

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

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

I.1.b.e 3020 Douglas Street and 584 Burnside Road East - Rezoning Application No. 00676 and & Development Permit with Variance Application No. 00542 (Burnside)

Moved By Councillor Loveday

Seconded By Councillor Alto

Rezoning Application No. 00676

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00676 for 3020 Douglas Street and 584 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Prepare and execute a housing agreement to secure the following:
 - i. all dwelling units remain affordable and rental in perpetuity
 - ii. a minimum of nine three-bedroom units are provide
 - iii. a minimum of ten accessible dwelling units are provided.
 - b. Prepare and execute legal agreements to secure the following:
 - i. a 3.95m Statutory Right-of-Way on Burnside Road East
 - ii. the location and construction of a publicly-accessed pathway linking Douglas Street and Burnside Road East
 - iii. a rain garden and shrub planting in the City-owned Right-of-Way along Burnside Road East.
2. That Council authorize the extension of the existing Temporary Use Permit (TUP) No. 00003 for another three years to allow the existing building to operate as transitional housing and direct staff to make any necessary modifications to the existing Section 219 Covenant (CA6508837 and CA6508838) to permit the extension of the TUP.

Development Permit with Variance Application No. 000542

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00676, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:

1. Plans date stamped March 8, 2019.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. increase the height of the building from 17m to 24.24m.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.1 3020 Douglas Street and 584 Burnside Road East - Rezoning Application No. 00676 and & Development Permit with Variance Application No. 00542 (Burnside)

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 variance application to construct a six-storey, mixed use building consisting of residential and commercial uses.

Moved By Councillor Loveday

Seconded By Councillor Isitt

Rezoning Application No. 00676

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00676 for 3020 Douglas Street and 584 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
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 - i. all dwelling units remain affordable and rental in perpetuity
 - ii. a minimum of nine three-bedroom units are provided
 - iii. a minimum of ten accessible dwelling units are provided.
 - b. Prepare and execute legal agreements to secure the following:
 - i. a 3.95m Statutory Right-of-Way on Burnside Road East
 - ii. the location and construction of a publicly-accessed pathway linking Douglas Street and Burnside Road East
 - iii. a rain garden and shrub planting in the City-owned Right-of-Way along Burnside Road East.
2. That Council authorize the extension of the existing Temporary Use Permit (TUP) No. 00003 for another three years to allow the existing building to operate as transitional housing and direct staff to make any necessary modifications to the existing Section 219 Covenant (CA6508837 and CA6508838) to permit the extension of the TUP.

Development Permit with Variance Application No. 000542

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00676, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:

1. Plans date stamped March 8, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height of the building from 17m to 24.24m.
3. 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. 00676 for 3020 Douglas Street and 584 Burnside Road East

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00676 for 3020 Douglas Street and 584 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Prepare and execute a housing agreement to secure the following:
 - i. all dwelling units remain affordable and rental in perpetuity
 - ii. a minimum of nine three-bedroom units are provided
 - iii. a minimum of ten accessible dwelling units are provided.
 - b. Prepare and execute legal agreements to secure the following:
 - i. a 3.95m Statutory Right-of-Way on Burnside Road East
 - ii. the location and construction of a publicly-accessed pathway linking Douglas Street and Burnside Road East
 - iii. a rain garden and shrub planting in the City-owned Right-of-Way along Burnside Road East.
2. That Council authorize the extension of the existing Temporary Use Permit (TUP) No. 00003 for another three years to allow the existing building to operate as transitional housing and direct staff to make any necessary modifications to the existing Section 219 Covenant (CA6508837 and CA6508838) to permit the extension of the TUP.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 3020 Douglas Street and 584 Burnside Road East. The proposal is to rezone from the C-1 Zone, Limited Commercial District, to a new zone in order to permit a mixed-use development consisting of commercial and residential uses at an overall density of 2.01:1 floor space ratio.

The following points were considered in assessing this application:

- The subject properties are designated General Employment and Employment-Residential in the *Official Community Plan* (OCP, 2012). The General Employment Urban Place Designation supports buildings up to six storeys in height, a density up to approximately 2:1 FSR and uses such as commercial, light industrial, industrial work/live, education, research and development and health services. The Employment-Residential Urban Place Designation supports commercial, light industrial or mixed-use buildings up to approximately five storeys in height and a density of up to approximately 2.5:1 floor space ratio (FSR) of which the residential density may not exceed 1.5:1 FSR. The OCP supports residential uses on a portion of the site where commercial or light industrial uses comprise the ground floor. The proposal is consistent with the land use and density policies outlined in the OCP.
- The subject properties are also designated General Employment and General Employment with Limited Residential in the *Burnside Gorge Neighbourhood Plan* (2017). The General Employment land use designation supports commercial or light industrial uses and density up to approximately 2:1 FSR; whereas the General Employment with Limited Residential land use designation supports commercial or light industrial on the ground floor and commercial or residential uses on the upper floors and a density of up to approximately 2.5:1 FSR, of which the residential density should not exceed 1.5:1 FSR. The Burnside Gorge Neighbourhood Plan supports building up to six storeys at this location; the proposal is consistent with the land use policies outlined in the Plan.
- The applicant is proposing to rezone the entire site and subdivide to facilitate a phased development. There is a concurrent Development Permit with Variances Application for a six-storey, mixed-use building consisting of ground floor commercial and residential uses for Phase 1. A future proposal for Phase 2 would be for an approximately six-storey commercial building.
- The applicant is willing to enter a housing agreement to ensure that the dwelling units would remain affordable rental in perpetuity.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit a mixed-use development consisting of commercial and residential uses at an overall density of 2.01:1 floor space ratio (FSR). The following differences from the standard zone (Limited Commercial District) are being proposed and would be accommodated in the new zone:

- increasing the floor space ratio

- increasing the height of building
- reducing front, side and rear yard setbacks.

Affordable Housing Impacts

The applicant proposes the creation of 153 new residential units plus four work-live units for a total of 157 dwelling units which would increase the overall supply of affordable rental housing in the area. A Housing Agreement is also being proposed which would ensure that the dwelling units would remain rental in perpetuity.

Tenant Assistance Policy

All 52 tenants living in the existing building will remain in their units during the construction of Phase 1. The applicant has confirmed that they will continue to provide housing and supports to residents throughout the construction phase.

Sustainability Features

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

Active Transportation Impacts

The applicant is providing 186 long-term and 30 short-term bicycle parking spaces for each building, which exceeds the bicycle parking requirements in Schedule C: Off-street Parking Regulations.

Public Realm Improvements

The applicant is proposing a raingarden and shrub plantings within the City-owned Right-of-Way. These would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is proposing 34 accessible dwelling units, including nine studios and 25 one-bedroom units, in the proposed building.

Land Use Context

The area is characterized by mix of residential and commercial uses.

Existing Site Development and Development Potential

The site is presently a two-storey building consisting of residential uses and a parking lot. Under the current C-1 Zone, the property could be developed as a four-storey, mixed-used building consisting of ground floor commercial and residential above and a density of 1.4:1 FSR.

Data Table

The following data table compares the proposal with the existing C-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Not applicable (n/a) is

used to identify where the information for the Phase 2 proposal has not been provided at this time.

Zoning Criteria	Proposal – Phase 1	Proposal – Phase 2	Existing Zone C-1
Site area (m ²) – minimum	5752.60	3327	n/a
Density (Floor Space Ratio) – maximum	2.02:1*	2:1 *	1.40:1
Height (m) – maximum	24.24 *	28.48 *	12
Storeys – maximum	6	6	n/a
Site coverage (%) – maximum	69.97 *	n/a	40
Setbacks (m) – minimum			
Front	3.95 * (Burnside Road East)	4* (Douglas Street)	6
Rear	4.21 * – building / 0 – parkade	20	12.12 (Phase 1) / 14.24 (Phase 2)
Side (N)	0	2.40	0
Side (S)	3.50	11	0
Vehicle parking – minimum			
Residential	52	n/a	51
Commercial	77		76
Visitor vehicle parking included in the overall units – minimum	15	n/a	15
Bicycle parking stalls – minimum			
Long-term	186	n/a	181
Short-term	30		30

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside

Gorge CALUC at a Community Meeting held on August 13, 2018. A letter dated August 14, 2018 are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties are General Employment and Employment-Residential. The General Employment Urban Place Designation supports buildings up to six storeys, a density up to approximately 2:1 FSR and uses such as commercial, light industrial, industrial work/live, education, research and development and health services. The Employment-Residential Urban Place Designation supports commercial, light industrial or mixed-use buildings up to approximately five storeys and a density of up to approximately 2.5:1 FSR of which the residential density may not exceed 1.5:1 FSR. The OCP supports residential uses on a portion of the site where commercial or light industrial uses comprise the ground floor.

On the portion of the site designated Employment-Residential (Phase 1) the applicant is proposing a six storey, mixed-use building consisting of ground floor commercial and residential above, and four work-live units on the ground level. The applicant is also proposing a daycare on the second storey. To ensure a sensitive building transition and meet the spirit of the OCP, the applicant is proposing five storeys along Burnside Road East with the fifth storey setback approximately two metres from the fourth storey. The building increases to six storeys for the mid-block portion. It is recommended that the additional storey be treated as a variance and is discussed further in a concurrent report associated with the Development Permit with Variance Application. The proposed density is 2.02:1 with the residential portion not exceeding 1.5:1.

From a built form perspective, the OCP supports new development that fosters and strengthens social vibrancy through the human-scale design of buildings (form, proportion, pattern detailing and textures at the street level), streetscapes and public spaces in order to create a sense of place. The proposal pays special attention to the human scale and pedestrian experience with respect to the relationship between the proposed built form and the public realm.

The OCP also supports a range of housing types, forms and tenures across the city and within neighbourhoods in order to meet the needs of residents at different life stages, and encourages partnerships that address the need for affordable non-market and market housing suitable for households with children. The applicant is proposing to the following dwelling unit mix:

Dwelling Unit Type	Number of Units
Studio	95
Studio accessible	9
One bedroom	11
One bedroom accessible	25
Two bedroom	4
Three bedroom	9
Work-Live	4
Total Number of Units	157

The proposed unit mix and overall supply of family-friendly housing in this development proposal would further advance the housing objectives in the OCP. It is recommended that the

applicant enter a Housing Agreement to secure the number of family-friendly and accessible dwelling units.

Local Area Plans

The subject properties are designated General Employment and General Employment with Limited Residential in the *Burnside Gorge Neighbourhood Plan* (2017). The General Employment land use designation supports commercial or light industrial uses at a density up to approximately 2:1 FSR. The General Employment with Limited Residential land use designation supports commercial or light industrial on the ground floor and commercial or residential uses on the upper floors, including work-live units, and a density of up to approximately 2.5:1 FSR, of which the residential density should not exceed 1.5:1 FSR. The Plan supports building up to six storeys at this location.

The Plan strongly encourages the retention of general employment lands along this section of the Douglas Corridor for future businesses. It also supports further residential uses at-grade, provided that a significant employment component is included in the part of the lot along Douglas Street which is designated as General Employment. The Plan also encourages buildings with commercial and light industrial uses built up to the street to activate the street frontages and encourage pedestrian activity.

In addition, the Plan supports opportunities to develop new housing that includes a range of housing types, such as apartments and mixed-use buildings, attractive to different households including families with children. The applicant is proposing nine three-bedroom units to attract families with children.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no existing public boulevard trees on Burnside Road East. Four Northern oak trees are proposed in two rain gardens in the public realm along Burnside Road East. Frontage improvements along Douglas Street were recently completed with the BC Transit project, and as a result no additional landscaping will take place on the Douglas Street boulevard at this time.

There are currently no existing trees on the subject site. The applicant is proposing 39 new trees at grade and 14 additional trees in the amenity areas on levels two and three.

Temporary Use Permit

In November 2017, Council approved a Temporary Use Permit (TUP) to allow the existing motel to be operated as transitional housing for three years while the applicant applies for a rezoning to redevelop the site. The current TUP will expire November 23, 2020.

At the November 23, 2017 Council meeting, Council passed a motion in response to a letter from the Burnside Gorge Community Association dated November 22, 2017 to limit the TUP to three years with no extension (attached). A Section 219 Covenant was registered on title as a condition of the TUP to secure various conditions and one of the conditions associated with the time limit is the following:

The owner covenants and agrees that it will not apply to the City for a renewal of the Temporary Use Permit to extend the Temporary Use Permit beyond the initial three year-term pursuant to the City's Council resolution of November 23, 2017.

With this application, the Burnside Gorge Community Association has provided an updated letter with reasons for supporting an extension of the TUP for another three years for Council's consideration. Staff have provided some wording in the recommendation should Council wish to support an extension to the TUP for another three years in accordance with the *Local Government Act* when the TUP expires on November 23, 2020. By authorizing an extension to the TUP at this time will ensure that the tenants can continue to reside in the building during the rezoning process and the construction phase should Council support the rezoning application.

Regulatory Considerations

Statutory Right-of-Way

A Statutory Right-of-Way (SRW) of 3.95m on Burnside Road East is being requested as a condition of rezoning to help achieve the ultimate cross-section identified in the Burnside Gorge Neighbourhood Plan for this corridor. This request further advances the transportation objectives and implementation strategies outlined in the OCP.

Public Pathway

The applicant is proposing a public pathway linking Douglas Street and Burnside Road East in response to community input. The applicant is willing to enter the appropriate legal agreements to secure the location and construction of the path. The applicant has provided some conceptual drawings for the design of the pathway with this development application; however, some refinements may be required as the plans for Phase 2 are further developed. The section of the pathway located in Phase 1 would be constructed in accordance with the plans attached to this report.

Proposed New Zone

The new zone is proposed to include a provision to allow for the creation of one or more air space parcels, which are essentially volumetric parcels. Air space parcel subdivisions are a common approach, especially for mixed-use/mixed ownership buildings to allow for the transfer of title of different components of a development.

Resource Impacts

There are resource impacts associated with this proposal. The public realm and landscape elements proposed on the Burnside Road East frontage would have higher maintenance costs than typical City standard boulevards.

The applicant is proposing to construct rain gardens and install shrub plantings within the City-owned Right-of-Way. Once the project is complete, the maintenance of the plantings within the rain gardens, the boulevard trees and irrigation system would rest with the Department of Parks, Recreation and Facilities. The bike racks would be the responsibility of the Department of Engineering and Public Works. It is estimated that the annual maintenance of these off-site public realm features would add approximately \$10,000 in annual maintenance costs, based on 2019 rates. The breakdown is as follows:

- plantings (raingarden, trees and irrigation): \$8,500
- irrigation infrastructure: \$1,000 (water meter fees and spring/winter maintenance)
- bike racks: \$500

The need for an additional full-time employee as a result of increased inventory would be reviewed through annual operating budget planning, as these types of projects are completed and/or brought on-line to the City's maintenance program to ensure capacity to maintain the additional inventory.

The landscaping would provide for a higher quality public realm appropriate for the Burnside corridor; therefore, staff recommend for Council's consideration that the proposed landscaping in the City-owned Right-of-Way is supportable.

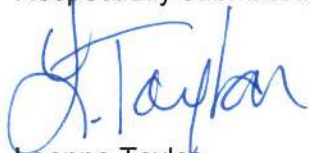
CONCLUSIONS

The proposal to rezone the subject properties in order to increase the density and permit a mixed-use development consisting of commercial and residential uses is consistent with the land use policies outlined in the OCP and the Burnside Gorge Neighbourhood Plan. The applicant is proposing an innovative and sensitive approach to infill development on the site while further advancing the urban design and housing policies outlined in the OCP. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

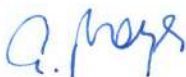
ALTERNATE MOTION

That Council decline Rezoning Application No. 00676 for the property located at 3020 Douglas Street and 584 Burnside Road East.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division

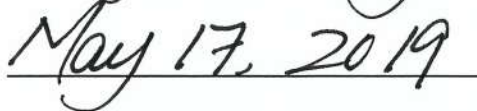


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:



List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated March 12, 2019
- Attachment E: Letter from applicant to Mayor and Council dated November 29, 2018
- Attachment F: Community Association Land Use Committee Comments dated August 14, 2018
- Attachment G: ADP report dated April 17, 2019
- Attachment H: Draft ADP minutes dated April 24, 2019
- Attachment I: Council Minutes from November 23, 2019 regarding the existing Temporary Use Permit.



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 Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00676, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:

1. Plans date stamped March 8, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height of the building from 17m to 24.24m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the properties located at 3020 Douglas Street and 584 Burnside Road East. The proposal is to construct a six-storey, mixed-use building consisting of residential and commercial uses.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 7A: Corridors – Burnside Road, which supports the revitalization of corridors with commercial uses through high

quality architecture, landscape and urban design, strengthen commercial viability and encourage pedestrian use

- the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012), *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017), *Guidelines for Fences, Gates and Shutters* (2010) and *Advisory Design Guidelines for Buildings, Signs and awnings* (2006) apply to the development proposal. The proposal is consistent with the design guidelines
- the proposed height of the Phase 1 building would be treated as a variance given the policy direction in the *Official Community Plan* (OCP, 2012) that states buildings up to five storeys are supported on the subject properties. However, the proposal for a six-storey building at this location is supportable given the proposed building design and generous floor-to-ceiling heights, the *Burnside Gorge Neighbourhood Plan*'s support for six-storey buildings at this location, and the proposal's further advancement of other urban design and housing policies outlined in the OCP.

BACKGROUND

Description of Proposal

The proposal is to construct a six-storey, mixed-use building consisting of commercial and residential uses. Specific details include:

- mid-rise building form consisting of contemporary architectural features including a flat roof and contemporary-style windows and materials
- glazed commercial ground floor
- three distinct building sections including a five-storey street front and a six-storey, L-shaped mid-block
- recessed windows with inverted bays, typically angled to one side
- exterior building materials consisting of cementitious panel, vertical metal panel with wood print, metal cladding, vinyl windows or curtain wall glazing
- large community-oriented, south-facing plaza
- two residential rooftop patio spaces (at levels two and five) and a daycare outdoor play space at level two
- children's play structures in plaza and on rooftop patios
- large private outdoor patio spaces for the live-work units
- a public pathway linking Burnside Road East and Douglas Street
- 56 new trees planted on-site
- a large rain garden to gather runoff from the roof of building
- 186 long-term bicycle parking spaces located in the first level of the underground parkade
- 14 surface parking spaces that blend in with the common plaza area
- two levels of underground parking for all commercial and residential uses
- driveway to the underground parkade on the north side of the building, accessed from Douglas Street or Burnside Road East
- underground garbage and recycling room
- loading bay on the north side of the building.

The proposed variance is related to increasing the building height from 20m to 24.44m.

Sustainability Features

The following sustainability features are associated with this application:

- Step 3 of the BC Energy Step Code
- exterior insulation and reduction in thermal bridging
- high performance double-glazed window system
- high efficiency mechanical heating and cooling systems including heat recovery technologies
- energy star appliances and low-flow fixtures
- a green plaza with on-site, slow release storm water retention.

