



Committee of the Whole Report

For the Meeting of April 11, 2019

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 5637.36m² to 10771.30m²
- 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 ²) – 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 ²) – 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
Setbacks (m) – minimum			
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
Vehicle parking stalls – minimum			
Vehicle parking (residential)	48	48	48
Vehicle parking (commercial based on retail)	3	3	3
Visitor vehicle parking	14	14	14
Bicycle parking stalls – minimum			
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.

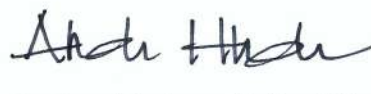
ALTERNATE MOTION

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

Respectfully submitted,

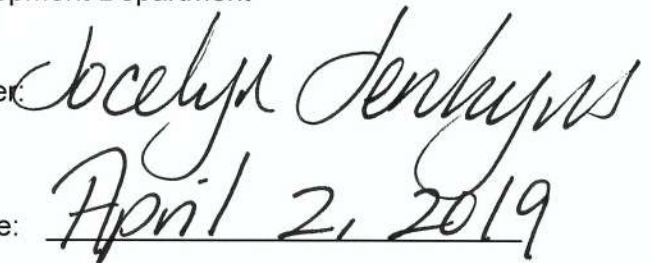


Michael Angrove
Planner
Development Services



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

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

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.

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Zoning Criteria	Proposal	Existing R3-2 Zone	Existing C-1 Zone
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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.

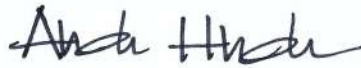
ALTERNATE MOTION

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

Respectfully submitted,



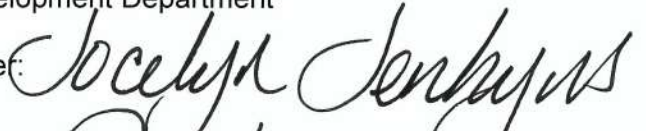
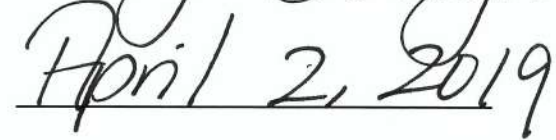
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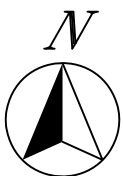
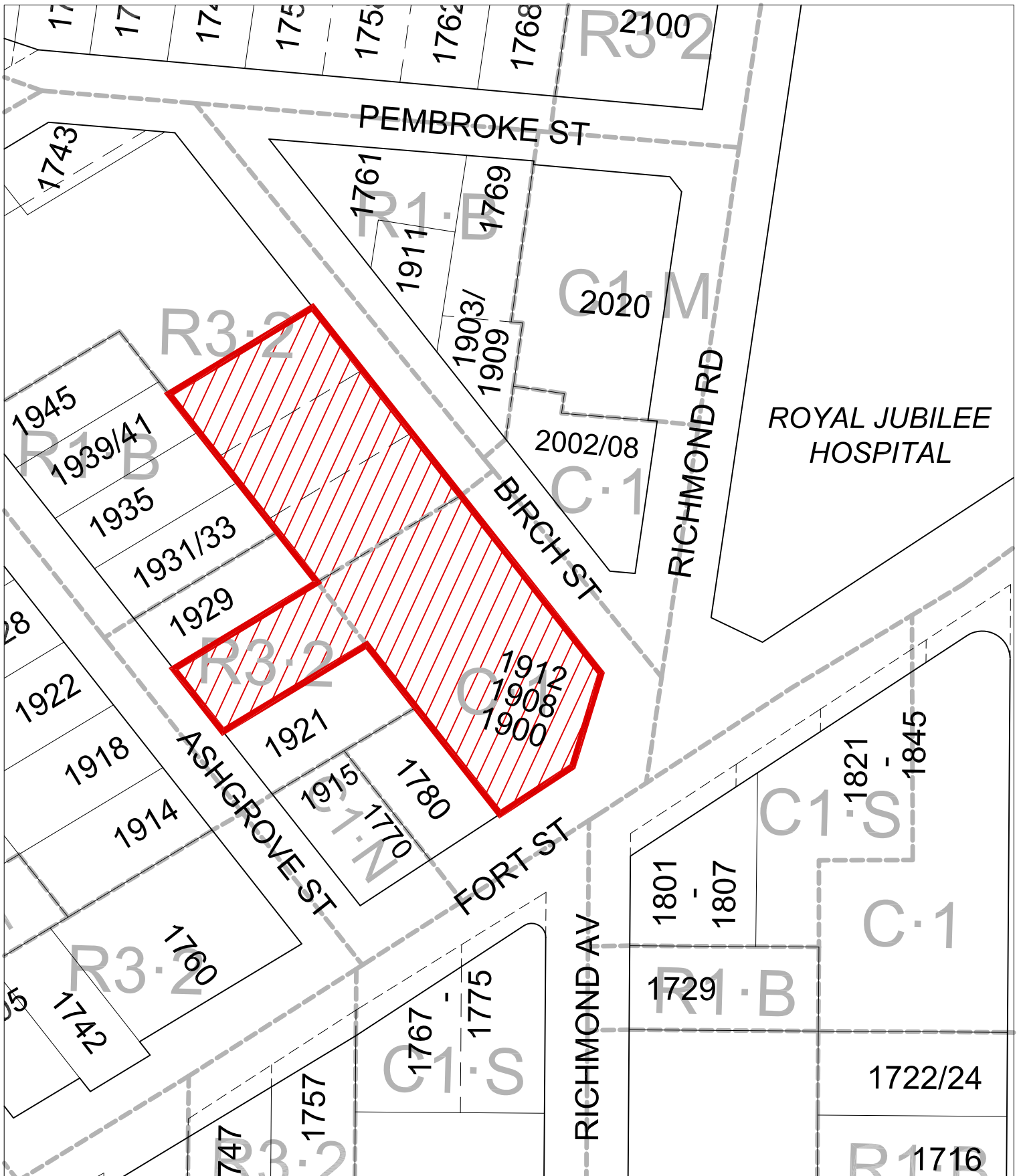
Report accepted and recommended by the City Manager:

Date:

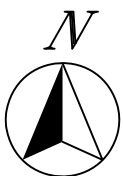
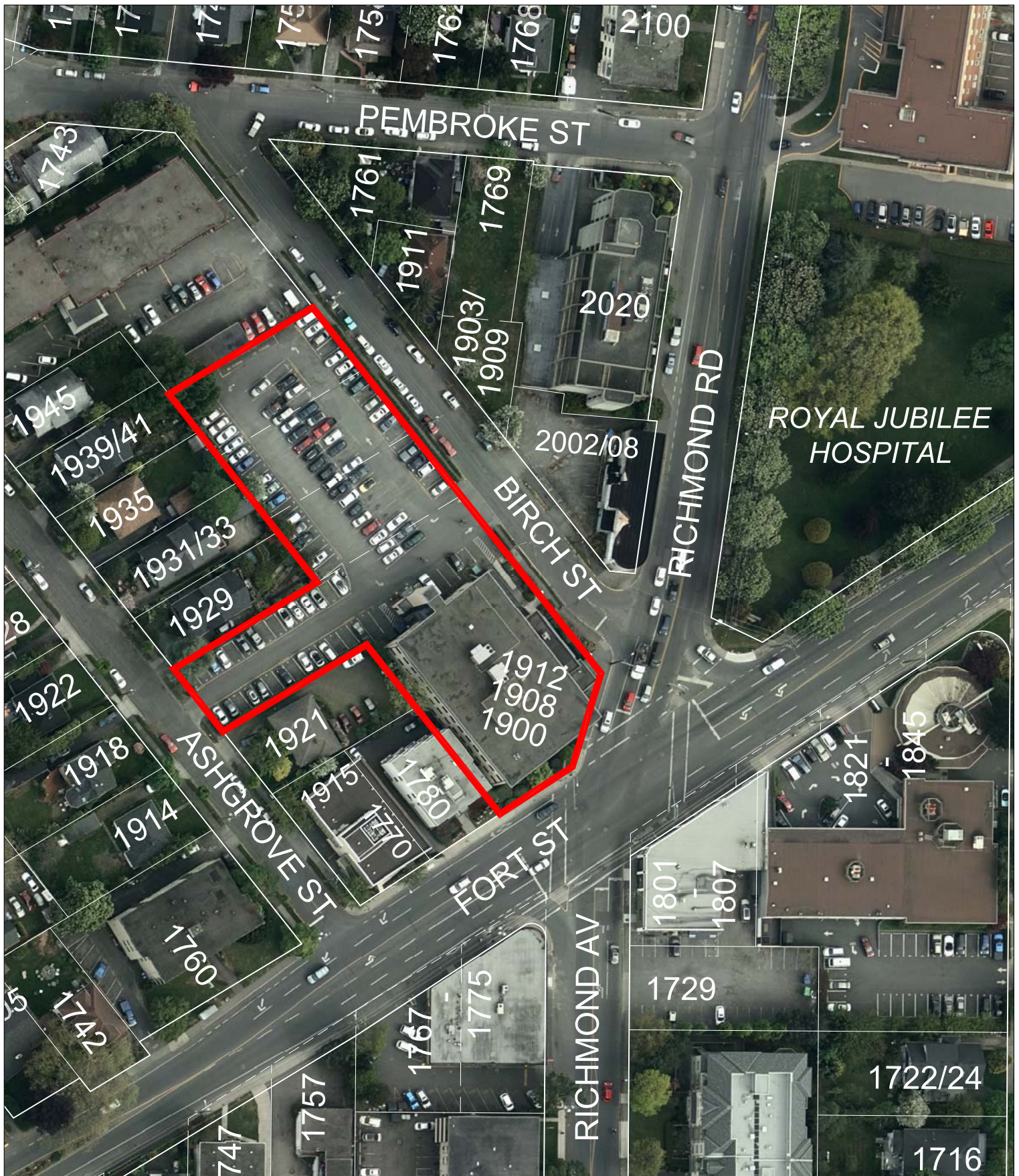
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1900, 1908 & 1912 Richmond Road
Rezoning No.00651





1900, 1908 & 1912 Richmond Road
Rezoning No.00651



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10 EXISTING SITE PHOTO FROM SOUTH-EST
DP101 NTS



07 EXISTING SITE PHOTO FROM SOUTHEAST
DP101 NTS



04 SPRING EQUINOX SHADOW STUDY 10:00 AM
DP101 NTS



01 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
DP101 NTS



11 SITE ZONING KEY PLAN
DP101 NTS



08 EXISTING SITE PHOTO FROM NORTHEAST
DP101 NTS



09 SPRING EQUINOX SHADOW STUDY 12:00 PM
DP101 NTS



02 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
DP101 NTS



06 EXISTING SITE PHOTO FROM EAST
DP101 NTS



05 SPRING EQUINOX SHADOW STUDY 2:00 PM
DP101 NTS



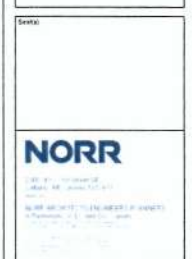
03 SUMMER SOLSTICE SHADOW STUDY 2:00 PM
DP101 NTS

DATE	ISSUED FOR	REV
2019-05-17	DIGITAL DEVELOPMENT PERMIT A	
2019-06-13	DEVELOPMENT PERMIT B	
2019-10-23	REVISED DEVELOPMENT PERMIT C	
2019-12-15	REVISED DEVELOPMENT PERMIT D	

This drawing has been reviewed and approved by the City of Victoria Planning & Development Department. It is the responsibility of the client to ensure that the information provided is accurate and complete. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the information provided is up-to-date and accurate.

Project Name: MAISON VICTORIA
Project Number: DP101
Project Location: 100-2489 BELLEVUE AVE, VICTORIA, B.C. V8R 4R2

Consultants:
City of Victoria Planning & Development Department
City of Victoria Planning & Development Department



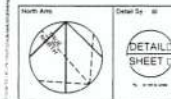
Project Manager: C.A. Smith
Project Lead: C.A. Smith
Project Number: DP101
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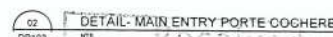
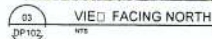
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Received
City of Victoria
MAR 14 2019
Planning & Development Department
Development Services Division



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1. $\text{C}_2\text{H}_5\text{Br}$ and $\text{C}_2\text{H}_5\text{I}$ are alkyl halides.
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Client
MILLIKEN REAL ESTATE
CORPORATION
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MAISON VICTORIA
1900 RICHMOND RD
VICTORIA, B.C.
V8R 4R2

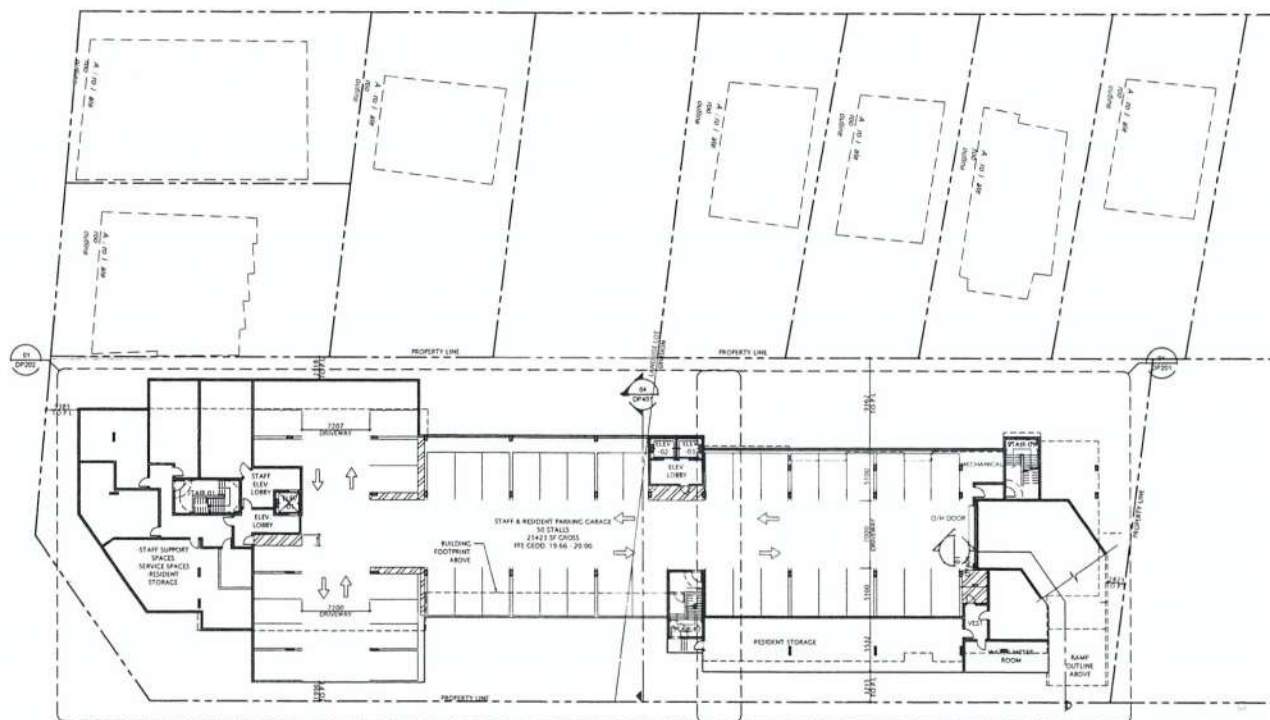
Original Title
AERIAL IMAGERY
30 VIEWS

Chart Scale: 1 in. = 1000 feet
 Proj. and No. NCCA-17-0221
 Drawing No. DP102

MAR 14 2019
Planning & Development Department
Development Services Division

POST DATE: March 13, 2019 10:58:11 AM FULL PATH AND FILE NAME: P:\PROJECTS\2019\MAISON VICTORIA\MAISON VICTORIA DP200.DWG & PLOT17.DWG MADE: ANNA LTD 2019

01
DP200
FLOOR PLAN LEVEL P1
1:300



DETAIL
SHEET 1

Received
City of Victoria

MAR 14 2019

Planning & Development Department
Development Services Division

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

The design has been reviewed by the City of Victoria and there are no requirements or any other action required by the City of Victoria. The design has been reviewed by the City of Victoria and there are no requirements or any other action required by the City of Victoria.

