. In applying this zoning approach, the proposed coffee shop could not be converted to office space for building operations or another non-commercial use without Council approval in the future. However, like any commercial space, there is a potential risk that the building owner cannot find a business willing or able to operate a successful enterprise at this location.

Tree Preservation Bylaw and Urban Forest Master Plan

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

The plan identifies one non-bylaw protected tree on the subject property to be removed (a smaller Horse chestnut tree). This tree has extensive decay in the lower trunk and is unsuitable to retain according to the arborist. There is one Hornbeam tree on Gorge Road East that is to be considered for retention at building permit stage as the installation of a hydro utility box may negatively impact the tree's health. There is also one municipal tree (Hawthorne tree) located on Carroll Street that would be impacted by this development as it would be located within one metre of the proposed driveway and within the footprint of the proposed sidewalk. The arborist also recommends the removal of this tree.

Net gain and loss of trees:

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

Regulatory Considerations

Building Height

For comparison purposes, the maximum height of building permitted in the current T-1 Zone is 21.5m which equates to approximately seven storeys. The height of the proposed building has been reduced to approximately 14.73m, which is over six and a half metres lower than what would be permitted under the existing zone. The applicant has introduced some design elements to reduce the building mass on the north side and to transition to the lower density residential development to the north of the subject property.

Statutory Right-of-Way

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

CONCLUSIONS


The proposal is consistent with the OCP from a use, height and density perspective. The application further advances the housing objectives in the OCP relating to affordable non-market rental housing. The proposal is also generally consistent with the *Burnside Gorge Neighbourhood Plan*. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

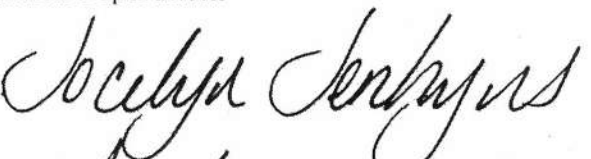
That Council decline Rezoning Application No. 00620 for the property located at 210 Gorge Road East.

Respectfully submitted,


Leanne Taylor
Senior Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: March 20, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 11, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 7, 2019
- Attachment E: Letter from the Burnside Gorge CALUC dated March 15, 2019
- Attachment F: Revised Arborist Report dated March 18, 2019
- Attachment G: Council's motion dated October 4, 2018
- Attachment H: Committee of the Whole report dated May 31, 2018
- Attachment I: Original plans dated February 14, 2018
- Attachment J: Tenant Assistance Plan
- Attachment K: Window overlay dated March 11, 2019.



Committee of the Whole Report For the Meeting of March 28, 2019

To: Committee of the Whole **Date:** March 14, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00076 for 210 Gorge Road East

RECOMMENDATION

Subject to the applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

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

1. Plans date stamped March 11, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of visitor parking spaces from 7 to 4
 - ii. reduce the required number of commercial parking spaces from 1 to 0
 - iii. reduce the surface parking space setback from a street boundary from 7.50m to 2.68m
 - iv. locate a gazebo in the front yard
 - v. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 210 Gorge Road East. In response to Council's direction at the October 4, 2018 Council meeting, the applicant has revised the original proposal for a six-storey, multi-unit residential building to a five-storey, mixed-use building consisting of ground floor commercial and residential uses above. At the October 4, 2018 Council meeting, Council passed the following motion:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

In response to Council's motion above, the applicant revised the proposal as follows:

- reducing the density from 1.87:1 to 1.71:1 floor space ratio
- reducing the number of storeys from six to five
- reducing the height of building from 17.28m to 14.73m
- reducing the number of rental dwelling units from 82 to 72
- introducing restaurant space on the ground level
- adding one additional parking space to increase the residential supply of on-site parking
- refining the overall design of the building in response to the above changes.

The following points were considered in assessing the revised application:

- The subject property is within Development Permit Area 7A: Corridors – Gorge Road East, which encourages revitalization and a sensitive transition in built form and character to the lower density Traditional Residential neighbourhood to the north of the subject property. DPA 7A further recognizes Gorge Road East as a frequent transit corridor and encourages transit-oriented streetscaping.
- The design guidelines for *Multi-Unit Residential, Commercial and Industrial* (2012) and the *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017) apply to the proposed development. The proposal is consistent with the design guidelines.
- The land use designation of the subject property in the new *Burnside Gorge Neighbourhood Plan* (2017) is Urban Residential, which supports the development of multi-unit residential development along Gorge Road East up to five storeys, provided that there is ground floor commercial space and there is a sensitive transition to lower density areas to the north. The applicant has introduced ground floor commercial and reduced the number of storeys from six to five, and now the proposal is more consistent with the Plan.
- The variance to reduce the required number of visitor parking spaces from 7 to 4 and the number of commercial parking spaces from one to nil are supportable. To offset this parking shortfall, the applicant is willing to provide 20 car share memberships and scooter parking. One additional parking space is being added, resulting in a surplus of residential parking on-site.
- The variance to reduce the surface parking space setback from a street boundary from 7.50m to 2.68m is supportable given the extensive landscaping and bike parking being proposed to buffer the parking stall from the street.
- The variances associated with the gazebo, including locating the structure in the front yard and reducing the separation distance between the proposed gazebo and principal building from 2.40m to 1.55m, are supportable as the gazebo forms part of the outdoor landscaping and patio area for the residents.

BACKGROUND

Description of Proposal

The proposal is for a five-storey, mixed-use building consisting of ground floor commercial and residential above. Specific details include:

- contemporary architectural features, including a flat roofline, roofline soffit materials, and contemporary-style windows
- exterior building materials include cementitious fibre board (panel, horizontal and board & batten), brick, aluminium and glass guardrail system, metal roofline soffit material, wood trim, and concrete
- one residential entryway into the building fronting Gorge Road East
- restaurant space on the ground floor with access off of Gorge Road East
- canopy above the residential and commercial entryways
- Juliet balconies on the east and west elevations
- a large lounge, offices and common areas on the ground floor
- large private patio space and gazebo on the southwest corner of the building fronting Carroll Street
- garden plots and substantial landscaping along the Carroll frontage
- permeable surface treatment for all communal areas and exposed parking area
- substantial landscaping around the perimeter of the site
- 25 parking spaces located in a gated underground parking structure
- 84 long-term bicycle parking spaces on-site located in a secure, enclosed bicycle storage room in the underground parking structure and 12 Class 2 bicycle parking spaces located at the main entrance to the building.

The proposed variances are related to reducing the required number of visitor and commercial parking spaces, reducing the setback between a parking space and street boundary and the location of a proposed gazebo on-site.

Affordable Housing Impacts

The applicant proposes the creation of 72 new residential units consisting of affordable rental housing for people based on a range of income levels that includes Income Assistance level units to near market rental rates. The proposal would increase the overall supply of housing in the area and provide a mix of unit types including studio, one bedroom and two bedroom units, including barrier-free units. A Housing Agreement is being proposed to ensure that the dwelling units will remain as rental and affordable in perpetuity. According to the applicant, the near market rental dwelling units would be rented at least 10% below the average rental rates in the region. These units would be offered to residents with household incomes between \$30,000 and \$48,000, which is based on current median household income levels. In all cases, the monthly rents would not exceed 30% of monthly household income. The applicant has applied for a grant through the Victoria Housing Reserve Fund Program for the affordable rental units

Tenant Assistance Policy

The proposal is to demolish the existing buildings which would result in a temporary loss of 21 existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan. Victoria Cool Aid Society assumes full responsibility for finding suitable alternate housing options for all tenants, and the society has a budget for any rent subsidy required to house the current tenants for the interim period during construction.

The current tenants will be provided with the first right of refusal for a unit in the new development.

Sustainability Features

The following sustainability features are associated with this application:

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

Active Transportation Impacts

The application proposes the following features which support active transportation:

- 84 long-term bicycle parking spaces
- 12 short-term bicycle parking spaces.

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. Twelve dwelling units in the building would be barrier-free.