Active Transportation Impacts

The applicant is providing 186 long-term and 30 short-term bicycle parking spaces for each building, which exceeds the bicycle parking requirements in Schedule C: Off-street Parking Regulations.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The design guidelines encourage a high standard of accessibility on-site, including buildings and landscape design. The applicant is proposing 34 accessible dwelling units, including nine studios and 25 one-bedroom units, in the proposed building and a large accessible plaza area.

Land Use Context

The area is characterized by mix of residential and commercial uses.

Existing Site Development and Development Potential

The site is presently a two-storey building consisting of residential uses and a parking lot.

Under the current C-1 Zone, the property could be developed as a four-storey, mixed-used building consisting of ground floor commercial and residential above and a density of 1.4:1 FSR.

Data Table

The following data table compares the proposal with the existing C-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Not applicable (n/a) is used to identify where the information for the Phase 2 proposal has not been provided at this time but would be provided at a later date when a proposal for that site is advanced through a Development Permit process.

Zoning Criteria	Proposal – Phase 1	Proposal – Phase 2	Existing Zone C-1
Site area (m ²) – minimum	5752.60	3327	n/a

Zoning Criteria	Proposal – Phase 1	Proposal – Phase 2	Existing Zone C-1
Density (Floor Space Ratio) – maximum	2.02:1 *	2:1 *	1.40:1
Height (m) – maximum	24.24 *	28.48 *	12
Storeys – maximum	6	6	n/a
Site coverage (%) – maximum	69.97 *	n/a	40
Setbacks (m) – minimum			
Front	3.95 * (Burnside Road East)	4* (Douglas Street)	6
Rear	4.21 * – building / 0 – parkade	20	12.12 (Phase 1) / 14.24 (Phase 2)
Side (N)	0	2.40	0
Side (S)	3.50	11	0
Vehicle parking – minimum			
Residential	52	n/a	51
Commercial	77		76
Visitor vehicle parking included in the overall units – minimum	15	n/a	15
Bicycle parking stalls – minimum			
Long-term	186	n/a	181
Short-term	30		30

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on August 13, 2018. A letter dated August 14, 2018 is attached to this report.

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

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan identifies the subject properties in Development Permit Area 7A: Corridors – Burnside Road. The objectives of this DPA encourage the revitalization of corridors with commercial uses through high quality architecture, landscape and urban design with an aim to strengthen commercial viability and encourage pedestrian use. The design guidelines also encourage new buildings to be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians and encourage buildings with commercial uses at grade to be designed with a series of modulated storefronts and entrances, with transparent glazing and floor-to-ceiling height of at least 4m. The applicant achieves all the above with this proposal by introducing substantial commercial space and a floor-to-ceiling height of 4.5m at ground level with transparent glazing, as well as designing the space to encourage active retail uses along Burnside Road East. A large, south-facing plaza, landscaped pathway on the south side, rain gardens and substantial tree planting are also being proposed to enhance and revitalize the site and increase the tree canopy.

The DPA and the design guidelines encourage new development to be compatible with adjacent and nearby lower-density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character. The neighbouring properties to the east presently occupied by single family dwellings are designated Urban Residential in the OCP, which supports multi-unit residential and mixed-use buildings up to six storeys and densities up to approximately 2:1 floor space ratio. The applicant is proposing five-storeys along the Burnside Road East with the fifth storey setback approximately two metres from the fourth storey. The building increases to six-storeys at the L-shaped, mid-block section of the building. The height variations provide a sensitive transition between the distinct building parts (street front, connecting ribbon and L-shaped mid-block).

The applicant has selected a contemporary design approach in its form, detail and materiality, which complies with the applicable design guidelines. The applicant has designed the building in three distinct parts, which breaks up the perceived mass of the building and allows for a large south-facing plaza area, enhances the skyline articulation of the development, maximizes southern exposure and provides for privacy and access to views and landscapes. The proposed exterior materials are high quality and durable in accordance with the design guidelines.

In accordance with the design guidelines, the applicant is proposing landscaped features throughout the site that encourage social interaction, including:

- play equipment and outdoor seating in the plaza
- amenity furniture, garden planters and play equipment on the rooftop patio areas located on the second and fifth levels
- a large south-facing outdoor play area for the daycare on the second level.

All residential parking and the majority of commercial parking will be provided underground. The applicant is proposing to locate 14 commercial surface parking spaces along the south side, which would be integrated into the larger paving patterns to minimize the visual impacts

and extend the functionality of the plaza. Even though the design guidelines encourage parking underground or to the rear of buildings, the limited surface parking in relation to the size of building would not compromise the overall human scale pedestrian environment on-site.

Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* (2017) supports commercial or mixed-use buildings where the ground floor is built up to the street and consists of commercial or light industrial uses with parking generally located to the rear or underground. The proposal is consistent with the Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no existing public boulevard trees on Burnside Road East. Four Northern oak trees are proposed in two rain gardens in the public realm along Burnside Road East. Frontage improvements along Douglas Street were recently completed with the BC Transit project and as a result no additional landscaping will take place on the Douglas Street boulevard at this time.

There are currently no existing trees on the subject site. The applicant is proposing 39 new trees at grade and 14 additional trees on Levels two and three in the amenity areas.

Regulatory Considerations

Height Variance

The proposed building height is recommended to be treated as a variance given the policy direction in the *Official Community Plan* (OCP, 2012) that states buildings up to five storeys are supported on the subject properties. A five-storey, mixed-use building generally has a metric height of approximately 17m when taking into account the design guidelines encouraging a minimum floor-to-ceiling height of 4m for the ground level; therefore, the variance would increase the height of the building from 17m to 24.24m. The proposed height variance is supportable for the following reasons:

- the building is five storeys at Burnside Road East and increases to six storeys at the L-shaped, mid-block section of the building
- it has been designed to encourage a sensitive transition to neighbouring properties
- a 4.5m floor-to-ceiling height at the ground level and a 3.9m floor-to-ceiling height at the second level to accommodate the proposed commercial and daycare uses, and increase the liveability of the dwelling units
- the Burnside Gorge Neighbourhood Plan supports six-storey buildings at this location
- the proposal is consistent with the design guidelines and other housing policies outlined in the Official Community Plan.

Other Considerations

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of April 24, 2019. The minutes from the meeting are attached for reference and the following motion was carried:

"It was moved that the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved as presented."

CONCLUSIONS

The proposal to construct a six-storey, mixed-use building is consistent with DPA 7A - Corridors and the applicable design guidelines. The height variance is supportable given the proposed human-scale urban design and built form, the building's sensitive transition to neighbouring properties and the land use policies related to height in the Burnside Gorge Neighbourhood Plan. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

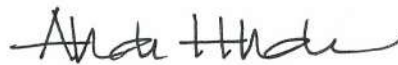
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 000542 for the properties located at 3020 Douglas Street and 584 Burnside Road East.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



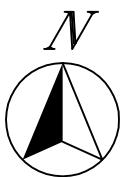
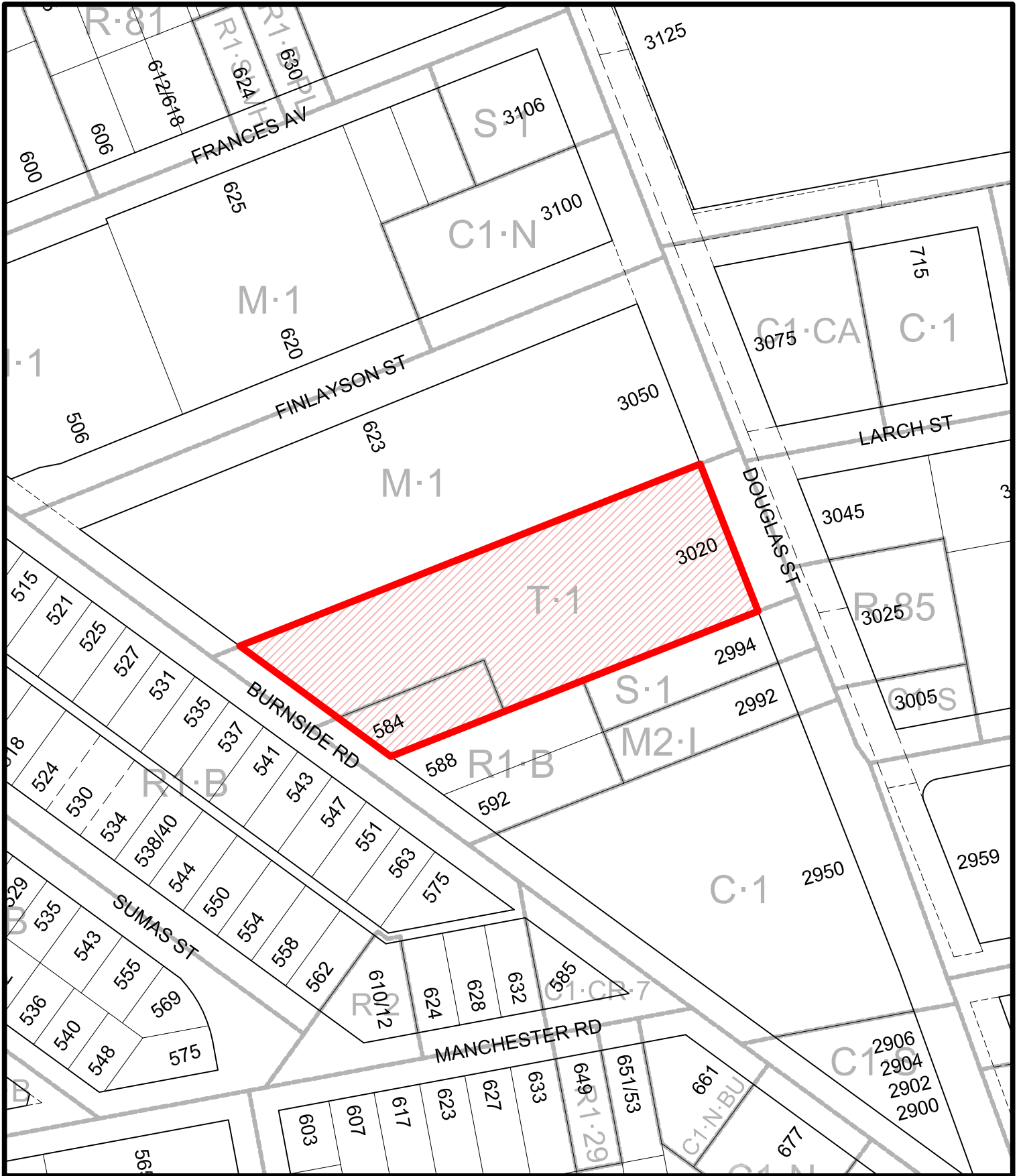
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

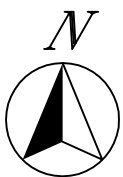
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated March 12, 2019
- Attachment E: Letter from applicant to Mayor and Council dated November 29, 2018
- Attachment F: Community Association Land Use Committee Comments dated August 14, 2018
- Attachment G: ADP report dated April 17, 2019
- Attachment H: Draft ADP minutes dated April 24, 2019
- Attachment I: Council Minutes from November 23, 2019 regarding the existing Temporary Use Permit.



3020 Douglas Street and
584 Burnside Road East
Rezoning No.00676







CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC



LOW HAMMOND ROWE ARCHITECTS



TL HOUSING
SOLUTIONS



ISSUED FOR REZONING AND DEVELOPMENT PERMIT

REV. APRIL 26, 2019



Site context and photos

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ARCHITECTURAL

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- DP01 PROJECT CONTEXT
- DP02 COMMUNITY PLAN
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- DP04 COMMUNITY ENGAGEMENT
- DP05 PROJECT DATA
- DP06 EXISTING SURVEY
- DP07 DEMOLITION & PHASING SITE PLAN
- DP08 PHASE 2 - SITE PLAN & SECTION
- DP09 SITE PLAN PHASE 1
- DP10 P2 FLOOR PLAN
- DP11 P1 FLOOR PLAN
- DP12 MAIN FLOOR PLAN
- DP13 LEVEL 2 FLOOR PLAN
- DP14 LEVEL 3 FLOOR PLAN
- DP15 LEVEL 4 FLOOR PLAN
- DP16 LEVEL 5 FLOOR PLAN
- DP17 LEVEL 6 FLOOR PLAN
- DP18 ROOF PLAN
- DP19 BUILDING ELEVATIONS
- DP20 BUILDING ELEVATIONS
- DP21 BUILDING ELEVATIONS
- DP22 BUILDING SECTION
- DP23 BUILDING SECTION
- DP24 BUILDING SECTION
- DP25 AERIAL VIEW
- DP26 VIEW DOWN BURNSIDE PLAZA LOOKING WEST
- DP27 COURTYARD
- DP28 SOUTH EAST CORNER VIEW
- DP29 NORTH EAST CORNER VIEW
- DP30 VIEW DOWN BURNSIDE
- DP31 VIEW FROM BURNSIDE
- DP32 BURNSIDE & FINLAYSON
- DP33 DOUGLAS & FINLAYSON
- DP34 ILLUSTRATIVE VIEWS
- DP35 SUN STUDIES
- DP36 SURVEY - AVERAGE GRADE
- DP37 FOR AREA SUMMARY
- DP38 GROSS BUILDING AREA, BCBC
- DP39 LEVEL 1 & 2 AREA BREAKDOWN
- DP40 LEVEL 3 & 4 AREA BREAKDOWN
- DP41 LEVEL 5 & 6 AREA BREAKDOWN
- DP42 AREA, "SCHEDULE A"
- DP43

LANDSCAPE

- L1 LANDSCAPE PLAN - GROUND LEVEL
- L2 LANDSCAPE PLAN - SECOND LEVEL
- L3 LANDSCAPE PLAN - THIRD AND FIFTH LEVEL
- L4 STORMWATER MANAGEMENT PLAN

CIVIL

- C1 BURNSIDE ROAD EAST FRONTAGE



Urban context City of Victoria



Neighbourhood context



Photo map



01. Douglas St- looking south



02. Douglas St- looking north



03. Burnside Rd E- looking south



04. Burnside Rd E- looking north



05. Site from Burnside Rd E:
left- Toyota, right- Tally Ho



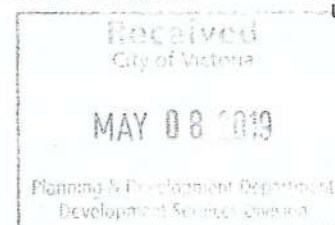
06. Site from Burnside Rd E:
left- Tally Ho, right- BCG EU



07. Site from Douglas St- looking north



08. Site from Douglas St:
left- Tally Ho, right- Toyota



CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

PROJECT CONTEXT

REV. April. 26| 2019

DP01

City of Victoria
Official
Community
Plan
/ 2017-07
and
Burnside Gorge
Neighbourhood
Plan
/ 2017-07



Neighbourhood context (BGNP p.9)



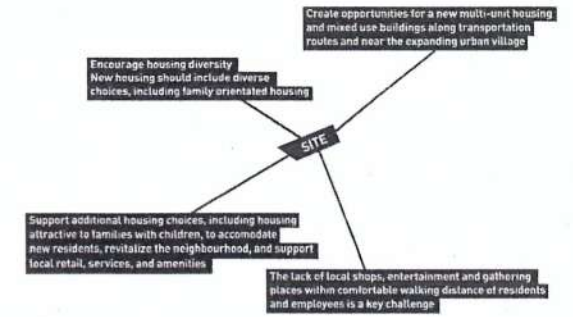
Big moves (BGNP p.15)



Burnside neighbourhood (OCP p19-142)
/ Land use policies (BGNP p.25/ 27/ 75)



Land use policies- site (BGNP p.25/ 27/ 75)

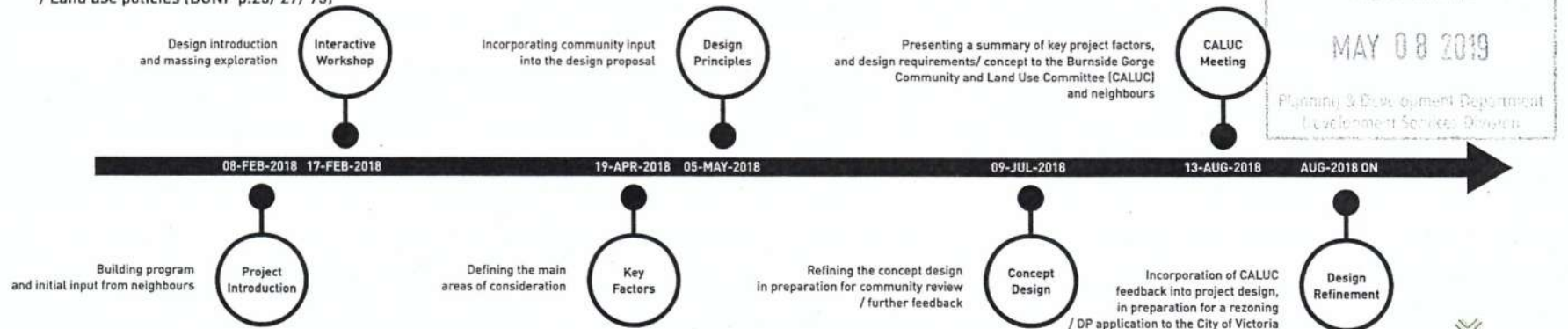


Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



Human scale requirement (OCP p.75)

Community
engagement
timeline



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

COMMUNITY PLAN
REV. April. 26] 2019

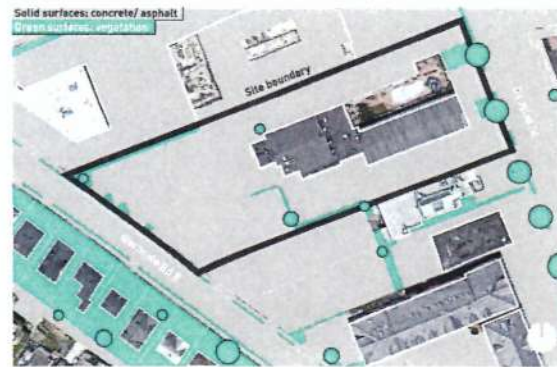
CROSTOWN

DP02

Existing site



Existing neighbourhood- program and height



Existing landscape



Existing circulation

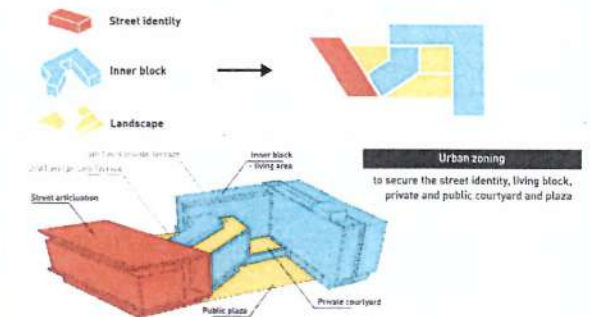
Design and phasing



Phase 01



Phase 02

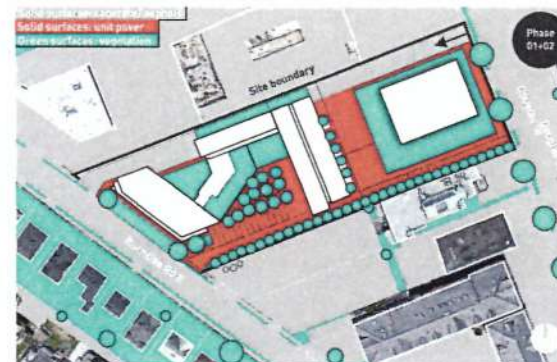


Phase 01- Urban design objectives

Proposed site



Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SITE ANALYSIS & DESIGN PART I

