

**I. REPORTS OF COMMITTEES**

**I.1 Committee of the Whole**

**I.1.b Report from the May 23, 2019 COTW Meeting**

**I.1.b.g 2566-2580 Fifth Street - Rezoning Application No. 00673 and Associated Official Community Plan Amendment & Development Permit with Variances Application No. 00100 (Hillside/Quadra)**

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

Rezoning Application No. 00673

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00673 for 2566-2580 Fifth Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
  - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
    - i. Housing Agreement Bylaw to secure the building as rental in perpetuity, secure 10% of the units as affordable in perpetuity, and securing an additional 10% of the units as affordable for five years; and
    - ii. Legal agreements and a car share agreement to secure the purchase of one car share vehicle, one parking stall for the car share vehicle on-site, access for the public to the car share stall, one car share membership for that runs with each unit and \$100 in credit to the car share company for each unit.
  - b. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
  - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community

Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

- d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
  - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
  - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2019-2023 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
  - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
  - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to prepare the Zoning Regulation Bylaw Amendment that would authorize the amendment of Figure 1 in Schedule 'C' of Zoning Bylaw No. 80-159 to include the subject property within the Village/Centre Geographic Area, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the above conditions are met.

#### Development Permit with Variances Application No. 00100

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Official Community Plan Amendment and Rezoning Application No. 00673, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00100 for 2566-2580 Fifth Street, in accordance with:

1. Plans date stamped April 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the residential vehicle parking stalls from 45 to 25
  - ii. reduce the visitor vehicle parking stalls from 6 to 0
  - iii. reduce the commercial vehicle parking stalls from 8 to 0.
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**



**F.3     2566-2580 Fifth Street - Rezoning Application No. 00673 and Associated Official Community Plan Amendment & Development Permit with Variances Application No. 00100 (Hillside/Quadra)**

Committee received a report dated May 9, 2019 from the Acting Director of Sustainable Planning and Community Development presenting Council with information regarding a rezoning and development permit with variances application proposing for a five-storey apartment building with townhouses and a commercial use on the ground level at the property located at 2566-2580 Fifth Street.

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

**Rezoning Application No. 00673**

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00673 for 2566-2580 Fifth Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
  - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
    - i. Housing Agreement Bylaw to secure the building as rental in perpetuity, secure 10% of the units as affordable in perpetuity, and securing an additional 10% of the units as affordable for five years; and
    - ii. Legal agreements and a car share agreement to secure the purchase of one car share vehicle, one parking stall for the car share vehicle on-site, access for the public to the car share stall, one car share membership for that runs with each unit and \$100 in credit to the car share company for each unit.
  - b. That Council determine, pursuant to section 475(1) of the *Local Government Act* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
  - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for



consultation should be early and ongoing, and determine that no further consultation is required.

- d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
  - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
  - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2019-2023 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
  - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
  - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to prepare the Zoning Regulation Bylaw Amendment that would authorize the amendment of Figure 1 in Schedule 'C' of Zoning Bylaw No. 80-159 to include the subject property within the Village/Centre Geographic Area, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the above conditions are met.

#### **Development Permit with Variances Application No. 00100**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Official Community Plan Amendment and Rezoning Application No. 00673, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00100 for 2566-2580 Fifth Street, in accordance with:

1. Plans date stamped April 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the residential vehicle parking stalls from 45 to 25
  - ii. reduce the visitor vehicle parking stalls from 6 to 0
  - iii. reduce the commercial vehicle parking stalls from 8 to 0.

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 May 23, 2019

---

**To:** Committee of the Whole **Date:** May 9, 2019

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

**Subject:** Rezoning Application No. 00673 for 2566-2580 Fifth Street and Associated Official Community Plan Amendment

---

### RECOMMENDATION

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00673 for 2566-2580 Fifth Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
  - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
    - i. Housing Agreement Bylaw to secure the building as rental in perpetuity, secure 10% of the units as affordable in perpetuity, and securing an additional 10% of the units as affordable for five years; and
    - ii. Legal agreements and a car share agreement to secure the purchase of one car share vehicle, one parking stall for the car share vehicle on-site, access for the public to the car share stall, one car share membership for that runs with each unit and \$100 in credit to the car share company for each unit.
  - b. That Council determine, pursuant to section 475(1) of the *Local Government Act* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
  - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.



- d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
  - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
  - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2019-2023 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
  - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
  - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to prepare the Zoning Regulation Bylaw Amendment that would authorize the amendment of Figure 1 in Schedule 'C' of Zoning Bylaw No. 80-159 to include the subject property within the Village/Centre Geographic Area, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the above conditions are met.

## 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 2566-2580 Fifth Street. The proposal is to rezone from the R-2 Zone, Two Family Dwelling District, to a site-specific zone to construct a five-storey mixed use building split into two building masses. An educational or community service use is proposed for the ground floor with residential above. Fifth Street is fronted by a combination of the commercial space as well as at-grade townhouses. An *Official Community Plan* amendment is required with this application to permit the ground floor commercial use and the 2.54:1 Floor Space Ratio (FSR).



The following points were considered in assessing this application:

- amending the *Official Community Plan* (OCP, 2012) Urban Place Designation from Urban Residential to Large Urban Village is supportable as the properties to the north and east on the same block are designated Large Urban Village and the subject properties were included within the Proposed Quadra Village map in the *Hillside-Quadra Neighbourhood Plan*
- the proposal is consistent with the Large Urban Village designation, which envisions mixed-use buildings up to six storeys with a density of up to approximately 2.5:1 Floor Space Ratio (FSR). In addition, the provision of affordable housing and of the educational space advances numerous OCP objectives
- the scale and massing of the proposal provides an appropriate transition between the multi-unit residential and mixed-use buildings along Quadra Street and Kings Road and the single family dwellings across Fifth Street
- the proposal is inconsistent with the "duplex to low density" designation in the *Hillside-Quadra Neighbourhood Plan*, but is consistent in considering the social needs of the neighbourhood through the provision of affordable housing and an education space.

## BACKGROUND

### Description of Proposal

This Rezoning Application is to rezone from the R-2 Zone, Two Family Dwelling District, to a site-specific zone to construct a five-storey, mixed use building split into two building masses. A ground floor commercial space intended for use as an educational or community service space is proposed along with townhouses fronting onto Fifth Street. An interior courtyard and rooftop patio on the fourth floor would be available to the residents as amenity space.

The following differences from the standard C1-QV Zone, Quadra Village District, are being proposed and would be accommodated in the new zone:

- permitting residential use on the ground floor
- increased floor area from 2527m<sup>2</sup> to 4567m<sup>2</sup>
- increased floor space ratio from 1.40:1 to 2.54:1
- reduced rear yard setback from 4.04m to 4.0m
- reduced north side yard setback from 4.04m to 2.70m
- reduced south side yard setback from 4.04m to 2.70m.

The differences in vehicle parking spaces are discussed in the concurrent Development Permit with Variances report.

The request to amend the *Official Community Plan* Urban Place Designation from Urban Residential to Large Urban Village is necessary in order to permit the ground floor commercial use and in order to exceed the Urban Residential maximum density of 2.0:1 FSR.

### Affordable Housing Impacts

The applicant proposes the creation of 64 new residential rental units, which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed to secure the building as rental in perpetuity, to secure 10% of the units as affordable in perpetuity, and to secure an additional 10% of the units as affordable for five years.

## **Tenant Assistance Policy**

The proposal is to demolish three existing single family dwellings, which were previously owner-occupied and are currently vacant. This proposal results in no loss of residential rental units and a Tenant Assistance Plan is not required.

## **Sustainability Features**

The applicant is proposing a sedum-planted green roof on the commercial building that connects the two building masses. The applicant's letter to Mayor and Council indicates the possibility of installing solar panels on the five-storey building in the future.

## **Active Transportation Impacts**

The application proposes the following features which support active transportation:

- long term and short term bicycle parking consistent with Schedule 'C' requirements
- provision of a car share vehicle and on-site space
- provision of car share memberships and \$100 in car share credits to all residents

## **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. However, the applicant has identified that BC Housing requires 20% of the building to be accessible. In addition, the following features would be included to address accessibility:

- all units, except for the two townhouse units, are accessible without the use of stairs
- all fixtures can be installed to meet accessibility standard
- oversized doors are provided for manoeuvrability
- wheelchair turning radius has been accommodated within the kitchens.

## **Land Use Context**

The area is characterized by a mixture of commercial and residential uses. Mixed-use and commercial buildings are located to the west, a multi-unit residential building is located to the north, single family dwellings to the east, and an institutional use is located in the heritage registered building to the south, known as the Quadra Primary School.

## **Existing Site Development and Development Potential**

There are presently three single family dwellings on the subject properties. Under the current R-2 Zone, the properties could be developed as duplexes.

## **Data Table**

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District, and the standard C1-QV Zone, Quadra Village District, which is a common nearby zone. An asterisk is used to identify where the proposal is less stringent than the



standard C1-QV Zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing R-2 Zone</b>	<b>Zone Standard C1-QV</b>
Site area (m <sup>2</sup> ) – minimum	1805	555	N/A
Use on the ground storey	<b>Residential *</b>	Residential	Commercial
Density (Floor Space Ratio) – maximum	<b>2.54 *</b>	0.5	1.40
Total floor area (m <sup>2</sup> ) – maximum	<b>4566.30 *</b>	380.0	2527.0
Lot width (m) – minimum	43.91	15.0	N/A
Height (m) – maximum	<b>16.16 *</b>	7.6	15.50
Storeys – maximum	<b>5 *</b>	2	4
Site coverage (%) – maximum	65.40	40	N/A
Open site space (%) – minimum	34.60	30	N/A
<b>Setbacks (m) – minimum</b>			
Front	1.0	7.5	0.0
Rear	<b>4.0 *</b>	10.7	4.04
Side (north)	<b>2.70 *</b>	4.39 or 3.0	4.04
Side (south)	<b>2.70 *</b>	4.39 or 3.0	4.04
Vehicle Parking – Residential (minimum)	<b>18 *</b>	2	45
Vehicle Parking – Visitor (minimum)	<b>2 *</b>	N/A	6
Vehicle Parking – Commercial (minimum)	<b>5 *</b>	N/A	8
Bicycle parking – Long Term (minimum)	71	N/A	71
Bicycle parking – Short Term (minimum)	12	N/A	12

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at three Community Meetings held on February 28, 2018, October 9, 2018 and May 1, 2019. Letters dated March 22, 2018 and December 9, 2018 are attached to this report. A letter from the most recent meeting had not been received by staff at the time of writing this report.

## ANALYSIS

### Official Community Plan

The property is currently designated as Urban Residential within the OCP, which envisions ground-oriented building forms with mixed-use buildings up to approximately 2:1 FSR considered on arterial and secondary arterial roads. The Application is not located on an arterial or secondary arterial road and features a commercial use on the ground floor as well as exceeds the maximum FSR of 2:1. Therefore, the proposal for a five-storey mixed-use building requires an Official Community Plan Amendment to change the Urban Place Designation from Urban Residential to Large Urban Village. The proposal is consistent with the Large Urban Village designation, which envisions mixed-use buildings up to six storeys and FSRs of up to approximately 2.5:1. The adjacent properties to the north and west are already designated Large Urban Village, and the property to the south is designated as Public Facilities, Institutions, Parks and Open Space.

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected.

The OCP Amendment Application would change the Urban Place Designation of 2566-2588 Fifth Street from Urban Residential to Large Urban Village. Given that the subject property is already bordered on two property lines by the Large Urban Village designation, that the proposal secures a large portion of the residential units as affordable in perpetuity, and that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

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

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan*



and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

### **Local Area Plans**

The *Hillside-Quadra Neighbourhood Plan* identifies the subject properties as within the “duplex to low density” area of potential change. The application is inconsistent with this designation. However, the subject properties are located within the boundaries of the Proposed Quadra Village in Map 1a. In addition, the Plan notes that developers of major residential and commercial projects should consider the social concerns and needs of residents of the area. The inclusion of both affordable housing and education space is viewed by staff as meeting this objective.

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

There are no Tree Preservation Bylaw impacts with this application.

Three public trees would be impacted by this application - one 45cm DBH Red maple, one 5cm DBH Red maple and one 25cm DBH Silver birch. They are proposed for removal as they will be too heavily impacted by the proposed underground parkade and driveway location. A new public realm streetscape, including a new boulevard with trees, in this location will improve pedestrian mobility and safety along Fifth Street. Four new boulevard trees are proposed, and their species will be determined at building permit phase.

There are sixteen non-bylaw-protected trees on the site proposed for removal. All trees are in fair to poor, unmaintained condition. An arborist report was not required for this application, as the trees are not protected and they are all located within the building and parkade structure, which necessitates their removal.

### **Density Bonus Policy**

As noted in the applicant's Letter to Mayor and Council (attached), a Housing Agreement would be used to secure the building as rental in perpetuity, to secure 10% of the units as affordable as per the City's definition of affordable housing, and to secure an additional 10% of the units as affordable for five years.

### **CONCLUSIONS**

The OCP amendment is supportable due to its adjacency to other properties designated Large Urban Village, its provision of educational or community service space and affordable housing, and its ability to provide a transition to the lower-density dwellings to the east. Furthermore, the proposal is generally consistent with the Large Urban Village designation in the OCP, which envisions ground-oriented, multi-unit residential and mixed-use buildings. Therefore, staff recommend Council consider supporting the application.

### **ALTERNATE MOTION**

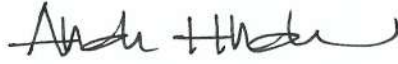
That Council decline Rezoning Application No. 00673 for the property located at 2566-2580 Fifth Street.



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:

May 17, 2019

#### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 24, 2019
- Attachment D: Letter from applicant to Mayor and Council dated April 1, 2019
- Attachment E: Community Association Land Use Committee Comments dated March 22, 2018 and December 9, 2018.
- Attachment F: Traffic Impact Assessment Study
- Attachment G: Correspondence (Letters received from residents).



## Committee of the Whole Report

### For the Meeting of May 23, 2019

---

**To:** Committee of the Whole **Date:** May 9, 2019

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

**Subject:** Development Permit with Variances Application No. 00100 for 2566-2580 Fifth Street

---

### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Official Community Plan Amendment and Rezoning Application No. 00673, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00100 for 2566-2580 Fifth Street, in accordance with:

1. Plans date stamped April 24, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the residential vehicle parking stalls from 45 to 18
  - ii. reduce the visitor vehicle parking stalls from 6 to 2
  - iii. reduce the commercial vehicle parking stalls from 8 to 5.
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 *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.

### EXECUTIVE SUMMARY

The proposal is for a mixed-use apartment split into two building masses: one five-storey and one four-storey. A school use, fronting directly onto Fifth Street, connects and spans the two masses, townhouses front onto Fifth Street for the rest of the four-storey building mass, and the five-storey rear building mass proposes residential uses in addition to the school.

The following points were considered in assessing this application:

- the proposal is consistent with the *Hillside Quadra Neighbourhood Plan*, which recommends the Advisory Design Panel review and comment on the design of new multi-unit residential developments
- the proposal is generally consistent with the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012).

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a five-storey apartment building with townhouses and a commercial use on the ground level fronting onto Fifth Street. Specific details include:

- two contemporary designed building masses, featuring a five-storey building in the rear and a four-storey building along the street, connected by a one-storey commercial use on the ground floor
- two-storey townhouses with individual at-grade entrances fronting onto Fifth Street
- private amenity space in the form of a central courtyard on the ground level
- underground parking accessed off Fifth Street
- exterior materials include concrete, standing seam metal, cedar siding, and steel cladding.

The proposed variances are related to:

- reducing the residential vehicle parking from 45 to 25
- reducing the visitor vehicle parking from 6 to 0
- reducing the commercial vehicle parking from 8 to 0.

### **Sustainability Features**

The applicant is proposing a sedum-planted green roof on the commercial building that connects the two building masses. The applicant's letter to Mayor and Council indicates the possibility of installing solar panels on the five-storey building in the future.

### **Active Transportation Impacts**

The application proposes the following features which support active transportation:

- long term and short term bicycle parking consistent with Schedule 'C' requirements
- provision of a car share vehicle and on-site space
- provision of car share memberships and \$100 in car share credits to all residents.

### **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. However, the applicant has identified that BC Housing requires 20% of the building to be accessible. In



addition, the following features would be included to address accessibility:

- all units, except for the two townhouse units, are accessible without the use of stairs
- all fixtures can be installed to meet accessibility standard
- oversized doors are provided for manoeuvrability
- wheelchair turning radius has been accommodated within the kitchens.

### Existing Site Development and Development Potential

There are presently three single family dwellings on the subject properties. Under the current R-2 Zone, the properties could be developed as duplexes.

### Data Table

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District, and the standard C1-QV Zone, Quadra Village District, which is a common zone in the nearby area. An asterisk is used to identify where the proposal is less stringent than the C1-QV zone.

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard C1-QV
Site area (m <sup>2</sup> ) – minimum	1805	555	N/A
Use on the ground storey	<b>Residential *</b>	Residential	Commercial
Density (Floor Space Ratio) – maximum	<b>2.54 *</b>	0.5	1.40
Total floor area (m <sup>2</sup> ) – maximum	<b>4566.30 *</b>	380.0	2527.0
Lot width (m) – minimum	43.91	15.0	N/A
Height (m) – maximum	<b>16.16 *</b>	7.6	15.50
Storeys – maximum	<b>5 *</b>	2	4
Site coverage (%) – maximum	65.40	40	N/A
Open site space (%) – minimum	34.60	30	N/A
<b>Setbacks (m) – minimum</b>			
Front	1.0	7.5	0.0
Rear	<b>4.0 *</b>	10.7	4.04
Side (north)	<b>2.70 *</b>	4.39 or 3.0	4.04
Side (south)	<b>2.70 *</b>	4.39 or 3.0	4.04

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard C1-QV
<b>Vehicle Parking – minimum</b>			
Residential	18 *	2	45
Visitor	2 *	N/A	6
Commercial	5 *	N/A	8
<b>Bicycle parking – minimum</b>			
Long Term	71	N/A	71
Short Term	12	N/A	12

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at three Community Meetings held on February 28, 2018, October 9, 2018 and May 1, 2019. A letter dated March 22, 2018 and a letter dated December 9, 2018 are attached to this report. However, a letter from the most recent meeting had not been received by staff at the time of writing this report.

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

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP, 2012)* identifies this property within DPA 16: General Form and Character (DPA 16). Design Guidelines that apply to DPA 16 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 consider that the proposal is generally consistent with the above policies and design guidelines. The two distinct building masses allow light to penetrate through the site. The step-down in height towards Fifth Street and the provision of townhouses aids in transitioning to the lower density buildings to the east. The ground floor commercial entrance and the individual entrances for the townhouses would encourage interaction with the street. The Juliet balconies on the east façade further provide eyes on Fifth Street. The materials are of high quality and the colour palette provides a nod to the heritage building currently housing the Vancouver Island School of Art, which is painted with black and white stripes. Finally, the common courtyard encourages interaction amongst residents while being planted with birch trees to increase the privacy between the two building masses.



## **Local Area Plans**

The *Hillside-Quadra Neighbourhood Plan* (1996) notes the exterior design of new multi-unit residential should be reviewed by the Advisory Design Panel (ADP). As noted below, this application has been reviewed by the ADP.

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

There are no Tree Preservation Bylaw impacts with this application.

Three public trees would be impacted by this application - one 45cm DBH Red maple, one 5cm DBH Red maple and one 25cm DBH Silver birch. They are proposed for removal as they will be too heavily impacted by the proposed underground parkade and driveway location. A new public realm streetscape, including a new boulevard with trees, in this location will improve pedestrian mobility and safety along Fifth Street. Four new boulevard trees are proposed, and their species will be determined at building permit phase.

There are sixteen non-bylaw-protected trees on the site proposed for removal. All trees are in fair to poor, unmaintained condition. An arborist report was not required for this application, as the trees are not protected and they are all located within the building and parkade structure, which necessitates their removal.

## **Regulatory Considerations**

The proposal requires variances to vehicle parking. The variances would reduce the residential vehicle parking from 45 to 18 stalls, reduce the visitor vehicle parking from 6 to 2 stalls, and reduce the commercial vehicle parking from 8 to 5 stalls. To offset the variance, the applicant is proposing purchasing a new car share vehicle for the area and dedicating one of the stalls on-site for this car share vehicle. The vehicle, stall and access to the stall by the public would be secured through legal agreements. Each unit would also receive a membership and \$100 in credits to the car share company. The memberships would run with the unit. In addition, the location of the proposal is in an area that is highly accessible by modes of active transportation. The applicant intends to meet the requirements for both long term and short term bicycle parking.

## **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 may be required. The recommended motion for this Development Permit with Variances Application addresses this Encroachment Agreement.

## **Advisory Design Panel**

The Advisory Design Panel (ADP) reviewed this Application on February 27, 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 impact on neighbouring properties, materiality and the street wall and pedestrian scale.

The ADP recommended approval subject to:

- the provision of additional detail to articulate the execution of the architectural details on the façades
- resolution of the townhouse units to improve the visual break between lower and upper levels
- consideration for the wayfinding and public presence of the art school/institutional space.

Staff believe the applicant has addressed the above comments. The plans shown to the ADP originally had the school use located at the rear of the building with no street frontage. The applicant has since revised the plans to bring the school to the front, which improved its street presence. In addition, the previous design utilized brick for the townhouses; the revision to cedar siding creates a softer transition and maintains the clean and contemporary architectural styling of the building.

The ADP also supported exploring a mid-block right-of-way through the local area planning process, which would connect Fifth Street to Quadra Street on the neighbouring property. This could be explored in the future when the *Hillside-Quadra Neighbourhood Plan* is revisited.

## CONCLUSIONS

The proposed development is generally consistent with the relevant Design Guidelines, represents an appropriate fit in the immediate and general context, and provides a transition from the higher-density multi-unit residential buildings to the west to the lower-density residences to the east. The applicant has generally addressed the items recommended by the Advisory Design Panel to further enhance the development. Therefore, staff recommend that Council consider supporting this Application.

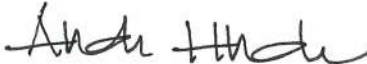
## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00100 for the property located at 2566-2580 Fifth Street.

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:

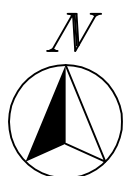
  
Date: May 21, 2019

## List of Attachments

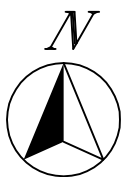
- Attachment A: Subject Map
- Attachment B: Aerial Map



- Attachment C: Plans date stamped April 24, 2019
- Attachment D: Letter from applicant to Mayor and Council dated April 1, 2019
- Attachment E: Community Association Land Use Committee Comments dated March 22, 2018 and December 9, 2018.
- Attachment F: Traffic Impact Assessment Study
- Attachment G: Correspondence (Letters received from residents).









