

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b 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.

E.2 210 Gorge Road East - Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 (Burnside)

Committee received a report dated March 14, 2019 from the Acting Director of Sustainable Planning and Community Development presenting Council with information proposing to rezone the subject property at 210 Gorge Road East to increase the density to allow for a five-storey, mixed-use building consisting of ground floor commercial and residential above.

Moved By Mayor Helps

Seconded By Councillor Loveday

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 (5): Mayor Helps, Councillor Dubow, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (5 to 1)

Councillors Alto and Collins returned to meeting at 9:58 a.m.



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.

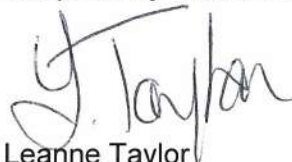
CONCLUSIONS

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

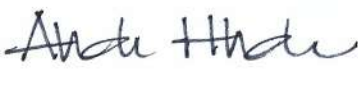
The proposed five-storey, mixed-use building at 210 Gorge Road East is consistent with the relevant design guidelines associated with Development Permit Area 7A: Corridors – Gorge Road East. The proposed parking variances are supportable given the proposed car share memberships and the site's proximity 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

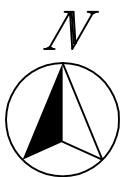
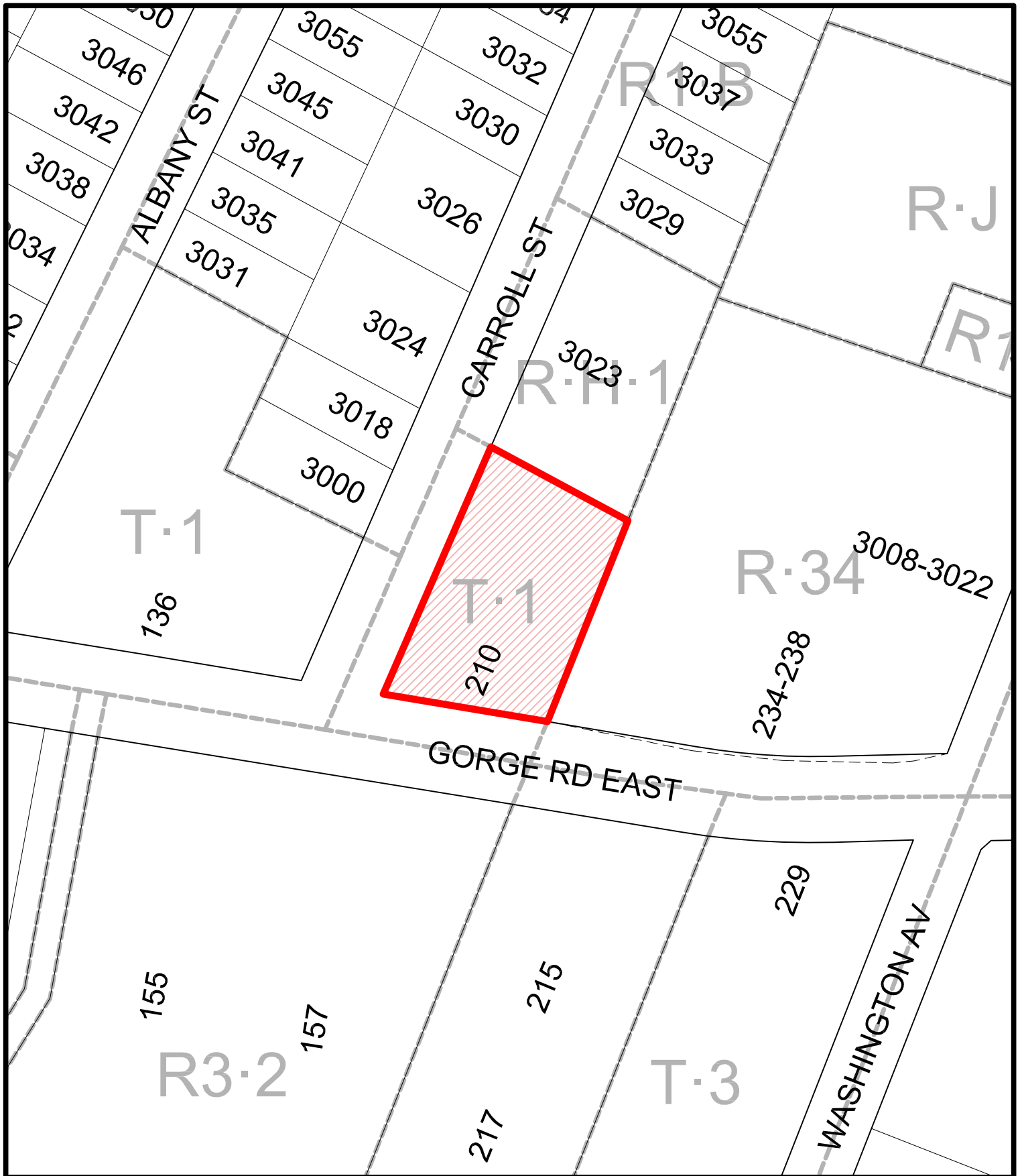

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: March 20, 2019

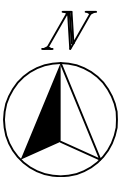
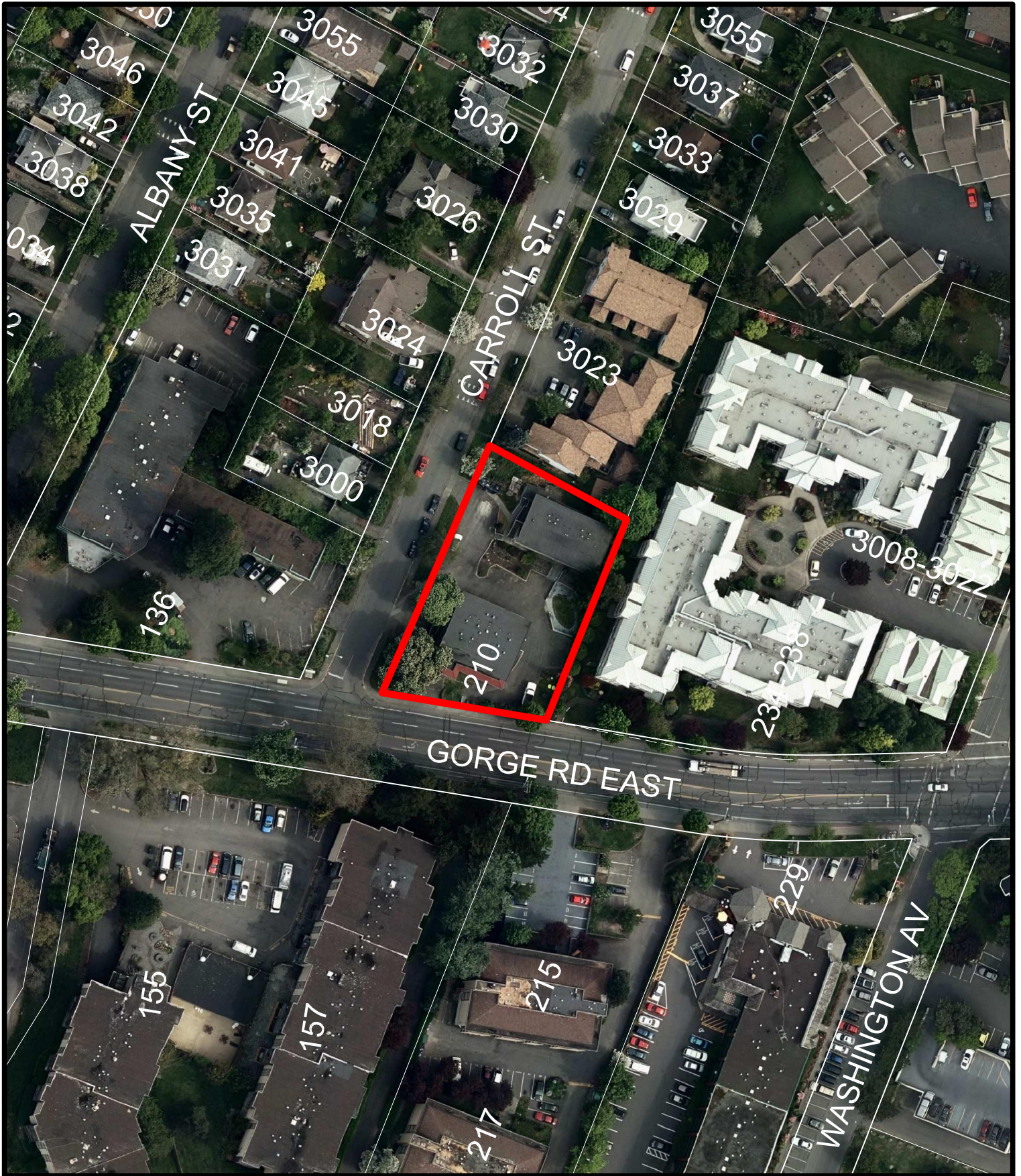
List of Attachments

- 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.



210 Gorge Road East
Rezoning No.00620





210 Gorge Road East
Rezoning No.00620



LOT 5, Section 10, Victoria, Plan 389



LIST OF DRAWINGS

Zone (Existing)	1-1 (Bulwer Terrace & Circulation District)
Proposed Zone	How Zone
Site Area (sqm)	1,981.4 sq.m
Total FSR Floor Area (sqm)	3,388.19 sq.m
Floor Space Ratio	1.71 (max. floor area = 1,860 sq.m; 2.4 sq.m / 1.2 sq.m = 2.0)
Site Coverage (%)	166.00 sq.m / 1,981.4 sq.m = 8.38%
Open Site Space (%)	707.2 sq.m / 1,981.4 sq.m = 35.20%
Height of Building (m) from Avg. Grade	14.73m
Number of Storeys	4
No. of Parking Stalls	25 (21 residential & 4 visitor)
No. of Bike Parking	84 (24 for 1 car & 12 for 1 car)
Front Yard Setback (West / Carroll St)	4.2m
Rear Yard Setback (East)	3.0m
Side Yard (North)	2.5m
Side Yard (South) (George Rd)	2.8m
Total Number of Units	72
No. of Studio	72
No. of 1 Bed	0
No. of 2 Bed	0
Minimum total Floor Area (sqm)	23,498.94 m
Minimum total Floor Area (sqm)	3,568.19 sq.m = 454.22 sq.m x 7.867 sq.m

- 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

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

PRELIMINARY SITE PLAN

[illegible]

numberTEN
architectural group

200 • 1415 West 44th
Denver, CO
Tel: 303.733.4232
Fax: 303.733.4232
www.number10.com
info@number10.com

<p>DATE/TIME/TEAM</p>		
<p>COMPETITION NAME</p>		
<p>DATE</p>	<p>NTS</p>	<p>2019-0</p>

210 Gorge Road
Housing Project

Cover Sheet,
Project Data,
List of Drawings

ISSUED BY	SR, DS	ISSUED BY	
CURRENT PROJECT NO.	XXXXX		A-00
	2017526		

Received
City of Victoria

MAR 11 2019

Planning & Development Department
Development Services Division



CARROLL STREET

GORGE ROAD EAST

Existing Site Plan

Received
City of Victoria
MAR 11 2019
Planning & Development Department
Development Services Division



1. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
2. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
3. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
4. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
5. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
6. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
7. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
8. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
9. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
10. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01

numberTEN architectural group
100-1115 Ave Road
Vancouver, BC
Canada V6K 2P5
T: 604.681.1111
F: 604.681.1112
www.number10.ca

number 10

DATE	11/100	DATE	2019-03-08
PROJECT	210 Gorge Road Housing Project		
PROJECT	Existing Site Plan		
DATE	SP-05	DATE	BC
PROJECT	XXXXXX	PROJECT	A-01
CLIENT REFERENCE	2017526	CLIENT REFERENCE	

Planning & Development Department
Development Services Division



<p>numberTEN WITH A LOCAL FLAVOUR</p> <p>number 10</p>	
<p>210 Gorge Road Housing Project</p>	
<p>Proposed Context Plan</p>	
<p>DATE: 2017-05-15 DRAWN BY: [illegible] CHECKED BY: [illegible] SCALE: 1:200</p>	<p>DATE: 2019-03-15 BY: [illegible]</p>
<p>PROJECT: 2017526</p>	<p>BC A-03</p>

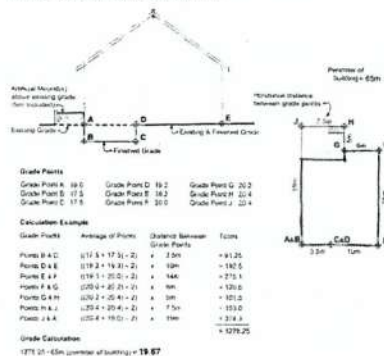
CITY OF VICTORIA

RECEIVED DEEMED

MAR 15 2019 MAR 11 2019

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

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade level 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.



Plan Showing Grade Point Locations

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	35.45	9.334	3.809	195.961
B	19.04	17.13	B-C	36.17	0.000	0.000	0.000
C	18.94	19.25	C-D	38.19	1.730	2.200	12.760
D	18.94	20.41	D-E	39.35	5.763	6.824	103.536
E	18.78	20.41	E-F	39.19	2.607	3.044	45.564
F	18.72	18.50	F-G	37.22	1.689	-0.210	-3.124
G	18.57	18.50	G-H	37.07	0.267	-0.003	-0.004
H	18.55	19.54	H-I	38.09	1.101	1.490	20.740
I	18.41	19.54	I-J	37.95	0.000	0.000	0.000
J	18.37	19.54	J-K	37.91	1.400	1.735	23.710
K	18.37	19.54	K-L	37.91	1.348	1.631	24.720
L	18.32	19.09	L-M	37.41	1.173	0.830	11.490
M	18.32	19.09	M-N	37.41	3.100	3.870	56.540
N	18.21	18.03	N-O	36.24	3.958	-0.180	-2.720
O	18.15	17.71	O-P	35.86	0.000	-0.440	-6.400
P	18.00	17.13	P-Q	35.13	6.420	-0.770	-49.640
Q	17.85	17.09	Q-R	34.94	0.000	-0.760	-10.960
R	17.85	16.94	R-S	34.79	12.440	-0.910	-114.440
S	17.37	16.90	S-T	34.27	3.179	-0.469	-14.710
T	17.86	16.90	T-U	34.76	0.000	-0.960	-13.560
U	17.86	17.08	U-V	34.94	10.192	-0.780	-79.176
V	17.86	17.08	V-W	34.94	0.000	-0.780	-10.560
W	17.86	17.76	W-X	35.62	5.275	0.100	5.340
X	17.95	17.66	X-Y	35.61	0.764	-0.240	-3.456
Y	17.95	17.62	Y-Z	35.57	8.530	-0.330	-28.765
Z	18.54	17.69	Z-A'	36.23	2.378	-0.850	-11.458
A'	18.33	17.80	A'-B'	36.13	0.000	-0.530	-7.380
B'	18.33	17.81	B'-C'	36.14	19.655	-0.520	-104.764
C'	19.51	19.51	C'-D'	39.02	0.000	0.000	0.000
D'	19.51	17.16	D'-E'	36.67	1.283	-2.350	-33.014
E'	19.52	17.16	E'-F'	36.68	1.100	-2.360	-31.910
F'	19.53	17.16	F'-G'	36.69	1.869	-2.370	-35.440
G'	19.75	18.61	G'-H'	38.36	0.000	-1.140	-16.080
H'	19.75	20.00	H'-I'	39.75	5.138	0.250	12.900
I'	19.99	20.00	I'-J'	39.99	0.402	0.000	0.402
J'	19.99	20.00	J'-K'	39.99	5.293	0.010	27.620
K'	19.99	20.00	K'-L'	39.99	1.138	0.010	12.720
L'	19.95	20.00	L'-M'	39.95	9.575	0.050	91.210
M'	19.99	20.00	M'-N'	39.99	2.689	0.010	26.840
N'	19.94	20.00	N'-O'	39.94	3.603	-0.060	-21.960
O'	20.02	20.00	O'-P'	40.02	0.000	-0.020	-0.400
P'	20.02	17.07	P'-Q'	37.09	11.863	-2.950	-100.840
Q'	19.97	17.13	Q'-R'	37.10	3.006	-0.840	-27.460
R'	19.76	17.13	R'-S'	36.89	0.611	-0.630	-4.040
S'	19.76	17.13	S'-T'	36.89	2.831	-0.630	-17.840
T'	19.96	17.13	T'-A	37.09	13.806	-1.770	-124.710

TOTAL= 166.510 TOTAL= 2998.909

AVERAGE GRADE = 18.87

LEGEND:
BUILDING OUTLINE
EXISTING ELEVATION
FINISHED ELEVATION
GRADE POINT

numberTEN
10

210 Gorge Road
Housing Project

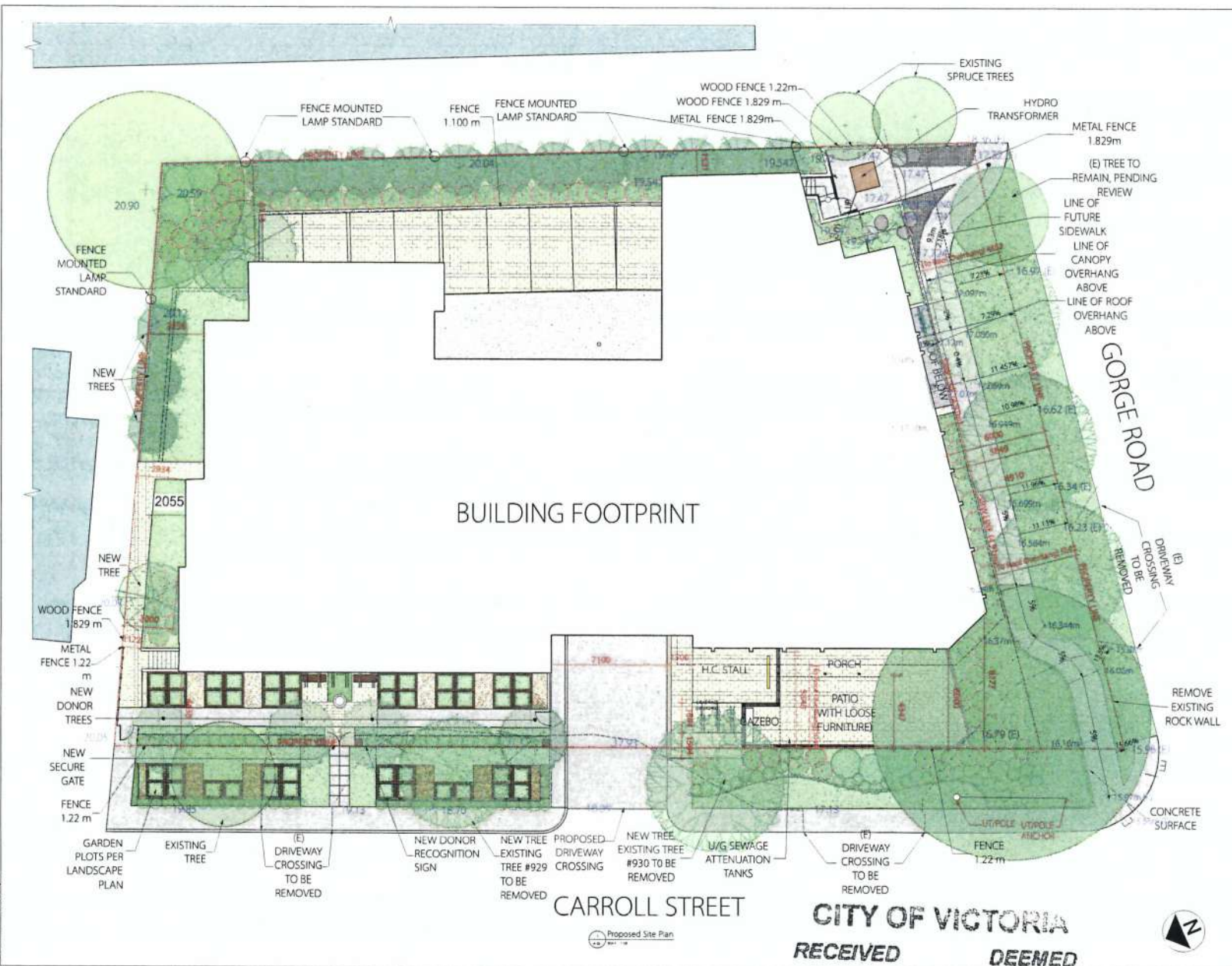
Proposed Grading Plan

SP, DS
XXXXXX
2017526
A-04

Received
City of Victoria

MAR 11 2019

Planning & Development Department
Development Services Division



Along the Gorge Road Frontage, the 4th floor is 0.142m to the north of the 4.910m Statutory Right of Way and 0.050m from the Property Line (therefore complies).
The Gorge Road main floor entrance canopy along this same frontage is 0.256m to the south of the 4.910m Statutory Right of Way and 4.652m from the Property Line and 3.0 meters above the sidewalk (therefore complies).