REV. April, 26| 2019



CROSTOWN

DP03

MAY 08 2019

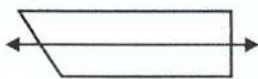
Planning & Design Services

A

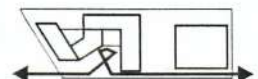
Site design

Community input

Design proposal



A.01 Provide public thorough-fare from Burnside to Douglas St



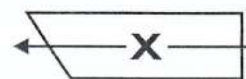
A.02 Green space for the community



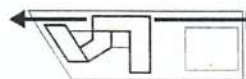
A.03 Safe areas for kids to play



Daycare at level +2, playground areas at +1 and +5



A.04 Direct car access through the site to be avoided or controlled



Underground car park



A.05 Create private and semi-private outdoor spaces



Terraces at different levels



A.06 Give a street the identity and create boulevard



B

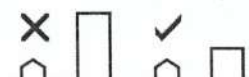
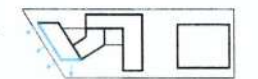
Building form

Community input

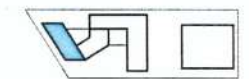
Design proposal



B.01 Dynamic street-level retail spaces fronting Burnside Rd



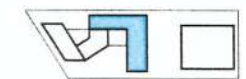
B.02 Building height appropriate for the neighbourhood



4+1 Storeys towards Burnside



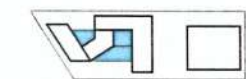
B.03 Mid-portion of site can absorb a higher height density



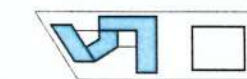
6 Storeys in the middle



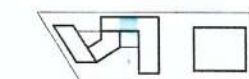
B.04 Courtyard



B.05 Avoid monolithic forms; step back building form



B.06 Daycare spills out onto courtyard space



C

Building program

Community input

Design proposal



C.01 Daycare



C.02 Restaurant or Café: spaces that gather community together



C.03 Mix of affordable rental and work-live



Work-live



C.04 Diverse group of residents: low income, family and seniors



Studio/ 1 bedroom
2 bedroom/ 3 bedroom



C.05 Commercial development to add social value



Commercial Phase 01



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

COMMUNITY ENGAGEMENT

REV. April, 26] 2019

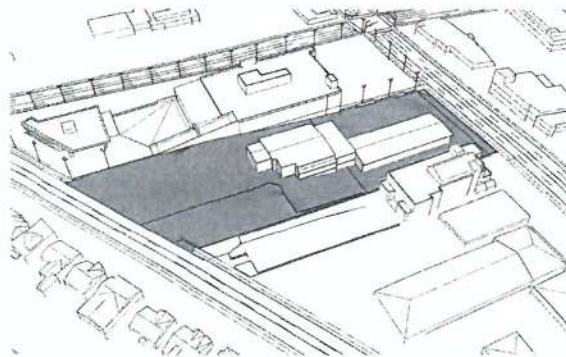
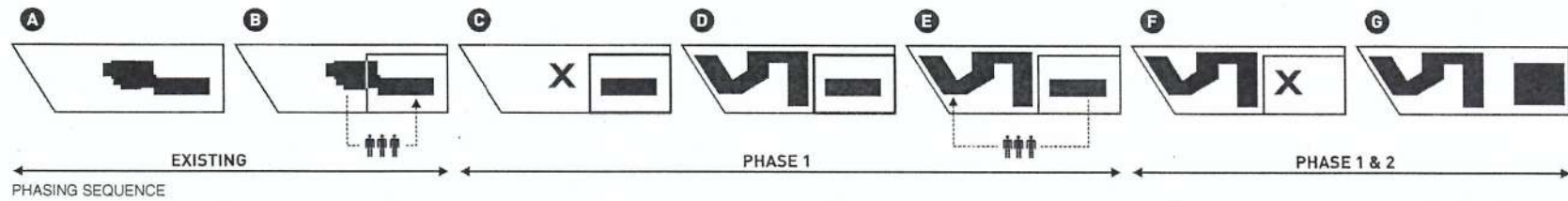


CROSSTOWN

DP04

MAY 08 2019

Planning & Development Department



EXISTING



PHASE 1



PHASE 1 & 2

PROJECT DATA

Project description: SIX STOREY MIXED USE BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING. MIXED USE IS COMPOSED OF COMMERCIAL, RETAIL SPACES, COMMERCIAL OFFICE, AND DAYCARE ON LEVELS 1 AND 2 RESPECTIVELY. LEVELS 3-6 ARE MULTI-FAMILY RESIDENTIAL.		Phase		Phase	
Owner: COOL AID SOCIETY		PHASE 1 (DP & REZONING)		PHASE 1 (DP & REZONING)	
Municipal Address: 3020 DOUGLAS STREET, VICTORIA, BC 584 BURNSIDE RD EAST, VICTORIA, BC		Site Area: 5752.6 m ²		Required: 142	
Municipality: CITY OF VICTORIA		Lot Width: 56.78 m		Proposed: 144	
Reference: BRITISH COLUMBIA BUILDING CODE 2018		Total Floor Area: 11,532.0 m ²		Vehicle Parking Stalls:	
Legal Description: Lot 4 Plan V1P116 Section 4 Land District S7 PID: 004-427-362 Lot 4 Plan V1P116 Section 4 Land District S7 Except Plan 8803 14437 PID: 009-306-625		Floor Space Ratio:		Bicycle Stalls:	
Zoning: EXISTING: T-1 - LIMITED TRANSIENT ACCOMMODATION DISTRICT R1-8 - SINGLE FAMILY DWELLING DISTRICT PROPOSED: SITE SPECIFIC ZONE		Average Grade: 19.18 m GEOD		Long Term: 181	
		Commercial Floor Area: 2060 m ²		Short Term: 30	
		Site Coverage: 425 m ² / 5752.59 m ² = 09.97% (INCLUDES)		Total: 211	
		Open Site Space: 619.41 m ² / 5752.59 m ² = 10.77%		Unit Type:	
		Height: 24.24 m		STUDIO: 55	
		No. of Storeys: 7		STUDIO ACCESSIBLE: 9	
		Basement: Yes		1 BEDROOM: 11	
		Setbacks:		1 BEDROOM ACCESSIBLE: 25	
		FRONT (WEST): 3.95m REAR (EAST): 0.0m (0 Ft) SIDE (NORTH): 0.0m SIDE (SOUTH): 3.5m		2 BEDROOM: 4	
		FRONT (EAST): 4.0m REAR (WEST): 30.0m SIDE (NORTH): 2.4m SIDE (SOUTH): 11.0m		3 BEDROOM: 9	
				WORK-LIVE UNITS: 4	
				Minimum Unit Floor Area: 32.5 m ²	
				Total Residential Floor Area: 8,529 m ²	



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

PROJECT DATA
REV. April 26, 2019
1:1



CROSSTOWN

DP05

MAY 08 2019

Planning & Development Department

SITE PLAN

VICTORIA COOL AID SOCIETY

Lot A, Section 4, Victoria District, Plan 14497

ADDRESS: 3022 Douglas Street

PROJECT: 2025-0001-0001 - NEW

DRAWN BY: JPH/BAH DATE: APR 27/19

OUR FILE: 21248 | REVISION: AUG 18/19

J.E. ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

4112 SLOAN RD, VICTORIA, B.C. V8T 1K7

T: 250-377-1214 FAX: 250-377-2330

E-MAIL: info@jea.ca

www.jea.ca

This sketch does not constitute a re-survey of the legal boundaries. It is intended to be used as a guide only. It is not to be used as a legal document. It is not to be used as a legal document. It is not to be used as a legal document.

J.E. Anderson & Associates accept no responsibility or liability for any drawings that may be suffered by or third party as a result of any boundary made or actions taken based on this document.

Subject to changes, legal notices and forward shown on:

Lot A Title No. C45808124 (P.D. 304-427-252)
Lot B Title No. C45808125 (P.D. 304-427-252)

Distances and elevations are in metric.
Elevations are given based on a central benchmark (24-81).
Elevations are of natural ground unless noted otherwise.
Service lines are in red whenever it is based on City of Victoria GIS data.

- LEGEND**
- Dashed Standard Iron Post Found
 - Dashed Lead Plug Found
 - Dashed Central Monument Found
 - Dashed Transfer Station Phase
 - Dashed Catch Basin
 - Dashed Drain Channel
 - Dashed Drain Manhole
 - Dashed Gas Service
 - Dashed Hydrant
 - Dashed Irrigation Box
 - Dashed Lamp Standard
 - Dashed Sewer Manhole
 - Dashed Typical Spot Elevation
 - Dashed Street Sign
 - Dashed Tree Service
 - Dashed Utility Pole
 - Dashed Utility Pole Anchor
 - Dashed Water Service
 - Dashed Water Valve Box



Scale: 0 5 10 15 20 25
The intended plot size of this plan is 34.4m x 24.0m
in height, 10.0m, when 2
V:\Projects\21248\DP06.DWG

CROSSTOWN



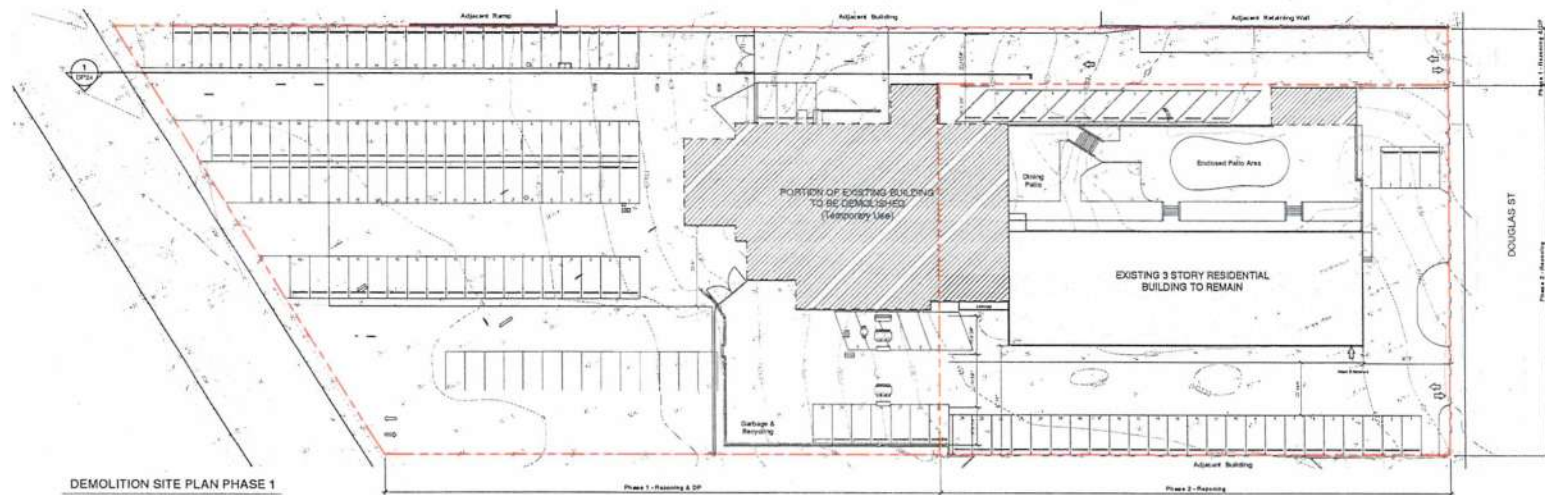
LOW HAMMOND ROWE ARCHITECTS



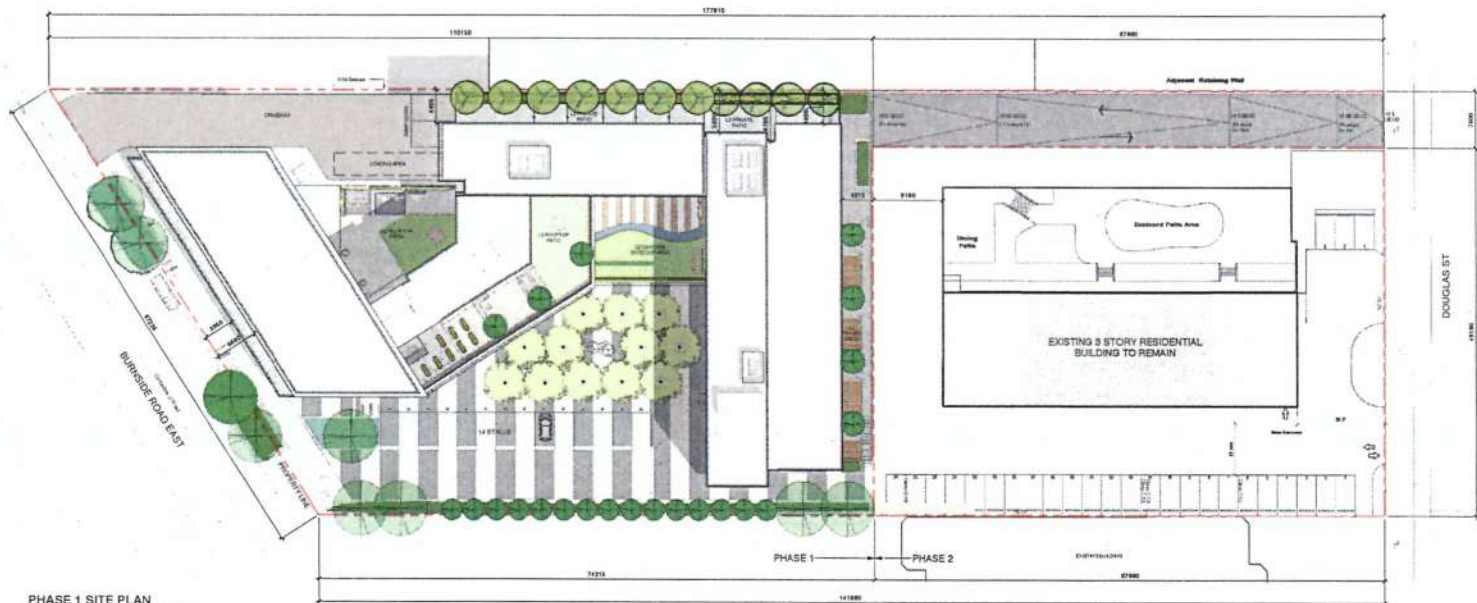
CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

MAY 08 2019
Planning & Development Dept. for
Development Services
EXISTING SURVEY
REV. April 26/2019

DP06



DEMOLITION SITE PLAN PHASE 1



PHASE 1 SITE PLAN

Received
City of Victoria
MAY 08 2019
Planning & Development Department
Development Services Division

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN
584 BURNIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

REV. April 26] 2019
1:300



DP07

SITE PLAN KEYNOTES

- 1 PLAZA
- 2 SERVICE LANE
- 3 SURFACE PARKING
- 4 PEDESTRIAN LINK (PHASE 2)
- 5 BOULEVARD TREES
- 6 TREES & RAIN GARDEN
- 7 REMOVABLE BOLLARD
- 8 SUGGESTED F.D.C. LOCATION
- 9 INSTALL B&C DRAIN (REFER TO LANDSCAPE)

SITE PLAN PHASE 1



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

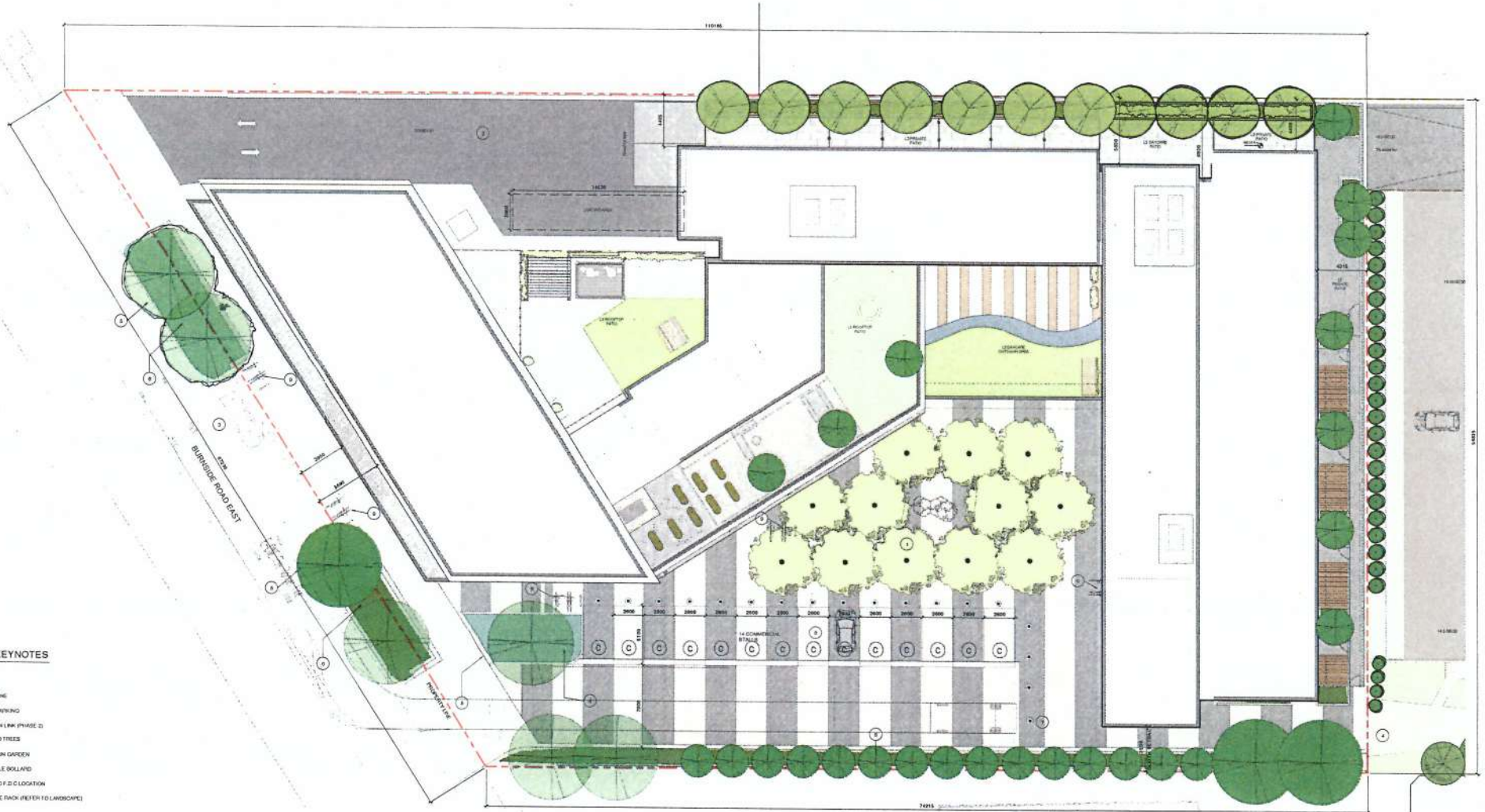
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SITE PLAN PHASE 1