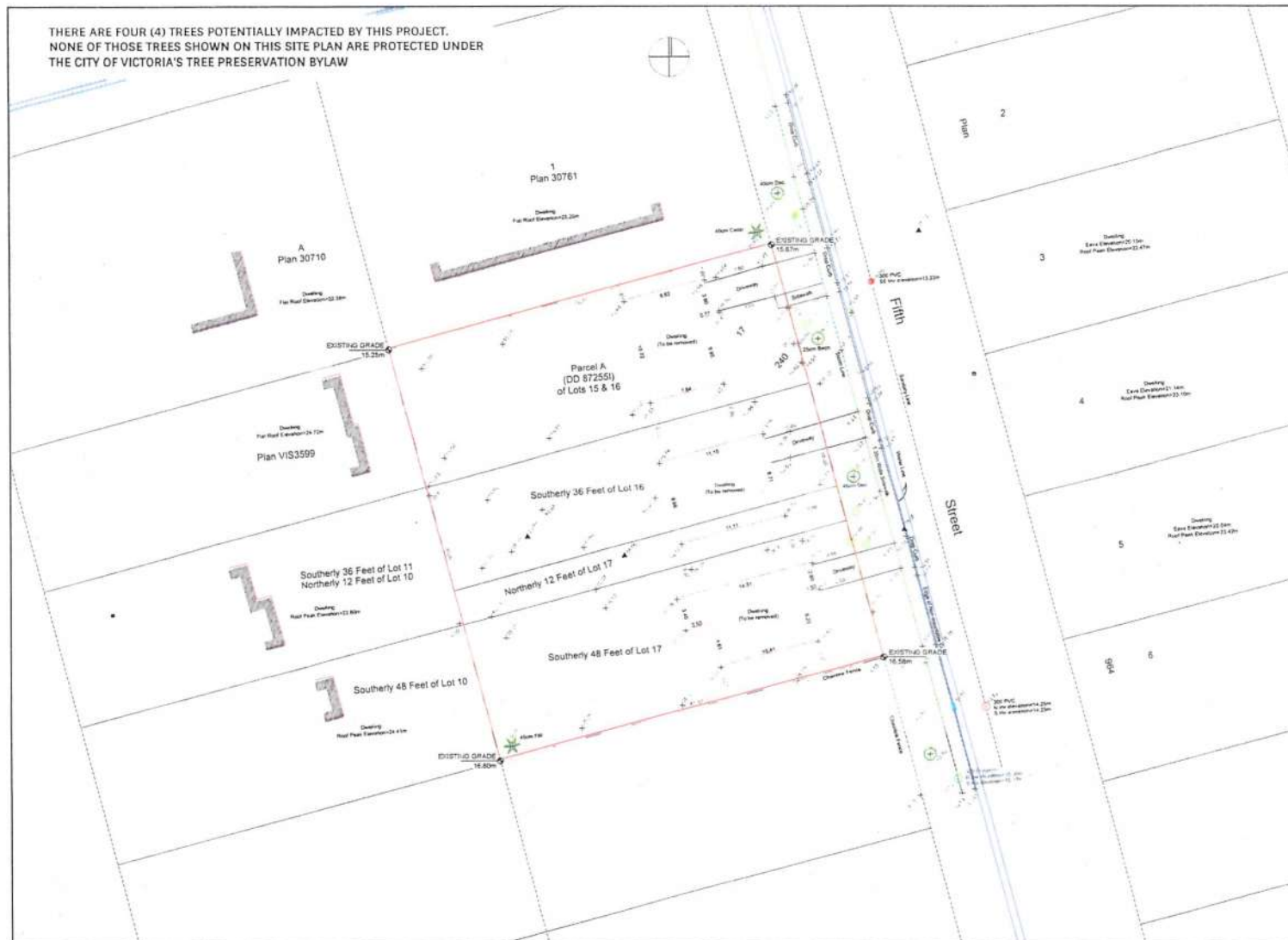




MAY 15 2019

APR 24 2019

THERE ARE FOUR (4) TREES POTENTIALLY IMPACTED BY THIS PROJECT.  
NONE OF THOSE TREES SHOWN ON THIS SITE PLAN ARE PROTECTED UNDER  
THE CITY OF VICTORIA'S TREE PRESERVATION BYLAW



1 SITE PLAN (EXISTING)  
A-1 Scale: 1:200

FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

PROJECT ADDRESS  
2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA BC

PURDEY GROUP



SAVED FOR REZONING/ DEVELOPMENT PERMIT
DATE: 11/22/2018

Iteration (n)	u(n)
01	0.1725/2019
02	0.3026/2019
03	0.4316/2019
04	0.5415/2019

FS-01-1B

DATE: 08/08/00	BY: RK
----------------	--------

DATE	AS NOTED
------	----------

DRAWING TITLE

SITE  
PLAN

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 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. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839
---

**A-1**

# CITY OF VICTORIA

RECEIVED

DEEMED

MAY 15 2019

APR 24 2019



1 SITE PLAN (PROPOSED)  
A-2 Scale: 1:200

## FIFTH STREET MULTI-UNIT RESIDENTIAL

2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

PURDEY GROUP

steller

PLANNING/  
DEVELOPMENT PERMIT

11/22/2018

REVISION	DATE
01	01/25/2019
02	03/29/2019
03	04/18/2019
04	05/15/2019

FS-01-18

RK

AS NOTED

SITE  
PLAN

A-2

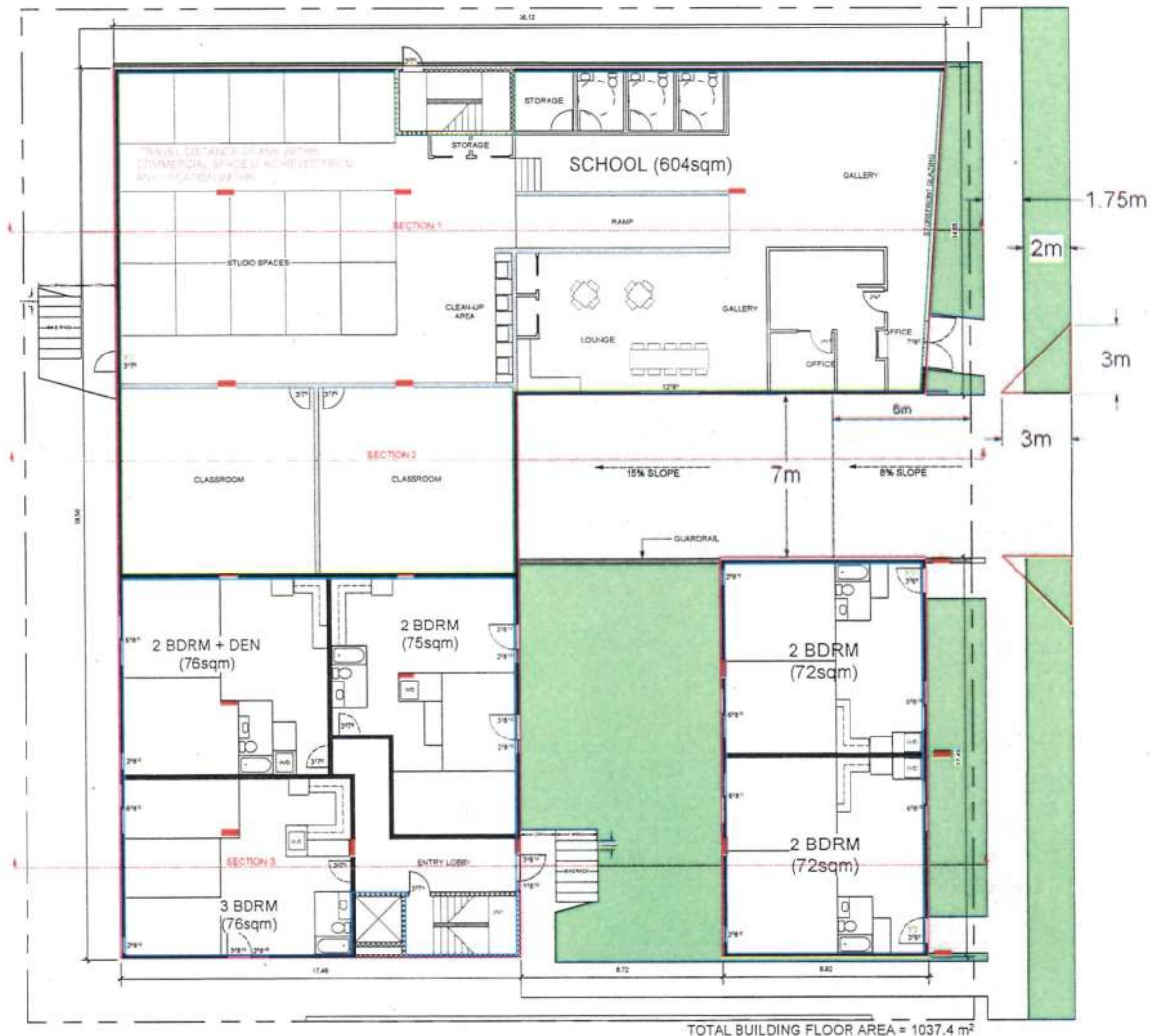


Residential	LONG-TERM		SHORT
	Unit Size Spaces/Dwelling Unit	< 45sqm > 45sqm	
		1.00 1.25	0.10
	Total Units	36 28	64
	Bicycle Spaces Req	36 35	
School		0.4 (1/1600sqm)	6.04 (1/100sqm)
	Bicycle Spaces Req		
Total Spaces Required		71.4	12.4



MAY 15 2019

APR 24 2019



1 1ST STOREY  
A-4 Scale: 1/8" = 1'-0"

FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA BC

PURDEY GROUP

steller

BUILDING/  
DEVELOPMENT PERMIT

11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	02/26/2019
03	04/16/2019
04	05/15/2019

FS-01-18

PK

AS NOTED

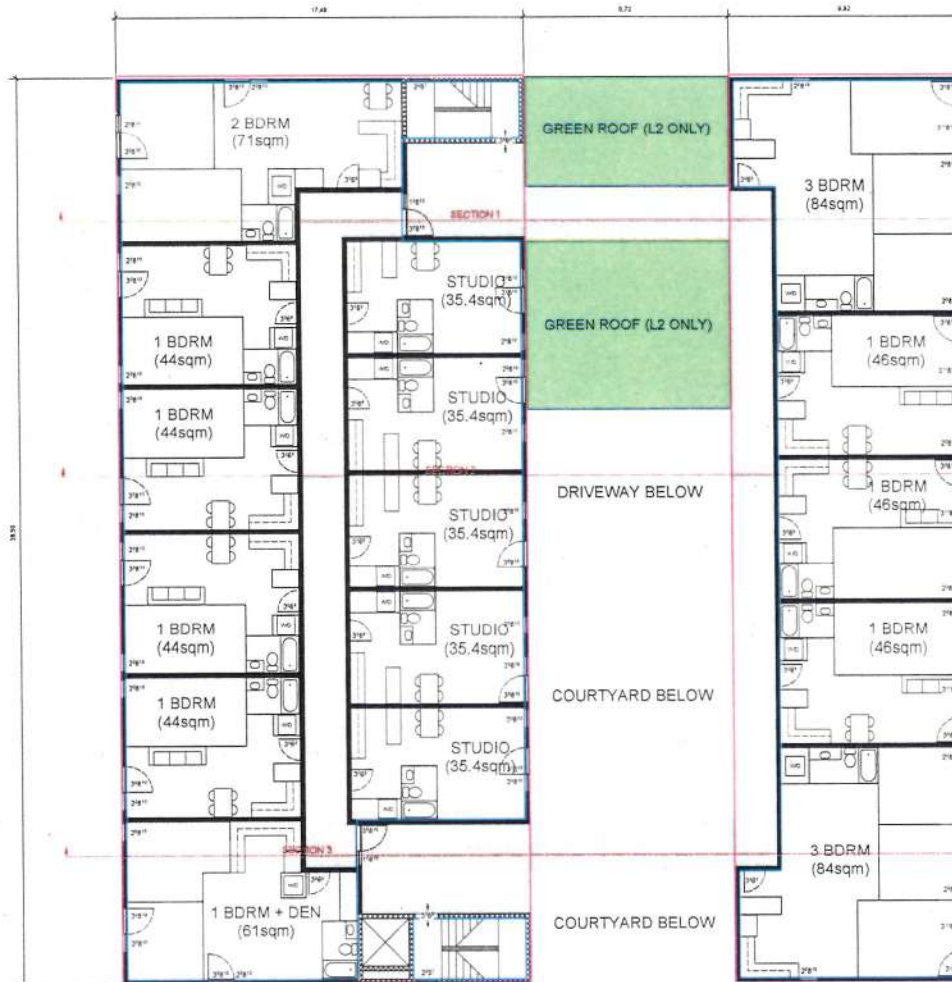
FLOOR PLANS -  
FIRST STOREY

DATE: 05/15/2019

A-4

MAY 15 2019

APR 24 2019



1 2ND STOREY  
A-5 Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m<sup>2</sup>

FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

2556 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

PURDEY GROUP

steller

REZONING/  
DEVELOPMENT PERMIT

11/22/2018

REVISION	DATE
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	04/15/2019

FS-01-18

RX

AS NOTED

FLOOR PLANS -  
SECOND STOREY

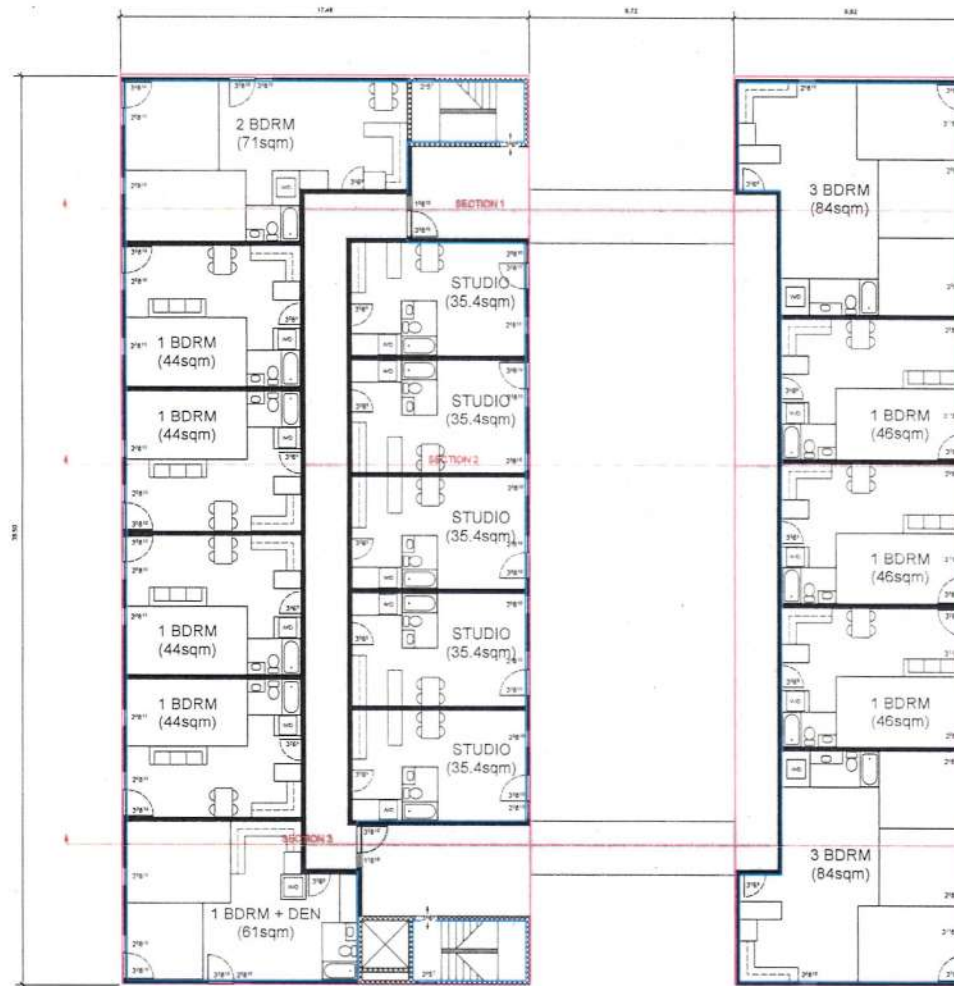
DRAWING NUMBER

A-5



MAY 15 2019

APR 24 2019



1 3RD STOREY  
A-6  
Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m<sup>2</sup>

# FIFTH STREET MULTI-UNIT RESIDENTIAL

PROJECT ADDRESS  
2556 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

CLIENT  
PURDEY GROUP



PROJECT TYPE  
REZONING/  
DEVELOPMENT PERMIT

DATE  
11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJECT NO.  
FS-01-18

DESIGNED BY  
RK

NOTES  
AS NOTED

PROJECT TITLE  
FLOOR PLANS -  
THIRD STOREY

DATE: 10/08/2018

# A-6

MAY 15 2019

APR 24 2019



1 4th STOREY  
A-7 Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m<sup>2</sup>

# FIFTH STREET MULTI-UNIT RESIDENTIAL

PROJECT ADDRESS:  
2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

OWNER:  
PURDEY GROUP



## APPROVAL FOR REZONING/ DEVELOPMENT PERMIT

DATE:  
11/22/2018

REVISION NO.	DATE
01	01/15/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJECT ID NO:  
FS-01-18

DESIGNER:  
RK

NOTES:  
AS NOTED

DATE OF ISSUE:  
FLOOR PLANS -  
FOURTH STOREY

DATE OF ISSUE:

# A-7



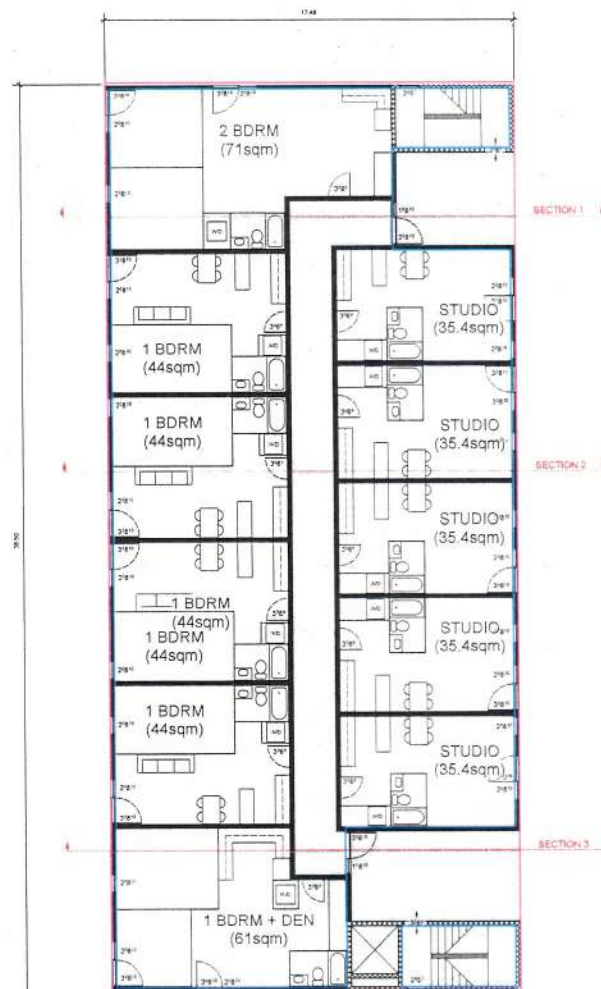
# CITY OF VICTORIA

RECEIVED

DEEMED

MAY 15 2019

APR 24 2019



3 5TH STOREY  
Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 595.6 m<sup>2</sup>

## FIFTH STREET MULTI-UNIT RESIDENTIAL

2506 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

PURDEY GROUP



PROPOSED  
REZONING/  
DEVELOPMENT PERMIT

DATE:  
11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJ. NO.:  
FS-01-18

DESIGN BY:  
RK

SCALE:  
AS NOTED

DESCRIPTION:  
FLOOR PLANS -  
FIFTH STOREY

DEVELOPER: NUMBER:  
A-8

APR 24 2019



Biophilia design collective Ltd.  
Contact:  
250.590.1156  
info@biophilicollective.ca

PROJECT:  
FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

PROJECT ADDRESS:

2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

1758-1759

PURDEY GROUP

ISSUED FOR:  
REZONING/  
DEVELOPMENT PERMIT

DATE: 11/22/2018

REVISION NO.	DATE
--------------	------

Revision no.	Date
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

FS-01-18

DRAWN BY

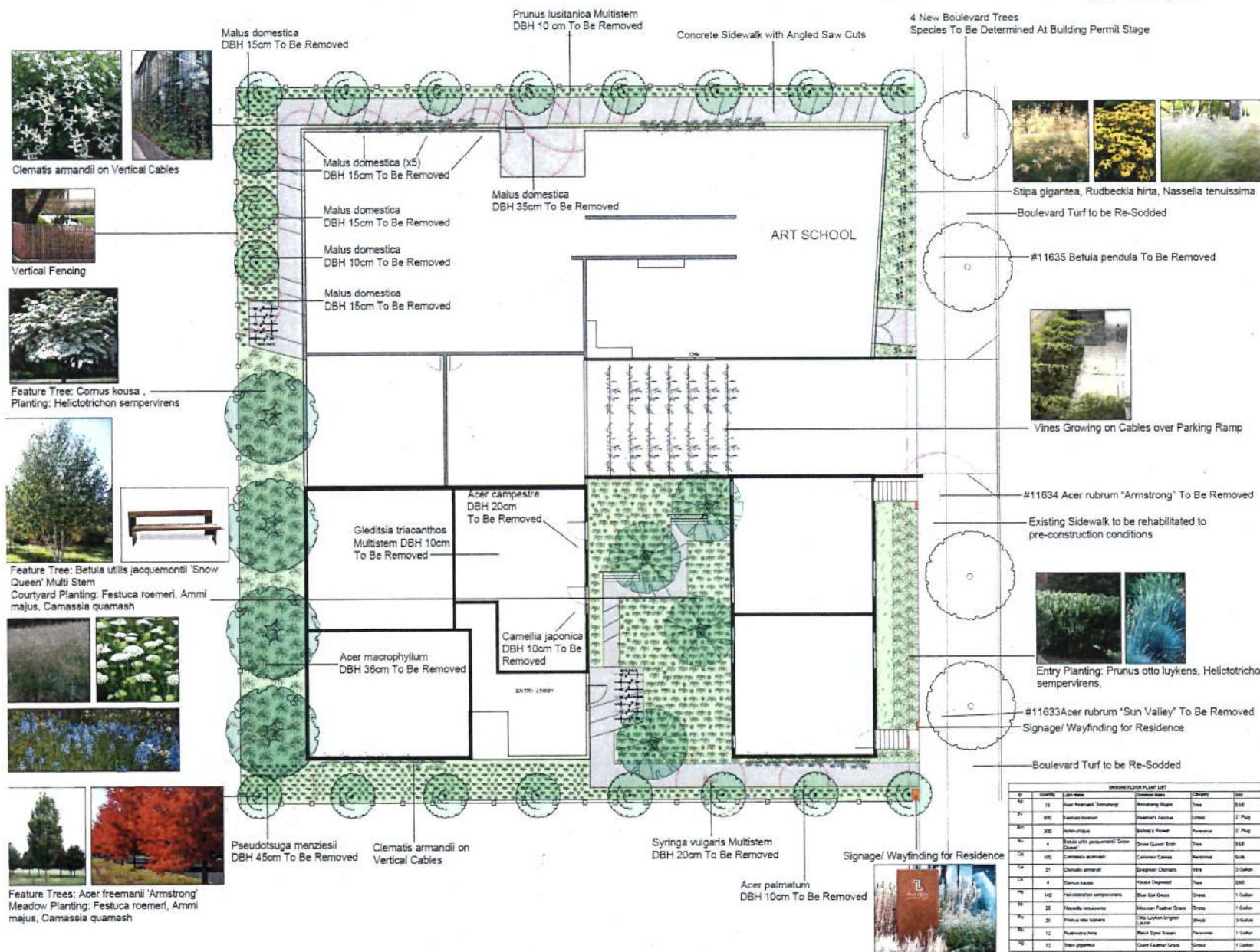
RK

AS NOTED

LANDSCAPING -  
AT GRADE

204 A. Saito, M. Ushio, and T. Saito

A-9





MAY 15 2019

APR 24 2019



Biophilia design collective Ltd.  
Contact:  
250.590.1156  
info@biophilicollective.ca

# FIFTH STREET MULTI-UNIT RESIDENTIAL

PROJECT ADDRESS:

2506 / 2570 / 2580  
FIFTH STREET  
VICTORIA BC

CLIENT:

PURDEY GROUP



PROJECT TYPE:  
REZONING/  
DEVELOPMENT PERMIT

DATE:

11/22/2018

REVISIONS:

NO.	DESCRIPTION	DATE
01	01/05/2019	
02	03/29/2019	
03	04/16/2019	
04	05/15/2019	

PROJECT NO:

FS-01-18

DRAWN BY:

RK

CHECKED BY:

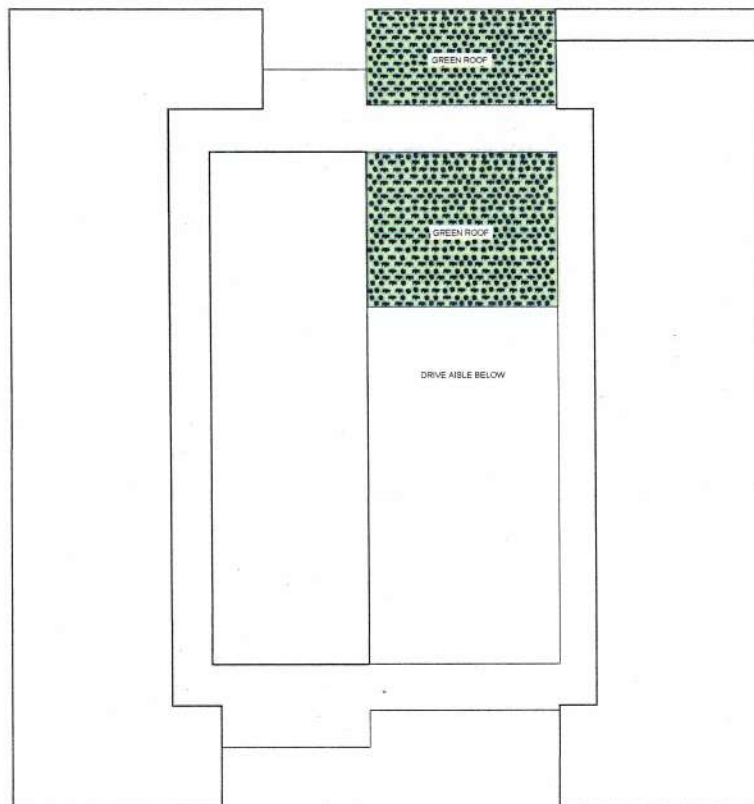
AS NOTED

DRAWING TITLE:

LANDSCAPING -  
ROOFTOP  
(2nd STOREY)

DRAWING NUMBER:

A-10



Green Roof - Native  
Meadow and Sedum Mix



## GREEN ROOF PLANT LIST

ID	Quantity	Latin Name	Common Name	Category	Size
Ft	500	Festuca roemer	Roemer's Fescue	Grass	3" Plug
Am	50	Anem. pulch.	Bishop's Flower	Perennial	3" Plug
Cg	50	Camissonia quaterniflora	Common Camassia	Perennial	3" Plug
Cg	50	Collinsia grandiflora	Blue-eyed Mary	Perennial	3" Plug
Ed	50	Erodium cicutarium	Red Stinkwort	Perennial	3" Plug
Sa	150	Sedum album	White Stonecrop	Perennial	3" Plug
Sc	150	Sedum spaldingii	Cape Blanco Sedum	Perennial	3" Plug
Sa	100	Sedum spaldingii	Stonecrop	Perennial	3" Plug
Sed	100	Sedum spaldingii	Dragon's Blood	Perennial	3" Plug
Th	50	Thalictrum aquilegifolium	Pink Onion	Perennial	3" Plug



MAY 15 2019

APR 24 2019

R3-2 ZONING BUILDING HEIGHT RESTRICTION (13.5m)