NO.	DESCRIPTION	DATE	BY
01	PREPARED FOR THE CITY OF VICTORIA	2019-03-15	BC
02	REVISIONS		
03	REVISIONS		
04	REVISIONS		
05	REVISIONS		
06	REVISIONS		
07	REVISIONS		
08	REVISIONS		
09	REVISIONS		
10	REVISIONS		
11	REVISIONS		
12	REVISIONS		
13	REVISIONS		
14	REVISIONS		
15	REVISIONS		
16	REVISIONS		
17	REVISIONS		
18	REVISIONS		
19	REVISIONS		
20	REVISIONS		

numberTEN
210 Gorge Road
Victoria, BC
V8T 1A1
TEL: 250-681-1000
F: 250-681-1001
WWW.NUMBERTEN.COM

1:100
2019-03-15

**210 Gorge Road
Housing Project**

Site Plan

SP DS
XXXXXX
2017526

BC
A-05

Room #	City Area sqm
301	27.477
302	45.097
303	65.064
304	65.513
305	31.802
306	32.894
307	26.882
308	29.726
309	31.513
310	31.027
311	31.027
312	31.027
313	38.884
314	41.806
315	73.084
316	26.721
317	26.708
318	28.727
319	29.935

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

numberTEN architectural group
 100-1000 West 7th St
 Victoria BC
 Canada V8W 2Y5
 T 250.562.2176
 F 250.562.2176
 www.number10.ca
 v.number10@number10.ca

number 10

210 Gorge Road
 Housing Project

Proposed Third Floor Plan

DATE	2017-05	BY	BC
DESIGN BY	XXXXXX	DATE	2017-05
PROJECT NO.	2017526	SCALE	A-08

Received
 City of Victoria
 MAR 11 2019
 Planning & Development Department

Proposed Third Floor Plan

Room #	City Area sqm
401	27.477
402	45.097
403	55.004
404	60.913
405	31.892
406	32.034
407	29.882
408	29.716
409	28.217
410	31.027
411	31.027
412	31.027
413	38.884
414	41.806
415	73.064
416	29.721
417	29.708
418	29.727
419	29.935

Unit Breakdown:
 Studio - 13
 1 Bedroom - 3
 2 Bedroom - 3
 TOTAL - 19



Proposed Fourth Floor Plan

1. All dimensions are in millimeters unless otherwise specified.	1:1000
2. All dimensions are in millimeters unless otherwise specified.	1:1000
3. All dimensions are in millimeters unless otherwise specified.	1:1000
4. All dimensions are in millimeters unless otherwise specified.	1:1000
5. All dimensions are in millimeters unless otherwise specified.	1:1000
6. All dimensions are in millimeters unless otherwise specified.	1:1000
7. All dimensions are in millimeters unless otherwise specified.	1:1000
8. All dimensions are in millimeters unless otherwise specified.	1:1000
9. All dimensions are in millimeters unless otherwise specified.	1:1000
10. All dimensions are in millimeters unless otherwise specified.	1:1000

numberTEN
 210 Gorge Road
 Victoria BC
 Canada V8P 1A5
 T 250.752.8740
 F 250.752.8740
 www.number10.ca

DATE: 2019-03-15
 SCALE: 1:100
 PROJECT: 210 Gorge Road Housing Project
 SHEET: A-09

210 Gorge Road
 Housing Project
 Proposed Fourth Floor Plan
 SHEET: A-09

MAR 15 2019

MAR 11 2019

Room #	City Area sqm
501	49.512
502	36.763
503	41.849
504	29.728
505	29.727
506	29.882
507	29.728
508	29.877
509	29.727
510	29.727
511	29.727
512	32.122
513	68.931
514	29.721
515	29.728
516	29.727
517	29.525

Unit Breakdown:

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



Proposed Fifth Floor Plan

1. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	2. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
3. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	4. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
5. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	6. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
7. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	8. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
9. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	10. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
11. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	12. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
13. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	14. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
15. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	16. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
17. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	18. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS
19. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS	20. SITE PLAN, INCLUDING ALL PROPOSED AND EXISTING BUILDINGS

numberTEN
number
10

DATE: 2019-03-15

SCALE: 1:100

PROJECT: 210 Gorge Road Housing Project

PROPOSED: Proposed Fifth Floor Plan

DESIGNER: SR, DS

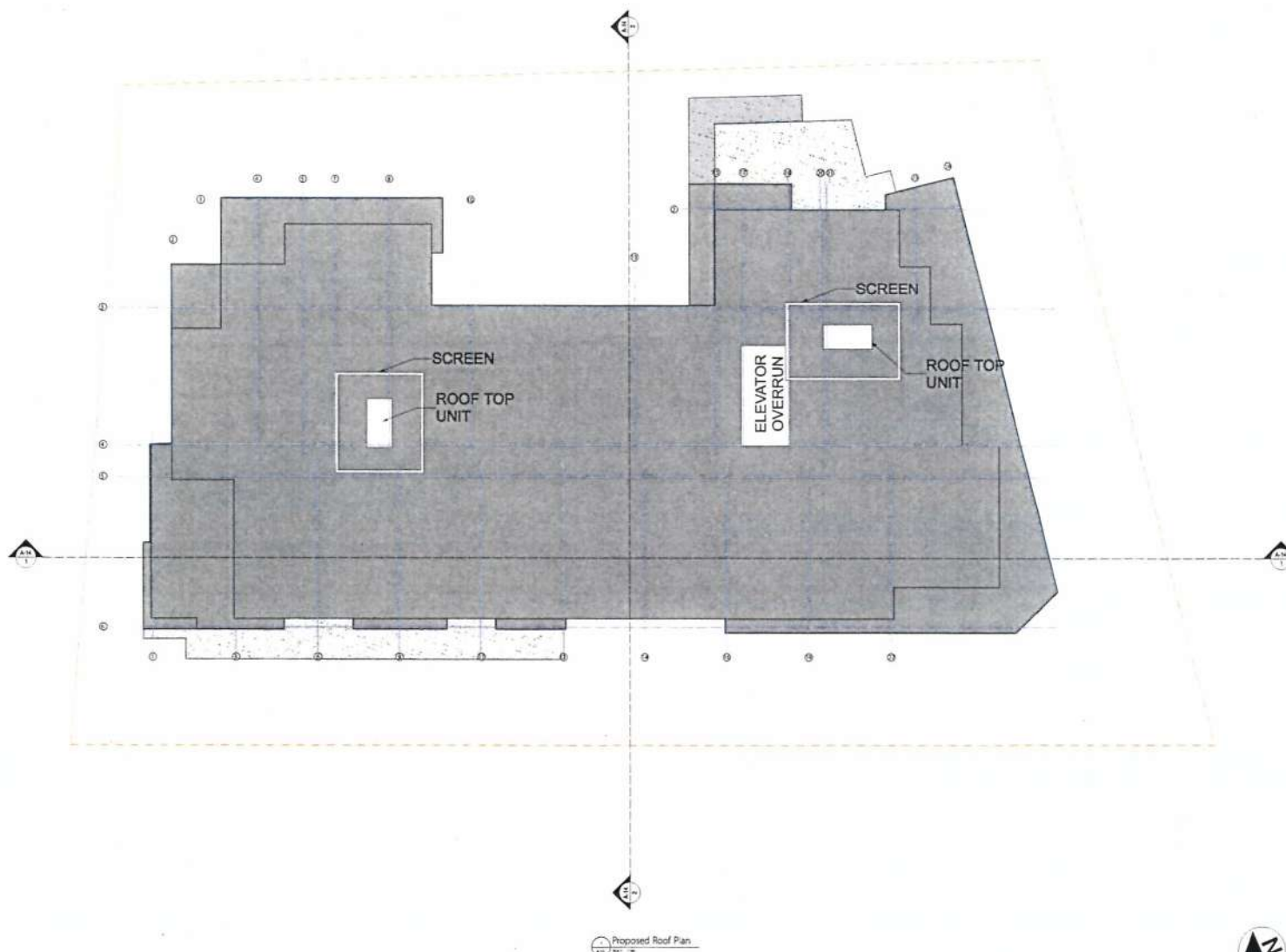
DATE: 2017526

SCALE: 1:100

DEEMED

MAR 15 2019

MAR 11 2019

[illegible]

numberTEN
an international group

2101 N. 17th Avenue
Suite A-10
Carmichael, CA 95608
T 916.483.3400
F 916.483.3400

[www.NumberTen.org](http://www.numberTen.org)
info@numberTen.org

210 Gorge Road
Housing Project

Proposed Roof Plan

SP, OS	
XXXXXX	
2017526	A-1

A-11



<p>numberTEN architectural group</p> <p>10</p>	
<p>210 Gorge Road Housing Project</p>	
<p>Proposed Elevations</p>	
<p>SP, DS</p> <p>XXXXXX</p> <p>2017526</p>	<p>BC</p> <p>A-12</p>

MAR 15 2019

MAR 1-1 2019



numberTEN
WITH A LITTLE MORE

number 10

100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm

100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm
100 - 1000 sqm

DATE	2019-03-15
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	
DATE	2017-05-26
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	
DATE	2017-05-26
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	

DATE	2017-05-26
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	
DATE	2017-05-26
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	
DATE	2017-05-26
SCALE	1:100
PROJECT	210 Gorge Road Housing Project
PROPOSED ELEVATIONS	



View from Across Carroll Street
RAY - 01



View from Gorge Road at Carroll Street
RAY - 02



View From Upper Carroll Street
RAY - 03

Received
City of Victoria

MAR 11 2013

Planning & Development Department
Development Services Division

1. 2013-2014 Annual Report	2013-2014
2. 2013-2014 Annual Report	2013-2014
3. 2013-2014 Annual Report	2013-2014
4. 2013-2014 Annual Report	2013-2014
5. 2013-2014 Annual Report	2013-2014
6. 2013-2014 Annual Report	2013-2014
7. 2013-2014 Annual Report	2013-2014
8. 2013-2014 Annual Report	2013-2014
9. 2013-2014 Annual Report	2013-2014
10. 2013-2014 Annual Report	2013-2014

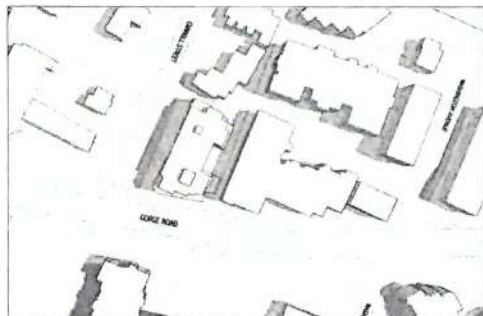
numberTEN
number
10

210 Gorge Road
Housing Project

3D Model Images

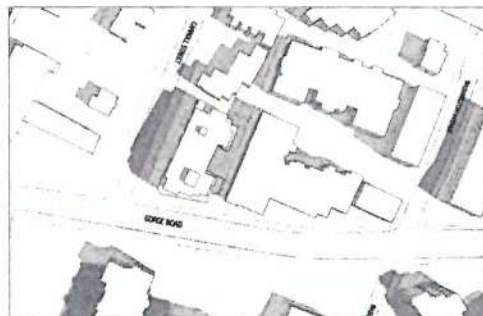
SP, DS
XXXXXX
2017526
A-15

Summer Solstice
June 21st, 2018



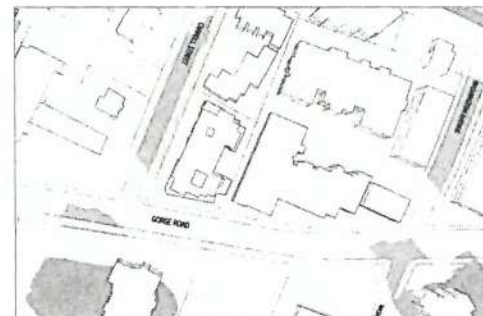
9.00AM

Fall Equinox
September 22nd, 2018



9.00AM

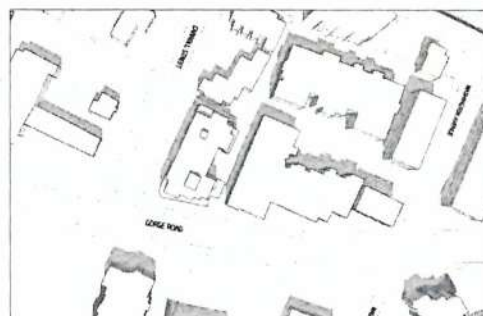
Winter Solstice
December 21st, 2018



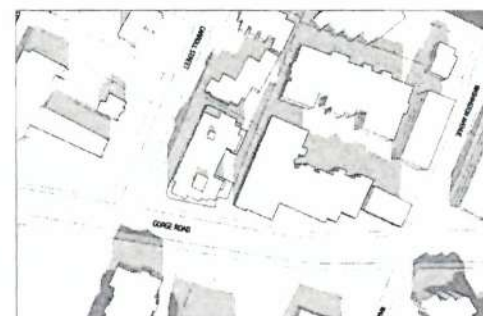
9.00AM



12.00PM



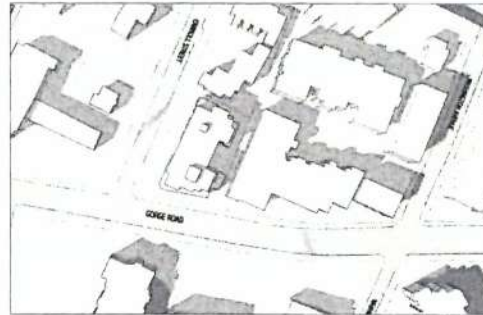
12.00PM



12.00PM



3.00PM



3.00PM



3.00PM

Received
City of Victoria

MAR 11 2019

Planning & Development Department
Development Services Division

1. Aerial Shadow Study (Summer Solstice)	2. Aerial Shadow Study (Fall Equinox)
3. Aerial Shadow Study (Winter Solstice)	4. Aerial Shadow Study (Summer Solstice)
5. Aerial Shadow Study (Fall Equinox)	6. Aerial Shadow Study (Winter Solstice)
7. Aerial Shadow Study (Summer Solstice)	8. Aerial Shadow Study (Fall Equinox)
9. Aerial Shadow Study (Winter Solstice)	10. Aerial Shadow Study (Summer Solstice)

numberTEN number 10

2500 10th Street
Victoria BC
T 250.766.2276
F 250.766.2276
www.number10.ca
info@number10.ca

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08

PROJECT: 210 Gorge Road Housing Project

DATE: 2019-03-08



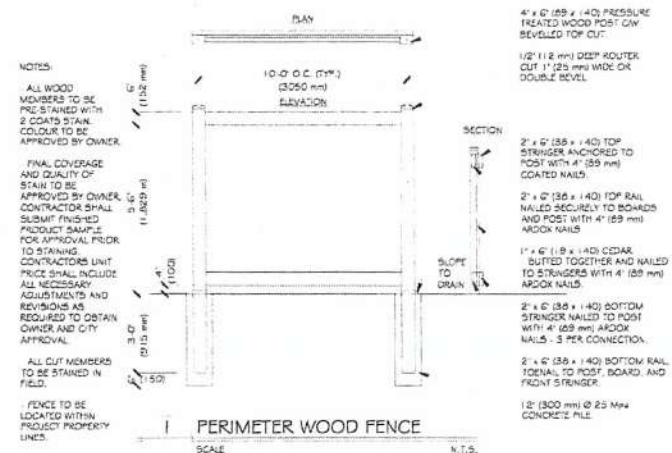
DEEMED

DATE: MARCH 14, 2019 (REVISED & RESUBMITTED)

MAR 11 2019

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 200.508.7200

210 GORGE RD. - SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	WASP	Wine Maple	Acer glaberrimum	10m Cal.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	10m Cal.
	WASP	Japanese Maple	Acer palmatum var. 'Bloodgood'	10m Cal.
	WASP	Kalm's Tree	Crataegus mollis	10m Cal.
	WASP	White Birch	Betula papyrifera	10m Cal.
	WASP	Amur Larch	Larix laricina	10m Cal.
	WASP	Ginkgo	Ginkgo biloba	10m Cal.
	WASP	Japanese Snowbell	Styphelia japonica	10m Cal.
	WASP	Western Red Cedar	Thuja occidentalis	10m Cal.
	WASP	Manitoba Maple	Acer glaberrimum	10m Cal.
Large Shrubs	WASP	California Lilac	Calceolaria speciosa	1.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Medium Shrubs	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Small Shrubs	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Ground	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Vines	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Perennials & Grasses	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
Wildflowers & Herbs	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.
	WASP	Box of the Valley	Thalictrum flavum	2.5m H.
	WASP	Red Maple	Acer rubrum var. 'Royal Red'	2.5m H.



CITY OF VICTORIA

RECEIVED **DEEMED**

MAR 15 2019 **MAR 11 2019**

210 GORGE ROAD

PLANT LIST & FENCE DETAIL SCALE: 1:100

DATE: MARCH 14, 2019 (REVISED & RESUBMITTED)

4★ SITE

LANDSCAPE ARCHITECTURE
AND SITE PLANNING 2308 508 7885



- DETAILS CONSTRUCTION NOTES:**
- ① CITY OF VICTORIA TO INSTALL FIRE AND CONCRETE SERVICE TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
 - ② CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
 - ③ CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.
 - ④ EXISTING WATER SERVICE TO BE RETAINED FOR AMATEUR.
 - ⑤ CONTRACTOR TO REMOVE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY AND INSTALL NEW CURB, GUTTER AND SIDEWALK TO CITY OF VICTORIA REQUIREMENTS.
 - ⑥ LOWEST AVAILABLE SIDEWALK ELEVATION.
 - ⑦ CONTRACTOR TO REMOVE EXISTING SIDEWALK AND REINSTATE SIDEWALK CURB AND GUTTER TO CITY OF VICTORIA REQUIREMENTS.
 - ⑧ CONTRACTOR TO REMOVE DRIVEWAY AND REINSTATE SIDEWALK COMPLETE WITH 200MM TOPSOIL AND SEED.
 - ⑨ CONTRACTOR TO INSTALL 6.0M DRIVEWAY TO CITY OF VICTORIA STANDARDS.
 - ⑩ CONTRACTOR TO INSTALL NEW SIDEWALK TO CITY OF VICTORIA STANDARDS.

SITE PLAN
N 1:250

PRELIMINARY ONLY

\\projects\30612 - Victoria Cool Aid - 210 Gorge Rd - Engineering\02 - Drawings & Surveys (Eng)\30612 Building Plan Set January 25, 2019

Received
City of Victoria

MAR 11 2019

Planning & Development Department
Development Services Branch

210 GORGE RD E
PRELIMINARY SITE PLAN
VICTORIA COOL AID
Scale
N.P.A.
Sheet 1 of 1
Eng. Project No. 30612

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO NANOWATUK
PHONE: 250-751-2014 FAX: 250-751-2095



February 7, 2019

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



**RE: Development Application Revisions
Rezoning Application No. 00620 and
Development Permit with Variances Application No. 00076
210 Gorge Road East, Victoria BC**

Dear Mayor Helps & Council:

On October 4, 2018, Victoria Cool Aid Society (Cool Aid) presented our development proposal to Council to create a new residential building at 210 Gorge Road East, including 82 units of affordable rental housing for tenants at a range of income levels. When we presented those plans, we heard various concerns expressed from the community, with a focus on both the height and density of our proposed design.

We were asked by Council in your motion dated October 4, 2018 to reconsider the following elements of our proposed development:

1. A reduction of storeys to conform with the local area plan
2. To possibly include ground-floor commercial
3. To consider an increase in parking
4. To bring the type of unit percentages more closely aligned to the Regional Housing First Program implementation plan

In response to the concerns raised by the Burnside Gorge Land Use Committee and our neighbours and to the direction provided by Council, we have worked with our design team to address these concerns, while still maintaining the design, unit mix (studio, one and two bedroom units) and landscaping features of our original proposal.

Changes to our development proposal for 210 Gorge

Cool Aid submits this letter to outline the revisions to our development proposal for your consideration.

The key revisions to our proposal include:

1. A reduction in the number of storeys from six storeys to five storeys, to align with the Local Area Plan, and a reduction in the number of units from 82 homes to 72 homes, through the elimination of 10 studio units
2. Modifications to the main floor and sidewalk along Gorge Road to include a commercial space at grade which will be operated as a coffee outlet
3. Increase of one parking space in the underground parking

	<i>Parking provided</i>	<i>Parking required</i>
<i>Affordable dwelling units</i>	19	19
<i>Staff parking</i>	1	
<i>Visitor parking</i>	5	7
<i>Total Parking</i>	25 spaces	26 spaces
<i>Resident Bicycle Parking</i>	84 spaces	76 spaces
<i>Visitor Bicycle Parking</i>	12 spaces	7 spaces

4. Retention of a balanced mix of tenants able to pay rents at a range of income levels, including:
 - 30 units at income assistance rates (\$375/month) with support services available on site;
 - 8 units at affordable rental rates (\$750/month);
 - 34 units at moderate income rental rates (ranging from \$850 - \$1500/month).

We acknowledge this unit mix differs from the suggested mix as set out Regional Housing First program; however, this project presents a unique challenge for us as housing providers, as our premise for the redevelopment has always been guided by the need to replace the 21 income assistance units we'll lose as part of the demolition and then create more supply in the redeveloped building. This unit mix has been well understood by our funders and formed the basis for our approval by the Regional Housing First Program and the CRD Board.