REV. April 26, 2019
As Indicated



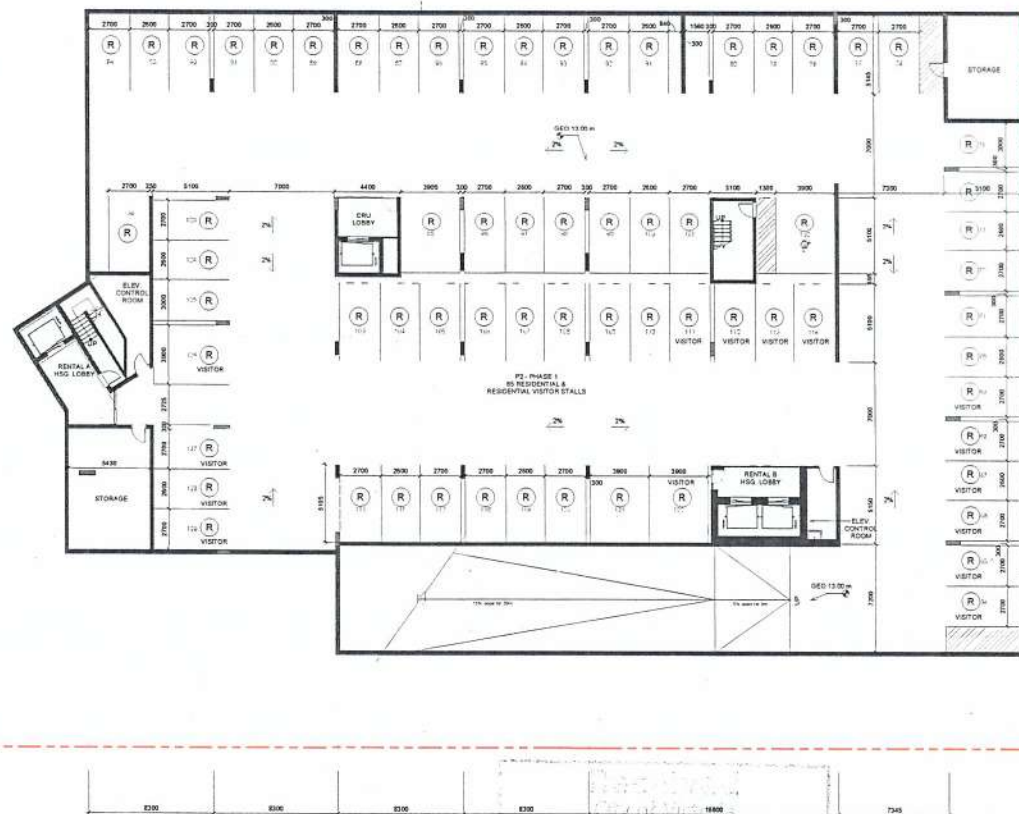
DP09



Approved by the City of Victoria
MAY 08 2019

VEHICLE PARKING PROVIDED	RESIDENTIAL	UNDERGROUND	32
	VISITOR	UNDERGROUND	15
	COMMERCIAL	UNDERGROUND	83
		SURFACE	14
	TOTAL		144

C COMMERCIAL PARKING STALL
R RESIDENTIAL PARKING STALL



MAY 08 1990
 Planning & Development Department
 Development Services Division

PARKING STALL SCHEDULE		
LEVEL	TYPE	SIZE / LAYOUT
LEVEL 1	Regular	3100 x 5600mm - 60 sq @ 7.5m
	Handicap	3100 x 5600mm - ACCESSIBLE
	Regular	3100 x 2900mm - 60 sq @ 7.5m
P1	Handicap	3100 x 2900mm - ACCESSIBLE
	Regular	3100 x 2900mm - 60 sq @ 7.5m
	Regular	3100 x 2700mm - 60 sq @ 7.5m
P2	Handicap	3100 x 2900mm - ACCESSIBLE
	Regular	3100 x 2900mm - 60 sq @ 7.5m
	Regular	3100 x 2700mm - 60 sq @ 7.5m
P3	Handicap	3100 x 2900mm - ACCESSIBLE
	Regular	3100 x 2900mm - 60 sq @ 7.5m
	Regular	3100 x 2700mm - 60 sq @ 7.5m

LONG TERM BIKE PARKING		
TYPE OF USE	STALL AREA - 2.00m x 0.75m	BIKE STALLS PER 1000 SQ. FT.
RESIDENTIAL	4.00 m ²	16
COMMERCIAL	4.00 m ²	16
OFFICE	4.00 m ²	16
RESTAURANT	4.00 m ²	16
RETAIL	4.00 m ²	16
TOTAL		128

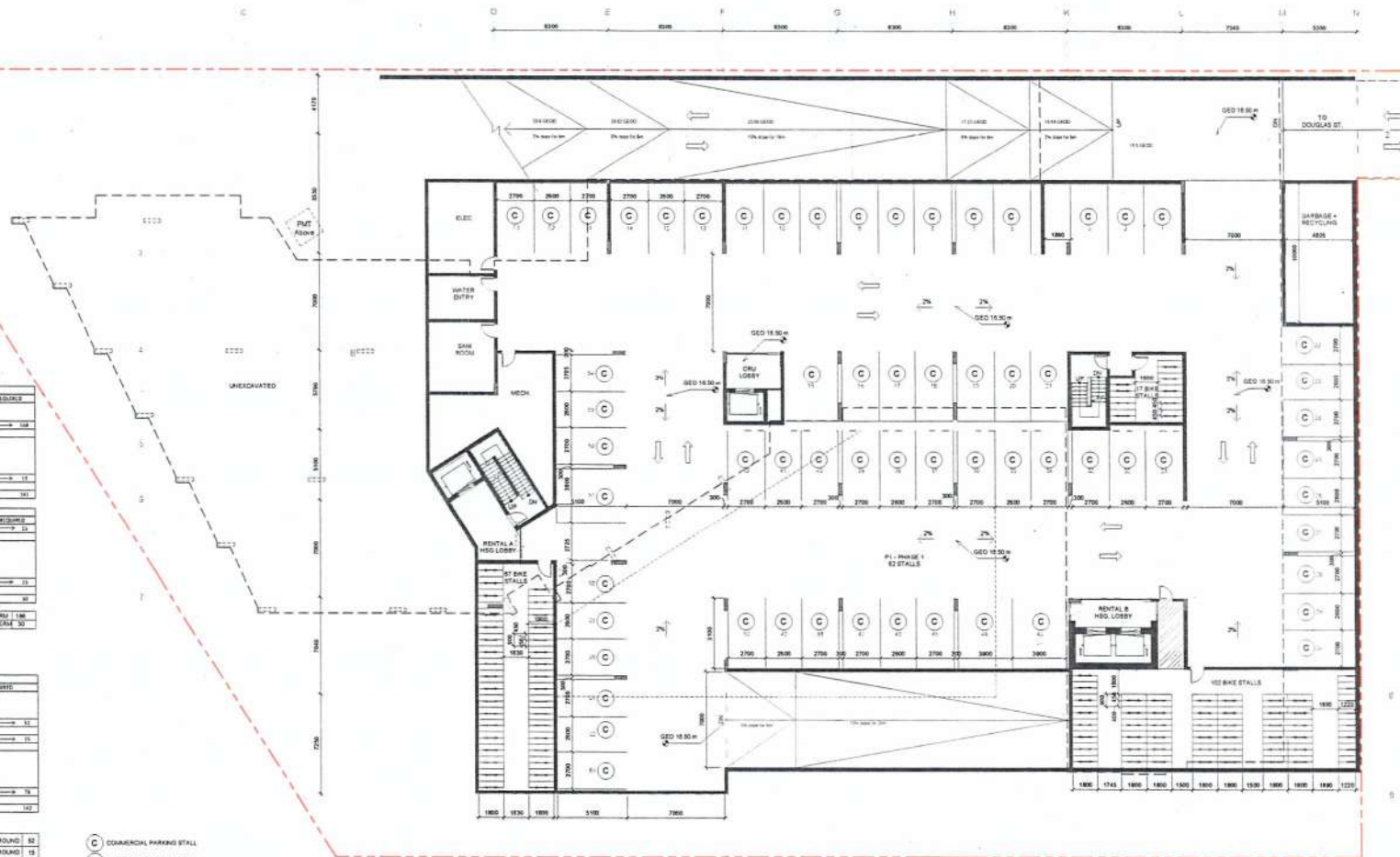
SHORT TERM BIKE PARKING		
TYPE OF USE	STALL AREA - 2.00m x 0.75m	BIKE STALLS PER 1000 SQ. FT.
RESIDENTIAL	4.00 m ²	16
COMMERCIAL	4.00 m ²	16
OFFICE	4.00 m ²	16
RESTAURANT	4.00 m ²	16
RETAIL	4.00 m ²	16
TOTAL		128

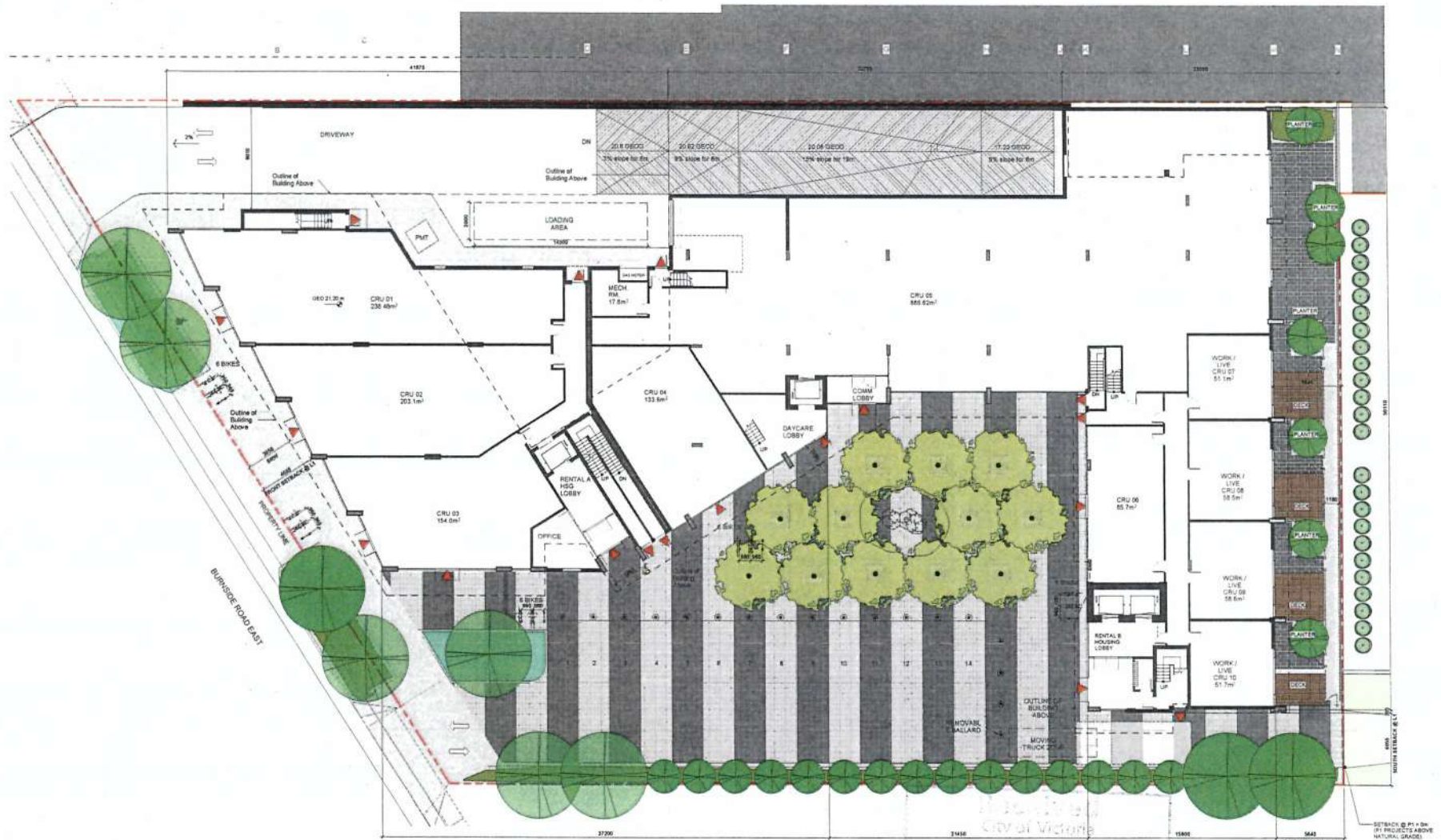
BIKE PARKING PROVIDED: LONG TERM 128, SHORT TERM 128

VEHICLE PARKING		
TYPE OF USE	STALL AREA - 2.00m x 0.75m	VEHICLE STALLS PER 1000 SQ. FT.
RESIDENTIAL	4.00 m ²	16
COMMERCIAL	4.00 m ²	16
OFFICE	4.00 m ²	16
RESTAURANT	4.00 m ²	16
RETAIL	4.00 m ²	16
TOTAL		128

VEHICLE PARKING PROVIDED		
RESIDENTIAL	UNDERGROUND	62
VISITOR	UNDERGROUND	18
COMMERCIAL	UNDERGROUND	45
SURFACE		14
TOTAL		140

NOTE: ** REFER TO DPM FOR AREA CALCULATION SPECIFICALLY USED FOR PARKING NUMBER





LEVEL 1 FLOOR PLAN

MAY 08 2019

Plan of the City of Victoria
 Planning & Development
 Development Services Division

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

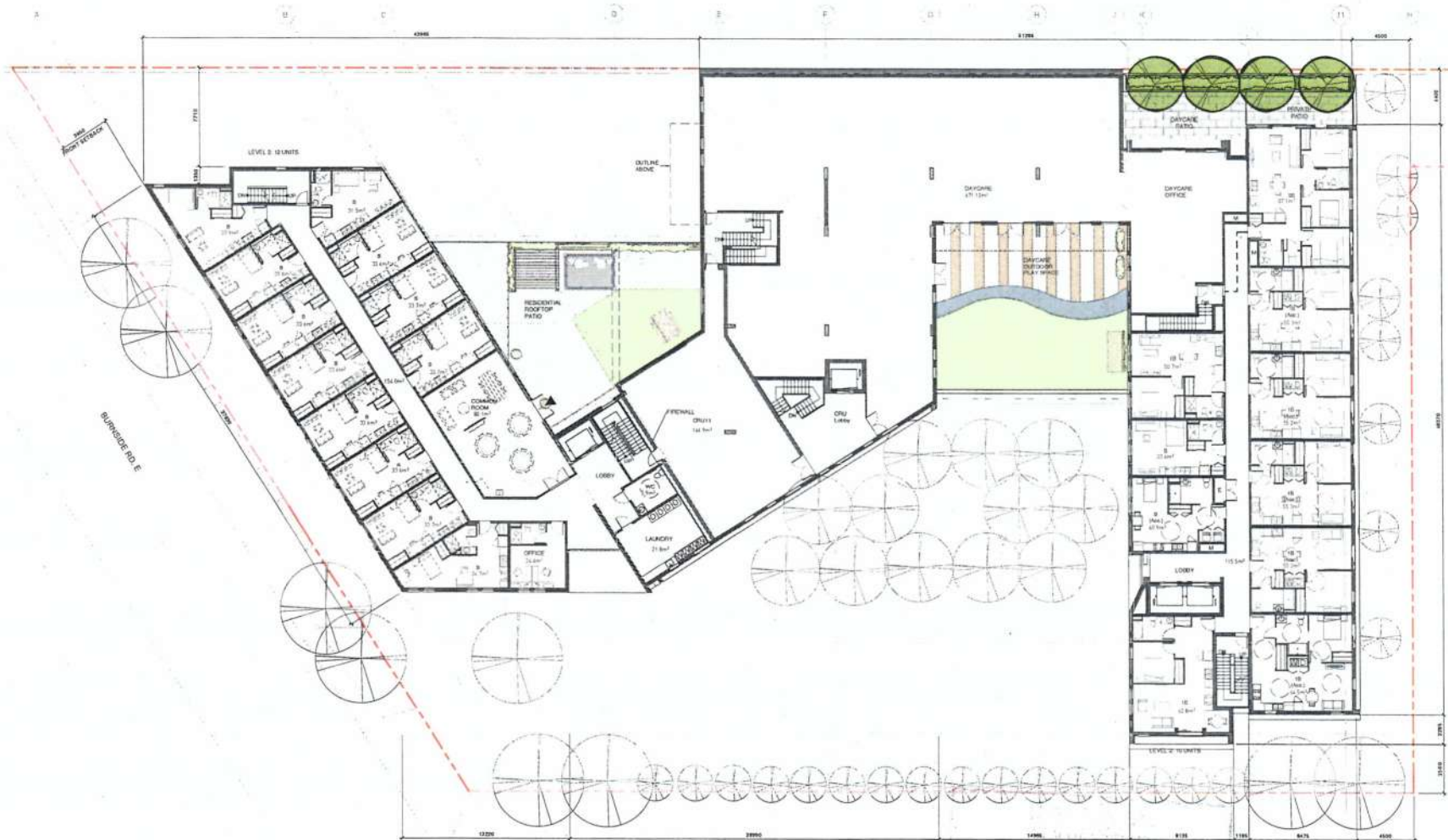
MAIN FLOOR PLAN

REV. April. 26| 2019

1:150



DP12



MAY 03 2019
Planning & Development Department
Development Services Division

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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LEVEL 2 FLOOR PLAN