Land Use Context

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

Existing Site Development and Development Potential

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

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

Data Table

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

Zoning Criteria	Proposal	Current Zone T-1
Site area (m ²) – minimum	1981.40	1850.00
Density (Floor Space Ratio) – maximum	1.71:1 *	1.2:1

Zoning Criteria	Proposal	Current Zone T-1
Total floor area (m ²) – maximum	3388.19 *	2377.56
Height (m) – maximum	14.73	21.50
Storeys – maximum	5	n/a
Site coverage % – maximum	53.50 *	20
Open site space % – minimum	35	30
Parking – minimum		
Residential	21	19
Commercial	0 *	1
Visitor parking – minimum	4 *	7
Bicycle parking stalls – minimum		
Long-term	84	76
Short-term	12	7
Setbacks – minimum		
Street Boundary – Carroll Street	4.34 *	7.50
Rear (E)	1.53 *	7.50
Side (N)	2.93 *	7.50
Side (S)	5.84 *	7.50
Accessory Building (Gazebo)		
Location	Front yard *	Rear yard
Height (m) – maximum	2.98	3.50
Setback (m) – minimum		
Rear	37.55	0.60
Side	44.32	0.60
Flanking Street (Gorge Road East)	20.19	3.50m or front setback of adjoining lot

Zoning Criteria	Proposal	Current Zone T-1
Separation space from main building (m) – minimum	1.55 *	2.40

Relevant History

Council referred the original proposal for a six-storey, multi-unit residential building back to staff at the Public Hearing on October 4, 2018 to give the applicant an opportunity to revise the proposal by reducing the number of storeys to conform with the local area plan, possibly including ground-floor commercial, bringing the type of unit percentages more closely in alignment with the Regional Housing First program implementation plan, and considering an increase in parking (Committee of the Whole report dated May 31, 2018 attached). The bylaws associated with the previous proposal received first and second reading, a Statutory Right-of-Way was registered on title and the applicant entered a housing agreement. The previous proposal was also presented at the Advisory Design Panel on April 11, 2018.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC regarding the changes to the development proposal and a CALUC letter dated March 15, 2019 is attached to the report.

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

ANALYSIS

Development Permit Area and Design Guidelines

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

The applicant has reduced the height of building from six storeys to five storeys and stepped back the fifth storey by approximately three metres along Gorge Road East to break up the massing, reduce the building bulk and comply with the policies outlined in the Burnside Gorge Neighbourhood Plan. The applicant has further enhanced the ground floor by introducing additional transparent glazing to accommodate a coffee shop, which would encourage interactions between pedestrians and the interior space.

There have been some adjustments to the interior floor plans, which resulted in the following changes to site planning and window placement:

- a slight increase to site coverage from 52% to 53.5%;

- a shift of the east wall facing the courtyard by 3.293m, however, this wall is still setback over 12m from the east property line;
- a slight shift of the east wall along the upper storeys and at the south end of the building, however, a setback of 1.53m is still being maintained (no changes from original proposal); and
- additional windows added to the east elevation to enhance the liveability of these dwelling units.

With respect to the proposed window placement on the east elevation, the additional glazing does break up some of the blank wall that was shown on the original plans. The majority of new windows are offset from the neighbouring windows to the east. There would be some window overlap between the three new windows being proposed towards the northeast side of the building and the neighbouring building.

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

Local Area Plans

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

In response to community concerns and Council's motion above, the applicant has reduced the building height from six to five storeys, which transitions to four storeys at the rear. The applicant is also proposing a small coffee shop on the ground floor; the plan is to operate it as a social enterprise in the building. However, like any commercial space, there is a potential risk that the building owner cannot find a business willing or able to operate a successful enterprise at this location.

Tree Preservation Bylaw and Urban Forest Master Plan

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

The plan identifies one non-bylaw protected tree on the subject property to be removed (a smaller Horse chestnut tree). This tree has extensive decay in the lower trunk and is unsuitable to retain according to the arborist. There is one Hornbeam tree on Gorge Road East that is to be considered for retention at building permit stage as the installation of a hydro utility box may negatively impact the tree's health. There is also one municipal tree (Hawthorne tree) located on Carroll Street that would be impacted by this development as it would be located within one metre of the proposed driveway and within the footprint of the proposed sidewalk. The arborist also recommends the removal of this tree.

Net gain and loss of trees:

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

Regulatory Considerations

The applicant is requesting a reduction in the required number of visitor parking spaces from seven to four and commercial parking spaces from one to nil. There would be a parking shortfall of three parking spaces on-site. There is no parking variance associated with the residential uses. Compared to the original proposal, the applicant has managed to add one additional parking space on-site, increasing the overall parking supply from 24 to 25. For this proposal, two parking spaces would be reserved for the 24/7 onsite staff and the remaining 23 parking spaces would be available to tenants and visitors.

To offset the parking shortfall, the applicant is willing to purchase 20 MODO car share memberships for the affordable rental units. MODO has offered to provide \$50 of driving credits to each occupant of the proposed development for joining MODO. Originally, the applicant was proposing to provide two bikes and bike-share parking spaces for a bike-share program onsite and a bike repair station. However, the applicant has indicated to staff that they would like to have the bike racks available for the coffee shop patrons, and there is a lack of space in the underground parkade for a bike repair station with the additional parking space and scooter parking. Given the proposed transportation demand management (TDM) measure, proximity to frequent transit service and cycling infrastructure, the parking variances are seen as supportable.

The applicant is also proposing to reduce the surface parking space setback from a street boundary from 7.50m to 2.68m. This proposed variance is supportable given the extensive landscaping and bike parking being proposed to buffer the parking stall from the street.

A gazebo is being proposed along the Carroll Street frontage, and there are two variances associated with the proposed gazebo:

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

The gazebo would form part of the outdoor landscaping and patio area for the residents. Given the proposed location of the gazebo, it would likely have no impacts on the immediate neighbours and therefore, staff support the proposed variances.

CONCLUSIONS

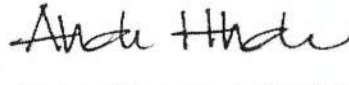
The proposed five-storey, mixed-use building at 210 Gorge Road East is consistent with the relevant design guidelines associated with Development Permit Area 7A: Corridors – Gorge Road East. The proposed parking variances are supportable given the proposed car share memberships and the site's proximity to frequent transit services and cycling infrastructure. A reduction in surface parking setback from the street boundary is also supportable given the landscape treatment along Carroll Street that would help buffer the surface parking space. The variances associated with the gazebo are also supportable given how the structure fits with the overall building and patio design. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

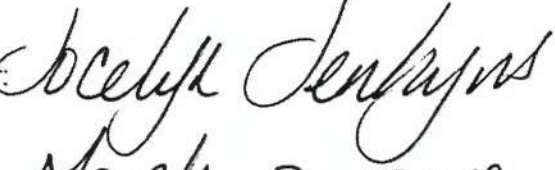
That Council decline Development Permit with Variance Application No. 00076 for the property located at 210 Gorge Road East.

Respectfully submitted,


Leanne Taylor
Senior Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: March 20, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 11, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 7, 2019
- Attachment E: Letter from the Burnside Gorge CALUC dated March 15, 2019
- Attachment F: Revised Arborist Report dated March 18, 2019
- Attachment G: Council's motion dated October 4, 2018
- Attachment H: Committee of the Whole report dated May 31, 2018
- Attachment I: Original plans dated February 14, 2018
- Attachment J: Tenant Assistance Plan
- Attachment K: Window overlay dated March 11, 2019.

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the March 28, 2019 COTW Meeting

Councillor Alto withdrew from the meeting at 8:18 p.m. due to a non-pecuniary conflict of interest with the following item.

I.1.b.d **210 Gorge Road East - Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 (Burnside)**

Moved By Councillor Loveday
Seconded By Councillor Collins

Rezoning Application No. 00620

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

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

Development Permit with Variances Application No. 00076

Subject to the applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

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

1. Plans date stamped March 11, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of visitor parking spaces from 7 to 4
 - ii. reduce the required number of commercial parking spaces from 1 to 0

- iii. reduce the surface parking space setback from a street boundary from 7.50m to 2.68m
 - iv. locate a gazebo in the front yard
 - v. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Councillor Alto returned to the meeting at 8:19 p.m.