EMPTY LOT

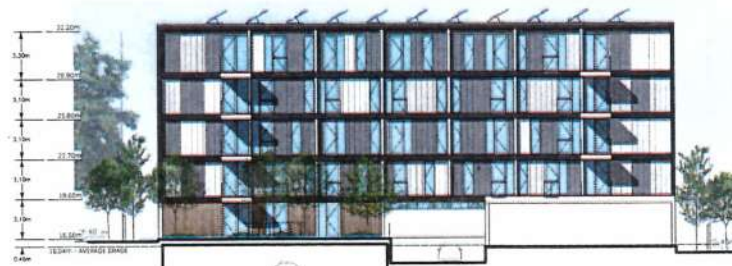
NEIGHBOURING BUILDING



EAST ELEVATION - FRONT YARD



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD



WEST ELEVATION - REAR YARD



SOUTH ELEVATION



NORTH ELEVATION

FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

7566 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

PURDEY GROUP

steller

REZONING/  
DEVELOPMENT PERMIT

11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/28/2019
03	04/01/2019
04	06/11/2019

FS-01-18

RK

AS NOTED

STREETSCAPE &  
ELEVATIONS

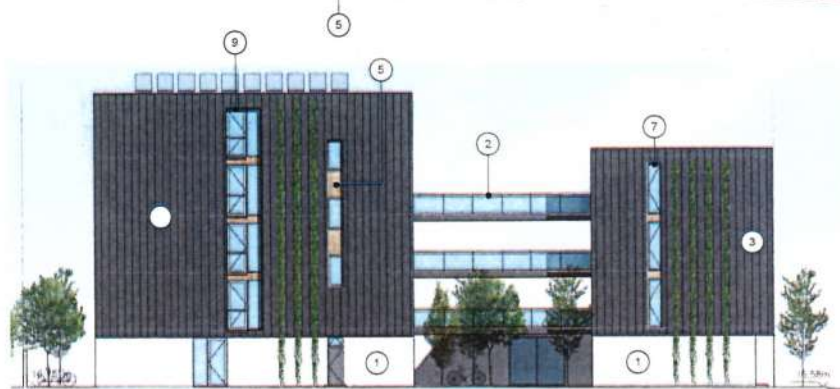
PREPARED BY:

A-11

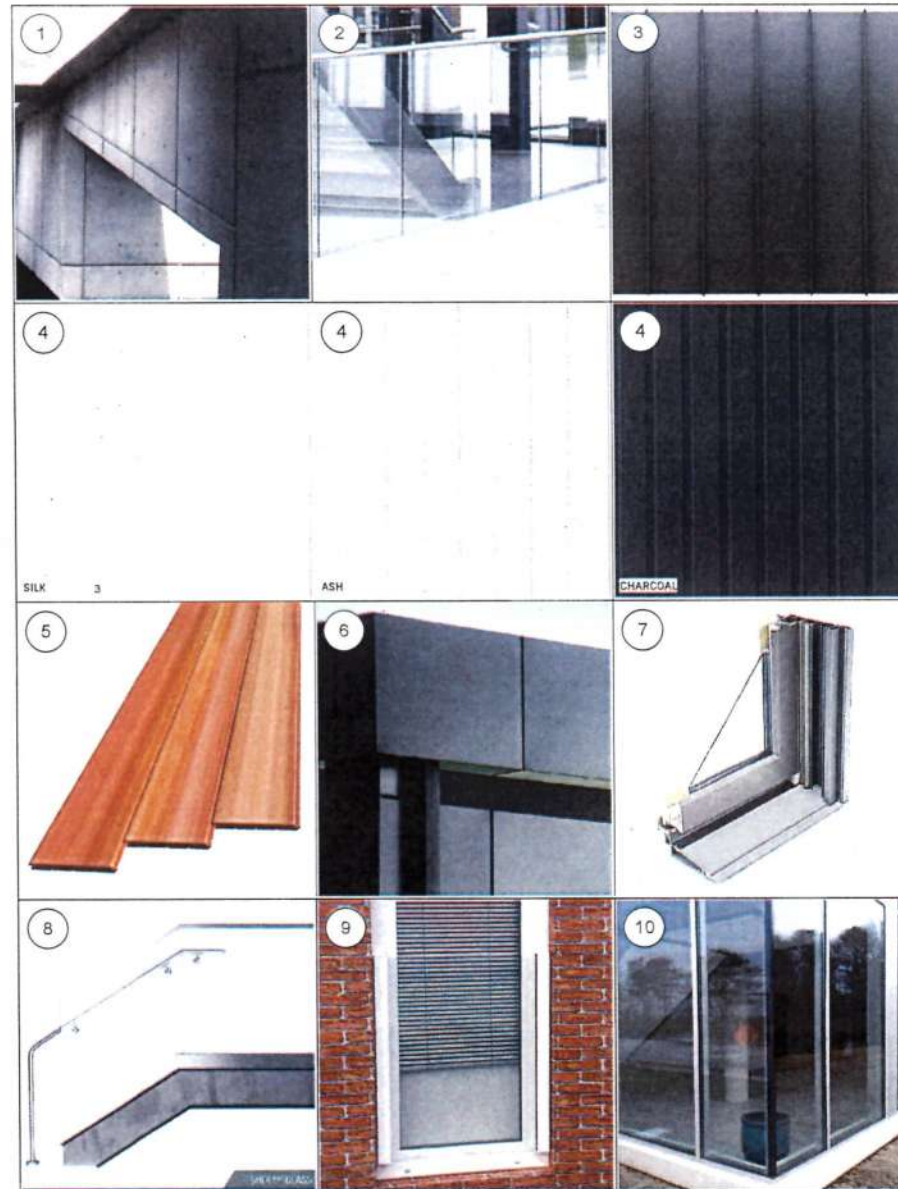


MAY 15 2019

APR 24 2019



- 1 ARCHITECTURAL CONCRETE
- 2 GLAZED GUARDRAILS ON DECKS AND WALKWAYS (COMPLETE WITH POWDER COATED ALUMINUM CAP)
- 3 VERTICAL STANDING SEAM METAL CLADDING (BASED ON: VICWEST AD300R (56072 CHARCOAL))
- 4 CERACLAD EXTERIOR SIDING SYSTEM (COLOURS: SEE OPTIONS TO THE RIGHT)
- 5 TONGUE & GROOVE CEDAR SIDING
- 6 ALUCOBOND STEEL CLADDING (COLOUR(S): CADET GRAY & DUSTY CHARCOAL)
- 7 FIBREGLASS WINDOWS (COLOUR OF MULLIONS/FRAME TO MATCH STANDING SEAM CLADDING)
- 8 POWDER COATED ALUMINUM FOR STANCHIONS AND DETAILS ON STAIRWELLS (COLOUR TO MATCH/COMPLIMENT STANDING SEAM CLADDING)
- 9 GLAZED JULIET BALCONY (TO MATCH GUARDRAIL SYSTEM)
- 10 STOREFRONT GLAZING SYSTEM



FIFTH STREET  
MULTI-UNIT  
RESIDENTIAL

PROJECT ADDRESS  
2566 / 2570 / 2580  
FIFTH STREET  
VICTORIA, BC

CLIENT  
PURDEY GROUP

stiller

REZONING/  
DEVELOPMENT PERMIT

DATE  
11/22/2018

REVISION	DATE
01	01/25/2019
02	03/09/2019
03	04/18/2019
04	06/15/2019

SPRINT PERMIT NO.  
FS-01-18

DESIGNER  
RK

SCALE  
AS NOTED

APPROVED BY:  
MATERIALS  
BOARD

REVISIONS:

A-12



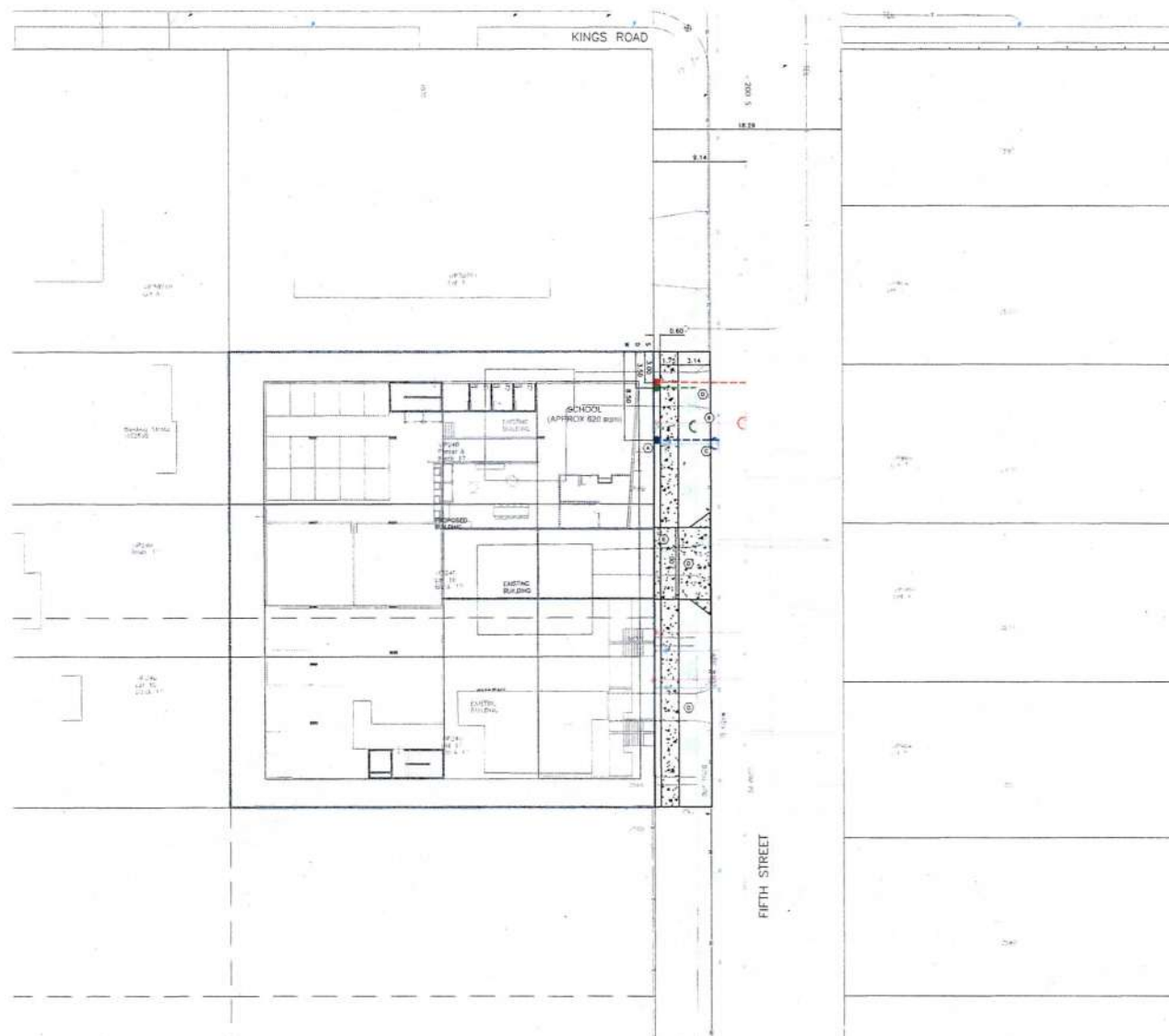


RECEIVED

DEEMED

MAY 15 2019

APR 24 2019



**DETAILED CONSTRUCTION NOTES:**

- ① CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- ② CITY OF VICTORIA TO INSTALL 150mm DRAIN AND 150mm SEWER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- ③ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
- ④ CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REHABILITATE BOULEVARD.
- ⑤ CONTRACTOR TO INSTALL DRIVEWAY COMPLETE WITH DRIVEWAY DROPS.

**PRELIMINARY ONLY**

FIFTH STREET  
PURDEY GROUP  
PRELIMINARY SERVICING

Scale: 1:200  
Sheet: 1 of 1  
Eng. Project No: 30960

**JEA** J E ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE  
PHONE: 250-721-2214 FAX: 250-721-3395



Purdey Group // ARYZE Developments  
1839 Fairfield Rd  
Victoria, BC V8S 1G9

April 1, 2019

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

Dear Mayor & Council,

### Proposal

The development attempts to address affordability by providing greater living options to professionals and young families in close proximity to transportation, businesses, and community amenities. The project incorporates underground parking at a reduced ratio with Transportation Demand Management in consideration of the highly walkable, amenity rich, and well connected Quadra Village location. While the current zone is for Single Family/Duplex (R-2), the property falls within an Urban Residential designation within the Official Community Plan (OCP) which supports higher density up to 2.0 FSR and six storeys in height.

### The Site

The development site is located at 2566, 2570, and 2580 Fifth Street in the Quadra/Hillside neighbourhood of Victoria which is just north of the North Park area which borders downtown Victoria. The three parcels combined measure approximately 145 feet in width with a site depth of approximately 135 feet resulting in a land assembly of 19,430ft<sup>2</sup> (0.45ac). The properties are currently zoned R-2 and the surrounding site condition is:

1. North- A four storey multi-family rental building facing Kings Rd (zoned R3-2) followed by Quadra Village Fairway Market (zoned C1-QV1)
2. East- Fifth street followed by a transition to single family houses (zoned R-2).
3. South- previous location of the Vancouver Island School of Art (zoned R3-2).
4. West- Commercial and multi-family residential buildings facing Quadra street (zoned C1-QV).



## The Project

The proposed development is a 64 home rental building with a gross floor area of 49,300ft<sup>2</sup> laid out in two distinct building masses separated by a generous interior courtyard and connected by exterior corridors. The front building mass fronting onto 5th Street is a four storey structure with a mix of ground oriented garden homes at grade with one and three bedroom apartments stacked on top. The back building is a five storey structure above underground parking, partially ground floor commercial space for the Vancouver Island School of Art. The unit mix is studio, one bedroom and two bedroom, and two bedroom plus den homes which are thoughtfully designed for a range of potential occupants including students, artists, singles, seniors, and families with or without children as all two and three bedroom apartments and garden homes will feature two bathrooms for occupant flexibility. We also envision a solar panel system on the back building to reduce operating costs and showcase more sustainable, self sufficient project design.

Overall, the development includes:

1. 64 homes, rental tenure in perpetuity, featuring a diverse mix for a broad spectrum of people and incomes:
  - (a) Studio Homes: 20 (31%) at 380ft<sup>2</sup>
  - (b) 1bed & 1bed+ den homes: 29 (45%) ranging from 475ft<sup>2</sup> to 655ft<sup>2</sup>
  - (c) 2bed & 2bed+ den homes: 8 (13%) ranging from 775ft<sup>2</sup> to 830ft<sup>2</sup>
  - (d) 3bed homes: 7 (11%) ranging from 830ft<sup>2</sup> to 905ft<sup>2</sup>
2. A 6,600sq.ft new home for the Vancouver Island School of Art on the ground floor fronting 5th Street
3. Two building layout with a partial planted green roof and generous central courtyard
4. Pedestrian and bike focused amenities and layout. Abundance of green space and surface parking largely hidden from streetview.
5. Transportation Demand Management
  - (a) 25 car underground parking stalls
  - (b) 84 bicycle parking stalls with repair station
  - (c) One developer supplied MODO car with on-street reserved stall
  - (d) Subsidized MODO membership program

## Design Rationale

The site was conceived as a modern approach to urban living, where the interaction between neighbours is encouraged and car ownership is discouraged in favour of a compact, walkable lifestyle. We've been sensitive to the existing neighbourhood by terracing the project with ground oriented homes facing a predominantly single family street to a taller apartment block facing commercial buildings in the urban village on our rear lot line. We achieved this by specifically:

1. Breaking the massing into two linear blocks running north/south. The lower (four storey) ground oriented block on the west side of the site is reflective of the single-family nature of the street opposite and the taller more dense block on the west side toward Quadra Street.
2. The lower block fronting 5th Street will feature a series of ground oriented family homes, each with a private entrance and patio off 5th Street which again, is replicating the single-family nature of the properties opposite. The street edge condition is strategically designed to provide eyes-on-the-street with the various ground-oriented home entries direct from the street. Architectural elements along these edges are intended to provide interest and pauses for pedestrians passing by the development. Modern materials such as clear glass, cement panels, and metal panels are to provide interest to the street level.
3. The open courtyard space between the two blocks will be planted with birch trees that will bring light and green into the space and act as a privacy screen. In addition, the courtyard space will feature space to socialize and congregate in order to create private amenity space for the building residences. The view of exterior of the building will be surrounded by tall trees that at maturity will reach the height of the building.
4. The architectural character proposed is modern with clean volumetric massing components and articulation to the form of the buildings. The expression captures a refreshed modern approach to urban living limiting the use of materiality, colour and texture to a small palette of finishes. Exterior materialization will be a combination of glass, cementitious fibre board, and metal panels. The finish palette is simple, clean and modern.

## Transportation

The 5th Street location in Victoria is an ideal location for market & affordable rental housing. Located on the border of Quadra Village the site is a short walk from various transit routes and just a block from the Graham Street / Vancouver Street cycling route. Future residents will find a wide array of commercial amenities and services all within a five minute walk. We also propose to leverage the site's location by actively promoting more sustainable and inclusive transportation modes. We will offer a wide range of transportation demand management initiatives to future residents including significant on-site cycling amenities, the provision of a car-share vehicle and subsidized car-share memberships to all residents who do not lease a vehicle parking space.

## Affordability

As per the recently adopted policies regarding inclusionary and affordable housing, we propose that our project be secured by covenant as rental in perpetuity. Even though this excludes us from the proposed inclusionary housing affordability requirements, we proposed the following initiatives:

- 10% of the homes affordable in perpetuity, a mix of home types will be selected
- A further 10% affordable for 5 years



- All homes in the project qualify as affordable under BC Housings Housing Hub Rental Supply program
- The proposed rent roll we have provided to the Development Planner and Housing Planners was indicates that 65% of the project qualifies as affordable housing under the guidelines however due to bank financing restrictions, we cannot secure these rates in perpetuity.

As a separate initiative outlined in the recently adopted Create Victoria Plan, we are offering the Vancouver Island School of Art brand new commercial space at below market rates for their school to successfully operate out of the neighbourhood for years to come.

## Conclusion

In our view, this development supports values that ultimately will lead us into the future. It is inclusionary, walkable, amenity rich, and designed to be neighbourly to the existing area. The Quadra Village neighbourhood has all the things that make communities great: compact forms, walkability, services, sustainable healthy living, parks, and neighbourliness. This development will introduce new residents and a number of unique housing types. Through our efforts to make these homes affordable, it will in a small way help maintain the vitality of the neighbourhood, creating a richer environment for everyone to enjoy.

If you have any additions questions or requirements for more information, please do not hesitate to contact me.

Luke Mari  
Director of Development  
Purdey Group  
250-881-6077  
LMari@purdeygroup.com

By email to: Michael Angrove,  
City of Victoria mangrove@victoria.ca

22 March 2018

Dear Michael Angrove:

Re: Community Meeting for 2566-2570-2580 Fifth Street

### Community Meeting Details

Date: 28 February 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitated by: Hillside Quadra Neighbourhood Action Committee (NAC)

Number of people in attendance: 16 community members; 3 members of NAC Executive

Meeting Chair: Jenny Fraser

Note taker: Janis LaCouvee

### Proposed Development Details

The proponents—Luke Mari of the Purdey Group and Ryan Goodman, ARYZE—delivered a presentation, made handouts available, and answered questions.

Currently 2566-2570-2580 Fifth Street are three individual lots with single family homes, zoned R2-2 Family Dwelling District. The proponents are seeking a site-specific Comprehensive Development Zone in order to build two rental buildings, facing an internal courtyard and connected by walkways, with external staircases. There will be a green roof on the east building with an outdoor patio accessible to all the residents. The east building is three storeys (9.3m height) and the west building is five storeys (15.5m height).

The proposed development would provide 56 units—consisting of: seven two-bedroom, two-bathroom, two-storey townhouses with ground-floor entrances on Fifth Street; as well as studio, one-bedroom, and two-bedroom apartments. All units would include laundry. The proponents indicate they have been in discussion with BC Housing concerning an agreement to offer 51% of the units (29 units) at 12% below market rent. In addition they propose an annual subsidy of \$25,000 for the next ten years (\$250,000 total) that could be used to subsidize additional units. The proponents indicate they would be willing to enter into a ten-year Housing Agreement with the City of Victoria regarding this subsidy. They would also be willing to establish a covenant prohibiting stratification of the units for 20 years.

The proposed design would include 24 parking stalls located under the building at the back of the lot – a parking ratio of 0.43. The proponents provided the results of their own research suggesting that this would be an adequate amount of on-site parking, based on the expected



demographic of building residents and its location. They are offering to purchase a Modo car, and establishing a trust fund to subsidize memberships, BC transit passes, mobility scooters and bicycles. The current building plan includes 37 bicycle parking stalls and it may be possible to add parking for 30 more bicycles on a vertical hanger in the courtyard.

The proponents also showed results from shadow studies. Particularly in winter, the building will shade the back of the existing apartment building to the north of the site, and the east side of the existing strata building to the northwest of the site.

## Discussion

### Overall reaction

Many community meeting participants stated that the construction of townhouses facing onto Fifth Street would have a positive impact on the streetscape, and that they liked the concept of a green inner courtyard, and the 'stepped' relationship of the two buildings. They also expressed approval for the efforts of the proponent to provide affordable rental accommodation for a range of tenants and for listening to the views of the community in this regard. Several meeting participants described the proposal as appropriate for the neighbourhood and 'an awesome concept'.

### Parking

A number of meeting participants stated that the plans do not include enough parking for the number of units. They indicated that staff of Quadra Village businesses park on this block of Fifth Street. They expressed concern that if the proponents charge residents of the proposed apartments for parking, residents will park on the street which is already crowded. One meeting participant suggested that as younger people own fewer vehicles there would be adequate parking. The proponents indicated that they would be willing not to charge future tenants of larger units for parking. They indicated, however, that the proposed design would not work with more onsite parking as it would mean loss of the inner courtyard; in addition, the economics of building new rental housing do not work with more parking.

### Traffic/Street Improvements

Meeting participants noted that this block of Fifth Street is narrow with no sidewalks. It already experiences a significant amount of cut-through traffic and neighbours expressed concern about the impact of an additional 56 units on the volume of traffic on the block. It is already difficult for residents to back out of their driveways safely with cut-through traffic. Residents expressed concern about construction traffic on this busy, narrow street. Some residents would like to see the street widened and sidewalks built prior to construction.

### Impact on neighbours

The building owner and residents of 1025 Quadra – a rental apartment building to the north of the site – and residents of 2559 Quadra – a strata complex with eight residential and two commercial units – expressed concern about potential:

- Loss of privacy as the proposed new buildings would overlook their buildings;

- Noise related to construction;
- Residents of 1025 Quadra could be exposed to noise from balconies on the north end of the proposed buildings;
- Partial shading (a concern also expressed by residents on the east side of Fifth Street);
- The proposed height of the westernmost building at four storeys above a parkade; and
- Loss of view—in particular residents of 2559 Quadra expressed concern about replacing their current view of green space with ‘a five-storey wall’ and asked the proponents to think about how to minimize the impact of the proposed wall.

The proponents indicated they are willing to work on the placement of windows and on landscaping to mitigate these impacts to the extent possible. They will look into moving the elevator to the south end of the development to reduce shading. They also noted that the market is changing and that these older adjacent buildings will likely be upgraded in future.

#### *Sustainability Features*

Meeting participants indicated that they would like the proposed development to be built to high standards of energy efficiency and soundproofing; the proponents indicated that it would be built above code; the main sustainability feature of the development, however, will be its location close to work, shopping, and transit. The proponents intend to demolish the three existing single family homes on the lot as moving and renovating them would not be cost effective.

Thank you on behalf of the neighbourhood for the opportunity to comment on this proposed development

Jenny Fraser  
 CALUC Chair  
 Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Luke Mari



By email to: Michael Angrove,  
City of Victoria mangrove@victoria.ca

9 December 2018

Dear Michael Angrove:

Re: Community Meeting for 2566-2570-2580 Fifth Street

### Community Meeting Details

Date: 9 October 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Attendance: 35: 18 in notification distance, 16 outside notification area;

Meeting Chair: Jon Munn

Note taker: Deborah McCarron

### Proposed Development Details

The proponents—Luke Mari of the Purdey Group and Ryan Goodman, ARYZE—delivered a presentation, made handouts available, and answered questions.

Currently 2566-2570-2580 Fifth Street are three individual lots with single family homes, zoned R2-2 Family Dwelling District. The proponents are seeking a site-specific Comprehensive Development Zone in order to build a mixed-use apartment and institutional/ commercial project in two buildings of four and five storeys on top of one floor of underground parking.

The proposed residential part of the development consists of 64 apartment units of four types: studio, one-bedroom, two-bedroom and two-bedroom townhouse style units with individual street entrances. The proposed tenure is rental for all units. The proponents indicate they have been in discussion with BC Housing concerning an agreement to offer a majority of the units at a below market rate. In addition, the proponents indicate they would be willing to enter into a Housing Agreement with the City of Victoria regarding the level of affordability. A covenant prohibiting strata conversion (ownership) of the units for 20 years was noted in a previous presentation. No draft agreements were presented.

The proposed institutional/ commercial use is the Vancouver Island School of Art (VISA), the former tenant at the adjacent School District 61 property. VISA would occupy the first floor of the westerly building.

The proposed design includes 20 vehicle parking stalls, 69 class 1 bicycle spaces and 12 class 2 bicycle spaces (half residential and half commercial), located in underground parking. A parking study was not available.

The proponents also showed results from shadow studies. The south side of apartment building to the north was shown as most the affected neighbour, highly shaded in winter.

## Discussion

### Issues

A number of issues were discussed.

### Mix of Uses

The addition of VISA to the previous 56-unit 26-parking space apartment building proposal met with divided opinions. The great majority of attendees were in support of VISA in general, but the lack of dedicated parking or any sign of collaboration with the school district to support the use met with disapproval. Several people raised the issue of a future tenant if VISA vacated the space. The question was raised regarding a method such as a covenant or wording in the zoning bylaw to restrict the use to a non-profit which would have similar community benefits.