REV. April 25/ 2019
1 : 150



DP13



MAY 08 2019
 City of Victoria Department
 Planning & Development Division



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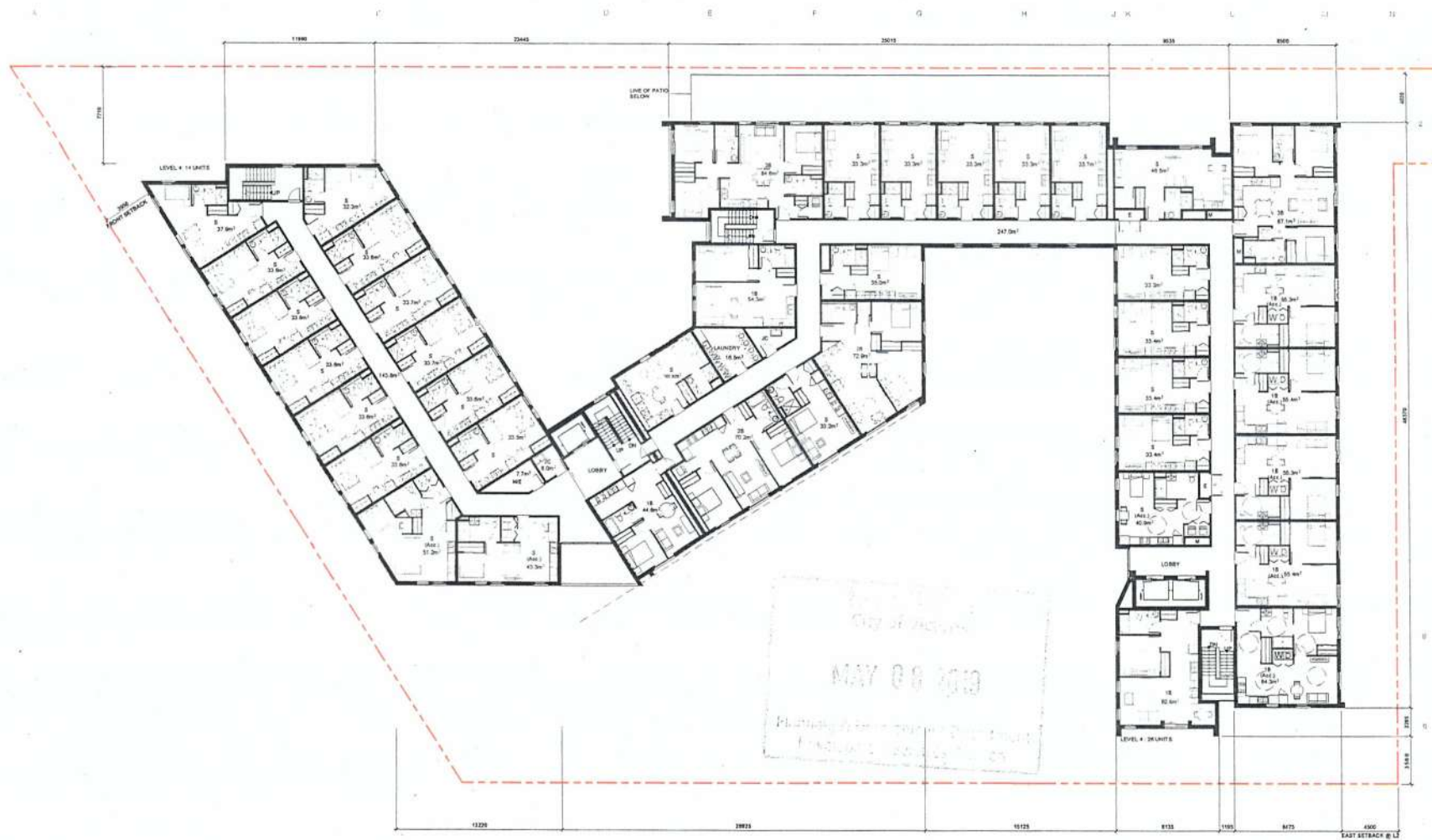


CROSTOWN MIXED USE DEVELOPMENT
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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LEVEL 3 FLOOR PLAN
 REV. April. 26] 2019
 1 : 150



DP14



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CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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LEVEL 4 FLOOR PLAN

REV. April, 26] 2019

1 : 150



CROSTOWN

DP15



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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LEVEL 5 FLOOR PLAN

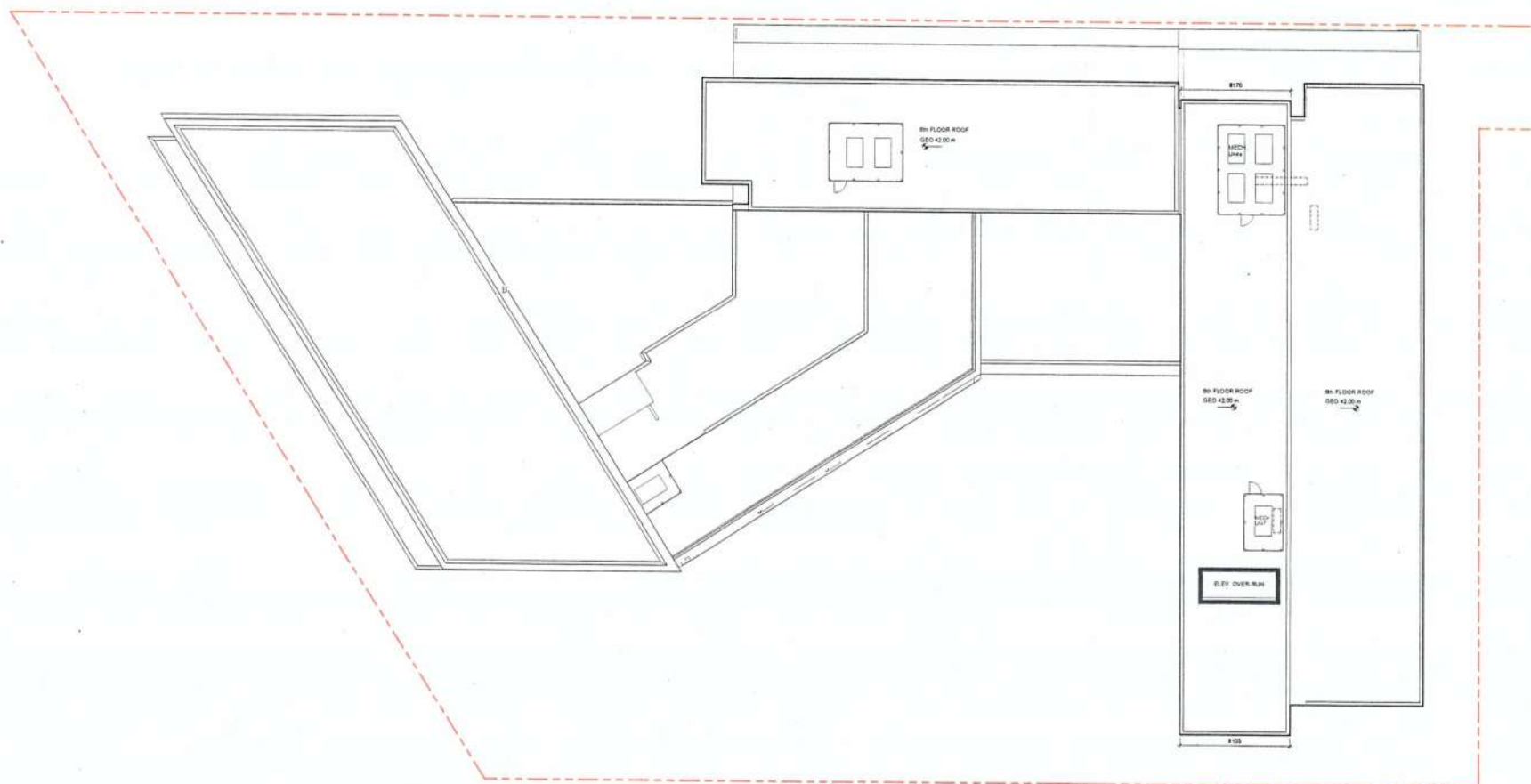
REV. April, 26] 2019

1 : 150



CROSTOWN

DP16



City of Victoria
MAY 00 2019
Planning Department
Planning Services Section



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT
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ROOF PLAN
REV. April, 26 | 2019
1 : 150



DP18













ELEVATION - WEST



ELEVATION - SOUTH

MATERIAL LEGEND

-  1 CEMENTITIOUS PANELS - WHITE
-  2 CEMENTITIOUS PANELS - CHARCOAL
-  3 VERTICAL METAL PANEL WITH WOOD GRAIN LAMINATE OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARALLEL OR CEMENTITIOUS PANEL WITH WARM WOOD TONE)
-  4 METAL PANEL @ WINDOW - CHARCOAL
-  5 METAL PANEL @ WINDOW - WARM WOOD TONE
-  6 METAL CLADDING - CHARCOAL
-  7 VINYL WINDOW - CHARCOAL
-  8 CURTAIN WALL GLAZING - CHARCOAL
-  9 PICKET GUARDRAILS - CHARCOAL
-  10 MECHANICAL SCREEN - (METAL LOUVERS)

MAY 09 2019
 Planning & Development Department
 584 Burnside Rd East & 3020 Douglas St, Victoria BC
 Issued for Rezoning & Development Permit



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

REV. April. 26 | 2019
 As indicated



CROSTOWN

DP19



ELEVATION - NORTH



ELEVATION - EAST

MATERIAL LEGEND

- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 VERTICAL METAL PANEL, WITH WOOD PRINT (COUSCIOUS) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE PANELS OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- 4 METAL PANEL @ WINDOW - CHARCOAL
- 5 METAL PANEL @ WINDOW - WARM WOOD TONE
- 6 METAL CLADDING - CHARCOAL
- 7 VINYL WINDOW - CHARCOAL
- 8 CURTAIN WALL GLAZING - CHARCOAL
- 9 PICKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN - (METAL LOUVERS)

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

REV. April, 28, 2019
As indicated

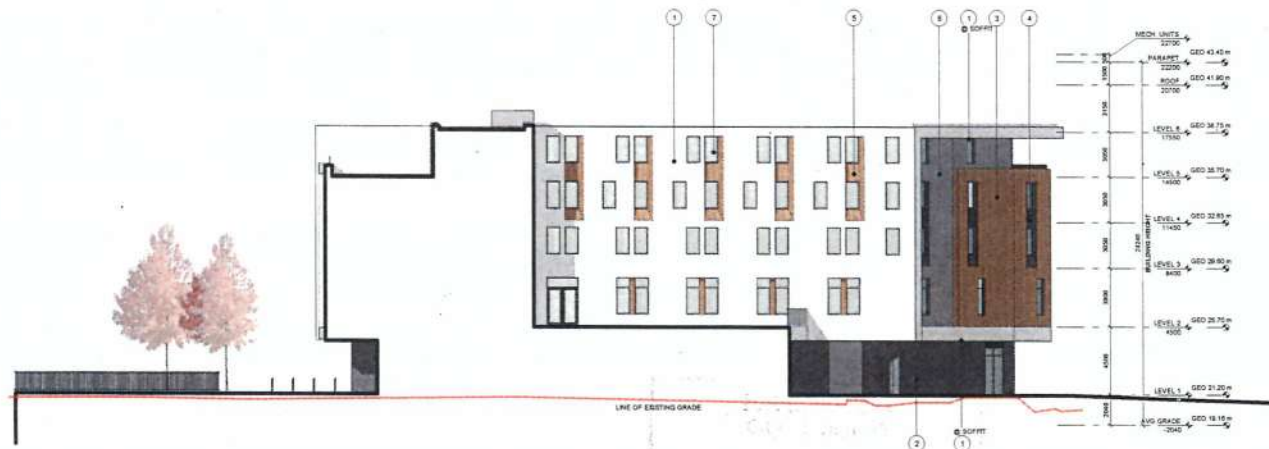


DP20

ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD



MATERIAL LEGEND

- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 VERTICAL METAL PANEL WITH WOOD GRANT (HORIZONTAL) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARALLEL) OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- 4 METAL PANEL @ WINDOW - CHARCOAL
- 5 METAL PANEL @ WINDOW - WARM WOOD TONE
- 6 METAL CLADDING - CHARCOAL
- 7 VINYL WINDOW - CHARCOAL
- 8 CURTAIN WALL GLAZING - CHARCOAL
- 9 PICKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN (METAL LOUVERS)



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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BUILDING ELEVATIONS
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As indicated



CROSTOWN

DP21



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LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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BUILDING SECTION
REV. April, 28] 2019
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CROSTOWN

DP22



BUILDING SECTION 02

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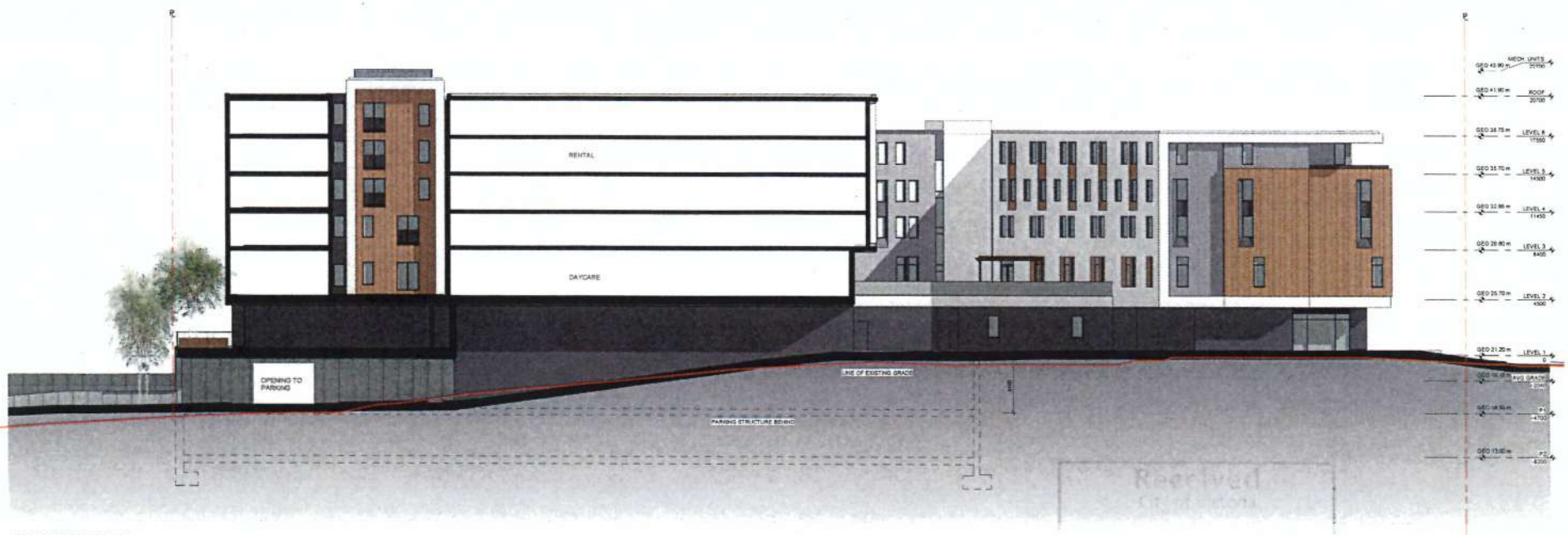
CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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BUILDING SECTION
REV. April, 28 | 2019
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CROSSTOWN

DP23



BUILDING SECTION 03

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 MAY 08 2019
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CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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BUILDING SECTION

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DP24



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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AERIAL VIEW

REV. April, 26| 2019



DP25



MAY 08 2019

Prepared by: [illegible]
 Date: [illegible]


 CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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VIEW DOWN BURNSIDE
 REV. April, 26| 2019

DP26



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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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PLAZA LOOKING WEST

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CROSSTOWN MIXED USE DEVELOPMENT

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COURTYARD

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DP28



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CoolAid
everyone deserves home



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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SOUTH EAST CORNER VIEW

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CROSTOWN

DP29



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT
564 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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NORTH EAST CORNER VIEW
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CROSTOWN

DP30



Original View 0104

MAY 08 2019


CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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VIEW DOWN BURNSIDE

REV. April, 28| 2019

DP31



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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City of Victoria
District 10

MAY 20 2019

Planned Development Permit
Crosstown Mixed Use Development

CROSTOWN

VIEW FROM BURNSIDE

REV. April. 26 | 2019

DP32



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

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BURNSIDE & FINLAYSON

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CROSTOWN

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LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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DOUGLAS & FINLAYSON

REV. April, 26 | 2019



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VIEW FROM BURNSIDE



VIEW FROM DOUGLAS

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

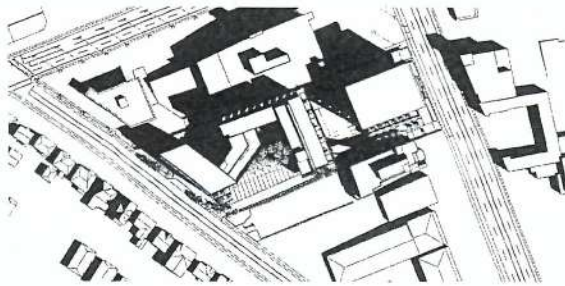
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ILLUSTRATIVE VIEWS

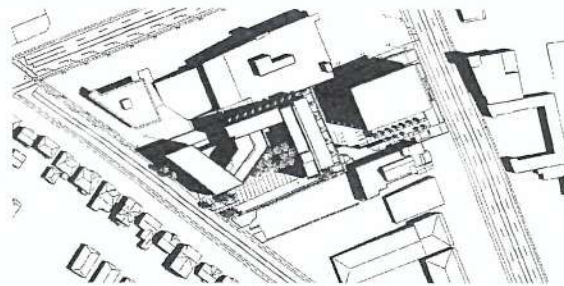
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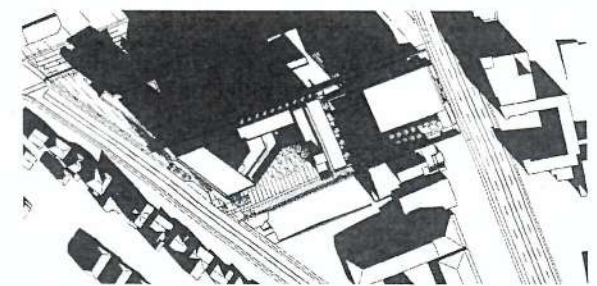
DP35