210 GORGE ROAD
REZONING AND DEVELOPMENT WITH VARIANCES PERMIT APPLICATION

LOT 5, Section 10, Victoria, Plan 389



PROJECT DATA

Zone (Existing)	T-1 (Limited Transient Accommodation District)
Proposed Zone	None Zone
Site Area (sq.m)	1,981.4 sq.m
Total FSR Floor Area (sq.m)	3,388.19 sq.m
Floor Space Ratio	1.71
Site Coverage (%)	106.09 sq.m / 1,981.4 sq.m = 5.35%
Open Site Space (%)	792.2 sq.m / 1,981.4 sq.m = 39.9%
Height of Building (m) from Avg. Grade	14.7m
Number of Storeys	5
No. of Parking Spaces	25 (21 residential & 4 visitor)
No. of Bike Parking	84 Class 2 and 12 Class 1
Front Yard Setback (West) (Canoli St)	4.3m
Rear Yard Setback (East)	1.5m
Side Yard (North)	2.0m
Side Yard (South) (Gorge Rd)	5.0m
Total Number of Units	72
No. of Studio	52
No. of 1 Bed	10
No. of 2 Bed	10
Minimum Unit Floor Area (sq.m)	27.449 sq.m
Total Residential Floor Area (sq.m)	3,388.19 sq.m - 494.22 sq.m = 2,893.97 sq.m

LIST OF DRAWINGS

ARCHITECTURAL

- A-00 - COVER SHEET, PROJECT DATA AND LIST OF DRAWINGS
- A-01 - EXISTING SITE PLAN
- A-02 - EXISTING SITE SURVEY AND CODE COMPLIANCE
- A-03 - PROPOSED CONTEXT PLAN
- A-04 - PROPOSED GRADING PLAN
- A-05 - PROPOSED SITE PLAN
- A-06 - PROPOSED MAIN FLOOR PLAN
- A-07 - PROPOSED SECOND FLOOR PLAN
- A-08 - PROPOSED THIRD FLOOR PLAN
- A-09 - PROPOSED FOURTH FLOOR PLAN
- A-10 - PROPOSED FIFTH FLOOR PLAN
- A-11 - PROPOSED ROOF
- A-12 - PROPOSED ELEVATIONS

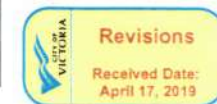
- A-13 - PROPOSED ELEVATIONS
- A-14 - PROPOSED SECTIONS AND DETAILS
- A-15 - 3D MODEL IMAGES
- A-16 - SHADOW STUDIES
- A-17 - EVOLUTION OF THE DESIGN PROCESS

LANDSCAPING

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

SITE SERVICING (CIVIL)

- PRELIMINARY SITE PLAN



1. Revised site plan to show proposed site plan boundaries.	Approved
2. Revised site plan to show proposed site plan boundaries.	Approved
3. Revised site plan to show proposed site plan boundaries.	Approved
4. Revised site plan to show proposed site plan boundaries.	Approved
5. Revised site plan to show proposed site plan boundaries.	Approved
6. Revised site plan to show proposed site plan boundaries.	Approved
7. Revised site plan to show proposed site plan boundaries.	Approved
8. Revised site plan to show proposed site plan boundaries.	Approved
9. Revised site plan to show proposed site plan boundaries.	Approved
10. Revised site plan to show proposed site plan boundaries.	Approved



DATE	NTS	DATE	2019-04-1
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210 Gorge Road
Housing Project

Cover Sheet,
 Project Data,
 List of Drawings

DATE	SP-05	DATE	BC
DATE	XXXXX	DATE	
DATE	2017526	DATE	

A-00



1. All proposed uses of any residential application shall be subject to the following conditions:	2. All proposed uses of any residential application shall be subject to the following conditions:
3. All proposed uses of any residential application shall be subject to the following conditions:	4. All proposed uses of any residential application shall be subject to the following conditions:
5. All proposed uses of any residential application shall be subject to the following conditions:	6. All proposed uses of any residential application shall be subject to the following conditions:
7. All proposed uses of any residential application shall be subject to the following conditions:	8. All proposed uses of any residential application shall be subject to the following conditions:
9. All proposed uses of any residential application shall be subject to the following conditions:	10. All proposed uses of any residential application shall be subject to the following conditions:
11. All proposed uses of any residential application shall be subject to the following conditions:	12. All proposed uses of any residential application shall be subject to the following conditions:
13. All proposed uses of any residential application shall be subject to the following conditions:	14. All proposed uses of any residential application shall be subject to the following conditions:
15. All proposed uses of any residential application shall be subject to the following conditions:	16. All proposed uses of any residential application shall be subject to the following conditions:
17. All proposed uses of any residential application shall be subject to the following conditions:	18. All proposed uses of any residential application shall be subject to the following conditions:
19. All proposed uses of any residential application shall be subject to the following conditions:	20. All proposed uses of any residential application shall be subject to the following conditions:



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210 Gorge Road
Housing Project

Existing Site Plan

DATE	SR 05	DATE	SR
PROJECT	XXXXXX	PROJECT	XXXXXX
CLIENT PROJECT	XXXXXX	CLIENT PROJECT	XXXXXX
PROJECT NO.	2017526	PROJECT NO.	2017526



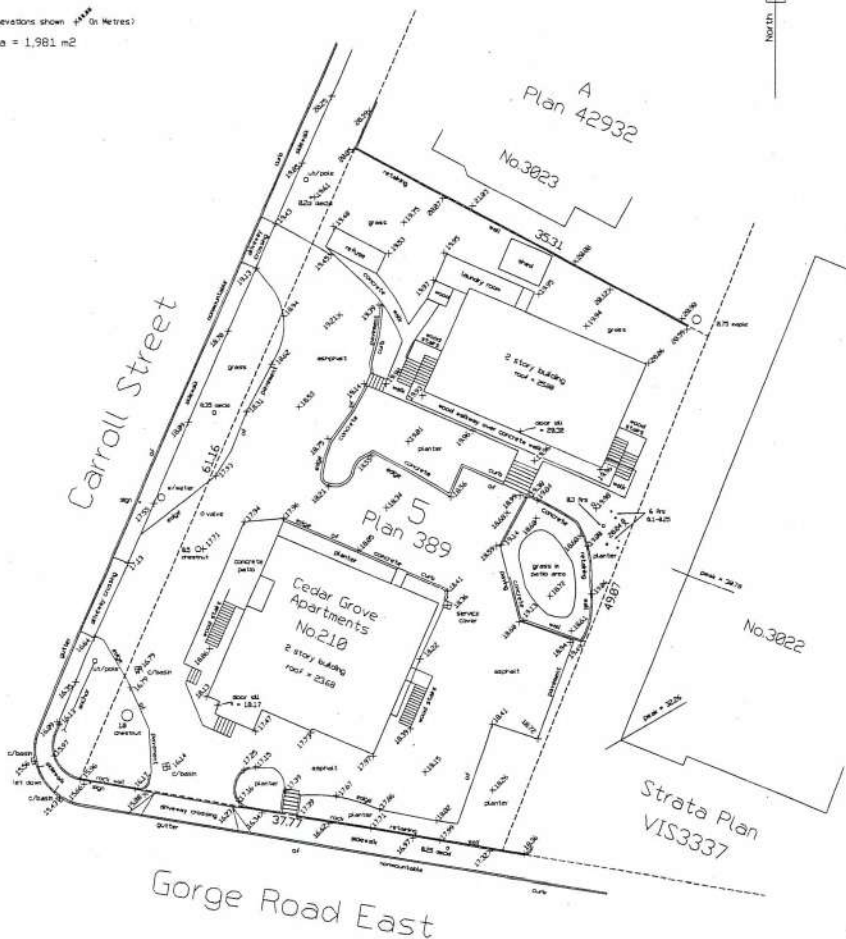
Existing Site Plan
DATE: 2017-05-10

A-01

BC Land Surveyors Site Plan of
No.210 Gorge Road East
Legal - Lot 5, Section 10, Victoria District, Plan 389

Scale - 1:200
All distances are shown in metres

Geodetic elevations shown in Metres
Site Area = 1,981 m²



July 19/07

File 10.119 (23)
POWELL & ASSOCIATES
BC Land Surveyors
940 View Street
Victoria, BC V8V 3L5
phone (250) 362-8855