To accommodate VISA, the proponent increased the number of units from 56 to 64, which many residents felt exacerbated the transportation issues and took away the appeal of the project. Half of the attendees indicated they were not from the neighbourhood and were specifically there to support VISA. Wendy Welch, the principal for VISA spoke in favour of the proposal and the vibrancy it will continue to provide to the neighbourhood. She mentioned that many of her students come by transit or on foot.

### Transportation/ Parking

Many meeting participants stated that the 20 parking spaces is not adequate for the 64 units. Questions were raised about how parking would be allocated, and if the proponents charge residents of the proposed apartments for parking, residents will park on the street which is already crowded. They indicated that staff of Quadra Village businesses park on this block of Fifth Street. The proponents indicated that the proposed design would not work with more onsite parking because of: a high water table, loss of the inner courtyard/ first floor space, and the tight economics of building new rental housing.

Many attendees were disappointed that there was no formal agreement for any number of parking spaces for VISA attendees and this was a major reason for disapproval. In addition, proponents mentioned an access easement for pedestrians across the school district land, but there were no details to support the viability. Residents did note that people now freely walk across the school district land.

### Traffic/Street Improvements

Meeting participants noted that this block of Fifth Street is narrow with no sidewalks. It already experiences a significant amount of cut-through traffic and neighbours expressed concern about the impact of an additional 64 units on the volume of traffic on the block. It is already difficult for residents to back out of their driveways safely with cut-through traffic. Residents expressed concern about construction traffic on this busy, narrow street. Some residents would like to see the street widened and sidewalks built prior to construction and other residents like the fact that cars can park parallel and perpendicular to the street.



### *Affordability*

Most participants liked the proponent's ideas for making units affordable, but unfortunately attendees were disappointed by the lack of certainty. The proposed agreements were unsupported by documentation, unclear in depth and short term. There was no guarantee if the zoning would ensure rental because there was likelihood units could be converted to strata ownership in 20 years.

### *Design – Building Form and Character*

Participants were provided with the applicable design guidelines at the beginning of the meeting, as City of Victoria staff indicated that a development permit would be considered with the rezoning. There was little discussion the numerous specific details. The proponents said the guidelines had been satisfied without a specific explanation. Opinions were mixed on the form and character of the design. The townhouse streetscape was noted as a good emphasis of the existing residential character. People also liked the concept of a green inner courtyard, and the 'stepped' relationship of the two buildings. The buildings were described as lacking in character but not too different from adjacent older multi-unit buildings. Some people liked the modern clean lines.

At least one neighbour was unsupportive of the easterly/ front building at four storeys. They could support a previous three-storey proposal.

The issue of family housing was also raised. Some attendees were disappointed that there was no plan to include three-bedroom units to accommodate families. A resident noted that there are a growing number of young families in the neighbourhood, but many find it unaffordable to stay long term and this would be good accommodation for such small families with children.

Residents of 2559 Quadra expressed concern about replacing their current view of green space with 'a five-storey wall.'

### *Sustainability Features*

Meeting participants indicated that they would like the proposed development to be built to high standards of energy efficiency and soundproofing; the proponents indicated that it would be built above code; the main sustainability feature of the development will be its location close to work, shopping, and transit.

In conclusion, when asked for an overall opinion, all but one or two of the neighbourhood residents at the meeting were against the proposal. Those from outside the neighbourhood indicated support.

Jon Munn  
CALUC Co-Chair  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Luke Mari



## 2566 Fifth Street Parking Variance Report

Final Report V02

---

Prepared for  
Purdey Group

Date  
April 8, 2019

Project No.  
6215.01



April 08, 2019  
04-18-0059

Luke Mari  
Director of Development  
Purdey Group  
Victoria, BC

Dear Luke:

**Re: 2566 Fifth Street Residential Development  
Parking Variance Report – Draft Report**

Bunt & Associates Engineering Ltd. (Bunt) has reviewed the proposed parking supply for the proposed Purdey Group residential and art school building at 2566, 2570, and 2580 Fifth Street in Victoria, BC.

To allow the development of affordable rental units, just one level of vehicle parking is viable at the proposed site, resulting in 25 on-site parking spaces for 64 rental residential units and the school. The proposed development requires a parking variance as the proposed on-site parking supply is below City of Victoria's bylaw requirements.

Our Draft Parking Variance Report is provided herewith. Our report presents the development, its required parking variance, and discusses Transportation Demand Management strategies that can support the proposed parking supply.

Bunt acknowledges Purdey Group's offer of significant transportation demand management initiatives. These initiatives are anticipated to support the proposed parking supply, facilitate more affordable rental housing in Victoria, and encourage the use of more sustainable forms of transportation.

Best regards,  
**Bunt & Associates**



Jason Potter, M.Sc. PTP  
Senior Transportation Planner, Associate

## CORPORATE AUTHORIZATION

Prepared By: Jason Potter, PTP  
Senior Transportation Planner

Bunt & Associates Engineering Ltd.  
Suite 530 – 645 Fort Street  
Victoria, BC V8W 1G2  
Canada

Reviewed By: Simon Button, P.Eng.

Telephone: +1 250 592 6122

Date: 2019-04-08

Project No. 04-18-0059

Status: Final V02

*This document was prepared by Bunt & Associates for the benefit of the Client to whom it is addressed. The copyright and ownership of the report rests with Bunt & Associates. The information and data in the report reflects Bunt & Associates' best professional judgment in light of the knowledge and information available to Bunt & Associates at the time of preparation. Except as required by law, this report and the information and data contained are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report*



## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	1
1. INTRODUCTION .....	1
1.1 Report Scope and Objectives .....	1
1.2 Development Details .....	3
1.3 Bylaw Vehicle Parking Requirements and Proposed Parking Supply .....	5
2. LOCAL CONTEXT .....	7
2.1 Land Use .....	7
2.2 Street Network .....	7
2.3 Walking and Cycling .....	7
2.4 Transit .....	8
2.5 Car-Share .....	8
2.6 On-Street Parking .....	8
3. PARKING DEMAND ANALYSIS .....	11
3.1 Resident Parking .....	11
3.1.1 Unit Size & Affordability .....	11
3.1.2 Tenure .....	13
3.1.3 Geographical Area .....	14
3.2 Visitor Parking .....	15
3.3 Art School Parking .....	15
3.4 Vehicle Parking Demand Summary .....	16
4. TRANSPORTATION DEMAND MANAGEMENT .....	17
4.1 Information Sharing .....	17
4.2 Cycling Amenities .....	18
4.2.1 Bicycle Parking .....	18
4.2.2 Bicycle Repair Station .....	18
4.3 Car Share .....	19
5. CONCLUSIONS AND RECOMMENDATIONS .....	20
5.1 Conclusions .....	20
5.2 Recommendations .....	20

## EXHIBITS

Exhibit 1.1: Study Area .....	2
Exhibit 1.2: Site Plan .....	4
Exhibit 2.1: On-Street Parking Regulations.....	10

## TABLES

Table 1.1: Residential Unit Breakdown .....	3
Table 1.2: Parking Requirement and Proposed Supply – Six Affordable Units .....	5
Table 1.3: Parking Requirement and Proposed Supply – 38 Affordable Units, Village Area .....	6
Table 2.1: Nearby Transit Routes .....	8
Table 3.1: Residential Unit Sizes .....	11
Table 3.2: Vehicle Ownership Rates for Comparable Affordable Buildings in Greater Victoria .....	12
Table 3.3: Vehicle Ownership Rates for Comparable CRHC Buildings in Greater Victoria .....	13
Table 3.4: Summary of Market Rental Apartments Included in 2012 Parking Study.....	14
Table 4.1: Recommended TDM Strategy Summary .....	17



## EXECUTIVE SUMMARY

Purdey Group is proposing to develop the properties at 2566, 2570, and 2580 Fifth Street in Victoria. The development is located just east of Quadra Street, and approximately one block south of Hillside Avenue. The three properties are currently occupied with three residential homes. The proposed development will result in 64 rental residential units and an approximate 620 m<sup>2</sup> new home for the Vancouver Island School of Art which is currently located directly south of the development site.

The development includes 25 vehicle parking spaces which is 42 spaces short of City of Victoria's bylaw requirement. The bylaw requirement is calculated with most of the affordable units being classified as regular apartment units using the City's regular apartment rates. Many units (59% or 38 units) would be classified as affordable except due to bank financing they cannot be offered as affordable units in perpetuity.

If a more functional approach is used where the affordable units are allowed to be categorized as affordable units and the site is considered to be in the Quadra Village area (currently on border) then the bylaw minimum parking requirement would be 44 parking spaces, which represents a parking variance of 19 spaces.

The proposed parking supply of 25 parking spaces is anticipated to meet resident and visitor peak period parking demand when considering the size of the units which is intended to promote affordability, the rental tenure of the building, the location's walkability, transit access, and the substantial Transportation Demand Management (TDM) initiatives proposed by Purdey Group. Most importantly, future residents will understand that most units at this development will not have access to a parking space. If they require a parking space then these residential units will simply not be for them. We believe there are plenty of prospective tenants who do not require a parking space, making this development not only viable but also important for promoting affordable housing in Victoria.

Proposed TDM initiatives include Purdey Group purchasing one car-share vehicle (to be located on-site) and providing Modo car-share memberships to all residents who choose not to lease a parking space. The memberships will remain in title of the building and be transferable to future residents.

The development will meet the long-term bicycle parking requirements (70 long-term spaces) and exceed requirements for short-term spaces. Purdey Group will also provide an on-site bicycle repair station to further promote cycling.

To help establish more sustainable forms of transportation while resident travel behaviour is most pliable, Purdey Group will provide new residents with information that summarizes the location's wide range of transport options.





# 1. INTRODUCTION

## 1.1 Report Scope and Objectives

Purdey Group is proposing to develop the properties at 2566, 2570, and 2580 Fifth Street in Victoria BC. The location of the site is illustrated in **Exhibit 1.1**.

The three lots currently each contain a single residential detached home.

The proposed development will be providing a total of 64 dwellings and a 620 m<sup>2</sup> art school.

The goal of this report is to develop and present a parking supply plan that ensures the proposed development's parking demand can be accommodated on-site. Specifically this study will:

- Review the transportation context of the development location;
- Review the development's proposed vehicle parking supply in comparison with the bylaw requirements;
- Forecast the development's parking demands based on various factors such as location, tenure, and unit types; and,
- Present Transportation Demand Management initiatives that can help support the proposed parking supply.



## Exhibit 1.1 Site Context

2566 5th Street Parking Variance  
04-18-0059 March 2018





## 1.2 Development Details

The development will have a total of 64 residential units. The units range from studios to 3 bedroom units. The proposed development's unit breakdown is presented in **Table 1.1**. Each unit size is broken down into size ranges used to apply the City of Victoria's bylaw minimum vehicle parking rates. As shown, 49 of the 64 units (77%) are 657 square feet or less and of those, 45 are 495 square feet or less (70% of the 64 units).

**Table 1.1: Residential Unit Breakdown**

	SF	M <sup>2</sup>	# OF UNITS	<45 M <sup>2</sup>	45-70 M <sup>2</sup>	>70 M <sup>2</sup>
Studio	382	35.5	20	20		
1 bedroom	474-495	44-46	25	16	9	
1 bedroom + Den	657	61	4		4	
2 bedrooms	764-823	71-77	9			9
3 bedrooms	904	84	6			6
TOTALS			64	36	13	15

The residential units, with their modest size, are anticipated to have low person per unit occupancy. All units will be rental units. A minimum of 59% of the units (38 units) will be "Affordable" housing units as defined by BC Housing<sup>1</sup>, where rent will be priced at least 12% below market, however due to bank financing restrictions these units are not secured in perpetuity. At this time the development proposes 10% of the units will be secured as affordable in perpetuity (6) while a further 10% (7) will be secured as affordable for a minimum of five years.

The site plan is shown in **Exhibit 1.2**.

<sup>1</sup> Affordable rental housing is for people who have a low-to-moderate income but may not be eligible for subsidized housing. Affordable rental housing is housing that rents equal to, or lower than, average rates in the private market.





### 1.3 Bylaw Vehicle Parking Requirements and Proposed Parking Supply

City of Victoria's updated Schedule C: Off-Street Parking bylaw differentiates between affordable units – defined as being secured in perpetuity through a legal agreement, and regular apartment units.

At this time six of the 64 units will be "affordable" units for perpetuity and an additional seven units will be secured as "affordable" for a minimum of five years. Since these seven units are not "affordable" in perpetuity they technically do not count as "affordable" units as defined by City of Victoria's bylaw.

The development is on the edge of a Village Centre area but is not within the area; hence the "Other Area" location factor is applied to parking bylaw requirement calculations. The parking requirements for the development located in a designated "Other Area" with just six of the units provided affordable status are presented in **Table 1.2**.

**Table 1.2: Parking Requirement and Proposed Supply – Six Affordable Units**

DEVELOPMENT COMPONENT	UNITS	BYLAW MINIMUMS		PROPOSED SUPPLY
		RATE	AMOUNT	AMOUNT
Art School	620 m <sup>2</sup>	1/ 80 m <sup>2</sup>	7.75	0
<b>Residential</b>				
Affordable	6	0.2	1.2	0
< 45 m <sup>2</sup>	30	0.75	22.5	0
45 m <sup>2</sup> to 70 m <sup>2</sup>	13	0.90	11.7	7
>70 m <sup>2</sup>	15	1.3	19.5	15
<b>Resident Sub-total</b>	<b>64</b>		<b>54.9 (55)</b>	<b>22</b>
Visitor	64	0.1/ unit	6.4	3 (1 is car-share)
<b>TOTALS</b>	<b>64</b>		<b>69</b>	<b>25</b>

As shown in Table 1.2, using the regular apartment (non-affordable) bylaw categorization in an "Other Area" location results in a bylaw requirement of 69 parking spaces. This represents a 44 space variance from the proposed on-site parking supply of 25 spaces.

**Table 1.3** summarizes City of Victoria's bylaw requirement if all 59% of the affordable units were permitted "Affordable" status. It also presents the site as being within a Village Centre (as it functionally is). Table 1.3 is therefore presented solely for comparison purposes, as the site is not technically considered to be within a Village Area and most of the affordable units are not in perpetuity. It does however in Bunt's view represent a more functional and accurate portrayal of the development.

**Table 1.3: Parking Requirement and Proposed Supply – 38 Affordable Units, Village Area**

DEVELOPMENT COMPONENT	UNITS	BYLAW MINIMUMS		PROPOSED SUPPLY
		RATE	AMOUNT	AMOUNT
Art School	620 m <sup>2</sup>	1/ 80 m <sup>2</sup>	7.75	0
<b>Residential</b>				
Affordable	38	0.2	7.6	0
< 45 m <sup>2</sup>	-	0.6	0	0
45 m <sup>2</sup> to 70 m <sup>2</sup>	9	0.7	6.3	7
>70 m <sup>2</sup>	15	1.1	16.5	15
<b>Resident Sub-total</b>	<b>64</b>		<b>30.4</b>	<b>22</b>
Visitor	64	0.1/ unit	6.4	3 (1 is car-share)
<b>TOTALS</b>	<b>64</b>		<b>45</b>	<b>25</b>

Calculations conservatively assume smallest units are the affordable units.

As shown in Table 1.3 using the "Affordable" categorization for the 38 units which will be provided as affordable units as per guidelines apart from being secured in perpetuity, and allowing the site to be considered in a Village area would result in a bylaw requirement of 45 spaces which would represent a 20 space variance from the proposed on-site parking supply.

At this time according to City of Victoria's bylaw just six of the 64 units will be designated as "Affordable" units in perpetuity and a further seven units guaranteed for a 5 year term instead of in perpetuity. Therefore for the purposes of this study the bylaw requirement is calculated at 69 spaces as shown in Table 1.2, and the required variance is therefore 44 spaces.



## 2. LOCAL CONTEXT

The location of a development site dictates the extent of transportation options available to future residents. As described in the following sub-sections, the proposed development is accessible by foot, bicycle, transit, and car-share.

### 2.1 Land Use

The site is on Quadra Village's southeast border. Therefore it is technically not in a Village Centre as per Bylaw definition but does benefit from Quadra Village services and amenities which are all within typical walking distance thresholds. Near the site on Fifth Street is a mix of single family and multi-family residential buildings. Also near the site, Quadra Street offers a wide range of retail, commercial businesses, and services.

The site is also less than 500 metres from the north edge of Victoria's downtown core area.

### 2.2 Street Network

Quadra Street extending north/south is classified by the City of Victoria as an arterial road. Fifth Street is classified as a local road. Kings Road to the north of the site is also classified as a local road from a volume standpoint, however it operates similar to a secondary collector.

The Fifth Street and Kings Road intersection to the north of the development site operates under stop control for Fifth Street. Fifth Street traffic is restricted to right-in and right-out only turn movements.

The development site on Fifth Street is within a School Zone which is regulated with a 30 km/hour speed limit.

### 2.3 Walking and Cycling

Fifth Street has a sidewalk along the development frontage's west edge, while the east edge is unfinished with unregulated parking. The homes along the opposite east edge of Fifth Street face east hence Fifth Street functions as a rear access to these lots.

The majority of the nearby streets have sidewalks on both sides. There are crosswalks at all of the major intersections in the vicinity of the site.

The nearest designated bike route is located on Graham Street which is one block east of Fifth Street. Graham Street is classified as a Signed Bike Route which indicates it is a comfortable route for people cycling however it does not have any dedicated cycling infrastructure. The Graham Street cycling route is part of the Vancouver Street cycling route which extends north/south connecting south to the Pandora AAA cycling route in Victoria's core downtown area, and north to the Finlayson Street bike lanes and onward into Saanich:

## 2.4 Transit

The site is well served by transit. The proposed development site is surrounded by five major transit corridors, all within a 5 to 10 minute walk. **Table 2.1** presents nearby transit routes and approximate distances from the development site to bus stops. Buses along these routes are designed to accommodate wheelchairs, strollers, and mobility aids.

**Table 2.1: Nearby Transit Routes**

STREET/ AVENUE	BUS ROUTE	TRAVEL DIRECTION	DISTANCE FROM SITE	NEAREST BUS STOP IS SHELTERED (Y/N)
Quadra Street	6	N/S	170 m	Y
Bay Street	10	E/W	220 m	N
Hillside Avenue	4	E/W	270 m	Y
Cook Street	24, 25	N/S	450 m	Y-SB, N-NB
Douglas Street	70, 72	N/S	1,000 m	Y

## 2.5 Car-Share

The site has two Modo vehicles within a 10 minute walk which is commonly regarded as walkable. One Modo vehicle is located 400m to the south near Quadra Street and Queens Street, and another is approximately 500m away from the development site near Quadra Street and Topaz Avenue.

Zipcar currently (February 2018) has four vehicles in Victoria; none of which are located within a commonly regarded walkable distance from the proposed development site.

## 2.6 On-Street Parking

The development will face and be accessed from Fifth Street. The Fifth Street frontage is currently regulated as "Resident Only" parking. The development site frontage on Fifth Street is approximately 40m in length. After allowance for a site access driveway the frontage is anticipated to accommodate approximately six vehicle spaces. It is anticipated that these six spaces will be regulated as 2-hour visitor parking spaces.

To the immediate south of the site the on-street parking is publically available for 2 hours, Monday to Saturday, 9 AM to 6 PM. This area is approximately 55 metres in length or approximately nine vehicle spaces.

Despite being in front of the development site and a high likelihood of these on-street parking spaces being used by development visitors, they do not count towards the buildings parking supply. However



their presence is noted, as functionally these spaces are anticipated to be used by the buildings short-term visitors.

Existing (March 2018) on-Street parking regulations are illustrated on **Exhibit 2.1**.

S:\PROJECTS\JP\04-18-0059 5th Avenue Parking Victoria\5.0 Deliverables\Graphics\20180321\_04-18-0059\_OnStreetParking\_EXH\_V01.cdr



## Exhibit 2.1 On-Street Parking Regulations

2566 5th Street Parking Variance  
04-18-0059 March 2018





### 3. PARKING DEMAND ANALYSIS

#### 3.1 Resident Parking

Many municipalities such as Victoria are recognizing variations in resident parking demands based on various factors. Variables to consider when forecasting resident auto ownership and corresponding parking demands include:

- **Unit size:** Parking requirements should be proportional to the dwelling size (square footage/ number of bedrooms). Unit size can also correlate with factors such as the number of working adults in the household, income level, and unit affordability.
- **Tenure type (rental or strata):** Parking requirements should be different for private ownership, market rental, and non-market rental units to reflect the different vehicle ownership rates of these tenure types.
- **Geographic area:** Parking requirements should be lowest in areas that are in close proximity to frequent and high quality transit and active mode infrastructure.
- **Transportation Demand Management (TDM):** TDM initiatives can have substantial impact in reducing vehicle dependency.

Each of these factors is discussed below in the context of the proposed 2655 Fifth Street residential development. Proposed TDM initiatives to support the proposed parking supply are presented in Section 4.

##### 3.1.1 Unit Size & Affordability

The proposed unit sizes are particularly small in size. As shown in **Table 3.1**, 36 of the units are less than 45 m<sup>2</sup>, another 13 are greater than 45 m<sup>2</sup> but less than 70 m<sup>2</sup>. Therefore 49 of the 64 units (77%) are less than 70 m<sup>2</sup>.

**Table 3.1: Residential Unit Sizes**

UNIT SIZE	NUMBER OF UNITS
Less than 45m <sup>2</sup>	36
45m <sup>2</sup> or more, but less than 70m <sup>2</sup>	13
More than 70m <sup>2</sup>	15
	64

Many cities recognize the correlation between unit size and parking demand. The City of Victoria, with its recently updated Zoning Bylaw No. 80-159 Schedule C: Off-Street Parking Regulations has parking space requirements tailored to the location of the development and unit sizes. Parking requirements for units less than 45 m<sup>2</sup> are approximately 30% lower than rates applied to larger units in a common area. Parking

requirements for units less than 70 m<sup>2</sup> are approximately 20% lower than rates applied to larger units in a common area.

Smaller residential unit sizes also correspond with affordability and resident income, as smaller unit sizes generally allow for reduced unit prices.

Bunt obtained parking supply and parking demand data of comparable Greater Victoria Housing Society (Table 3.2) affordable housing buildings operated by Capital Region Housing Corporation (Table 3.3). The buildings listed were selected as they share similar characteristics such as expected resident demographics, unit size, proximity to services, and that they are all non-downtown locations. As shown in Tables 3.2 and 3.3, the average parking demand is approximately 0.37 spaces per unit and no building had a parking demand greater than 0.59 spaces per unit.

**Table 3.2: Vehicle Ownership Rates for Comparable Affordable Buildings in Greater Victoria**

COMPLEX NAME	LOCATION	SUBSIDIZED	NUMBER OF UNITS	PARKING SPACES	PARKING SPACES OCCUPIED BY TENANT	PARKING DEMAND RATE
Colwood Lodge	85 Belmont Road Victoria	YES	50	37	24	0.48
Constance Court	1325 Esquimalt Road Esquimalt	YES	52	26	18	0.35
Grafton Lodge	506 Crofton Street Esquimalt	YES	29	20	17	0.59
Townley Lodge	1780 Townley Street Saanich	NO	39	16	13	0.33
Esquimalt Lions Lodge	874 Fleming Street Esquimalt	NO	77	23	21	0.27
WEIGHTED AVERAGE						0.37

Source: Greater Victoria Housing Society

The dataset (presented in Table 3.3) obtained from Capital Region Housing Corporation in 2017 of six "Affordable" housing buildings (either rental or strata) in the Greater Victoria area (with similar characteristics such as unit size, proximity to services, but mostly in less central locations) also shows that the average resident parking demand for affordable housing units was approximately 0.37 spaces per unit, and no building had a parking demand greater than 0.50 spaces per unit. These rates were realized with minimal to no support from TDM initiatives.



**Table 3.3: Vehicle Ownership Rates for Comparable CRHC Buildings in Greater Victoria**

COMPLEX NAME	LOCATION	SUBSIDIZED	NUMBER OF UNITS	PARKING SPACES OCCUPIED BY TENANT	PARKING DEMAND RATE
Amberlea	3330 Glasgow Avenue	YES	44	22	0.50
The Birches	1466 Hillside Avenue	YES	49	8	0.16
Leblond Place	390 Waterfront Crescent	YES	53	23	0.43
Rosewood	1827 McKenzie Avenue	YES	44	15	0.34
Springtide	270 Russell Street	YES	48	19	0.40
The Heathers	3169 Tillicum Road	YES	26	11	0.42
Viewmont Gardens	4450 Viewmount Avenue	YES	36	14	0.39
WEIGHTED AVERAGE					0.37

Source: Capital Region Housing Corporation

The Canada Mortgage and Housing Corporation (CMHC) (Research Highlight, Socio-Economic Series Issue 50- Revision 2) concluded that household income is the second best predictor of auto ownership. As income increases, auto ownership and use increase. A study reported in the Australia Transportation Forum (2007) also found a strong correlation between vehicle ownership and household income. A study published by Pushkar et al (TRB 2000) based on a survey of 115,000 households in Toronto indicated that higher income households had more vehicles. A study conducted by Bunt & Associates in the Vancouver area in the early 1990's and in Calgary area in 2003 also supported a positive, almost linear relationship between income and auto ownership.

### 3.1.2 Tenure

Rental apartments generally have lower vehicle ownership rates than owned apartments. Bunt has previously conducted analysis of out-of downtown market rental apartment buildings in Victoria in 2012. The data (presented in Table 3.4) was derived from three key sources of information:

- Vehicle ownership information acquired from ICBC;
- Data collected in the field during resident and visitor peak parking periods; and,
- Information gathered from building manager interviews.