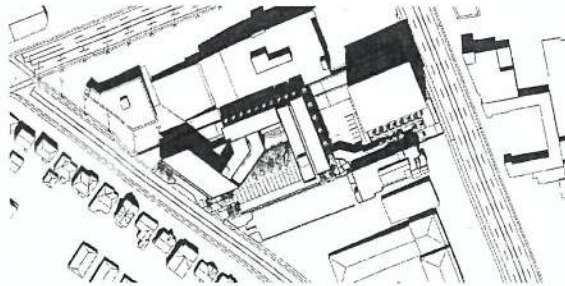
MARCH 21 SPRING 9AM



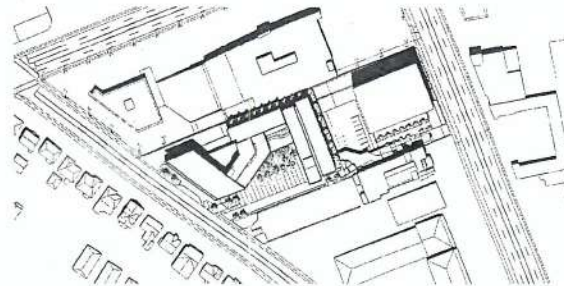
JULY 21 SUMMER 9AM



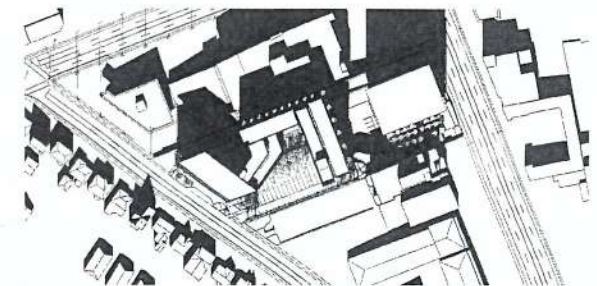
DECEMBER 21 WINTER 9AM



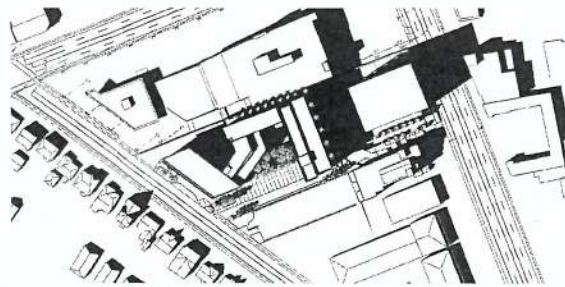
MARCH 21 SPRING 12PM



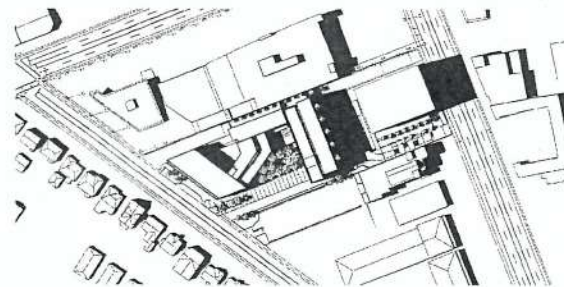
JULY 21 SUMMER 12PM



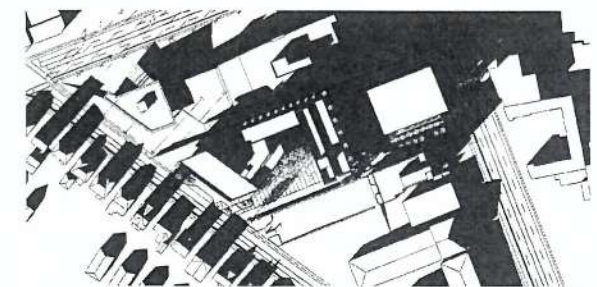
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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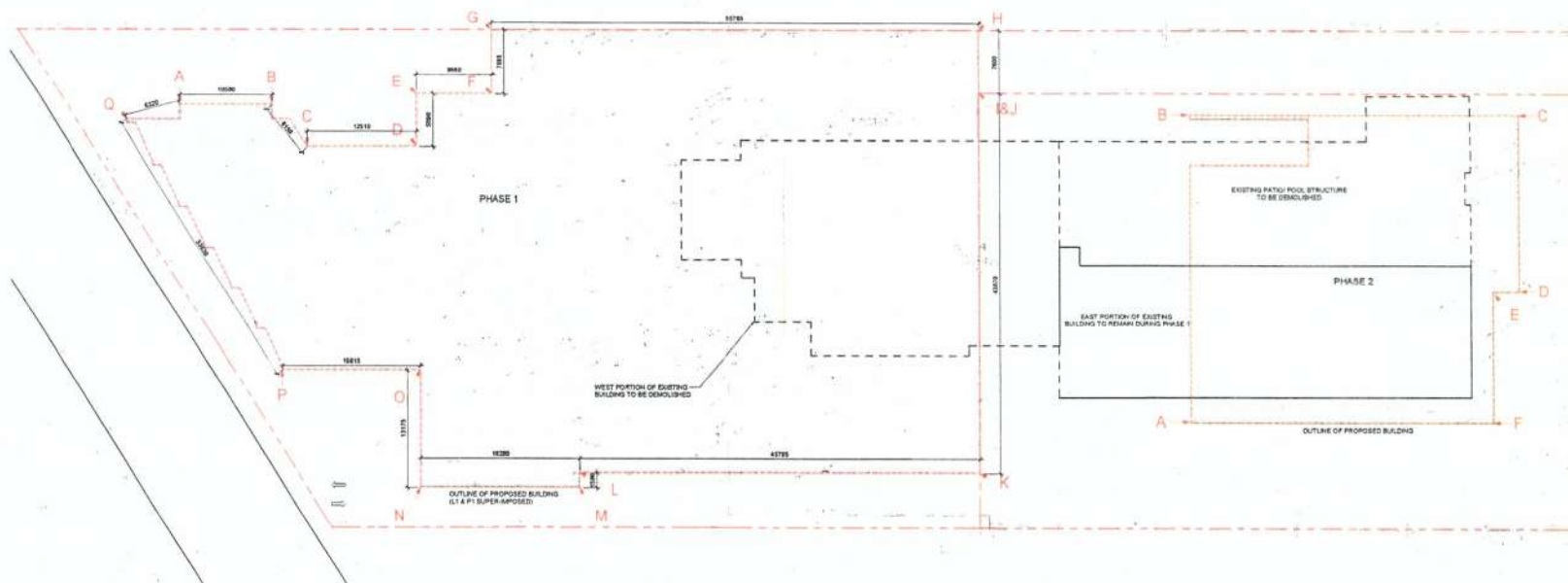
SUN STUDIES

REV. April, 26 | 2019



CROSTOWN

DP36



PHASE 1 - AVERAGE GRADE CALCULATION
ALL DATUMS IN GEODETIC IN METERS

Grade Points (Geodetic)		Grade Point	Average	Distance	Calculator
Existing	Proposed				
A	21.00	21.00	Points A & B (21.00 + 20.78) / 2 = 20.89	10.58	221.02
B	20.78	21.00	Points B & C (20.78 + 20.85) / 2 = 20.82	6.15	128.01
C	20.85	21.00	Points C & D (20.85 + 20.63) / 2 = 20.75	12.51	259.58
D	20.63	21.00	Points D & E (20.63 + 20.36) / 2 = 20.51	9.89	120.77
E	20.36	21.00	Points E & F (20.36 + 20.44) / 2 = 20.40	8.66	176.66
F	20.44	21.00	Points F & G (20.44 + 20.45) / 2 = 20.45	7.60	157.12
G	20.45	20.62	Points G & H (20.45 + 18.01) / 2 = 18.23	55.79	1016.96
H	18.01	16.50	Points H & I (18.01 + 15.89) / 2 = 15.95	7.60	121.22
I	15.89	16.50	Points I & J (15.89 + 15.99) / 2 = 15.99	0.90	0.00
J	15.89	16.00	Points J & K (15.89 + 16.36) / 2 = 16.13	43.07	694.56
K	16.36	21.00	Points K & L (16.36 + 20.77) / 2 = 18.57	43.80	850.18
L	20.77	21.00	Points L & M (20.77 + 20.78) / 2 = 20.78	1.58	33.03
M	20.78	21.00	Points M & N (20.78 + 21.00) / 2 = 20.89	16.28	381.87
N	21.00	21.00	Points N & O (21.00 + 21.00) / 2 = 21.00	13.18	276.68
O	21.00	21.00	Points O & P (21.00 + 21.00) / 2 = 21.00	15.82	332.12
P	21.00	21.00	Points P & Q (21.00 + 20.87) / 2 = 20.94	30.63	706.04
Q	20.87	21.00	Points Q & A (20.87 + 21.00) / 2 = 20.94	8.32	172.31
				292.54	5606.08

Average Grade:
(5606.08 / 292.54)
= 19.16 (m)

PROPOSED HEIGHT
= ROOF HEIGHT - AVG GRADE
= 43.40m - 19.16m GEO
= 24.24m BUILDING HEIGHT
= 43.40m GEO BUILDING HEIGHT

PHASE 2 - AVERAGE GRADE CALCULATION
ALL DATUMS IN GEODETIC IN METERS

	Grade Points (m - Geodetic)		Grade points	Average (geod)	Distance (m)	Calculation
	Existing	Proposed				
A	15.55	15.20	A & B	$(15.20 + 14.30) / 2 = 14.75$	34.99	516.10
B	14.30	15.20	B & C	$(14.30 + 13.30) / 2 = 13.80$	37.50	517.50
C	13.30	15.20	C & D	$(13.30 + 14.70) / 2 = 14.00$	20.00	280.00
D	14.70	15.20	D & E	$(14.70 + 15.05) / 2 = 14.88$	3.00	44.63
E	15.05	15.20	E & F	$(15.05 + 15.20) / 2 = 15.13$	14.99	226.72
F	15.40	15.20	F & A	$(15.40 + 15.20) / 2 = 15.30$	34.50	527.85
					144.98	2112.80

Average Grade
(2112.80 / 144.98) = 14.57m geodetic

PROPOSED HEIGHT
= ROOF HEIGHT - AVG GRADE
= 25.67m - 14.57m GEO
= 11.10m BUILDING HEIGHT
= 43.55m GEO BUILDING HEIGHT



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

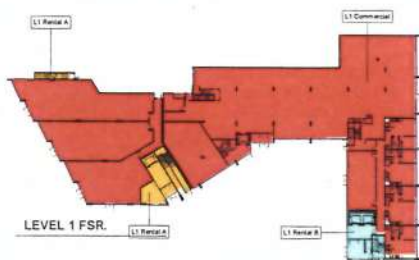
SURVEY - AVERAGE GRADE

REV. April 26] 2019
As indicated



CROSSTOWN

DP37



UNIT COUNTS BY TYPE

OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental A	S (A)	9	2%
Rental B	S	48	47%
Rental B	S	9	9%
Rental B	S	4	4%
Rental B	18 (A)	25	23%
Rental B	18	10	10%
SUB TOTAL (NO. 101)		101	100%

Rental A	S (A)	A	9%
Rental A	S	48	47%
SUB TOTAL (NO. 52)		52	100%

UNIT COUNTS BY LEVEL

LEVEL	RENTAL A	RENTAL B
LEVEL 1	10	12
LEVEL 2	28	14
LEVEL 3	28	14
LEVEL 4	28	14
LEVEL 5	20	12
LEVEL 6	10	12
TOTAL	101	52

NET AREA SCHEDULE

Level	Name	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	L1 Commercial	2070.1	22383	0.36
LEVEL 1	L1 Rental A	95.7	1041	0.02
LEVEL 1	L1 Rental B	73.8	818	0.01
TOTAL AREA		2249.6	24402	0.39
LEVEL 2	L2 Commercial	887.4	9552	0.15
LEVEL 2	L2 Rental A	888	9584	0.12
LEVEL 2	L2 Rental B	888.1	9585	0.12
TOTAL AREA		2563.5	27721	0.39
LEVEL 3	L3 Rental A	941.5	10105	0.11
LEVEL 3	L3 Rental B	1038.2	11213	0.28
TOTAL AREA		2147.8	23118	0.27
LEVEL 4	L4 Rental A	838.5	9075	0.11
LEVEL 4	L4 Rental B	1002.5	10875	0.29
TOTAL AREA		2141.1	23048	0.27
LEVEL 5	L5 Rental A	543.1	5845	0.09
LEVEL 5	L5 Rental B	1298.2	13998	0.22
TOTAL AREA		1762.3	19044	0.21
LEVEL 6	L6 Rental B	1087.8	11710	0.19
TOTAL AREA		1087.8	11710	0.19

RESIDENTIAL TOTAL FSR

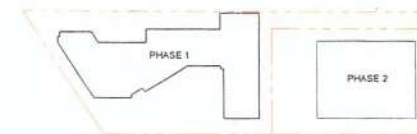
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	1172.3	12577	0.02
LEVEL 2	1351.1	14542	0.28
LEVEL 3	2147.8	23118	0.27
LEVEL 4	2141.1	23048	0.27
LEVEL 5	1762.3	19044	0.21
LEVEL 6	1087.8	11710	0.19
TOTAL AREA	8622.4	92939	1.22

COMMERCIAL TOTAL FSR

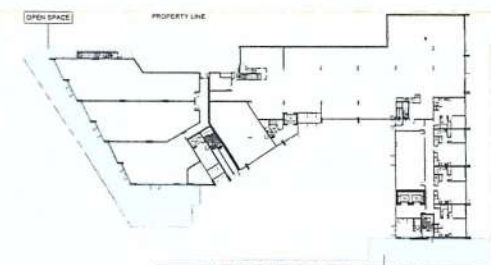
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2070.1	22383	0.36
LEVEL 2	887.4	9552	0.15
TOTAL AREA	2957.5	31935	0.51

TOTAL FSR

Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2242.8	24140	0.36
LEVEL 2	2238.5	24086	0.36
LEVEL 3	2147.8	23118	0.27
LEVEL 4	2141.1	23048	0.27
LEVEL 5	1762.3	19044	0.21
LEVEL 6	1087.8	11710	0.19
TOTAL AREA	17662.1	19044	2.07



Name	Area
PHASE 1 - 3020 Douglas Street	1762.04 m²
PHASE 2 - 3020 Douglas Street	1327.04 m²



OPEN SPACE AREA : 619.41M²
 PHASE 1 SITE AREA : 5752.59M²
 OPEN SPACE RATIO : 619.4/5752.59=10.77%



SITE COVERAGE AREA : 4025.05M²
 SITE AREA : 5752.59M²
 SITE COVERAGE RATIO : 4025.05/5752.59=69.97%



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

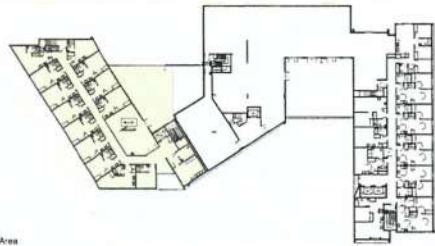
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FSR AREA SUMMARY

REV. April 26] 2019
 As indicated

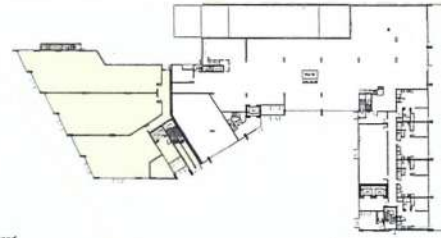


DP38



BCBC Building Area
 □ BLD 01 666.7 m²

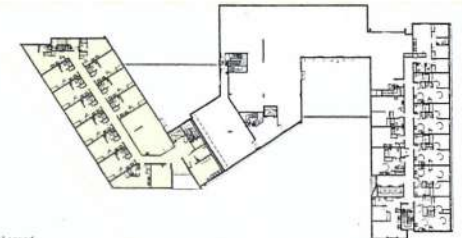
BCBC BUILDING AREA PLAN_BLD01



Building Area Legend

□ BLD 01 784 m²
 □ BLD 02 1572 m²

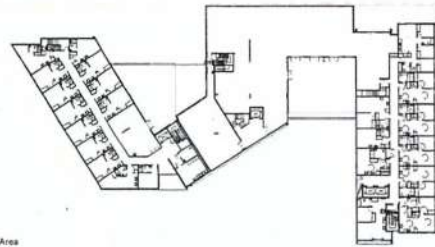
LEVEL 1 BUILDING AREA



Building Area Legend

□ BLD 01 678 m²
 □ BLD 02 1275 m²

LEVEL 2 BUILDING AREA



BCBC Building Area
 □ BLD 01 1802.3 m²

BCBC BUILDING AREA_BLD02



Building Area Legend

□ BLD 01 878 m²
 □ BLD 02 1582 m²

LEVEL 3 BUILDING AREA

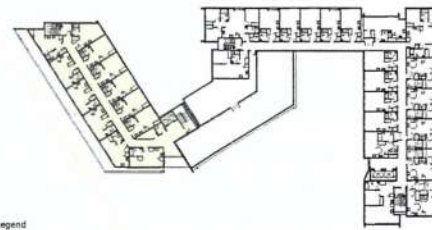


Building Area Legend

□ BLD 01 678 m²
 □ BLD 02 1582 m²

LEVEL 4 BUILDING AREA

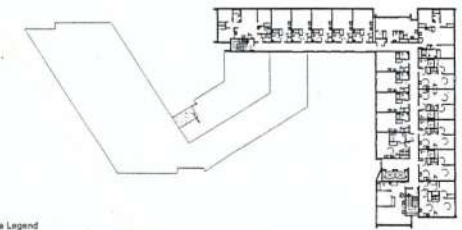
NOTE: "GROSS BUILDING AREA CALCULATION INCLUDES
 EXTERIOR CLADDING TO COMPLY WITH BC BUILDING CODE"



Building Area Legend

□ BLD 01 1078 m²
 □ BLD 02 1318 m²

LEVEL 5 BUILDING AREA



Building Area Legend

□ BLD 01 1103 m²

LEVEL 6 BUILDING AREA

CROSSTOWN



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

GROSS BUILDING AREA_BCBC

REV. April, 26| 2019

1 : 500



DP39

LEVEL 1.
1 : 300

Line Type	Area sqm.	AREA sqf.
CIRCULATION	12.7 sq'	146 SF
CIRCULATION	72.3 sq'	777.8 SF
OFFICE	21.2 sq'	228.3 SF
TOTAL AREA	107.2 sq'	1154.1 SF

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	70.8 sqf	620.7 SF
CIRCULATION	7.8 sqf	81.5 SF
TOTAL AREA	84.4 sqf	802.2 SF

Line Type	Area sqft	AREA sqft
CIRCULATION 1	58 sqft	58 SQ FT
CIRCULATION 2	58 sqft	58 SQ FT
CIRCULATION 3	9 sqft	102 SQ FT
CIRCULATION 4	58 sqft	111 SQ FT
CIRCULATION 5	5.5 sqft	59 SQ FT
CIRCULATION 6	223.1 sqft	2411 SQ FT
CRU 01	203.1 sqft	2188 SQ FT
CRU 02	154 sqft	1554 SQ FT
CRU 04	150.2 sqft	1485 SQ FT
CRU 05	886 sqft	8643 SQ FT
CRU 06	58 sqft	58 SQ FT
CRU 07	51.1 sqft	530 SQ FT
CRU 08	58.5 sqft	620 SQ FT
CRU 09	58.6 sqft	630 SQ FT
CRU 10	81.7 sqft	846 SQ FT
AREA TOTAL	2101.8 sqft	22020 SQ FT
TOTAL AREA	2101.8 sqft	22020 SQ FT

Area sign.	AREA sig.
2203.08 m ²	3488.2 ± 5.6

NOTE: AREA CALCULATION IS TO SHEATHING OF EXTERIOR WALL. EXTERIOR CLADDING IS EXCLUDED

LEVEL 2
1:300

LI Parcel A - GROSS AREA SCHEDULE		
Unit Type	Area used	AREA sq. ft.
1	21.5 sq'	232.8 SF
2	22.0 sq'	242.2 SF
3	33.7 sq'	362.3 SF
4	37.8 sq'	408.4 SF
5	33.8 sq'	362.3 SF
6	33.8 sq'	362.3 SF
7	33.8 sq'	362.3 SF
8	33.7 sq'	362.3 SF
9	36.7 sq'	394.7 SF
10	35.7 sq'	382.2 SF
11-12	408.0 sq'	4407.1 SF
OFFICE	24.4 sq'	262.3 SF
OFFICE 1	24.4 sq'	262.3 SF
COMBINATION	80.1 sq'	862.2 SF
COMBINATION AREA 1	80.1 sq'	862.2 SF
CIRCULATION	153.1 sq'	1637.1 SF
CIRCULATION 1	153.1 sq'	1637.1 SF
TOTAL AREA	880.4 sq'	9,189.8 SF

Use Type	Area sqm	Area sq
S (A)	40.0 sqm	430 SF
S (A) 1	40.0 sqm	440 SF
S 1	23.4 sqm	250.2 SF
S 1	35.4 sqm	380.2 SF
CIRCULATION	118.2 sqm	1280.7 SF
CIRCULATION 1	118.2 sqm	1280.7 SF
38	87.1 sqm	937.9 SF
38.1	87.1 sqm	937.9 SF
18 (A)	55.3 sqm	595.2 SF
18 (A)	55.3 sqm	594.7 SF
18 (A)	33.2 sqm	357.5 SF
18 (A)	55.3 sqm	595.2 SF
18 (A)	94.9 sqm	1024.2 SF
18 (A) S	280.7 sqm	3025 SF
18	84 sqm	898.8 SF
18	30.3 sqm	326.3 SF
18.2	114.2 sqm	1228.1 SF
TOTAL AREA	877.4 sqm	9381.8 SF

Unit Type	Area sqm	AREA sqft
CIRCULATION 5	25.5 m ²	274 SF
CIRCULATION 6	50.8 m ²	546.5 SF
CIRCULATION 7	13.4 m ²	144.6 SF
CRUISE	146.6 m ²	1581.6 SF
L2 GARDEN	671 m ²	7223.9 SF
TOTAL AREA	907.7 m ²	9770.6 SF

L2 TOTAL GROSS AREA	
Area sqm.	AREA sqft.
1297.04 sq.	34775.8 sq.



