

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the June 20, 2019 COTW Meeting

I.1.a.d 1900 Richmond Road - Rezoning Application No. 00651 and Development Permit Application No. 000531 Update (North Jubilee)

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

Rezoning Application No. 00651:

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 legal documents are prepared and executed:

- a. Statutory Right-of-Way of 1.82m off Fort Street
- b. Statutory Right-of-Way of 1.39m off Birch Street
- c. Statutory Right-of-Way of 4.53m off Richmond Road
- d. Statutory Right-of-Way of 1.44m off Ashgrove Street
- e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.

Development Permit Application No. 000531:

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped May 1, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**E.3     1900 Richmond Road - Rezoning Application No. 00651 and Development Permit Application No. 000531 Update (North Jubilee)**

The Committee received a report dated June 6th, 2019 from the Acting Director of Sustainable Planning and Community Development providing information, analysis, and recommendations regarding the applications to rezone and develop 1900 Richmond Road in order to provide for a five-story assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road.

Committee discussed:

- Retention of medical services
- The applicants contribution to the housing reserve fund
- The height of the building in relation to the surrounding street

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

**Rezoning Application No. 00651:**

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**Development Permit Application No. 000531:**

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"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped May 1, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

**For the Meeting of June 20, 2019**

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**To:** Committee of the Whole **Date:** June 6, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** **Update Report on Rezoning Application No. 00651 and Development Permit Application No. 000531 for 1900 Richmond Road**

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### **RECOMMENDATION**

#### **Rezoning Application No. 00651:**

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 legal documents are prepared and executed:

- a. Statutory Right-of-Way of 1.82m off Fort Street
- b. Statutory Right-of-Way of 1.39m off Birch Street
- c. Statutory Right-of-Way of 4.53m off Richmond Road
- d. Statutory Right-of-Way of 1.44m off Ashgrove Street
- e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.

#### **Development Permit Application No. 000531:**

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped May 1, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information regarding affordability and the inclusion of medical facilities within a Rezoning Application and Development Permit Application for the property located at 1900 Richmond Road.



The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to a site-specific zone in order to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road. The April 11, 2019 Committee of the Whole report, together with the meeting minutes, are attached to this report.

### **Legal Agreements**

The four Statutory Right-of-Ways and the Housing Agreement are in the process of being prepared and executed as per Council's motion on April 11, 2019. Once these agreements are executed, the application will be ready to be advanced to a Public Hearing.

### **Affordability**

As instructed by Council on April 11, 2019, staff have worked with the applicant to explore adding an affordability component to the proposal. As per the applicant's letter dated May 13, 2019 and attached, adding affordability within the facility would be difficult to manage due to the unique and changing care requirements for residents within the facility. However, the applicant recognizes the need for affordable housing in the City and therefore has offered to contribute \$1,000,000 to the Victoria Housing Reserve Fund so that the City can fund affordable units within other developments. Staff have therefore written into the site-specific zone a bonus density provision to account for this contribution.

### **Medical Facilities**

Council further instructed staff to work with the applicant to locate medical facilities within the development or help relocate the facilities in the surrounding neighbourhood. As per the attached letter, the applicant has agreed to restrict the use of the proposed commercial space for medical uses. Staff have written the site-specific zone so that a minimum of 170m<sup>2</sup> (the proposed commercial floor area) must be dedicated to either a medical office, medical laboratory or pharmacy. In addition, the zone has been written so that the above medical uses require the same number of parking stalls as a retail store in order to encourage a medical use in the commercial space without further altering the parking layout.

### **Plan Revisions**

The applicant has submitted plans, date stamped May 1, 2019 and attached to this report, that revise the grade of the parking ramp to not exceed 15%. In addition, the parking layout has been revised to meet the minimum vehicle parking stalls for a retail store.

The Development Permit motion has been updated with the date of these updated plans.

### **CONCLUSIONS**

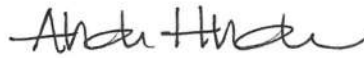
The bylaws and site-specific zone have been prepared by staff. The necessary conditions that would authorize the approval of the Rezoning Application for the property located at 1900 Richmond Road are in the process of being completed. The recommendation provided for Council's consideration would allow this application to advance to a Public Hearing once the legal agreements are executed.



Respectfully submitted,



Mike Angrove  
Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

June 13, 2019

#### List of Attachments

- Attachment A: Plans date stamped May 1, 2019
- Attachment B: April 11, 2019 Committee of the Whole Reports
- Attachment C: Minutes from April 11, 2019 Council Meeting
- Attachment D: Letter from applicant dated May 13, 2019
- Attachment E: Proposed site-specific zone
- Attachment F: Correspondence (letters received from residents).



VIEW FACING WEST

# NORR

2300, 411 - 1st Street SE,  
Calgary, AB Canada T2G 4Y5  
norr.com

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A Partnership of Limited Companies

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Bruce S. Milliken, Architect, AAA, B Arch, MAIBC  
A. Simon Bastien, Architect, AAA, B Arch, MAIBC  
Adam Tolson, P. Eng., AFPEGA  
Chris Fox, P. Eng., AFPEGA

# MAISON VICTORIA SENIORS

1900 RICHMOND RD  
VICTORIA, B.C.

APRIL 5, 2019

NORR JOB NO: NCCA-17-0221

milliken  
DEVELOPMENTS  
Perfectly Urban.

## REVISED DEVELOPMENT PERMIT

### DISCIPLINE (SURVEY)

POLARIS LAND SURVEYING INC.  
PO BOX 261  
BRENTWOOD BAY, BRITISH COLUMBIA, V8M 1R3

PHONE: 877 603 7198

### DISCIPLINE (CIVIL)

McELHANNY CONSULTING SERVICES LTD.  
200 858 BEATTY ST  
VANCOUVER, BRITISH COLUMBIA, V6B 1C1

PHONE: 250 570 9221

### DISCIPLINE (ARCHITECTURE)

NORR ARCHITECTS ENGINEERS PLANNERS  
# 2300 - 411 1ST ST SE  
CALGARY, ALBERTA, T2G 4Y5

PHONE: 403 264 4000

### DISCIPLINE (LANDSCAPE)

LOMBARD NORTH GROUP (B.C.) INC.  
836 CORMORANT ST  
VICTORIA, BRITISH COLUMBIA, V8W1R1

PHONE: 250 386 1336

### ARCHITECTURE

DP000 PROJECT COVER SHEET  
DP001 SURVEY PLAN  
DP101 SITE CONTEXT AND SHADOW STUDY  
DP102 3D VIEWS  
DP103 SITE PLAN AND PROJECT INFORMATION TABLES  
DP104 SITE CIRCULATION, WASTE RECYCLING DETAILS

DP200 OVERALL PARKADE PLAN  
DP201 PARTIAL PARKADE PLAN  
DP202 OVERALL FLOOR PLAN LEVEL 01  
DP203 PARTIAL FLOOR PLAN LEVEL 01  
DP204 OVERALL FLOOR PLAN LEVEL 02  
DP205 PARTIAL FLOOR PLAN LEVEL 02  
DP206 OVERALL FLOOR PLAN LEVEL 03  
DP207 PARTIAL FLOOR PLAN LEVEL 03  
DP208 OVERALL FLOOR PLAN LEVEL 04  
DP209 PARTIAL FLOOR PLAN LEVEL 04  
DP210 OVERALL FLOOR PLAN LEVEL 05  
DP211 PARTIAL FLOOR PLAN LEVEL 05  
DP212 OVERALL FLOOR PLAN LEVEL 06  
DP213 PARTIAL FLOOR PLAN LEVEL 06  
DP214 OVERALL FLOOR PLAN LEVEL 07  
DP215 PARTIAL FLOOR PLAN LEVEL 07

### LANDSCAPE

L001 LANDSCAPE PLAN

DP101 EXTERIOR ELEVATIONS  
DP102 EXTERIOR ELEVATIONS  
DP103 EXTERIOR ELEVATIONS  
DP104 EXTERIOR ELEVATIONS  
DP105 EXTERIOR ELEVATIONS  
DP401 BUILDING AND SITE SECTIONS

### CIVIL

18 035 01 CONCEPTUAL SERVICE PLAN

Received  
City of Victoria

MAY 01 2019

Planning & Development Department  
Development Services Division DP00000-00



Planning & Development Department  
Development Services Division



10 EXISTING SITE PHOTO FROM SOUTHWEST  
DP101 NTS



11 SITE ZONING KEY PLAN  
DP101 NTS



07 EXISTING SITE PHOTO FROM SOUTHEAST  
DP101 NTS



08 EXISTING SITE PHOTO FROM NORTHEAST  
DP101 NTS



09 EXISTING SITE PHOTO FROM WEST  
DP101 NTS



04 SPRING EQUINOX SHADOW STUDY 10:00 AM  
DP101 NTS



05 SPRING EQUINOX SHADOW STUDY 12:00 PM  
DP101 NTS



06 SPRING EQUINOX SHADOW STUDY 2:00 PM  
DP101 NTS



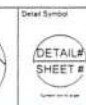
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DP101 NTS



02 SUMMER SOLSTICE SHADOW STUDY 12:00 PM  
DP101 NTS



03 SUMMER SOLSTICE SHADOW STUDY 2:00 PM  
DP101 NTS



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component  
Maison Victoria  
Residential

Consultants  
Civil: McPharney Consulting Services Ltd.  
Landscape: Lombard North Group (B.C.) Inc.  
Architecture: NORR Architects Engineering Planners

Scale:



Project Manager: C. Abernethy  
Project Leader: C. Clark  
Checked: C. Abernethy

Client:  
MILLIKEN REAL ESTATE CORPORATION  
1500-2485 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

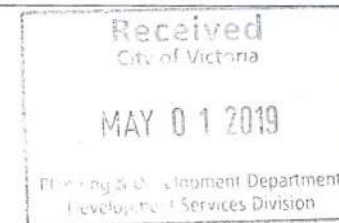
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MAISON VICTORIA  
1500 RICHMOND RD  
VICTORIA, B.C.  
VER 4R2

Drawing Title:  
SITE CONTEXT  
ZONING PLAN  
EXISTING SITE CONTEXT  
PROPOSAL SHADOW STUDIES

Check Scale (may be photo reduced): 1 inch = 10m

Project No: NCCA-17-0221  
Drawing No: DP101





DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component  
Maison Victoria  
Resident

Consultants  
Civil: McPharney Consulting Services Ltd.  
Landscape: Landmark North Group Inc. (LNG)  
Architectural: Nor Architects Engineers Planners

Scale:

**NORR**

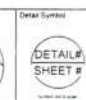
2700 - 4101 - 1st Street, S.E.  
Calgary, AB T2C 1P1  
www.norr.ca  
NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of 7 Licensed Companies

Project Manager: C. Abernethy  
Project Leader: C. Clark  
Checked: C. Abernethy

Client: MILLIKEN REAL ESTATE CORPORATION  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Project: MAISON VICTORIA  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Drawing Title: AERIAL IMAGERY  
3D VIEWS



Check Scale (may be photo reduced): 0 10m

Project No: NCCA-17-0221  
Drawing No: DP102



03 VIEW FACING NORTH  
DP102 NTS



04 PERSPECTIVE FACING EAST  
DP102 NTS



01 PERSPECTIVE FACING NORTHWEST  
DP102 NTS

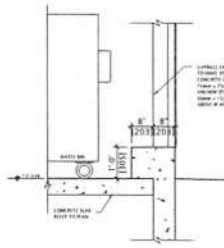
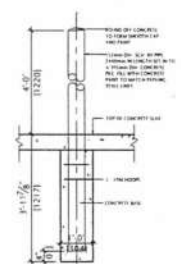
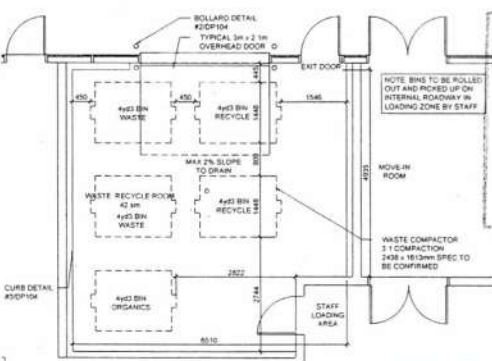
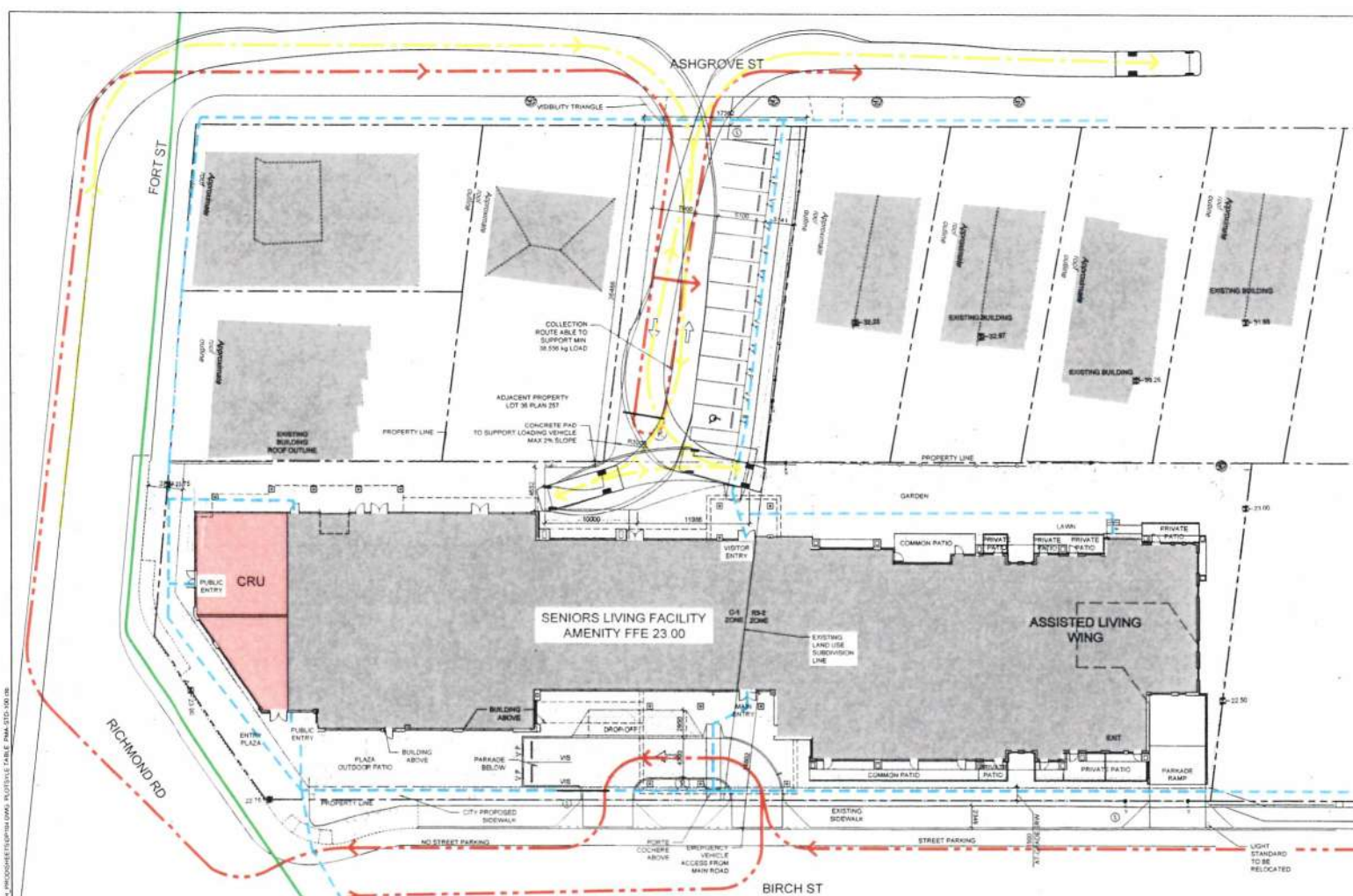