Existing Site Survey
1:200

Name of Project: 210 Gorge Road East Location: Victoria, BC		2017-10-18							
Item	BCBC 2018	Part 3	BCBC Reference						
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation Demolition of 2 existing 2 storey buildings on site and construction of a new 5 storey residential multi dwelling building with amenity space on the Main floor and U/G parking off the Main floor (set into a sloped site).								
2	Major Occupancy(s): Group C - Residential		3.1.2.1 (1)						
3	New Total Building Area: 1,049.4 sq.m. (11,296 sf)		14.1.2 (A)						
4	New Bldg Floor Area: 3,488.41 sq.m. (37,549 sf) U/G Parking Area: 736.04 sq.m. (7,944 sf)		14.1.2 (A)						
5	Number of Storeys: 5		14.1.2(A); 3.2.1.1						
6	Height of Building (m): 14.73 m Max. (Average Grade to top of Roof level)		-						
7	Number of Streets/Access Routes: 2 (Gorge Road East & Carroll Street)		3.2.2.10; 3.2.5.4						
8	Building Size, Construction, Occupancy: Group C, up to >= Storey, Sprinklered		3.2.2.50						
9	Sprinkler System Proposed: <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> No		3.2.2.50 1(a)						
10	Standpipe Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.8						
11	Fire Alarm Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4						
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes (assumed) <input type="checkbox"/> No		3.2.5.7						
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6						
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both Exterior Wall Cladding: <input checked="" type="checkbox"/> Non-Combustible		3.2.2.50 3.2.2.50 3(a)						
15	Mezzanine(s) Area: N.A.		3.2.1.1						
16	Occupant Load Based On: <input checked="" type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Sleeping Rooms Main floor Lounge (0.95 sq.m./person) 97.5 sq.m. = 103 persons Main floor Offices (9.30 sq.m./person) 14 sq.m. = 2 persons Number of sleeping rooms (2 persons/room) 82 rooms = 164 persons Total Occupant Load = 269 persons		3.1.17						
17	Barrier-Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.8						
18	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N.A.		3.3.1.2						
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies: 3.2.2.50 2(a) Roof: not req'd Floors: 1.0 h FRR of Supporting Floor over Crawl: 45 min or NC N.A.	Listed Design No. or Description See Assemblies (TBD)	3.2.2.50						
20	Spatial Separation - Construction of Exterior Walls:		3.2.3.1.D						
Wall	Area of EBF (m ²)	L/D (m)	L/H or H/L	Permitted % of Openings	Proposed % Opening	FRR (hours)	Listed Design or Description	Construction	Cladding
South	N.A.	over 9.0m	-	100%	N/A%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible
West	N.A.	over 9.0m	-	100%	N/A%	N.A.	N.A.	Combustible or Noncombustible	Noncombustible
North	277 sq.m	3.3m	-	22%	16.38%	-	-	Combustible or Noncombustible	Noncombustible
East	543 sq.m	6.6m	-	52%	12.43%	-	-	Combustible or Noncombustible	Noncombustible

Code Compliance Review
2016-10

1. Approved and/or not-relevant structural requirements	Approved
2. Approved and/or not-relevant structural requirements	Approved
3. Approved and/or not-relevant structural requirements	Approved
4. Approved and/or not-relevant structural requirements	Approved
5. Approved and/or not-relevant structural requirements	Approved
6. Approved and/or not-relevant structural requirements	Approved
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16. Approved and/or not-relevant structural requirements	Approved
17. Approved and/or not-relevant structural requirements	Approved
18. Approved and/or not-relevant structural requirements	Approved
19. Approved and/or not-relevant structural requirements	Approved
20. Approved and/or not-relevant structural requirements	Approved



210 Gorge Road
Housing Project

Existing Site Survey
and Code Compliance

SR D5
XXXXXX
2017526
A-02



DATE
DRAWN BY

1	Project name and location	210 Gorge Road
2	Project description	Residential development
3	Project owner	City of Vancouver
4	Project manager	City of Vancouver
5	Project engineer	City of Vancouver
6	Project architect	City of Vancouver
7	Project landscape architect	City of Vancouver
8	Project civil engineer	City of Vancouver
9	Project electrical engineer	City of Vancouver
10	Project mechanical engineer	City of Vancouver
11	Project structural engineer	City of Vancouver
12	Project environmental engineer	City of Vancouver
13	Project traffic engineer	City of Vancouver
14	Project fire engineer	City of Vancouver
15	Project security engineer	City of Vancouver
16	Project sustainability engineer	City of Vancouver
17	Project accessibility engineer	City of Vancouver
18	Project heritage engineer	City of Vancouver
19	Project archaeology engineer	City of Vancouver
20	Project geology engineer	City of Vancouver
21	Project hydrology engineer	City of Vancouver
22	Project meteorology engineer	City of Vancouver
23	Project oceanography engineer	City of Vancouver
24	Project atmospheric science engineer	City of Vancouver
25	Project earth science engineer	City of Vancouver
26	Project biological science engineer	City of Vancouver
27	Project chemical science engineer	City of Vancouver
28	Project physical science engineer	City of Vancouver
29	Project engineering science engineer	City of Vancouver
30	Project engineering science engineer	City of Vancouver



PROJECT NAME

PROJECT NUMBER

DATE 1:200 DATE 2019-04-1

210 Gorge Road
Housing Project

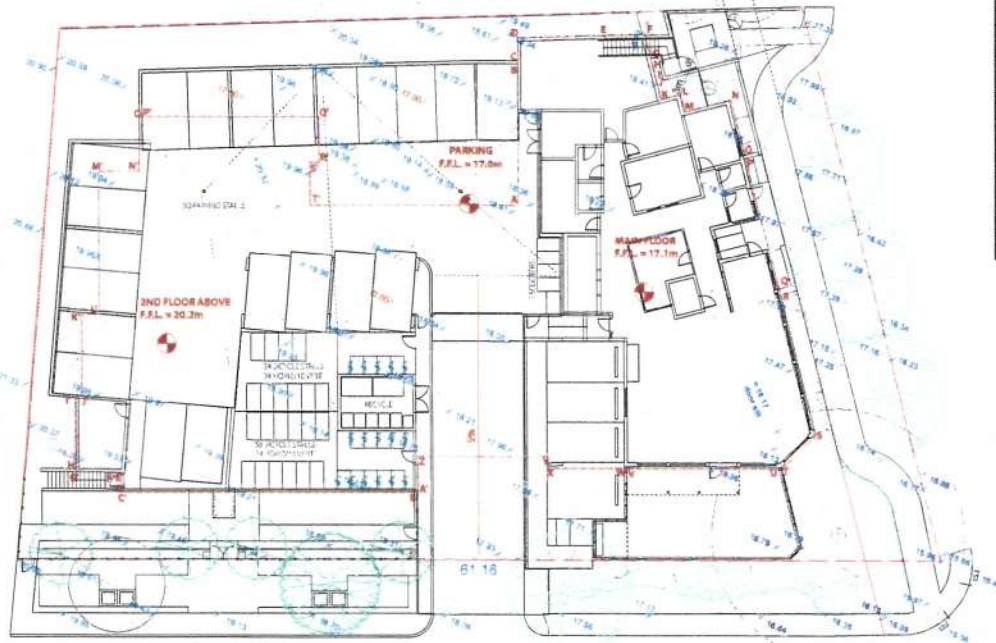
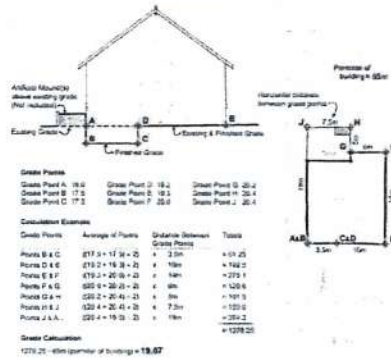
Proposed Context Plan