L3 TOTAL GROSS AREA	
Area sqm.	AREA sqf.
2190 sq. m.	23660 ± 5%

LE PRINCIPALI UGROE AREA SCHEDATE			
Site type	Area covered	Area covered	Area covered
16	24 m ²	344 m ²	547 m ²
18	30 m ²	984 m ²	2 m ²
19	30 m ²	200 m ²	30 m ²
20	30 m ²	174 m ²	30 m ²
21	30 m ²	565 m ²	30 m ²
22	30 m ²	982 m ²	452 m ²
23	30 m ²	30 m ²	30 m ²
24	30 m ²	30 m ²	30 m ²
25	30 m ²	30 m ²	30 m ²
26	30 m ²	30 m ²	30 m ²
27	30 m ²	30 m ²	30 m ²
28	30 m ²	30 m ²	30 m ²
29	30 m ²	30 m ²	30 m ²
30	30 m ²	30 m ²	30 m ²
31	30 m ²	30 m ²	30 m ²
32	30 m ²	30 m ²	30 m ²
33	30 m ²	30 m ²	30 m ²
34	30 m ²	30 m ²	30 m ²
35	30 m ²	30 m ²	30 m ²
36	30 m ²	30 m ²	30 m ²
37	30 m ²	30 m ²	30 m ²
38	30 m ²	30 m ²	30 m ²
39	30 m ²	30 m ²	30 m ²
40	30 m ²	30 m ²	30 m ²
41	30 m ²	30 m ²	30 m ²
42	30 m ²	30 m ²	30 m ²
43	30 m ²	30 m ²	30 m ²
44	30 m ²	30 m ²	30 m ²
45	30 m ²	30 m ²	30 m ²
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72	30 m ²	30 m ²	30 m ²
73	30 m ²	30 m ²	30 m ²
74	30 m ²	30 m ²	30 m ²
75	30 m ²	30 m ²	30 m ²
76	30 m ²	30 m ²	30 m ²
77	30 m ²	30 m ²	30 m ²
78	30 m ²	30 m ²	30 m ²
79	30 m ²	30 m ²	30 m ²
80	30 m ²	30 m ²	30 m ²
81	30 m ²	30 m ²	30 m ²
82	30 m ²	30 m ²	30 m ²
83	30 m ²	30 m ²	30

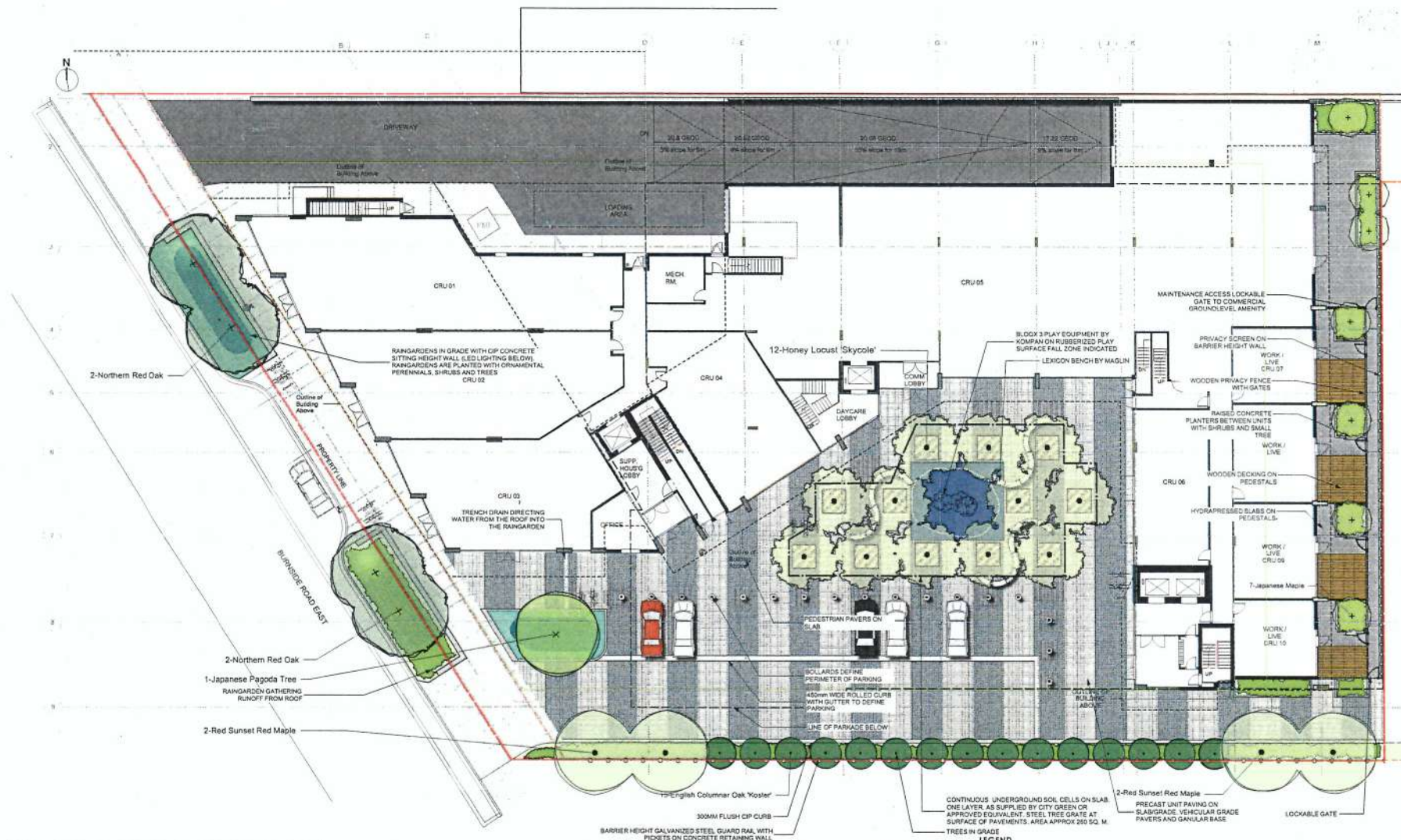
LEVEL 4.

[illegible]

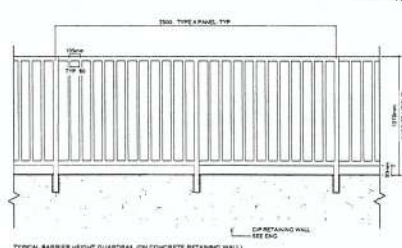
Unit Type	Area (acres)	AREA ac
5 (A)	45.0	440.2 SF
6 (A)	21.0	204.2 SF
7 (A)	22.0	216.7 SF
8 (A)	23.0	226.9 SF
9 (A)	22.0	216.7 SF
10 (A)	23.0	226.9 SF
11 (A)	23.0	226.9 SF
12 (A)	23.0	226.9 SF
13 (A)	23.0	226.9 SF
14 (A)	23.0	226.9 SF
15 (A)	23.0	226.9 SF
16 (A)	23.0	226.9 SF
17 (A)	23.0	226.9 SF
18 (A)	23.0	226.9 SF
19 (A)	23.0	226.9 SF
20 (A)	23.0	226.9 SF
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34 (A)	23.0	226.9 SF
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36 (A)	23.0	226.9 SF
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39 (A)	23.0	226.9 SF
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97 (A)	23.0	226.9 SF
98 (A)	23.0	226.9 SF
99 (A)	23.0	226.9 SF
100 (A)	23.0	226.9 SF
101 (A)	23.0	226.9 SF
102 (A)	23.0	226.9 SF
103 (A)	23.0	226.9 SF
104 (A)	23.0	226.9 SF
105 (A)	23.0	226.9 SF
106 (A)	23.0	226.9 SF
107 (A)	23.0	226.9 SF
108 (A)	23.0	226.9 SF
109 (A)	23.0	226.9 SF
110 (A)	23.0	226.9 SF
111 (A)	23.0	226.9 SF
112 (A)	23.0	226.9 SF
113 (A)	23.0	226.9 SF
114 (A)	23.0	226.9 SF
115 (A)	23.0	226.9 SF
116 (A)	23.0	226.9 SF
117 (A)	23.0	226.9 SF
118 (A)	23.0	226.9 SF
119 (A)	23.0	226.9 SF
120 (A)	23.0	226.9 SF
TOTAL AREA	1004.0	10041.5 SF



DP43



PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES			
1	1	Aspen japonica	Japanese Maple
2	1	Aspen japonica 'Red Sunset'	Red Sunset Japanese Maple
3	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
4	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
5	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
6	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
7	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
8	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
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94	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
95	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
96	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
97	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
98	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
99	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple
100	1	Aspen japonica 'Sakaguchi'	Green Japanese Maple



CHARACTER IMAGE PRIVACY SCREEN WALL BARRIER HEIGHT @ LND WORK

LEGEND

- Property Line
- Parking Structure Below Grade
- Paved Pavements (Non-porous): Exposed Aggregate Concrete 75 x 100 x 20mm. See L4 Stormwater Management Plan
- Concrete Walkways
- Paved Pavements on Pedestals: Exposed Aggregate Concrete or approved equivalent 100 x 200 x 20mm. See L4 Stormwater Management Plan
- Hydropressed Slabs on Pedestals
- Bike Rack (6-bike)
- Sitting Height Wall
- Wood Decking on Pedestals
- Rubberized Play Surface
- Synthetic Lawn
- Bench: Option by Maguin
- Raingarden
- Deciduous Tree
- Shrub Planting

NOT FOR CONSTRUCTION

rev no	description	date
1	Revisions to DP	4/15/18
2	Revised Planning	2/25/19
3	DP	11/10/18



client
Victoria Coast-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
Landscape Plan-
Ground Level

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

L1



PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Sch'd. Size / Plant Spacing	
TREES:					
	4	Stylos japonica 'Emerald Pagoda'	Japanese Snowbell	5.0m cal. 6m	
SHRUBS, PERENNIALS, GRASSES/VINES:					
AL	49	Anemone nemorosa	New Zealand Wind Grass	#1 Pot	
Ca	5	Clematis emerald	Evergreen Clematis	#1 Pot	
En	44	Euclidia 'Newport Dwarf'	Newport Dwarf Euclidia	#1 pot	
Gw	31	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot	
Pg	31	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot	

CHARACTER IMAGES:



Roof Top Amenity Space



Roof Top Play Space



Plaza



Bollard



Plaza

Client
Victoria Cool-Aid Society
101-140 Pandora Avenue
Victoria, BC

Project
Crosstown
3020 Douglas
Ave, Victoria BC

Sheet Title
Landscape Plan-
Second Level

Project no. 118.16
Scale 1:150 @ 24"x36"
Drawn by GJ
Checked by SM
Revision no. sheet no.

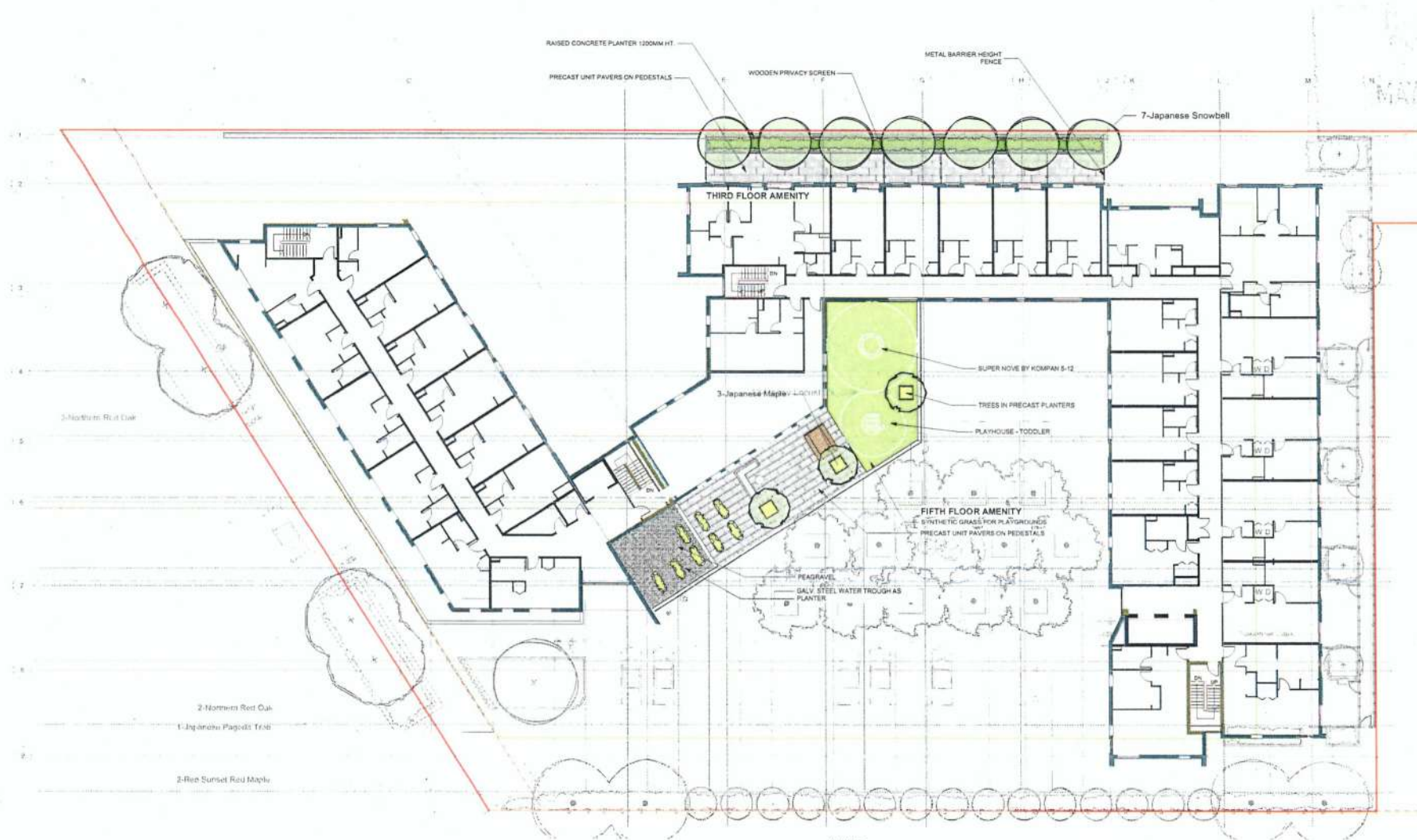
1 L2

Revisions to DP 4/15/18
Revised Reasoning 2/20/18
DP 1/12/18

Rev no description date

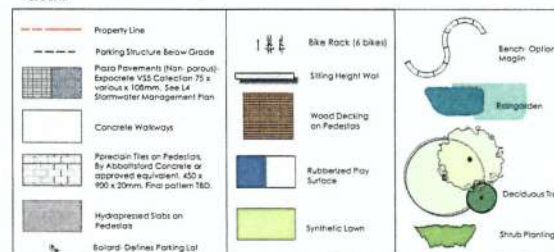
Murdoch
deGreeff INC
Landscape Planning & Design
200-1011-140 Pandora Ave
Victoria, BC V8P 1A1

N



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES				
	3	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	7	Styax japonica 'Emerald Pagoda'	Japanese Snowbell	5.0m cal. 180
SHRUBS/PERENNIALS/GRASSES/VINES				
AL	55	Anemone nemorosa	New Zealand Wind Grass	#1 Pot
End	55	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Gw	55	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
NCH	21	Nandina domestica 'Variegated Dwarf'	Variegated Dwarf Nandina	#1 Pot

LEGEND



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NOT FOR CONSTRUCTION

3	Revisions to DP	4/15/19
2	Revised Reasoning	2/25/19
1	DP	11/2/18
rev no	description	date



**Murdoch
de Greeff**
Landscape Planning & Design

200 West 10th Avenue
Suite 101
Victoria, BC
Phone: 250.383.1111
Fax: 250.383.1112
Email: info@murdochdegreff.com
Web: www.murdochdegreff.com



N

client
Victoria Coal-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title

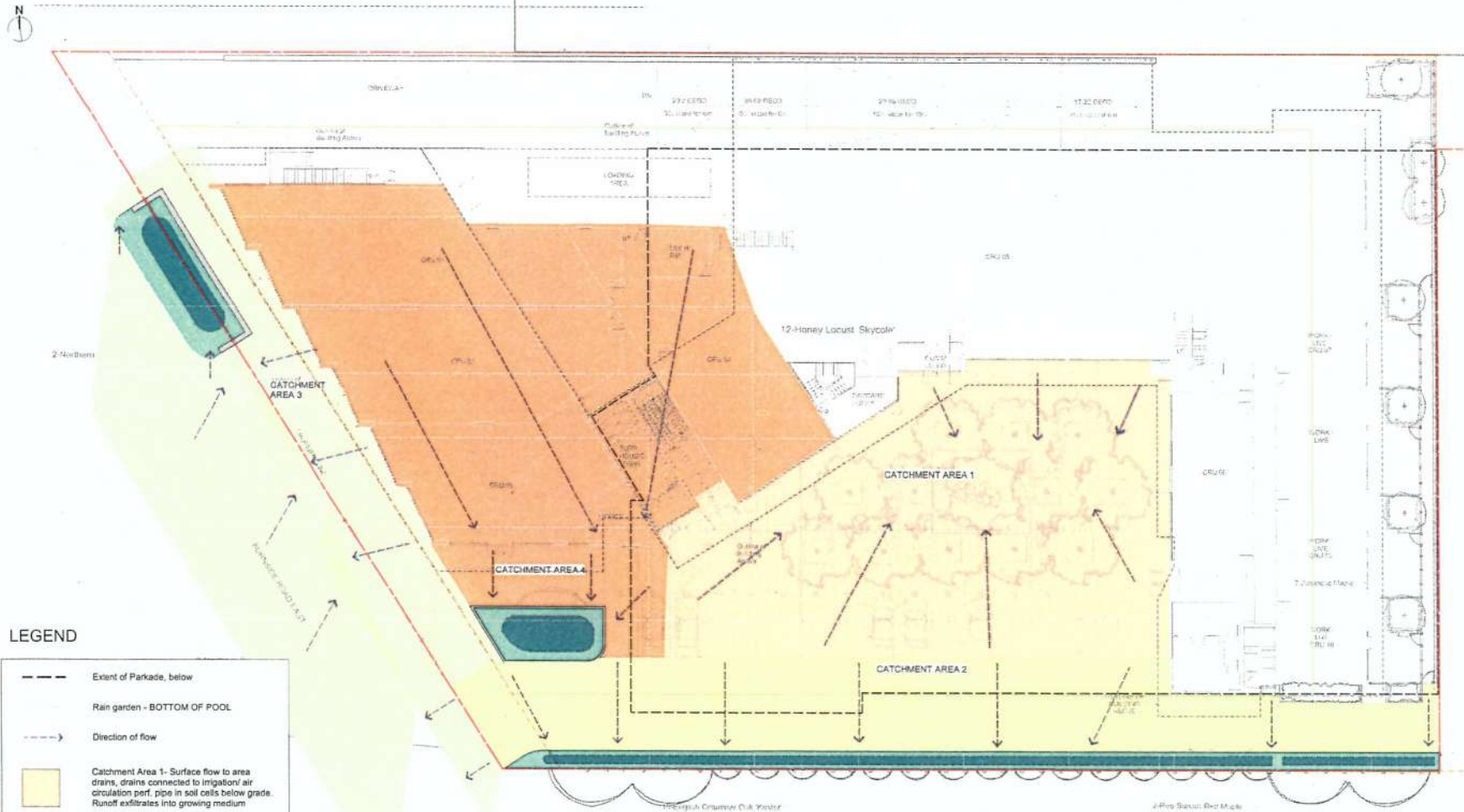
**Landscape Plan-
Third and Fifth Level**

project no.	118-16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM

revision no. sheet no.