We know that our immediate neighbours and other community leaders have questions and concerns about how Cool Aid plans to manage and operate the building, and address any issues that may arise. To help respond to those concerns and increase confidence in our proposed approach, we have prepared an Operating Management Plan that outlines our vision and commitments for operating this new affordable rental housing in the Burnside Gorge community. We are sharing this document with neighbours and have posted it on our website.

Alignment with the Local Area Plan

Our revised plans respond to the following key objectives outlined in the Local Area Plan:

12.2.1 ii) a base density of 1.2 FSR and a maximum density of 2.0 FSR where amenities are provided to offset the impacts of additional density

And

12.6.2 Ensure new development along Burnside and Gorge Roads is oriented positively towards the street to create a more attractive and pedestrian friendly streetscape environment.

Our revised plans are at a density that comfortably falls with the Local Area Plan parameters, with an FSR of 1.7: 1. The amenities that we are offering to offset the impacts of the additional density proposed here include:

- Extensive boulevard gardens and landscaping to improve the pedestrian experience along Carroll Street and act as a medium for neighbourhood interaction;
- Preservation of a significant horse chestnut tree at the corner of Carrol and Gorge and the introduction of three new trees and extensive landscaping treatments to the Gorge frontage which will remarkably improve the pedestrian experience along a heavily trafficked corridor
- Introducing a coffee outlet at the street level for neighbours and commuters travelling along the future “all ages and abilities bicycle network” planned for Gorge Road

12.2.1 iii) Buildings on the north side of Gorge Road, east of Balfour Avenue, may be built to 5 storeys along the Gorge Road frontage, if they support plan objectives, including the creation of space for local-serving commercial uses, with a sensitive transition to lower density areas to the north.

Our revised plans incorporate a coffee outlet on the ground level – one that we will operate as a social enterprise – that we are certain both our tenants and the surrounding community will love. The proposed design achieves a sensitive transition to our neighbours to the north by cutting back the fifth storey.

12.2.3 New development outside of the Urban Village (planned for Gorge Road and Irma Street) along Gorge Road, may include either ground-floor commercial or residential uses along Gorge Road.

The Local Area Plan recommends a height of four storeys for residential development and five storeys if a multi-unit residential building incorporates commercial amenities for the local neighbourhood. We trust that the addition of a coffee outlet to our proposal meets that standard.

Cool Aid has already taken a number of steps to share these revised plans with community advocates in Burnside Gorge, and over the next few weeks, will be reaching out directly to neighbourhood residents and our immediate neighbours near 210 Gorge to inform them of our proposed changes, receive their feedback, and answer any questions they have.

Conclusion

This revised proposal represents a compromise solution that:

- meets our goals of renewing an asset which has reached the end of its useful life;
- increases the supply of much needed new affordable rental housing in Victoria; and,
- acknowledges and addresses the needs of our neighbours and the surrounding community.

Cool Aid plans to be a part of the Burnside Gorge community for many years to come. Contributing positively to the community, developing long-term relationships, and being a good neighbour is very important to us. We're committed to doing the ongoing work with our neighbours to achieve these goals.

Thank you for your consideration. We look forward to discussing this revised proposal with you in the weeks ahead.

Sincerely,



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

cc: Kathy Stinson, CEO, Victoria Cool Aid Society

March 15, 2019

Mayor & Council
#1 Centennial Square Victoria, BC

RE: Revised plans for Rezoning Application for 210 Gorge Road East

Dear Mayor and Council:

In January members of the Burnside Gorge Land Use Committee (BGLUC) met with Victoria Cool Aid Society to review revised plans for 210 Gorge Road East. The BGLUC has had several meetings with Victoria Cool Aid Society to support them in developing a plan that meets Council's October 8, 2018 motion that the project align with the Burnside Gorge LAP zoning guidelines and the Regional Housing First Program.

The latest revision has reduced the building to 5 storeys and reduced the number of rental units by 10 for a total of 40 affordable rental units and 32 permanent supportive units. There is a small "Coffee Stop" space on the main floor proposed as the community commercial amenity that would allow for a 5 storey building. While the revisions have certainly improved the original proposal, it fails to meet Council's October 8th motion:

- Parking requirements
- Height – the LAP can allow for relaxation of the height restrictions with the inclusion of a useful community amenity. The BGLUC does not feel that the "Coffee Stop" space offers adequate community benefit to offset the relaxations on height. As a gateway to both the neighbourhood and the City of Victoria, the Gorge corridor has high aesthetic value.
- Regional Housing First – while better than earlier iterations, the mix of units in the revised plans does not meet the recommendations of 20% housing first units, 31% affordable and 49% near-market.

The BGLUC is committed to working with Victoria Cool Aid Society to find a solution. It has been suggested that there may be another site on Kings Road (provincially or municipally owned) that might be more accommodating with regards to zoning and would allow for the original 6 storey building. The BGLUC feel that the additional housing, better siting, and reduced impact to existing tenants would more than offset the delay in completion of this project if it could be successfully relocated.

Respectfully,



Avery Stetski
Land Use Committee Chair

cc: Sustainable Planning and Community Development Department
Kathy Stinson - Victoria Cool Aid Society



Talbot Mackenzie & Associates

Consulting Arborists

210 Gorge Road East, Victoria

Construction Impact Assessment & Tree Preservation Plan

PREPARED FOR:

Victoria Cool Aid Society
c/o CitySpaces Consulting Ltd.
5th floor, 844 Courtenay Street
Victoria, BC
V8W 1C4

PREPARED BY:

Talbot, Mackenzie & Associates

Michael Marcucci – Consulting Arborist
ISA Certified # ON-1943A
TRAQ – Qualified

DATE OF ISSUANCE:

February 7, 2018

AMENDED:

June 4, 2018

March 18, 2019

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 210 Gorge Road East, Victoria

Date of Site Visits: December 12, 2017 – May 31, 2018

Site Conditions: No construction activity present.

Summary: A municipal Hawthorn tree (#929, 39cm DBH) and a private non-bylaw protected Horsechestnut (60cm DBH) will require removal. Exploratory excavations were conducted around the neighbour's Big Leaf Maple #932 (78cm DBH) for the proposed foundation excavation and Horsechestnut #931 (90cm DBH) for the proposed sidewalk grading. We determined that neither tree will be significantly impacted by excavations if only one metre of working room is required within the maple's CRZ and 30cm of depth is required for the sidewalk grade. A large ~40cm diameter scaffold limb and a ~20cm diameter limb from Horsechestnut #931 will likely require removal for building clearance.

European Hornbeam #786 (34cm DBH), located in the municipal sidewalk, may be removed depending on the location of the water service and underground hydro service as well as whether it is destabilized by the removal of the sidewalk and retaining wall. The retention status of the municipal Hawthorn #928 will also depend on the location and size of the water service and the roots encountered.

Three small Spruce trees (NT#1-3, owned by neighbour) will be impacted by the proposed retaining wall adjacent to the hydro transformer and the south-east building foundation corner. If retention is desired, we recommend an arborist make the final determination as to their retention viability at the time of excavation. Parts of the neighbour's Western Red Cedar hedge (NT#4-7) may also be impacted.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could be potentially impacted by construction or that are within 3 meters of the property line. Review the proposal to demolish the existing buildings and construct a six-storey housing complex. Comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk or root collar. Neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. This report is based upon building plans from Number Ten Architectural Group (dated 2019-03-15). The amended reports

are based upon the updated sidewalk designs around Horsechestnut #931 and updated preliminary servicing designs attached (no date). The Landscape Design, dated March 14, 2019, has also been reviewed.

Summary of Tree Resource: 21 trees and shrubs were inventoried. Tree #932 is a 78cm DBH Big Leaf Maple owned by 3023 Carroll Street. There is one bylaw protected tree on the subject property: #931, a 90cm DBH Horsechestnut. There are three municipal trees fronting the property: two on the Carroll St. flank (two Hawthorns, #928 and 929) and one on the Gorge Road flank (European Hornbeam, #786). One non-bylaw protected tree was inventoried (#930).

Trees to be Removed:

- **Horsechestnut #930** (60cm DBH): This private non-by-law protected tree has extensive decay in the lower trunk and is unsuitable to retain in our opinion.
- **Hawthorn #929** (39cm DBH): This municipal tree will be within 1m of the proposed driveway and within the footprint of the proposed sidewalk.

Impacts on Trees to be Retained and Mitigation Measures

- **Horsechestnut #931** (90cm DBH):
 - **Clearance Pruning:** The codominant main stems of this tree are heavily weighted and over-extended. One of these limbs extends into the area of the proposed building and will likely require removal for building clearance. If it is pruned back to the main trunk, this would result in a large 40cm pruning wound, which could potentially be a future site for decay. The limb should be pruned once framing for the second storey is in place so that the exact location of the necessary pruning cut is clear. If possible, the limb should be pruned back to a lateral branch. However, the remaining branch will likely be within a metre of the building if it is retained at all. A 20cm limb may also require removal for building clearance.
 - **Sidewalk:** An exploratory excavation (three photos below) was conducted to assess the impacts from the updated sidewalk design, which will not allow the sidewalk to be raised above the existing grade as originally planned due to sloping requirements. We hand dug a trench 4m south from the centre of the tree in the location of the proposed sidewalk edge. A depth of approximately 30cm was reached throughout most of the trench. We attempted to retain as many roots above 2cm as possible while smaller roots were pruned back to the edge of the trench to facilitate further excavation.

Roots of the following sizes were encountered throughout the length of the trench: two 3cm roots (retained), five 2cm roots (one required removal), and eight 1cm roots. A moderate density of small fibrous roots (smaller than 1cm in diameter) were severed. One 5cm root oriented vertically was observed at the edge of the trench.

Given the amount and size of roots observed, we do not anticipate the tree will be significantly impacted by the proposed sidewalk if the excavation required is restricted to 30cm in depth. There may still be roots underneath 30cm and therefore, if the sidewalk requires excavation to a greater depth, there may be additional impacts to the health of the tree. If significant root loss is to be avoided, this may mean decreasing the depth of the sub-base and/or retaining soil rich in organic matter (and containing roots) below the sidewalk. If a curb or retaining wall is desired at this edge of the sidewalk, its foundation should “bridge” above significant roots encountered (such as by using reinforced concrete).

The project arborist should supervise the excavation associated with the sidewalk, the removal of the retaining wall and the re-grading of the area.





- **Patio:** The patio area covers a small portion of the critical root zone (15-20%) and there will be approximately 10-30cm of fill in different areas of the patio above existing grade. If our mitigation measures are followed, we do not believe this will have a significant impact on the overall health of the tree. The area of the patio is currently covered in asphalt, which is already affecting the accessibility of air and water to the roots. The area of fill covers a small portion of the CRZ in relation to the remaining exposed CRZ. If the patio requires a 10-20cm tall retaining wall, this wall should be constructed in such a way that excavation resulting in root loss is not necessary (for example, loose stacked rock).

To mitigate the impacts of the patio, we recommend that the patio surface be made of a permeable material, such as paving stones. The asphalt should be removed under arborist supervision and the area below the patio should not be excavated if roots are observed.

- **Removal of existing asphalt driveway:** The asphalt on the remaining portion of the existing driveway will eventually be removed which will allow more water and air penetration to the roots likely below the asphalt. This could be of significant benefit to the tree as a large portion of the CRZ is currently beneath this asphalt. This removal of asphalt should be done under arborist supervision to ensure roots are not damaged in the process and we recommend that there be no significant fill layer on the remaining portions of the CRZ.

We recommend this asphalt be retained during at least the demolition portion of the construction so that roots are not damaged by heavy machinery. If it is anticipated construction traffic or activity will have to encroach into this area during construction, **we recommend the asphalt surface be left in place for as long as possible**, preferably until the end of construction.

- **Building Foundation:** It is our understanding that the south-west corner of the building closest to this tree (indicated as the lounge room) will only have a crawlspace. Therefore, we assume that working room will be restricted to one metre outside the proposed building footprint. We do not anticipate significant root loss as a result of these excavations in relation to the remaining undisturbed portion of the root system.
- **#932 Big Leaf Maple (78cm DBH)**

Exploratory excavations were conducted adjacent to this tree to determine the impact of the excavations associated with the north-east corner of the building and parking lot. Based on these excavations, we determined that there will be very little impact to the tree's health as a result of the proposed construction. This is based on the understanding that the extent of excavation will be limited to one metre from the perimeter of the building foundation and parking lot retaining wall. Exploratory excavations were conducted by hand-digging two narrow trenches approximately 45cm in depth at these locations:

- 1) For the building corner foundation: 6.6m west of the east property line, from the existing building to 20cm from the property line. Roots observed and their sizes are as follows: two 2cm and three 1cm.
- 2) For the parking lot corner: 5.2m south of the north property line, from the existing building to 2m west of east property line. Roots observed and their sizes are as follows: one 3cm, two 2cm and one 1cm.

A hard pan clay layer of soil was encountered within the top 25cm of soil and no roots were observed below this point. We do not anticipate significant roots to be encountered below the depth excavated. It is our understanding that no grade change will take place in the remaining undisturbed portion of the CRZ. Very little to no clearance pruning will be required for the canopy of the tree.

- **#786 European Hornbeam (34cm DBH, in municipal sidewalk)**

It is our understanding that the city requires the existing sidewalk be removed and converted to turf. This footprint of the existing sidewalk will eventually be converted into a planned bike lane at an undetermined time in the future.

The retention of this tree will depend on the location of the proposed water service (Option #2 is approximately 2m from the tree) and the location of the underground hydro line to the transformer (line not shown on plans). Because the tree may have a confined root ball and may have roots that are braced against the sidewalk and retaining wall footing, there is the possibility that removing the sidewalk and wall footing may destabilize the tree.

If retention of the tree is to be attempted, the project arborist should supervise excavation for the new services, the removal of the sidewalk and retaining wall and the re-grading of the soil within the critical-root-zone of the tree. We also recommend that the existing curb be retained if possible.

The amount of roots encountered in the area of the proposed sidewalk will depend on whether the footing of the wall and the amount of soil beyond the wall have restricted root growth in this direction.

- **#928 Hawthorn** (23cm DBH, municipal)

The updated preliminary servicing drawing shows Option #1 for the water service line 2.5m from this tree. The extent of excavation and impacts to the tree will depend on the exact location, depth and size of the water meter box, which is not accurately shown to scale on the preliminary drawing attached.

We recommend the raised planter boxes in front of this tree be removed (the preferred option) or result in no more than 10cm of well-drained soil over the existing grade surrounding the tree.

- **Neighbour's Spruce trees NT #1-3**

There are three Spruce trees (NT #1-3, 10-19cm DBH) on the neighbouring property to the east which are growing close to the property line (from directly beside the property line to 1.5m away). The retaining wall associated with the hydro transformer will run along the property line as will the excavation for the south-east corner of the building foundation. The stability and health of these trees may be impacted; this is especially likely for NT #2 and 3 which are growing close to the property line. We recommend that an arborist supervise the excavations to make the final determination as to the impacts and the trees' retention viability.

If any roots are retained from NT #3 and its structural stability is not compromised, the health of the tree will then be impacted by the one metre of fill soil above the existing grade (18.72 to 19.72 in this area).

- **Neighbour's Western Red Cedar hedge (NT#4-7)**

This hedge is made up of four Western Red Cedar trees (DBH of approximately 20cm each) that have been topped at four metres and are growing approximately one metre from the property line. Excavation for the south-east corner of the building foundation will likely be to the property line. There may not be significant root loss for trees #5-7 due to a 0.5m to 1m tall retaining wall that runs along the property line that may be restricting some root growth away from this area. The retaining wall appears to end between trees NT #4 and 5 and therefore there may be more roots cut around NT #4. There is, however, existing pavement over the area to be excavated and therefore there may not be as many roots in this area. If retention of the hedge is desired, we recommend the project arborist supervise the excavation to prune any roots encountered.

- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be

a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Demolition of the existing building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

In particular, the removal of the north-east corner of the existing building's foundation should be supervised by the project arborist to ensure roots from the Big Leaf Maple #932 are not unnecessarily damaged in the process.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. In particular, the following activities should be completed under the direction of the project arborist:
 - Removal of the north-east corner of the existing building's foundation within the CRZ of Big Leaf Maple #932
 - Excavation for the north-east building corner foundation and parking lot retaining wall within the CRZ of #932 Big Leaf Maple
 - Removal of the sidewalk and retaining wall, and any re-grading within the CRZ of #786 European Hornbeam and #931 Horsechestnut
 - Removal of the existing asphalt driveway within the CRZ of #931 Horsechestnut
 - Any excavation associated with constructing the new sidewalk within the CRZ of #931 Horsechestnut
 - Excavation for the hydro transformer retaining wall along the property line adjacent to trees NT#1-3
 - Excavation for the building foundation within the CRZs of trees NT#4-7
 - Excavation for the water service and underground hydro (depending on location of lines and trees retained)
 - Any excavation associated with constructing fencing within the CRZs of retained trees
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a

number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.

- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Talbot Mackenzie & Associates

- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

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



Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page tree resource spreadsheet, 1-page Tree Protection Plan (original survey with barrier fencing and tree protection details added), 3-page site plan and grading details, 1-page servicing drawing, 1-page Victoria tree fencing specifications

Disclosure Statement

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

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

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

210 Gorge Road East
Tree Resource Spreadsheet

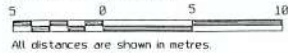
Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m) custom	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status X = Removal TBD = To Be Determined
786	European Hornbeam	<i>Carpinus betulus</i>	34.0	6.0	3.5	Moderate	Good	Fair	Municipal sidewalk tree. Codominant union at 1.5m	TBD
928	Carriere Hawthorn	<i>Crataegus X lavalleyi carrierei</i>	23	8.0	3.0	Moderate	Good	Good	Municipal. Aphid infestation. Common for this species. Located on the Carroll Street municipal frontage.	TBD
929	Cockspur hawthorn	<i>Crataegus crus-galli</i>	39	10.0	4.0	Moderate	Good	Good	Municipal. Dense canopy will benefit from pruning. Low epicormic growth on trunk. Located on the Carroll Street municipal frontage.	X
930	Horse chestnut	<i>Aesculus hippocastanum</i>	60	13.0	6.0	Good	Good	Poor	Not protected. Cavity with extensive lower trunk decay. Poor specimen to retain long term	X
931	Horse chestnut	<i>Aesculus hippocastanum</i>	90	16.0	8.0	Good	Good	Fair	Heavily weighted scaffold limbs. Would benefit from weight reduction pruning.	Retain
932	Big Leaf maple	<i>Acer macrophyllum</i>	78	16.0	6.0	Good	Good	Fair	Neighbour's (3023 Carroll St), less than 1.0 metre from the property boundary. Large surface roots extend up to the existing building footprint, 4.0 metres from the boundary. Canopy extends 6.0 metres over the property. <i>Ganoderma</i> fruiting bodies at base on east side.	Retain
NT 01	Spruce	<i>Picea spp</i>	~12	4.0	2.0	Moderate	Good	Good	Neighbour's, 1.5m from fence	TBD
NT 02	Serbian Spruce	<i>Picea omorika</i>	10.0	2.0	2.0	Moderate	Good	Good	Neighbour's, 0.5m from fence	TBD
NT 03	Serbian Spruce	<i>Picea omorika</i>	19.0	4.0	2.0	Moderate	Good	Good	Neighbour's, growing against fence. Branches overhang 1m.	TBD
NT 04	Western Red Cedar	<i>Thuja plicata</i>	~20	4.0	3.0	Poor	Good	Fair	Neighbour's, 4m tall, part of hedge. Topped. 1m from fence.	Retain
NT 05	Western Red Cedar	<i>Thuja plicata</i>	~20	4.0	3.0	Poor	Good	Fair	Neighbour's, 4m tall, part of hedge. Topped. 1m from fence.	Retain
NT 06	Western Red Cedar	<i>Thuja plicata</i>	~20	4.0	3.0	Poor	Good	Fair	Neighbour's, 4m tall, part of hedge. Topped. 1m from fence.	Retain
NT 07	Western Red Cedar	<i>Thuja plicata</i>	~20	4.0	3.0	Poor	Good	Fair	Neighbour's, 4m tall, part of hedge. Topped. 1m from fence.	Retain
NT 08	Pyramidal Cedar	<i>occidentalis 'Pyramidalis'</i>	~7	1.0	2.0	Poor	Good	Good	Neighbour's 30cm from fence	Retain
NT 09	Dogwood	<i>Cornus spp</i>	~8	4.0	2.0	Poor	Good	Good	Neighbour's 2m from fence	Retain
NT 10	Japanese Maple	<i>Acer palmatum</i>	~8, 8, 6, 6	5.0	2.0	Poor	Good	Good	Neighbour's 20cm from fence. Branches overhang 1.5m	Retain