DATE 1:200 SR DS BC

CLASH PROJECT NO. XXXXX
2017526
A-03

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

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



POINTS	EXISTING GRADE ELEV.	FINISHED GRADE ELEV.	POINT TO POINT	SUM OF ELEVATIONS	HORZ. DISTANCE BETWEEN GRADE POINTS (M)	AVERAGE GRADE BETWEEN	TOTALS
A	18.39	17.06	A-B	34.9	9.334	17.10	154.563
B	19.04	17.13	B-C	36.07	0.000	18.04	0.000
C	18.94	19.25	C-D	37.89	1.730	18.94	32.766
D	18.94	20.41	D-E	37.72	5.763	18.86	108.640
E	18.78	20.41	E-F	37.28	2.607	18.64	48.934
F	18.72	18.50	F-G	37.00	1.689	18.50	31.247
G	18.57	18.50	G-H	37.05	0.267	18.53	8.846
H	18.55	19.54	H-I	36.96	1.101	18.48	20.346
I	18.41	19.54	I-J	36.78	0.000	18.39	0.000
J	18.37	19.54	J-K	36.74	1.400	18.37	25.718
K	18.37	19.54	K-L	36.69	1.348	18.35	24.729
L	18.32	19.09	L-M	36.64	1.173	18.32	21.489
M	18.32	19.09	M-N	36.33	3.100	18.18	56.243
N	18.21	18.03	N-O	35.74	3.958	17.87	70.729
O	18.15	17.71	O-P	34.84	0.000	17.42	0.000
P	18.00	17.13	P-Q	34.22	9.486	17.11	162.305
Q	17.66	17.09	Q-R	34.03	0.000	17.02	0.000
R	17.66	16.94	R-S	33.84	9.374	16.92	158.608
S	17.37	16.90	S-T	33.80	3.179	16.90	53.725
T	17.86	16.90	T-U	33.88	0.000	16.99	0.000
U	17.86	17.08	U-V	34.18	10.192	17.38	174.074
V	17.86	17.08	V-W	34.84	0.000	17.42	0.000
W	17.86	17.76	W-X	35.57	5.275	17.71	93.420
X	17.95	17.66	X-Y	35.28	0.764	17.64	13.677
Y	17.95	17.62	Y-Z	35.31	8.530	17.66	150.597
Z	18.54	17.69	Z-A'	35.99	2.378	17.75	42.188
A'	18.33	17.80	A'-B'	35.51	0.000	17.81	0.000
B'	18.33	17.81	B'-C'	37.32	19.655	18.66	366.762
C'	19.51	19.51	C'-D'	36.87	0.000	19.54	0.000
D'	19.51	17.16	D'-E'	34.32	1.283	17.16	22.516
E'	19.52	17.16	E'-F'	34.32	1.100	17.16	18.876
F'	19.53	17.16	F'-G'	35.77	1.869	17.89	33.427
G'	19.75	18.61	G'-H'	38.36	0.000	19.18	0.000
H'	19.75	20.00	H'-I'	39.74	5.138	19.87	102.062
I'	19.99	20.00	I'-J'	39.98	0.402	19.99	8.036
J'	19.99	20.00	J'-K'	39.98	5.293	19.99	105.807
K'	19.99	20.00	K'-L'	39.94	1.138	19.97	22.726
L'	19.95	20.00	L'-M'	39.94	9.575	19.97	191.213
M'	19.99	20.00	M'-N'	39.93	2.689	19.97	53.686
N'	19.94	20.00	N'-O'	39.94	3.603	19.97	71.952
O'	20.02	20.00	O'-P'	37.07	0.000	18.54	0.000
P'	20.02	17.07	P'-Q'	34.20	11.863	17.10	202.857
Q'	19.97	17.13	Q'-R'	34.26	3.006	17.13	51.493
R'	19.76	17.13	R'-S'	34.26	0.611	17.13	10.466
S'	19.76	17.13	S'-T'	34.26	2.831	17.13	48.499
T'	19.96	17.13	T'-A	34.19	13.806	17.10	236.011

TOTAL = 166.510 TOTAL = 2999.491

AVERAGE GRADE = 18.01

LEGEND:	
BUILDING OUTLINE	X
EXISTING ELEVATION	X
FINISHED ELEVATION	X
GRADE POINT	X

1. APPROVED AND NOT FOR CONSTRUCTION. PROPOSED GRADING PLAN.	APPROVED
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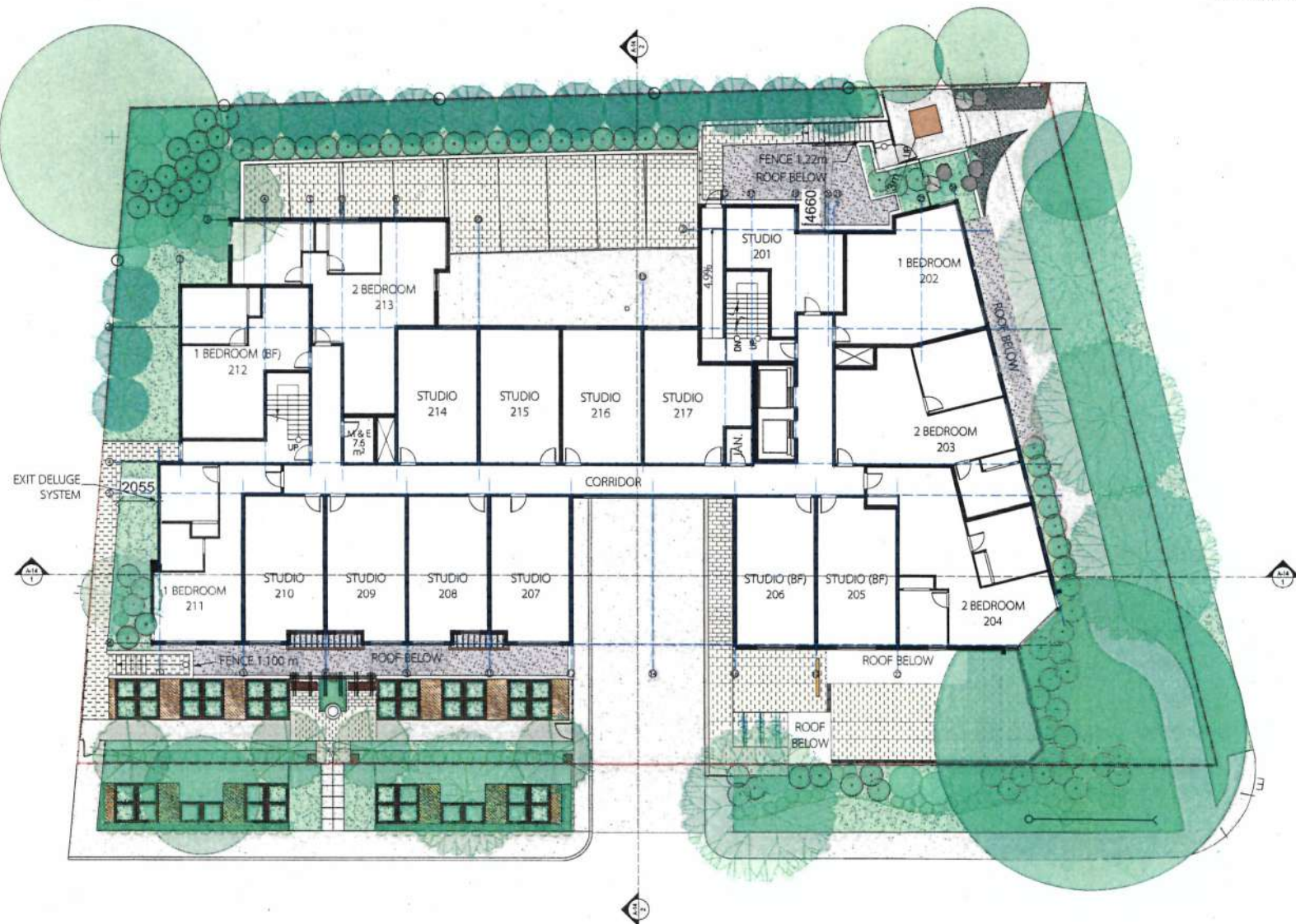


210 Gorge Road
Housing Project

Proposed Grading Plan

DATE: 2019-04	SCALE: 1:150
DATE: 2019-04	SCALE: 1:150
DATE: 2019-04	SCALE: 1:150
DATE: 2019-04	SCALE: 1:150
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DATE: 2019-04	SCALE: 1:150
DATE: 2019-04	SCALE: 1:150
DATE: 2019-04	SCALE: 1:150

2017526 A-04



Room # City Area sq'm

Unit Breakdown:

Studio - 11
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 17

1. Proposed and/or amended structural modifications	2. Proposed and/or amended mechanical/electrical/plumbing (MEP) modifications
3. Proposed and/or amended fire safety modifications	4. Proposed and/or amended accessibility modifications
5. Proposed and/or amended energy conservation modifications	6. Proposed and/or amended outdoor air quality modifications
7. Proposed and/or amended noise/vibration modifications	8. Proposed and/or amended other environmental modifications
9. Proposed and/or amended other modifications	10. Proposed and/or amended other modifications
11. Proposed and/or amended other modifications	12. Proposed and/or amended other modifications
13. Proposed and/or amended other modifications	14. Proposed and/or amended other modifications
15. Proposed and/or amended other modifications	16. Proposed and/or amended other modifications
17. Proposed and/or amended other modifications	18. Proposed and/or amended other modifications
19. Proposed and/or amended other modifications	20. Proposed and/or amended other modifications