Project No: 1000
Maison Victoria
1000

Consultant:
City of Victoria
Architecture
1000

Scale:

NORR
1000 1000 1000 1000
1000 1000 1000 1000
1000 1000 1000 1000
1000 1000 1000 1000

Project Manager	City of Victoria
City of Victoria	City of Victoria

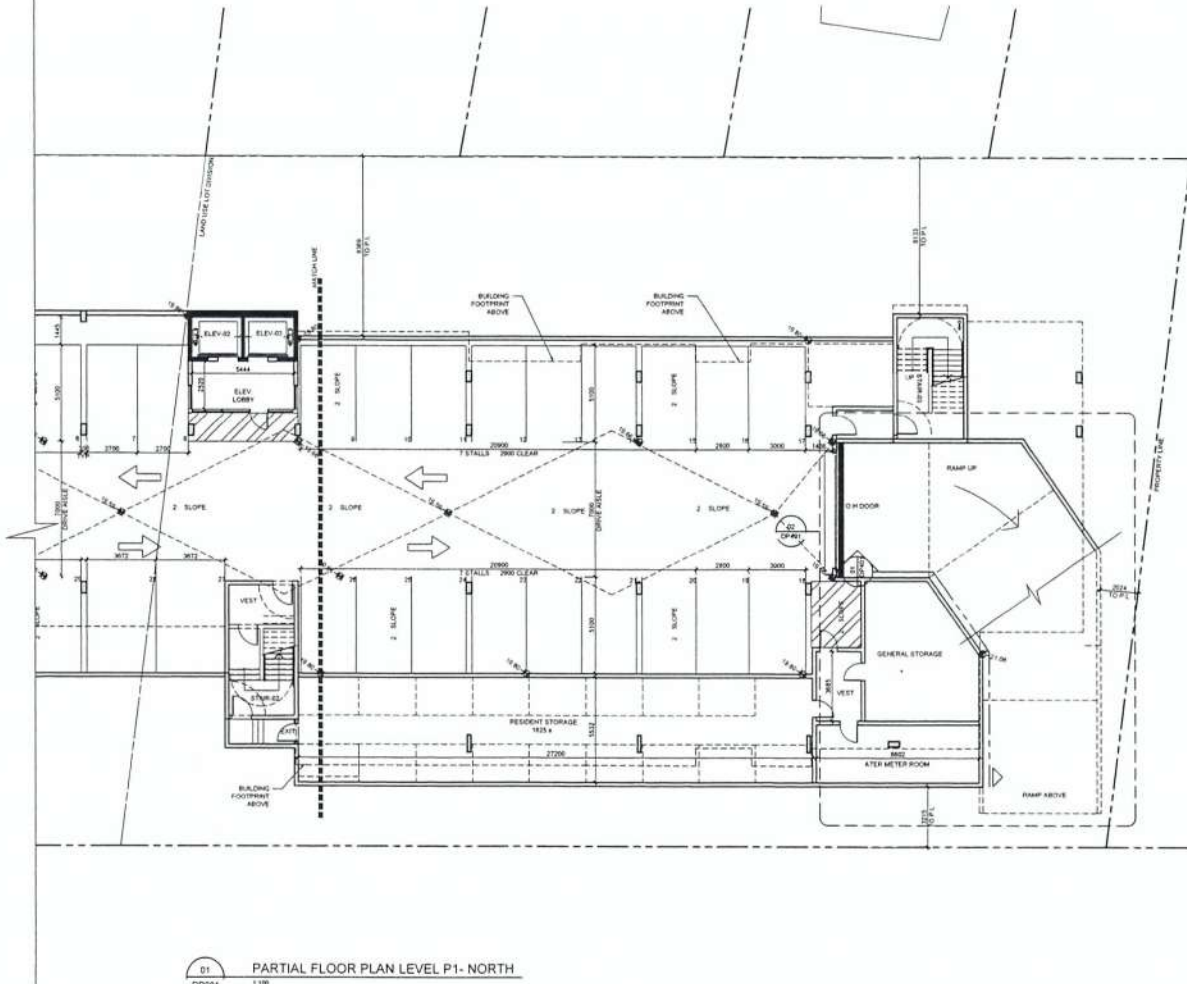
Client:
MILLIEN REAL ESTATE CORPORATION
100-2485 BELLEVUE AVE
VICTORIA, B.C. V8N 1E1

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

Design Title:
OVERALL FLOOR PLAN LEVEL P01

City of Victoria
Project No: NCCA-17-0221
Design Title: DP200

POST DATE: 14 JUN 2014 10:11 TIME: 10:23 AM FILE: \NORTH\LAND\140414\DP201.dwg PLOT DATE: 14 JUN 2014 10:23 AM PLOT FILE: \NORTH\LAND\140414\DP201.dwg PLOT SCALE: 1:100



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

Received
City of Victoria
MAY 14 2019
Planning & Development Department
Development Services Division

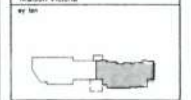


DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT A	1
2018-06-12	DEVELOPMENT PERMIT B	2
2018-10-23	REVISED DEVELOPMENT PERMIT C	3
2018-02-15	REVISED DEVELOPMENT PERMIT D	4

This drawing has been prepared solely for the use of the CLIENT and there are no representations or warranties made by the ARCHITECT or ENGINEER in any way. The ARCHITECT or ENGINEER's Professional Liability Insurance does not extend to this contract.

This drawing shall not be used in construction or any other use until the work is approved in writing by the ARCHITECT or ENGINEER.

Project Co. name
Maison Victoria



Contributors
Client: McEwen Consulting Services Ltd.
Landmark: 100-1400 BELLEVUE AVE
Architectural: Your Architects Engineers Planners

Scale(s)



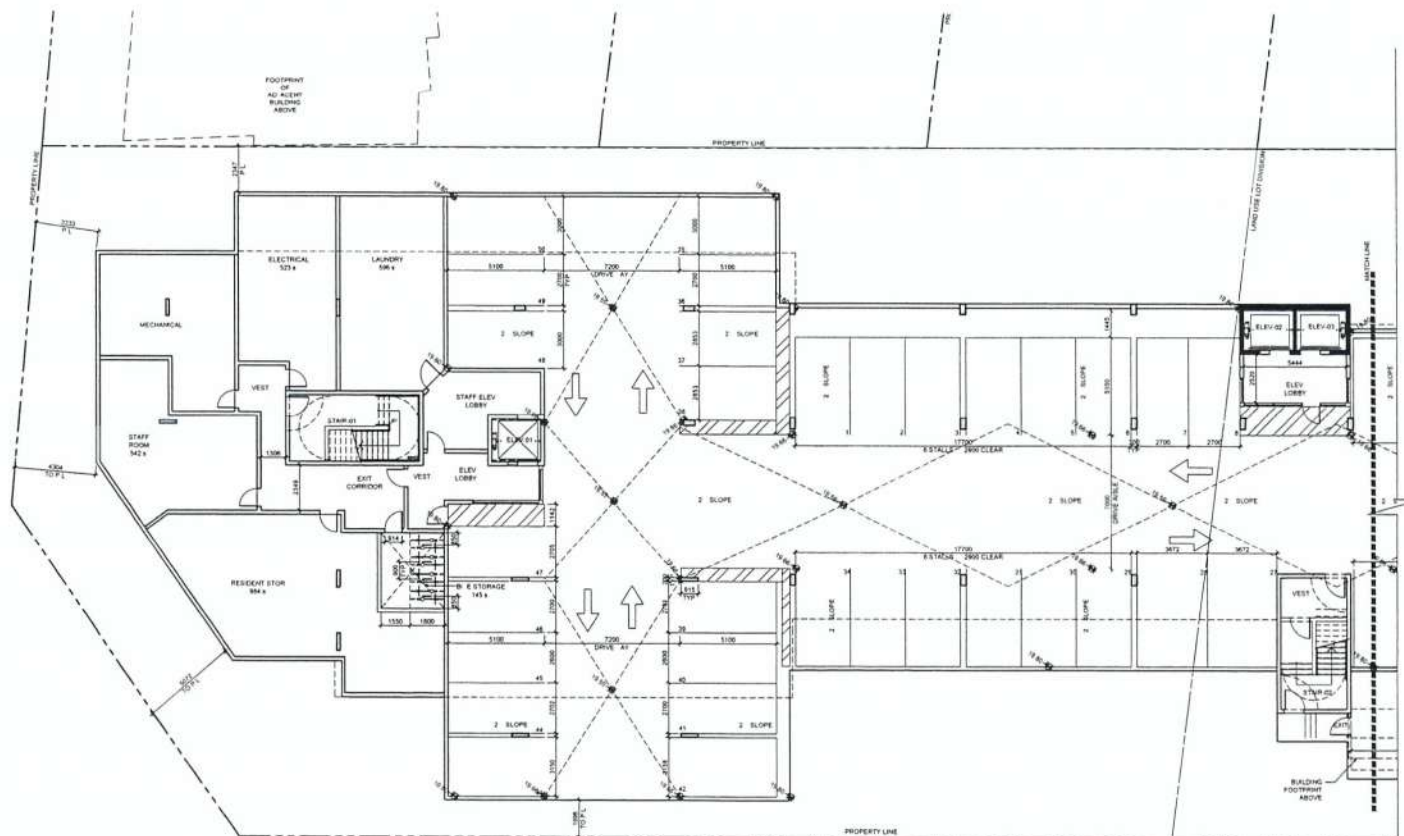
Project Manager: C. Chen
Project Leader: C. Chen
Client: C. Chen

Client: MILLIEN REAL ESTATE CORPORATION
100-1400 BELLEVUE AVE
EST VANCOUVER, B.C. V6V 1E1

Project: MAISON VICTORIA
1000 RICHMOND RD
VICTORIA, B.C.
V8B 4R2

Sheet title: PARTIAL FLOOR PLAN LEVEL P1 NORTH

Scale: 1:100
Project No: NGCA-17-0221
Drawing No: DP201



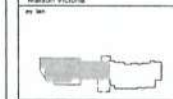
01
DP202
PARTIAL FLOOR PLAN LEVEL P01-SOUTH
1:100

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-08-12	DEVELOPMENT PERMIT	B
2018-10-22	REVISED DEVELOPMENT PERMIT	C
2019-02-13	REVISED DEVELOPMENT PERMIT	D

This site plan has been prepared solely for the use of the CLIENT and there are no representations or warranties made by NORR Architects Engineers Planners Inc. and its staff. NORR Architects Engineers Planners has not entered into a contract.

This site plan shall not be used in construction or upon the site until a zoning bylaw is signed and dated by the Architect in Engineer.

Prepared by:
Maicon Victoria



Consultants:
Civil: NORR Architects Engineers Planners Inc.
Landscaping: L.A. and North Group Inc.
Architectural: NORR Architects Engineers Planners

Drawn by:



Prepared by:
C.A. white
Checked by:
C.A. white

Client:
MILLIEN REAL ESTATE CORPORATION
100-2480 BELLEVUE AVE
EST VANCOUVER B.C. V4V 1K1

Project:
MAISON VICTORIA
1000 RICHMOND RD
VICTORIA B.C.
V8R 4R2

Site plan title:
PARTIAL FLOOR PLAN
LEVEL P01
SOUTH

Check: Scale: 1:100 (as indicated)
Date: 11/1/2019

Prepared by:
NCCA-17-0221
Date: 11/1/2019
DP202

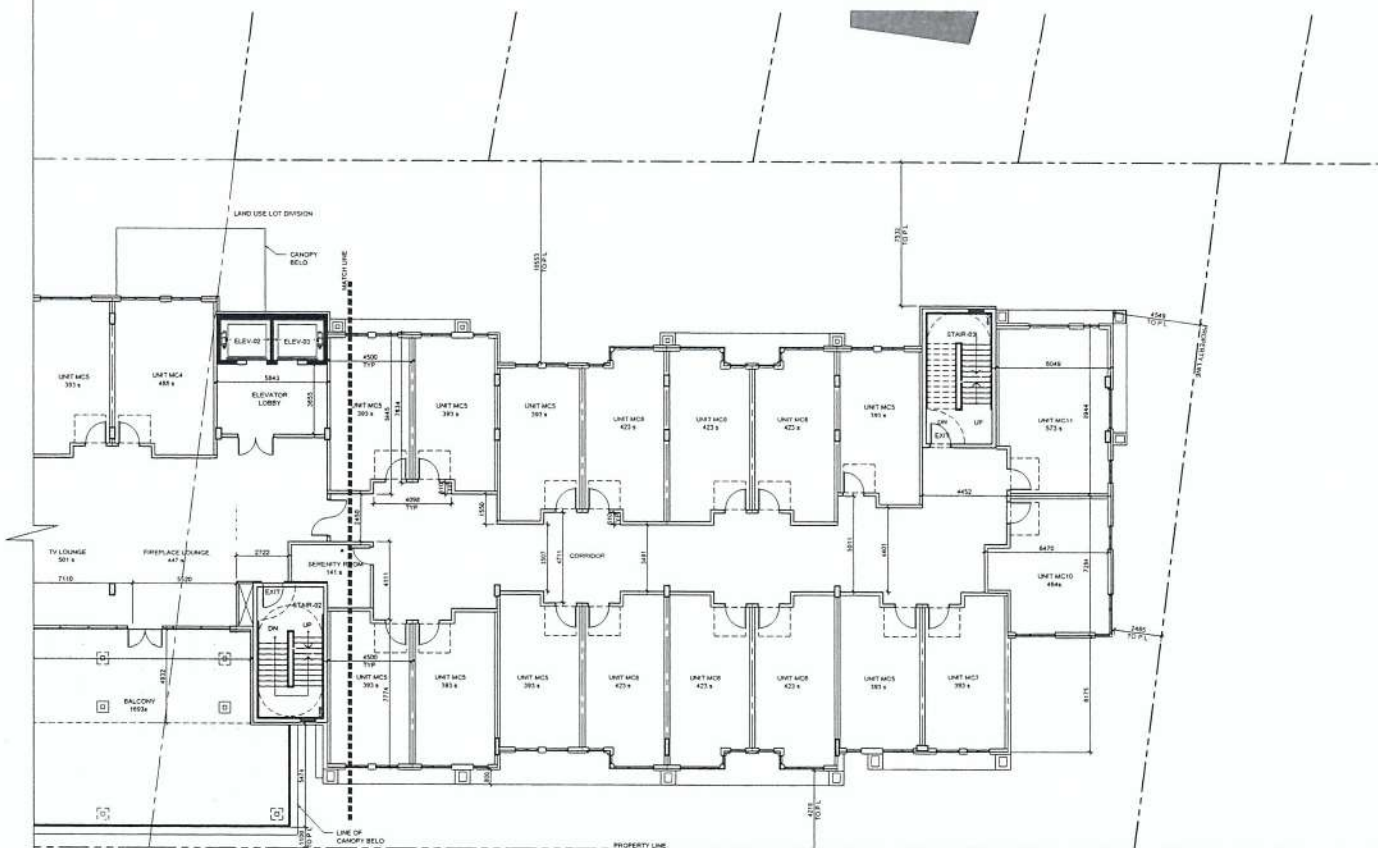


Planning and Development Department
Development Services Division

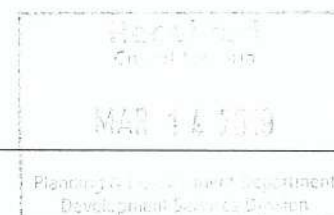


Received
APR 14 2014
MAR 14 2014
Housing & Employment Department
Development Services Division

POST DATE: 17 JUN 2019 TIME: 10:30 AM FILE: P474-MD-LEASING - P PROJECT: 0271 - MAISON VICTORIA (BELLEVUE) PROJ: 045573 (P) 01 E. S. POSITIVE SCALE: 1/100 (1:100)



01 PARTIAL FLOOR PLAN LEVEL 02- NORTH
DP207 1:100



DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-13	DEVELOPMENT PERMIT	B
2018-10-23	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

This drawing has been prepared solely for the use of the CLIENT and there are no representations, warranties or undertakings made by NORR Architects Engineers Planners in any way in relation to this drawing. Engineers Planners has not entered into a contract.