210 Gorge Road East
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m) custom	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status <small>X = Removal TBD = To Be Determined</small>
NT 11	Japanese Maple	<i>Acer palmatum</i>	~7	2	1.5	Poor	Good	Good	Neighbour's 2m from fence	Retain
NT 12	Hedge (multiple species)		Multistem	3	2.0	Poor	Good	Fair	Neighbour's shrubs growing against fence, some overhanging 2m with most of canopy on subject property. 4 plants including 2 pyramidal Cedars (~5cm DBH)	Retain
NT 13	Japanese Maple	<i>Acer palmatum</i>	3	2	1.5	Poor	Good	Good	Neighbour's 0.5m from fence	Retain
NT 14	Colorado Blue Spruce	<i>Picea pungens</i>	36	4	4.5	Moderate	Good	Good	Neighbour's 3m from fence	Retain
NT 15	Pyramidal Cedar hedge	<i>occidentalis</i> 'Pyramidalis'	Multistem	1	1.5	Poor	Good	Good	Neighbour's hedge against fence.	Retain

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

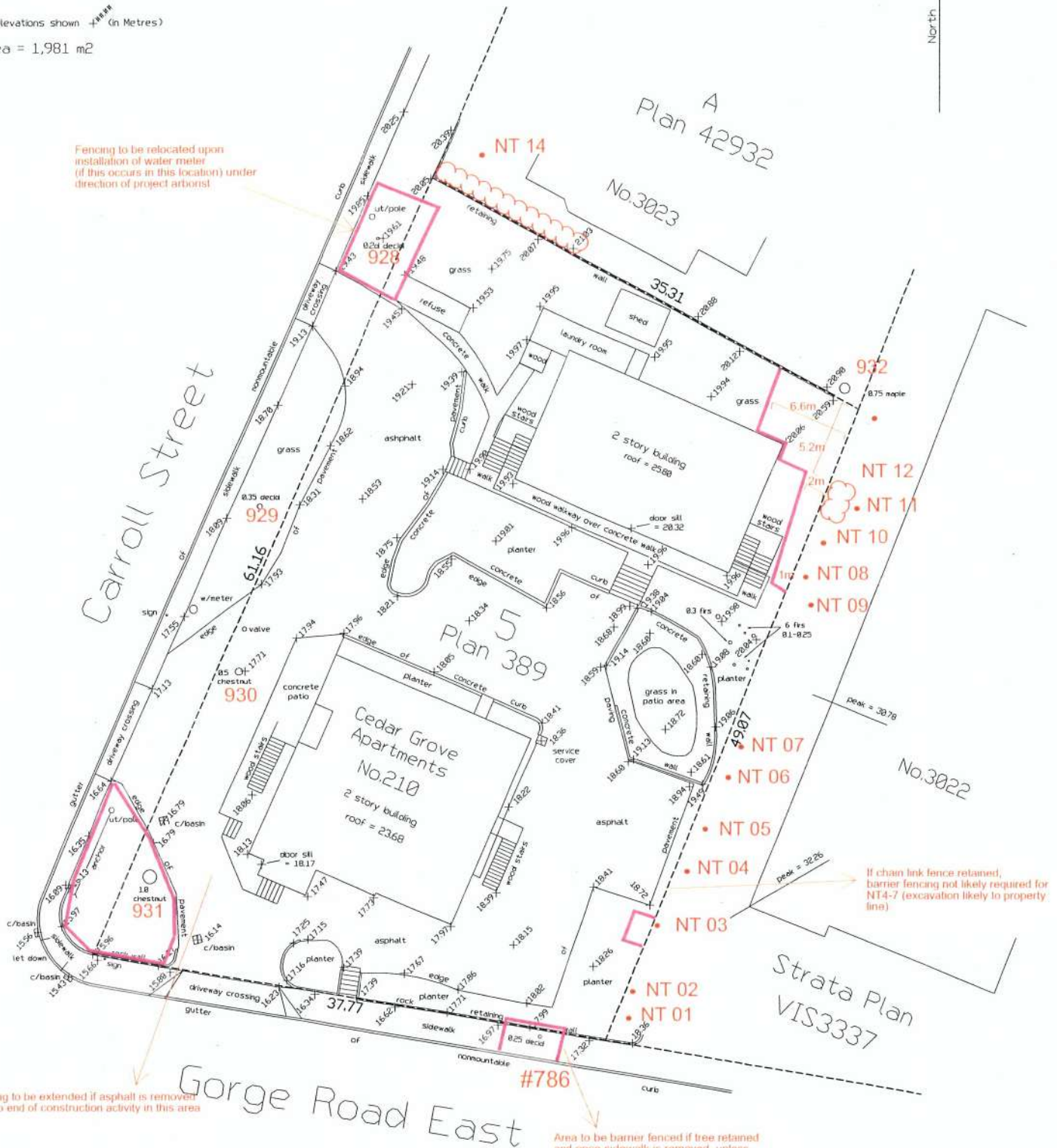
Scale - 1:200



Geodetic elevations shown (in Metres)

Site Area = 1,981 m²

Tree Protection
Barrier Fencing

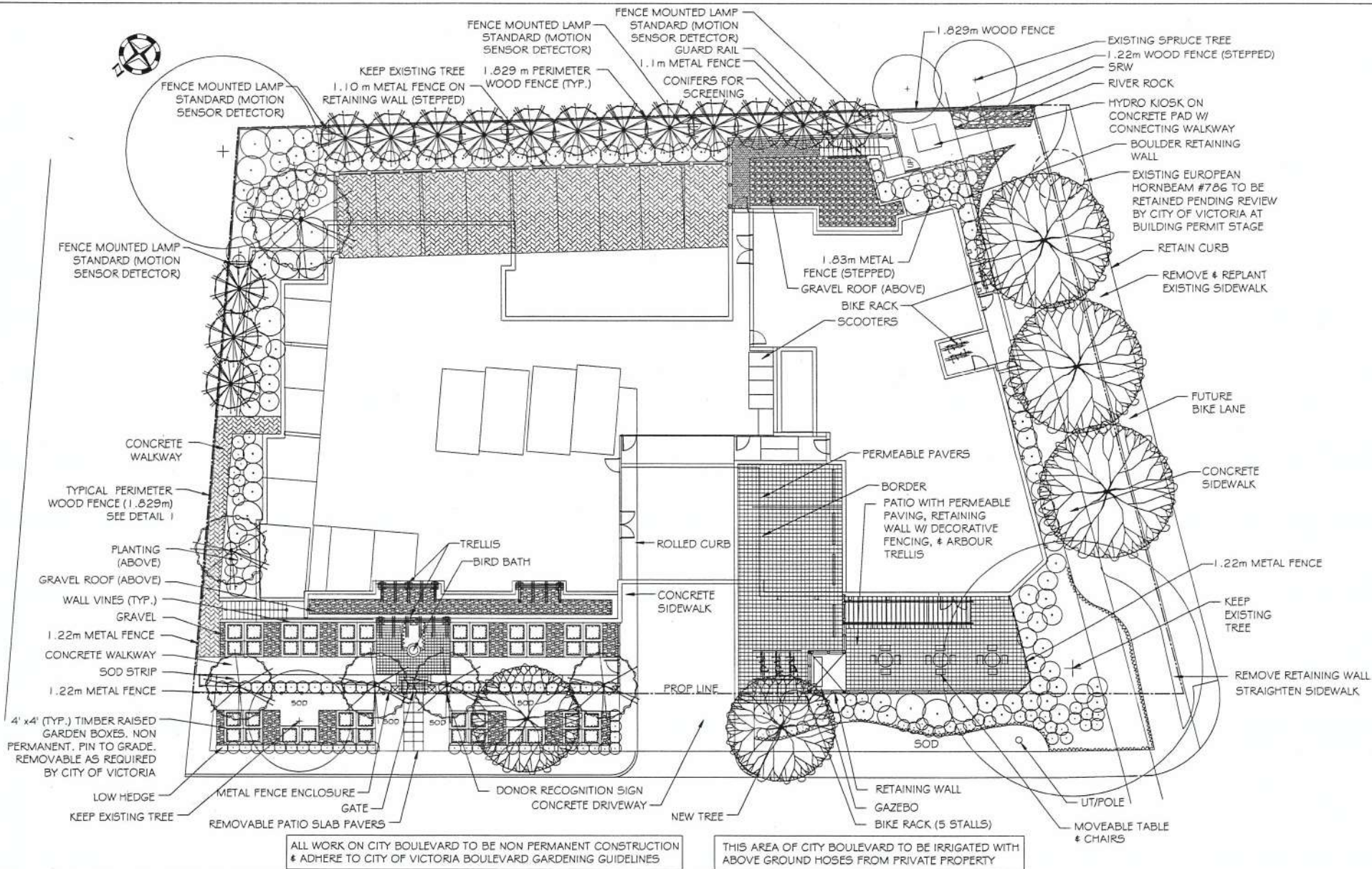


Tree Protection Site Plan
(mark-up)
Talbot Mackenzie &
Associates
March 18, 2019

July 19/07

File: 10.119site (23)
POWELL & ASSOCIATES
BC Land Surveyors
940 View Street
Victoria, BC V8V 3L5
phone (250) 382-8855





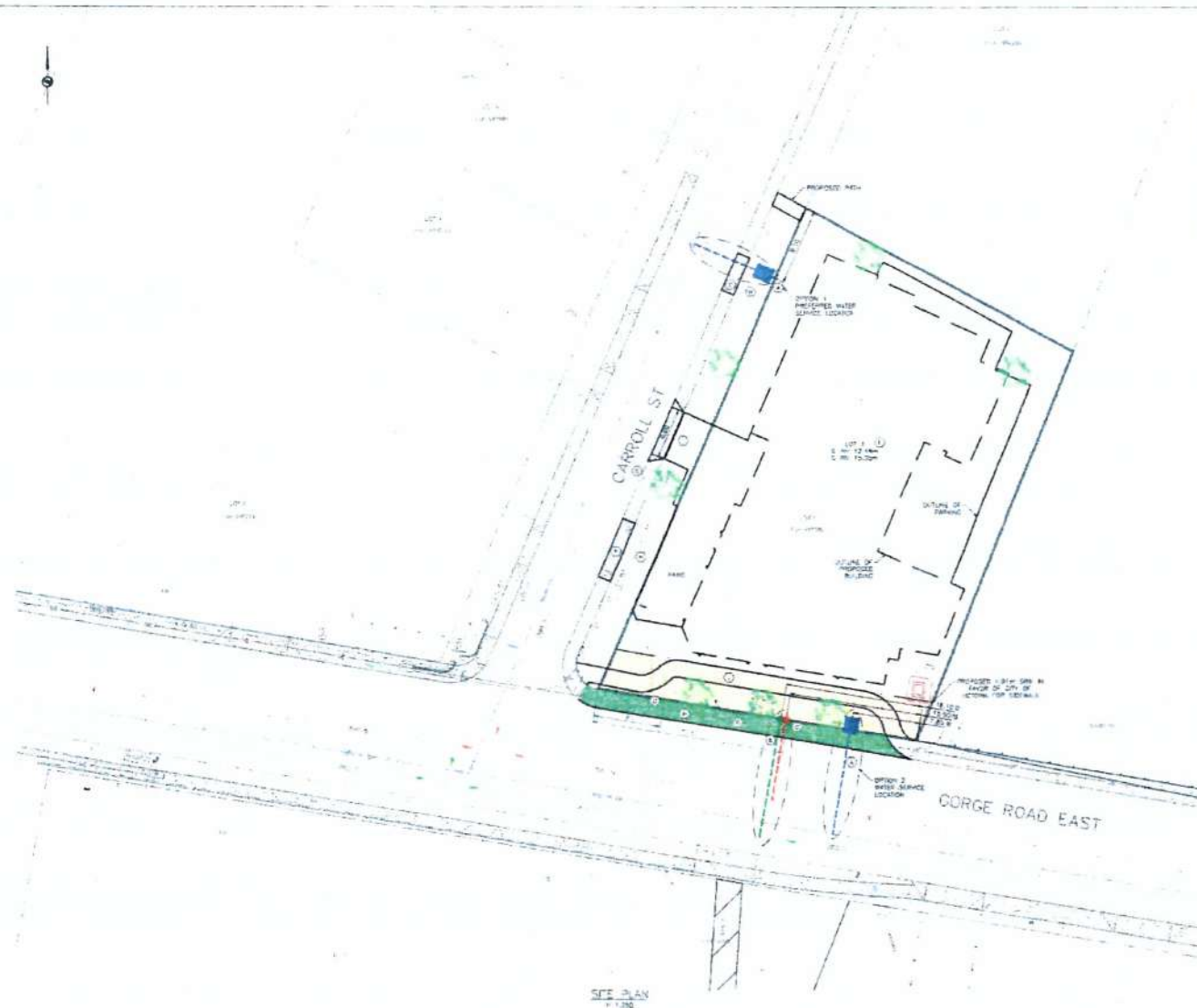
210 GORGE ROAD

LANDSCAPE CONCEPT PLAN

SCALE: 1:100

DATE: MARCH 14, 2019 (REVISED & RESUBMITTED)

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250C.508.7885



- DETAILED CONSTRUCTION NOTES:

- [illegible]

210 GORGE RD E
PRELIMINARY SITE PLAN
VICTORIA COOL AID

Scale 1:250
 1:250

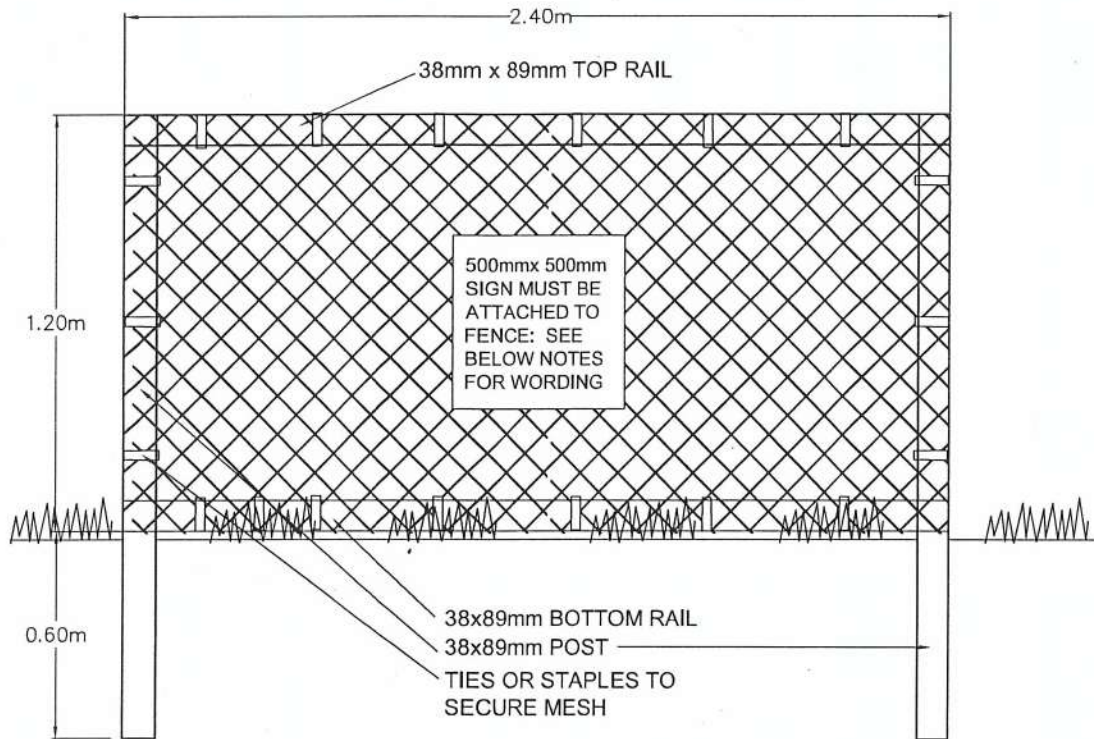
Shaded	1	of	1
--------	---	----	---

Eng. Project No. 30612

 J E ANDERSON &
ASSOCIATES

SURVEYORS · ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE 250-721-2214 FAX 250-721-2285

PRELIMINARY ONLY



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East

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

To rezone the land known as 210 Gorge Road from the T-1 Zone, Limited Transient Accommodation District, to the R-89 Zone, Gorge Road Multiple Dwelling District, to permit a multi-unit residential building.

Development Permit:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 210 Gorge Road, in Development Permit Area 7A (Corridors) for the purposes of approving the exterior design and finishes for the multi-unit residential building, as well as landscaping.

G.5.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): *Advised that the application is to construct a six-storey, multiple dwelling consisting of rental units and supportive housing units.*

Mayor Helps opened the public hearing at 8:56 p.m.

Kathy Stinson (Applicant): Provided information regarding the application.

Council discussed the following:

- *The breakdown of mixed income housing that will be provided.*

Wendy Balls (Washington Avenue): Expressed concerns with the application, due to the proposed height of the building as well as safety concerns.

Houston (Resident): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in the neighbourhood.

Robert Houston (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

John Hurcock (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

Carl Eldritch (East Gorge Road): Expressed concerns with the application, as a balance is required in the neighbourhood in order to create an urban village.

Katy Cousen (Belfor Avenue): Expressed concerns with the application, due to safety and parking concerns and due to the inconsistencies with the neighbourhood plan.

Dory Lithstrum (Caroll Street): Expressed concerns with the application, due to the concentration of supportive housing in this neighbourhood.

Gene Ronalds (Caroll Street): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in this neighbourhood.

Vicky Jackson (Gorge Road East): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Keith Harris (Gorge Road East): Expressed concerns with the application, due to safety and traffic concerns and the concentration of supportive housing in this neighbourhood.

Don Evans (Pandora Avenue): Expressed support for the application and the mixed income housing model, due to the need for supportive housing in the City.

Kristina Comley (Carroll Street): Expressed concerns with the application, due to safety issues and the negative affect on the neighbourhood.

Avery Stetski (President of the Burnside Gorge Neighbourhood Association): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Claire King (Albany Street): Expressed concerns with the application, as the proposal is inconsistent with the Regional Housing First mixed community housing model.

Kathleen Perkin (Harriet Road): Expressed support for the application, due to the need for supportive housing and as the building will address affordable housing issues

Hugh Hughson (Belford Avenue): Expressed concerns with the application, due to the size of the proposed building and potential negative impact on the neighbourhood.

Michelle Peterson (Irma Street): Expressed concerns with the application, due to the poor integration of supportive housing into the neighbouring community and lack of community amenities.

Elizabeth Cull (Waterfront Street): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan and the potential negative affect it will have on the neighbourhood.

Nigel (Resident): Expressed concerns with the application and the mixed community housing model.

Don Elliot (Director of the Greater Victoria Coalition to End Homelessness): Expressed support for the application, due to the need for supportive housing.

Ron Rice (Harold Street): Expressed support for the application, due to the need for supportive housing.

Mayor Helps closed the public hearing at 10:15 p.m.

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the following bylaw **be given third reading:**

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

Council discussed the following:

- *The need for supportive housing in the City during a housing crisis.*

- *The disproportionate burden of shelter beds and supportive housing in the Burnside Gorge neighbourhood.*
- *The inconsistencies of the application with the neighbourhood plan.*

Motion to refer:

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

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.

Council discussed the following:

- *Whether changes to the application will allow it to integrate better with the neighbourhood.*

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That the motion be amended as follows:

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.

FOR (4): Mayor Helps, Councillor Isitt, Councillor Loveday, and Councillor Madoff

OPPOSED (4): Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

DEFEATED (4 to 4)

On the motion to refer:

Council discussed the following:

- *That commercial stores would allow for a better integration within the community.*

Moved By Councillor Coleman

Seconded By Councillor Madoff

That Mayor Helps be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *That the motion to refer will allow the the application to build supportive housing while still respecting local area plans.*

Amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

That the motion be amended as follows:

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.

Council discussed the following:

- *The mix of supportive housing in the application.*

FOR (3): Mayor Helps, Councillor Isitt, and Councillor Loveday

OPPOSED (5): Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 5)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the meeting be extended to 11:30 p.m.