The collected data indicated that the approximate vehicle ownership rate (i.e. residential parking demand) of the 13 rental apartment buildings was 0.66 vehicles per unit. These parking ownership rates are approximately 40% lower than bylaw minimum supply rates for "Other Area" locations. This data correlates with the field observation counts and building manager surveys. The data revealed a range of vehicle

ownership rates as low as 0.52 and as high as 0.81 vehicles per unit. It also illustrates the impact of unit size as the highest vehicle occupant buildings have a higher proportion of two bedroom units.

All units at 2655 Fifth Street will be rental units.

**Table 3.4: Summary of Market Rental Apartments Included in 2012 Parking Study**

NAME AND ADDRESS	TOTAL UNITS (OCCUPIED/ AVAILABLE)	# OF STUDIO UNITS	# OF 1 BDR UNITS	# OF 2 BDR UNITS	# OF ON-SITE RESIDENT PARKING STALLS	# OF ON-SITE VISITOR PARKING STALLS	PARKING STALL COST (MONTHLY)	VEHICLE OWNERSHIP RATE
805 Academy Close	9 / 10	0	10	0	0	0	N/A	0.7
360 Douglas Street, Goodacre Towers N. & S.	194 / 197	55	81	61	152	32	\$15 - \$20	0.68
240 Douglas Street, Beacon Tower Apartments	58/60	0	44	16	42	0	\$30	0.73
151 St. Andrews, Beacon Park Apartments	75/75	3	10	62	90	5	\$35	0.81
575 Marifield Ave, Kirkcauldy Apartments	43 / 43	7	28	8	28	3	\$20	0.53
562/566 Simcoe Street	104 / 108	6	78	24	75	12	\$20	0.54
576 Simcoe Street, Park Plaza	37 / 37	3	27	7	35	1	\$0	0.55
160 Government Street, Weybridge Manor	33/33	N/A	N/A	N/A	23	3	N/A	0.63
890 Academy Close	54 / 55	12	30	13	33	0	\$10-\$15	0.63
505 Quadra Street, Beacon Arms	34 / 34	2	21	11	26	1	\$15-\$30	0.68
955 Humbolt Street	43 / 43	0	37	6	40	3	\$45	0.72
976 Humbolt Street	23 / 23	6	13	4	15	0	\$45	0.52
<b>TOTALS AND AVERAGES</b>	<b>98.5% OCCUPANCY</b>						<b>\$20</b>	<b>0.66</b>

### 3.1.3 Geographical Area

Potential apartment owners who do not own a vehicle or would like to live without a private vehicle require other transportation options such as transit, car-share, or the ability to safely access common destinations by foot or bicycle. Proximity to high frequency transit, commercial areas, and recreational opportunities is a critical support for reduced parking rates.

As presented in Section 2, from a transportation perspective the site is in an excellent location as it is near a cycling route and is within a walkable range of various commercial services, amenities and transit routes.



Grocery stores, pharmacies, restaurants, coffee shops, parks, schools, shopping and entertainment are all shown to be within a 500 metre distance (an approximate 5 to 10 minute walk). According to the Walk Score<sup>2</sup> website the 2566 Fifth Street location has a Walkscore of 92 (out of 100) placing it in the "Walker's Paradise" category.

According to bylaw the development is located in an "Other Area" geographic area however the site does border a Village/ Centre area and is considered highly walkable.

### 3.2 Visitor Parking

Previous research conducted by Bunt has repeatedly suggested that a visitor parking rate of 0.10 spaces per unit for residential buildings is suitable as it is anticipated to provide a buffer over peak demands. This is supported by Metro Vancouver's comprehensive "2012 Metro Vancouver Residential Apartment Parking Study"<sup>3</sup> which suggests 0.10 spaces per residential unit can accommodate peak visitor parking demand. The study found peak visitor parking demand rates in the range of 0.05 to 0.07 vehicles per unit for multi-family residential. This is consistent with Bunt's in-house database of peak visitor parking demand rates.

A visitor parking demand rate of 0.05 spaces per unit would translate to peak period demand of approximately three parking spaces for the proposed 64 units.

Short-term visitors are anticipated to use the 5 to 6 two-hour on-street parking spaces fronting the site. It is acknowledged that longer term visitors may wish to park on-site. It is therefore recommended that three of the 25 on-site parkade spaces be marked as visitor spaces.

### 3.3 Art School Parking

The current and neighbouring Vancouver Island Art School has an informal parking lot with approximately 10 parking spaces. Bylaw rates for the new proposed school require a minimum of 8 (7.75) parking spaces.

The proposed new location would not provide vehicle parking spaces for the Art School. Art School staff and students would be informed that there are no available parking spaces available on-site. Those still wishing to access the school by vehicle would then need to park on-street in front of the building. Vancouver Island Art Classes typically operate from 9 AM to 5 PM, coinciding with low residential visitor

<sup>2</sup> Walk Score is a method of evaluating a location's walkability by using an algorithm that awards points based on the distance to amenities such as grocery stores, schools, shops, recreation opportunities, banks and restaurants. [www.walkscore.com](http://www.walkscore.com)

<sup>3</sup> 2012 Metro Vancouver Apartment Parking Study available at: [https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/EVP/schedule\\_m\\_parking\\_study.pdf](https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/EVP/schedule_m_parking_study.pdf)

parking demand periods (visitor parking for residential development typically peaks in the evening and on weekends), allowing the curb side parking spaces to be shared well between residential visitors and the Art School. This arrangement is considered viable from a functional perspective, however on-street spaces are not considered to be part of a development's parking supply which technically must all be on-site.

### 3.4 Vehicle Parking Demand Summary

Smaller apartments have been shown to result in lower than average parking demand rates, regardless of tenure. Rental buildings also typically result in lower parking demands than strata ownership.

The location of the development offers a plenitude of transportation options. It is in a highly walkable area, surrounded by amenities. It has nearby transit, cycling routes, and car-share opportunities.

These factors of unit size, tenure, and location are all shown to result in lower vehicle ownership rates, when these factors are combined the impact is anticipated to be compounded.

In addition to the above factors, this proposed development is largely defined by its effort to create affordable housing. Recognized or not by Victoria's bylaw (due to the timeframe of the affordability guarantee) most of the units are designed in order to achieve affordability.

Bunt recommends that 22 of the 25 on-site parking spaces be reserved for resident use and three spaces be provided for visitors, one of which may be occupied by the car-share vehicle. It may be best to place the car-share vehicle on the adjacent on-street parking where it is more visible and accessible to neighbouring residents. This would then leave three on-site spaces for regular visitor use. This equates to approximately 0.05 visitor spaces per unit which is supported by Bunt.

The 22 spaces available to support the development's 64 units represents a parking ratio of 0.34 spaces per unit. While this may be achievable without additional management, we recommend the development market the 36 units that are less than 45 m<sup>2</sup> as not having access to a parking space. Rental of these units would therefore be contingent on the renter not owning a vehicle. The remaining 28 units over 45 m<sup>2</sup> will therefore be supported by 22 parking spaces (a parking ratio of 0.79 spaces per unit).

We also recommend the Vancouver Island Art School consider a transit pass program for its students. This may be similar to other Universities and Colleges where the price of a transit pass is embedded into the tuition costs.

With consideration of the factors discussed above and with the support of the proposed robust transportation demand management initiatives, it is Bunt's opinion that the proposed 25 on-site parking spaces can be anticipated to meet the parking demands of the proposed 64 unit rental residential plus 620 m<sup>2</sup> Art School development at 2566, 2570, and 2580 Fifth Street.



## 4. TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) seeks to decrease private vehicle use by promoting other more sustainable modes of transportation.

Initiatives presented in **Table 4.1** are potential components of a TDM plan intended to further encourage future residents to use more non-single occupant vehicle travel modes, i.e. transit, ride-sharing, walking, and cycling. Recommended actions are described in further detail below.

**Table 4.1: Recommended TDM Strategy Summary**

STRATEGY	MEASURE	RESPONSIBILITY FOR IMPLEMENTATION
Information Sharing/Marketing & Promotion	Prepare marketing materials to attract residents who want a car-free lifestyle	Site Developer
	Provide a Welcome Brochure, with an information package on local area transportation options, provided to all new residents and posted in a common area	Site Developer/ Site Operator
Cycling Amenities	Provide a bicycle repair station	Site Developer
End of Trip Cycling Facilities	Provide long-term secure and convenient bicycle storage for residents	Site Developer
	Provide short-term bicycle rack parking at building entrance (well lit and protected, within view of lobby)	Site Developer
Pedestrian Amenities	Provide an sidewalk along site frontage with boulevard improvements to buffer pedestrians from moving traffic	Site Developer
	Provide amenities such as benches on the site and/or along the site frontage	Site Developer/ Municipality
Car Share	Provide Car Share vehicle for residents and neighbours	Site Developer initiates with provision of vehicle and stall, Car Share Program Provider operates and maintains program
	Provide Car Share stall in publicly accessible area for site visitors and community use	
	Provide initial Car Share membership fee for each unit that does not lease a parking space	Site Developer
Parking Management	Unbundle parking from unit leasing	Site Developer
	Require residents to pay for on-site parking	Site Developer
	Restrict parking supply: provide lower than Bylaw supply rates	Site Developer

### 4.1 Information Sharing

TDM is about changing travel behaviour. New residents are considered a pliable demographic for transportation mode change as they have yet to establish travel patterns from their new address. Clear and simple messages along with practical information about local transit services and walking and cycling routes to and from the site can help encourage residents to use more sustainable transportation modes. Information should be distributed to tenants upon their move-in or made available through a website or webpage. The information provided in print or on-line should include:

- Map showing local transit routes (can be obtained from BC Transit - Victoria website);
- Map showing local area cycling routes (can be obtained from City website – Map of Victoria Bike Routes);
- Map showing amenities within a typical walking catchment of 800 metres (can be obtained from Walk Score website: [www.walkscore.com](http://www.walkscore.com))

## 4.2 Cycling Amenities

### 4.2.1 Bicycle Parking

City of Victoria's updated zoning bylaw requires 1.25 long-term bicycle space per residential unit greater than 45 m<sup>2</sup> and 1 space per unit less than 45 m<sup>2</sup>, resulting in a requirement for 71 long-term bicycle spaces for the 64 residential units. Long-term bicycle parking spaces are defined as a secure, weather-protected bicycle parking facility used to accommodate long-term bicycle parking. The greater of 6 short-term bicycle spaces per building or 0.1 spaces per unit equates to a bylaw requirement for 6 short-term bicycle spaces.

City of Victoria bylaw parking rates for the Art School fall under the City's University/ College designation which requires 1 short-term space per 100 m<sup>2</sup> and one long-term space per 1,600 m<sup>2</sup>. This equates to a requirement for 6 short-term spaces and 1 (rounded up from 0.4) long-term space to satisfy the residential component of the proposed development.

The total bylaw requirement for the site is therefore 72 long-term bicycle spaces and 12 short-term bicycle spaces.

The development will meet the long-term and short-term bicycle parking requirements. Long-term spaces will be provided in two rooms accessed from the parking structure.

A short-term bicycle rack will be provided within 15 meters of the building's main entry in a well lit and highly visible area.

Bunt recommends that electric outlets be installed in the bicycle storage room for electric-assisted bicycles.

### 4.2.2 Bicycle Repair Station

To support resident cycling, we recommend the developer provide a bicycle repair station within the site (example image of a bicycle repair station provided below in **Figure 4.1**).





**Figure 4.1: Example of Bike Repair Station**

### 4.3 Car Share

Car-sharing organizations have developed significantly in the last 5-10 years. They allow people to have access to a car in their area without having to buy or maintain their own vehicle. A “pay as you go” approach is adopted as members pay by the hour and/or kilometre when they use a vehicle. There are currently two car share organizations in Victoria: Modo and Zipcar. Modo currently (March 2018) has a fleet of approximately 50 vehicles throughout Victoria, including two vehicles within 650 metres of the development site. Zipcar currently has three vehicles in the Victoria area; none of these are within a 10 minute walk of the development site.

Purdey Group is offering to purchase one car-share vehicle for Modo. One vehicle space would be provided within the publically accessible visitor parking area of the parkade for the car-share vehicle.

In addition, Purdey Group is offering to purchase Modo memberships for each resident unit that does not lease a parking space. The cost to Purdey Group will be \$500 per unit for the membership down payment fee. The memberships will remain property of the development and are transferable to new future tenants. Residents provided with memberships will pay for vehicle use by time or by kilometers traveled.

The parking demand impact of having a car-share vehicle and memberships provided to residents is unclear. Some other municipalities such as Vancouver have equated varying degrees of car-share participation with a parking requirement reduction of five vehicle spaces. The true impact is likely dependent on various site specific factors such as location and resident demographics. It is our opinion that having access to a shared vehicle will remove a common barrier for residents who may consider not owning a private vehicle, especially in the present context where the car-share vehicle provides another viable transport option to an area that has other strong multi-modal transportation options.

## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Conclusions

- The proposed residential development at 2566, 2570, and 2580 Fifth Street proposes a total of 64 rental residential units and a 620 m<sup>2</sup> art school (Vancouver Island Art School).
- Affordability is a primary goal for Purdey Group; hence the units are generally small in size with 49 or 77% of the units being less than 70 m<sup>2</sup> in size and 56% of the units being under 45 m<sup>2</sup>.
- The site is well serviced with transit and is within walking range to a wide variety of commercial and service amenities.
- The current zoning bylaw requires a minimum of 69 parking spaces for this project. This is calculated with just six of the 38 affordable units being considered "Affordable" by the City's bylaw definition. The remaining 32 "affordable" units are proposed to be secured as affordable for an undefined time period or for a minimum of a five year period (seven units) rather than in perpetuity.
- The development offers 25 on-site vehicle parking spaces which represents a 44 space variance from Bylaw requirements. Three of these spaces would be for visitors leaving 22 spaces for the 64 units which is an overall parking ratio of 0.34 spaces per unit.
- Our analysis of other comparable buildings suggests that the proposed 25 parking spaces can be anticipated to accommodate the building's resident and visitor peak parking demands. Similar affordable or small sized apartments are shown to have average parking demand rates of 0.37 spaces per unit regardless of tenure. The rental tenure of the proposed units is also anticipated to lead to lower than average vehicle ownership rates. These factors of affordability, size, and tenure are further supported by the site's strong proximity to other transportation options and also Purdey Group's proposed robust TDM initiatives.
- The development will meet the long-term bicycle parking requirements (72 long-term spaces) and requirements for short-term spaces.
- We are confident that a market exists for small, affordable rental units without a vehicle parking space. We recommend the developer secure this demographic by making clear to prospective tenants that all rental units under 45 m<sup>2</sup> do not and will not in the future have access to a parking space.

### 5.2 Recommendations

- Bunt recommends that three of 25 on-site parkade parking spaces be reserved for visitor use, one of which would accommodate the proposed car-share vehicle. This leaves 22 spaces available to residents. It is recommended that the 36 units that are less than 45 m<sup>2</sup> be rented without parking



spaces. Tenants would be made aware of the units not having parking spaces upon rental inquiry. This leaves the 22 spaces to be used by the 28 units that are over 45 m<sup>2</sup> (0.79 spaces per unit).

- The proposed parking variance will be supported by the developer agreeing to purchase one car-share vehicle and also the provision of Modo car-share memberships for all units that do not lease a parking space. The memberships would remain with the units and will be transferable to future tenants.
- We recommend Purdey Group provide a Welcome/ Transportation Information Brochure for future residents.
- We recommend 5<sup>th</sup> Street on-street parking regulations be reviewed when the neighbouring site to the south is developed. This will help to ensure these neighbouring on-street parking spaces are not being used by visitors of the subject development.
- We recommend Purdey Group provide a bicycle repair station, either in a designated bike storage room or in a common area accessible to all residents.
- We recommend electrical outlets be provided in the long-term bicycle parking rooms.
- It is recommended that the Vancouver Island Art School implement TDM measures for the school to reduce school related parking demand. Transit subsidies (often imbedded in tuition costs) are common for Universities/Colleges and should be explored by the Art School.





**Lacey Maxwell**

---

**From:** Ana MariaTB [REDACTED]  
**Sent:** March 17, 2018 11:30 AM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Development Proposal

March , 17/2018

City of Victoria  
Dear Mayor and Council

Re: Development Proposal - 2566, 2570, 2580 Fifth Street, Victoria, BC

I'm a resident of 1025 Kings Road, Victoria, BC. located beside the proposed development. The proposal is for 56 rental units, in two buildings, on three residential city lots in our residential area. The proposal is requesting multiple variances including increased height, site coverage and setbacks including lowering the number of parking spaces required. The two buildings which will be located right next to us will cause shadowing and privacy issues. We already get a limited amount of sunlight into our unit and having two buildings, one being over 4 stories, will make matters worse. Fifth Street is a narrow back lane residential street. There is very limited parking on it. There is already little existing parking for residents in the area. Parking is difficult as there are staffs of Quadra Village and the surrounding businesses, as well as customers visiting these businesses that use the street parking. There will be traffic and parking congestion with two buildings and the construction process. I do not support the noted proposal for 2566, 2570, 2580 Fifth Street as it is presented.

Thank you for your attention.  
Ana Maria Toledo  
Resident at -1025 Kings Rd, Victoria BC

## Lucas De Amaral

---

**From:** Courtney Wendland <noreply@123formbuilder.io>  
**Sent:** June 28, 2018 3:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street  
**Categories:** Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Courtney Wendland

4-1340 Pandora Avenue

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



## Lucas De Amaral

---

**From:** Jacob Watson <noreply@123formbuilder.io>  
**Sent:** June 28, 2018 3:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

**Categories:** Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Jacob Watson

2969 Cedar Hill Rd

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

## Lucas De Amaral

---

**From:** Molly Vermeulen <noreply@123formbuilder.io>  
**Sent:** September 4, 2018 1:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Molly Vermeulen

1510 Edgemont Rd

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



**Monica Dhawan**

---

**From:** Roy Jenkins <noreply@123formbuilder.io>  
**Sent:** Thursday, December 06, 2018 2:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Roy Jenkins

3010 Fifth St

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

---

**From:** Ruby <noreply@123formbuilder.io>  
**Sent:** Wednesday, April 03, 2019 3:55 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Ruby

1112 Balmoral Rd Victoria BC

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)



**Lauren Martin**

---

**From:** [REDACTED]  
**Sent:** Monday, April 15, 2019 2:40 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fifth St & Kings Rd Development

Hi,

My wife Balvir Sekha and myself Raj Sekha are the owners of 2552 Vancouver St. We couldn't make it to the meeting but are concerned about one particular item. From my experience in construction, we know that the road will be heavily used by big trucks. The parking lot at the back of my building has been newly paved and I have spent a lot of money on it. I do not want trucks of any kind making a turnaround on my lot. Madison Paving who did the paving said heavy trucks will damage it. Please bring this concern to the developer. Madison Paving said trucks can go up King, down Fifth and out on Bay to turn around. Thank you.

Raj & Balvir Sekha  
Sekha Holdings Ltd

---

**From:** Conster <[REDACTED]>  
**Sent:** Wednesday, April 24, 2019 9:39 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Proposed development for the property at 2566, 2570 and 2580 Fifth Street

Hello

I understand that Luke Mari of the Purdey Group would like to build 64 rental units and 6600 square feet for the Vancouver Island School of Art (VISA).

It is mentioned that there will be 25 underground parking spots.

I assume the 25 parking spots are for the rental units and there will be other parking spots for VISA.

I think that there needs to be more than 25 parking spots for the 64 rental units.

If it is not possible to build more parking spots, then I think there should only be 35 rental units.

Yours truly, Connie Low  
(Resident at 2615 Fifth Street)



---

**From:** Don McCarron <[REDACTED]>  
**Sent:** Thursday, April 25, 2019 4:46 PM  
**To:** Victoria Mayor and Council  
**Cc:** nag@quadravillagecc.com; [REDACTED]  
**Subject:** proposed development 2566,2570,2580 Fifth Street

Hello,

I live within the 200 metre designation of this proposed development. I have two main concerns and two wishes.

I think the proposed density 64 units combined with a private school will require more parking stalls. I understand the units are designed for people who do not rely on cars, but the fact is off street parking is very limited by overflow parking from the existing apartment developments and business in this area that provide a much higher ratio of parking spaces. ( Prior Street between Kings & Hillside is a good example of how tight parking is in this area)

My other concern is the limited access to the proposed development east bound only off Kings and Bay being a very busy feeder, making west bound the only safe access off Bay.

The building looks very functional and cleverly designed, I hope there are stations for charging cars, mobility scooters and bikes. I hope Fifth street will have sidewalks and curb on both sides between Kings and Bay.

Thank you for allowing my input

Don McCarron

**Monica Dhawan**

---

**From:** Jordan Royer <noreply@123formbuilder.io>  
**Sent:** Monday, May 06, 2019 3:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Jordan Royer

401-540 pandora avenue

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)

---

**From:** Andrew chapman <noreply@123formbuilder.io>  
**Sent:** Tuesday, May 07, 2019 5:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 2566 / 2570 / 2580 Fifth Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 2566 / 2570 / 2580 Fifth Street.

Sincerely,

Andrew chapman

1716 Denman st

Sent from TalktoAryze.ca, [talk@talktoaryze.ca](mailto:talk@talktoaryze.ca)





November 21, 2018

Dear Mayor and Councillors:

I write to you on behalf of the Vancouver Island School of Art and the Ross Terrace (2245 Fifth St) Development Proposal.

The Vancouver Island School of Art (VISA) is an independent community-based art school offering art courses and workshops to adults of all ages. The unique aspect of the school is that a typical class will have students aged 18-90 years, with a range of experience from being a complete beginner, to having a completed a previous art degree. The school also offers a range of community programming such as drop-in drawing, artist talks, exhibitions (through its Slide Room Gallery space), as well as studio space for artists to rent.

Since 2004, there have been over 4,000 individual students enrolled in courses and workshops and 90 graduates with a Certificate of Visual Arts, and 37 graduates with a Diploma of Fine Arts. Students come from the local community as well as from up island, the mainland and other parts of Canada. We also have international students from the United States, Mexico, India, Belgium and Russia. VISA is the only independent art school in British Columbia that offers university transfer credits; we have articulation agreements with Vancouver Island University, Emily Carr University of Art + Design and the University of Gloucestershire in the UK.

VISA leased a building from School District 61 for the last 13 years. The District needed to take back this space due to increased enrolment and decreased class size. While we appreciated having the opportunity to rent from the school district for all these years, we have always known that VISA needed a permanent home to secure long-term sustainability. Upon hearing of our eviction from 2549 Quadra, Luke Mari from the Purdey Group approached us to ask if we would be interested in being part of a new development on 5th Street.

We immediately expressed enthusiasm at the prospect of working with a developer on a build-to-suit location. This project is an unprecedented collaboration between a private developer and cultural organization in Victoria. A project like this will not only give vitality to the local Quadra Village neighbourhood, it will also provide an example for other developers to work with cultural organizations. One of the biggest needs of the art community is that of space -space for arts organizations and space for artists to work and exhibit. The Ross Terrace project will allow VISA to create space for an art school, studio spaces for artists in the community, as well as an exhibition space (The Slide Room Gallery) for artists to exhibit their work.

We urge you to support this project as it is the cultural organizations that make Victoria a vibrant and exciting place to live. We also ask the City of Victoria to support this project as it fits in exactly to the number one strategic direction of *Create Victoria, Arts & Culture Master Plan*: **"invest in and advance real solutions for cultural spaces"** (page 22 of the Create Victoria document). The Ross Terrance project will offer the City of Victoria a concrete way to implement their newly developed Arts & Culture Master Plan.

VISA is excited about remaining part of Quadra Village as it is a great urban area with a variety of amenities such as retail shops and restaurants, but more importantly it is also the home of the Blue Bridge Theatre and Dance Victoria. The addition of the Vancouver Island School of Art as a permanent part of this area, will allow us to continue our contribution to this dynamic art village.

We look forward to your support in moving this project forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy Welch', with a stylized, flowing script.

Wendy Welch  
Executive Director  
Vancouver Island School of Art  
2nd Floor  
950 Kings Rd  
Victoria BC V8T 1W6  
250-380-3500

## Lucas De Amaral

---

**From:** Adrienne Aikins <[REDACTED]>  
**Sent:** May 15, 2019 8:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to state my support for the Vancouver Island School of Art in the Ross Terrace Development Project. They are an import part of our community's creative life. Having a permanent home would help its activities be able to grow and thrive and continue to contribute to our dynamic cities life.

Sincerely,  
Adrienne Aikins



## Lucas De Amaral

---

**From:** Andrew Chalmers <[REDACTED]>  
**Sent:** May 14, 2019 3:36 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I support this project since it provides a great opportunity for community involvement in arts at all levels of expertise. It represents a public private partnership. It also includes rental units much needed in the city and low income units among these.

Yours,  
Andrew Chalmers MD

## Lucas De Amaral

---

**From:** Ava P Christl <[REDACTED]>  
**Sent:** May 14, 2019 3:59 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council,

I support the proposed project for the development of a multi use building that would house the Vancouver School of Art on the lower level as well as rental units on the upper levels and ask that you do the same.

Victoria needs this school as evidenced by the 4000 plus students who have attended over the years. The school is an important part of our community for students intending certification and those who come for a leisure course well as for the instructors who gain employment and the opportunity to learn themselves while sharing their skills and knowledge.

I like the idea of a collaboration between a cultural institution and a developer, which could be precedent setting for future projects. Both have plenty to learn from one another. I love the idea of people living in a working studio/educational centre and near an exhibiting gallery.

Please support this unique and inspiring project.

Sincerely,  
Ava P Christl

## Lucas De Amaral

---

**From:** ali mackinnon <[REDACTED]>  
**Sent:** May 14, 2019 6:11 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms Helps, and Council,

I am writing to encourage your favourable vote for the proposal to build and house a new art school. Creativity and innovation are important components for any capital city. Victoria is striving to build a tech industry, and this school would build creative skills. This school brings a history of inclusiveness to the community, where all are welcome without jurying your work. This proposal also includes space for low income housing which is also a priority for the city.