This drawing shall not be used for construction or other purposes unless it is signed and sealed by the Architect or Engineer.

Project Co. owner
Maison Victoria

As per



Consultants:
Civil: McChambers Consulting Services Ltd.
Land Use: 100-2485 BELLEVUE AVE. (V) 610-1100
Architecture: 100-2485 BELLEVUE AVE. (V) 610-1100

Scale:

NORR

100-2485 BELLEVUE AVE. (V) 610-1100
100-2485 BELLEVUE AVE. (V) 610-1100
100-2485 BELLEVUE AVE. (V) 610-1100

Project Manager: David J. Smith
Project Engineer: David J. Smith
Client: MILLIEN REAL ESTATE CORPORATION

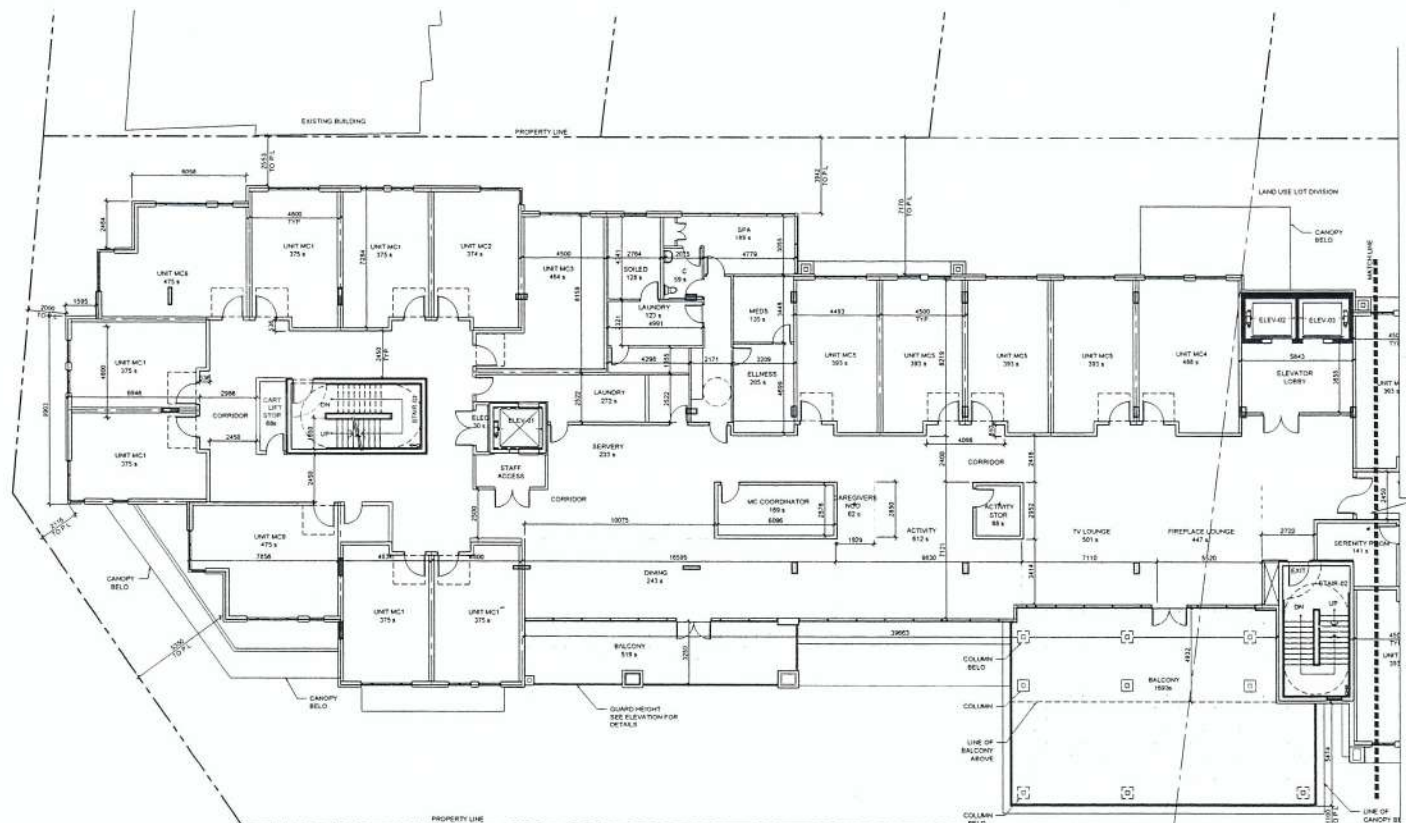
100-2485 BELLEVUE AVE.
EST VANCOUVER, B.C. V7V 1E1

Project: MAISON VICTORIA
100-2485 BELLEVUE AVE.
VICTORIA, B.C.
V8R 4R2

Drawing Title: PARTIAL FLOOR PLAN
LEVEL 02
NORTH

Client: Scale: 1:100 (1:100)
Project No: MCCA-17-0221
Drawing No: DP207

FILED DATE: 14 JUN 14 2018 TIME: 10:28 AM TOTAL PLANNING FEE: \$ 1,000.00 TOTAL PLANNING FEE: \$ 1,000.00 TOTAL PLANNING FEE: \$ 1,000.00 TOTAL PLANNING FEE: \$ 1,000.00 TOTAL PLANNING FEE: \$ 1,000.00



01 PARTIAL FLOOR PLAN LEVEL 02- SOUTH
DP208 1:100

City of Victoria
MAR 14 2019
Planning & Development Department
Development Services Division



DETAIL SHEET

DATE	ISSUED FOR	REV
2018-05-17	DIGITAL DEVELOPMENT PERMIT	A
2018-06-12	DEVELOPMENT PERMIT	B
2018-10-22	REVISED DEVELOPMENT PERMIT	C
2019-02-15	REVISED DEVELOPMENT PERMIT	D

This drawing has been used solely for the use of the CLIENT and shall not be used for any other purpose without the prior written consent of the NORR Architects Engineers Planners Inc. This drawing shall not be used in connection with any other project or for any other purpose without the prior written consent of the Architect or Engineer.

Project Co-ordinator
Maureen Victoria
City of Victoria

Consultants
Civil
Landmark
Architecture
NORR Architects Engineers Planners Ltd
100-2400 BELLEVUE AVE
VICTORIA B.C. V8M 1E1

Scale

NORR
100-2400 BELLEVUE AVE
VICTORIA B.C. V8M 1E1
TEL: 250-681-1111
WWW.NORR-ARCHITECTS.COM

Project Manager
Civil
City of Victoria
City of Victoria

Project Engineer
Civil
City of Victoria
City of Victoria

Client
MILLIEN REAL ESTATE CORPORATION
100-2400 BELLEVUE AVE
VICTORIA B.C. V8M 1E1

Project
MAISON VICTORIA
1900 RICHMOND RD
VICTORIA B.C. V8M 1E1

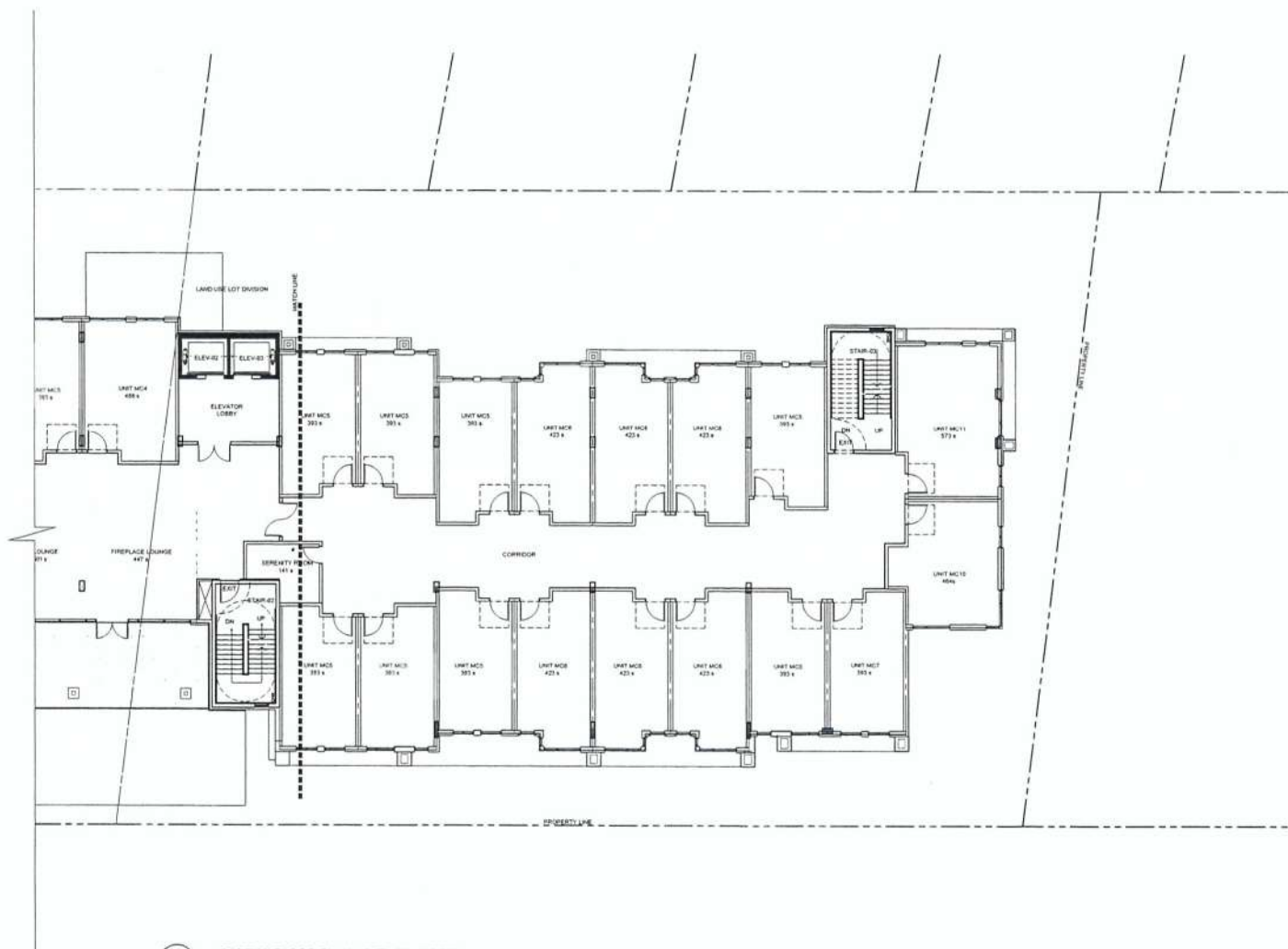
Drawing Title
PARTIAL FLOOR PLAN
LEVEL 02
SOUTH

Scale
Scale 1:100
Scale 1:100

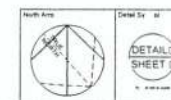
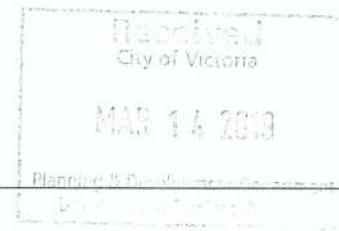
Project No.
MCCA-17-0221

Drawing No.
DP208

POST DATE: 14 MAR 14 2014 TIME: 15:27 AM FULL PATH AND FOLDER: P:\NCCA\17-0221- MAISON VICTORIA\301-001\MAISON VICTORIA\301-001\DP210.DWG IS AUTOMATICALLY SAVED TO THE PROJECT FOLDER



01 PARTIAL FLOOR PLAN LEVEL 03 - NORTH
DP210 1:100



DATE	ISSUED FOR	REV
2014-05-11	DIGITAL DEVELOPMENT PERMIT	A
2014-06-12	DEVELOPMENT PERMIT	B
2014-10-23	REVISED DEVELOPMENT PERMIT	C
2014-02-19	REVISED DEVELOPMENT PERMIT	D

This drawing has been prepared in accordance with the City of Victoria's Development Permit Regulations and the City of Victoria's Development Permit Regulations. It is the responsibility of the applicant to ensure that the drawing is in accordance with the City of Victoria's Development Permit Regulations.

This drawing has been prepared in accordance with the City of Victoria's Development Permit Regulations and the City of Victoria's Development Permit Regulations. It is the responsibility of the applicant to ensure that the drawing is in accordance with the City of Victoria's Development Permit Regulations.

Project No. 10000
Maison Victoria



Consultants
City of Victoria
City of Victoria
City of Victoria

Notes
1. This drawing is for informational purposes only.
2. This drawing is not to be used for construction purposes without the approval of the City of Victoria.



Project Manager
City of Victoria
City of Victoria

Project Manager
City of Victoria
City of Victoria

Project Manager
City of Victoria
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Project Manager
City of Victoria
City of Victoria

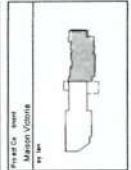
Project Manager
City of Victoria
City of Victoria

Project Manager
City of Victoria
City of Victoria

Project Manager
City of Victoria
City of Victoria

DATE	ISSUED FOR	REV
2019.05.17	DEVELOPMENT PERMIT	A
2019.06.13	DEVELOPMENT PERMIT	B
2019.10.21	REVISED DEVELOPMENT PERMIT	C
2019.12.13	REVISED DEVELOPMENT PERMIT	D

This site plan, including all amendments, is submitted in accordance with the provisions of the City of Victoria's Development Permit Process. The City of Victoria reserves the right to require additional information or to refuse to issue a development permit if the information provided is not sufficient to satisfy the requirements of the Development Permit Process.



PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PREPARED BY
 NORR
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

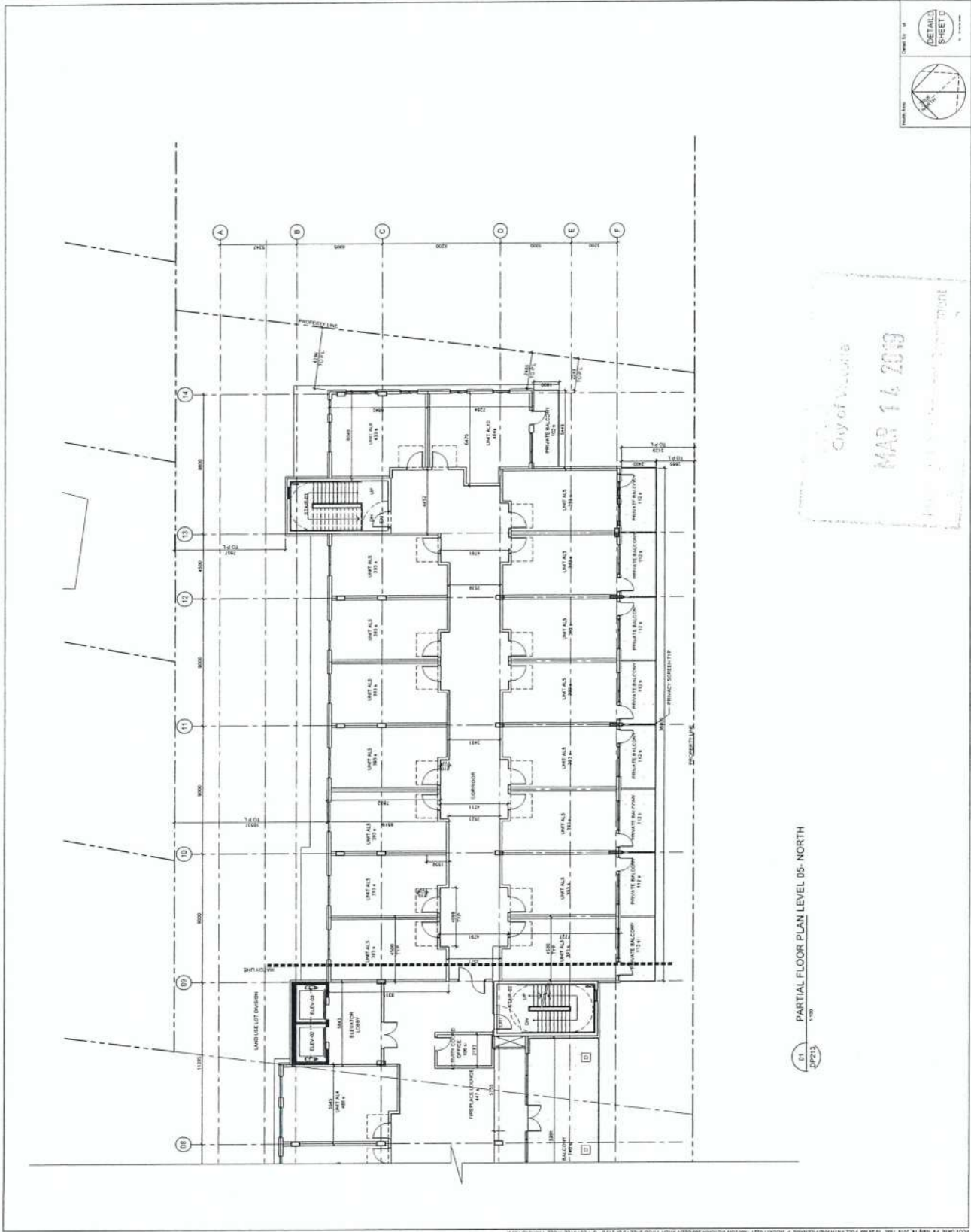
PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

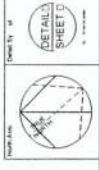
PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1



DP213 PARTIAL FLOOR PLAN LEVEL 05- NORTH



PROPOSED DEVELOPMENT
 MAISON VICTORIA
 100-104 BELLEVUE AVE
 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
 MAISON VICTORIA
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 VICTORIA, BC V8V 1E1

PROPOSED DEVELOPMENT
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PROPOSED DEVELOPMENT
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PROPOSED DEVELOPMENT
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PROPOSED DEVELOPMENT
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 VICTORIA, BC V8V 1E1

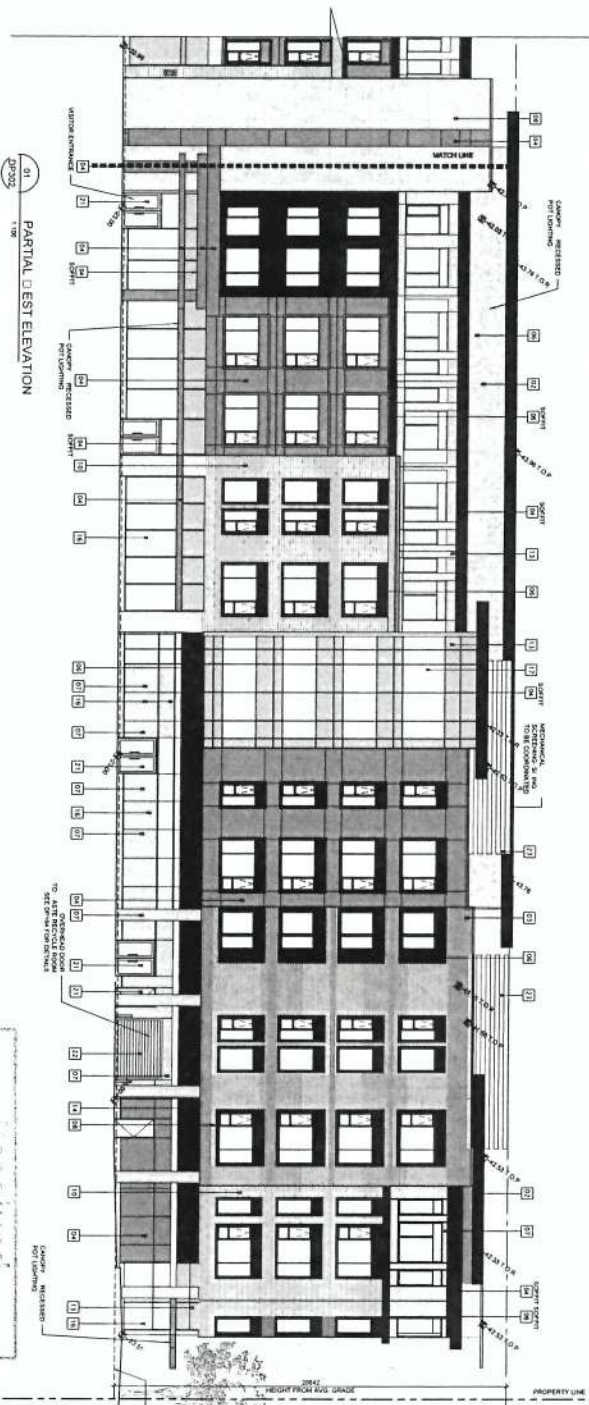


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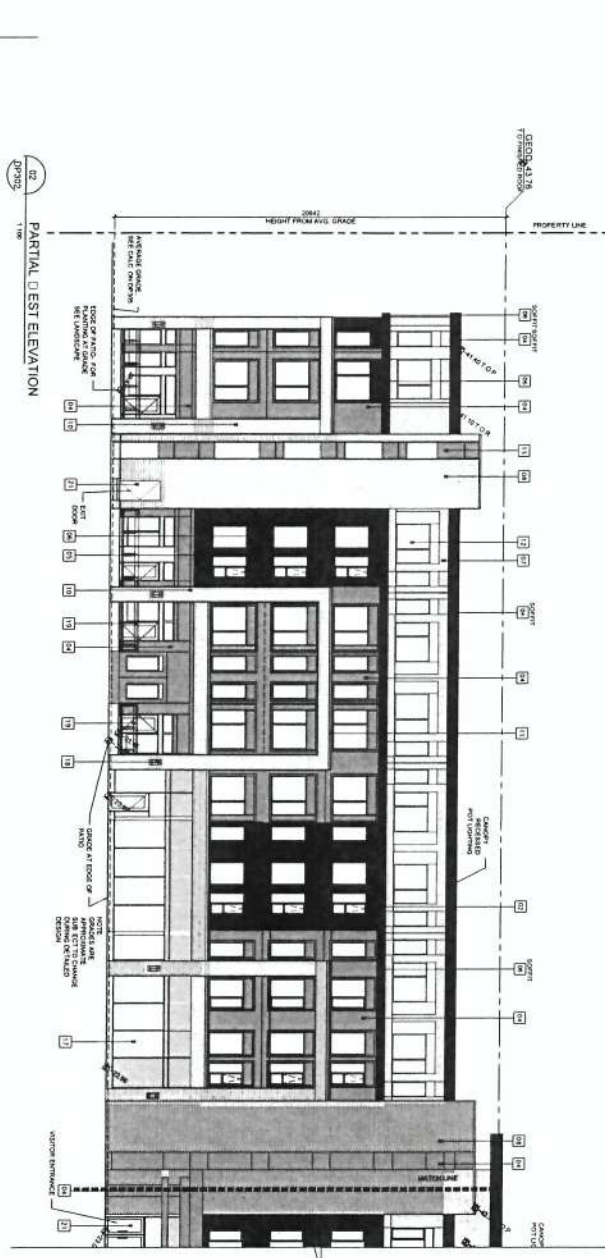
Proc and file	NCCA-17-0221
Dre ing file	DD214



01
PARTIAL WEST ELEVATION

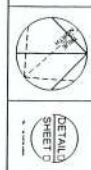


02
PARTIAL EAST ELEVATION



NOTES	
1	SEE PLAN FOR LOCATION OF THIS ELEVATION
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MAR 14 2019
City of Victoria
Planning & Development Department
Development Services Division



DATE ISSUED FOR REVIEW 2019-03-11 10:00 AM 2019-03-11 10:00 AM 2019-03-11 10:00 AM 2019-03-11 10:00 AM		PROJECT MAISON VICTORIA 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D	
CLIENT MAISON VICTORIA 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D		DESIGNER MAISON VICTORIA 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D 165-001-ARCH-PROJ-03-02-05_PLOT-TABLE_PMA-STD-100.D	
REVISIONS 1. 2019-03-11 10:00 AM 2. 2019-03-11 10:00 AM 3. 2019-03-11 10:00 AM 4. 2019-03-11 10:00 AM		APPROVALS 1. 2019-03-11 10:00 AM 2. 2019-03-11 10:00 AM 3. 2019-03-11 10:00 AM 4. 2019-03-11 10:00 AM	



02 NORTH ELEVATION
DP303



01 SOUTH ELEVATION
DP303

MATERIAL LEGEND	
1	NOT USED
2	ALUMINUM FINISH
3	PAINTED METAL FLASHING
4	WOOD-LOOK PANEL
5	WOOD-LOOK ACCEPT TRIMS, SLATS
6	METAL PANEL AND TRIMS
7	METAL PANEL AND TRIMS
8	WOOD-LOOK ACCEPT TRIMS, SLATS
9	CONCRETE MASONRY CAP
10	CONCRETE MASONRY CAP
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NOTES

1. WHITE GRADES ARE APPROXIMATE SUB ECT TO CHANGE DURING DETAILED DESIGN

DATE	ISSUED FOR	REV
2019-05-17	DIGITAL DEVELOPMENT PERMIT A	A
2019-06-13	DEVELOPMENT PERMIT	B
2019-10-23	REVISED DEVELOPMENT PERMIT C	C
2019-02-13	REVISED DEVELOPMENT PERMIT D	D

The drawings are not to be used in the field or for construction of any part of the project without the approval of the City of Victoria. The drawings are not to be used for any other purpose without the approval of the City of Victoria.

For all other work, the drawings are not to be used without the approval of the City of Victoria. The drawings are not to be used for any other purpose without the approval of the City of Victoria.

Consultants:
Lombard & Associates
Architectural

Seals:

NORR
100-2489 BELLEVUE AVE
EST VANCOUVER, B.C. V7V 1E1

Project Manager: Dan M. M. M.
City of Victoria

Client: MILLER REAL ESTATE CORPORATION
100-2489 BELLEVUE AVE
EST VANCOUVER, B.C. V7V 1E1

Project: MAISON VICTORIA
100-2489 BELLEVUE AVE
EST VANCOUVER, B.C. V7V 1E1

Drawn by: Building Elevations
North & South

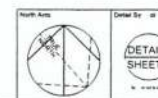
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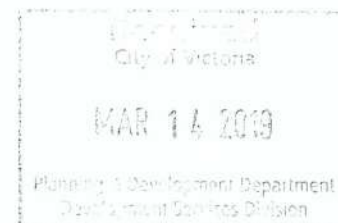
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North & South

Drawn by: Building Elevations
North & South

Received
City of Victoria
MAR 14 2019
Planning & Development Department
Development Services Division



DETAILS
SHEET 01



NOTE
COLOURED RENDERINGS ARE FOR SITE AND MATERIAL CONTEXT TO
DEMONSTRATE INTENT OF MATERIAL FINISHES AND SHD. BUILDING SCALE
IN CONTEXT
SCALE INDICATED IS APPROXIMATED FROM ELEVATIONS
SEE DP301-DP303 FOR DETAIL NOTES AND DIMENSIONS (TO SCALE)



DATE	ISSUED FOR
2018-05-17	DIGITAL DEVELOPMENT PERMIT
2018-06-12	DEVELOPMENT PERMIT
2018-10-20	REVISED DEVELOPMENT PERMIT
2018-02-15	REVISED DEVELOPMENT PERMIT

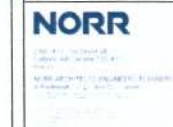
This drawing has been revised solely in the interest of the CLIENT and there are no representations or warranties made by NORR Architects Engineers Planners and Inc. as to the NORR Architects Engineers Planners has not entered into a contract.

This drawing shall not be used in construction until the seal & listing herein is signed & dated by the Architect or Engineer.

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Consultants	
Civil	McElhenny Consulting Services 11
Sanitation & Architectural	Le and North Group (B) Civil Near Architects Engineers Planners

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Project Manager: C.A. Brown, Jr.	Drawn: C. Olin
Project Leader: C. Olin	Checked: C.A. Brown, Jr.