02 DETAIL- MAIN ENTRY PORTE COCHERE  
DP102 NTS









NOTES

THE FOLLOWING ARE THE COLLECTION VEHICLES  
THAT WILL APPROACH THE AREA AND COMPLETELY PASS AND CONFORM TO  
THE REQUIREMENTS OF THE STRAIGHT FORWARDLY CAPABLE OF THE SUBSTANTIAL  
STANDARD OF THE POLICE

3. VEHICLE SHOULD BE MOVEMENT SLOWLY FOR 30-40 MINS  
STANDARD OF THE POLICE

4. THE COLLECTION VEHICLE WILL NOT STOP OVER A  
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OPERATIONS SLOWLY

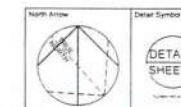
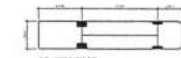
5. IN MULTIPLE OPERATIONS STAFF WILL TRANSFER THE  
COLLECTIBLE MATERIALS AND WASTE CONTAINERS  
TO THE COLLECTION VEHICLE. THE COLLECTION AREA  
IS WASTY RELYING FROM BEING MECHANICALLY VEHICLE  
REFER TO THE MECHANICAL (DISAGREE)

6. REMAINING CLEANED FOR COLLECTION VEHICLE ALONG  
ROUTE 5 ARE THE

NOTES

5. IRRADIANCE, PROOF LIGHTING REQUIRED TO ALL BUILDINGS, EXTERIOR LIGHTING AND GARAGE/FACILITIES OVERHEAD AND AREA DOORS
6. DIMENSIONAL TO 10 AND SITE LIGHTING RATED BY A PROFESSIONAL LIGHT ENGINEER AND PROJECTIONS ARE REQUIRED
7. SITE AND EXTERIOR LIGHTING LIGHTING SHALL MEET CITY OF VICTORIA LIGHTING STANDARDS
8. ALL EXTERIOR LIGHTS LOCATIONS, REFER TO BUILDING EXTERIORS
9. LIGHTING FIXTURE DIMENSIONS ARE TO BE REFERRED ONLY ACTUAL SIZES AND DIMENSIONS TO BE CONFIRMED ONCE SPECIFIED
10. DIMENSIONS BETWEEN EXTERIOR FACIES OF THE BUILDING AND THE PROPERTY LINE ARE TO BE REFERRED ONLY ACTUAL SIZES AND DIMENSIONS TO BE CONFIRMED ONCE EXTERIOR MATERIAL SIZES SPECIFIED

WASTE & RECYCLING	
BINS / AREA REQUIRED	
1ST UNIT: 10' x 34' x 11' 1/2" WASTE PRODUCED	
41 1/2 BINS x 47 BINS / 132 BINS REQUIRED	
162 BINS x 9' x 30' 40" ROOM SIZE	
1 COMPACTOR 2:1 RATIO = 10.25' x 1' 42.14' BINS	
4 BINS x 9' x 36' ROOM SIZE	
BINS / AREA PROVIDED	
4 x 47 BINS	
2 x 40' x WASTE 1 x 40' x RECYCLING 1 x 40' x ORGANIC	
42 m <sup>3</sup> WASTE & RECYCLING ROOM PROVIDED	
44 m <sup>3</sup> STORAGE DRYING AREA PROVIDED	



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component	Maison Victoria
Keyplan	

[illegible]

Consultants	
Civil	McIlhenny Consulting Services Ltd
Landscape	Lombard North Group (B/C) Inc
Architectural	Near Architects Engineers Planners

Serial(s)	
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Project Manager C Abernethy	Drawn C Clark
Project Leader C Clark	Checked C Abernethy

Co-op  
 MILLIKEN REAL ESTATE  
 CORPORATION  
 #100-2489 BELLEVUE AVE  
 WEST VANCOUVER, B C V7V 1E1

Project  
**MAISON VICTORIA**  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Drawing Title  
SITE CIRCULATION WASTE  
RECYCLING DETAILS



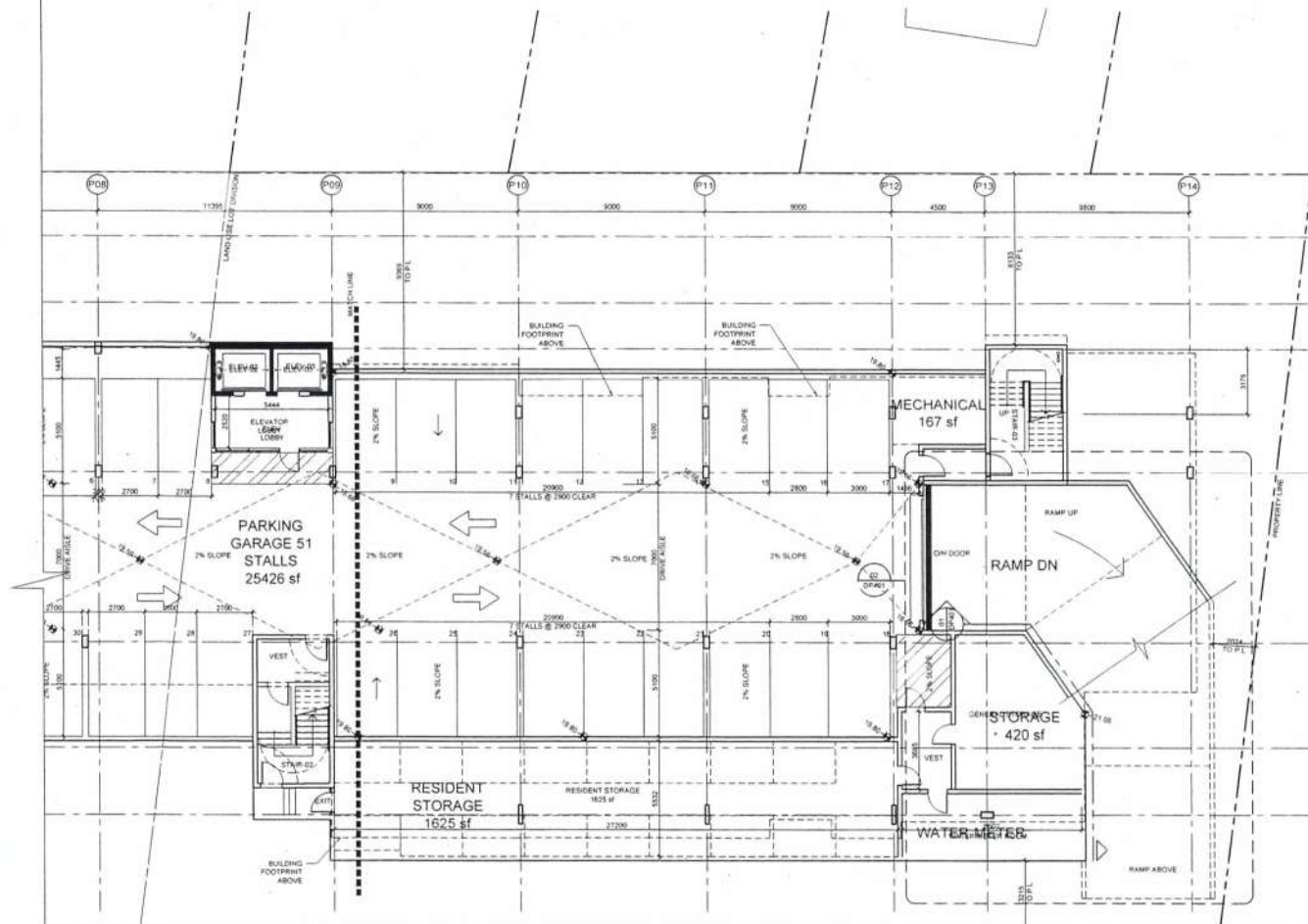
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Drawing No:	DP104

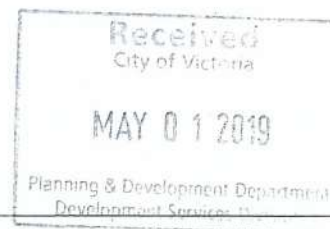




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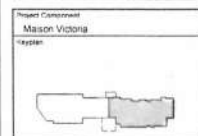


01 PARTIAL FLOOR PLAN LEVEL P1- NORTH  
DP201 1:100



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Consultants  
Civil: McElroy Consulting Services Ltd.  
Landscape: Lombard North Group (B.C.) Inc.  
Architectural: Main Architects Engineers Planners

Scale:



Project Manager C. Abernethy	Drawn S. Clark
Project Engineer C. Clark	Checked C. Abernethy

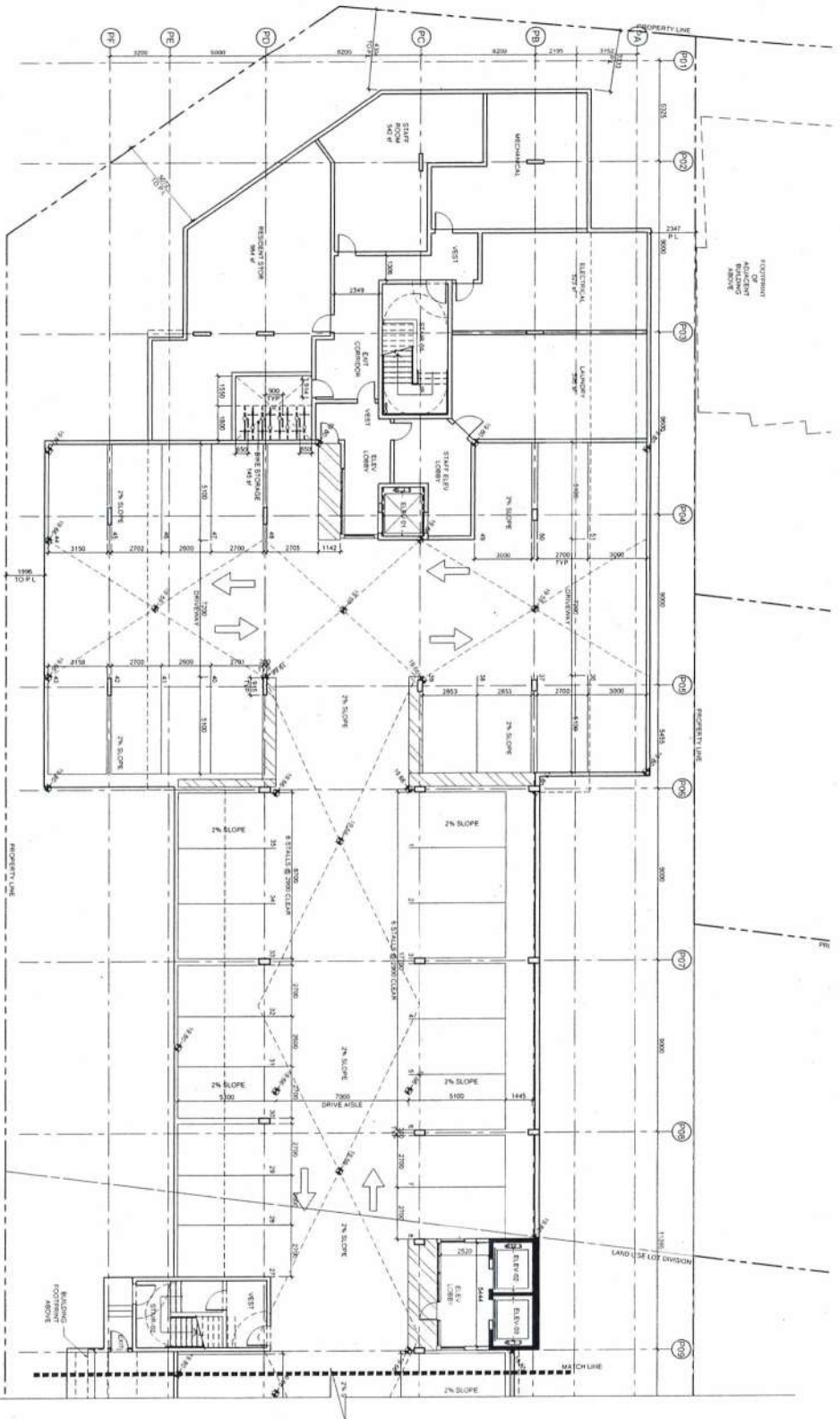
Client  
MILIKEN REAL ESTATE CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