210 Gorge Road
Housing Project

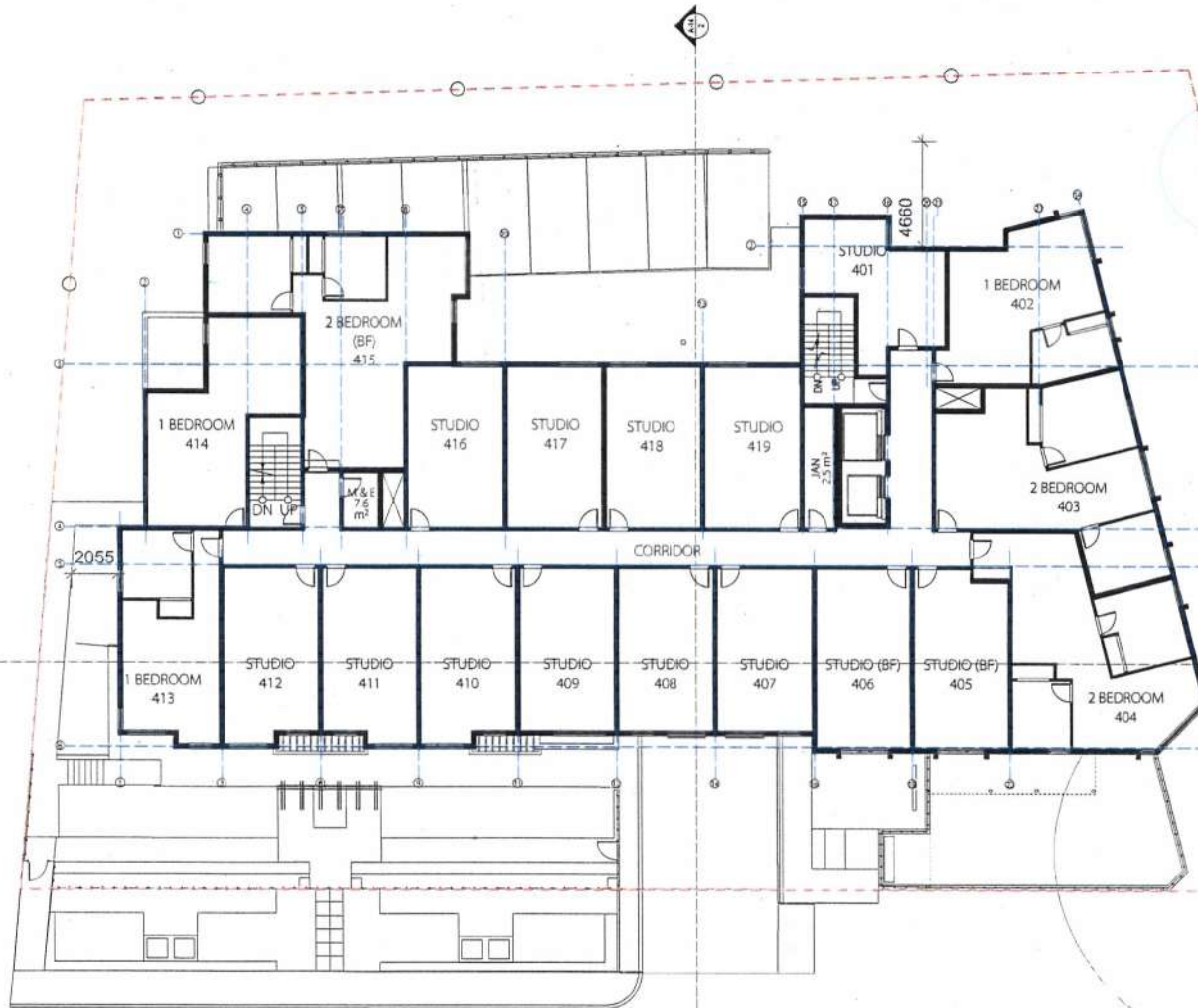
Proposed Second Floor Plan

DATE	2019-04-1
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
DESIGNER	SR 05
CHECKED	XXXXX
DATE	2017526

A-07

Proposed Second Floor Plan
DATE: 2018





Room # City Area sqm

Room #	City Area sqm
411	31.027
412	31.027
413	38.884
414	41.858
415	73.284
416	29.721
417	29.718
418	29.727
419	29.935

Unit Breakdown:

Studio - 13
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 19

1. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	2. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
3. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	4. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
5. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	6. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
7. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	8. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
9. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	10. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
11. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	12. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
13. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	14. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
15. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	16. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
17. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	18. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.
19. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.	20. All rooms are to be constructed in accordance with the Building Code of Australia (BCA) 2019.



Scale: 1:100 Date: 2019-04-1

210 Gorge Road
Housing Project

Proposed Fourth Floor Plan

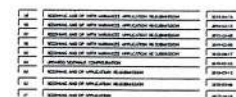
Drawn by: SR DS	Checked by: BC
Scale: 1:100	Project No: 2017526
Date: 2017526	Sheet No: A-09




Proposed Fourth Floor Plan

Unit Breakdown:

Studio - 15
1 Bedroom - 1
2 Bedroom - 1
TOTAL - 17



	
TEL: 416-593-0887 FAX: 416-593-0887 1000 SHEPPARD AVE. E. SUITE 200 SCARBOROUGH, ONTARIO M1S 1T2	
PROJECT NO.: 2017526 DATE: 2017-05-10	
DRAWING NO.: 10000-0000-0000-0000	
SCALE: 1:100	
PROJECT NO.: 2017526	
DATE: 2017-05-10	
DRAWING NO.: 10000-0000-0000-0000	
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SCALE: 1:100	
PROJECT NO.: 2017526	
DATE: 2017-05-10	
DRAWING NO.: 10000-0000-0000-0000	



- LEGEND
- 1 Cementitious Fibre Board "Panel" - (Off White)
 - 2 Cementitious Fibre Board w/ "Board & Batten" - (Off White)
 - 3 Metal Finish - (Light Grey)
 - 4 Wood Siding - (Brown Stain)
 - 5 Cementitious Fibre Board "Horizontal" - (Tan / Brown)
 - 6 Cementitious Fibre Board "Panel" - (Medium / Dark Grey)
 - 7 Cast in Place Concrete - (Unfinished)
 - 8 Aluminum Fence - (Black)
 - 9 Juliet Balcony Guard Rail (Aluminum & Glass)
 - 10 Giant Brick - (Off White)
 - 11 All Window Frames - (Medium / Dark Grey)

LEGEND

FINISHED GRADE

EXISTING GRADE

20' PROP. LINE

1. Remove old or new exterior finish materials	2. Remove old or new exterior finish materials
3. Remove old or new exterior finish materials	4. Remove old or new exterior finish materials
5. Remove old or new exterior finish materials	6. Remove old or new exterior finish materials
7. Remove old or new exterior finish materials	8. Remove old or new exterior finish materials
9. Remove old or new exterior finish materials	10. Remove old or new exterior finish materials
11. Remove old or new exterior finish materials	12. Remove old or new exterior finish materials
13. Remove old or new exterior finish materials	14. Remove old or new exterior finish materials
15. Remove old or new exterior finish materials	16. Remove old or new exterior finish materials
17. Remove old or new exterior finish materials	18. Remove old or new exterior finish materials
19. Remove old or new exterior finish materials	20. Remove old or new exterior finish materials



1:100 2019-04-1

210 Gorge Road
Housing Project

Proposed Elevations

DATE: 2017-05-05
DRAWN BY: SP, DS
CHECKED BY: BC
DATE: 2017-05-05
DRAWN BY: XXXXXX
CHECKED BY: 2017-05-05
DATE: 2017-05-05
DRAWN BY: A-12

T/O ROOFTOP EQUIP.
 elev. (34.005m)
 T/O ROOF FLOOR
 elev. (32.740m)
 FIFTH FLOOR FINISHED
 FLOOR elev. (29.328m)
 FOURTH FLOOR FINISHED
 FLOOR elev. (26.271m)
 THIRD FLOOR FINISHED
 FLOOR elev. (23.214m)
 SECOND FLOOR FINISHED
 FLOOR elev. (20.157m)
 AVG. GRADE (18.01m)
 MAIN FLOOR FINISHED
 FLOOR elev. (17.1m)