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

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

Drawing Title
EXTERIOR ELEVATIONS
SITE CONTEXT

Chart Scale (as in photo reduced)
0 1 inch 0 10
Project No. NCCA-17-0221
Drawing No. DP304



October 15, 2018

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

Attn: Mayor Helps and Members of Council

Dear Mayor Helps and Members of Council,

**Re: Maison Victoria
NCCA17-0221
Rezoning & Development Permit Application**

On behalf of our client, Milliken Real Estate Corporation, we are pleased to submit a Rezoning and Development Permit application for our proposed seniors living development located at the Fort Street and Birch Street intersection. Through our meetings with City Planning and our CALUC meeting on April 24th, 2018, we believe this proposal is a representation of an inclusive and respectful process between all required stakeholders, and is a positive contribution to the North Jubilee community.

Description of Proposal

Located at the gateway to the Royal Jubilee Hospital campus, the site is at the heart of Jubilee Village. Existing developments fronting onto the intersection and along Fort Street are a collection of one and two storey commercial/retail buildings, primarily flat-roof in design. The proposed addition to this community will replace the existing at-grade parking lot and 4 storey medical office at the northwest corner of the Fort & Birch Street intersection. A 4 storey apartment building is located directly north of the site, while single family houses flank the site to the west. The site across Birch Street to the east is currently under development.

Consisting of 137 total units, the proposed 5 storey assisted living and memory care building will complement the hospital district, while provide a vibrant seniors living community that activates the corner condition of the site and provides an urban residential setting along Birch Street. The development proposes a primarily brick façade to supplement the existing community character and provide a building of permanence, while the flat roof design aligns with the existing context. While the OCP permits 6 storey construction, our preliminary discussion with the North Jubilee Neighbourhood Association (NJNA) indicated a preference for a lower building typology. As such, we are proposing a 5 storey design to accommodate this request. While the existing medical office will be removed, the applicant team is currently exploring ways to include the Rod of Asclepius signage to pay tribute to the heritage of the site.

Government Policies

The proposed development will provide care for approximately 137 seniors, which is desperately needed in both the North Jubilee area, as well as in Oak Bay and Victoria. To demonstrate that, we have heard from the President of the Victoria Hospitals Foundation (of which the Royal Jubilee Hospital is a beneficiary) that the Foundation is very supportive of our proposal, in large part because there is so little memory care available in the community. When the hospital needs to discharge a patient with cognitive impairment, and they are no longer safe at home, the hospital staff doesn't have an acceptable seniors' community to refer them to. The Foundation, and we, see the proposed seniors' community as helping to alleviate that need. We see providing care for local seniors, who are often in crisis, as a significant benefit for North Jubilee.

In addition, we will be creating a high quality, aesthetically pleasing building to take the place of the tired, half vacant office building and surface parking lot that currently occupies the site. Our building will add attractive landscaping to the neighbourhood, and follows the Official Community Plan objective of creating a vibrant urban village concept at this location.

Need & Demand

It's no secret that the population, as a whole, is getting older: we are living longer, healthier lives. As a result, the demand for senior's housing, in all forms, is extremely high and getting worse every year. Data released by the Canada Mortgage and Housing Corporation (CMHC) in their annual Seniors' Housing Report in 2017 indicated the overall vacancy rate for independent living residences across Metro Victoria and the Gulf Islands was 3.8% in 2017, compared with 4.0% in 2016, which is lower than the provincial average (4.5% in 2017 and 6.3% in 2016).

The lack of options for higher end care (dementia & long-term care) throughout Canada is particularly disturbing. According to the Alzheimer Society of Canada:

"The number of Canadians with dementia is rising sharply. As of 2016, there are an estimated 564,000 Canadians living with dementia - plus about 25,000 new cases diagnosed every year. By 2031, that number is expected to rise to 937,000, an increase of 66 per cent.

Canada's health-care system is ill-equipped to deal with the staggering costs. As of 2016, the combined health-care system and out-of-pocket caregiver costs are estimated at \$10.4 billion per year. By 2031, this figure is expected to increase by 60 per cent, to \$16.6 billion. Roughly 56,000 Canadians with dementia are being cared for in hospitals, even though this is not an ideal location for care."

<http://alzheimer.ca/en/Home/Get-involved/Advocacy/Latest-info-stats>

The proposed development will provide a continuum of care for the North Jubilee community; a unique and much-needed housing typology within the area.

Neighbourhood

- A sensitive building design with high quality, durable materials that offer a sense of permanence and respects the character of the neighbourhood
- Highly articulated architectural form with muted colours that promotes a design character unique to Victoria.
- Implementation of wide sidewalks and open space at the intersection that provides a sense of place
- A program that is in high demand and a positive contribution to the community
- Relief in overall massing through a significant step in massing at the independent living units
- Recognition of the history of single family lots (50'-60' wide) in the area through use of vertical massing elements at the independent living units
- Variations in rooflines and massing with extensive use of overhangs to enhance the architectural character
- Street wall design to reduce perception of 5 storey massing
- Strong interface with the street through significant landscaping
- Strong entry feature and port-cochere
- Extensive use of glazing at ground level
- Providing interior space for use by the community (fitness, private lounge)

Safety & Security

The safety and security of both the community and residents of the proposed development is of utmost importance, especially given the nature of the proposed development. The implementation of Crime Prevention Through Environmental Design (CPTED) principals is multi-disciplinary approach to promoting community safety through the thoughtful and meaningful design of the environment. CPTED involves the balanced application of three basic principles, which are implemented in the proposed development:

1. Natural surveillance

Natural surveillance is created through the establishment of clear sightlines, enabling building occupants to monitor the surrounding environment. The proposed development offers the following natural surveillance concepts in the design:

- driveways and paths are oriented towards natural forms of surveillance such as building entrances and windows
- building entrances, stairwells, and access points receive increased visual permeability through the strategic use of windows, fencing, and landscaping
- pathways, internal sidewalks, and all concealed spaces will receive strategic lighting to prevent unwanted access
- highly-active interior spaces capable of generating activity are strategically located and augmented by the use of extensive sidewalks, outdoor seating areas and amenity spaces to promote continuous use

2. Natural Access Control



existing building. While a final design and location is not yet determined, the applicant team is open to re-using the signage in order to recognize the history of the site.

Green Building Features

With the recent implementation of the National Energy Code and the forthcoming decision on Step Code requirements, the applicant team is acutely aware of environmental considerations. While this level of design is not yet commenced, our team is committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices. Sustainable items may include:

- Photovoltaic panels
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic considerations
- Waste water reduction
- Storm water retention
- Passive solar systems
- Indigenous, low-water landscaping
- Decreased construction waste

Infrastructure

While the detailed design of the building and tie-ins to the existing infrastructure have not yet been calculated, our preliminary review of the utilities indicates sufficient service to accommodate the proposed development. These calculations will be confirmed through the design process.

The proposed development is accommodating the City's required Statutory Rights-of-Ways (SRW's) and will work with the City and community to design inviting, and pedestrian-friendly interfaces along all public edges of the site.

We are excited about our proposed development and look forward to working with the Mayor and Members of Council to ensure this project is a vibrant addition to North Jubilee.

Sincerely,

NORR Architects Engineers Planners

A handwritten signature in blue ink, appearing to read "Craig Abercrombie", written over the printed name.

Craig Abercrombie, Architect, AAA, AIBC
Tel: 403 538 3399 | Craig.Abercrombie@norr.com



1900 RICHMOND ROAD

Traffic Impact Assessment

Prepared for: **Milliken Developments Corp.**

Prepared by: **Watt Consulting Group**

Our File: **2399.B01**

Date: **November 30, 2018**

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2.0 EXISTING CONDITIONS

2.1 LAND USE

The site is currently zoned as Limited Commercial District (C-1) / Multiple Dwelling District (R3-2) and is being used as a medical centre and parking lot. The surrounding land use is comprised of Single Family Dwellings (R1-B), Multiple Dwelling District (R3-2), Limited Commercial District (C-1), Neighbourhood Shopping District (C1-N), Special Service Station District (C-SS), and the Royal Jubilee Hospital (CD-11).

2.2 ROAD NETWORK

All roads in the study network are under the jurisdiction of the City of Victoria. Richmond Road and Fort Street are classified as undivided two-lane urban arterial roads. Pembroke Street, Birch Street, and Ashgrove Street are local roads. These roads only connect to the larger city-wide road network via Fort Street (for Ashgrove Street) or Richmond Road (for Pembroke Street and Birch Street). It should be noted that at the north terminus, Ashgrove Street is restricted to permit only northbound right turns (and not permit entering southbound traffic).

2.3 TRAFFIC COUNTS

For the Richmond Road / Fort Street intersection, 2015 traffic data was obtained from the City of Victoria. AM and PM peak hour traffic counts for the remaining intersections in the study area were collected on the following dates and times:

- Richmond Road / Birch Street: AM: 8:00AM – 9:00AM on Thursday, April 12, 2018
PM: 4:00PM – 5:00PM on Wednesday, Feb. 3, 2016
- Richmond Road / Pembroke St: AM: 8:00AM – 9:00AM on Tuesday, April 10, 2018
PM: 4:00PM – 5:00PM on Wednesday, Feb. 3, 2016
- Fort Street / Ashgrove Street: AM: 8:00AM – 9:00AM on Thursday, April 12, 2018
PM: 4:00PM – 5:00PM on Tuesday, April 12, 2018

2.4 TRAFFIC GROWTH FACTOR

The PM peak hour traffic data for the Richmond Road / Birch Street and Richmond Road / Pembroke Street intersections was collected in 2016 for a previous study. In order to adjust the data collected in 2015 and 2016 to obtain 2018 data, the traffic volume along Fort Street and Richmond Road for the last 10 years was analyzed to determine an appropriate growth factor. Traffic along Fort Street increased an average of 0.07% annually and the traffic along Richmond Road decreased an average of 1.23%. As a result, no growth factor was applied to the 2015 and 2016 data to obtain 2018 traffic data.

2.6 TRAFFIC MODELLING – BACKGROUND INFORMATION

Traffic conditions were analyzed for the existing (2018) conditions, opening year full build-out and 10-year post opening horizon of the development to identify long-term impacts of the development. Analysis of the traffic conditions at the intersections within the study area were undertaken using Synchro software (version 9). Intersections were analyzed using the Highway Capacity 2010 (HCM 2010) methodology to assess level of service (LOS), control delay and 95th percentile queue. The delays and type of traffic control were used to determine the level of service. The levels of service are broken down into six letter grades with LOS A being excellent operations and LOS F being unstable / failure operations. LOS C is generally considered to be an acceptable level of service by most municipalities. LOS D is generally considered to be on the threshold between acceptable and unacceptable operations. A description of level of service and Synchro is provided in **Appendix A**.

2.7 EXISTING 2018 TRAFFIC CONDITIONS

Existing 2018 traffic conditions were analyzed within the study area during the AM and PM peak hours of travel. The AM and PM peak hour traffic volumes and levels of service are shown in **Figure 4** and **Figure 5**.

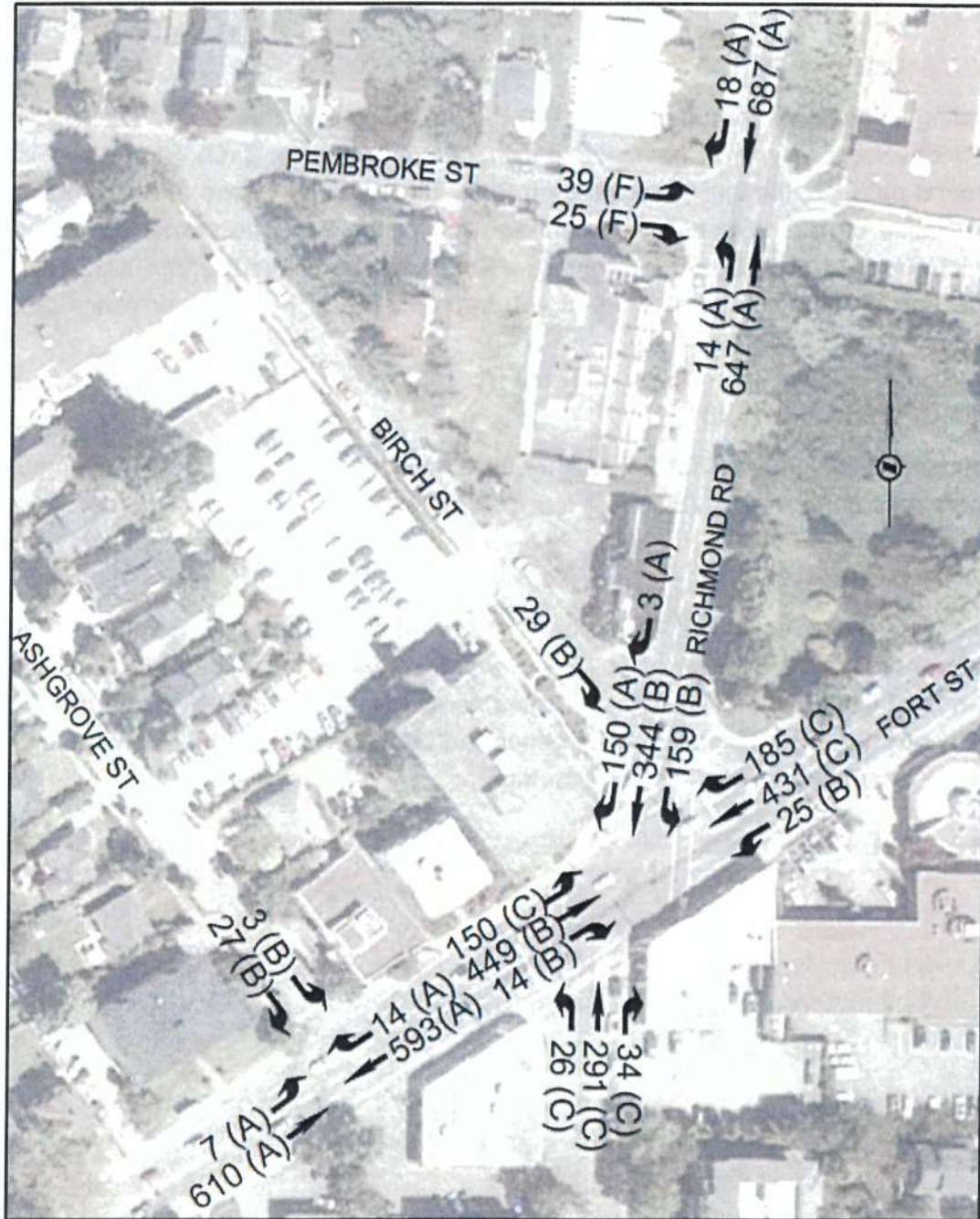


Figure 5: Existing 2018 PM Peak Hour Volumes and Level of Service

At the Fort Street / Ashgrove Street intersection, all turning movements are currently operating at LOS B or better for both the AM and PM peak hours. At the Richmond Road / Fort Street intersection, all turning movements are operating at LOS C or better for both peak hours. At the Richmond Road / Birch Street intersection, all turning movements are operating at LOS B or better for both peak hours. At the Richmond Road / Pembroke Street intersection, the eastbound left and right turning movements are currently operating at LOS E during the AM peak hour and LOS F during the PM peak hour. The remaining movements at the Richmond Road / Pembroke Street intersection are operating at LOS A.