Project  
MAISON VICTORIA  
1900 RICHMOND RD.  
VICTORIA, B.C.  
V8R 4R2

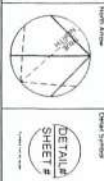
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LEVEL P1  
NORTH

Project No.  
NCCA-17-0221  
Drawing No.  
DP201

01  
DP202  
1:100  
PARTIAL FLOOR PLAN LEVEL P01 - SOUTH



RECEIVED  
CHARTERED  
MAY 01 2019  
Planning & Development Department  
Development Services Division



DATE	ISSUED FOR	REV
2018.04.17	DEVELOPMENT PERMIT A	A
2018.04.17	DEVELOPMENT PERMIT B	B
2018.05.02	REVISED DEVELOPMENT PERMIT C	C
2018.05.15	REVISED DEVELOPMENT PERMIT D	D
2018.04.05	REVISED DEVELOPMENT PERMIT E	E

Client: MAISON VICTORIA 1920 RICHMOND RD VICTORIA, B.C. V8M 1K2	Project: MAISON VICTORIA 1920 RICHMOND RD VICTORIA, B.C. V8M 1K2	Partial Floor Plan LEVEL P01 SOUTH
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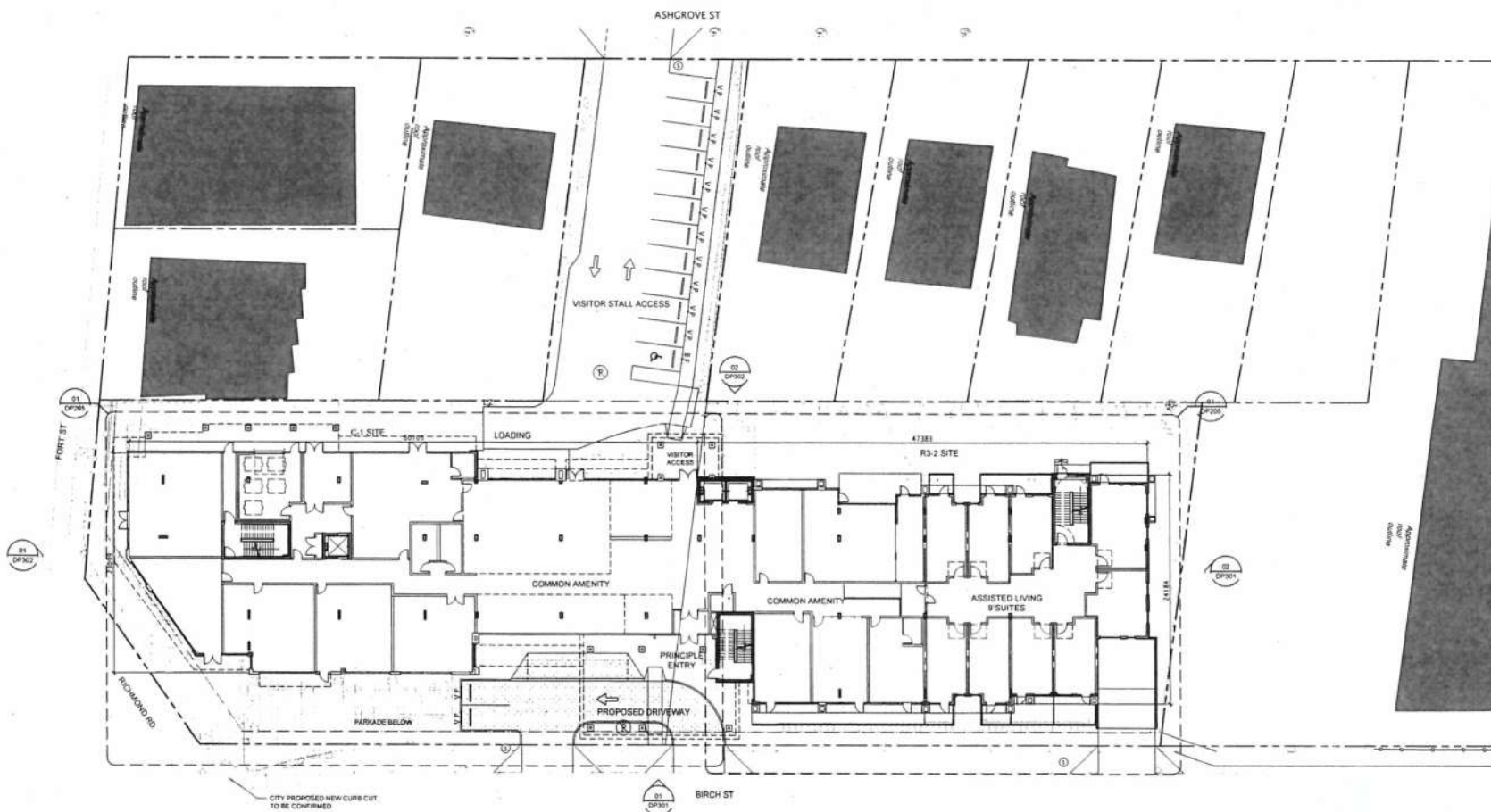
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Scale: 1:100	North Arrow
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Sheet: DP202	Project: DP202
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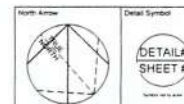


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01  
DP203  
OVERALL FLOOR PLAN LEVEL 01  
1:200

Received  
City of Victoria  
MAY 01 2019  
Planning & Development Department  
Development Services Division



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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This drawing shall not be used for construction purposes until the total planning fee is signed and dated by the Architect or Engineer.

Project Component  
Maison Victoria  
Resident

Consultants  
Civil: Millstream Consulting Services Ltd.  
Landscape: Lombard North Group (B.C.) Inc.  
Architecture: Nor Architects Engineers Planners

SKANSKA

**NORR**

2100 4111 1st Street SE  
Calgary AB Canada T2C 4T9  
www.norr.ca

NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies

Principal: [Name]  
Manager: [Name]  
Architect: [Name]  
Engineer: [Name]  
Planner: [Name]

Project Manager: [Name]  
C. Administrator  
Project Engineer: [Name]  
C. Clerk

Client:  
MILIKEN REAL ESTATE CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

Project:  
MAISON VICTORIA  
1500 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Drawing Title:  
OVERALL FLOOR PLAN  
LEVEL 01

Check Scale (may be photo reduced):  
0 10m  
Project No: NCCA-17-0221  
Drawing No: DP203



1 100

MAY 01 2019

Planning & Development Department  
Development Services Division



Check Scale may be photo reduced  
 0 1 inch 0 10mm  
 Project No. NCCA-17-8221  
 Drawing No. DP204













MAY 01 1968

Planning & Development Department  
Development Services Division



Detail Symbol

DETAIL  
SHEET

Drawing No. DP208



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Project Component	Marion Victoria
Keydon	

<p><b>Consultants</b></p> <p>Civil Landscape Architectural</p>	<p>McElhannay Consulting Services Ltd. Lombard North Group (B/C) Inc. Horn Architects Engineers Planners</p>
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Seals

**NORR**

2220 415 - 1st Street SE  
Calgary, AB Canada T2D 0V8  
www.norri.ca

**NORRI ARCHITECTS ENGINEERS PLANNERS**  
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100 - 10th Avenue SW, Suite 100, Edmonton, Alberta T6C 0A8

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Project Manager C Abernethy	Drawn C Clark
Project Leader C Clark	Checked C Abernethy

Client  
MILLIKEN REAL ESTATE  
CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B C V7V 1E1

Project  
**MAISON VICTORIA**  
1900 RICHMOND RD  
VICTORIA, B C  
V8R 4R2

Drawing Title  
OVERALL FLOOR PLAN  
LEVEL 03

Check Score (max for photo included)

Project No.

Drawing No. DP209



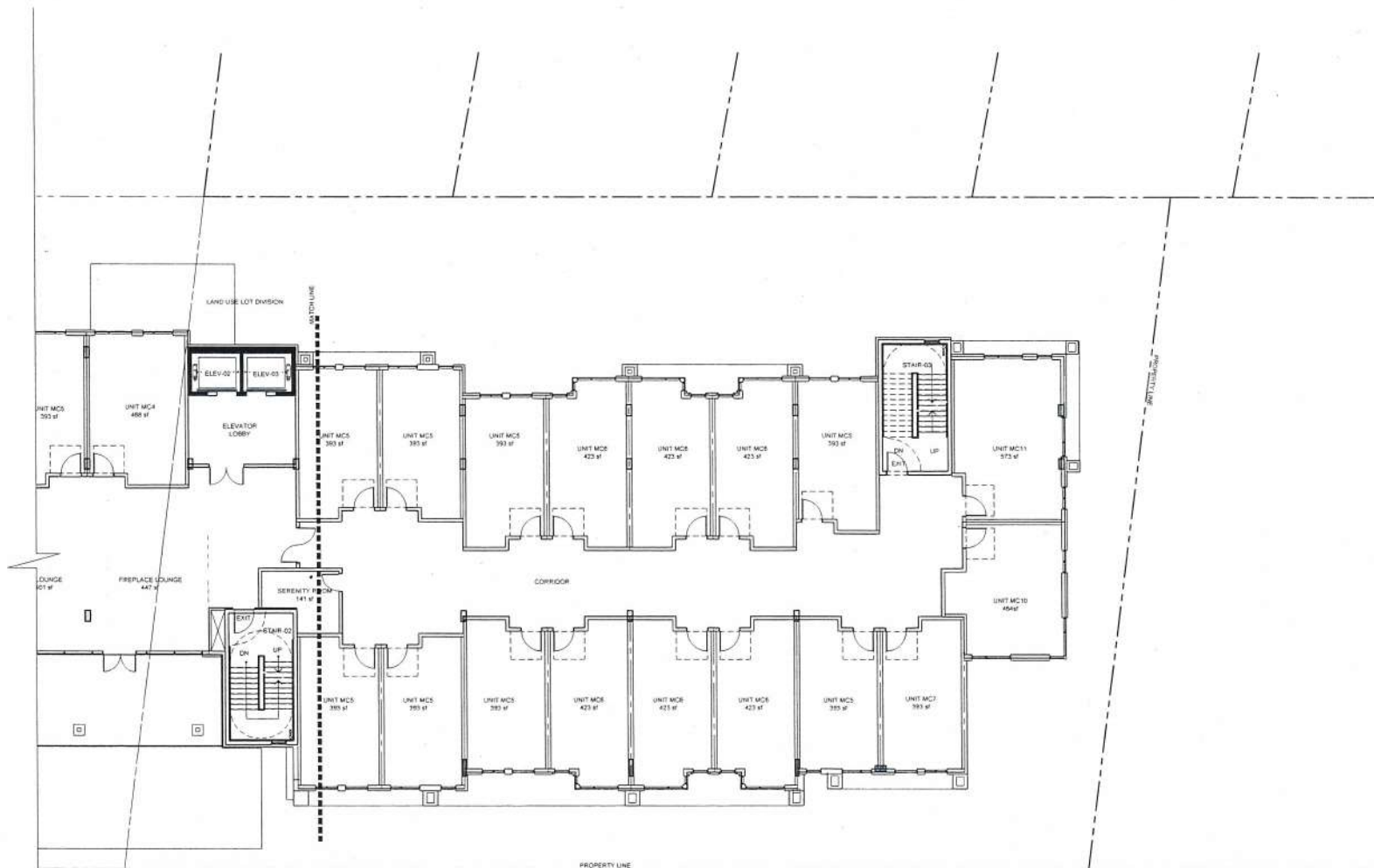
Partial Summation

DETAIL  
SHEET #

Received  
City of Victoria

MAY 01 2019

Planning & Development Department  
Development Services Division



Received  
City of Victoria

MAY 01 2019

Planning & Development Department  
Development Services Division

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component

Mason Victoria

Keyplan



Consultants	
Civil	McEharny Consulting Services Ltd
Landscape	Lonsdale North Group (B C) Inc
Architectural	Neil Architects Engineers Planners

Seating

**NORR**

2390-411, LaSalle 98  
Tupper, 48 Canada 935-417  
near 1000.