I know how difficult it is to make responsible decisions about limited resources. In a world class city, art is an important component of our community. I look forward to your favourable decision on this plan.

Best Regards,  
Alison MacKinnon  
James Bay



## Lucas De Amaral

---

**From:** Amalia Schelhorn <[REDACTED]>  
**Sent:** May 14, 2019 5:48 PM  
**To:** Victoria Mayor and Council  
**Subject:** in support of Purdey Group project on Fifth St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I want to add my voice in support of the Purdey development which will include a purpose-built home for the Vancouver Island School of Art. I have been privileged to take some art classes at VISA, and recognize its value in Victoria's cultural landscape. To have it located in Quadra Village is a big asset to that neighbourhood, and a nice alternative to going downtown for lessons. Also, the progressive concept of pairing public cultural institutions with housing projects is a trend which could enhance and distinguish our city.

I hope you will support this unique project.

Amalia Schelhorn

## Lucas De Amaral

---

**From:** alexander walker <[REDACTED]>  
**Sent:** May 14, 2019 9:03 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I wish to indicate my support for VISA's proposed new building.

Alexander C Walker

## Lucas De Amaral

---

**From:** Cope, Brad AG:EX <[REDACTED]>  
**Sent:** May 14, 2019 7:14 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Victoria City Council,

I would like to voice my support for Vancouver Island School of Art, and their quest to develop a permanent home in the Quadra Village community. I have taken a number of courses at VISA in recent years, and hope to take more. The quality of instruction and the educational philosophy of this institution is very strong, and the work of their students and resident studio artists is equally impressive. While VISA has existed on a minimal budget and borrowed buildings, I believe it has become one of the more interesting and dynamic institutions in Victoria's art community. It is also an important part of the increasingly vibrant Quadra Village neighbourhood. The proposed multi-purpose development would allow VISA to remain an integral part of this community and a stable component in Victoria's arts and culture scene.

Thank you for considering their proposal,  
Brad Cope  
3042 Orillia St.



## Lucas De Amaral

---

**From:** Becky Cory <[REDACTED]>  
**Sent:** May 14, 2019 11:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to express my support for the VISA art school's proposed work with the Purdey Group to be part of their new development on Fifth Street (between Bay and Kings). The proposed plan is to have VISA on the lower floor at street level and rental units above.

I support this plan for the following reasons:

- over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location
- VISA has been in the Quadra Village for the last 13 years and should remain in this location
- the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects
- the project provides much needed rental housing, including affordable housing units
- the project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Sincerely,  
Becky Cory

## Lucas De Amaral

---

**From:** BRENDA HANCOCK <[REDACTED]>  
**Sent:** May 14, 2019 3:59 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is a NO BRAINER!  
Beautiful Buildings low profile  
Arts,Culture,Education  
PLUS SOME AFFORDABLE HOUSING  
Wonderful Concept and the idea of the gardens in between the buildings is such an attractive way to bring people together.. Also they can go to the first floor and create some beautiful art for their walls in their condo Perfect!  
Great Idea

Sent from my iPad

## Lucas De Amaral

---

**From:** Beverley Rock <[REDACTED]>  
**Sent:** May 15, 2019 9:29 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Victoria Mayor and Councillors,

I am writing to express my hearty support for the proposed Ross Terrace project in Quadra Village. It includes a permanent home for VISA which has been an important part of this neighbourhood for many years.

I believe the project is a prime example of what this city is aiming for. In Victoria it is an unprecedented collaboration between a private developer and a cultural organization, and could also set a precedent for future projects.

It is going to provide much-needed rental housing, including affordable housing units. The design is wonderful and adds to the aesthetic quality of Quadra Village, encourages walking, transit use and cycling, is culturally vibrant, and will truly promote the neighbourly village. Thank you

Beverley Rock  
819 Yates St.



## Lucas De Amaral

---

**From:** Cathy Bannink <[REDACTED]>  
**Sent:** May 15, 2019 8:00 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council,

I am writing in support of the Ross Terrace development. This is a beautifully designed project that will add to the aesthetic quality of Quadra Village.

I have attended workshops and classes at the Vancouver Island School of Art. It's a wonderful asset to the community, making high quality art classes accessible to the public. I would like to see it remain near its previous location and its continued survival depends on obtaining a permanent location. Having a cultural organization collaborate with a private developer is an important step in this city and I hope it will pave the way for further projects of this nature. The planned space for the school sounds wonderful and I hope to see those plans realized.

In addition to the school, the projects provides much needed rental housing, including affordable housing units. I feel that the current council was elected with a mandate to provide rental housing and so I hope that you will choose to approve this unique development.

Sincerely, Cathy Bannink  
410 Government Street, Victoria V8V 2L5

## Lucas De Amaral

---

**From:** Cathy Chamberlin <[REDACTED]>  
**Sent:** May 15, 2019 8:23 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I understand that the Vancouver Island School of Art project is to be reviewed by Council on May 23, 2019. I would like to say this is a wonderful project, beautifully designed and will add so much to this location at Quadra and Kings.

Besides the above mentioned, VISA is a real gift to the people of Victoria. I have attended many classes there over the years and the benefits of this art school are endless. This school is about art yes, however so much more than art it is about culture and most important about community, everyone is welcome. The project plan is to add affordable housing also, I am sure that the Mayor and Council are very aware of how badly this is needed in our city.

As Victoria continues to grow and change, updating our city to 21<sup>st</sup> century standards, I hope that the Mayor and Council recognize the importance of this development and the importance of maintaining art and culture as part of this growth and change.

Sincerely,  
Cathy Chamberlin

Sent from [Mail](#) for Windows 10

## Lucas De Amaral

---

**From:** Crystal Derry <[REDACTED]>  
**Sent:** May 14, 2019 5:28 PM  
**To:** Victoria Mayor and Council  
**Subject:** Supporting Ross Terrace project in Quadra Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Lisa Helps and City Council

I am writing you in support of the Ross Terrace project in Quadra Village that would provide the Vancouver Island School of Art permanent location for the following reasons:

- over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location
- VISA has been in the Quadra Village for the last 13 years and should remain in this location
- the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects
- the project provides much needed rental housing, including affordable housing units
- the project is beautifully designed as two modest four-story structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Please support the arts and affordable housing in Victoria by approving this project.

Regards,

Crystal Derry  
508 Niagara St  
Victoria, BC



## Lucas De Amaral

---

**From:** Chenelle <[REDACTED]>  
**Sent:** May 14, 2019 10:17 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings - I am writing to share my support for VISA and the Ross Terrace Development Project. As a resident of the Hillside-Quadra community (I live at 1140 Hillside, Sansar Apartments), I strongly support this initiative.

These are some of the reasons for my support:

- over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location
- VISA has been in the Quadra Village for the last 13 years and should remain in this location
- the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects
- the project provides much needed rental housing, including affordable housing units
- the project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Sincerely,  
Chenelle Falconer  
1140 Hillside Ave  
[REDACTED]  
[REDACTED]

## Lucas De Amaral

---

**From:** Colleen Lumb <[REDACTED]>  
**Sent:** May 15, 2019 9:42 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to express my support for this project. The project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects.

Colleen Lumb, Artist  
White Rock, British Columbia

<https://can01.safelinks.protection.outlook.com/?url=www.colleenlumb.com&data=02%7C01%7Cmayorandcouncil%40victoria.ca%7C18c405ac2d424f55507e08d6d9544f57%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C1%7C636935353530698510&sdata=D6I9fJWnL2qxSQUq6nwRDcsuwXc2U2aRsA82L6JdkTQ%3D&reserved=0>

Sent from my iPhone

## Lucas De Amaral

---

**From:** cassandra varcoe <[REDACTED]>  
**Sent:** May 14, 2019 7:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Day,  
I support the VISA and RTD project wholeheartedly.  
Here are a few reason why:

- over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location -VISA has been in the Quadra Village for the last 13 years and should remain in this location -the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects -the project provides much needed rental housing, including affordable housing units -the project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.
- art and the creation of art have therapeutic value for those struggling with mental health

I ask that Mayor and Council put their support behind this project for the benefit of the community.  
Thank you,

Cassandra Hadley  
Former VISA student and Victoria taxpayer



## Lucas De Amaral

---

**From:** Debra Gloeckler <[REDACTED]>  
**Sent:** May 15, 2019 9:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Ross Terrace Development, Fifth St. - Purdey Group

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council,

I am writing to encourage Council to approve the proposed Ross Terrace housing/school development on Fifth St. by Purdey Group scheduled for completion Sep 2020.

I have seen the plans for this housing development and feel it is beautifully designed and well-suited for the Quadra Village neighbourhood. Its design encourages interaction between neighbours and discourages car ownership. The project provides much needed affordable housing units and provides a permanent location for the not-for-profit Vancouver Island School of Art that has operated in the area for the past 13 years.

As a thriving community art school and cultural arts centre in the heart of the City of Victoria, VISA is a place that welcomes the public to listen to art talks, visit the gallery, take drop-in drawing classes, enroll in individual courses or a Certificate/Diploma Programs. VISA's door is always open for community members to participate or to simply view art or use the surrounding green space. This amazing art school and its central location are important to so many students, community members, faculty and artists. Recently displaced from their Quadra St. location, VISA's survival depends on obtaining a permanent location.

The Purdey Group has proposed a unique housing project that adds to the community by increasing rental units in Quadra Village and supporting VISA as an integral cultural centre and quality education provider in the City of Victoria. I hope that you will approve this project and others like it in the future.

Thank you for your consideration.

Debra Gloeckler

## Lucas De Amaral

---

**From:** David Good <[REDACTED]>  
**Sent:** May 14, 2019 4:11 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Helps and Victoria City Council:

I am writing in support of the Vancouver Island School of Art (VISA) and the proposal for the Ross Terrace Development Project which is being considered by Council. This is a very solid and worthwhile community project and one that will provide a permanent home for the VISA in close proximity to other important and supportive cultural institutions in the City of Victoria. VISA is critical to the arts community in Greater Victoria offering top quality art classes, programs, and community events not just for artists but also for the broader Victoria community. I strongly urge you to support this project which will pay great dividends to the City, the community, and the people of Victoria.

Regards,

David Good  
[REDACTED]

## Lucas De Amaral

---

**From:** Diedra Goodwin <[REDACTED]>  
**Sent:** May 15, 2019 8:45 AM  
**To:** Victoria Mayor and Council  
**Cc:** Wendy Welch  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Annually I spend several weeks in Victoria from my home on the Sunshine Coast. I'm joined for 2 of these weeks with folks from Washington state. We are there for one reason: the Vancouver Island School of Art (VISA). We hope you will facilitate its new home in the proposed mixed use development, Ross Terrace. Thank you for considering the enormous value that VISA continues to provide to Victoria in so many ways. VISA needs a sustainable home. This development could provide it with leadership from Mayor and Council.

Sincerely,  
Diedra Goodwin  
1191 Largo Road  
Roberts Creek, BC



## Lucas De Amaral

---

**From:** David Lewall <[REDACTED]>  
**Sent:** May 14, 2019 7:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Mayor and Council:

The Vancouver Island School of Art should remain in the community where it has always been. It is a rich cultural gem that has added to Victoria's attraction. I have benefited from the courses that they offer. The new site and plan are ideal.

Sincerely, Joan Lewall

## Lucas De Amaral

---

**From:** Dave Skilling <[REDACTED]>  
**Sent:** May 14, 2019 4:03 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and Victoria City Council,

I am writing to support the Ross Terrace project proposed for Fifth Street. The plan for the building to house the Vancouver Island School of Art on the ground level with rental housing units on the floors above is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization. This type of partnering should be encouraged as it will set a precedent for future collaborative projects in the region. Ross Terrace will also provide much needed rental housing, including designated affordable housing units and will add to the aesthetic quality of the architecture of the Quadra Village.

The Vancouver Island School of Art (VISA) has been a very important contributor to the arts and culture scene in the region for the past thirteen years. It is crucial for VISA to have a purpose-built permanent home in the central location of the Quadra Village. VISA serves as a vibrant a neighbourhood cultural arts centre for the city and the Capital Region. The school is a local gem and provides classes for students of all levels, from part-time artists and hobbyists to those wishing to pursue a university degree in fine arts. VISA's Slide Room Gallery presents high quality contemporary art exhibitions. This exhibition program allows the school to offer curatorial courses as well – something that is not commonly available to art students.

The Vancouver School of Art offers much-needed affordable options for art students to pursue further studies in the arts. VISA is the only independent art school in British Columbia which offers university transfer credits.

As of 2011, VISA's Certificate of Visual Arts = 1st year of a Bachelor of Fine Arts, Bachelor of Media Arts or Bachelor of Design degree at EMILY CARR UNIVERSITY OF ART + DESIGN. Once accepted into ECUAD, VISA Certificate graduates can complete an undergraduate degree in three years.

As of 2013, VISA's Diploma of Fine Arts is transferable to the Bachelor of Arts in Fine Art degree program at the University of Gloucestershire in the UK. Once accepted into the university, VISA Diploma graduates can complete an undergraduate degree in eight months.

As of 2015, Certificate of Visual Arts = 1st year of Bachelor in Arts, Major in Fine Arts Degree at the Vancouver Island University.

VISA is a Designated Learning Institution registered with the Government of Canada and is accredited with the BC Private Training Institutions Branch.

I thank you for your serious consideration of this matter.

Sincerely,  
Dave Skilling

1814 Belmont Avenue  
Victoria, BC V8R 3Z2

mobile: [REDACTED]

## Lucas De Amaral

---

**From:** frances hunter <[REDACTED]>  
**Sent:** May 15, 2019 4:52 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council, I heartily support the inclusion of VISA in the Ross Terrace building. 1. Space for artists is scarce in Victoria. 2. VISA has an established reputation which deserves support with this permanent location. 3. VISA's presence in the Quadra Street Village area is a community benefit in itself. 4. Mixed use buildings of this type should be encouraged wherever possible.

Frances Hunter  
203 Goward Road  
Victoria, BC, V9E 2H8

[REDACTED]  
[REDACTED]



## Lucas De Amaral

---

**From:** Frank Mitchell <[REDACTED]>  
**Sent:** May 14, 2019 6:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council

I urge that council approve this development.

For more than a decade, the Vancouver Island School of Art has been a critical component of regional cultural life — (I live in Metchosin). By approving this project, you can help ensure that VISA continues for the foreseeable future.

The project is also unique in providing an interesting model for commercial/cutural facilities, and, not least, providing a valuable amenity in a low income neighbourhood.

Yours sincerely,

Frank Mitchell  
530 Witty Beach Road  
Metchosin (Victoria) BC V9C4H8  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Lucas De Amaral

---

**From:** Florian Schwab <[REDACTED]>  
**Sent:** May 16, 2019 1:39 PM  
**To:** Victoria Mayor and Council  
**Subject:** Visa finding a new permanent location

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern...

I'd like to support VISA that they can find a permanent location.

My name is Florian Schwab, and I have attended visa for 3 years they're doing great things for the Art community in Victoria and world Winde by giving international students a place to learn and grow. I hope to see them find a new location soon.

-over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location

-VISA has been in the Quadra Village for the last 13 years and should remain in this location

Warmly,

FLORIAN S.

## Lucas De Amaral

---

**From:** Gary Parker [REDACTED]  
**Sent:** May 14, 2019 3:17 PM  
**To:** Ben Isitt (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** Re: Vancouver Island School of Art Fifth St. development.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Getting my viewpoint in as we are speaking:

Vancouver Island School of Art, Fifth Street development: YES, absolutely, Do It!!!!!!

- over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location
- VISA has been in the Quadra Village for the last 13 years and should remain in this location
- the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects
- the project provides much needed rental housing, including affordable housing units
- The project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Sincerely, GJ Parker

On Tue, May 14, 2019 at 3:01 PM Gary Parker [REDACTED] wrote:  
thank you Ben, it is appreciated.

On Tue, May 14, 2019 at 2:08 PM Ben Isitt (Councillor) <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)> wrote:  
Thanks for providing this suggestion, Gary,

Worth considering!

As I mentioned previously, I am working hard with the neighbourhood association to protect greenspace and community services at the school side, and prevent development of the parcel for regional housing and health purposes.

Ben

Ben Isitt  
Victoria City Councillor and CRD Director  
Email. [bisitt@victoria.ca](mailto:bisitt@victoria.ca) | Tel. 250.882.9302

---

**From:** Gary Parker [REDACTED]  
**Sent:** May 14, 2019 10:12:38 AM  
**To:** Lisa Helps (Mayor); Ben Isitt (Councillor)  
**Subject:** Re: CRD plans for Blanshard School playing field



I was walking to the bus this morning and I had an idea as I was passing the property concerned. How about put the POOL there? You're looking for a good place for a pool, and as above, the LAST thing that block needs is more facilities for the damaged, so how about, in the context of placing something POSITIVE for the community there, how about a pool and fitness centre be considered? The elderly folks at the Long term assisted living facility would benefit, the residents of the neighbourhood and Blanshard Courts would benefit, and there would not be a disproportionate concentration of poverty and dysfunction in one place.

GREENSPACE

LIBRARY

DAYCARES

POOL

Not: Mental health facility

Not: Social Housing

Again, all things in PROPORTION. The fact that the pool is about to be a loss to the community, with no firm plan to replace it, indicates that this neighbourhood, to her residents, never gets anything nice. Needle exchanges aren't NICE. Social housing is simply a concentration of poverty. Mental health centres, while obviously necessary, are not "Nice" additions to a community, they are bandaids, required when there are problems.

Quadra/Hillside would love NICE, Positive, inspiring and enlightening things, not just the triage centres, the emergency facilities, the shelters for the damaged and dysfunctional.

I wrote a letter this am to the TC reflecting these genuine concerns.

Write this off as NIMBYism at your peril. It isn't NIMBYism when the neighbourhood is so obviously a dumping ground.

On Fri, May 3, 2019 at 3:06 AM Gary Parker [REDACTED] wrote:

I wrote THIS.

It's obvious and transparent what is going on here.

"Concentration. Density. The brand new extended healthcare facility isn't even finished, its demands on the local infrastructure, especially with regard to already scarce parking, for example, are formidable, the Blanshard courts complex is a high density low income residential townhouse area, and now the CRD is attempting to not only insert a large mental health facility, but also a considerable amount of social housing into the mix, all of it, every bit, contained within ONE city block. Seriously, they're going to cram all of this into a plot the size of a playing field.

Thousands of people, many of whom have issues of myriad and diverse natures, from mental disorders, ailments related to old age and infirmity, substance abuse and related issues, and the poor and disenfranchised, all crammed into one block. Sounds almost deliberate on the part of the CRD and the wonks who dreamed this absurdity up, to keep it all in one tidy, easily managed area.

...kinda like a GHETTO or something like that.

and this:

"the concentration of poverty in that one location, with the additional mental health beds, would exacerbate an already problematically crowded situation, with the new extended healthcare building as well. It's too much. "

Do they really think people can't see the forest for the trees? How stupid do these people think we are?

yrs, a concerned citizen and resident of Quadra Hillside.

ENOUGH!!!

GJ Parker.

## Devon Cownden

---

**From:** webforms@victoria.ca  
**Sent:** Thursday, May 16, 2019 12:10 PM  
**To:** Development Services email inquiries  
**Subject:** Development Services - City of Victoria Feedback Form

You have received an email from Isabelle Grenon via the City of Victoria website feedback form

Name: Isabelle Grenon

Email: [REDACTED]

Topic: Development Services

Phone: [REDACTED]

Address: 4327 Ridewood Crescent Victoria V8Z 4Z6

Message: I support the including of the Vancouver Island School of Art in the Quadra Village Purdey housing development project and here are some reasons i agree with: over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location

- VISA has been in the Quadra Village for the last 13 years and should remain in this location
- the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects
- the project provides much needed rental housing, including affordable housing units
- the project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Date: Thursday, May 16, 2019 12:10:16 PM

## Lucas De Amaral

---

**From:** JOY CROLL [REDACTED]  
**Sent:** May 14, 2019 8:32 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council,

Please support the VISA- Ross Terrace Development.

VISA has stood as an important contributor to the arts in Victoria, and to the community at large. They have been a positive presence in the Quadra Street Village, and the new building will be an enhancement and asset to the area, as well as offer much needed rental units.

Thank you.

Joy Croll



## Lucas De Amaral

---

**From:** Jennifer Luckay [REDACTED]  
**Sent:** May 15, 2019 10:46 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I think more importantly, a school of this magnitude could be another pivotal opportunity to put Victoria on the map. Just think of the guest artists that would come far and beyond to teach classes and give lectures and those that fly in from around the globe to participate. And just think as well, the historical aspect that this building and opportunity will be around far beyond our lifetime. That legacy alone is tremendous.

Also,

Inspiring and evoking minds to put down their electronic STUFF and get hands on again with organic and raw methods and materials.

I also support that it endeavors to recognize:

-the project provides much needed rental housing, including affordable housing units and all of the other points.

Please consider.

Kind regards,  
Jennifer Luckay  
VISA workshop student

## Lucas De Amaral

---

**From:** Jane Mackenzie [REDACTED]  
**Sent:** May 14, 2019 3:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor,

I fully support the proposed development for a new Vancouver Island School of Art. An art school is a vital hub in a city and the part time workshops available at VISA are accessible to all.

I hope to see this proposal be built.

Many thanks  
Jane MacKenzie

## Lucas De Amaral

---

**From:** Jan Saunders [REDACTED]  
**Sent:** May 14, 2019 4:23 PM  
**To:** Victoria Mayor and Council  
**Subject:** Vancouver Island School of Art

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps,

May I add my voice to others' who request that you please consider the development of VISA as part of the new building project in the Quadra Village. The opportunity to participate in the VISA experience has been paramount for me in terms of personal growth and development, and I have no doubt that given the opportunity to locate in this area, VISA will continue to flourish as a cultural hub for many others in the future.

Thank you for your consideration.

Sincerely,  
Jan Saunders



## Lucas De Amaral

---

**From:** Kate Cowood [REDACTED]  
**Sent:** May 14, 2019 4:12 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I was delighted to hear that the Vancouver Island School of Art is working with a developer to create a much needed artistic venue. How extraordinary an opportunity this is, creating the space for the school and also housing. Creativity is one of the best antidotes to depression, and in this day and age, stress is rampant. Such a venue offers anyone AND everyone in the community and Greater Victoria, access to a vibrant, and positive experience.

## Lucas De Amaral

---

**From:** [REDACTED]  
**Sent:** May 15, 2019 1:19 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Lisa Helps & Victoria City Council members,

I am writing in support of the Vancouver Island School of Art moving into the space on the main floor of the new Ross Terrace development on Fifth Street, projected opening date of September 2020. I have lived in Victoria for most of my life, and just retired from my long-term job as a Registered Nurse at Mount St. Mary Hospital on January 2nd of this year. I often admired the VISA building on Quadra Street and thought of taking classes there, but never had the time to do so and unfortunately they have moved so in a sense I missed my chance. Now that I am retired I did sign up for an Art History course at VISA that would have started this week but had to be cancelled due to low registration. When I registered for this course I did so at the new location on Kings Street, and was somewhat disappointed that this current (temporary) location seemed rather dismal and depressing to me in such an old and dated building. I met the Executive Director of VISA and she told me the location had some benefits over the old site and they were all looking on the bright side and making the best of it, and I felt so welcome that I quickly got past my initial reservations and registered anyway. Regardless of all this I really do not feel that the current location is suitable for an Art School, and I have to wonder if it has been off-putting for potential students and may be affecting registration or at least impeding growth for the school. The Ross Terrace location sounds ideal. I will go ahead and sign up for the Art History course again in the Fall as I have been assured that the Fall courses are generally a go with improved registration at that time of year, but I would love to see the school move to a more esthetically pleasing environment as I do plan to become a regular student at VISA in my retirement years and truly want to see the school thrive for the betterment of our community.

I thank you for your consideration in this matter.

Sincerely,

Lorelei Poole  
1634 Chambers Street  
Victoria

## Lucas De Amaral

---

**From:** Lee Richardson [REDACTED]  
**Sent:** May 14, 2019 5:03 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor & Council;

I wholeheartedly support the Vancouver Island School of Art (VISA) in their efforts to find a home at Ross Terrace.

I have taken several painting and drawing courses at VISA and have found their instructors to be of high quality and dedicated to development of artistic ability. VISA offers a valuable service to emerging artists in by providing studio spaces for them to work in. VISA has done and continues to do an excellent job in promoting artistic talent in Victoria.

I strongly believe that Victoria will be well served by its Mayor and Council supporting this project.

Sincerely.

Lee Richardson

## Lucas De Amaral

---

**From:** Mary-Lynn Ogilvie [REDACTED]  
**Sent:** May 14, 2019 3:49 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attention,

Please consider approval for a permanent home for VISA. This school and gallery are an integral part of Victoria's cultural community and as such need your support for this to continue in its important role in our city. The school and gallery create an increasingly meaningful interaction with art for artists, both professional and novices, as well as raising awareness for the general public at through classes and exhibitions.

VISA is worthy institution supporting an important community for art related activities.