3.4 TRIP ASSIGNMENT

The trips to and from the development were assigned to each access based on the ratio of parking stalls in the parkade and visitor parking lot. There are 50 proposed parkade stalls and 12 visitor parking stalls in the parking lot. The parkade was assigned 80% of the incoming and outgoing trips and the parking lot was assigned the remaining 20% of the trips. The trip assignment percentage distribution is shown in **Figure 6** and **Figure 7**.

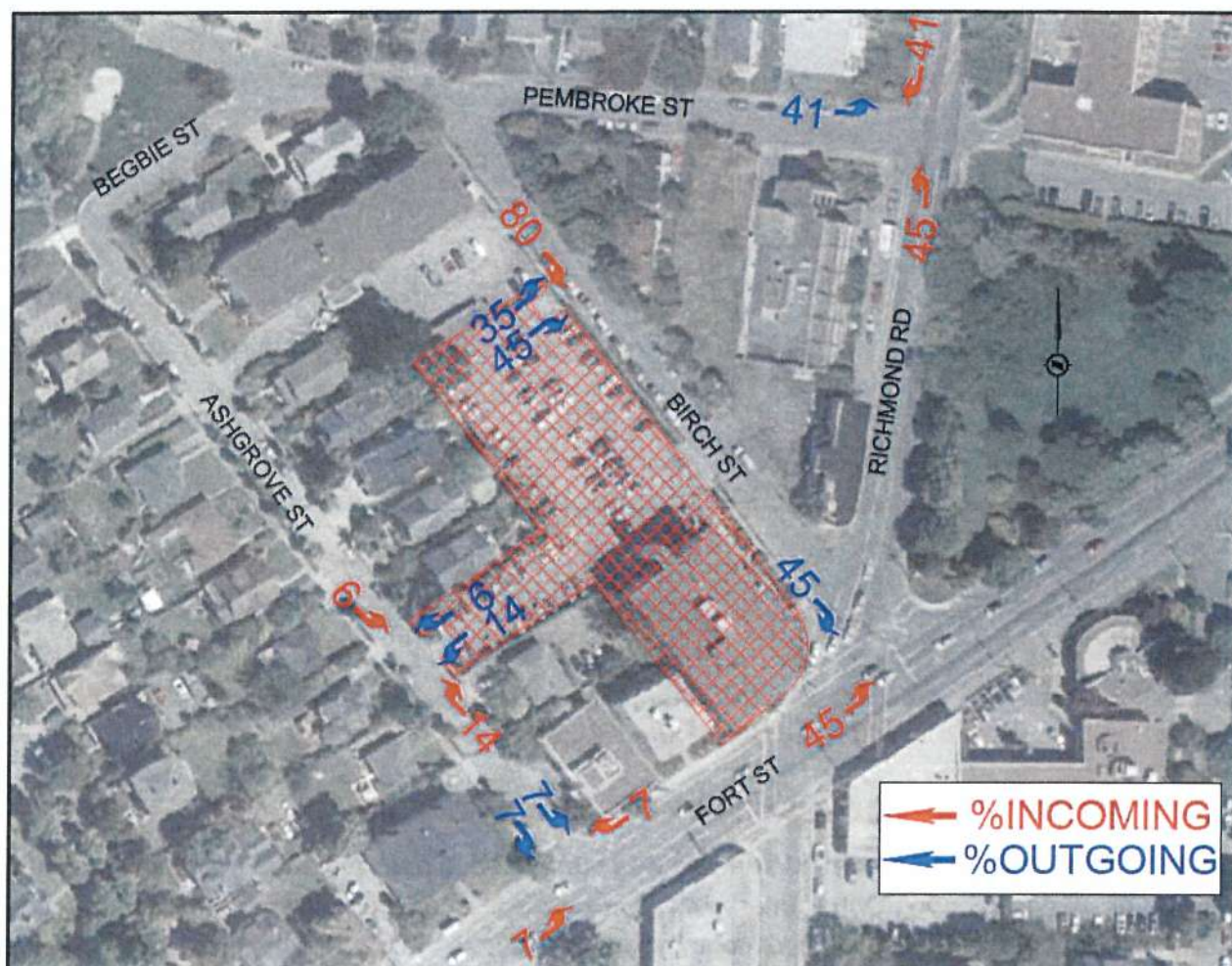


Figure 6: AM Peak Hour Post Development Trip Assignment



Figure 8: Post Development AM Peak Hour Volumes and Level of Service

During the AM peak hour of the opening year, the eastbound turning movements from Pembroke Street to Richmond Road are predicted to improve to LOS D operations with no queueing issues. All other individual turning movements are expected to have the same operations as the existing conditions (LOS C or better).

3.6 10 YEAR HORIZON POST DEVELOPMENT ANALYSIS

Post-development analysis was considered for the 10-year post opening year horizon of the development to identify long-term traffic impacts. No significant traffic growth is expected in the study area. The study intersections are forecasted to operate at the same conditions with minor increases in delay (one second / vehicle) and queues to remain within one vehicle length in the long-term. Nearby sites could potentially redevelop and result in localized increases in traffic within the 10-year horizon, however these are either unknown or otherwise not confirmed. Ultimately proposed development is not expected to materially impact the operations of the study intersections in the long-term.

4.0 OTHER MODES OF TRANSPORTATION

4.1 PEDESTRIANS FACILITIES

Within the study area, sidewalks exist on both sides of all roads with the exception of Begbie Street (low volume road). Sidewalk letdowns exist on each corner of the four intersections. There are signalized pedestrian crossings located at the Richmond Road / Fort Street intersection. No other marked crosswalks exist within the study area.

There are existing sidewalks along the property frontage. Given that the proposed land use is for assisted living space, the sidewalks should be upgraded to ensure a smooth surface and sufficient width to meet the mobility requirements of the proposed residents. It is recommended that the adjacent sidewalks be upgraded to meet current design standards.

4.2 BICYCLE FACILITIES

Fort Street has continuous bike lanes in the eastbound and westbound directions. Richmond Road has bike lanes on both sides of the road north of the study area. The proposed development includes bike parking at the Birch Street entrance as well as bike storage in the parkade. Additional bicycle facilities may not be required.

4.3 TRANSIT FACILITIES

The closest bus stops to the site are within one-minute walk. BC Transit route 8 (Interurban / Tillicum Mall / Oak Bay) and route 14 (Vic General / UVic) provide service along Richmond Road. There is a northbound stop with a shelter between Birch Street and Pembroke Street and a southbound stop between Bay Street and Albert Avenue. Route 14 and route 15 (UVic / Esquimalt) run along Fort Street. There is an eastbound bus stop between Richmond Road and Bank Street and a westbound bus stop between Chestnut Street and Ashgrove Street. No transit improvements are required with the proposed development.

APPENDIX A: SYNCHRO BACKGROUND

4.2 Development Permit Application No. 000531 for 1900 Richmond Road

The City is considering a Rezoning and Development Permit Application to construct a five-storey assisted living building with ground floor commercial along Fort Street and Richmond Road.

Applicant meeting attendees:

DON MILLIKEN	MILLIKEN REAL ESTATE CORPORATION
KATE MILLIKEN BINNS	MILLIKEN REAL ESTATE CORPORATION
JAMES MILLIKEN	MILLIKEN REAL ESTATE CORPORATION
CRAIG ABERCROMBIE	NORR ARCHITECTS ENGINEERS PLANNERS
STEVE JONES	JONES CONSULTING

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

- the length of the building
- the transition to lower density residential areas.

Carl-Jan Rupp joined the meeting at 12:50 pm.

Craig Abercrombie and Don Milliken provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there space for vehicle parking at the Birch Street drop-off area?
 - there are two parking spaces for short-term use at the front entrance
- does the rear entrance enter into the main dining room?
 - the rear entrance accesses the shared lobby
- was a secure outdoor area considered for memory care residents?
 - a shared outdoor space lined with planters is proposed above the porte-cochere
- was a garden area for residents considered?
 - the landscaped perimeter could be a walking area, but is not secured and is not intended as a garden
- which route is envisioned for ambulance access?
 - ambulances would likely enter the rear loading area from Ashgrove Street
- what is the rationale for the location of the elevator?
 - the elevators are in proximity to the move-in and move-out area at the west side of the building, and this location helps build a sense of privacy for residents
- would it be possible for one of the proposed food services to help animate the plaza seating area at Fort Street and Richmond Avenue?
 - if the retail space is occupied by a coffee shop, this could be connected to the proposed bistro
- are balconies proposed for residents' use?
 - typically balconies are not provided; however, balconies are proposed on the upper level units and are stepped back for minimal overlook
- is the parking off Ashgrove Street unchanged from the existing arrangement?
 - the configuration will change slightly, as fewer stalls will fit in this area

- were increased setbacks considered to reduce overlook from the upper level decks into the rear yards of adjacent residences?
 - this was not a concern expressed by adjacent neighbours, but this option can be considered
 - the balconies may disappear, but shifting towards Birch Street might be possible
- there is no left turn onto Birch Street; was this considered in the visitor drop-off design?
 - Mike Angrove noted that staff have requested a transportation impact assessment (TIA) from the applicants to determine traffic flow in the area
 - the applicants noted that a TIA has been submitted to the City, and that the access to Birch Street was not a concern
- where is the community meeting space located?
 - there is no specifically-designated community amenity space; instead, the bistro, dining room and meeting room will be accessible, flexible, and usable for the community free of charge
 - almost any of the shared spaces on the ground floor can be used by the community
 - the intent is for as many community groups to use the space as possible, and it is in the applicants' best interests to have the residents engaged with the community
- if a commercial use on the ground floor does not attract non-residents, how will the public realm be animated?
 - the use of this commercial space is critical to ensure vibrancy
 - the applicants are committed to finding a use that the community will utilize to activate the space
- is it possible to achieve 6 storeys within the proposed height?
 - yes, this would generally be possible
- what is the traffic impact on Ashgrove Street?
 - the proposal decreases the overall traffic on the street.

Panel members discussed:

- opportunity to resolve the building length and better transition to the adjacent residential areas
- concern for the functionality of the large public plaza at Richmond Road and Fort Street
- appreciation for the proposed plaza with seating
- opportunity to further develop the landscaping of the corner plaza to ensure animation
- opportunity to reconfigure the interior spaces at the ground level to further engage the corner (e.g. reconsidering the location of the games room or having the commercial space further wrap the corner)
- appreciation for the proposed balconies providing a visual interruption of the building's façade and giving residents better views towards the street
- the need for further refinement of the north and south building volumes
- opportunity increase the building's articulation to better respond to the context and lessen the impact of the building height for neighbours to the north and to the west
- the building feels large
- the proposed five storeys are feasible

27 April 2018

To: Land Use Committee, North Jubilee Neighbourhood Association

From: Gerald Harris, 1829 Fern Street

Subject: Proposed development of 1900 Richmond Road

Thank you for hosting a public meeting regarding the development proposal. I regret that I was unable to attend, but I hope that this letter may be included in the response from North Jubilee residents.

1900 Richmond Road is at the very centre of the City's proposed Jubilee Urban Village, as introduced in the Official Community Plan. As such, the treatment of the 1900 Richmond Road property relates directly and intrinsically to creation of the Jubilee Urban Village concept. It relates also to the nature of the central intersection of the proposed Urban Village, Fort and Richmond.

The words "Urban Village" suggest a commercial and community hub that serves and attracts people of the neighbourhoods around it. They suggest a place where local people go to engage everyday activities: commercial, social, recreational and wellness-related. Local people would expect an "Urban Village" to be a place where they like to go, and which is useful to them. It would have the amenities of a small town such as: grocery store, library branch, medical clinic and lab, pharmacy, cafes, pub and community centre. People would expect an "Urban Village" to feel pedestrian-friendly, and welcoming at street-level, particularly at its central intersection.

The present proposal would move in the opposite direction. It would remove services already valued by local people. It would withdraw the property from participation in street-level participation in the life of the local community. It would thus directly oppose the concept of "Urban Village" the city hopes to create, and it would impoverish the community life of local people.

The Fort/Richmond intersection is already an unpleasant place for pedestrians and does not feel particularly safe. An "Urban Village" would make its central intersection more safe and attractive – a people place. Sidewalk would widen into plaza. Amenities would draw people to it. We would want to spend time there, and we would feel entirely comfortable crossing the intersection. When 1900 Richmond is redeveloped, as a corner of the central intersection of an "Urban Village", local people would expect it to become more useful, pleasant and pedestrian-friendly for us.

Does the term "Urban Village" carry the same positive meanings for the City as it would for local residents? The outcomes at 1900 Richmond Road may be a good indicator of what the City intends for Jubilee Urban Village.

Sincerely,
Gerald Harris

Monica Dhawan

From: Betty Honsinger <[REDACTED]>
Sent: Monday, June 25, 2018 6:26 PM
To: Victoria Mayor and Council
Subject: Proposed Development 1900, 1908, 1912 Richmond Road

Hello my fellow Victorians, I write today about the proposed development at 1900, 1908, 1912 Richmond Road – a 139 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

From: Brian McKee <[REDACTED]>
Sent: Monday, June 25, 2018 8:59 PM
To: Victoria Mayor and Council
Subject: Rezoning applications REZ00500 and REZ00651

I am writing to express my concerns with the proposed development applications in North Jubilee relating to building out the “large urban village” area at the corner of Fort St. and Richmond Rd. The two proposals that concern me are REZ00500 and REZ00651 – If both of these proposals go forward in a form similar to those proposed an existing difficult traffic situation will only be exacerbated. The neighbourhood was laid out sometime in the late 1800’s or early 1900’s when traffic was scarce and vehicles were slower and much smaller.

I have lived in the neighbourhood since 1980. Since I moved here the vibrancy of the Birch St. corridor area has stagnated due to the neglect of former landowners. Lots 202/08 Richmond Rd., 1903/1909 Birch St. and 1769 Pembroke all were neglected by the previous owners to the extent that houses on the latter two were demolished after being rendered uninhabitable by that neglect. The remaining structure on Richmond Rd. Known as the Turner building has also suffered the same neglect, but is only barely standing due to some feeble attempt to secure it in the hopes that it can be incorporated into a new building – this effort is being made only to maintain the lack of setback on Richmond Rd. which is required by current city by-laws. The other two Birch St. lots have, in my tenure, been held by various landlords for speculative purposes and have shared somewhat similar decay. In my almost 40 years in the neighbourhood, Birch Street has only served as a parking lot for users of the surrounding services

We are faced now with the challenge of developing these properties in a way suitable to today’s conditions and the community’s needs.

It is my opinion that Birch Street has outlived its usefulness as a traffic carrying artery. Access to the street is achieved by very obtuse angled turns and egress is either by an almost blind (vision obscured by steepness of the angle and the lack of setback on the existing Turner building) turn onto extremely busy Richmond Rd, or by an obtuse turn onto Pembroke St. to exit onto Richmond – not too bad if you are turning right, but quite difficult if you wish to turn left as the traffic flow is usually quite heavy mid-day).

I would suggest to the city that before acting on any of the proposed applications that a proper traffic study be undertaken to determine if the existing road configuration can support the proposals. I would also like to suggest that the City explore the possibility of eliminating Birch Street and amalgamating the land with either or both of the current proponents to create a more viable parcel to house the community’s needs in this area.