Project Manager C. Abernombie	Drawn C. Clark
Project Leader C. Clark	Checked C. Abernombie

Client  
MILLIKEN REAL ESTATE  
CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B C V7V 1E1

Project  
MAISON VICTORIA  
1900 RICHMOND RD  
VICTORIA, B C  
V8R 4R2

Drawing Title  
PARTIAL FLOOR PLAN  
LEVEL 03  
NORTH



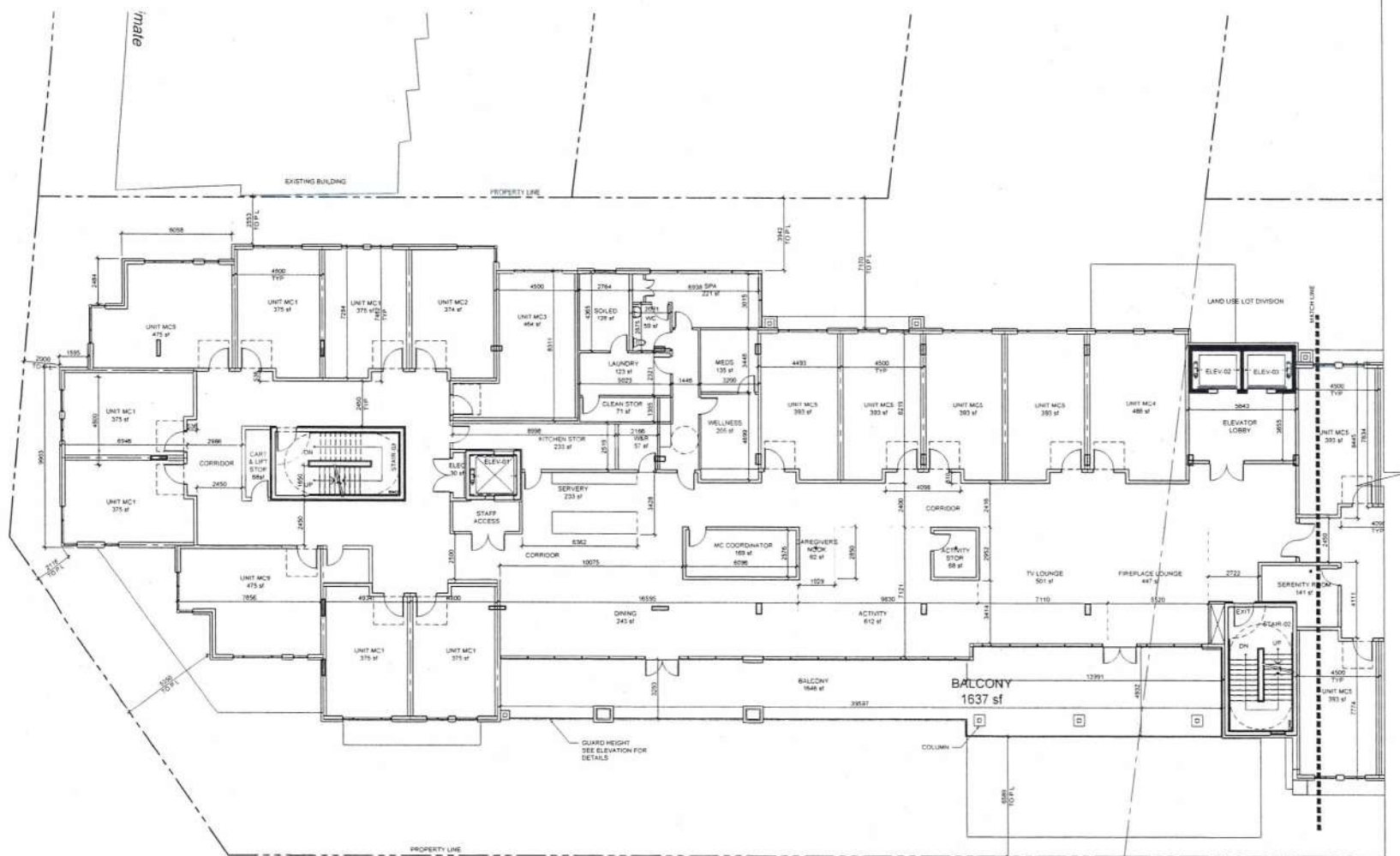
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Project No. NCCA-17-0231

Drawing No. DP210

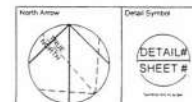


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DP211  
PARTIAL FLOOR PLAN LEVEL 03- SOUTH  
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City of Victoria  
MAY 01 2019  
Planning & Development Department  
250-100-3600



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component  
Maison Victoria  
Residential

Consultants  
Civil: MidThames Consulting Services Ltd.  
Landscape: Lombard North Group (B.C.) Inc.  
Architectural: Norr Architects Engineers Planners

Seal(s)

**NORR**  
2700-411, 1st Floor  
Vancouver, BC Canada V7T 1A1  
www.norr.ca  
NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies

Project Manager C. Alexander	Drawn C. Clark
Project Leader C. Clark	Checked C. Alexander

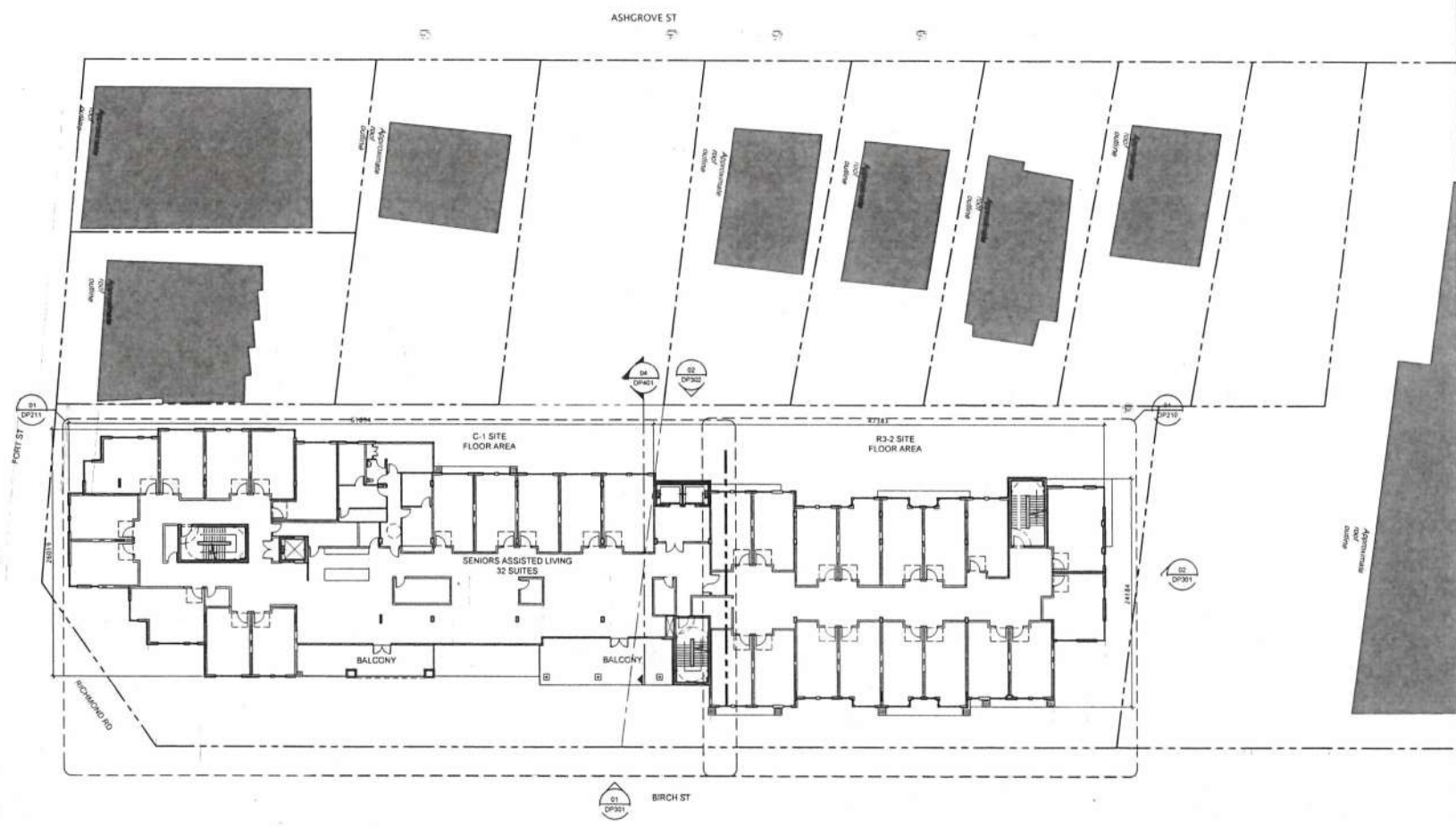
Client  
MILLIKEN REAL ESTATE CORPORATION  
1500 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Project  
MAISON VICTORIA  
1500 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Drawing Title  
PARTIAL FLOOR PLAN  
LEVEL 03  
SOUTH

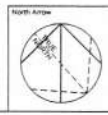
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01 OVERALL FLOOR PLAN LEVEL 04  
DP209A 1/200

Received  
City of Victoria  
MAY 01 2019  
Planning & Development Department  
Development Services Division



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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**Project Component**  
Maison Victoria  
Keyplan

**Consultants**  
Civil: McElhenny Consulting Services Ltd.  
Landscape: Lush Landscape Group Inc.  
Architectural: NORR Architects Engineers Planners

**Seal:**

**NORR**  
2300 411 - 1st Street SE  
Calgary, AB Canada T2C 4V1  
NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies

Project Manager	Drawn
C. Abernethy	C. Clark

Project Leader	Checked
C. Clark	C. Abernethy

**Client:**  
WILLIKEN REAL ESTATE CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

**Project:**  
MAISON VICTORIA  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

**Drawing Title:**  
OVERALL FLOOR PLAN  
LEVEL 04

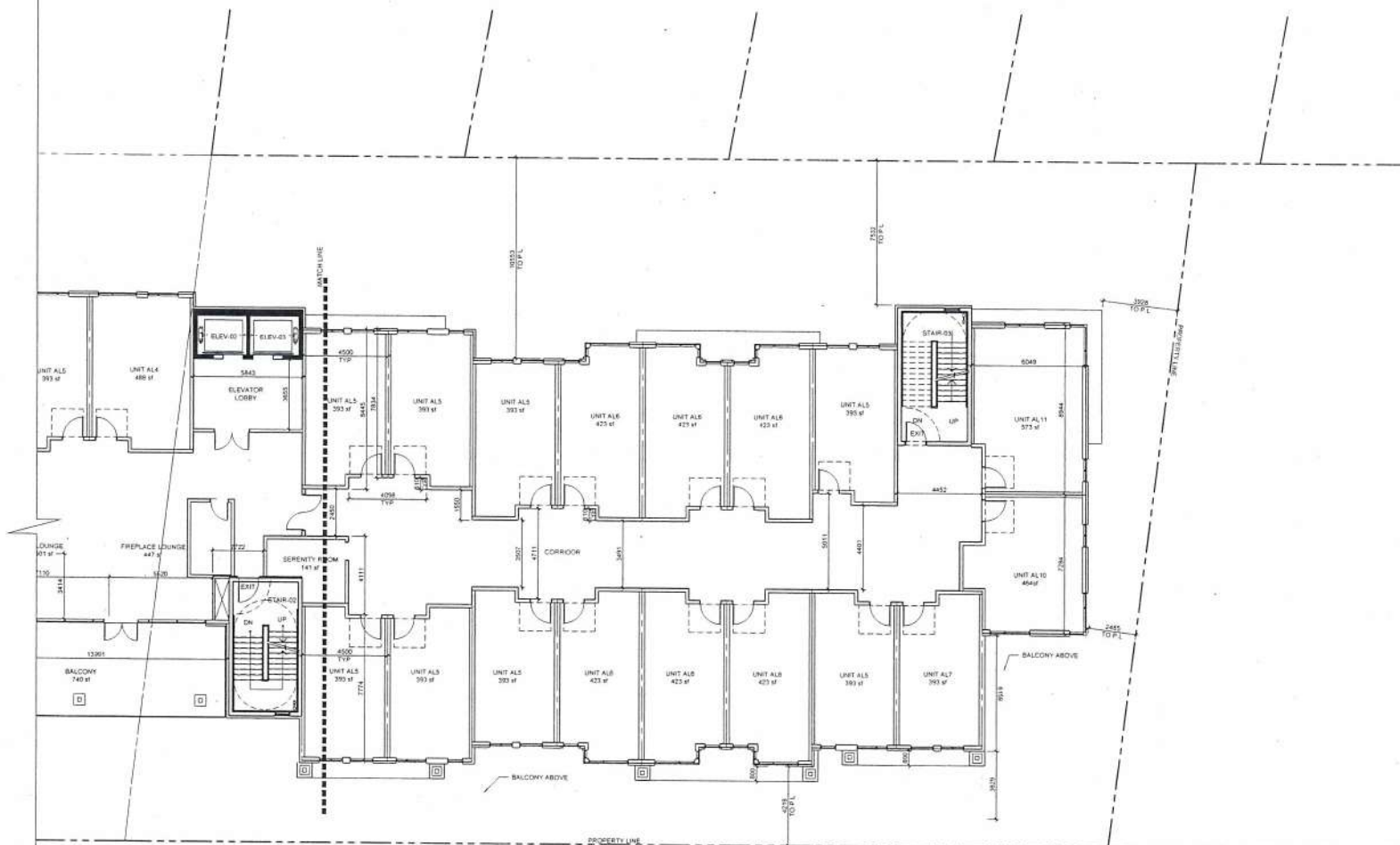
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**Project No:**  
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**Drawing No:**  
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QP2104 PARTIAL FLOOR PLAN LEVEL 04 - NORTH  
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City of Victoria  
MAY 01 2019  
Planning & Development Department  
Development Services Division



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Consultant  
Maison Victoria  
Vancouver



Consultants  
Civil: McElhenny Consulting Services Ltd.  
Landscape: Lushland North Group (S.C.) Inc.  
Architectural: Non-Architects Engineers Planners

Series:

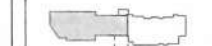
**NORR**  
3301-4111, 1st Floor SE  
7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 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DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

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Project Component  
Maison Victoria  
Residential



Consultants  
Civil: MDRM Consulting Services Ltd.  
Landscape: Lend Lease Group (B.C.) Inc.  
Architectural: NORR Architects Engineers Planners

Drawn by: [Blank]