CARRIED UNANIMOUSLY

On the motion to refer:

Council discussed the following:

- *The need for work on supportive services, supportive housing, and affordable housing in the City.*

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)



Committee of the Whole Report

For the Meeting of June 14, 2018

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

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

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

RECOMMENDATION

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

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

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

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

The following points were considered in assessing this application:

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

BACKGROUND

Description of Proposal

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

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

Affordable Housing Impacts

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

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

Sustainability Features

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

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

Active Transportation Impacts

The application proposes the following features which support active transportation:

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

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

Existing Site Development and Development Potential

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

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

Data Table

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

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

Community Consultation

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

ANALYSIS

Official Community Plan

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

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

Local Area Plan

Burnside Gorge Neighbourhood Plan

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

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

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

Tree Preservation Bylaw and Urban Forest Master Plan

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

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

Net gain and loss of trees:

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

Regulatory Considerations

Statutory Right-of-Way

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

Encroachment Agreement for Underpinning

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

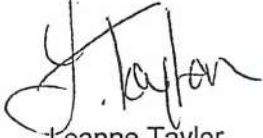
CONCLUSIONS

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

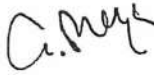
ALTERNATE MOTION

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

Respectfully submitted,

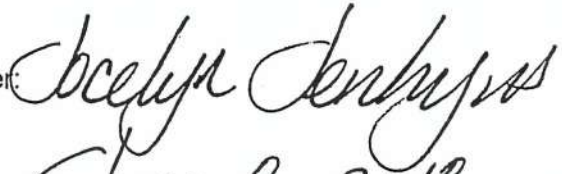


Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

June 8, 2018

List of Attachments:

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



Committee of the Whole Report

For the Meeting of June 14, 2018

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

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

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

RECOMMENDATION

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

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

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

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

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

The following points were considered in assessing this application:

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

BACKGROUND

Description of Proposal

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

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

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

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

Sustainability Features

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

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

Active Transportation Impacts

The application proposes the following features which support active transportation:

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Existing Site Development and Development Potential

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

Data Table

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

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

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

Community Consultation

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

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

ANALYSIS

Development Permit Area and Design Guidelines

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

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

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

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

Local Area Plans

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

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

Tree Preservation Bylaw and Urban Forest Master Plan

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

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

Net gain and loss of trees:

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

Regulatory Considerations

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

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

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

Other Considerations

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

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

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

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

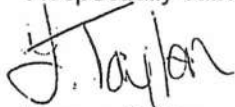
CONCLUSIONS

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

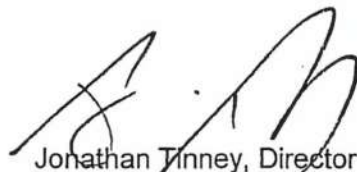
ALTERNATE MOTION

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

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division

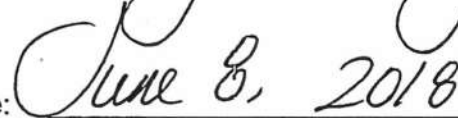


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments:

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

**210 GORGE ROAD
REZONING AND DEVELOPMENT PERMIT APPLICATION**

LOT 5, Section 10, Victoria, Plan 389



CITY OF VICTORIA
RECEIVED **DEEMED**
MAR 14 2018 **FEB 14 2018**

PROJECT DATA

Zone (Existing)	T-1 (Existing Temporary Accommodation District)
Proposed Zone	Residential
Site Area (sq.m)	1,981.4 sq.m
Total Floor Area (sq.m)	2,587.1 sq.m
Floor Space Ratio	(incl. main floor) = 1.30 sq.m/sq.m; 2,700 sq.m / 1,981.4 sq.m = 1.36
Site Coverage (%)	102.8 sq.m / 1,981.4 sq.m = 5.2%
Open Site Space (%)	97.2 sq.m / 1,981.4 sq.m = 4.8%
Height of Building (m) from Grade	12.5m
Number of Storeys	incl. main floor = 6; 1 main floor + 5 levels of residential
No. of Parking Stalls	(4, 120 residential, 4 visitors)
No. of Bike Parking	80 (Class 1 and 72 Class 2)
Front Yard Setback (Carroll Street)	4.9m
Rear Yard Setback	2.9m
Side Yard (North)	1m
Side Yard (South)	1m
Combined Side Yards	9m
Total Number of Units	52
No. of Studio	52
No. of 1 Bed	0
No. of 2 Bed	0
Minimum Unit Floor Area (sq.m)	29.73 sq.m
Total Residential Floor Area (sq.m)	2,587.1 sq.m - Site (sq.m) = 1,981.4 sq.m

LIST OF DRAWINGS

ARCHITECTURAL

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

LANDSCAPING

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

SITE SERVICING (CIVIL)

- PRELIMINARY SITE PLAN

RECEIVED	RECEIVED
RECEIVED	RECEIVED
RECEIVED	RECEIVED



210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

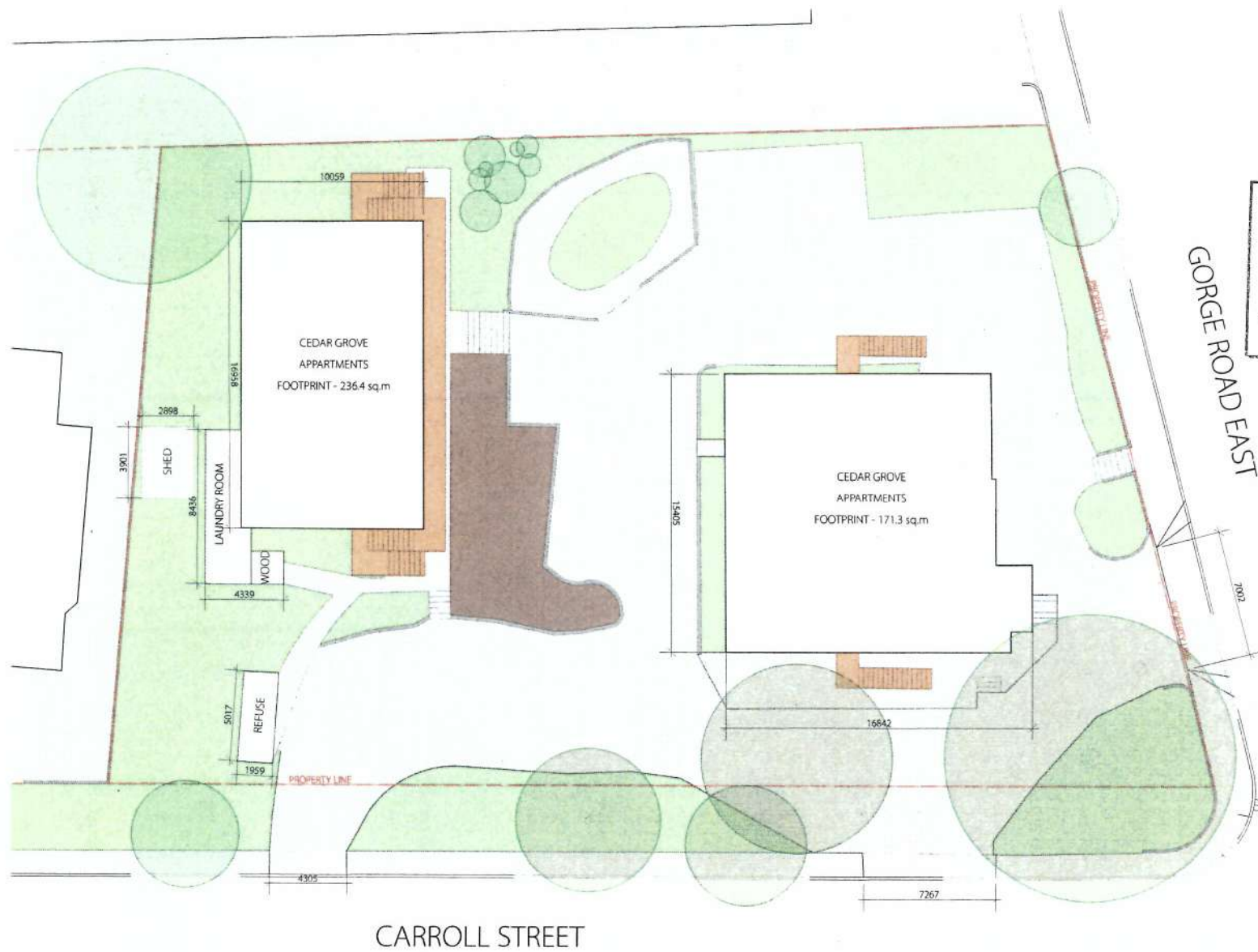
210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD

210 GORGE ROAD



CARROLL STREET

GORGE ROAD EAST

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division



PROFESSIONAL

CONSULTANT

SCALE 1:100 DATE 2018-02-06

210 Gorge Road
Housing Project

Existing Site Plan

DATE: 2018	SP: DS	PROJECT: BC
PROJECT: 2017526	XXXXXX	A-01

Existing Site Plan
SCALE: 1:100



A-02



Proposed Context Plan
A-03

CITY OF VICTORIA

RECEIVED

DEEMED

MAR 14 2018

FEB 14 2018

DATE	
APPROVAL	

1. REVIEWING AGENCY OF APPLICATION TRANSMISSION	APPROVAL
2. REVIEWING AGENCY OF APPLICATION TRANSMISSION	APPROVAL
3. REVIEWING AGENCY OF APPLICATION	APPROVAL



DATE	
APPROVAL	

DATE	
APPROVAL	

1:200 2018-03-12

210 Gorge Road
Housing Project

Proposed Context Plan

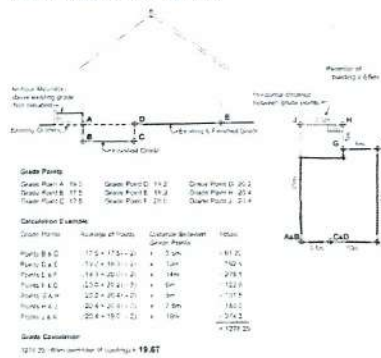
DATE	
APPROVAL	

DATE	SR DS	DATE	BC
DATE	XXXXXX	DATE	
DATE	2017526	DATE	

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.



POINT	EXISTING GRADE POINT	FINISHED GRADE POINT	SUM OF POINTS	DISTANCE BETWEEN POINTS (M)	AVERAGE OF POINTS	TOTALS
A	18.3	17	34	0.914	17	15.538
B	18.29	17	34	4.983	17	84.711
C	18.6	17	34	0.914	17	15.538
D	19.09	17	36.1	4.4	18.05	79.42
E	19.1	19.2	37.82	8.027	18.91	151.79057
F	18.72	19.7	37.02	4.456	18.51	82.48056
G	18.3	18.4	36.5	1.348	18.25	24.601
H	18.2	18.2	35.2	1.783	17.6	31.3808
I	18.16	17	34.7	3.1	17.35	53.785
J	18.15	17.7	33.9	22.2	16.95	376.29
K	17.5	16.2	33.2	3.081	16.6	51.1446
L	18.1	17	34.8	15.74	17.4	273.876
M	17.9	17.8	35.4	0.76	17.7	13.452
N	17.6	17.75	35.45	8.53	17.725	151.19425
O	17.85	18.7	36.15	0.664	18.075	12.0018
P	18.7	18.3	36.83	3.399	18.415	62.592585
Q	18.6	18.53	37.03	0.664	18.515	12.29396
R	18.5	18.53	37.3	3.17	18.65	59.1205
S	18.8	18.9	37.5	0.664	18.75	12.45
T	19.05	18.7	37.6	4.162	18.8	78.2456
U	18.9	19.1	38	0.664	19	12.616
V	19.11	19.1	38.35	4.148	19.175	79.5379
W	19.25	19.5	38.69	0.664	19.345	12.84508
X	19.44	19.45	38.89	7.31	19.445	142.14295
Y	19.45	19.75	39.16	4.714	19.58	92.30012
Z	19.71	19.95	39.66	0.402	19.83	7.97166
A1	19.95	19.95	39.9	5.219	19.95	104.11905
B1	19.96	19.95	39.9	1.138	19.95	22.7031
C1	19.97	19.95	39.85	9.575	19.925	190.781875
D1	19.99	19.9	39.8	3.331	19.9	66.2869
E1	20.05	19.9	39.8	3.521	19.9	70.0679
F1	19.9	20	36.9	7.214	18.45	142.3233
G1	19.98	17	34	1.337	17	22.729
H1	19.95	17	34	4.542	17	77.214
I1	19.04	17	34	7.5	17	127.5
J1	19.41	17	34	13.124	17	223.108
K1	18.3	17	34	0.97	17	16.49
L1	18.36	17	34	0.605	17	10.285
M1	18.29	17	17	3.18	17	54.06

SUM OF TOTALS = 3,116.988

BUILDING PERIMETER = 172.617

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

GRADE = 18.0572485 m
OR - 18.06 m

Received
City of Victoria
FEB 14 2018
Planning & Development Department
Development Services Division

LEGEND:
BUILDING OUTLINE
EXISTING ELEVATION
FINISHED ELEVATION
GRADE POINT

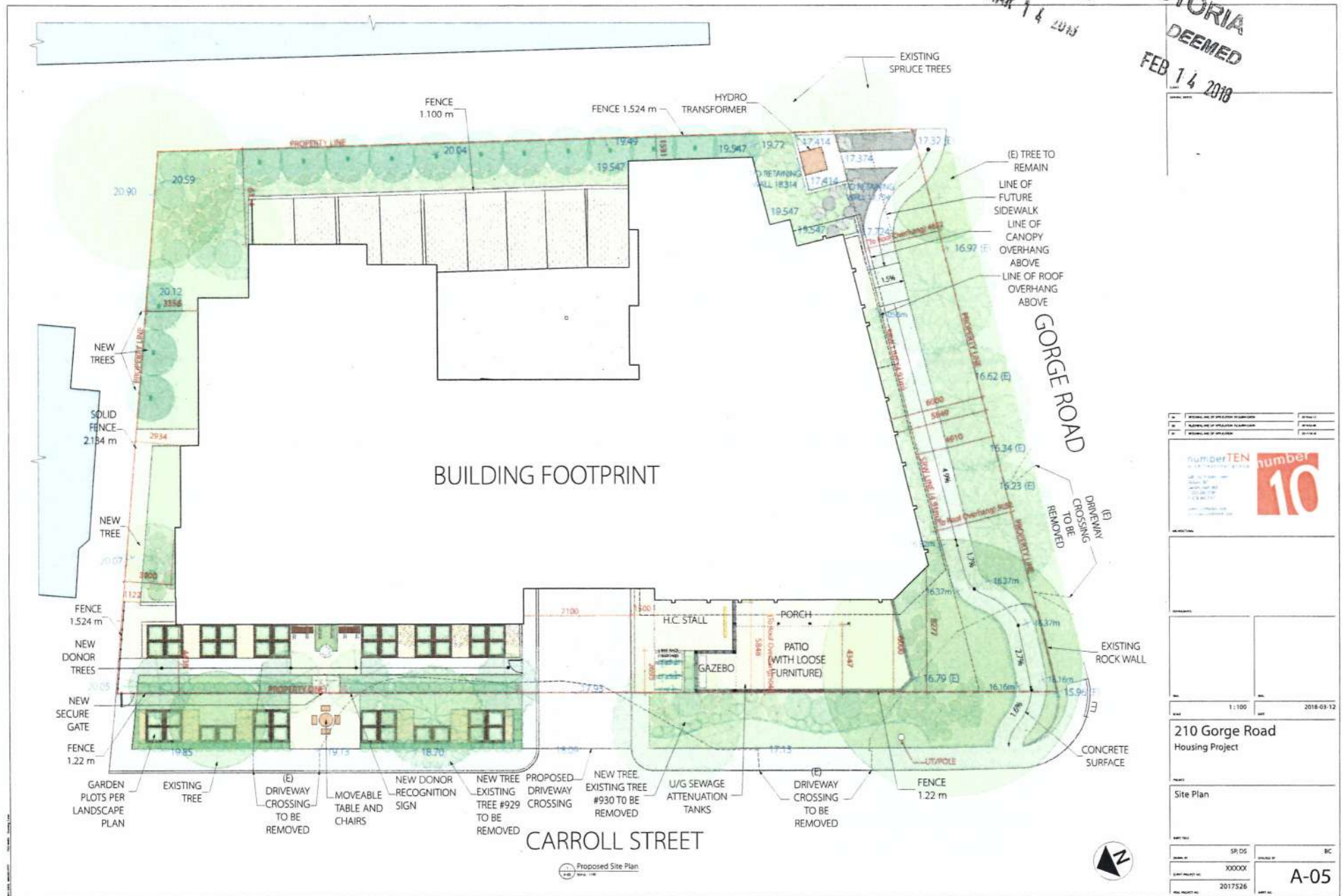
number TEN number
10

210 Gorge Road
Housing Project

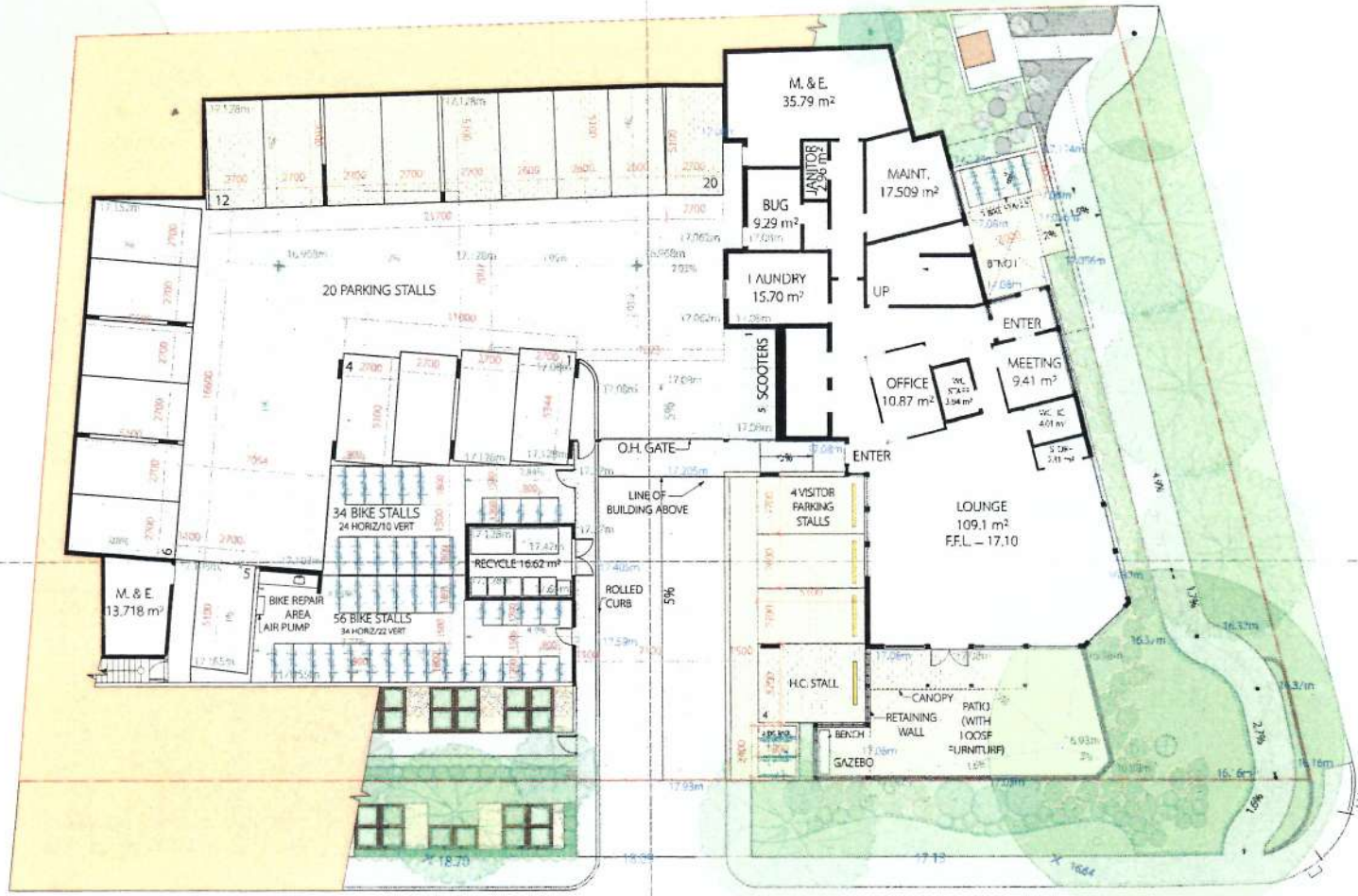
Proposed Grading Plan

SR DS
XXXXX
2017526
A-04

CITY OF VICTORIA
 RECEIVED
 MAR 14 2018
 DEEMED
 FEB 14 2018



VICTORIA
DEEMED
FEB 14 2018



numberTEN
 800.442.9696

ask: 1-800-442-9696
 about: 877-
 numberTEN
 1-800-442-9696
 1-800-442-9696

number
10

210 Gorge Road
Housing Project

Proposed Main Floor Plan

INVEST YR2			
SR DS			BC
SR DS	XXXXXX		
D ENY INJECT YR2			A-06
2017526			
INVEST YR2			



RECEIVED
MAY 14 2018
VICTORIA
DEEMED
FEB 14 2018

Unit Breakdown:
Studio - 10
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 16

1	RECEIVED	2	RECEIVED
3	RECEIVED	4	RECEIVED
5	RECEIVED	6	RECEIVED



1:100 2018-03-12

210 Gorge Road
Housing Project

Proposed Second Floor Plan

SR 05	BC
100000	
2017526	

A-07



UNIT BREAKDOWN:

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

Received
 City of Victoria

FEB 14 2018

Planning & Development Department
 Development Services Division

numberTEN number 10

1:100 2018-02-06

210 Gorge Road
 Housing Project

Proposed Third Floor Plan

SR: DS BC
 XXXXX
 2017526
 A-08



Proposed Fourth Floor Plan

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

Received
 City of Victoria
FEB 14 2018
 Planning & Development Department
 Development Services Division



210 Gorge Road Housing Project	
Proposed Fourth Floor Plan	
DATE: 2018-02-06	SCALE: 1:100

210 Gorge Road Housing Project	
Proposed Fourth Floor Plan	
DATE: 2018-02-06	SCALE: 1:100
DATE: 2017-12-26	SCALE: 1:100
DATE: 2017-12-26	SCALE: 1:100

A-09



Unit Breakdown:

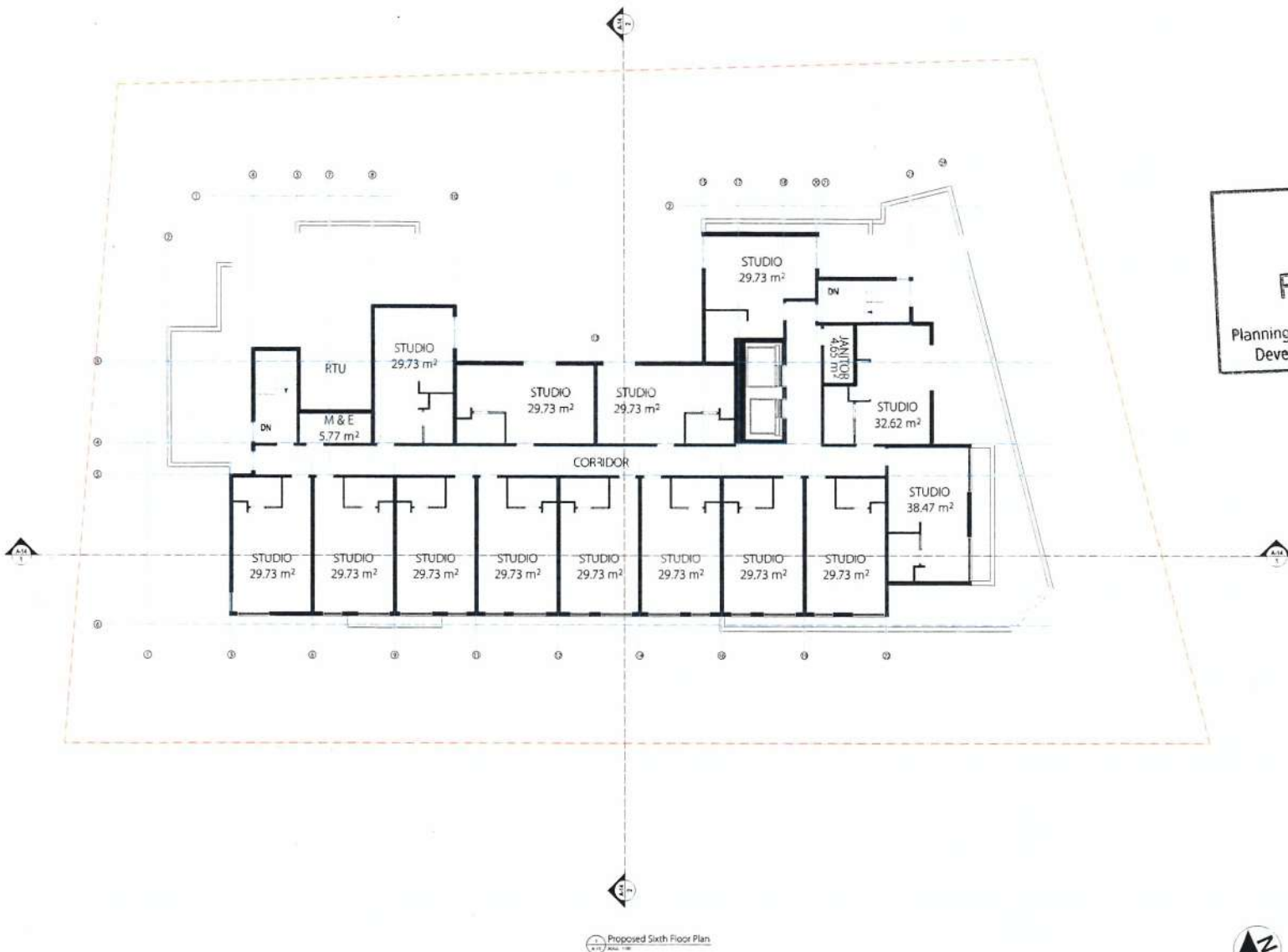
Studio - 14
1 Bedroom - 1
2 Bedroom - 1
TOTAL - 16

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

numberTEN		number 10	
210 Gorge Road Housing Project			
Proposed Fifth Floor Plan			
Scale: 1:100		Date: 2018-02-06	
Project: 210 Gorge Road Housing Project			
Proposed Fifth Floor Plan			
Sheet: A-10		Sheet: A-10	



Unit Breakdown:

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

Received
 City of Victoria

FEB 14 2018

Planning & Development Department
 Development Services Division

APPROVED BY EMPLOYER REPRESENTATIVE		DATE
APPROVED BY EMPLOYER		DATE
<p>numberTEN number 10</p>		
<p>210 Gorge Road Housing Project</p>		
<p>Proposed Sixth Floor Plan</p>		
SCALE: 1:100		DATE: 2018-02-06
DRAWN BY: SR, DS		CHECKED BY: BIC
PROJECT NO: 2017526		DATE: 2017-05-11

A-11



- LEGEND
- 1 Cementitious Fibre Board 'Panel' - (Off White)
 - 2 Cementitious Fibre Board w/ 'Board & Batten' - (Off White)
 - 3 Metal Finish - (Light Grey)
 - 4 Wood and/or 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 (Aluminium & Glass)
 - 10 Dark Brick - (Off White)
 - 11 All Window Frames - (Dark Grey)

LEGEND

FINISHED GRADE

EXISTING GRADE (AT PROPOSED)



REVISIONS

DATE

DESCRIPTION

numberTEN

number 10

REVISIONS

DATE

DESCRIPTION

SCALE

1:100

2018-02-06

210 Gorge Road

Housing Project

Proposed Elevations

DATE

SP.05

BC

3000X

2017526

A-12

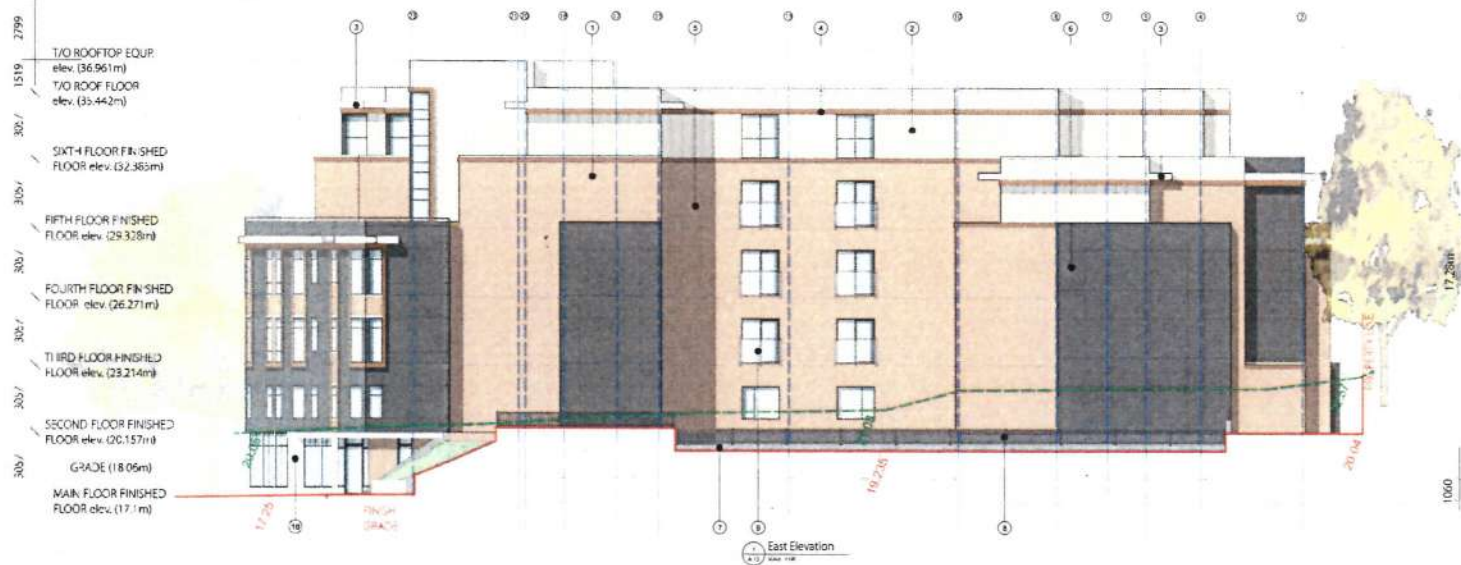
Received

City of Victoria

FEB 14 2018

Planning & Development Department

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



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

- LEGEND:
- 1 Concrete Fibre Board Panel - (Off White)
 - 2 Concrete Fibre Board - (Board & Batten) - (Off White)
 - 3 Steel Finish - (Light Grey)
 - 4 Wood panel/trim - (Brown Stain)
 - 5 Concrete Fibre Board Horizontal - (Tan / Brown)
 - 6 Concrete Fibre Board Panel - (Medium / Dark Grey)
 - 7 Cast in Place Concrete - (Unfinished)
 - 8 Aluminum Fence - (Black)
 - 9 Juliet Bakery Guard Rail (Aluminum & Glass)
 - 10 Glass Brick - (Off White)
 - 11 All Window Frames - (Dark Grey)
- LEGEND:
- FINISHED GRADE
 - EXISTING GRADE
 - LOT HIGH/LINE

numberTEN
10

DATE: 1/10/2018
SCALE: 1:100
PROJECT: 2018-02-06

210 Gorge Road
Housing Project

Proposed Elevations

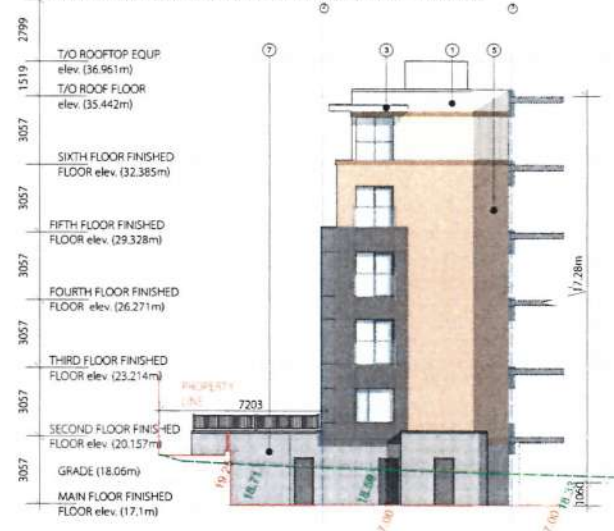
DATE: 1/10/2018
SCALE: 1:100
PROJECT: 2018-02-06

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



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

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



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

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division



View from Across Carroll Street
DATE: 01/11/18



View from Gorge Road at Carroll Street
DATE: 01/11/18



View From Upper Carroll Street
DATE: 01/11/18

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

1. APPROVED BY APPLICANT OR REPRESENTATIVE	SIGNATURE
2. APPROVED BY COUNCIL	SIGNATURE

numberTEN
number 10

PROJECT	
210 Gorge Road Housing Project	
3D Model Images	
DATE: 01/11/18	DATE: 2018-02-06

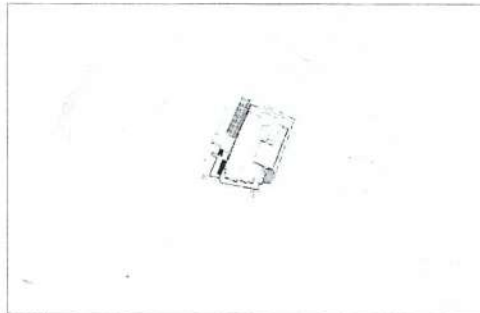
210 Gorge Road
Housing Project

3D Model Images

DATE: 01/11/18	DATE: 2018-02-06
DATE: 01/11/18	DATE: 2018-02-06
DATE: 01/11/18	DATE: 2018-02-06

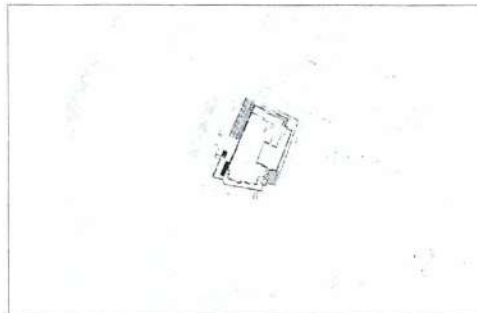
A-15

Summer Solstice
June 21st, 2018



9.00AM

Fall Equinox
September 22nd, 2018



9.00AM

Winter Solstice
December 21st, 2018



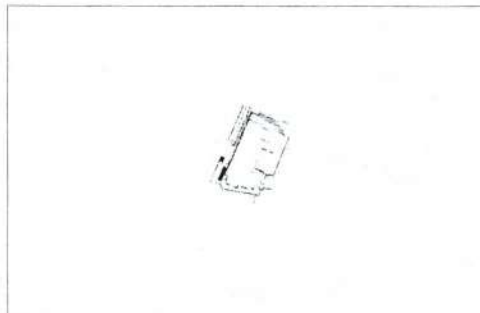
9.00AM

1:00 PM
1:00 PM

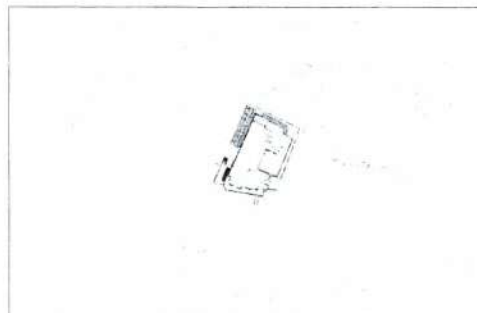
Received
City of Victoria

FEB 14 2018

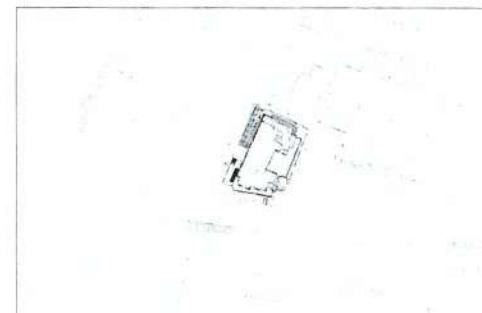
Planning & Development Department
Development Services Division



12.00PM



12.00PM



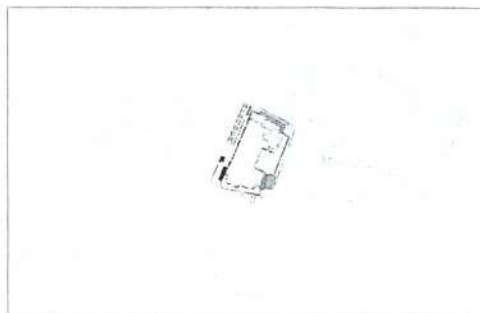
12.00PM

numberTEN number
10

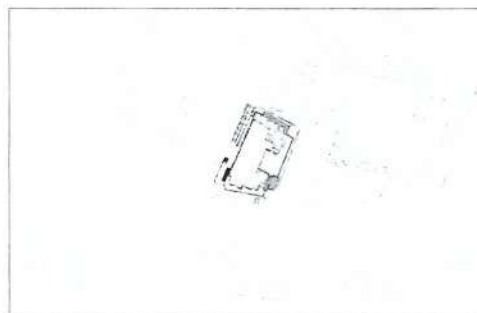
210 Gorge Road
Housing Project

Shadow Studies

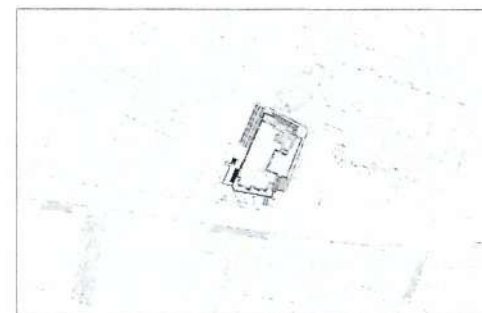
2018-02-06



3.00PM



3.00PM



3.00PM

210 Gorge Road
Housing Project

Shadow Studies

2018-02-06

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.

Hand-drawn floor plan of a building. The plan shows a central corridor system with several rooms on either side. Key features include:

- Rooms and Areas:** Labeled with numbers and names, such as "Room 101", "Room 102", "Room 103", "Room 104", "Room 105", "Room 106", "Room 107", "Room 108", "Room 109", "Room 110", "Room 111", "Room 112", "Room 113", "Room 114", "Room 115", "Room 116", "Room 117", "Room 118", "Room 119", "Room 120", "Room 121", "Room 122", "Room 123", "Room 124", "Room 125", "Room 126", "Room 127", "Room 128", "Room 129", "Room 130", "Room 131", "Room 132", "Room 133", "Room 134", "Room 135", "Room 136", "Room 137", "Room 138", "Room 139", "Room 140", "Room 141", "Room 142", "Room 143", "Room 144", "Room 145", "Room 146", "Room 147", "Room 148", "Room 149", "Room 150", "Room 151", "Room 152", "Room 153", "Room 154", "Room 155", "Room 156", "Room 157", "Room 158", "Room 159", "Room 160", "Room 161", "Room 162", "Room 163", "Room 164", "Room 165", "Room 166", "Room 167", "Room 168", "Room 169", "Room 170", "Room 171", "Room 172", "Room 173", "Room 174", "Room 175", "Room 176", "Room 177", "Room 178", "Room 179", "Room 180", "Room 181", "Room 182", "Room 183", "Room 184", "Room 185", "Room 186", "Room 187", "Room 188", "Room 189", "Room 190", "Room 191", "Room 192", "Room 193", "Room 194", "Room 195", "Room 196", "Room 197", "Room 198", "Room 199", "Room 200".
- Dimensions:** Various dimensions are noted throughout the plan, such as "10' x 10'", "10' x 12'", "10' x 14'", "10' x 16'", "10' x 18'", "10' x 20'", "10' x 22'", "10' x 24'", "10' x 26'", "10' x 28'", "10' x 30'", "10' x 32'", "10' x 34'", "10' x 36'", "10' x 38'", "10' x 40'", "10' x 42'", "10' x 44'", "10' x 46'", "10' x 48'", "10' x 50'", "10' x 52'", "10' x 54'", "10' x 56'", "10' x 58'", "10' x 60'", "10' x 62'", "10' x 64'", "10' x 66'", "10' x 68'", "10' x 70'", "10' x 72'", "10' x 74'", "10' x 76'", "10' x 78'", "10' x 80'", "10' x 82'", "10' x 84'", "10' x 86'", "10' x 88'", "10' x 90'", "10' x 92'", "10' x 94'", "10' x 96'", "10' x 98'", "10' x 100'".
- Other Features:** A central staircase area is labeled "Staircase". There are also several smaller rooms and corridors labeled with numbers and names.

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division



June 22nd 2017
Community Open House #1

July 4th 2017
Meeting with: Carrington Court
Strata Council

August 10th 2017
Community Open House #2

A hand-drawn floor plan of a building. The plan shows a central corridor and several rooms. Some rooms are shaded in blue and yellow. The rooms are labeled with numbers and names. The labels include: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The plan also shows a central corridor and several rooms. Some rooms are shaded in blue and yellow. The rooms are labeled with numbers and names. The labels include: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

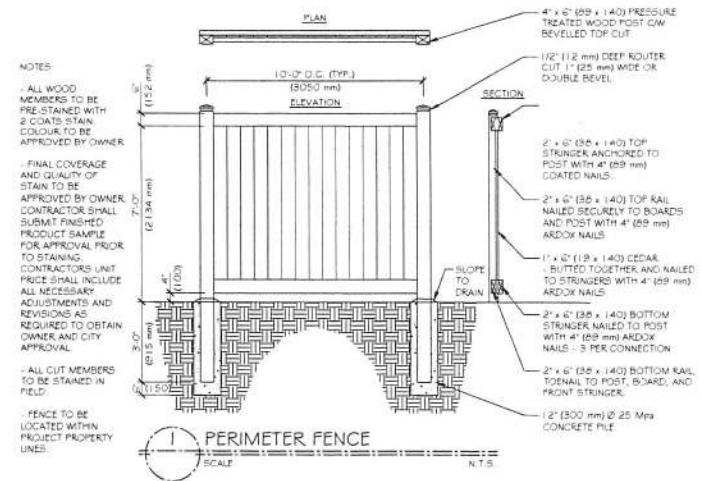
New 'U' Shaped plan as a result of public input:
This scheme orients east-facing units to face each other as opposed to facing the neighbouring building. This vastly reduces overlook.

[illegible]

210 GORGE RD. - SUGGESTED PLANT LIST

	Abb.	Common Name	Latin Name	Size
Trees	YMAP	Yong Maple	Acer glabrum	10m tall
	YMAP	Yong Maple	Acer glabrum var. 'Bonsai'	10m tall
	YMAP	Yong Maple	Acer glabrum var. 'Bonsai'	10m tall
	KAT	Katana Tree	Camellia japonica	10m tall
	PLUG	Plum Tree	Prunus mume	10m tall
	PLUG	Plum Tree	Prunus mume var. 'Bonsai'	10m tall
	PLUG	Plum Tree	Prunus mume var. 'Bonsai'	10m tall
	PLUG	Plum Tree	Prunus mume var. 'Bonsai'	10m tall
	PLUG	Plum Tree	Prunus mume var. 'Bonsai'	10m tall
	PLUG	Plum Tree	Prunus mume var. 'Bonsai'	10m tall
Large Shrubs	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
	CEAN	Cedrus Libani	Cedrus libani	1.5m tall
Medium Shrubs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Small Shrubs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Ground	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Vines	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Perennials & Grasses	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Wildflowers & Bulbs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall

Notes: All landscape items to conform with B.C. O.L.A. / B.C. N.T.A. standard specifications.
All items to be installed with an automatic underground system.



Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

210 GORGE ROAD PLANT LIST & FENCE DETAIL

SCALE: 1:100

DATE: FEBRUARY 2, 2018



PRELIMINARY ONLY

\\Fs1\Projects\30612 - Victoria Cool Aid - 210 Gorge Rd - Engineering\22 - Design & Detailing\2018\2018_01\2018_01_18_2018.dwg Plot Date: October 18, 2017

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

210 GORGE RD E
PRELIMINARY SITE PLAN
VICTORIA COOL AID

Scale 1:250

Title

Sheet 1 of 1

Eng. Project No. 30612



**J E ANDERSON &
ASSOCIATES**

SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE 250-721-0214 FAX 250-721-0260



DATE: FEBRUARY 2, 2018



CEDAR GROVE TENANT TRANSITION PLAN

The redevelopment of Cedar Grove, a repurposed motel located at 210 Gorge Road E will require the relocation of 21 tenants with moderate to high support needs, many of whom are struggling with addiction.

Commitment

Cool Aid has committed to work with residents to ensure they are suitably housed during the redevelopment; and that all will have the opportunity to return to the redeveloped building. It should be noted that while some of the existing units are designated as one bedroom, the units available in the repurposed building will all be studio units.

Timeline

Our expectation at this point in time is that residents will not need to move before **March of 2019**.

Best case Solution

Cool Aid is diligently pursuing opportunities to block lease a group of units at an existing market motel / transitional housing facility in Victoria where we could move all residents (who are interested) as a group. This would also require moving our staffing model with the residents and utilizing one of the leased units as a staff office. This scenario would also require that our support funding from Island health remain intact. Other considerations would include:

- Operating cost of the lease
- Ensuring that our health and safety procedures could be maintained
- Developing some shared protocols with the block lessor
- Minor capital improvements might be required, such as installing some cameras or modifying any existing systems to allow Cool Aid access

We are confident though our conversations with BC Housing that there would be funding available to cover these potential expenses.

We have presented this idea to a few motel operators. Only one so far has professed any interest and we will continue to work with them until we have a definitive answer.

Alternative Solutions

BC Housing is actively seeking sites on which to build modular housing and Cool Aid responded to the EOI call last fall to operate modular housing. If a modular housing site could be acquired in a centrally located area to be operated by Cool Aid, a block of those units could be reserved for Cedar Grove residents.

It is our understanding that both BC Housing and the Capital Regional District are actively seeking opportunities to purchase buildings under development and nearing completion. If a suitable building was purchased within the right timeframe, we are hopeful that an operating agreement could be reached such that the necessary units required for the relocation of our Cedar Grove tenants could be arranged for the duration of the redevelopment project.

Other Considerations

Some tenants may not like any of the solutions proposed above. We will work with them individually to ensure that they are rehoused in other Cool Aid housing or housing operated by our partners.

Victoria Cool Aid Society acknowledges the Lekwungen and WSÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSWŨKE

TENANT ASSISTANCE APPLICATION FORM

This form must be submitted with your rezoning or development application

Step 1:	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies
Step 2:	TENANT ASSISTANCE PLAN: Complete application form and all requirements
Step 3:	SUBMIT: Save and return the completed form to City Staff for Feedback by email to housing@victoria.ca

STEP 1: BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#)

Please refer to the [Tenant Assistance Policy](#) for more information regarding the City of Victoria's rental housing policies.

STEP 2: TENANT ASSISTANCE PLAN

a. SITE INFORMATION

SITE ADDRESS:	210 Gorge Rd., Victoria, BC, V9A 1L5
OWNER NAME:	Victoria Cool Aid Society
COMPANY NAME:	
TOTAL RENTAL UNITS:	21

b. CURRENT OCCUPANT INFORMATION & RENT ROLLS

Please attach the current tenant information and rent rolls as Appendix A. At this stage, please identify existing **vulnerable*** tenants which will determine requirements within the Tenant Assistance Plan.

***Vulnerable tenants may include:**

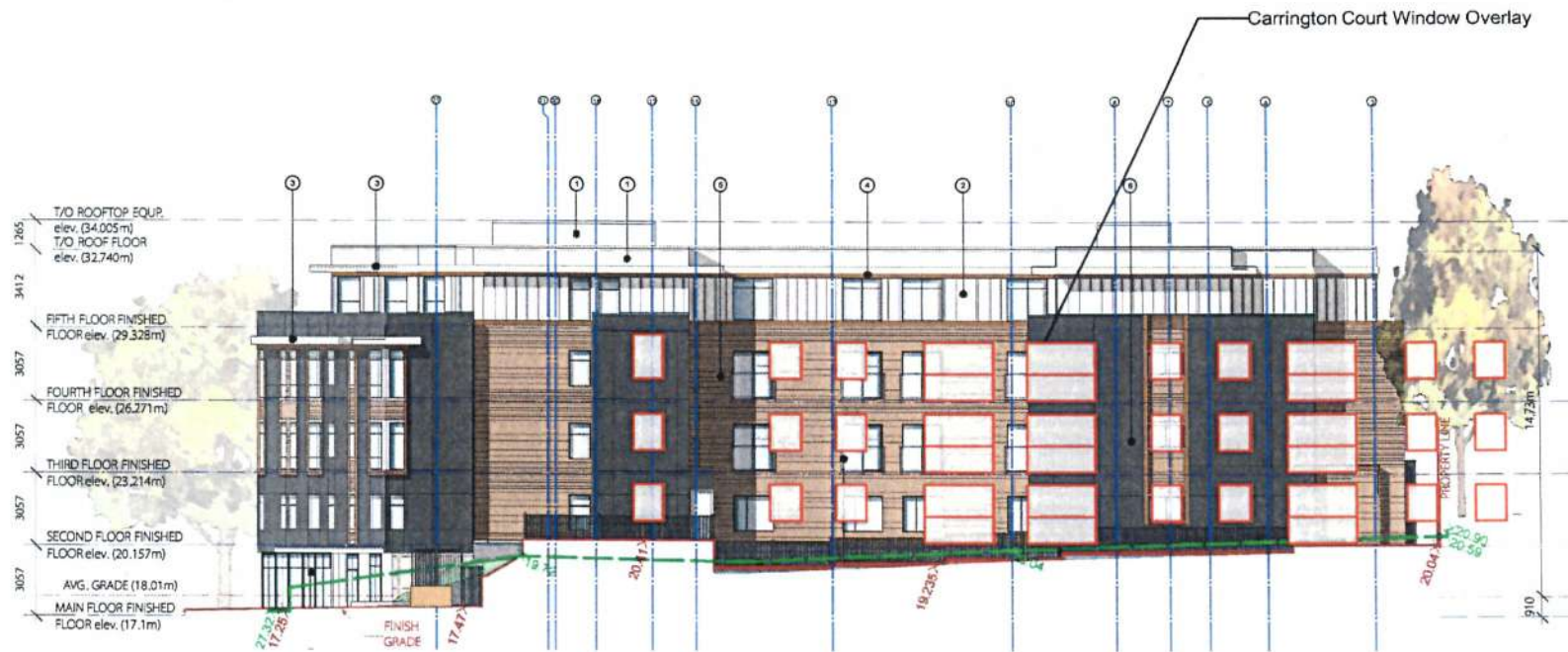
- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units



c. TENANT ASSISTANCE PLAN

Tenant Assistance Plan Components	Draft Tenant Assistance Plan (to be completed with Rezoning application)		City Staff Comments (to be completed during application review)		Final/Revised Tenant Assistance Plan (to be completed before Rezoning Application submission)	
	Date:	28-09-2018	Date:	01-10-2018	Date:	01-10-2018
Compensation by tenancy length: <ul style="list-style-type: none"> Up to 5 years: 3 months' rent 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent 	No compensation as we are re-locating tenants to a new location with no moving costs or requirements of a new Security Deposit.		The Tenant Assistance Plans guidelines will be flexible for non-market and social housing developments, where tenants are relocated to alternative buildings within the portfolio.		No compensation as we are re-locating tenants to a new location with no moving costs or requirements of a new Security Deposit.	
Notification: <ul style="list-style-type: none"> A minimum of 4 months notice to end tenancy 	Yes		Meets Policy		Yes	
Moving Expenses: <ul style="list-style-type: none"> An insured moving company may be hired by the applicant, with all arrangements and costs covered Flat rates of \$500 bachelor or 1 BR or \$750 for 2+ BR 	Last Minute Movers has agreed to assist. The Ministry of Social Development has agreed that they have funding to cover moving costs at the request of the tenant. If the tenant is not support through MSD, BC Housing has confirmed they have a budget to assist		Meets Policy		Last Minute Movers has agreed to assist. The Ministry of Social Development has agreed that they have funding to cover moving costs at the request of the tenant. If the tenant is not support through MSD, BC Housing has confirmed they have a budget to assist	
Relocation Assistance: <ul style="list-style-type: none"> Tenant Relocation Coordinator provided Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Victoria's Property Management Team will be working in conjunction with a CSW to ensure this is a smooth transition.		Meets Policy		Victoria's Property Management Team will be working in conjunction with a CSW to ensure this is a smooth transition.	
Right of First Refusal: <ul style="list-style-type: none"> Offer to return to the building, with rent rates discounted by 10% of starting rates 	Yes, all current tenants will be offered the opportunity to move back to 210 Gorge. Their rental rates will remain at the same subsidized level.		Meets Policy		Yes, all current tenants will be offered the opportunity to move back to 210 Gorge. Their rental rates will remain at the same subsidized level	
Vulnerable Tenants: <ul style="list-style-type: none"> Please identify additional assistance offered to vulnerable tenants 	Assistance with packing and moving as well as provision of boxes and packing tape. PM team will be available for any tenant concerns.		Meets Policy		Assistance with packing and moving as well as provision of boxes and packing tape. PM team will be available for any tenant concerns.	

STEP 3: SUBMIT: Please save and return the completed form to City Staff for Feedback by email to housing@victoria.ca



210 Gorge Road Post P.H. | Window Overlay

Monica Dhawan

From: Sara Maya Bhandar <[REDACTED]>
Sent: Saturday, October 06, 2018 8:16 AM
To: Victoria Mayor and Council
Subject: 210 Gorge Road East

I am writing to you today to voice my support for the development at 210 Gorge Road and for future supportive housing developments in Victoria.

I am a resident of Burnside-Gorge who lives directly across from the old Tally-ho (my bedroom window faces the building). The supportive housing there has been an amazing addition to our neighbourhood. I have never had any issues with noise or disturbances. In fact, I find with the increase in residents in a traditionally more commercial area, passing cars have been more respectful of pedestrians. Especially with the increased traffic caused by the Mayfair construction and bus lane updates this summer. In the past, around rush hours I would not leave my house for walks as the cars would act aggressively and ignore pedestrians. This summer the cars seemed more aware of pedestrians and I felt safer walking in my neighbourhood than I have in the past 5 years. Overall, the supportive housing has had many benefits for the people living there and also benefits that I feel I have personally felt as a neighbour.

I was surprised that the plan developed by city planners for the Cool Aid site at 210 Gorge Road was not approved. I think it would be an amazing addition to the neighbourhood, and is desperately necessary in this current housing crisis. I was a member of the advisory committee when the Burnside-Road community plan was being developed. In drafting the plan we tried to anticipate where growth would take place and what areas would leave to more commercial development or residential. Well planning does not always match what actually happens. My street was designated to more towards a more commercial focus as we anticipated that no one would want to develop fore residential units considering how noisy the area already is. Well, we were wrong, as the Tally -Ho moved forward as a residential complex. And I could not be happier. I love the mix of residential and commercial in my neighbourhood. I caution you away from using the guidelines of the community plan as barrier to new construction. City council needs to recognize that increasing the number of affordable housing options in necessary in these times.

As a neighbour, I encourage you to do all you can to ensure more affordable housing developments are approved in Victoria.

If you have more questions do not hesitate to reach out,
Sara Maya Bhandar
563 Burnside Road East

From: Jeff Nelson <[REDACTED]>
Sent: February 27, 2019 4:42 PM
To: Kathy Stinson <[REDACTED]>; Deanna Bhandar <[REDACTED]>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; 'Stewart Ramsey' <[REDACTED]>; 'John Reilly' <[REDACTED]>; Leanne Taylor <ltaylor@victoria.ca>
Subject: RE: 210 Gorge: Redevelopment Plan revisions

Dear Ms. Stinson,

This is extremely disappointing. In my view the compromise was made at the October public hearing by council's decision to allow Cool Aid to rework its proposal vs. an outright rejection. The direction provided at the hearing was crystal clear and Cool Aid have failed to deliver what council directed and against what the community favours. This project is supposed to be a shining example following Housing First guidelines so that other communities in Victoria can see its success and open their neighbourhoods. That's the standard we understood we would get.

- The coffee shop is not a meaningful community amenity to warrant the 5th floor.
- The unit mix increases the supportive component to 44% vs. the Housing First guidelines of 20%. I fail to understand how this mix will work in a practical sense.

Mayor and council: I am respectfully counting on you to hold firmly the position that was communicated in October to the public and to Cool Aid. Can someone please confirm?

Funders: BC Housing and CRD. In my conversations with Cool Aid they conveyed that the issue with not conforming to the Housing First model is the funding doesn't work. That is counterintuitive to me when looking at the rental price points (vs. Housing First model/mix of assumed price points) but I take their statement at face value. Money is not a good enough reason for our community to accept a project that is less than envisioned. Please reconsider.

Thank you.

Jeff Nelson, resident
141 Gorge Rd. East
[REDACTED]

From: Kathy Stinson <[REDACTED]>
Sent: February 7, 2019 2:58 PM
To: Deanna Bhandar <[REDACTED]>
Subject: FW: 210 Gorge: Redevelopment Plan revisions

Dear Burnside Gorge Neighbours,

I am writing to reach out and let you know that Cool Aid has revised our development plans for our property located at 210 Gorge. We've listened to and heard the community's concerns regarding our initial proposed plan, and in response, we have made some significant changes we'd like you to know about.

The highlights are:

- We've reduced the height of the building from six storeys to five, and have reduced the number of units from 82 homes to 72 homes, by eliminating 10 studio suites from the design. The project now has 52 studio suites, 10 one-bedroom suites and 10 two bedroom suites.
- In terms of affordability, we have maintained a balanced mix of tenants who are able to pay rents at a range of income levels. Thirty (30) units will be offered at income assistance rates (\$375/month), with support services on site including health and social services for these tenants; eight (8) units will be offered at affordable rental rates (\$750/month); and, 34 units will be offered to moderate-income tenants at near-market rental rates (ranging from \$850 to \$1500/month).
- Our current design also includes a coffee outlet – one that we'll operate as a social enterprise - that we're sure both our tenants and your neighbourhood will love.

You can learn more details about our revised plans and find further information on our website at [210 Gorge Redevelopment](#).

Our next steps will include visiting the neighbourhood in person to share these plans with our immediate neighbours, and to answer any questions you have. We will also be formally resubmitting these revised plans to the City this week.

On a personal note, I would like to thank the community for working with us through this process of revision and compromise - we know it hasn't been easy. Cool Aid will be a part of the Burnside Gorge community for many years to come, and contributing positively to the community, developing long-term relationships, and being a good neighbour is very important to us. We're committed to doing the ongoing work with you that's necessary to achieve these goals.

As always, if you would like to connect with Cool Aid directly to ask questions or provide about our revised plans, I would like to invite you to contact me or Deanna Bhandar, Director of Real Estate, [REDACTED] at your convenience.

Yours sincerely, Kathy

Kathy Stinson CPA, CMA, CIHCM
Chief Executive Officer



Victoria Cool Aid Society
(250) 414-4792
101-749 Pandora Avenue
Victoria, BC V8W 1N9

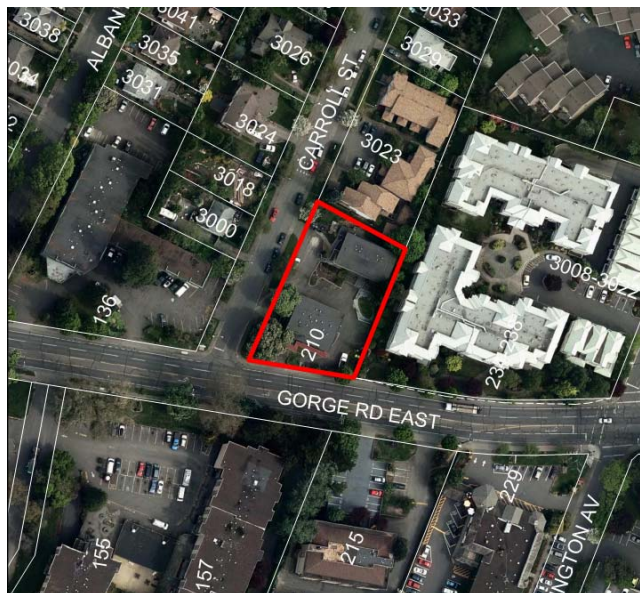
www.CoolAid.org

Together we will end homelessness.

Rezoning and Development Permit Application for 210 Gorge Road



Aerial Photo



Subject Property – 210 Gorge Road



Robin Hood Motel
136 Gorge Road (west)



Carrington Court Apartments
3000 Washington Avenue (east)



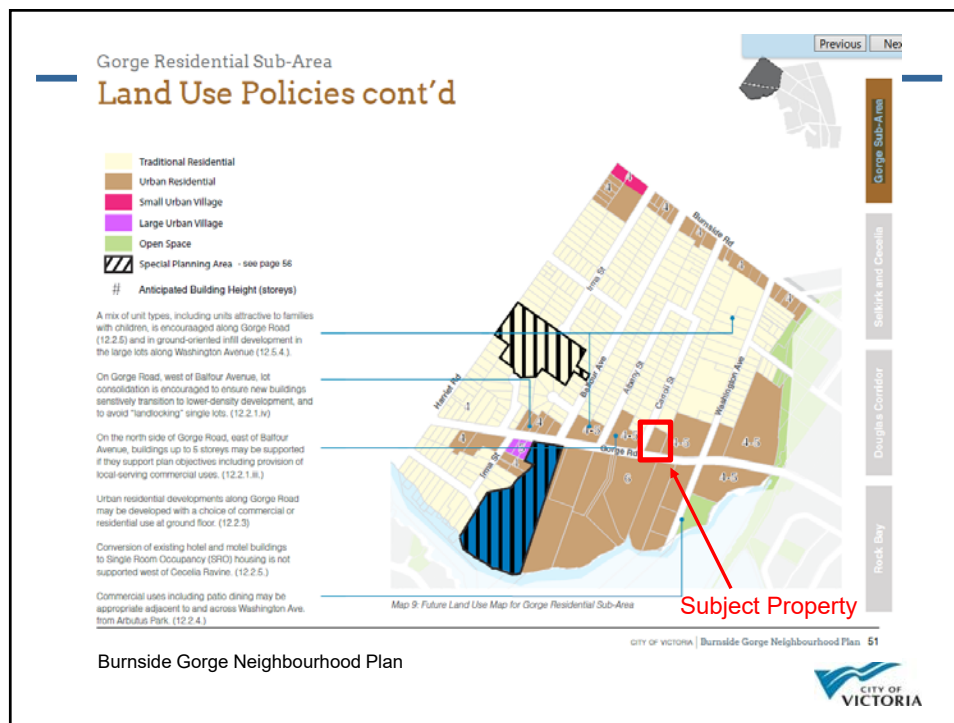
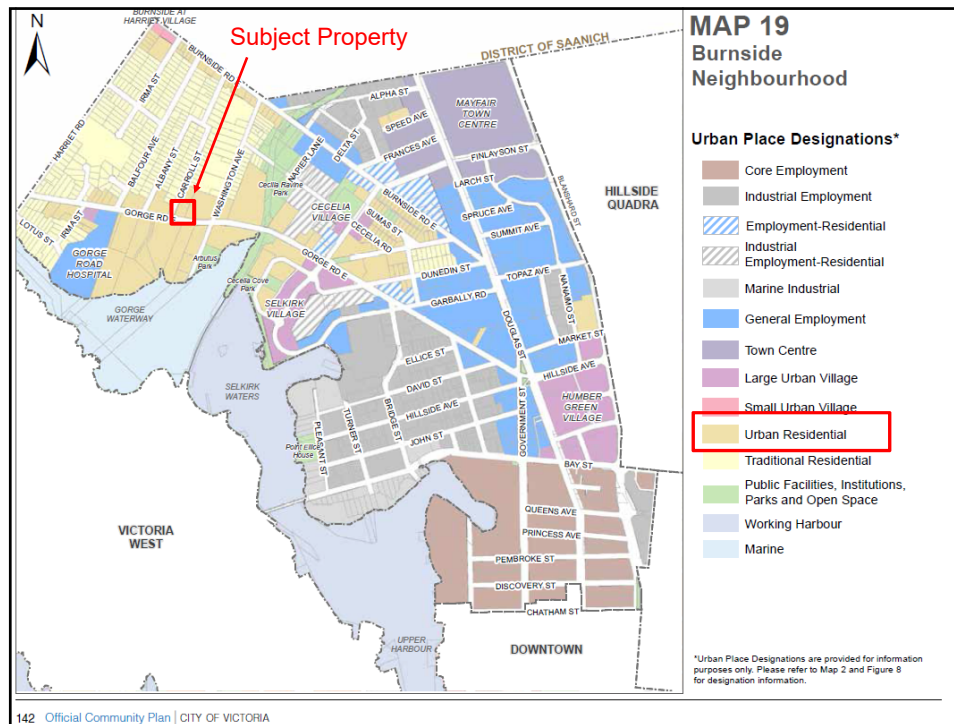