Yours Sincerely

Brian McKee

1956 Ashgrove St.

Katie Lauriston

From: Rob Bateman <rbateman@victoria.ca>
Sent: October 25, 2018 4:56 PM
To: Gerald Harris
Cc: dmilliken@millikendevlopments.com; NJNA Community; Michael Angrove
Subject: RE: 1900 Richmond Road

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Mr. Harris,

I am cc'ing my colleague who is handling this file to respond to your email: Michael Angrove, Planner, mangrove@victoria.ca.

Thanks,

Rob Bateman, MCIP, RPP
Senior Process Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0292 F 250.361.0557



From: Gerald Harris [REDACTED]
Sent: Thursday, October 25, 2018 4:50 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: dmilliken@millikendevlopments.com; NJNA Community <njnacommunity@gmail.com>
Subject: Re: 1900 Richmond Road



October 25, 1018

To:

Rob Bateman, MCIP, RPP
Senior Process Planner
Sustainable Planning and Community Development
City of Victoria

Cc:

D. Milliken, Milliken Developments
North Jubilee Neighbourhood Association

From:

Gerald Harris
Director, Friends of Bowker Creek

Subject:

Watershed-wise development at 1900 Richmond Road

Dear Mr. Bateman

This letter is to inquire as to Green Infrastructure and Low Impact Development measures relevant to the Bowker Creek watershed in the current proposal for development at 1900 Richmond Road.

The property is part of the Bowker Creek watershed. The City of Victoria has endorsed the Bowker Creek Blueprint, a guiding document for managing and restoring the watershed and creek. Appropriate measures for developers are summarized in the Bowker Creek Developer's Guide <https://www.crd.bc.ca/docs/default-source/initiatives-pdf/bci-pdf/brochures/bci-developers-guide.pdf?sfvrsn=2>

We, Friends of Bowker Creek, were encouraged by the May 17, 2018 submission to Mayor and Council by NORR Architects, Engineers and Planners. In that initial Rezoning and Development Permit Application, NORR expressed commitment to reviewing all aspects of sustainability and providing building systems in line with industry best practices. To quote the NORR document:

"Sustainable items may include:

- Photovoltaic panels
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic considerations
- Waste water reduction
- Storm water retention
- Passive solar systems
- Indigenous, low-water landscaping
- Decreased construction waste"

From the list quoted above, the items most relevant to Victoria's commitment to the Bowker Creek watershed may be "Storm water retention" and "Indigenous low-water landscaping". We hope in particular that any design accepted for development at 1900 Richmond Road will contain strong measures for "Storm water retention".

Fulfilling the Bowker Creek Blueprint's 100-year action plan to restore the Bowker Creek watershed most essentially demands "Storm water retention" at all developments in the watershed. The term covers various measures for slowing and cleaning stormwater on its way to the creek. Rather than channeling the water immediately into storm drains, the Bowker Creek Developer's Guidelines list several stormwater management features such as:

- **Harvesting and storing rainwater** to supply the property with its landscape watering needs
- **Raingarden** landscaping to hold stormwater while it sinks into the ground
- **Infiltration basins and tree wells** also to get stormwater into the ground, while providing water for trees
- **Plant and maintain trees**
- **Pervious pavement**
- **Green roofs**

The measures listed here are becoming increasingly common features in developments in the Bowker Creek watershed. Beautiful examples are easy to find. Friends of Bowker Creek hopes to see a strong mixture of these measures in any successful proposal for development at a large property such as 1900 Richmond Road.

We hope that the current proposal for development includes features that advance Victoria's watershed rehabilitation commitment, and we trust that the City will require such features in any successful proposal.

Yours truly,

Gerald Harris
for Friends of Bowker Creek

1752 Davie St
January 22, 2019

To Mayor and Council:

Re: 1900 Richmond Rd development

I am a resident of South Jubilee and am not in favour of the proposed use and design for 1900 Richmond. Here are my thoughts:

- The proposed facility is a VERY high end private care facility for the privileged few. The architect for the developer stated in his letter accompanying the proposal that *"The proposed development will provide a continuum of care for the North Jubilee community; a unique and much-needed housing typology within the area."* 2015 Stats Can figures indicate average income in Victoria is \$34,000 a year. About 60% of Jubilee residents rent their home. How could any of these people (myself included) afford the services of this facility?
- Removes valuable medical services that are available to ALL. The medical clinic currently on this site is home to family doctors for many residents of North and South Jubilee (myself included). With the current shortage of family doctors and the high cost of office space we will lose yet another neighbourhood amenity.
- The building is HUGE, both in height and length. It will loom over houses directly behind the building site. In his letter, the architect says *"While the OCP permits 6 storey construction, our preliminary discussion with the North Jubilee Neighbourhood Association (NJNA) indicated a preference for a lower building typology. As such, we are proposing a 5 storey design to accommodate this request."* This is a bit of smoke and mirrors. The proposed height of this building is 20.64 metres. It is the height of at least a 6 storey building. For example, a proposal for 1811 Oak Bay avenue is for 5 storeys, the height of which is 16.8 metres. The massive 1002 Pandora project on the corner of Pandora and Vancouver with commercial on the main floor is 6 storeys and is 21.8 metres high, only slightly higher than the 1900 Richmond proposal.
- The setbacks are miniscule. Directly to the west of the building site are houses, most of them built in the early 20th century that will now have a 20.64 metre wall (68ft) at most 20 ft from their property line.
- Lack of green space. Architect's letter says *"Overall public open space is minimal, however residents can access small parks and play areas such as the open park space along Fort Street at the Royal Jubilee Hospital. Begbie Green is located one block to the northwest."* This project is relying on existing green spaces without supplying any new green space in its public spaces. I recently walked by the publicly funded Summit seniors' residence on Hillside off Blanshard. The first thing I noticed was the generous setbacks that give breathing room for the building and possibilities for green spaces.

This will be a massive disruptive intrusion into the Jubilee neighbourhood with no attempts at human scale.

Sincerely
Raymond St. Arnaud

From: Brock Anderson <[REDACTED]>
Sent: April 9, 2019 12:06 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: 1900 RICHMOND RD - Development proposal

Hello Michael,

I am a resident of the South Jubilee neighbourhood, living near to 1900 Richmond Rd. I would like to express some strong concerns about the proposed development project at 1900 Richmond Rd.

I have no doubt that the Victoria area would benefit from a new senior care facility, but 1900 Richmond Rd. is not a sensible location for a senior care facility targeting seniors who will not be active members of the community. I doubt the elderly people who would benefit from this proposed facility will fully appreciate its prime location (walking distance to numerous shops and restaurants). It is nonsensical to locate the facility somewhere that displaces services valuable to existing and active members of the community who do benefit from convenient walking access to the many medical business currently housed at 1900 Richmond Rd. A senior care facility for people with memory problems could be located almost anywhere. Why choose a location that significantly inconveniences existing members of a community?

1900 Richmond Rd is an ideal location for a mixed professional services building, which is exactly what we currently have. Unless the existing building it is replaced by another mixed professional services building, any change will probably be a change for the worse. Please reject any project proposing a senior care facility at 1900 Richmond Rd.

Could you please forward my comments to the participants of the Committee of the Whole Meeting?

Thanks!

Brock Anderson
1720 Duchess St.
[REDACTED]

Monica Dhawan

From: Don Milliken [REDACTED]
Sent: Tuesday, April 09, 2019 10:52 AM
To: Victoria Mayor and Council
Subject: "Victoria medical building to be demolished for seniors care facility" - Oak Bay News, April 9, 2019

Dear Mayor and Council,

The above news article was brought to our attention this morning by the Victoria Hospitals Foundation (VHF). We are proposing to build a 137 resident memory care and assisted living senior's community at Fort and Richmond, very near The Royal Jubilee Hospital. Our application is being discussed at the Committee of the Whole this Thursday morning.

The news article refers to our architect's claim, in his application letter last October, that the Victoria Hospitals Foundation President endorses our planned development. The purpose of this communication is to make clear that this assertion is incorrect. VHF does not endorse our planned senior's community. We have had no discussions with VHF about an endorsement.

We believe that our memory care and assisted living community may alleviate some pressure on The Royal Jubilee Hospital, in particular on Alzheimer's patients. However, that is our opinion. Neither The Royal Jubilee Hospital or Victoria Hospitals Foundation endorses our planned senior's community.

My apologies for this unnecessary confusion.

Sincerely,

Donald R Milliken
Chairman
Milliken Real Estate Corporation;
Maison Senior Living
[REDACTED]

Monica Dhawan

From: Jean Johnson <[REDACTED]>
Sent: Wednesday, April 10, 2019 10:32 AM
To: Marianne Alto (Councillor)
Cc: Victoria Mayor and Council
Subject: 1900/1908/1912 Richmond Road...REZ00651

Good Morning Marianne:

In response to the article in today's Time Colonist in connection with the above proposal, I found it discouraging to read so many positive comments before this application has been discussed by the Council at tomorrow's COTW meeting. While there is a need for seniors' facilities, the price range for these rental units did not appear in the article. Are they affordable for local residents?

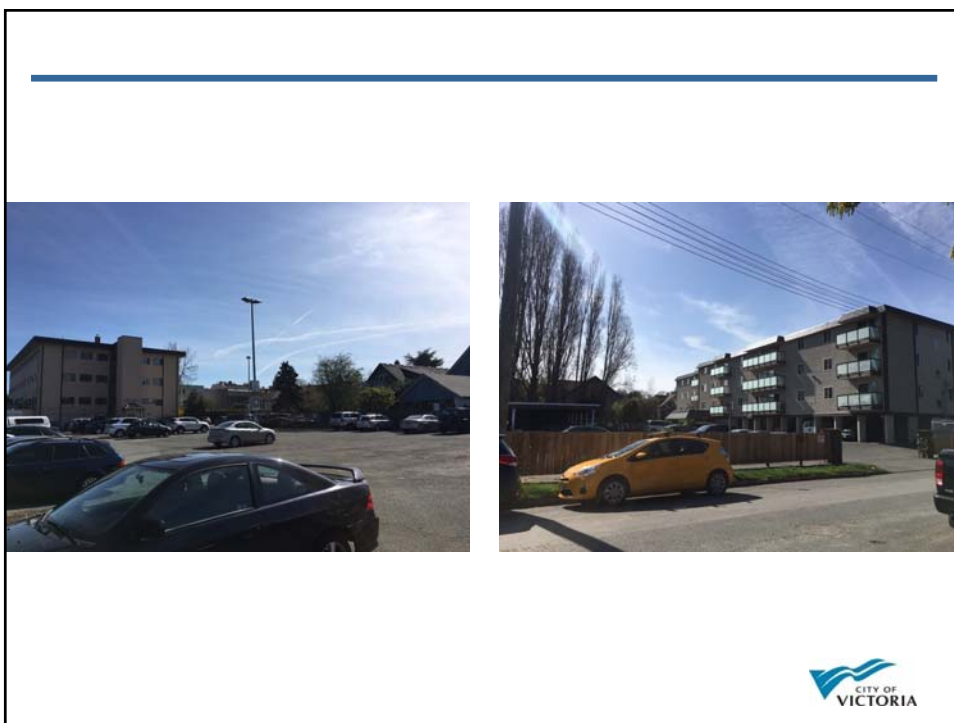
If this application is approved, the community will lose a medical clinic and a busy Life Labs site. I would be interested in knowing how many medical clinics are located in Victoria. As there is a shortage of family doctors and the City is increasing density, how will this disparity be balanced?

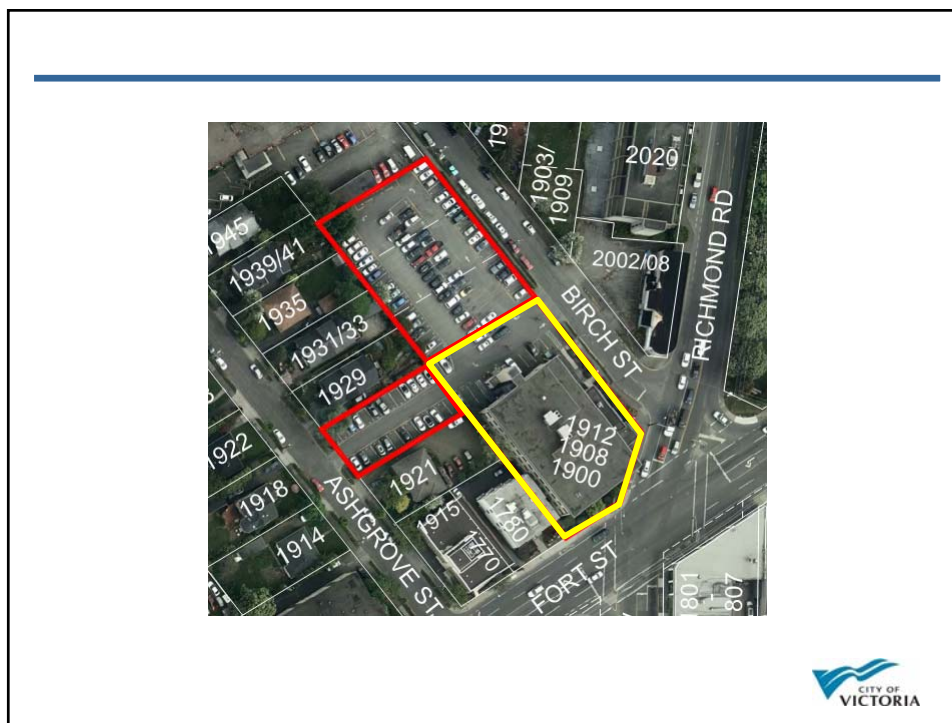
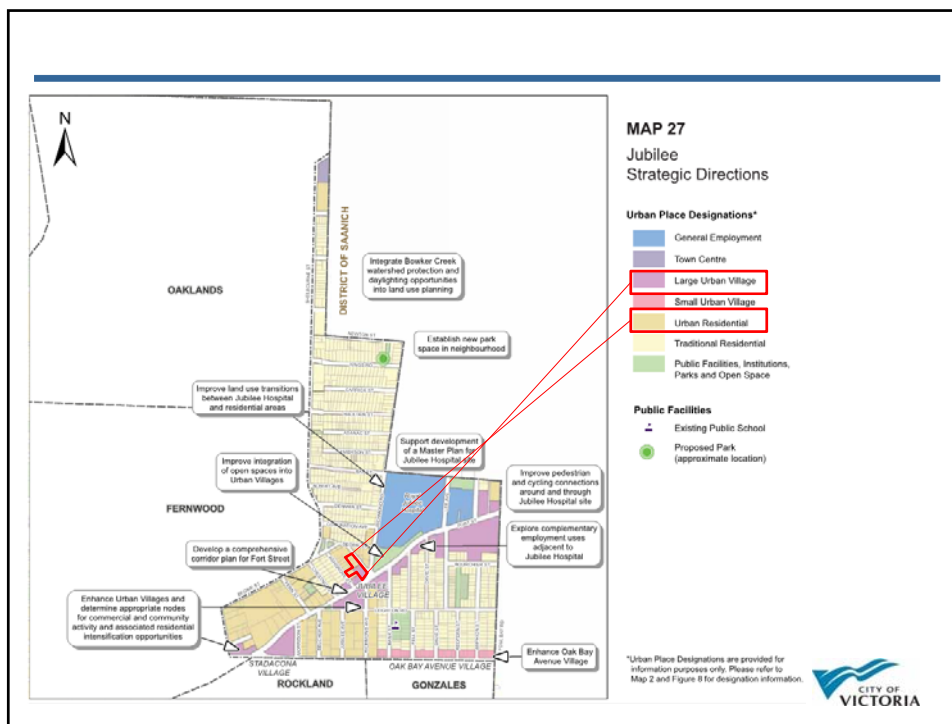
Thanking you in advance for your reply,
Jean Johnson, North Jubilee resident