**NORR**  
2500, 411 - 100 Street St.  
Vancouver, B.C. V6C 1A1  
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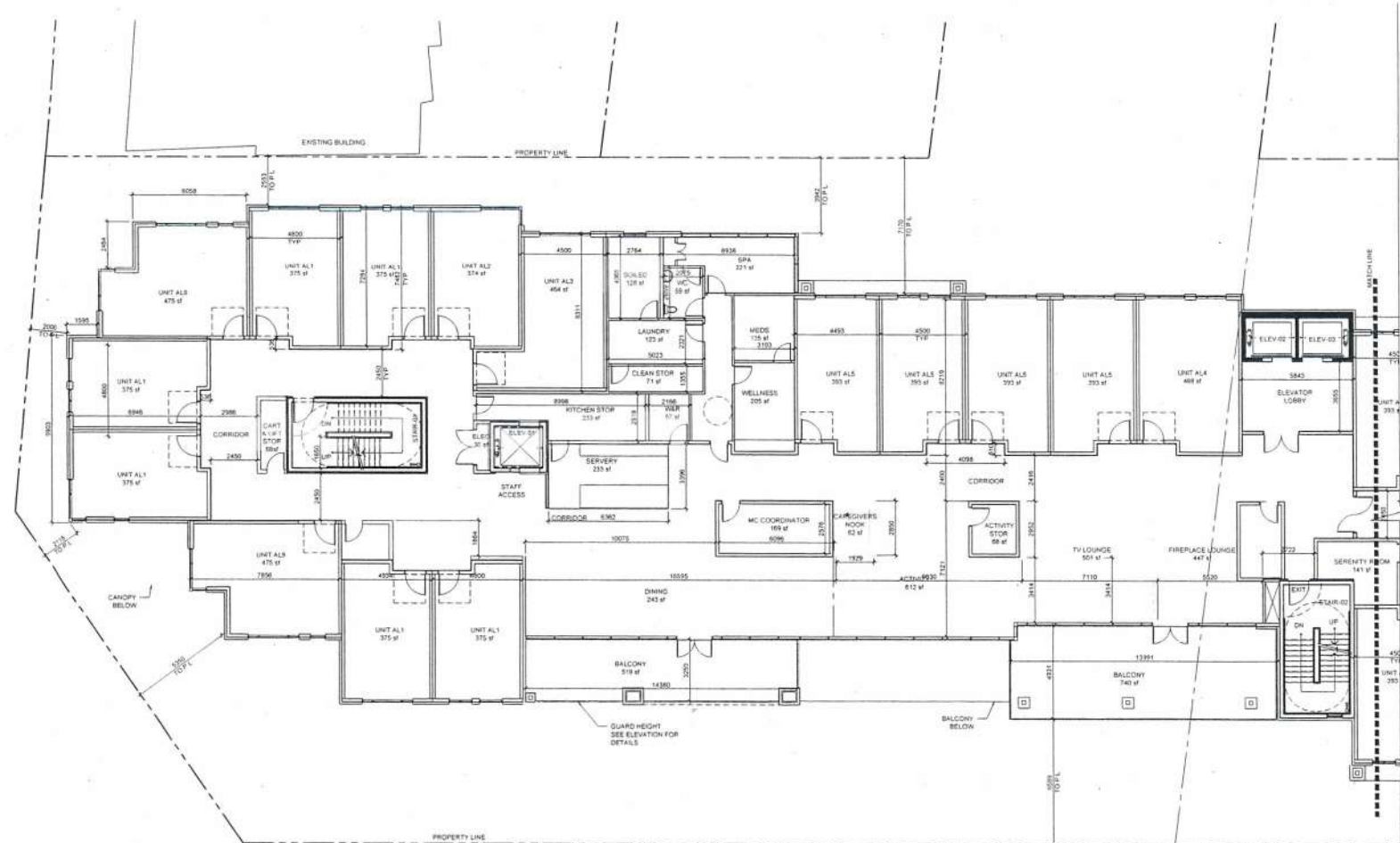
Project Manager: C. Alcorn  
Project Leader: C. Clark  
Client: MILLIKEN REAL ESTATE CORPORATION  
#100-2459 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

Client: MILLIKEN REAL ESTATE CORPORATION  
#100-2459 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

Project: MAISON VICTORIA  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

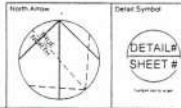
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LEVEL 04  
SOUTH

Check Scale (max 64 plots reduced)  
Project No: NCCA-17-0221  
Drawing No: DP211A



01 PARTIAL FLOOR PLAN LEVEL 04- SOUTH  
QP211A 1:100

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City of Victoria  
MAY 01 2019  
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Development Services Division





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**Keyplan**

Swain(s)

**NORR ARCHITECTS ENGINEERS PLLC**  
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10000 13th Avenue, Suite 1000, Denver, CO 80202  
Tel: 303.733.1100 Fax: 303.733.1101  
www.norrarchitects.com

**MILLIKEN REAL ESTATE CORPORATION**  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

Drawing Title  
OVERALL FLOOR PLAN  
LEVEL 05

Check Scale (may be photo reduced) 
Project No: NCCA-17-0221
Drawing No: DP212



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City of Victoria  
MAY 01 2019  
Planning & Development Department  
Development Services Division





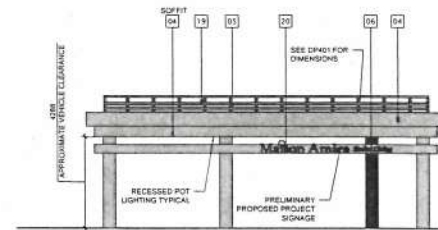




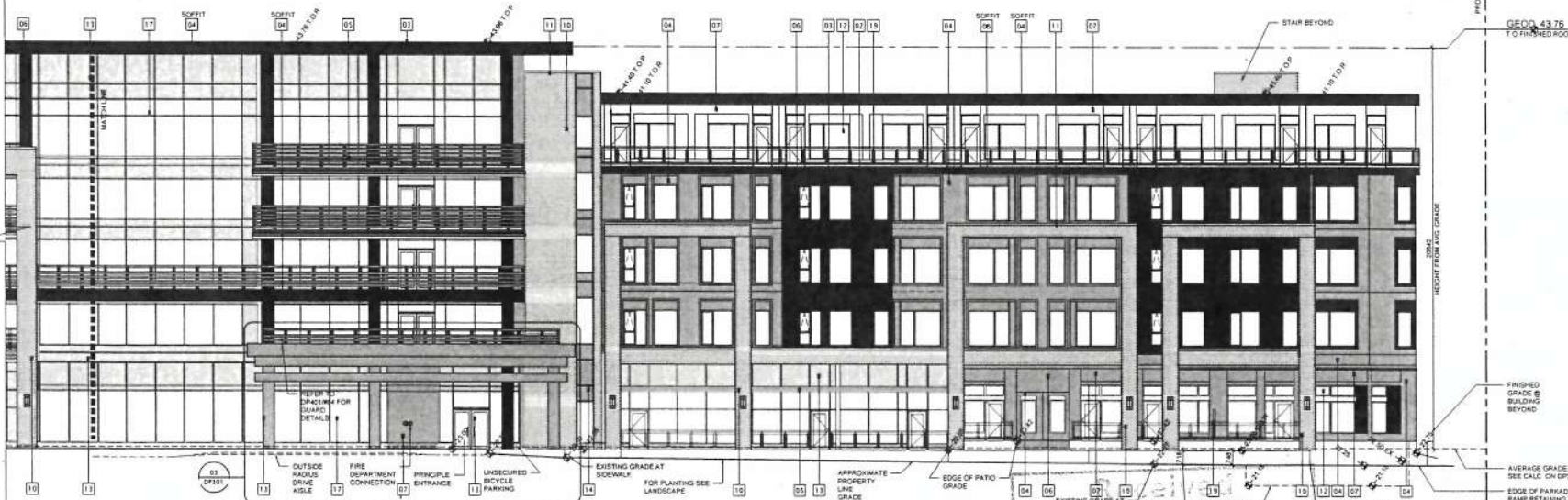




02 PARTIAL EAST ELEVATION  
DP301 1:100



03 ENTRY CANOPY DETAIL  
DP301 1:100



01 PARTIAL EAST ELEVATION  
DP301 1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D
2019-04-05	REVISED DEVELOPMENT PERMIT	E

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Project Component  
Maeson Victoria  
Kingsley

Consultants  
Civil: McEnnamary Consulting Services Ltd.  
Landscape: Lushmore Group Inc.  
Architectural: Norr Architects Engineers Planners

Scale(s)

**NORR**

2100 411 1st Street SE  
Calgary, AB Canada T2C 4V5  
norr.com  
NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies  
1. NORR ARCHITECTS ENGINEERS PLANNERS  
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4. NORR ARCHITECTS ENGINEERS PLANNERS  
5. NORR ARCHITECTS ENGINEERS PLANNERS

Project Manager	Drawn
C. Abernethy	C. Clark
Project Leader	Checked
C. Clark	C. Abernethy

Client  
MILLIKEN REAL ESTATE CORPORATION  
8100 2445 BELLEVUE AVE  
WEST VANCOUVER, B.C. V7V 1E1

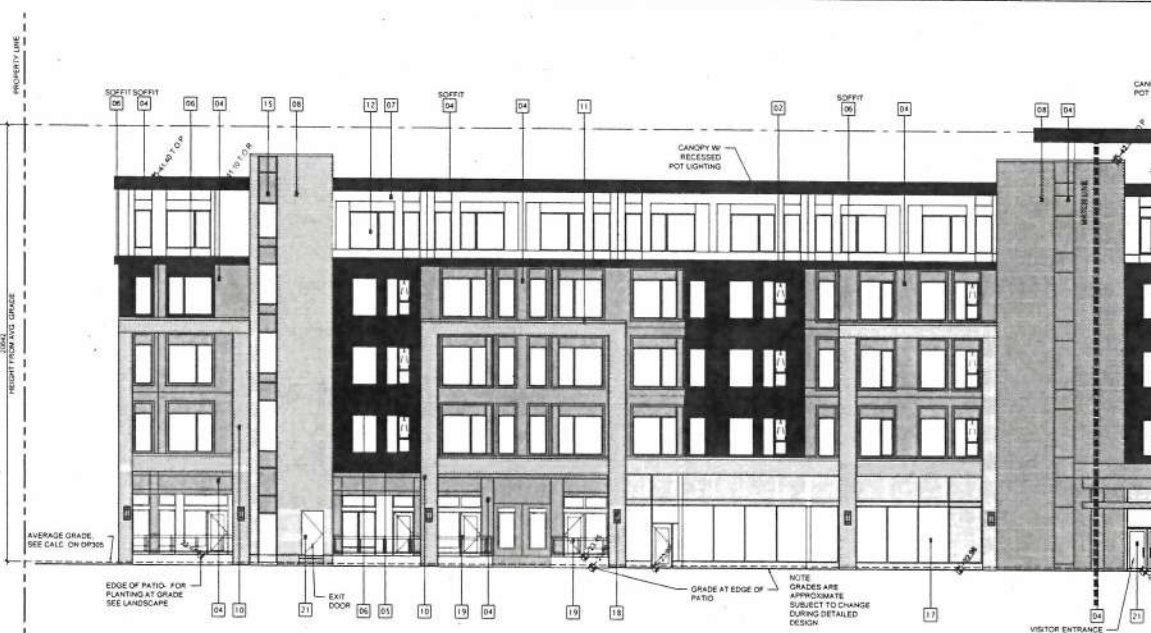
Project  
MAISON VICTORIA  
1900 RICHMOND RD  
VICTORIA, B.C. V8R 4R2

Drawing Title  
EXTERIOR ELEVATIONS  
EAST ELEVATION  
ENTRY CANOPY DETAILS & SIGNAGE

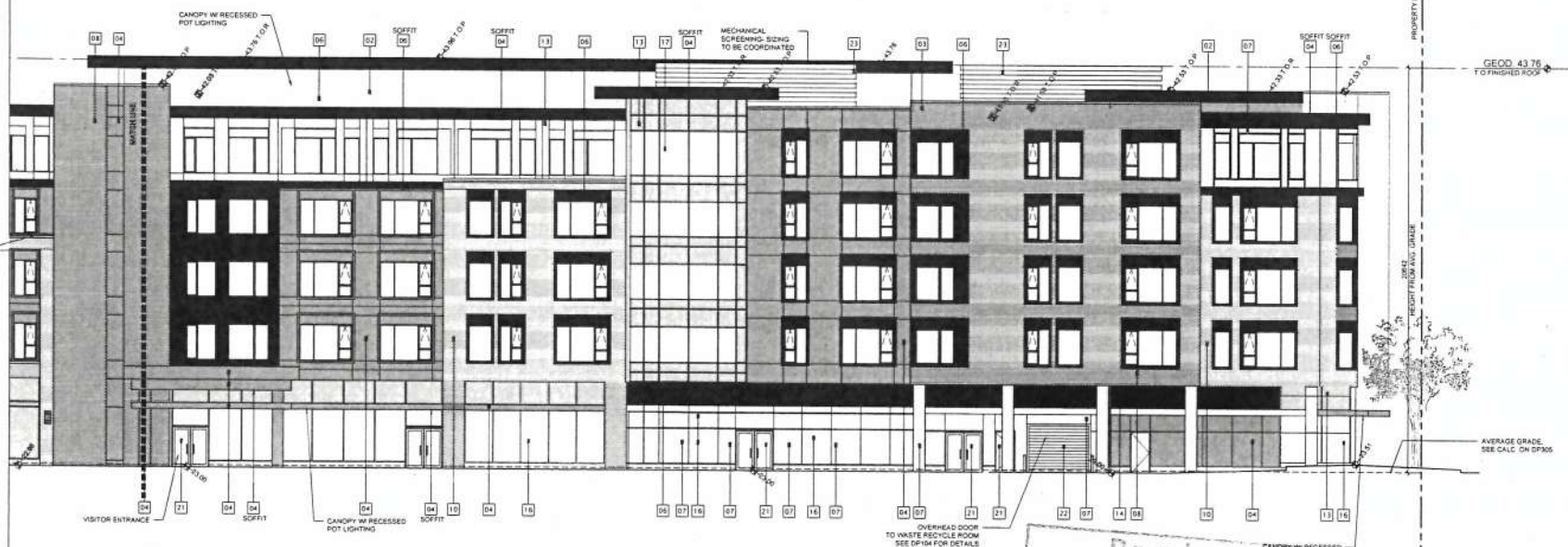
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1 inch = 1 foot  
1:100  
Project No. NCCA-17-0221  
Drawing No. DP301

MAY 01 2019  
Planning & Development Department  
Development Services Division





02 PARTIAL WEST ELEVATION  
DP302 1 100



01 PARTIAL WEST ELEVATION  
DP302 1:100

MATERIAL LEGEND	
20	MOT VOID
21	ALUMINUM FACIA
22	CONCRETE CHANNEL
23	PIPE INSULATION PLACING
24	WOOD LOOK ACQUANT MATERIAL
25	WOOD LOOK PANEL
26	WOOD LOOK ACQUANT PANEL SLATS
27	COLOUR TO MATCH PIPE
28	COLOUR PANEL AND TRIM
29	CONCRETE CHANNEL
30	METAL PANEL AND TRIM
31	COLOUR PANEL AND TRIM
32	MASSONEY BRICK
33	CONCRETE CHANNEL
34	CONCRETE MASSONEY CAP
35	COLOUR BROWN TO MATCH PIPE
36	MASSONEY BRICK
37	COLOUR GREEN
38	CONCRETE MASSONEY CAP
39	GLAZING
40	GLAZING SYSTEM W/ CLEAR ANODIZED ALUMINUM
41	GLAZING SYSTEM SHAMPOIR PANEL
42	GLAZING SYSTEM SHAMPOIR GLAZING
43	GLAZING SYSTEM SHAMPOIR PANEL
44	COLOUR TO MATCH PIPE
45	GLAZING SYSTEM SHAMPOIR PANEL
46	GLAZING SYSTEM SHAMPOIR PANEL
47	EXTERIOR GLAZING MULTILAYER MULLION GLAZING
48	EXTERIOR GLAZING W/ MULTILAYER CAP GLAZING W/ CLEAR ANODIZED ALUMINUM
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DATE	ISSUED FOR	P
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	C
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	C
2019-04-05	REVISED DEVELOPMENT PERMIT	R