3023 Carroll Street – townhouses (north)



Redwood Apartments (south)





Summary of Council's Motion

Refer the application back to staff to see:

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

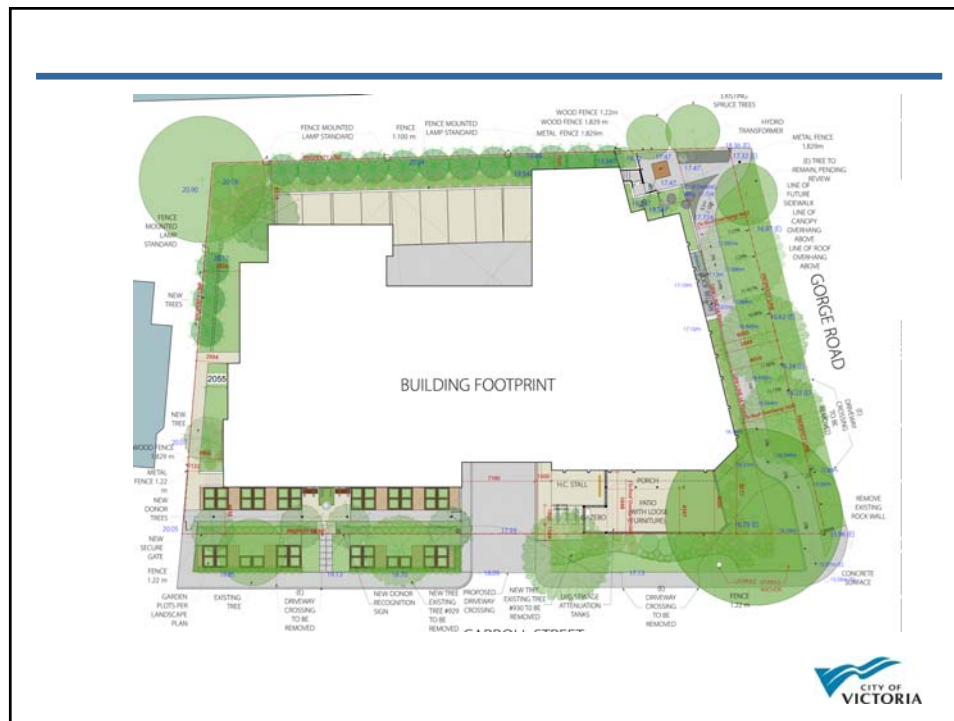


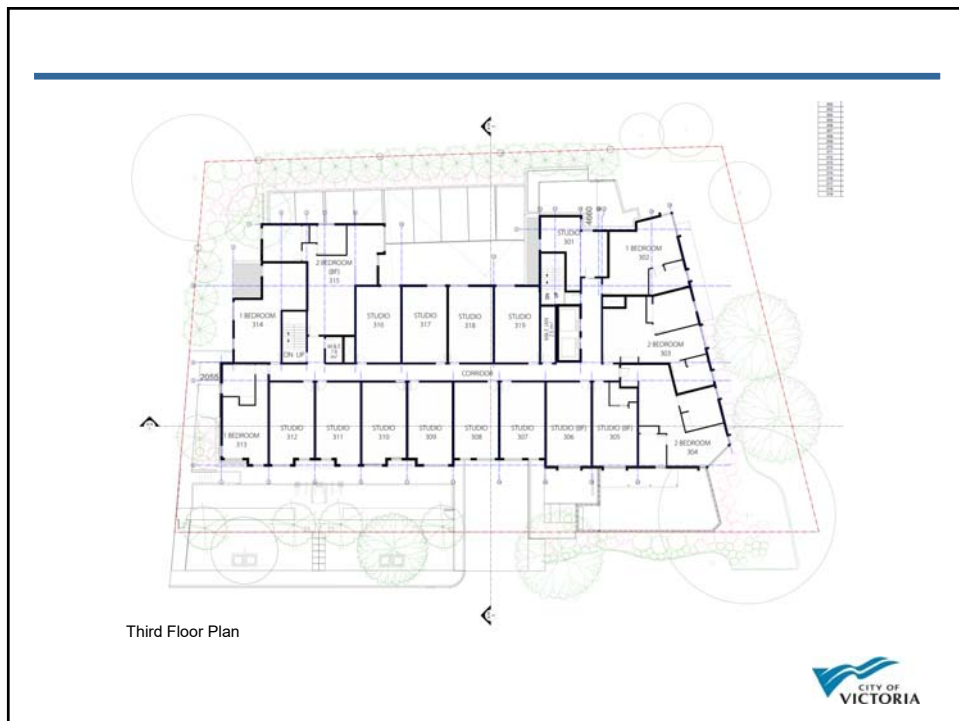
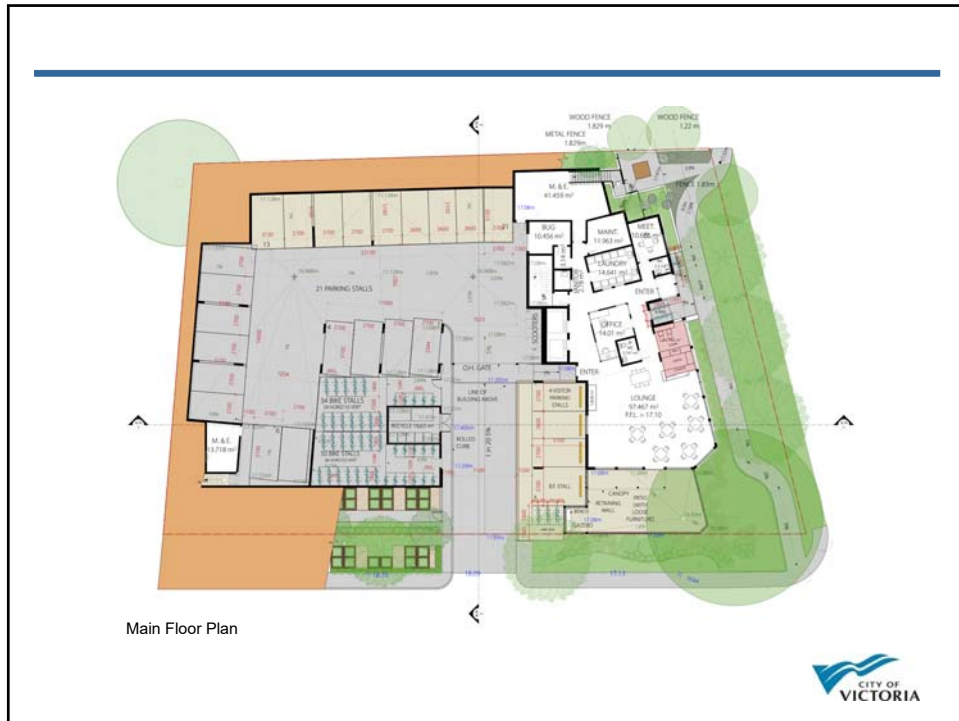
Original Proposal

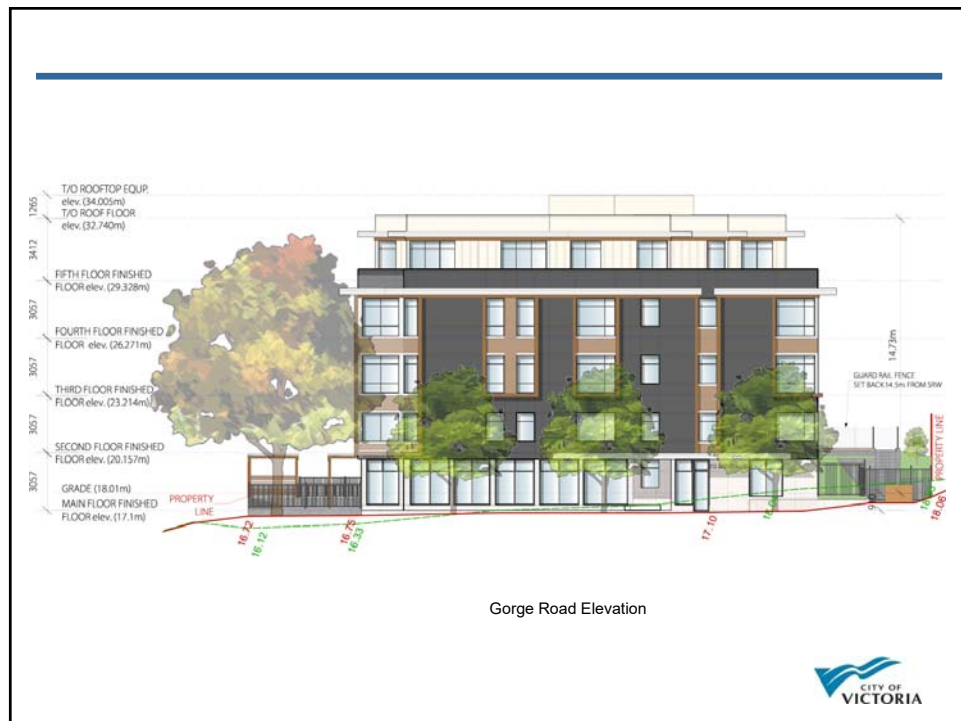
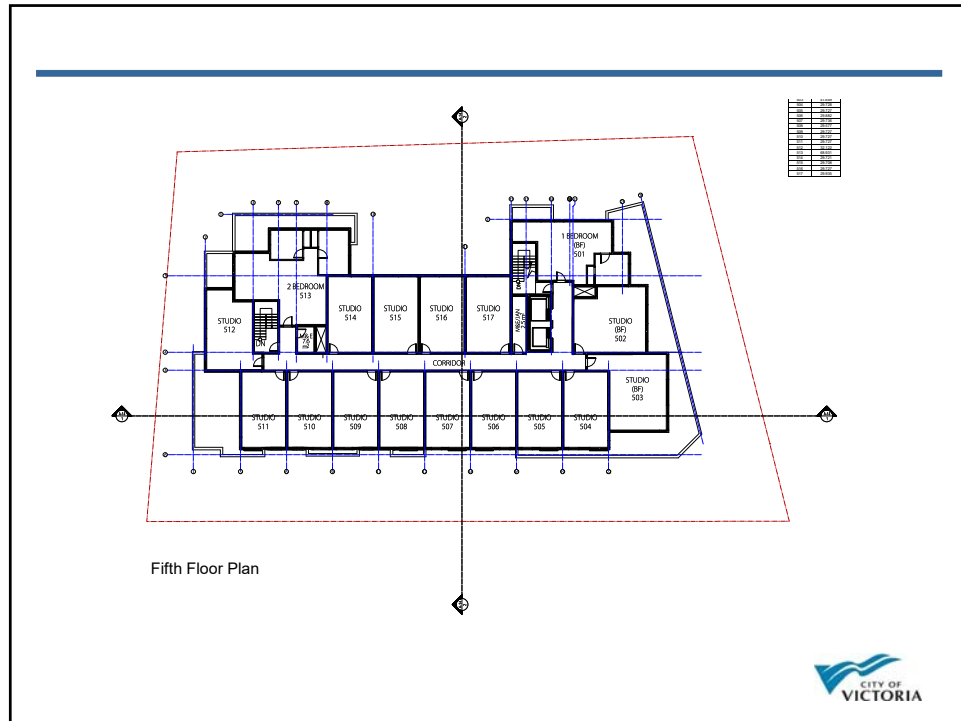


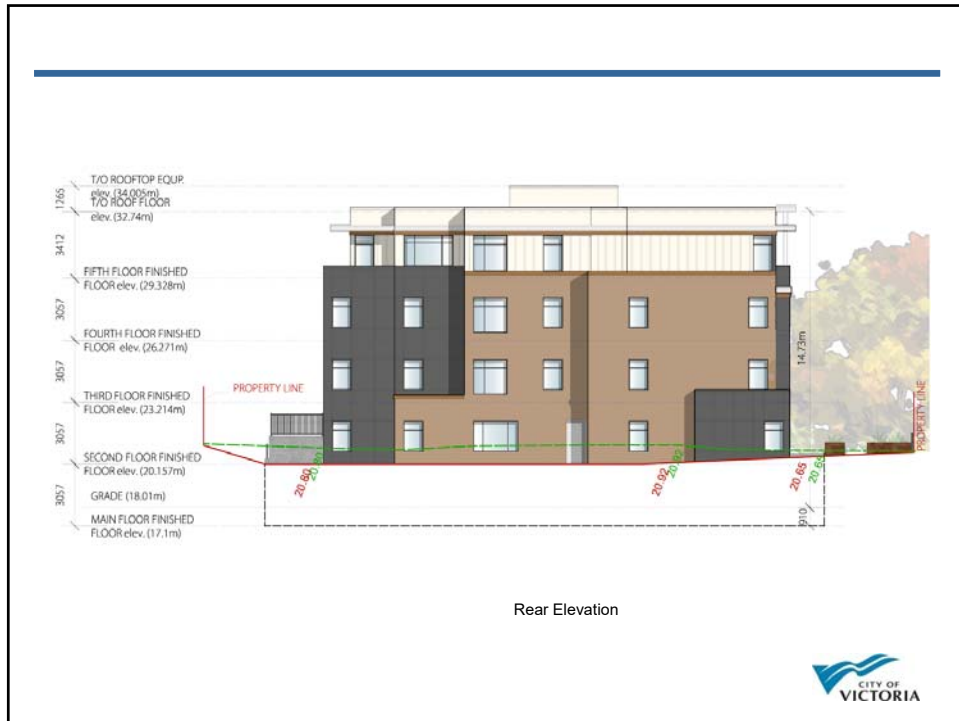
Proposed Changes

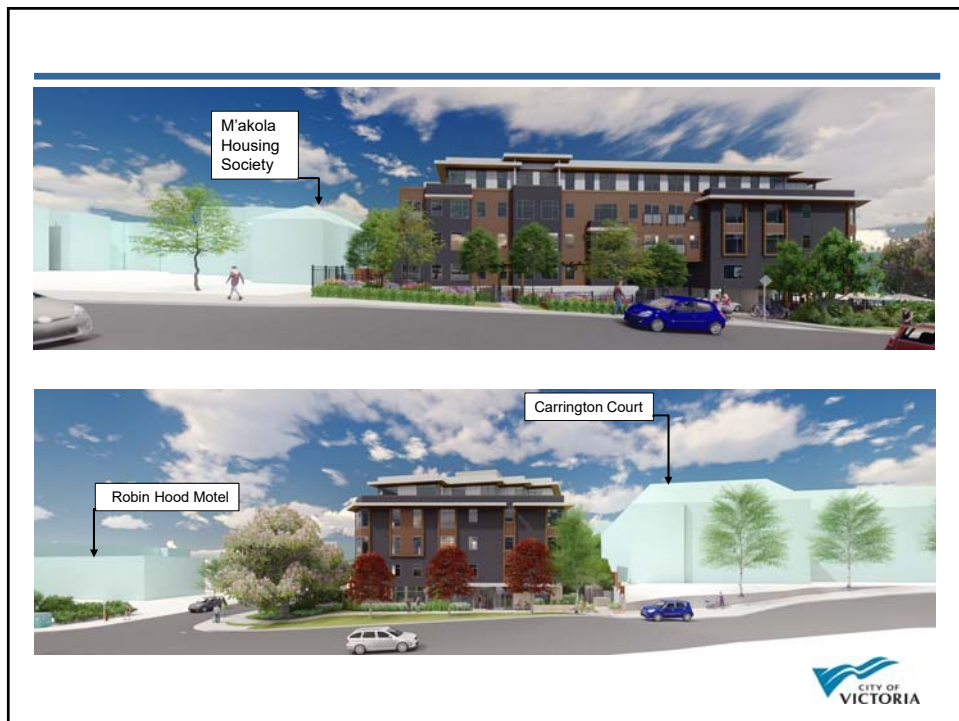
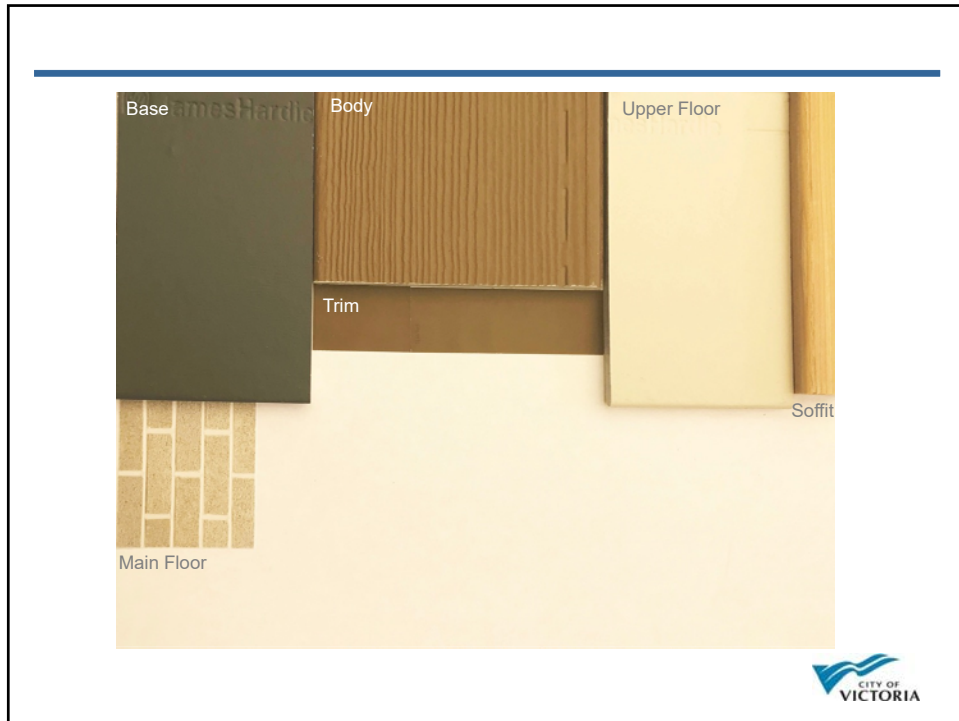
- reducing the density from 1.87:1 to 1.71:1 floor space ratio
- reducing the number of storeys from six to five
- reducing the number of rental dwelling units from 82 to 72
- introducing a small coffee shop on the ground level
- adding one additional parking space to increase the residential supply of on-site parking
- refining the overall design of the building

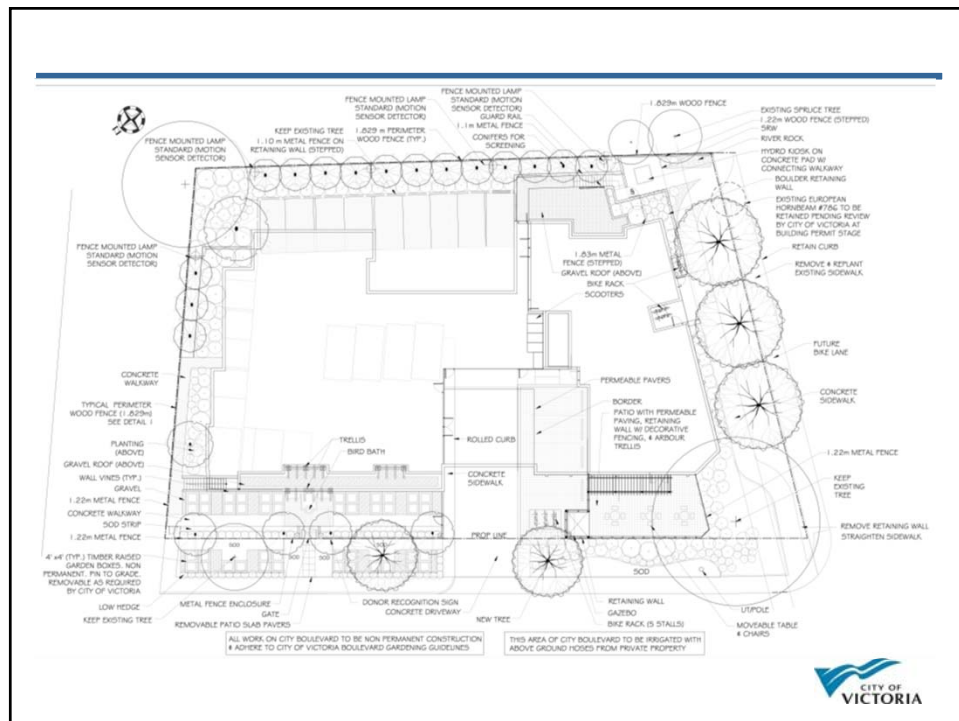














Carroll Street



Carrington Court
Side Elevation



Carroll Street



Gorge Road