Mary-Lynn Ogilvie  
artist  
[REDACTED]



## Lucas De Amaral

---

**From:** Michael Stebbings [REDACTED]  
**Sent:** May 14, 2019 3:49 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council

I would like to add my support to the proposal for the Vancouver Island School of Art joint development project. This is an excellent location, building on past relationships between the school and Quadra Village. It will set a valuable precedent for combining cultural activities with private developments of lasting benefit for the city as a whole, not to mention the much-needed housing which is so desperately needed. I hope you will endorse this exciting and far reaching project which undoubtedly enhance the urban fabric. I have enjoyed the shows and the work of VISA students for many years and feel that the case for a permanent home for them in this area has been well established.  
Sincerely

Michael Stebbings

## Lucas De Amaral

---

**From:** Marilyn Welch [REDACTED]  
**Sent:** May 15, 2019 7:36 PM  
**To:** Victoria Mayor and Council  
**Cc:** Wendy Welch  
**Subject:** ARYZE development for new art school

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The Aryze development plan for Vancouver Island School of Art is an excellent project and I hope the city will support it. Vancouver Island School of Art is in rental accommodation in the former Blanchard Elementary school at present. This successful school needs a permanent home of its own and Aryze Developments is offering that.

Vancouver Island School of Art is a valuable part of the Quadra Village community and the City of Victoria. It has been a a thriving art school for 14 years after 4,323 students have taken courses there.

I hope that the Mayor and City Council will see the wisdom of approving this project for the City of Victoria.

Marilyn Welch  
Victoria BC Canada

## Lucas De Amaral

---

**From:** Nancy Issenman [REDACTED]  
**Sent:** May 14, 2019 6:11 PM  
**To:** Victoria Mayor and Council  
**Subject:** vancouver school of art proposed new building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello there,  
I'm writing to offer my support for the proposed permanent location of VISA. VISA has been a very important resource in our community of Quadra Village and should remain in this area. The project is a stunning and practical collaboration between a private developer and a cultural institution which should be encouraged and provides rental housing above, some of it-gasp-affordable!!  
I urge you to support this project.  
Thank you,  
Nancy Issenman

## Lucas De Amaral

---

**From:** Nicholas Wemyss [REDACTED]  
**Sent:** May 15, 2019 5:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a user and supporter of VISA and recommend the City of Victoria's backing of this development. As a community we are internationally known for high-tech, marine and environmental strengths, but we also punch above our weight in live theatre, music and the arts. We need and deserve a facility such as this to continue our strong STEAM (Science, Technology, Engineering, Arts and Music) culture, and diversify from tourism and government. STEAM ahead with VISA!

thanks, Nick Wemyss



1-2201 Vancouver St.  
Victoria, BC V8T 4A1  
May 15, 2019



Mayor and Council  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps and Councillors,

Re: Development proposal DPV00100

I am writing in support of the mixed use development proposal for Ross Terrace, at 2566, 2570 and 2580 Fifth Street, which would include rental housing and a purpose-built permanent home for the Vancouver Island School of Art (VISA). This proposal would be a fresh approach in its collaboration between a residential development and a cultural organization.

The appearance of the proposed development appears to be compatible, with its modest height, with the surrounding low-rise neighbours, both apartment buildings and individual houses. There is landscaping, both trees and a garden, which would add benefit to both the tenants and the immediate neighbours. The residential portion of the building would add to Victoria's needed stock of rental accommodation.

The innovative approach of collaborating with VISA is very welcome. Hillside/Quadra, like its adjacent neighbourhoods of North Park and Burnside/Gorge, has long been a moderate- to low-income community which has had a high proportion of social burdens, and a relatively small amount of benefits compared to many other neighbourhoods. The presence of arts organizations such as Blue Bridge Theatre and VISA in Hillside/Quadra provides cultural stimulation that goes a considerable way towards redressing the balance between responsibilities and benefits.

As a student at VISA, I really appreciate the range of its offerings, both in its credit and non-credit programs, and in its welcoming atmosphere to students with varying degrees of skills and within a large age range, from 18 to 80. This school is a great asset to Victoria. It is well known as a part of Hillside/Quadra, after 13 years in its former Quadra Street location, and deserves to be able to remain in that neighbourhood. VISA's accommodation until recently in an old schoolhouse had a wonderful atmosphere of historic character. However, because of the building's age, it presented some challenges, including non-accessibility to anyone with mobility issues. The prospect of a new, ground level, permanent home, designed to the school's needs, is like a dream come true.

I believe that it is important to have cultural organizations shared in an equitable way throughout all of Victoria's diverse communities and that VISA should be able to remain in Hillside/Quadra. The forward-thinking attitude of the developer of Ross Terrace in collaborating with a cultural organization deserves praise. I hope that you will be strongly supportive of this precedent setting development proposal.

Yours sincerely,

*Penny Bond*

Penny Bond

cc: Wendy Welch  
Director, VISA



## Lucas De Amaral

---

**From:** Peter Gorrie [REDACTED]  
**Sent:** May 14, 2019 8:32 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Helps and councillors,

I am writing to urge you to approve the project proposed by the Purdey Group and the Vancouver Island School of Art that would give VISA an ideal permanent home in the neighbourhood it has enhanced for 13 years and also provide badly needed rental housing, including some affordable units, in the Quadra community.

This kind of project, in which the developer works with a non-profit group, is an excellent way to create vibrant communities, strengthening strives while providing the sort of homes that are most urgently needed.

VISA. in its current temporary home, is growing in energy and having an important impact in the Quadra/Hillside area, from supporting local businesses to creating a lively cultural scene.

And, from what I have seen, the proposed building is a pleasing design that will fit the character of the neighbourhood.

In short, there are many solid reasons to support the project, and, again, I urge you to do so.

Peter Gorrie  
4 - 2638 Shelbourne St.  
V8R 4L9  
[REDACTED]

## Lucas De Amaral

---

**From:** P Weldon [REDACTED]  
**Sent:** May 14, 2019 3:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** new home for Vancouver Island School of the Arts (VISA)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Mayor and Council

I have recently learned that Victoria city council will soon review a proposal to build a Quadra Village complex which would include rental housing, green space and a permanent home for the Vancouver Island School of Art (VISA). The project is a partnership between a non-profit cultural organization and a private developer – a direction we should encourage as a way of building residential capacity and cultural infrastructure. Urban planners have long known that arts + residential = safe, vibrant downtown neighbourhoods and sustained economic activity.

I am a resident of Greater Victoria who has taken several courses at VISA. People come from all over Southern Van Isle and the Gulf Islands to attend classes there. I have watched over the years as this area of Quadra Street transformed itself: from a route to downtown with nothing much to offer on the way, to a vibrant destination neighbourhood and a generator of economic activity. The school is part of what gives Quadra Village its special vibe, and that vibe is responsible for attracting many small businesses, restaurants, services and long term residents to the area. While attending classes there, I have shopped, patronized restaurants and linked up with commercial services in Quadra Village. It's becoming a very cool place to hang out, and much of that coolness stems from having an art college in the neighbourhood.

I am so very pleased that the proposed project would also provide new residential tenancy capacity, which means that local businesses become even more sustainable.

I hope that Council will say yes to this WIN WIN WIN proposal.

Thank you for the opportunity to provide input.

Patricia Weldon  
1637 Michelle Place  
Victoria BC.



Virus-free. [www.avast.com](http://www.avast.com)



## Lucas De Amaral

---

**From:** Rodney Ashton Crutcher [REDACTED]  
**Sent:** May 14, 2019 6:10 PM  
**To:** Victoria Mayor and Council  
**Cc:** Vancouver Island School of Art  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Friends, colleagues and supporters of the arts in our community:

I support support the current proposal of the Vancouver Island School of Art (VISA). I understand this proposal goes to council on May 23rd. Your support and endorsement is needed and encouraged.

I have lived in Greater Victoria area for 10 years. I am becoming increasingly engaged in the visual arts community here. What a delight ! VISA is an important resource to me and to many of my friends and colleagues. It's a community oriented resource that offers something for everyone in the way of support, guidance, encouragement, formal instruction and of course robust arty challenge. I believe VISA contributes beyond its weight to the high quality of life in our community. Personally, I continue to benefit from this organization. I am well aware it needs a permanent location that is fitting given this organizations history, connectivity, vision, mandate and hopes.

I am aware that many individuals have taken courses or workshops at VISA in the past 14 years. I have interacted with VISA instructors and artists and remain inspired. I feel VISA somehow 'stretches me' artistically, as I explore - as an amateur artist - a domaine that is somewhat new to me.

I support the Quadra Village location for a permanent home. While the exact location issue is not a hill to die on for me, I understand and support the rationale that VISA has proposed, and I encourage you to do the same. From what I understand of the current proposal, there are many win wins. Does anyone lose ? I think not. While I recognize there are always complexities, nuances and details in these proposals and subtexts that matter, from what I understand of the current situation, the proposal is solid and and does perhaps set the stage for a newer way of doing business, engaging both the private sector and a cultural organization to help achieve some shared goals that benefit a large and diverse community.

I support other rationales for this project, including

- the project provides much needed rental housing, including affordable housing units


- the project is elegantly designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village

Thanks for your thoughtful consideration.

Yours truly,

Rod

Rod Crutcher  
835 Linkleas Ave  
Victoria, BC  
V8S 5C4



Rodney A. Crutcher MD MMedEd CCFP(EM) FCFP  
Professor Emeritus of Family Medicine  
University of Calgary

## Lucas De Amaral

---

**From:** Susann Allnutt [REDACTED]  
**Sent:** May 14, 2019 10:13 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Phelps and Council members,

I am writing in support of the Ross Terrace development on Fifth Street. This innovative approach to development, by incorporating a cultural institution - the Vancouver Island School of Art - in its design, helps embed and enhance the idea of art as being accessible to everyone. Imagine living in an apartment building with an art school on the main floor. Fantastic. It keeps art in the neighbourhood.

I have taken several courses at VISA. It is an important learning place, with experienced and enthusiastic teachers. It is also an important member of the Quadra Village community, both in its old location on Quadra and its current temporary location on King's Road. It has contributed a great deal to the current health of Quadra Village. This new development would allow it to stay near home.

The housing part of the development brings new rental spaces in a modest, neighbourhood appropriate size building. It's a win win proposal. I hope you will support it.

Susann Allnutt  
203-1125 Oscar St  
Victoria, BC

## Lucas De Amaral

---

**From:** Shirley Barrett [REDACTED]  
**Sent:** May 15, 2019 2:35 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I hope this project will be supported by the whole Victoria Council. A new art school will create an exciting vitality to the whole neighbourhood.

Shirley Barrett



## Lucas De Amaral

---

**From:** Shirley Grosser [REDACTED]  
**Sent:** May 15, 2019 11:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have been a student at the Vancouver Island School of Art for several years. I hope to never graduate. Over several years I've watched a truly enlightened, collaborative, and community-minded Art organization bring a certain level of outreach and neighbourliness to the exciting Quadra community, which seems to me to be in the early stages of re-emergence and redevelopment. In addition to the educational service provided to thousands of our community's adult students, and to international students as well, VISA's presence provides a direct economic input into the daily life of neighbourhood businesses. And the potential for a collaboration with the developers for the sharing of space for affordable housing offers another unique and innovative example of the mutuality of multifunctional buildings in our city. It is with a full and hopeful heart that I would ask you, as enlightened leadership of our city, to support this innovative and forward-looking opportunity. Give Vancouver Island School of Art a permanent home, finally. Give the organization the opportunity to continue to provide its community-minded service in a space which honours its contribution over these many years. Give the Quadra neighbourhood a neighbour it deserves.

Shirley Grosser

## Lucas De Amaral

---

**From:** Susan Kennedy [REDACTED]  
**Sent:** May 14, 2019 7:17 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and Council:

I am writing in support of the Vancouver Island School of Art and the Ross Terrace development. I have been an adult student there over the years and feel this school, and its education programs, is deserving of community support. The combination of this arts organization and housing development will contribute to two important needs in our community-- culture and homes. The School has been and will continue to be an important asset in the Quadra Village neighbourhood.

Sincerely,  
Susan Kennedy  
1610 Pinewood Ave  
Victoria BC V8S [REDACTED]  
[REDACTED]  
[REDACTED]

## Lucas De Amaral

---

**From:** Shirlee Lewis [REDACTED]  
**Sent:** May 14, 2019 3:33 PM  
**To:** Victoria Mayor and Council  
**Subject:** V.I.S.A. permanent location in Quadra Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am one of over 4,000 students who have taken classes at visa over many years.  
visa nourishes a growing community of creative people who enrich all of southern Vancouver Island.  
The thriving Quadra Village is such a great, easy to get to central location ideal for the permanent location of an Art School.  
Hope this project can be approved  
Thanks, Shirlee Lewis  
235 Michigan Ave. Unit 402  
Victoria BC

## Lucas De Amaral

---

**From:** Stephanie Ustina [REDACTED]  
**Sent:** May 15, 2019 6:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council,

I'm writing with unreserved support for the Vancouver Island School of Art to be housed in the Ross Terrace Development Project. The design sounds lovely, and it appears the developer and school have worked creatively together, in a rare collaboration of the private and creative sectors--something Victoria should take pride in.

Quadra Village is one of Victoria's most inclusive areas and, dare I say, neighbourhoods. The presence of the arts in any community humanizes the space, and the inclusion of an art school will bring not only the arts, but artists to the area. Artists, and those who study the arts as hobbyists, are traditionally liberal minded people who value inclusivity, peaceful co-existence with those who are different from themselves, and take interest in the world around them. They also tend to be generous-spirited. VISA has already proven itself to be a good neighbour, and that it now wishes to remain in the neighbourhood should be taken as an immense gift to the surrounding community.

Past accomplishments of the art school have been to teach thousands of students, develop partnerships with Emily Carr College of Art and a UK university, open its doors wide to the public for gallery openings and Lectures. It has consistently made the most of the spaces it has occupied, and while on Quadra St., created visual interest in the neighbourhood, with its upbeat, contemporary paint job.

In my view, Quadra Village will be enriched many times over should VISA be part of the Ross Terrace Development. Not only those who study there and will later make works of art, but the general public who study and visit, and the neighbourhood lucky enough to have a beautiful school of this caliber, will benefit, but, and perhaps especially, the children in the area, our future generations.

I ask that you please support Vancouver Island School of Art in the Ross Terrace Development.

Thank you for considering my submission.

Regards,  
Stephanie Ustina



## Lucas De Amaral

---

**From:** Sylvia Bews-Wright [REDACTED]  
**Sent:** May 15, 2019 9:17 PM  
**To:** Victoria Mayor and Council  
**Cc:** wwelch@vancouverislandschoolart.com  
**Subject:** New home for VISA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I wish to express my delight at the projected permanent new home for the visual arts education and exhibition space at Vancouver Island School of Arts I have been involved as a visual artist since before the inception of VISA as it currently exists and have been privileged to have experienced wonderful mentor ship from a number of the faculty. Their focus has always been to encourage greater explorations well beyond the scope of a particular course . As a long time painter I find the challenge of further developing my ideas invaluable.

The school offers enormous, proven opportunities to both beginners and established artists and fills a niche in Victoria for adults yearning for further means of self realization .

As it grows, the city is being quite well served by a range of cultural opportunities in theatre, dance, music, opera, but the visual arts have been at a lower profile. I hope the proposal currently before council is enthusiastically endorsed.

Sylvia Bews-Wright

Sylvia Bews-Wright

## Lucas De Amaral

---

**From:** Torrey Archer [REDACTED]  
**Sent:** May 14, 2019 3:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Letter of Support for Vancouver School of Art application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council,

I would like to offer support for the securement of a permanent location for the Vancouver Island School of Art (VISA) in the new development planned on Fifth St.

VISA is an incredible place that offers wonderful programs. They deserve the peace of mind that one gets knowing their home is secure. Art is an important part of our society and requires that inhibitions be lowered. How can you do this while worrying about if you will have studio space in the future?

Reasons this application should be approved include:

-over 4,323 individuals have taken courses or workshops at VISA in the last 14 years, thus it is an important part of the Greater Victoria community -VISA has been in the Quadra Village for the last 13 years and should remain in this region to ensure that people who have brought it into their lives can keep it there -the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects -the project provides much needed rental housing, including affordable housing units -the project is well designed as two modest four-storey structures to be surrounded by trees, with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of Quadra Village

Thank you for your consideration. I hope you get to enjoy classes at VISA and they are able to find a permanent home!

All the best,  
Torrey Archer  
1615 Belmont Ave, Victoria BC

## Lucas De Amaral

---

**From:** Tessa Jamieson [REDACTED]  
**Sent:** May 14, 2019 3:09 PM  
**To:** Victoria Mayor and Council  
**Subject:** VISA new home

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to say that VISA is a crucial part of Quadra village. It is more than an Art School - it brings like-minded people together and strengthens the community. It is community aware and tries to include possibilities for all tastes and opinions. This valued asset should remain in the area and continue its good works. Sincerely, Tessa Jamieson

## Lucas De Amaral

---

**From:** Virginia Bennett [REDACTED]  
**Sent:** May 15, 2019 9:00 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and Council

I am asking for your support for the proposed Ross Terrace project on Fifth Street.

The Vancouver Island School of Art (VISA) has been in the Quadra Village for 13 years and should remain in this location. This project is a lovely design surrounded by trees with a garden terrace, that provides much needed rental housing, including affordable housing units. It is a unique collaboration between a private developer and a cultural organization. This type of collaboration should be encouraged.

I hope you will show your support and vote in favour of this project on May 23.

All the best  
Virginia Bennett



**Monica Dhawan**

---

**From:** Georgina Montgomery <[REDACTED]>  
**Sent:** Friday, May 17, 2019 10:03 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor Helps and Victoria City Council,

I'm writing to express my hope that council will show support for the unique Ross Terrace project on Fifth Street and in so doing give the Vancouver Island School of Art a permanent location.

VISA, now so well recognized in art education circles, has contributed hugely to the revitalization of the Quadra Village community since the school's opening well over a decade ago. Providing VISA with a solid home base will only benefit the community--and the greater Victoria region--further and for decades to come.

Sincerely,

Georgina Montgomery

## Monica Dhawan

---

**From:** Lia Versaevel <[REDACTED]>  
**Sent:** Friday, May 17, 2019 7:22 AM  
**To:** Victoria Mayor and Council  
**Subject:** Vancouver Island School of Art

Mayor and Council, please stand in support of the arts and encourage all processes to move this school to a new and permanent facility. It is a jewel in the Crown of this City. I employs many people, educates thousands, and reminds us of how beautiful life can be.

Lia Versaevel ><(((°>  
[REDACTED]  
[REDACTED]

## Monica Dhawan

---

**From:** Susan Geddes <[REDACTED]>  
**Sent:** Friday, May 17, 2019 9:17 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

Good morning

I think it is important that a permanent location is secured for the Vancouver Island School of Art. They have contributed a huge amount to the community and to people who want to connect with their creative spirits.

Sincerely

Susan Geddes

Susan Joan Geddes

Artist

<https://can01.safelinks.protection.outlook.com/?url=www.susangeddes.com&data=02%7C01%7Cmayorandcouncil%40victoria.ca%7Cd919b5cc828947a5856f08d6dae30a66%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C1%7C636937066002608289&sdata=1u27kwJ8ac75tSbLyq6%2BZwnwgTiaJqko7z2%2FrfM1NkE%3D&reserved=0>  
Instagram

"Love precious humanity"

## Monica Dhawan

---

**From:** Engagement  
**Sent:** Friday, May 17, 2019 8:40 AM  
**To:** Bridget Frewer; Victoria Mayor and Council  
**Subject:** FW: new home for Vancouver Island School of the Arts (VISA)

---

**From:** P Weldon <[REDACTED]>  
**Sent:** May 14, 2019 3:23 PM  
**To:** Engagement <engage@victoria.ca>  
**Subject:** new home for Vancouver Island School of the Arts (VISA)

To the Mayor and Council

I have recently learned that Victoria city council will soon review a proposal to build a Quadra Village complex which would include rental housing, green space and a permanent home for the Vancouver Island School of Art (VISA). The project is a partnership between a non-profit cultural organization and a private developer – a direction we should encourage as a way of building residential capacity and cultural infrastructure. Urban planners have long known that arts + residential = safe, vibrant downtown neighbourhoods and sustained economic activity.

I am a resident of Greater Victoria who has taken several courses at VISA. People come from all over Southern Van Isle and the Gulf Islands to attend classes there. I have watched over the years as this area of Quadra Street transformed itself: from a route to downtown with nothing much to offer on the way, to a vibrant destination neighbourhood and a generator of economic activity. The school is part of what gives Quadra Village its special vibe, and that vibe is responsible for attracting many small businesses, restaurants, services and long term residents to the area. While attending classes there, I have shopped, patronized restaurants and linked up with commercial services in Quadra Village. It's becoming a very cool place to hang out, and much of that coolness stems from having an art college in the neighbourhood.

I am so very pleased that the proposed project would also provide new residential tenancy capacity, which means that local businesses become even more sustainable.

I hope that Council will say yes to this WIN WIN WIN proposal.

Thank you for the opportunity to provide input.

Patricia Weldon  
1637 Michelle Place  
Victoria BC.



Virus-free. [www.avast.com](http://www.avast.com)



## Monica Dhawan

---

**From:** Patricia Conway <[REDACTED]>  
**Sent:** Thursday, May 16, 2019 11:52 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor and Council,

I am writing in support of the Vancouver Island School of Art proposal for the Ross Terrace Development Project. What an innovative and exciting idea for Victoria!

Not only will it keep a treasured institution alive, this project will provide continued art education and opportunities for residents in the inclusive housing as well as people from all over Victoria and area. It will set a high standard of thoughtful city planning.

Maintaining VISA in the neighbourhood also helps sustain and encourage growth in a vibrant community.

I commend you for overseeing this project.

Sincerely,

Patricia Conway

## Lucas De Amaral

---

**From:** wendy wardle [REDACTED]  
**Sent:** May 14, 2019 5:36 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I support the project that will allow for the school to remain in the area it has been for 13 years.  
Wendy Wardle  
VISA student

Sent from my iPad

## Monica Dhawan

---

**From:** Peter Walter Stelzer <[REDACTED]>  
**Sent:** Thursday, May 16, 2019 10:42 AM  
**To:** Victoria Mayor and Council  
**Subject:** VISA

To whom it may concern...

I'd like to support VISA that they can find a permanent location.

-over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community whose survival depends on obtaining a permanent location

-VISA has been in the Quadra Village for the last 13 years and should remain in this location

-the project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects

-the project provides much needed rental housing, including affordable housing units

-the project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.

Sincerely  
Peter Stelzer

Von meinem iPhone gesendet

By email to: Michael Angrove,  
Planner  
City of Victoria  
mangrove@victoria.ca

19 May, 2019

Dear Michael Angrove:

Re: Community Meeting for 2566-2570-2580 Fifth Street

### Community Meeting Details

Date: 1 May 2019

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 2 members

Attendance: 21: 20 in notification distance and received a letter, 1 outside notification area

Meeting Chair: Jon Munn

Note taker: Gillian Hillidge

### Proposed Development Details

The proponents—Luke Mari of the Purdey Group and ARYZE developments delivered a presentation and answered questions. Mr. Mari began by briefly describing the history of the project and the changes made over three CALUC meetings over the past year. He also described Hillside Quadra as demographically different than other neighbourhoods, with more families with children and fewer seniors.

Currently 2566-2570-2580 Fifth Street includes three individual lots with single family dwellings, zoned R-2 Two Family Dwelling District. Adjacent to the north is an apartment building in the R3-2 zone, to the south is the school district former art school site also in the R3-2 zone. To the west are mixed use and commercial buildings in the C1-QV zone. To the east across the street are older houses in the R-2 zone which back onto Fifth Street and front onto Vancouver Street.

The proponents are seeking a site-specific Comprehensive Development Zone in order to build a mixed-use apartment and institutional/ commercial project in two buildings of four and five storeys on top of one floor of underground parking.

The proposed residential part of the development is unchanged in terms of number of units at 64 apartment units of one-bedroom, two-bedroom and three bedroom units of the types described in the adjacent table. Two units are proposed as ground-oriented individual street entrances and three other units ground-oriented off an access.



The proposed tenure is rental for all units. Previously, the proponents indicated they had been in discussion with BC Housing regarding an agreement to offer a majority of the units at a below market rent. The different affordability definitions of the City of Victoria and BC Housing were noted. There will be a combination of market and below-market rents. No draft agreements were presented.

Open space for the building residents consists of a court yard with birch trees, grasses and shrub plantings. The former usable roof top space proposed has been replaced with a roof with solar electric panels. Part of the roof space will be planted as a green roof.

Residential Use Details		
•	Total number of units:	64 rental units
•	Total Residential Area:	3229.5m <sup>2</sup>
•	Unit types:	
	Studio:	20
	1 Bedroom:	25
	1 Bedroom + Den	4
	2 Bedroom:	8
	2 Bedroom + Den	1
	3 Bedroom:	7
•	Ground Oriented Units:	5 Units
•	Minimum Unit Size:	35.4m <sup>2</sup>
•	Avg Unit Size:	50.5m <sup>2</sup>

The proposed institutional/ commercial use is the Vancouver Island School of Art (VISA), the former tenant at the adjacent School District 61 property. VISA currently rents space at 950 Kings, the old Blanshard Elementary School site. The location of VISA has changed to occupy the northeast corner of the first floor of the project facing Fifth Street.

PARKING STALLS	
5	COMMERCIAL
18	RESIDENTIAL
2	VISITOR

The proposed design includes 25 vehicle parking stalls of which 18 are for residents.

Bicycle parking includes 72 class 1 and 12 class 2 bicycle spaces (half residential and half commercial), located in underground parking. A parking study was not available although requested previously.

The proponents also showed results from shadow studies which remain unchanged. The south side of apartment building to the north was shown as most the affected neighbour, highly shaded in winter.

## Discussion

### Issues

A number of issues were discussed.

### Mix of Uses

As discussed in the previous CALUC meeting, the addition of VISA to the previous 56-unit 26-parking space apartment building proposal met with divided opinions. Many attendees supported the idea of VISA, but the lack of dedicated parking or any sign of collaboration with the school district to support the use met with disapproval.