East Elevation
SCALE 1/8" = 1'-0"

- LEGEND
- 1 Cementitious Fibre Board "Panel" - (Off White)
 - 2 Cementitious Fibre Board "Board & Batten" - (Off White)
 - 3 Metal Finish - (Light Grey)
 - 4 Wood exterior Trim - (Brown Stain)
 - 5 Cementitious Fibre Board "Horizontal" - (Tan / Brown)
 - 6 Cementitious Fibre Board "Panel" - (Medium / Dark Grey)
 - 7 Cast in Place Concrete - "Unfinished"
 - 8 Aluminum Fence - (Black)
 - 9 Juliet Balcony Guard Rail (Aluminum & Glass)
 - 10 Glass Brick - (Off White)
 - 11 All Window Frames - (Medium / Dark Grey)

FINISHED GRADE
 EXISTING GRADE
 (AT PROP. LINE)

1. REMOVE AND RE-INSTALL EXISTING ROOFING	2. REMOVE AND RE-INSTALL EXISTING ROOFING
3. REMOVE AND RE-INSTALL EXISTING ROOFING	4. REMOVE AND RE-INSTALL EXISTING ROOFING
5. REMOVE AND RE-INSTALL EXISTING ROOFING	6. REMOVE AND RE-INSTALL EXISTING ROOFING
7. REMOVE AND RE-INSTALL EXISTING ROOFING	8. REMOVE AND RE-INSTALL EXISTING ROOFING
9. REMOVE AND RE-INSTALL EXISTING ROOFING	10. REMOVE AND RE-INSTALL EXISTING ROOFING
11. REMOVE AND RE-INSTALL EXISTING ROOFING	12. REMOVE AND RE-INSTALL EXISTING ROOFING
13. REMOVE AND RE-INSTALL EXISTING ROOFING	14. REMOVE AND RE-INSTALL EXISTING ROOFING
15. REMOVE AND RE-INSTALL EXISTING ROOFING	16. REMOVE AND RE-INSTALL EXISTING ROOFING
17. REMOVE AND RE-INSTALL EXISTING ROOFING	18. REMOVE AND RE-INSTALL EXISTING ROOFING
19. REMOVE AND RE-INSTALL EXISTING ROOFING	20. REMOVE AND RE-INSTALL EXISTING ROOFING

numberTEN
 number 10
 10

1:100
 2019-04-1

210 Gorge Road Housing Project

Proposed Elevations

SR DS
 XXXXX
 2017526
 A-13

T/O ROOFTOP EQUIP.
 elev. (34.005m)
 T/O ROOF FLOOR
 elev. (32.74m)
 FIFTH FLOOR FINISHED
 FLOOR elev. (29.328m)
 FOURTH FLOOR FINISHED
 FLOOR elev. (26.271m)
 THIRD FLOOR FINISHED
 FLOOR elev. (23.214m)
 SECOND FLOOR FINISHED
 FLOOR elev. (20.157m)
 GRADE (18.01m)
 MAIN FLOOR FINISHED
 FLOOR elev. (17.1m)



North Elevation
SCALE 1/8" = 1'-0"

T/O ROOFTOP EQUIP.
 elev. (34.005m)
 T/O ROOF FLOOR
 elev. (32.74m)
 FIFTH FLOOR FINISHED
 FLOOR elev. (29.328m)
 FOURTH FLOOR FINISHED
 FLOOR elev. (26.271m)
 THIRD FLOOR FINISHED
 FLOOR elev. (23.214m)
 SECOND FLOOR FINISHED
 FLOOR elev. (20.157m)
 GRADE (18.01m)
 MAIN FLOOR FINISHED
 FLOOR elev. (17.1m)



Interior North Elevation
SCALE 1/8" = 1'-0"



View from Across Carroll Street
2019-04-11



View from Gorge Road at Carroll Street
2019-04-11



View From Upper Carroll Street
2019-04-11

DATE
2019-04-11

1.0	Overall site plan and landscape architectural site plan	1.0	Overall site plan and landscape architectural site plan
2.0	Overall site plan and landscape architectural site plan	2.0	Overall site plan and landscape architectural site plan
3.0	Overall site plan and landscape architectural site plan	3.0	Overall site plan and landscape architectural site plan
4.0	Overall site plan and landscape architectural site plan	4.0	Overall site plan and landscape architectural site plan
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8.0	Overall site plan and landscape architectural site plan	8.0	Overall site plan and landscape architectural site plan
9.0	Overall site plan and landscape architectural site plan	9.0	Overall site plan and landscape architectural site plan
10.0	Overall site plan and landscape architectural site plan	10.0	Overall site plan and landscape architectural site plan

numberTEN
A COMMERCIAL GROUP

number
10

ARCHITECTURAL

CONTRACTOR

DATE 2019-04-11

210 Gorge Road
Housing Project

3D Model Images

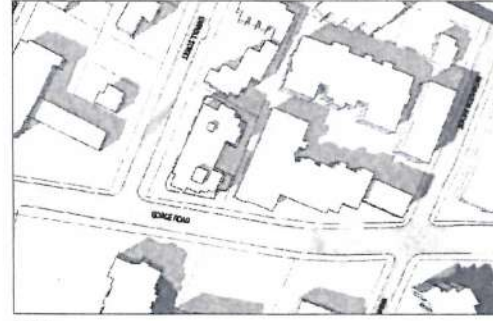
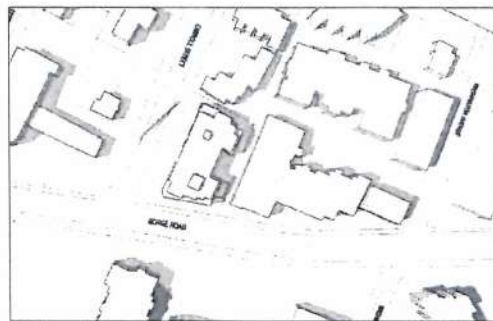
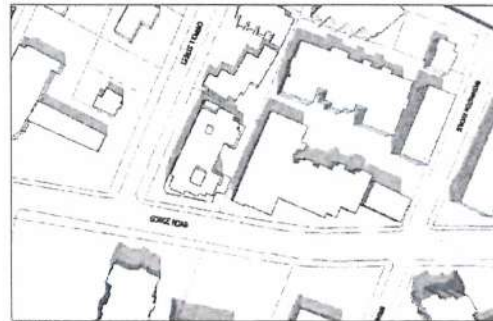
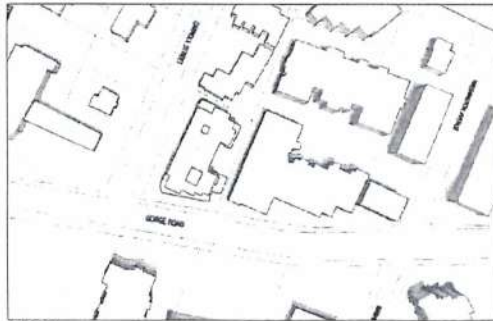
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DATE 2019-04-11	2017526	

A-15

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12.00PM

12.00PM

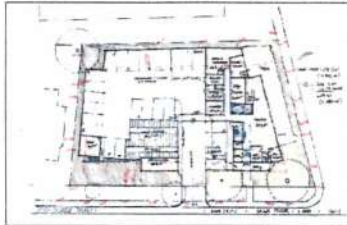


A-16

Evolution of the Design Process

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

Schematic Design Phase One:



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

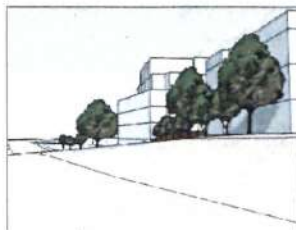


May 30th 2017
Meeting with City:
- Planning, Engineering, Traffic, Heritage and Parks Departments.



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

Schematic Design Phase Two:



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



Context Site Plan
Also showing proposed setbacks.