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Project Component	Maison Victoria
Region	

Consultants	
Civil	McElhanney Consulting Services Ltd.
Landscape	Lombard North Group (B/C) Inc.
Architectural	Non Architects Engineers Planners

Seal | 5

**NORR**

2300, 411 - 1st Street SE  
Calgary, AB Canada T2G 4Y1  
403.243.2222

**NORR ARCHITECTS ENGINEERS FLANNERY**  
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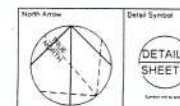
Project Manager C. Abernethy	Drawn C. Clark
Project Leader	Checked

Client  
MILLIKEN REAL ESTATE  
CORPORATION  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B C V7V 1E

**MAISON VICTORIA**  
1900 RICHMOND RD  
VICTORIA, B C  
V8R 4R2

Drawing Title  
EXTERIOR ELEVATIONS  
WEST ELEVATION

Check Scale (may be photo reduced)  
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 Project No. NCCA-17-0221  
 Drawing No. DP302



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City of Victoria  
MAY 01 2019  
Planning & Development Department  
Development





DATE	ISSUED FOR	RE
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
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2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-18	REVISED DEVELOPMENT PERMIT	D

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Project Component  
Maison Victoria  
Keyplan

Consultants  
Civil: M/Emergency Consulting Services Ltd  
Landscape: Lintburn North Group B/C Inc.  
Architecture: Hux Architects Engineers Planners

Scale:

**NORR**

1001-1011 141 Street SE  
Calgary, AB T2C 1P1  
403.241.1000  
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V.P. 0001 001 0010 TEL: 713 296 4000 FAX: 713 296 4001  
A Professional Corporation (Sole Proprietorship)

Project Manager	C. Akram	Drawn	C. Clark
Project Lead	C. Clark	Checked	C. Akram

Client  
**MILLIKEN REAL ESTATE CORPORATION**  
#100-2489 BELLEVUE AVE  
WEST VANCOUVER, B.C. V6V 1E1

Project  
**MAISON VICTORIA**  
1900 RICHMOND RD  
VICTORIA, B.C.  
V8R 4R2

Drawing Title  
**EXTERIOR ELEVATIONS  
SITE CONTEXT**

Check Scale (may be photo reduced)  
Scale: 1" = 100'-0" (1:1200)  
Project No: NCCA-17-0221  
Drawing No: DP304



01 OVERALL SITE CONTEXT ELEVATION SOUTH  
DP304 1:200 APPROXIMATE



03 OVERALL SITE CONTEXT ELEVATION- EAST  
DP304 1:200 APPROXIMATE

NOTE  
COLOURED RENDERINGS ARE FOR SITE AND MATERIAL CONTEXT TO DEMONSTRATE INTENT OF MATERIAL FINISHES AND SHOW BUILDING SCALE IN CONTEXT  
SCALE INDICATED IS APPROXIMATED FROM ELEVATIONS  
SEE DP201-DP303 FOR DETAIL NOTES AND DIMENSIONS (TO SCALE)

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City of Victoria  
MAY 01 2019  
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Development Services Division

North Arrow

Detail Symbol

CHECK SCALE (may be photo reduced)

Project No: NCCA-17-0221

Drawing No: DP304



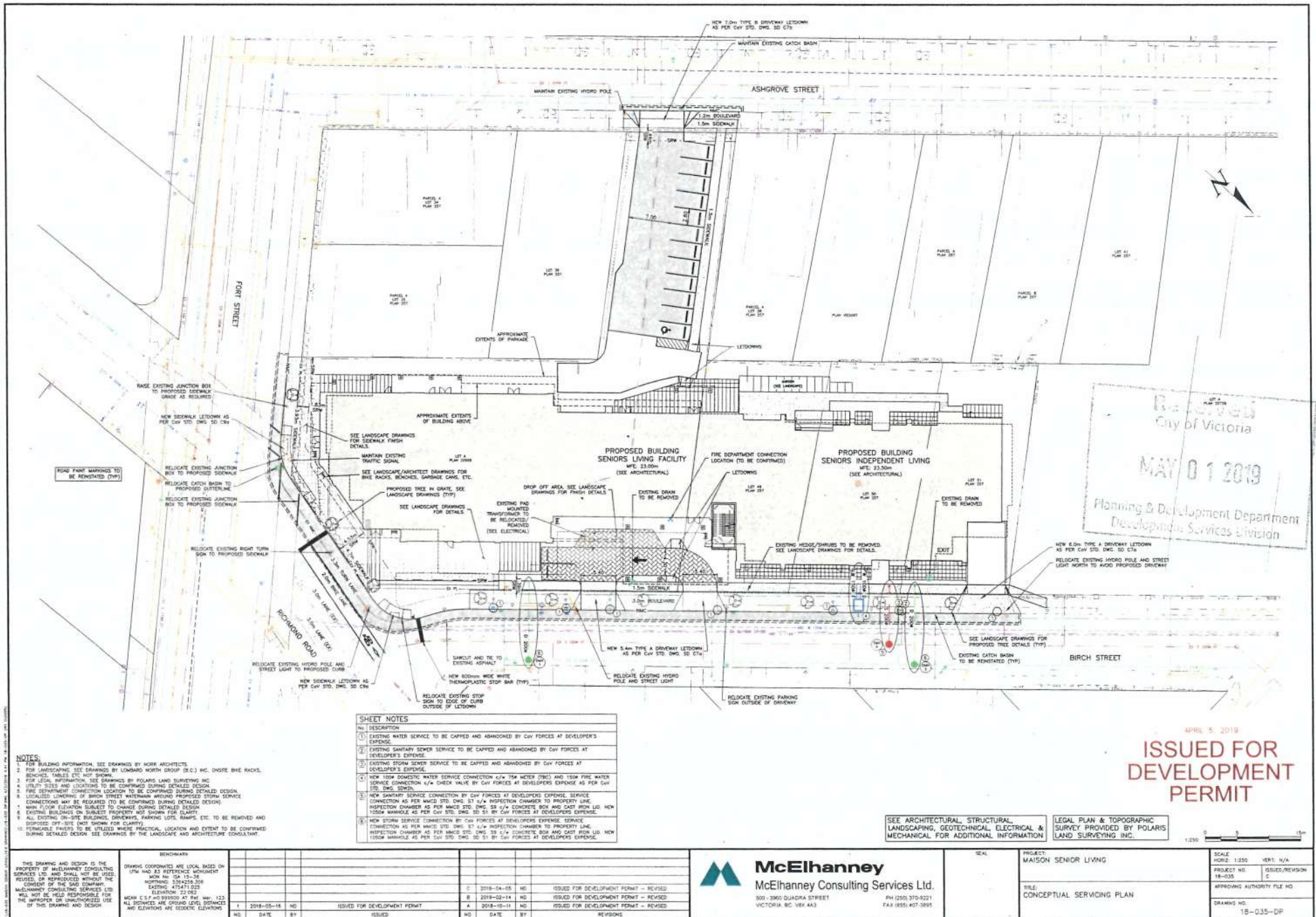














## Committee of the Whole Report For the Meeting of April 11, 2019

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**To:** Committee of the Whole **Date:** March 28, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00651 for 1900-1912 Richmond Road

---

### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond Road, 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 documents to the satisfaction of the City Solicitor:
  - a. Statutory Right-of-Way of 1.82m off Fort Street
  - b. Statutory Right-of-Way of 1.39m off Birch Street
  - c. Statutory Right-of-Way of 4.53m off Richmond Road
  - d. Statutory Right-of-Way of 1.44m off Ashgrove Street
  - e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.

### 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 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 1900-1912 Richmond Road. The proposal



is to rezone from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to a site-specific zone in order to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road.

The following points were considered in assessing this Application:

- the proposal is consistent with the Large Urban Village and Urban Residential designations in the *Official Community Plan* (2012), which envision densities up to approximately 2.5:1 and 2.0:1 respectively and building heights up to six storeys
- the proposal is inconsistent with the policies of the *Jubilee Neighbourhood Plan* (1996) to maintain current zoning and to reduce the permissible height for properties zoned R3-2 from six to eight storeys to a maximum of four storeys
- the applicant is willing to enter into a Housing Agreement to secure the building as rental in perpetuity
- a Traffic Impact Assessment indicated that no traffic mitigation measures are required with the redevelopment of the site, and levels of service generally remain the same or will be improved at nearby intersections.

## **BACKGROUND**

### **Description of Proposal**

The Rezoning Application is to rezone from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to a site-specific zone in order to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road.

The following differences from the current R3-2 Zone and C-1 Zone are being proposed and would be accommodated in the new zone:

- increasing the density from 1.2:1 to 2.29:1 Floor Space Ratio (FSR) and increasing the floor area from 5637.36m<sup>2</sup> to 10771.30m<sup>2</sup>
- increasing the height from 12.0m to 20.64m
- increasing the site coverage from 24% to 45.08%
- decreasing the setbacks to the street boundary, rear yard and side yards.

### **Affordable Housing Impacts**

The applicant proposes the creation of 167 new assisted living and memory care units which would increase the overall supply in the area. A Housing Agreement is also proposed, which would ensure that the building remains rental in perpetuity and that the proposed amenity spaces are secured.

### **Tenant Assistance Policy**

The proposal is to demolish an existing medical office building and therefore would not result in any loss of existing residential rental units.

### **Sustainability Features**

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



## Active Transportation Impacts

The applicant has identified measures to support active transportation, which will be reviewed in association with the concurrent Development Permit Application.

## Public Realm Improvements

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

## Accessibility Impact Statement

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

## Land Use Context

The area is characterized by a wide range of uses. To the south, across Fort Street, are one-storey commercial buildings and two- to four-storey multi-unit residential buildings. Immediately to the west are office and medical office buildings. Single family dwellings are located to the northwest of the subject property and immediately to the north is a four-storey multi-unit residential building. Finally, to the east is the Turner Building, a medical office building, and the Royal Jubilee Hospital property.

## Existing Site Development and Development Potential

The site is presently developed as a three-storey medical office building fronting Fort Street on the southern portion of the property. The remainder of the property is a large surface parking lot. The site has two zones that apply to it, with the north and west portion in the R3-2 Zone, Multiple Dwelling District, and the south portion in the C-1 Zone, Limited Commercial District.

Under the current C-1 Zone, Limited Commercial District, the southern portion of the property could be developed as a commercial building or a mixed-residential building with commercial on the ground floor, up to a height of 12m and a density of up to 1.4:1 FSR. Under the current R3-2 Zone, Multiple Dwelling District, the western and northern portions of the property could be developed as a multi-unit residential building up to a height of 18.5m and a density of up to 1.6:1 FSR.

## Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone	Existing C-1 Zone
Site area (m <sup>2</sup> ) – minimum	4697.80	920.0	N/A
Density (Floor Space Ratio) – maximum	2.29:1 *	1.2:1	1.4:1

Zoning Criteria	Proposal	Existing R3-2 Zone	Existing C-1 Zone
Total floor area (m <sup>2</sup> ) – maximum	10771.30 *	5637.36 (if entire site were R3-2)	6576.92 (if entire site were C-1)
Height (m) – maximum	20.64 *	18.50	12.00
Storeys – maximum	5.0	N/A	N/A
Site coverage (%) – maximum	45.08 *	24.0	N/A
Open site space (%) – minimum	30.45	30.0	N/A
<b>Setbacks (m) – minimum</b>			
Street Boundary (Birch Street)	1.50 *	12.00	6.00
Rear (West)	2.69 *	7.50 from street centreline	6.00 or ½ building height
Side (North)	2.49 *	3.00 or ½ building height	3.00
Side (South)	2.00 *	7.50 from street centreline	2.40
<b>Vehicle parking stalls – minimum</b>			
Vehicle parking (residential)	48	48	48
Vehicle parking (commercial based on retail)	3	3	3
Visitor vehicle parking	14	14	14
<b>Bicycle parking stalls – minimum</b>			
Long term	8	7	7
Short term	4	4	4

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Jubilee CALUC at a Community Meeting held on April 24, 2018. A letter dated October 22, 2018 is attached to this report.



## **ANALYSIS**

### **Official Community Plan**

The subject site is split-designated as Large Urban Village and Urban Residential in the *Official Community Plan* (OCP, 2012). The Large Urban Village designation envisions low to mid-rise mixed-use buildings up to approximately six storeys and up to approximately 2.5:1 FSR. The Urban Residential designation envisions low to mid-rise multi-unit residential up to approximately six storeys and up to approximately 2:1 FSR. The proposal is consistent with the designations, as the height is five storeys and the average FSR calculated over the entire site is 2.29:1. In addition, the OCP supports the provision of a range of seniors housing and innovative care options including assisted living.

### **Local Area Plan**

The *Jubilee Neighbourhood Plan* (1996) policies are not completely consistent with the OCP. Map 1 of the plan identifies the subject properties as "Maintain Current Zoning". The housing policies and recommendations note that land currently zoned R3-2 Zone, Multiple Dwelling District, should be rezoned to reduce the permitted heights from six to eight storeys to a maximum of four storeys and consider townhouses.

However, the proposal is consistent with other policies in the Plan. For instance, mixed residential and commercial use is seen as a positive way to add housing and enliven buildings, and residential developments should provide sufficient parking to meet their needs.

### **Tree Preservation and Urban Forest Master Plan**

There is one existing public maple tree on Ashgrove Street that will be retained, and ten new public trees are proposed on Richmond Avenue, Fort Street and Birch Street. There is one existing Lombardy poplar tree on private property that will be retained. Fifty-six new medium trees and twenty-two small trees are proposed on private property. There are no bylaw-protected trees associated with this application. A large Blue Atlas cedar located on the neighbouring property at 1929 Ashgrove Street will be retained and protected during construction.