The issue of a future tenant if VISA vacated the space was raised. The proponent did not expand on the previous idea from the previous CALUC meeting of a restrictive covenant or wording in the zoning bylaw to restrict the use to a non-profit which would have similar community benefits.

### Transportation/ Parking

Most of the discussion involved issues related to transportation and parking. Many meeting participants stated that 18 parking spaces is not adequate for the 64 units and there is no space for VISA clients [28% of units would have one parking space]. Bicycle parking for VISA would be limited to the class 2 spaces. The proponents indicated that they had found a way to increase the number of parking spaces

from the previous design despite the high water table. The attendees generally acknowledged that the presence of the No. 6 bus route on Quadra, secure bicycle parking and a Modo car share were good features, but there were many comments about increased demand for on-street parking from the project. Residents from the adjacent and nearby apartment buildings said some residents have moved away because of lack of parking. Several attendees suggested that the city should institute on-street permit parking for residents, as done in many parts of Vancouver, so residents of a particular block could have some priority for space.

The proponent gave an example of a new building in Saanich in the Tillicum area built with 40 spaces for 90 units [44% of units with one space] and stated there were only three complaints.

The proponent noted that they would ask for a parking variance for VISA, as there is no agreement with the school district for parking.

There was a brief discussion about electric cars and self-driving vehicles. The proponent said they would provide plug-in for electric cars. There attendees commented skeptical

#### *Traffic/Street Improvements*

Meeting participants noted that this block of Fifth Street is narrow with no sidewalks and unorganized parking. Redesign of Fifth Street from Bay Street to Kings Road was discussed. The proponent said they would be willing to contribute to a design with parking bays which would make parking more efficient. The proponent said that the city only requires improvements in front of a lot.

Attendees noted the importance of street trees in any road improvements.

#### *Affordability*

There was little discussion of affordability, as it largely remains the same and the previous proposal.

#### *Design – Building Form and Character*

At the previous CALUC meeting there was some discussion of the applicable design guidelines and how the building fit with the neighbourhood character. Some attendees expressed that this proposal had improved the building exterior design. The reduction of the townhouse streetscape was mentioned, as residents thought that this element provided a good emphasis of the existing residential character. The new VISA frontage received some interest as a generally good improvement over the previous design.

Attendees reiterated that the ‘stepped’ relationship of the two buildings was more street friendly, but residents also said that the building should be lower and have fewer units due to the other issues discussed.

The concept of a green inner courtyard met with some approval, but there were questions if this open space was adequate. A question raised the fact that there was no proposed play space for children or young people to recreate and immediate access to park space without crossing a major road. Residents were in favour of two and three-bedroom units for families, but there looks like there are no amenities to support this. There was some discussion of the adjacent school district site as usable open space. It was noted that the school district neglects this land, although some of it is used for a limited community garden. Residents did note that people now freely walk across the school district land.

One person proposed a climbing wall on the south side of the building. The proponent said this would compromise the structure envelope.

Residents of 2559 Quadra reiterated comments from the last CALUC meeting regarding their concern about replacing their current view of green space with 'a five-storey wall.'

There was a brief discussion about the lack of outdoor space for residents, there would be Juliet balconies only. One concern was that the building would be very hot in the summer. The proponent said the high energy efficiency would make units cooler in the summer and south facing windows were minimized.

In conclusion, few attendees came to the meeting specifically to support the proposal. The overriding issue pertained to the perceived increase in motor vehicle parking demand which would further limit on-street parking.

Jon Munn  
CALUC Co-Chair  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Luke Mari

## Monica Dhawan

---

**From:** Jacqueline George <[REDACTED]>  
**Sent:** Friday, May 17, 2019 10:23 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

HI,  
I've attended workshops at VISA over the last 5 years and I hope to continue to learn with their great faculty and in such a welcoming environment. Thanks for any support council can offer.  
Yours, Jacqueline George



## Monica Dhawan

---

**From:** Les Lane <[REDACTED]>  
**Sent:** Friday, May 17, 2019 5:30 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

Mayor and Council

I am writing in support of the Vancouver Island School of Art. I know it has been a real asset to the community and art lovers in Victoria and elsewhere. Wendy and Xane have worked tirelessly at the school and in the community making it an inviting gathering place for residents of Quadra Village and surrounding municipalities.

Sincerely

Kathleen Lane  
Central Saanich

Sent from [Mail](#) for Windows 10

## Monica Dhawan

---

**From:** STEVEN GORING [REDACTED]  
**Sent:** Friday, May 17, 2019 12:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

I fully support this development project. This mixed use space is needed to further anchor Vancouver Island School of Art in the community.

Thank you  
Steven Goring

## Monica Dhawan

---

**From:** beverly brookman [REDACTED]  
**Sent:** Saturday, May 18, 2019 12:50 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

Over 4,323 individuals have taken courses or workshops at VISA in the last 14 years and I am one of them!  
VISA is an important part of the Greater Victoria community and its survival depends on obtaining a permanent location.  
VISA has been in the Quadra Village for the last 13 years and should remain in this location.  
The Rose Terrace project is an unprecedented (in Victoria) collaboration between a private developer and a cultural organization and should be encouraged as it could set a precedent for future projects.  
The project provides some much needed rental housing, including affordable housing units, which I know the council recognizes this need!  
The project is beautifully designed as two modest four-storey structures to be surrounded by trees and with a garden terrace between the buildings and will add to the aesthetic quality of the architecture of the Quadra Village.  
Thank you for your support of the project!  
Beverly Brookman

**Monica Dhawan**

---

**From:** strawbalestudios <[REDACTED]>  
**Sent:** Saturday, May 18, 2019 10:17 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Greetings Mayor and Council,

Your thoughtful consideration of the matter at hand is most appreciated. The idea of weaving the Vancouver Island School of Art into the fabric of the community has come to light with this unique and timely proposal.

The school (VISA) carries a youthful and universally uplifting spirit. It provides a pulse from the heart of current time through the people who enrol to learn, experiment and succeed in classic and progressive forms of cultural expression.

The Vancouver Island School of Art is an uplifting entity and it is a buoyant energy that is worthy of your support.

The Vancouver Island School of Art needs this new home. Once given, it will become known through time and reputation as one of the finest and most respected art schools in Canada.

Thank you for your time and consideration.

Yours Truly,  
Bill Noble  
402-3111B Havenwood Lane  
Victoria, B.C.  
V9C0M7

## Monica Dhawan

---

**From:** Anne Petrie [REDACTED]  
**Sent:** Sunday, May 19, 2019 10:28 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

To the Mayor and Council of the City of Victoria

I would like to strongly support the application of the Purdey Group for the construction of Ross Terrace in Quadra Village. This project exemplifies everything that Victoria wants to stand for as we adjust to the new needs of a contemporary urban environment. Ross Terrace will provide much needed affordable and attractive housing in the midst of a vibrant and growing community. The unique addition of the dedication of the ground floor for the future home of Vancouver Island School of Art makes this a truly groundbreaking development.

VISA has already proven itself as an appealing and responsible part of the Quadra community for 13 years. Unfortunately last spring the Victoria School Board terminated its rental agreement with this very successful art school. VISA *does* need a permanent home and the Ross Terrace development is a perfect fit not only for the school itself but for the community as a whole. Students at VISA shop, eat and interact with the local community. Local residents will continue to benefit from the availability of well priced, innovative and exciting learning opportunities with a fit for everyone, from the absolute beginner to the established artist. With a permanent home VISA will be able to expand its community presence with gallery shows and public interactive art events all year round. Finally, the additional availability of 15 affordable studio spaces will be an enormous contribution to a city that acclaims the arts but where working spaces for individual artists are few and far between .

Ross Terrace is a progressive collaboration between developers and the arts, business and the community. Once again I urge the Mayor and Council to embrace a project which will represent the forward thinking vision of our unique city.

I hope that you will vote 'yes' for the Ross Terrace development project.

Anne Petrie  
212- Saghalie Road  
Victoria, B.C.  
V9A 0A1 Anne Petrie  
[REDACTED]



## Monica Dhawan

---

**From:** Anne Petrie [REDACTED] >  
**Sent:** Sunday, May 19, 2019 1:51 PM  
**To:** Victoria Mayor and Council  
**Cc:** Wendy Welch  
**Subject:** Ross Terrace development

To the Mayor and Council of the City of Victoria

I would like to strongly support the application of the Purdey Group for the construction of Ross Terrace in Quadra Village. This project exemplifies everything that Victoria wants to stand for as we adjust to the new needs of a contemporary urban environment. Ross Terrace will provide much needed affordable and attractive housing in the midst of a vibrant and growing community. The unique addition of the dedication of the ground floor for the future home of Vancouver Island School of Art makes this a truly groundbreaking development.

VISA has already proven itself as an appealing and responsible part of the Quadra community for 13 years. Unfortunately last spring the Victoria School Board terminated its rental agreement with this very successful art school. VISA *does* need a permanent home and the Ross Terrace development is a perfect fit not only for the school itself but for the community as a whole. Students at VISA shop, eat and interact with the local community. Local residents will continue to benefit from the availability of well priced, innovative and exciting learning opportunities with a fit for everyone, from the absolute beginner to the established artist. With a permanent home VISA will be able to expand its community presence with gallery shows and public interactive art events all year round. Finally, the additional availability of 15 affordable studio spaces will be an enormous contribution to a city that acclaims the arts but where working spaces for individual artists are few and far between .

Ross Terrace is a progressive collaboration between developers and the arts, business and the community. Once again I urge the Mayor and Council to embrace a project which will represent the forward thinking vision of our unique city.

Anne Petrie  
212- Saghalie Road  
Victoria, B.C.  
V9A 0A1

## Monica Dhawan

---

**From:** Bill Bartlett [REDACTED]  
**Sent:** Sunday, May 19, 2019 3:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

I've been involved in the arts in Victoria since moving to Victoria in 1971. Founder of NCIA (which became Victoria Collage of Art), Director of Open Space in the funding, building purchase and renovations, and now an active member of Xchanges, life member of the AGGV, a six year member of the Canada Post Stamp Advisory Committee, and now working almost full time on my own figurative art. These resources only come from creative and future thinking community support. VISA has proven itself as an important resource. I'm proud those activities I've been involved with are almost 50 years in serving Victoria. Please support VISA and their very important community arts activities. Like me, you'll be proud you did.

Bill Bartlett

--

Bill Bartlett

My emails are not connected to a smartphone. Thanks.

**Monica Dhawan**

---

**From:** Karen Malcolm <[REDACTED]>  
**Sent:** Sunday, May 19, 2019 11:23 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor and Council members:

I am writing to offer support for the Ross Terrace Development Project. I have attended several workshops at VISA and want to continue to do so. They have introduced me to art making and serve a vital role in this community. I love that they are in Quadra Village and hope they can remain in this area. This is an exciting collaboration between a private developer and a cultural organization that will provide much needed affordable rental units. Please consider these factors and grant your approval on May 23rd.

Sincerely  
Karen Malcolm  
James Bay resident

## Monica Dhawan

---

**From:** Maurice Yacowar [REDACTED] >  
**Sent:** Sunday, May 19, 2019 11:41 AM  
**To:** Victoria Mayor and Council  
**Cc:** director@vancouverislandschoolart.com  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

I'm a retired university Fine Arts professor/administrator, enjoying my fourth year in the adventurous Eden we call Victoria. I wish to throw my enthusiastic support behind the Ross Terrace construction project.

Having reviewed the plans, I must say -- this is a remarkable undertaking. First, it's wonderful that a developer has stepped up to help preserve the remarkable teaching and creation resource, The Vancouver Island School of Art. Second, the project is so efficient in its design. It will bring a considerable multifunctional space, a modern aesthetic and a rare combination of low-cost residence and public use to Quadra Village without imposing the blockage of a high-rise. Its scale will not disrupt the village feeling and yet provide a center for community building through art. This is a rare opportunity to confront the region's housing shortage while enhancing the availability of spaces for artists to use and to share their work.

My dream for Victoria's future would be the proliferation of this model throughout the city: affordable accommodation linked with improved access to the arts and community engagement.

Thank you for your consideration.

Maurice Yacowar, Ph.D.,  
Professor Emeritus (English and Film Studies), The University of Calgary  
#212-100 saghalie road, Vctoria  
[REDACTED]

## Monica Dhawan

---

**From:** Rhonda Lee Usipiuk [REDACTED]  
**Sent:** Sunday, May 19, 2019 9:55 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor and Council:

I support this project as rental housing such as is being considered for Ross Terrace is genuinely needed in Victoria where it is difficult to find reasonable accommodation. Being a part of the Quadra Village is ideal with its established businesses and transit routes.

Furthermore, having Vancouver Island School of Art (VISA) as a permanent occupant of Ross Terrace is important to the school's stability. It has been in the Quadra Village for 13 years and should remain in the village. I attended VISA in its early years and graduated with a Diploma in Fine Arts in 2009. I believe it to be an art school of high quality and an asset to the community.

Sincerely,

Rhonda Lee Usipiuk



**Monica Dhawan**

---

**From:** Tony Kalla [REDACTED]  
**Sent:** Sunday, May 19, 2019 5:32 PM  
**To:** Victoria Mayor and Council  
**Subject:** 5th Street Rental by Aryze

Dear Sirs and Madams,

We are owners of a 22 suite rental apartment building at 2540 Quadra Street. We were made aware of the above referenced project by letter from you the city a few months ago and have been following the progress since. We like the idea of new rental units in the neighbourhood and strongly support this project and design.

We have ongoing demand for our units, especially when we have had the opportunity to upgrade with renovation when long term tenants have chosen to move on. The area is improving constantly; more rental accommodation would be most beneficial.

If we can be of further assistance, please do not hesitate to contact us.

Regards,

Tony Kalla, President and Secretary

**GRAYSON APARTMENTS LTD.**  
[Suite 110, 1118 Homer Street, Vancouver, B.C. V6B 6L5](#)  
[REDACTED]  
**E-Mail: [tkalla@westbridgecapital.com](mailto:tkalla@westbridgecapital.com)**

## Monica Dhawan

---

**From:** charlotte bell [REDACTED]  
**Sent:** Monday, May 20, 2019 4:50 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art - support Quadra Village economy!

Hello Mayor and Council,

I have taken many courses over the years at the Vancouver Island School of Art (VISA).

I would like to let you know of my support in securing a permanent location for VISA. As you know they are working with the Purdey Group to be part of their new development project, [Ross Terrace](#), on Fifth Street (between Bay and Kings).

More than 4000 individuals have taken courses or workshops at VISA in the last 14 years and is an important part of the Greater Victoria community,

VISA has been in the Quadra Village for the last 13 years and should remain in this location as it is an important part of community life and contributes substantially to nearby commerce.

The survival of the school depends on obtaining a permanent location.

Thank you for your consideration to this issue

Charlotte Bell  
1545 Richardson St  
Victoria BC

**Monica Dhawan**

---

**From:** [REDACTED]  
**Sent:** Monday, May 20, 2019 10:00 AM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Support for Vancouver Island School of Art (VISA) and the Ross Terrace Development Project

To: The Mayor and Council, City of Victoria, BC Canada  
RE: Support for Vancouver Island School of Art (VISA) and the Ross Terrace Development Project

Dear Mayor and Council,

On behalf of the Board of Directors for Xchanges Gallery and Studios, I am writing to express our strong support for the above project. As one of the oldest existing Artist Run Centres in Canada, we at Xchanges Gallery and Studios recognize the critical role that VISA plays in our arts community and for the well being of Victoria and the region as a whole. The work that VISA has undertaken to establish and mature its mandate as a centre of excellence in cultural programming over the past 14 years positively impacts our community in tangible ways – supporting young people in their educational and creative development as well as adults. The arts provide our communities with positive alternatives in contemporary life that are unavailable elsewhere; VISA plays a central role in this function for all of us and must be supported to grow and develop. Their track record of success in Quadra Village as a pillar in the community and providing programming for thousands of students is evident. They also have proven their ability to tackle challenging situations and rise up in the face of adversity as evidenced in how well they managed the latest situation with the loss of their building. This organization has proven itself strong and enduring. By supporting VISA in this project you will ensure an important legacy of cultural education and development for our community.

Further, this project represents an outstanding collaboration between a non-profit cultural organization and a private sector developer. The city has an important role in encouraging this kind of innovation and in ensuring that this project is able to deliver the many benefits that such a partnership can do for the community at large. The project also supports new housing which is crucial at this time.

Thank you for considering this letter of support during your deliberations on the topic. We look forward to a positive outcome for our communities.

Yours sincerely,

Heidi Bergstrom  
President

## Monica Dhawan

---

**From:** Susan McInnis [REDACTED]  
**Sent:** Monday, May 20, 2019 11:20 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

To Mayor and Council

I love the design for the proposed Vancouver Island School of Art new location and the fact it includes rental and affordable housing. I sincerely hope you approve this worthwhile project.

Susan McInnis

Sent from my iPad

**Monica Dhawan**

---

**From:** Derek Pym <[REDACTED]>  
**Sent:** Tuesday, May 21, 2019 2:47 PM  
**To:** Victoria Mayor and Council  
**Subject:** 5th Street Rental by Aryze

Hello,

I'm a resident of Quadra Village and I absolutely love the neighbourhood. I noticed that a building was proposed around the corner from me and after hearing more about the details, I think this would be a wonderful idea. A thoughtful design that would add much needed new housing options to the area, without too much disruption.

It's got my vote!

All the best,

Derek



## Monica Dhawan

---

**From:** Lynda Gammon <[REDACTED]>  
**Sent:** Tuesday, May 21, 2019 10:20 AM  
**To:** Victoria Mayor and Council  
**Cc:** Wendy Welch  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor and Council,

I am sending this e-mail of support for the Purdey Group's new development project Ross Terrace. The plan to have the Vancouver Island School of Art lease the street level area is an excellent and progressive idea. I am very pleased to see developers partnering with our arts organizations in ventures such as this. The classes and activities at the Vancouver Island School of art will be able to continue to bring vibrancy to the Quadra community and beyond in such a public way with ground level windowed spaces. As you know the Vancouver Island School of Art is a Victoria arts phenomenon having operated without any financial support at the municipal, provincial or federal level for over 15 years. VISA offers public art classes, art exhibitions, art lectures and so forth at an accessible yet professional level. VISA is an integral part of the arts community and infrastructure of Victoria. They have struggled over this past year having been evicted from their school space on Quadra street as the school board took back the space for their own needs. They have surely earned a more prominent housing spot in the city. This is a way the City of Victoria can really show support for the arts!

Sincerely Yours,

Lynda Gammon

--

Lynda Gammon  
Associate Professor Emeritus  
Department of Visual Arts  
University of Victoria

[REDACTED]

## Monica Dhawan

---

**From:** Suzanne Hamilton [REDACTED]  
**Sent:** Tuesday, May 21, 2019 12:42 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

Mayor and Council Members

I am writing to urge you to consider allowing the Vancouver Island School of Art permanent space in the new Ross Terrace Development on Fith St. VISA is an extremely unique and important part of the Greater Victoria Community and surrounding districts. I have been attending classes and volunteering at VISA since 2012 and it has made a profound difference in my life and the life of others.

VISA is a unique institution and one that I feel Victoria should be proud of. It is a highly accredited art school that provides an encouraging yet disciplined program for students of all ages, levels, interests and abilities. I have met students from across Canada, Mexico, Brazil, Iran, UK and the United States who have decided that VISA was the school to provide the opportunities they needed. Graduation from the diploma program enables students to qualify for a BFA at either Emily Carr University or the University of Gloucester. These are both well-respected schools in the wider art community and shows that VISA is able to deliver a very high standard of education.

I have attended both the Ontario College of Art and Emily Carr and I can say that VISA equally holds it's own in terms of quality and content. What VISA also provides is a strong sense of community. This is markedly different from other art schools that tend towards the competitive. I have seen students starting at a beginner level in courses with very advanced students and all are supportive and encouraging of each other. The community at VISA is so strong, and the quality of instructors so high that students who have graduated often come back to take courses or volunteer their time.

VISA has provided much needed studio space for many practising artists in Victoria, that also allow them the opportunity to become part of not only the community at the school but a wider art community as well. Affordable studio spaces are in high demand in Victoria. VISA also provides art tours to cities such as New York, available to the public as well as students that provide an opportunity to learn about and experience art from around the world with knowledgeable and passionate instructors and artists.

VISA has been part of the Quadra Village for over 13 years and has greatly contributed to that local community. I believe that the development at Ross Terrace is the best fit for VISA. It is an unprecedented collaboration between a private developer and a cultural organization that I feel will strongly benefit Victoria in the long term. This development will also provide much needed rental housing and is beautifully designed, adding to the aesthetic quality of the neighbourhood.

Victoria is a rich and vibrant city that I am proud to call my home. I feel that Victoria is in a unique position to make positive moves forward in further supporting the art community by giving VISA a permanent home that will allow it to grow and develop and further enrich our beautiful city.

Thank you for your time and consideration.

Sincerely

Suzanne Hamilton

## **Monica Dhawan**

---

**From:** Thomas Winterhoff <[REDACTED]>  
**Sent:** Tuesday, May 21, 2019 9:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** Ross Terrace application

Dear Mayor and Council,

Re: Ross Terrace development (2566/2570/2580 Fifth Street)

My wife and I live about 100 metres from the site of the proposed Ross Terrace development and we are writing to express our support for this project.

We've taken a keen interest in how the Quadra Village neighbourhood has been evolving in the nine years we've lived in our current home, so we attended two of the community information sessions hosted by the Hillside Quadra Neighbourhood Action Committee. Both times, the proponent was open and forthcoming about the company's plans for the site, provided lots of detailed information, and took the time to answer questions posed by the people who went to these meetings.

We're pleased to see how the project's design has changed over time to address the legitimate concerns of nearby residents. In our view, there are two key components of the project that deserve council's support:

### **More rental housing for the Quadra Village neighbourhood**

- Council is well aware that there is an acute shortage of rental housing in this neighbourhood (and in the City of Victoria generally).
- If approved, the Ross Terrace development would help address this shortage with the inclusion of rental units of various sizes, including some suites that would be designated as affordable housing.
- We feel that the proponent has responded positively with a commitment to help meet the growing demand for rental housing in our neighbourhood.
- The current design is both creative and inclusive. It is refreshing to see a developer who appears to be seriously taking the needs and esthetics of our neighbourhood into account.

### **Inclusion of the Vancouver Island School of Art**

- The Vancouver Island School of Art has been part of the Quadra Village community for over a decade. My wife and I have both participated in the school's programs and have enjoyed numerous exhibitions and open houses organized by the school.
- We appreciate how the school's teachers and students have contributed to the vitality of our neighbourhood and have helped raise awareness of the importance of art in people's lives.
- We are particularly pleased with the proponent's latest design, which now shows the art school fronting on Fifth Street. This change creates a welcome focal point for the facade of the east building that would greatly improve the area's appearance and atmosphere.

At both community information sessions that we attended, several people raised concerns about the impact that this proposed development would have on the availability of on-street parking in the immediate area. Since we live just two blocks away from the site, we are very familiar with the current parking situation. We do not have

a driveway or garage on our property, so we also must park our car on the street. We are therefore sympathetic to the concerns of people who live even closer to the site than we do.

However, this situation is certainly not unusual in Victoria. As our city's population grows, so will the demand for readily available on-street parking. The developer, in our opinion, has made a considerable effort to explore a variety of parking solutions (including a plan to purchase a car-share vehicle for the use of tenants).

The simple fact is that some people will continue to grumble about on-street parking in our neighbourhood, regardless of whether or not this proposal is approved. While it would be great to come up with a solution that would make everyone happy, that is unlikely. As with many such endeavours, the best way forward is a compromise that will benefit the neighbourhood as a whole.

We believe that Ross Terrace is exactly that sort of project and we hope that council approves it.

Best regards,

Thomas Winterhoff and Esther Parker



## Monica Dhawan

---

**From:** Louise Osborne <[REDACTED]>  
**Sent:** Wednesday, May 22, 2019 9:20 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Vancouver Island School of Art and the Ross Terrace Development Project

I support establishing the Vancouver Island School of Art and the Ross Terrace Development. I have lived in this neighbourhood for 30+ years and have taken many courses at VISA. Wendy Welch has been an unfailing inspiration for our community.

Louise Osborne  
1238 Vista Heights  
V8T 2H8

## Monica Dhawan

---

**From:** Ruth Andrews [REDACTED] >  
**Sent:** Tuesday, May 21, 2019 11:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for the Vancouver Island School of Art and the Ross Terrace Development Project

Dear Mayor Helps and Council,

I'd like to express my support for the Ross Terrace Development Project. There are many wins to be realized through this project, one of which is providing sorely needed affordable rental housing.

While it is good news that the vacancy rate has risen in Victoria due to rental housing starts, to 1.2%, this is still below the 1.4% average for BC (as of November 2018). Meanwhile, rents have continued to increase significantly.

Another benefit of this project is a permanent home for VISA – an important non-profit cultural organization that has been a part of Greater Victoria for the past 14 years, despite not receiving any operational funding from government sources.

As the only independent art school in BC with block transfers to larger institutions in BC and abroad, VISA is a very unique school. With its smaller, welcoming environment and how accessible the courses and workshops are, it is part of what makes Victoria such a special place. As a part-time student of VISA, I feel incredibly grateful to have found this school. Overall, I see it as a vehicle to help me become more involved in my community and to be of service in a way that also brings me joy. Securing a permanent location will allow VISA to focus on continuing to provide a safe container for the soul-nourishing creativity that our community and the world so badly needs.

I sincerely hope that the majority of stakeholders and those involved in the decision-making process see this project for all the good it will do for the well-being of the community, which will surely outweigh the drawbacks, if any. It sets an important example for future developments.

Thank you for your time and for your service to our city.

Sincerely,

Ruth Andrews

---

Official Community Plan  
Amendment, Rezoning &  
Development Permit with  
Variances Application  
for  
2566-2580 Fifth Street