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



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

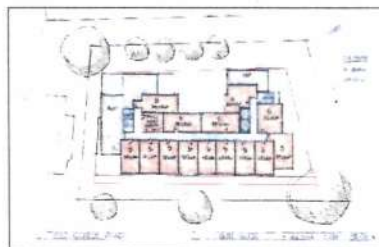
Schematic Design Phase Three:

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

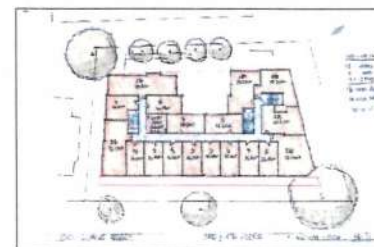
August 2nd 2017
Presentation to:
Carrington Court AGM

August 10th 2017
Community Open House #2

September 18th 2017
CALUC meeting



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



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

DATE

DESIGNER

1. Approved and on site construction of the building	2. Approved and on site construction of the building
3. Approved and on site construction of the building	4. Approved and on site construction of the building
5. Approved and on site construction of the building	6. Approved and on site construction of the building
7. Approved and on site construction of the building	8. Approved and on site construction of the building
9. Approved and on site construction of the building	10. Approved and on site construction of the building
11. Approved and on site construction of the building	12. Approved and on site construction of the building
13. Approved and on site construction of the building	14. Approved and on site construction of the building
15. Approved and on site construction of the building	16. Approved and on site construction of the building
17. Approved and on site construction of the building	18. Approved and on site construction of the building
19. Approved and on site construction of the building	20. Approved and on site construction of the building



PROJECT NAME

CLIENT

DATE: NTS 2019-04-1

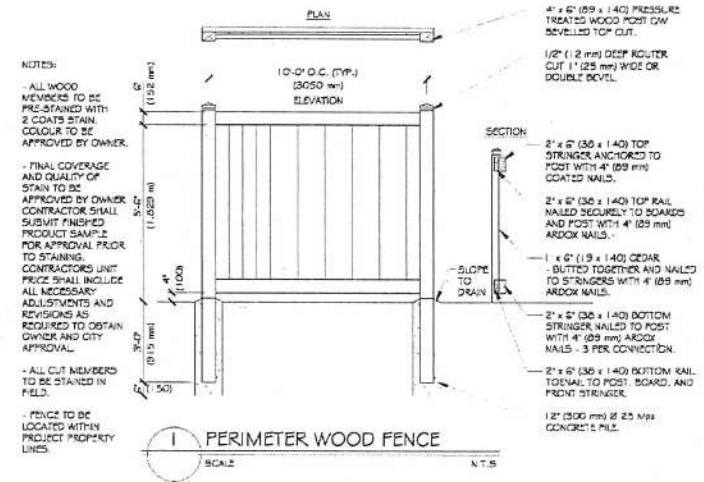
210 Gorge Road
Housing Project

Evolution of the
Design Process

DESIGNER	SR DS	DATE	BC
CLIENT PROJECT NO.	XXXXXX		
PROJECT NO.	2017526		

210 GORGE RD. - SUGGESTED PLANT LIST					
	Key	Common Name	Latin Name	Size	
Trees	VMAP	Vine Maple	Acer circinnatum	6m Cal.	
	RMAP	Road Maple	Acer rubrum var. thornst.	6m Cal.	
	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	6m Cal.	
	KAT	Katmai Tree	Camptotheca japonica	6m Cal.	
	PDGG	Pacific Dogwood	Corvus nuttallii var. 'Eden's White Wonder'	6m Cal.	
	PRUN	Amurautumn Poinsettia Cherry	Prunus var. 'Amurautumn'	6m Cal.	
	GOAK	Garry Oak	Quercus garmanii	6m Cal.	
	PAOW	Japanese Snowgum	Hydrocotyle japonica	6m Cal.	
WRC	Western Red Cedar	Thuja plicata var. 'Sewardi'	2.2m H.		
MAL	Manitoba Fruit Tree	Apple, Edible Cherry, Plum, Pear	15'5' H.		
Large Shrubs	CEAN	California Lilac	Genetopsis var. 'Nacional'	1.5m H.	
	SLAG	Star Magnolia	Magnolia stellata var. 'Royal Star'	10' H.	
	PIER	Lily of the Valley Shrub	Persea japonica var. 'Forest, Plum & Valley Rose'	10' H.	
	LRJA	Rhododendron	Rhododendron var. 'Pink Wallop' & 'Gumet Watson'	10' H.	
	THLI	Himalay Cedar	Thuja occidentalis var. 'Sewardi'	1.5m H.	
NINZ	Norway Spruce	Thuyopsis occidentalis var. 'Lilac'	15' H.		
Medium Shrubs	ABE	Glossy Abelia	Abelia x andersonii	10' H.	
	MEK	Meconopsis Orange Broom	Chamaecyparis	10' H.	
	KDGO	Kniveslender Dogwood	Corvus alba var. 'Lilac'	10' H.	
	DMV	Dwarf Cherry	Malus alba var. 'Lilac'	10' H.	
	MAIC	Dwarf Crabapple	Malus melanocarpa var. 'Compass'	10' H.	
	OTTO	Orchid Lignum Vitae	Persea laurifolia var. 'Lilac'	10' H.	
	MAIA	Rhododendron	Rhododendron var. 'Chrysanth'	10' H.	
	RIBE	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	10' H.	
	VACC	Vaccinium Huckleberry	Vaccinium cuneatum	10' H.	
	LVH	Dwarf Viburnum	Viburnum davidii	10' H.	
UAFT	Dwarf Burning Bush	Euonymus alata var. 'Compass'	10' H.		
Small Shrubs	AZAN	Evergreen Azalea	Azalea var. 'Gumpi'	10' H.	
	WHBA	Winter Flowering Hawthorn	Bacca carolinensis var. 'Arthur Innes'	1' H.	
	ELUP	Evergreen Euonymus	Euonymus fortunei var. 'Emerald Gable'	1' H.	
	SPGF	Gold Flame Spirea	Spiraea bumalda var. 'Gold Flame'	1' H.	
	CA5C	Camellia maconii	Malus nemoralis	1' H.	
	MOCK	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdrift'	1' H.	
	DMVJ	Dwarf Lily of the Valley Shrub	Persea japonica var. 'Snowdrift'	1' H.	
	POLY	Scandal Tree	Malus melanocarpa	1' H.	
	DWHR	Dwarf Rhododendron	Rhododendron var. 'Dorothy B. Luce'	1' H.	
	SWRT	Sweetbox	Hamamelis virginiana humilis	1' H.	
DDOG	Dwarf Dogwood	Corvus nuttallii var. 'Lilac'	1' H.		
NAN	Nearly Bamboo	Nandina domestica var. 'Gumpi Stream'	1' H.		
Ground	BEAR	Bearberry	Aquilegia vulgaris var. 'Vancouver Jewel'	SP4	
	DECK	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressanconi Ruby'	SP5	
	PERN	Periwinkle	Vincetoxicum var. 'Dorothy B. Luce'	SP4	
	WITI	Mountain Cranberry	Vitis vulpina mixta	SP4	
	FRAG	Raspberries	Rubus	AP4	
	COTO	Crochod Cottoncandy	Cottoncandy dianthus	SP4	
Vines	ASM	Amurautumn Clematis	Clematis integrifolia	10' H.	
	CJAL	Clematis	Clematis var. 'Blossom'	10' H.	
	OLAS	Old-fashioned Jasmine	Jasminum officinale	1' H.	
Perennials & Grasses	TRIT	Flume Sodas	Grass (Lilac)	SP5	
	CAKO	Carolina Kidney	Grass (Lilac)	AP5	
	INDH	Dwarf Daylily	Grass (Lilac)	SP5	
	IRCO	Corall Tree	Grass (Lilac)	SP5	
	HEUC	Heavenly Blue	Grass (Lilac)	AP5	
	LAV	English Lavender	Lavandula angustifolia var. 'Hidcot'	SP5	
	SCIZ	Ruffi Lily	Scilla maritima var. 'Dorothy B. Luce'	H15	
	Wildflowers & Bulbs	CMAN	Common Camas	Camassia quamash	H15
		DOUE	Dwarf Star	Doctocodon hendersonii	D15
		ERY	Erigeron Lily	Erigeron annuus	D15
CHIZ		Chocolate Lily	Prunella lanceolata	B15	

Notes: All landscape work to conform with B.C.S.L.A. / B.C.N.F.A. standards specifications.
All areas to be irrigated with an automatic underground system.



PLANT LIST & FENCE DETAIL

4★ SITE
LANDSCAPE ARCHITECTUR
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