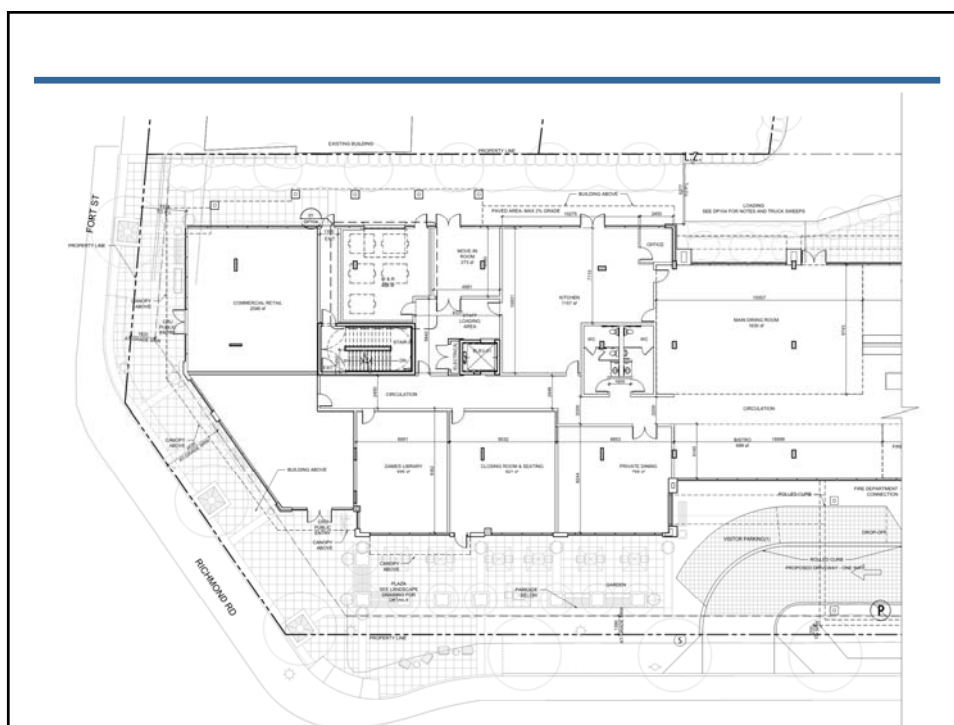
Rezoning & Development Permit Application for 1900-1912 Richmond Road

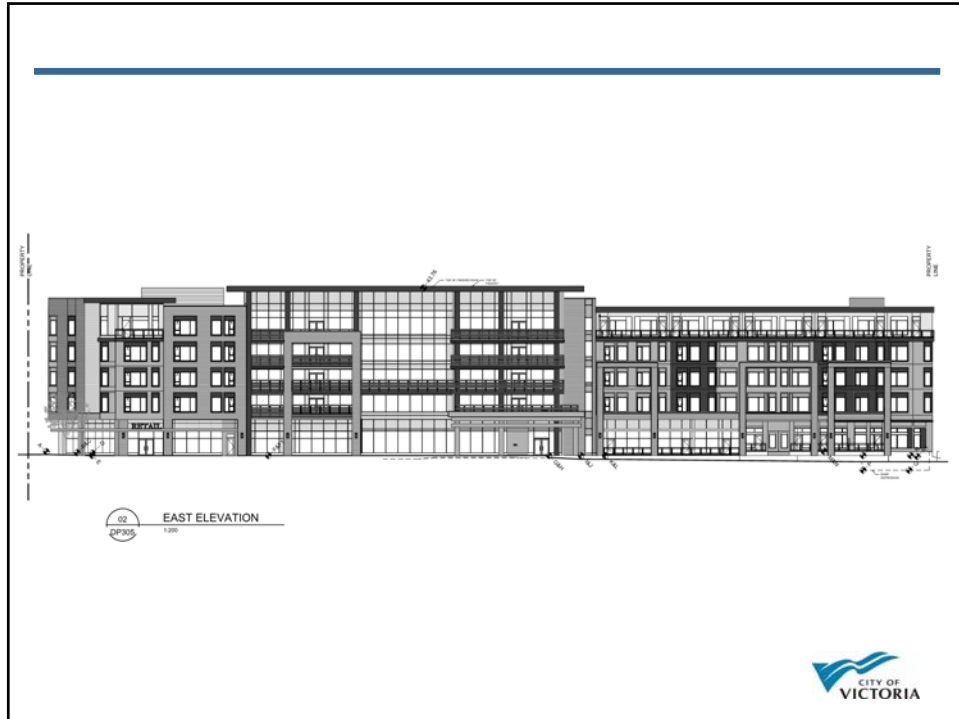


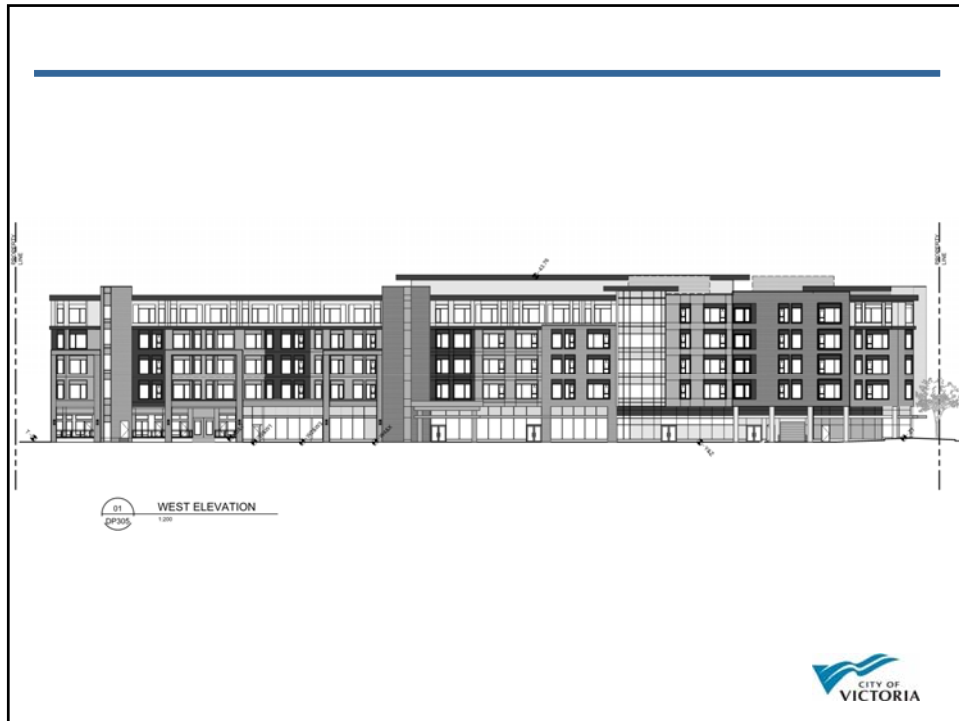


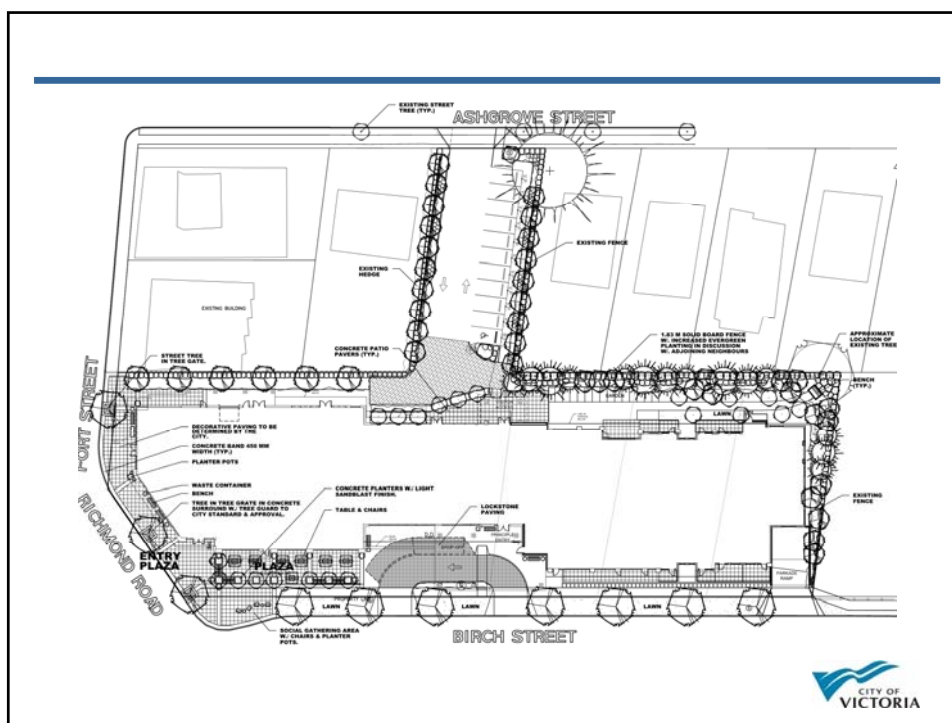


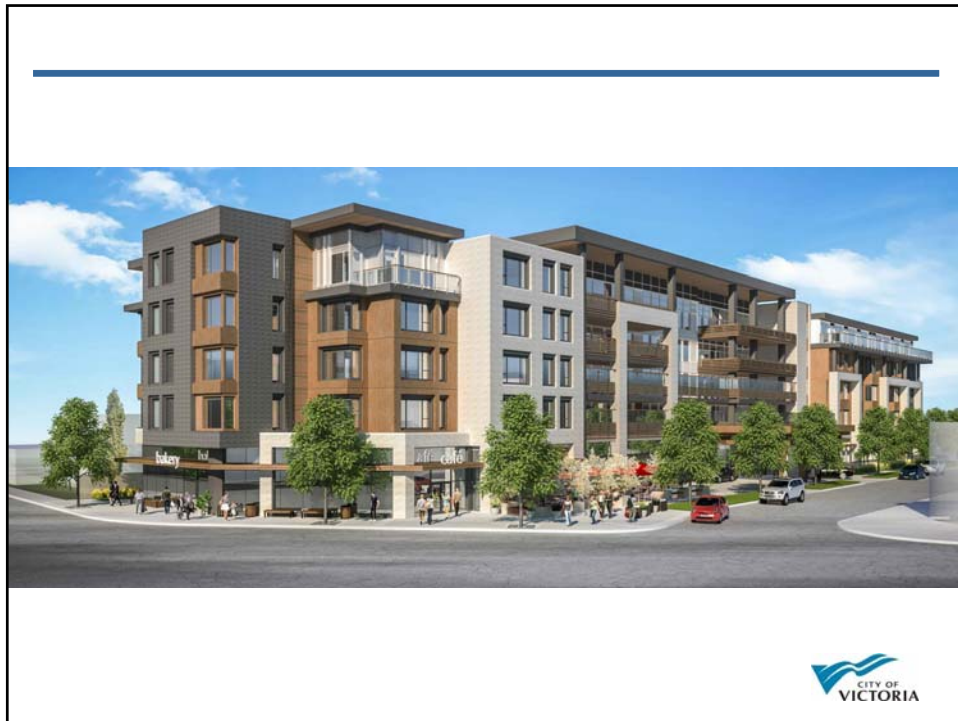




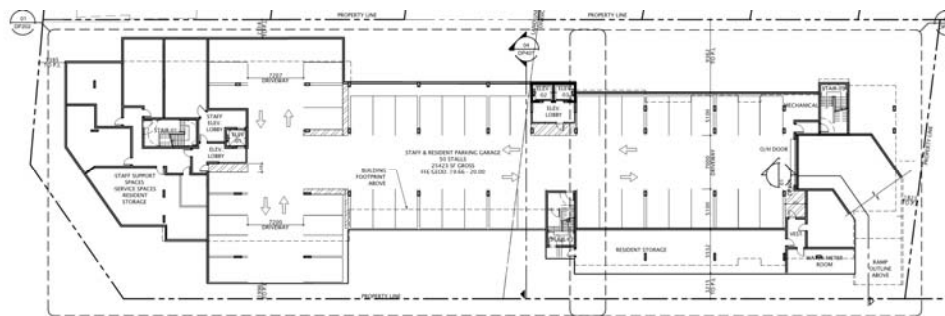




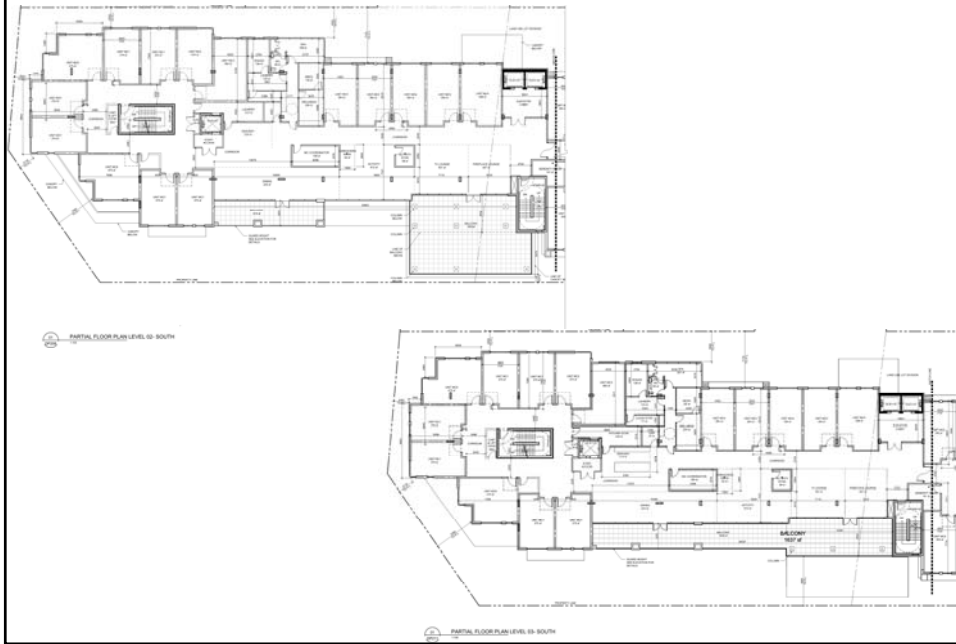




Additional Slides



Additional Slides



Additional Slides



04 SPRING EQUINOX SHADOW STUDY 10:00 AM
DP101 SITE



05 SPRING EQUINOX SHADOW STUDY 12:00 PM
DP101 SITE



06 SPRING EQUINOX SHADOW STUDY 2:00 PM
DP101 SITE



01 SUMMER SOLSTICE SHADOW STUDY 10:00 AM
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02 SUMMER SOLSTICE SHADOW STUDY 12:00 PM
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