### **Encroachment Agreement**

With any project of this scale that has little to no 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) presents no concerns to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The recommended motion relating to the associated Development Permit addresses this Encroachment Agreement.

### **Other Considerations**

Staff recommend securing the following four Statutory Right-of-Ways as a condition of rezoning: 4.53m off Richmond Road, 1.82m off Fort Street, 1.44m off Ashgrove Street and 1.39m off Birch Street. These right-of-ways will be used to help fulfill Council-approved OCP objectives such as enhanced facilities for walking, cycling and boulevards.



A Traffic Impact Assessment (TIA) was submitted as part of the proposal. The TIA (attached) indicates that no mitigation measures are required with the redevelopment of this site. The existing parking lot, which is proposed to be removed as part of the development, currently generates more trips than is anticipated for the proposed development. Levels of service generally remain the same or are in fact improved at nearby intersections. The TIA also indicates the replacement of sidewalks surrounding the site and new bicycle parking facilities will support active transportation objectives.

## CONCLUSIONS

The proposal is generally consistent with the OCP as it relates to multi-residential and commercial development within Large Urban Village and Urban Residential areas. While the proposal does not meet the overarching policy to maintain current zoning and lower heights within the *Jubilee Neighbourhood Plan*, it does meet other policies such as providing adequate parking and engaging the public realm at street level. It also achieves goals included in the OCP related to encouraging a range of different housing types and support services. Staff therefore recommend that Council consider moving the Application forward to a Public Hearing.

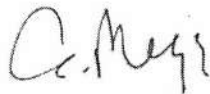
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00651 for the property located at 1900-1912 Richmond Road.

Respectfully submitted,

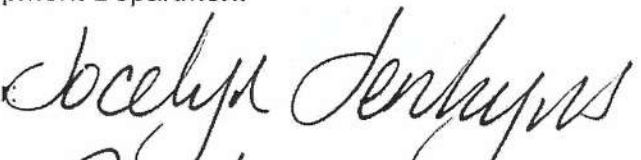


Michael Angrove  
Planner  
Development Services



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Date: April 2, 2019

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 14, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 15, 2018
- Attachment E: Community Association Land Use Committee Comments dated October 22, 2018
- Attachment F: Traffic Impact Assessment
- Attachment G: Advisory Design Panel Minutes from the January 23, 2019 meeting
- Attachment H: Correspondence (Letters received from residents).



## Committee of the Whole Report

For the Meeting of April 11, 2019

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**To:** Committee of the Whole **Date:** March 28, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Development Permit Application No. 000531 for 1900-1912 Richmond Road

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### RECOMMENDATION

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. 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 *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.



## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1900-1912 Richmond Road. The proposal is to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012)
- the proposal is consistent with the policies for new buildings within the *Jubilee Neighbourhood Plan*.

## BACKGROUND

### Description of Proposal

The proposal is to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road. Specific details include:

- a contemporary design
- commercial units that front onto and help frame Fort Street and Richmond Road
- underground parking accessed off Birch Street, visitor parking primarily accessed from Ashgrove Street and a dedicated area for vehicular pick up / drop off at the main residential entrance on Birch Street
- a common plaza on the corner of Richmond Road and Birch Street
- garden space for the residents on the northwest portion of the property
- approximately 65 new trees, predominantly around the site perimeter.

### Affordable Housing Impacts

The applicant proposes the creation of 167 new assisted living and memory care units, which would increase the overall housing supply in the area. A Housing Agreement is also being proposed which would ensure that the building remains rental in perpetuity and that the amenity spaces (e.g. dining room, games library, lounges etc.) are secured so that the spaces could not be converted to additional residential units in the future.

### Sustainability Features

As indicated in the applicant's letter dated May 17, 2018, the following sustainability features are being explored with this Application:

- photovoltaic panels, solar-read systems and passive solar systems
- green roof applications
- mechanical and electrical efficiencies
- building envelope systems and thermal performance
- storm water retention
- indigenous, low-water landscaping
- decreased construction waste.

## Active Transportation Impacts

The Application proposes 32 long-term and 24 short-term bicycle parking stalls, which support active transportation.

## Public Realm Improvements

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

## Accessibility Impact Statement

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

## Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone	Existing C-1 Zone
Site area (m <sup>2</sup> ) – minimum	4697.80	920.0	N/A
Density (Floor Space Ratio) – maximum	<b>2.29:1 *</b>	1.2:1	1.4:1
Total floor area (m <sup>2</sup> ) – maximum	<b>10771.30 *</b>	5637.36 (if entire site were R3-2)	6576.92 (if entire site were C-1)
Height (m) – maximum	<b>20.64 *</b>	18.50	12.00
Storeys – maximum	5.0	N/A	N/A
Site coverage (%) – maximum	<b>45.08 *</b>	24.0	N/A
Open site space (%) – minimum	30.45	30.0	N/A
<b>Setbacks (m) – minimum</b>			
Street Boundary (Birch Street)	<b>1.50 *</b>	12.00	6.00
Rear (West)	<b>2.69 *</b>	7.50 from street centreline	6.00 or ½ building height
Side (North)	<b>2.49 *</b>	3.00 or ½ building height	3.00
Side (South)	<b>2.00 *</b>	7.50 from street centreline	2.40



Zoning Criteria	Proposal	Existing R3-2 Zone	Existing C-1 Zone
<b>Vehicle parking stalls – minimum</b>			
Vehicle parking (residential)	48	48	48
Vehicle parking (commercial based on retail)	3	3	3
Visitor vehicle parking	14	14	14
<b>Bicycle parking stalls – minimum</b>			
Long term	8	7	7
Short term	4	4	4

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the Application was presented at a Community Meeting with the North Jubilee CALUC on April 24, 2018. A letter dated October 22, 2018 is attached to this report.

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within two Development Permit Areas (DPAs): DPA 5 - Large Urban Villages and DPA 16 - General Form and Character. Design Guidelines that apply to these DPAs are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

Staff believe the proposal is generally consistent with the key design guidelines. The roofline of the building steps down at the northern portion of the site to provide an improved transition to the adjacent multi-unit residential building. The commercial units along Fort Street and Richmond Road are visually distinct from the upper storeys, creating an approachable pedestrian scale as well as weather protection through the canopy. These commercial units transition into the active use areas for the assisted living building, such as a games room and a dining room, which increases the interactions between pedestrians and the interior spaces. The length of the building (from north to south) is split up through varying materials, as well as through a masonry brick "hyphen" located just north of the main entrance off Birch Street.

Common and private patios are used to mitigate the lack of at-grade individual entrances for the residential units along Birch Street, which are not present due to building security concerns. The plaza on the corner of Richmond Road and Birch Street provides an opportunity for users of

the commercial units to intermingle with the residents of the building. Landscaping in general is sensitive to the adjacent neighbours, with much of the tree planting occurring on the interior lot lines.

### **Local Area Plans**

The *Jubilee Neighbourhood Plan* envisions new buildings that are compatible with the character of the neighbourhood and surrounding properties, that ground floor housing should have individual unit entrances and that site planning should balance useable green space and paved areas. The proposal addresses these issues and is considered consistent with the Plan policies.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There is one existing public maple tree on Ashgrove Street that will be retained, and ten new public trees proposed on Richmond Avenue, Fort Street and Birch Street. There is one existing Lombardy poplar tree on private property that will be retained. Fifty-six new medium trees and twenty-two small trees are proposed on private property. There are no bylaw-protected trees associated with this Application. A large Blue Atlas cedar located on the neighbouring property at 1929 Ashgrove will be retained and protected during construction.

### **Regulatory Considerations**

There are currently two vehicle parking shortfalls for visitor and commercial stalls. The applicant has indicated that these shortfalls will be rectified through adding more spaces and making modifications to the commercial spaces. In addition, the current slope of the driveway is 20%, which is inconsistent with the 15% maximum slope within Schedule 'C'. The recommended motion for the Rezoning Application would require the applicant to address this inconsistency and the parking shortfall prior to a Public Hearing.

All other deviations from the standard zones (i.e. density, floor area, setbacks, height, site coverage) will be written into the new site-specific zone, should this Application proceed to a Public Hearing.

### **Advisory Design Panel**

The Advisory Design Panel (ADP) reviewed this Application on January 23, 2019. A copy of the minutes from this meeting are attached. The ADP was asked to comment on the overall design with particular attention to the transition to the lower density residential areas as well as reducing the effect of the length of the building.

In response to the ADP comments, the applicant made a number of changes including:

- balconies on the west façade of the fifth storey were removed
- landscaping was increased on along the interior property lines
- the materials and articulation on the building were simplified
- a canopy was added to the lobby entrance off Ashgrove Street to increase the visual prominence of the entrance
- the rooftop mechanical equipment is screened and located away from the adjacent residential properties
- the corner plaza was revised to include additional planters and concrete patterning in an effort to provide visual interest and encourage social gatherings.



## CONCLUSIONS

The proposed development is generally consistent with the relevant Design Guidelines and represents an appropriate fit in the immediate and general context. The applicant has generally addressed the items discussed by the Advisory Design Panel to further enhance the development. Therefore, staff recommend that Council consider supporting this Application.

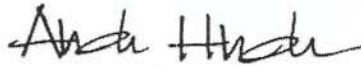
## ALTERNATE MOTION

That Council decline Development Permit Application No. 000531 for the property located at 1900-1912 Richmond Road.

Respectfully submitted,




Michael Angrove  
Planner  
Development Services



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

April 2, 2019

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 14, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 15, 2018
- Attachment E: Community Association Land Use Committee Comments dated October 22, 2018
- Attachment F: Traffic Impact Assessment
- Attachment G: Advisory Design Panel Minutes from the January 23, 2019 meeting
- Attachment H: Correspondence (Letters received from residents).

**I.1.b.d Attendance at the AVICC Conference, Powell River, April 12-14, 2019**

**Moved By** Councillor Collins  
**Seconded By** Councillor Isitt

That Council authorize the attendance and associated costs for Councillor Sarah Potts to attend the AVICC Conference to be held in Powell River, April 12-14, 2019.

**CARRIED UNANIMOUSLY**

**I.1.b.e Inclusionary Housing and Density Bonus Policy**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

1. That the matter be referred to staff to report back by May 16 with any proposed amendments to the revised Attachment A to ensure a workable policy; and
2. Revised attachment A be forwarded to the working group for comment; and
3. That any amendments be consistent with the principle that new density beyond the entitlement in the existing zoning should be targeted toward the social purpose of expanding inclusivity and affordability in the community.
4. That the Interim Policy adopted by Council in November 2018 remain in effect until a new policy is adopted.

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

**CARRIED (7 to 1)**

**I.1.b.f 1900 - 1912 Richmond Road - Rezoning Application No. 00651 and Development Permit Application No. 000531 (North Jubilee)**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

Rezoning Application No. 00651

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond Road, 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 documents to the satisfaction of the City Solicitor:



- a. Statutory Right-of-Way of 1.82m off Fort Street
  - b. Statutory Right-of-Way of 1.39m off Birch Street
  - c. Statutory Right-of-Way of 4.53m off Richmond Road
  - d. Statutory Right-of-Way of 1.44m off Ashgrove Street
  - e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.

Development Permit Application No. 000531

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw*
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

**Motion to refer:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Dubow

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project.

**Amendment:**

**Moved By** Councillor Collins

**Seconded By** Councillor Potts

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and work with the applicant to ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood.**

**Amendment to the amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Collins

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and work with the applicant to ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood place within a 2 km radius of the project.**

FOR (3): Mayor Helps, Councillor Collins, and Councillor Dubow

OPPOSED (5): Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

### **DEFEATED (3 to 5)**

#### **Amendment to the amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Alto

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and work with the applicant to ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood to work with the applicant to examine whether the medical facilities can be accommodated in the new building.**

### **CARRIED UNANIMOUSLY**

#### **Amendment to the amendment:**

**Moved By** Councillor Loveday

**Seconded By** Councillor Isitt

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project **and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.**

### **CARRIED UNANIMOUSLY**

#### **On the amendment:**

### **CARRIED UNANIMOUSLY**

#### **On the motion to refer, as amended:**

That the application be referred back to staff to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if



not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

FOR (3): Councillor Dubow, Councillor Isitt, and Councillor Potts

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Loveday, and Councillor Thornton-Joe

### **DEFEATED (3 to 5)**

#### **Amendment to the original motion:**

**Moved By** Mayor Helps

**Seconded By** Councillor Thornton-Joe

That a point three be added to the rezoning application motion as follows:

That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

### **CARRIED UNANIMOUSLY**

#### **On the main motion as amended:**

##### Rezoning Application No. 00651

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond Road, 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 documents to the satisfaction of the City Solicitor:
  - a. Statutory Right-of-Way of 1.82m off Fort Street
  - b. Statutory Right-of-Way of 1.39m off Birch Street
  - c. Statutory Right-of-Way of 4.53m off Richmond Road
  - d. Statutory Right-of-Way of 1.44m off Ashgrove Street
  - e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.
3. That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to

work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

Development Permit Application No. 000531

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

1. Plans date stamped March 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw*
3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

*Councillor Isitt requested that the point three of the Rezoning Application motion be voted on separately.*

**On the main motion as amended:**

Rezoning Application No. 00651

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00651 for 1900-1912 Richmond Road, 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 documents to the satisfaction of the City Solicitor:
  - a. Statutory Right-of-Way of 1.82m off Fort Street
  - b. Statutory Right-of-Way of 1.39m off Birch Street
  - c. Statutory Right-of-Way of 4.53m off Richmond Road
  - d. Statutory Right-of-Way of 1.44m off Ashgrove Street
  - e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.
2. Submission of revised plans that address the parking shortfall and the slope of the driveway to the underground parking.

Development Permit Application No. 000531

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:



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3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (2): Councillor Dubow, and Councillor Isitt

**CARRIED (6 to 2)**

**On the main motion as amended:**

**Rezoning Application No. 00651**

3. That staff be directed to work with the applicant to determine whether affordability can be built into the project and to work with the applicant to examine whether the medical facilities can be accommodated in the new building, and if not, then to work with the applicant to help ensure these services find a home in the surrounding neighbourhood.

**CARRIED UNANIMOUSLY**

**I.1.b.g 2921 Gosworth Road - Rezoning Application No. 00667 and Development Permit with Variances Application No. 00096 (Oaklands)**

**Moved By** Councillor Collins

**Seconded By** Councillor Alto

That the applicant works with staff to make changes to the proposed design and return to a Committee of the Whole meeting. Revisions should address:

- reducing the massing of the proposed house to better respond to the neighbourhood context
- revise the materials and colour of the proposed house to better reflect the neighbourhood context
- revise the landscaping and screening for the proposed patio for the existing house

**CARRIED UNANIMOUSLY**

**I.1.b.h Revenue and Tax Policy Benchmark Monitoring and 2019 Tax Rates**

**Moved By** Councillor Isitt

**Seconded By** Councillor Collins



May 13, 2019

Mr. Michael Angrove  
Planner  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Re: 1900 Richmond Road – Proposed Senior's Care Community

Dear Mike,

The intent of this letter is to outline our response to Council's request to work with City Staff on 1) affordability and 2) retention of medical uses for our proposed senior's community.

To review, our proposed senior's care community consists of all memory care and assisted living. This means that all of our potential residents will have either physical impairments, or cognitive impairments, or both. This type of full care for seniors is in extremely short supply in virtually every municipality in Canada, including Victoria. Also, our proposed building would be governed by a Housing Agreement that ensures the building remains rental in perpetuity.

In terms of affordability, it may be useful for us to provide some detail and context as to how our senior's care communities serve our residents. Our communities' philosophy is to provide completely personalized care for our residents. We provide a spectrum of care that runs from "light" assisted living care, which might include assistance with bathing, medication management etc, right up to palliative care. Most of our residents have cognitive/memory issues, and need a moderate to heavy amount of care, and these needs change over time, sometimes rapidly. A resident could move in with us, only requiring an hour of care per day at that point, and within 6 months, could have progressed to needing 6 or more hours of care per day. As a result, our staffing levels are very high (in the area of 1 staff per 3 residents, where publicly funded communities are typically 1 staff to 10 residents) and we do not have any restrictions on the amount of care a resident can receive.

This changing nature of care required, and therefore changing care cost, makes it challenging to offer a "subsidized" rental rate for some residents. A resident may be able to afford the subsidized rate when they first move in, but as their care needs, and therefore costs, increase, they may have to move elsewhere, which is very disruptive to their lives. For this reason, we view subsidization for some residents as problematic, but believe we have a potential solution

to Council's request. We would like to propose that **we contribute \$1 million to the City's Housing Reserve Fund**, to be used as the City sees fit. We feel that this would be more impactful, and less problematic, than attempting to make subsidization of some specific residents work.

Regarding the retention of medical uses, again, some context may be useful. The current building at 1900 Richmond Road is an approximately 52 year old building that is at the end of its useful life. The single pane windows rattle and are drafty (our tenants tell us so) and we can't get replacement parts for the elevators, as they are too old. When we purchased the building in January 2019, the building was approximately 50% vacant. It is now approximately 70% vacant, and not all uses are medical; there is administrative space etc. This is not a thriving medical building. However, we do appreciate the desire to retain medical uses in the neighbourhood, and so are **willing to have the zoning uses restricted to "medical office" and "retail pharmacy" for the retail space on the ground floor of our proposed building.**

We hope that our proposals above on affordability and medical use retention are acceptable to Council. We welcome the opportunity at any time to discuss these items further, and to answer any questions that Council might have.

Best regards,

A handwritten signature in black ink, appearing to be 'KB' followed by a horizontal line.

Kate Milliken Binns  
President & COO  
Milliken Real Estate Corporation  
778.628.7097



**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT****4.95.1 Definitions**

In this Part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

**4.95.2 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Assisted Living Facility
- c. Medical Laboratory
- d. Medical Offices
- e. Restaurant
- f. Retail

**4.95.3 Lot Area**

- |                               |                    |
|-------------------------------|--------------------|
| a. <u>Lot area</u> (minimum)  | 4697m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 72m                |

**4.95.4 Community Amenities**

- a. As a condition of additional density pursuant to Part 4.95.5, a monetary contribution of \$1,000,000 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Development Permit.
- b. Until the amenity contribution identified in Part 4.95.4 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #19-060 is adopted and each year thereafter, by adding to the base contribution amount in Part 4.95.4 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 4.95.4 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT****4.95.5 Floor Area, Floor Space Ratio**

- |   |                         |
|---|-------------------------|
| a. <u>Total floor area</u> (maximum)  | 10,771.30m <sup>2</sup> |
| b. <u>Floor space ratio</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum)   | 1.4:1                   |
| c. <u>Floor space ratio</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum)   | 2.29:1                  |
| d. A minimum of 170m <sup>2</sup> on the ground floor must be dedicated to one or more of the following uses: medical laboratory, medical office or pharmacy. |                         |

**4.95.6 Height, Storeys**

- |   |        |
|---|--------|
| a. Principal <u>building height</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum) | 12m    |
| b. Principal <u>building height</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum)     | 20.64m |
| c. <u>Storeys</u> (maximum)   | 5      |

**4.95.7 Setbacks, Projections**

- |  |       |
|--|-------|
| a. <u>Street Boundary</u> – Birch Street (minimum)                     | 1.10m |
| b. <u>Rear yard setback</u> – Ashgrove Street (minimum)                | 2.55m |
| c. <u>Side yard setback</u> - from interior <u>lot lines</u> (minimum) | 2.24m |
| d. <u>Side yard setback</u> – Fort Street (minimum)                    | 2.00m |

**4.95.8 Site Coverage, Open Site Space**

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 51%    |
| b. <u>Open site space</u> (minimum) | 30.45% |

**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT**

**4.95.9 Vehicle and Bicycle Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. <u>Medical Offices</u>           | 1 space per 50m <sup>2</sup> floor area  |
| c. <u>Medical Laboratory</u>        | 1 space per 50m <sup>2</sup> floor area  |
| d. <u>Restaurant</u>                | 1 space per 50m <sup>2</sup> floor area  |
| e. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C"   |



**Monica Dhawan**

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**From:** Betty Honsinger <[REDACTED]>  
**Sent:** Thursday, April 11, 2019 4:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1900, 1908, 1912 Richmond Road - North Jubilee Neighbourhood

Hello my fellow Victorians, I write today about the proposed development at 1900, 1908, 1912 Richmond Road – a 137 unit retirement home to be built by Miliken Developments and run by Amica Retirement.

The 5 storey building spans 7 city lots. It is massive. I hope that you will take 10 minutes out of your busy days to see what kind of impact that will have on the homes behind it and the streets around it. 5 storeys all the way down Birch Street is too high.

Kind regards,

Betty Honsinger

Ashgrove Street

## Monica Dhawan

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**From:** sheena bellingham <[REDACTED]>  
**Sent:** Wednesday, June 19, 2019 9:26 AM  
**To:** Victoria Mayor and Council  
**Cc:** Marianne Alto (Councillor); NJNA Community  
**Subject:** 1900 Richmond Road - DP 00531

Mayor and Council,

During the April 11th Council meeting regarding the above-noted DP application, Council's motion was to refer the application back to staff to work with the applicant on affordability and to "ensure Lifelabs and the Medical Clinic find a home either in the project or in the neighbourhood." Subsequently that motion was amended to examine whether "medical facilities" could be accommodated either in the new building or in the surrounding neighbourhood. The community had been encouraged by Council's recommendations that staff work with the applicant on services and affordability in our community.

However, we are concerned to find that the above motion's wording has been altered in the report for COTW June 20th, to include a choice between a "medical office, medical laboratory or pharmacy."

There are 5 pharmacies within a short distance of this project - two directly across the street (Vital Pharmacy at 1825 Fort and Forbes Pharmacy at 1775 Fort). The area around the Jubilee Hospital is rich with medical offices - some empty. This proposal itself will increase demand for doctors and labs. The alteration in meaning to the spirit of the original motion suggests the possibility that North Jubilee (and the City of Victoria) could lose two valuable community services (lab and clinic) while likely losing the bonus density contribution to another community.

On behalf of the North Jubilee community, the NJ LUC would like to request that the wording of the medical facilities paragraph be revised to more accurately reflect the original intent of the motion and the wishes of the community which were to retain important public services in the neighbourhood.

Sincerely,

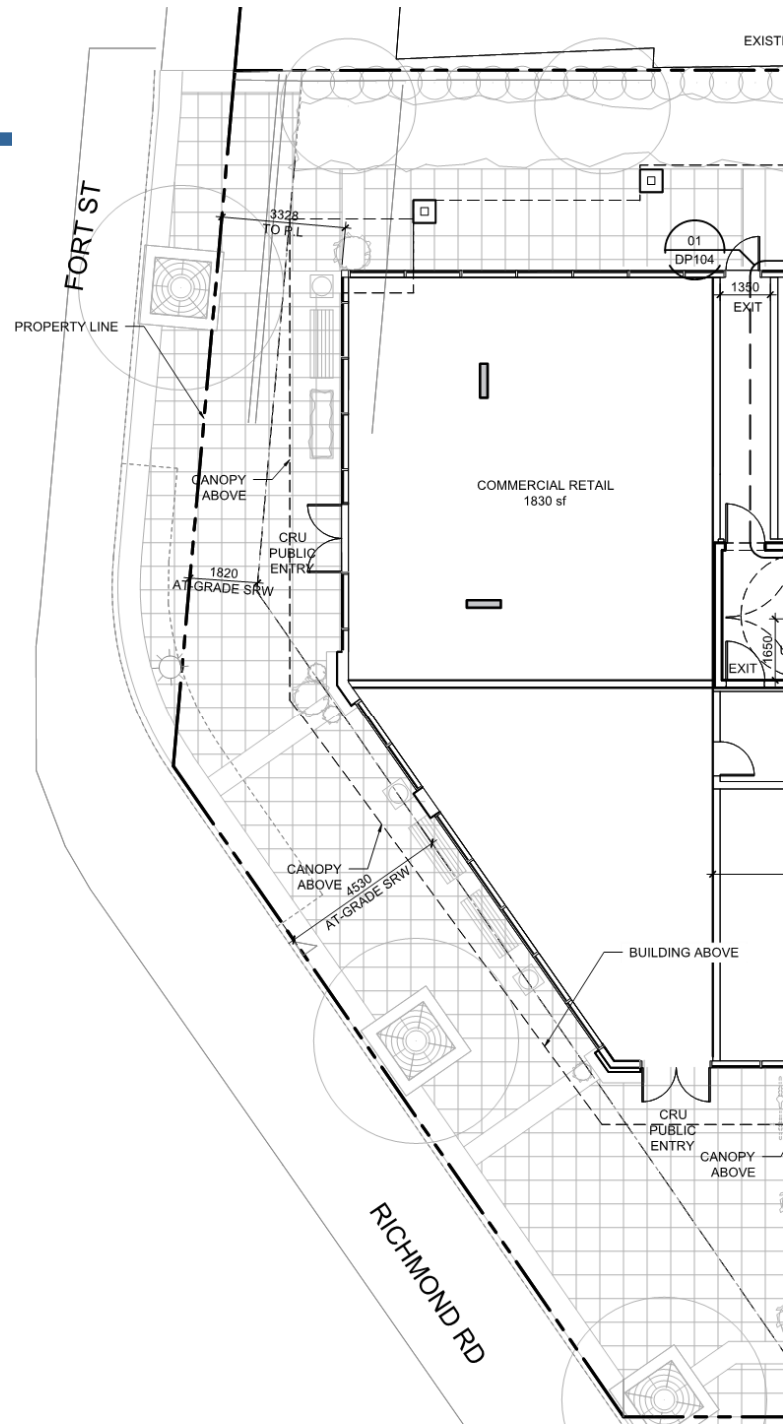
Sheena Bellingham  
on behalf of the  
North Jubilee LUC

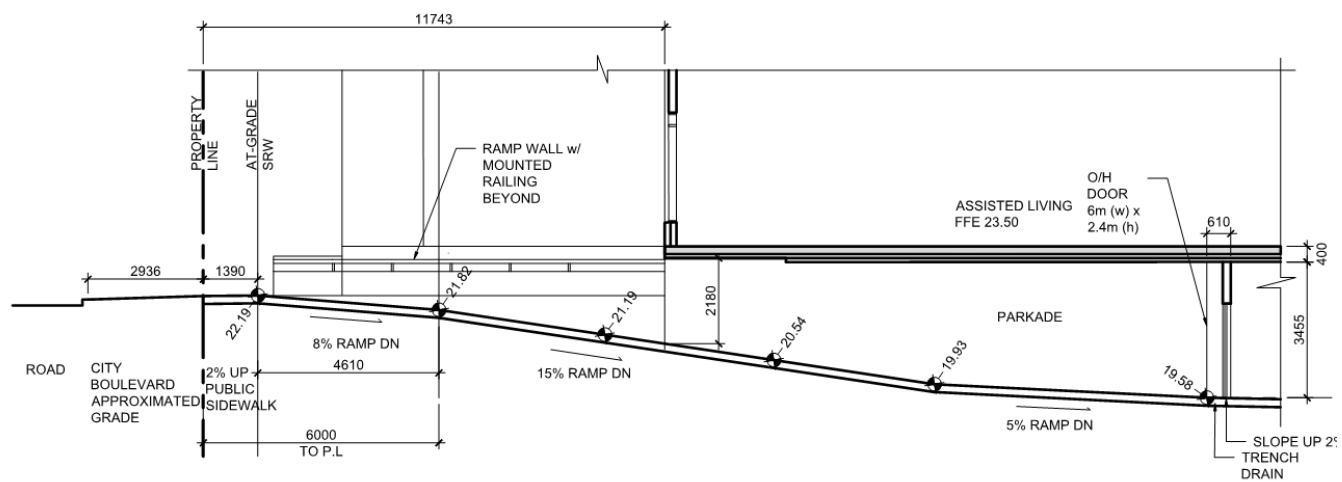
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# Rezoning Application for 1900 Richmond Road









01  
DP401

**PARKADE RAMP SECTION**

1:100