1



NOT FOR CONSTRUCTION

Rev. No.	Description	Date
3	Revisions to DP	4/15/19
2	Revised Reasoning	3/20/19
1	DP	11/21/18



client
Victoria Coal-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
**Stormwater
Management Plan**

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GLJ
checked by	SM
revision no.	sheet no.



March 12, 2019

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

**RE: 3020 Douglas Street and 584 Burnside Road East
Application for Rezoning and Concurrent Development Permit**

Dear Mayor Helps & Council:

Victoria Cool Aid Society (Cool Aid), with TL Housing Solutions, is pleased to submit this application for the Rezoning and Development Permit approval for the above named property. Our proposal will see the creation of 153 units of affordable rental housing, in addition to 32,000 sf of commercial space, in a thoughtfully designed development that we have named Crosstown.

We envision Crosstown as an exciting new mixed-use development designed to put community first. Combining affordable rental units for working families, seniors and singles with commercial uses including daycare services, office space, and dynamic service retail, the project's goal is to provide meaningful neighbourhood connections. Crosstown's mandate reflects that of Cool Aid's, to provide inclusive and welcoming spaces with community at heart.

Appended to this letter you will find an accompanying Design Brief from the project's architect: Paul Hammond of Low Hammond Rowe Architects, which complements the project information below with an architectural design rationale.

THE SITE

The proposed development is located on the west side of Douglas Street, and occupies a rectangular lot that spans between two arterial roads, Douglas Street and Burnside Road East, and is 2.5 km north of Victoria's downtown core. The property to the north is a car dealership owned by the Jim Pattison Auto Group, and the property to the south is BCGEU's head office. The site (formerly the Tally Ho motel) is currently occupied by a single three-storey building that accommodates 52 units of supportive housing, and an attached two-storey building that includes a commercial kitchen, lounge, dining area, and a

banquet hall complex. The remainder of the site is comprised of a very large, underutilized surface parking lot with access from Burnside Road.

The site is currently zoned *T-1 Limited Transient Accommodation* zone with a Temporary Use Permit in place to allow the operation of 52 units of permanent housing with supports in the existing motel on site. The site falls under the Development Permit Area 7A and under the General Employment designation with Limited Residential permitted on the Burnside frontage.

PHASED REDEVELOPMENT

A phased redevelopment of the site is planned in order to accommodate the current housing operations at the Tally Ho. Under our plan, the current property, which extends from Burnside to Douglas, will be subdivided into two lots and developed in two phases - phase one fronting Burnside Road East, and phase two fronting Douglas Street. The application includes a blanket rezoning application to cover both phases of the property, and a complementary development permit application encompassing the first phase only. Meticulous thought has been given to ensuring connections between the two phases remains compatible, exemplified through the pedestrian and vehicular thoroughfares connecting Burnside Road with Douglas Street. The second phase of development, envisaged as a 6 storey commercial building complying both with the local community area plan and OCP requirements, is solely referenced in this application for rezoning purposes.

The prospective developer of Phase 2 will be able to proceed with development when construction of Phase 1 is complete and the current tenants of the Tally Ho have moved to their new homes. There will be no displacement of the current tenants during construction. All 52 tenants at the Tally Ho will remain in their homes during the construction of Phase 1 and Cool Aid is well-equipped to continue providing housing and supports throughout this period.

PHASE ONE PROPOSAL

We are proposing a 6 storey building that includes ground floor commercial space, second floor daycare, office, and residential space, with 4 residential floors above and 2 levels of underground parking- all of which would encompass phase 1 of development for this property. A key feature is the large south facing plaza that will act as a medium for social interaction and gathering, and bring the multiple users of the site together with the community. The ground floor will be reserved mainly for commercial/retail use, including 4 live/work spaces in conjunction with one of the commercial retail units, as well as convenience retail-oriented commercial units fronting Burnside Road. The residential floors are accessed via two distinct lobbies with entrances located off the plaza. Phase 1 will be comprised of 153 affordable rental apartments and 32,000 sf of commercial space over 2 levels of underground parking.

To ensure the viability of the project's commercial spaces, Cool Aid has sought advice from local commercial real estate leasing professionals, and has engaged a retail consultant to complete a thorough analysis of local retail potential for the property. Given input from these professionals, Cool Aid feels confident that the commercial space as presented is suitably sized and oriented given the project's scale and mixed-use intent.

COMMUNITY ENGAGEMENT

Cool Aid has made a concerted and ongoing effort to engage with the surrounding neighbours and City Staff during the concept plan design process, including:

February 10	Community Meeting to outline community's vision for the site
February 17	Community Meeting to outline community's vision for the site
April 19	Meeting with immediate neighbours to review concept plans
May 5	Community Open House
July 9	Presentation to Burnside Gorge Land Use Committee
August 13	Burnside Gorge Community Association CALUC presentation

Community engagement has been at the forefront of the design process for our proposal. Prior to beginning any design work, Cool Aid facilitated two working sessions with local neighbours to identify their vision for the redevelopment of the site. Our key design principles for the development were rooted in the feedback that we took from these meetings and included:

- A community gathering space
- A safe place for neighbours and residents
- Pedestrian access through the site
- Successful and robust commercial space, particularly fronting Burnside Road

COMMUNITY AMENITIES

Our commitment to achieving a shared vision with the community for this proposed development has been at the centre of our design intent and is a main driver for the commercial amenities that we seek to offer on site. Stemming from the community feedback we received, the following are project amenities that will contribute positively to the surrounding neighbourhood:

- Accessible and safe public vehicle and pedestrian paths connecting Burnside Road East with Douglas Street
- Dynamic service-oriented retail fronting Burnside Road East, which will animate the street frontage and provide convenient shops and services for tenants and neighbours
- A south-facing public plaza with trees and added greenery, seating, and a children's play structure
- A second-storey daycare with an anticipated 60 spaces, run by a local non-profit society and complete with a private outdoor play area
- Affordable residential rental units, offered below market rate, and open to members of the neighbourhood and wider community through an income-test application

LIVE WORK UNITS

Our proposal includes 4 live work units located on the ground floor of the building across from a 900 square foot commercial retail unit which fronts on to the plaza space. Cool Aid's intent in including these live-work spaces is to further develop an artist studio in the commercial space and an "Artist in Residence" program that would oversee programming in the art studio space. A similar program exists in Vancouver and is operated by the Vancouver Native Housing Society at Skwachays Lodge. The prospect of including this space within the Crosstown development provides a home base for our Cool Aid Arts Collective program which strives to provide low income artists with a space and an opportunity to create artwork and crafts which they can then sell at local markets and craft fairs. We look forward to working with the broader arts community in envisioning the framework and programming around the art studio space and an "Artist in Residence" program.

HOUSING AFFORDABILITY

Funding and financing for the development will be arranged through BC Housing and CMHC and as such all units will meet the affordability requirements as determined by these agencies. Additionally, Cool Aid is willing to enter into a Housing Agreement to protect these units as rental housing in perpetuity.

The unit mix includes the following breakdown with anticipated household income ranges:

<i>Unit Type</i>	<i>Household Income Range</i>	<i>Unit Size</i>	<i>Unit Count</i>
<i>Studio</i>	\$8,520 – 40,000	340 – 460 sf	106 units
<i>One bedroom</i>	\$11,700 - 49,400	520 – 650 sf	38 units
<i>Two bedroom</i>	\$36,200 - 65,000	785 - 840 sf	9 units
<i>Three bedroom</i>	\$52,000 - 78,400	900 - 940 sf	4 units

BUILDING DESIGN

The proposed development design has a strong relationship to the street level – the ground floor commercial is recessed back from the second storey to provide a human scale, and allow for shade and rain cover at the pedestrian level. The glazed commercial space fronting Burnside Road East provides a strong, vibrant street edge, while the trees and benches along the sidewalk provide a comfortably sized buffer to vehicular traffic. 14 surface parking stalls have been integrated into the landscape design along the site's southern frontage; these stalls will provide convenient access to the project's commercial spaces.

The offices, daycare and affordable rental housing each have their own distinct entrances from the public plaza. The plaza space will be invigorated by various tenants, residents, customers of the commercial spaces, and neighbours accessing the space. The retail units have entries directly from Burnside Road, with the potential of a corner café that could have outdoor seating spill out onto the plaza.

A project goal has been to create a public open space within the development that is well used, with good sightlines and well lit, to ensure safety for the neighbourhood. The landscaping plans for the plaza will introduce much-needed natural elements to this urban site, which will create an area of respite for community gatherings and peaceful enjoyment. This includes a grove of urban trees, interesting public seating, and naturally integrated children's play equipment.

In addition to the public plaza, roof top gardens have been created to allow for private outdoor gathering spaces for the various tenants of the development; the daycare and rental buildings each have their own distinct patios at level 2 and level 5. Care has been taken in the massing of the building to ensure access to daylight is a priority and shadowing is minimized.

The building has been designed with CPTED principles in mind. The ground floor entrances have been carefully designed to provide uninterrupted sight lines across the plaza, and access through the site and to the plaza will be open and well lit.

OCP AND LOCAL AREA PLAN

Crosstown meets the policy objectives of the City's Official Community Plan and the recently adopted Burnside Gorge Neighbourhood Plan. Under the OCP, this site is designated as General Employment with Limited Residential, which supports low and mid-rise multi-unit buildings up to approximately six storeys.

The Burnside Gorge Neighbourhood Plan has placed an emphasis on the neighbourhood's desire for housing diversity, including affordable housing options and family-oriented housing. This project delivers not only affordable housing (including 3-bedroom suites suitable for families), but also includes a significant family support service: an onsite daycare.

A further goal of both the neighbourhood plan and the OCP has been to preserve and invigorate retail opportunities along Burnside Road. This proposal includes over 30,000 square feet of commercial space, including 3 commercial retail units fronting Burnside Road, which are envisioned as service-based retail businesses that will create activity along the street frontage.

Both the neighbourhood plan and OCP emphasize this area's significance along major transportation routes. Bus stops along both Douglas Street and Burnside Road East are no further than 50 meters from the property, while the shops and services at Mayfair Mall are within a 5-minute walk of the site. This accessible transportation is complemented on the property as well by thoughtfully designed vehicle and pedestrian thoroughfares, as well as appropriate vehicle and bike parking for the project's mix of uses.

Vehicle Parking Requirements

Our proposal will meet the parking requirements as outlined in the Schedule C parking bylaw, as summarized below:

Vehicle Parking Breakdown

<i>Use</i>	<i>Stalls Required (per Schedule C)</i>	<i>Stalls Proposed</i>
<i>Residential Units</i>	49	55
<i>Residential Visitor</i>	17	17
<i>Commercial Space</i>	72	69
<i>Total</i>	138	141

In addition to the above vehicle parking requirements, the Schedule C bylaw also requires a combined Class 1 and Class 2 bike parking total of 204 stalls; this bike parking requirement is met in our proposed plans.

Sustainable Features

Crosstown will be targeting Step 3 of the BC Energy Step Code for all residential areas, and Step 2 for the commercial areas. These Energy Step Code targets, as required through BC Housing as a condition of funding, surpass those currently required by the City of Victoria. The energy efficiency of the building will be evaluated and modelled by a third-party energy modeller to ensure the Step Code criteria are met. Green building features will include:

- High performance double-glazed windows
- Significant exterior insulation and reductions to thermal bridging (and associated heat loss)
- Highly efficient mechanical heating and cooling systems, including a heat recovery system
- A central and walkable location with easy access to public transportation

Sustainable features and environmental design considerations are documented in further detail in the attached Design Brief from Low Hammond Rowe Architects.

CONCLUSION

Greater Victoria, like many larger urban centres in BC, is experiencing a housing affordability and homelessness crisis. The redevelopment of 3020 Douglas/584 Burnside Rd is an opportunity for our community to positively contribute to solutions to our rental housing shortage, by creating 153 new affordable homes of superior quality, in addition to vibrant commercial amenities that will assist in bringing the visions of the Burnside Gorge Local Area Plan and Official Community Plan to life.

Crosstown has been planned with the overarching goal of creating opportunities for community connection wherever possible. This can be interpreted literally, through the site's connection between two arterials roads, but also more conceptually, through the merging of multiple uses (retail, residential, office, public service, etc.) across the property, which creates opportunities for individuals, families, and neighbours to connect. We are proud to present the Crosstown project for your consideration.

Sincerely,



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

cc: Kathy Stinson, CEO, Victoria Cool Aid Society
Craig Lochhead, Vice President, TL Housing Solutions



LOW
HAMMOND
ROWE
ARCHITECTS

29 November 2018

Mayor and Council
City of Victoria

Re: 584 Burnside Rd E | 3020 Douglas St
Rezoning & Development Permit Application

On behalf of our client, the Victoria Cool Aid Society (VCAS), we are pleased to submit this Rezoning and Development Permit application for 584 Burnside Road East and 3020 Douglas Street.

Our proposal is for a mixed-use six storey residential building fronting Burnside Road East. The project contains a mix of commercial spaces at level 1 and 2 and affordable rental housing above, at levels 2 to 6, with two levels of underground parking below. The current property, which extends from Burnside to Douglas, will be subdivided into two lots and developed in two phases - phase one fronting Burnside Road East and phase two fronting Douglas Street. The application includes a combined rezoning for both phase 1 & 2, and a DP submission for phase 1.

The Site

The site is located within the Douglas Corridor neighbourhood, south of the Toyota dealership and north of Douglas Centre. The context, at the east along Douglas, is predominantly commercial, and at the west, along Burnside, is mostly single family residential. The existing site houses a 3-storey transitional building - the Tally Ho Motel, at the east side, and a surface parking lot at the west side. The property is easily accessible to and from Victoria's downtown core, as well the Uptown node in Saanich. Its unique stance between arterial roads and between major destinations in the CRD has earned it the project name "Crosstown".

Site Analysis and Design

Our proposed design and massing has been formed by planning guidelines set out by the OCP and the Burnside Gorge Neighbourhood Plan, feedback from the neighbours, programmatic requirements from the client, and a response to the existing site context.

Our site is located in an area of growth and change, with new developments expected in the foreseeable future; Mayfair Mall being the most recent development to undergo a change. The current local context is a mix of architectural styles defining car dealerships, modest office buildings, motels, multi-story retail & commercial buildings, as well as restaurants and detached houses. The architectural design

vision for this development was to create something purposefully modern, with a strong urban presence that supports commercial viability, and connects individuals with their homes, their neighbours and their community. This vision is achieved through a diverse collection of building forms that define public, semi-private and private sun-filled landscapes, bringing spirit and vitality to the site. This exciting approach helps invigorate the Burnside/Douglas corridor and leads the charge to inspire future developments in the area.

The organization of the site began with a desire to maximize space for pedestrians and meaningful green landscapes within the development, a much-needed feature in the neighbourhood. The orientation of the site relative to the sun path informed the design, with the primary outdoor spaces, pedestrian pathways, commercial & residential entrances and elevated outdoor spaces oriented towards the south. This allowed a shift of the access to the underground parking to the north of the site, adjacent to the blank wall of the existing neighbouring building. To improve the viability of the commercial spaces at the ground level, fourteen short-term surface parking stalls were added along the south side, integrated into the larger paving patterns to minimize visual impacts and extend the functionality of the plaza. Other site constraints and challenges that informed our design include the significant 7m grade differential between Burnside and Douglas St and the two adjacent buildings located on the property lines at the north and south sides of the site.

Building Design

The desire to create a vibrant and safe community-oriented plaza at the ground level helped shape the building form. Past the pedestrian entry at Burnside, the building opens up to allow for a larger gathering space within the development. The rental housing and commercial lobbies all spill out onto the tree-adorned plaza, connecting residents, café, work-live units, commercial tenants and daycare facilities. A series of private outdoor spaces are provided within the development: two residential rooftop patio spaces (at level 2 and level 5) and a daycare outdoor play-space at level 2.

The architecture of the development is contemporary in its form, detail and materiality. Three architectural elements have been used to express the building design: the frame, the core and the gap. This concept has been used to create a finely-crafted composition of forms, materials and openings. The building is composed of three distinct yet unified parts: the street front, the connecting ribbon, and the mid-block. The higher density, L-shaped mid-block has been divided into two linear forms, each articulated with a gap reveal, and shift in plane & height. The assembly of these varying 'parts', distinct in height and orientation, purposefully respond to the scale of the immediate neighbours; provide for privacy, security and access to views and landscapes; and enhance the skyline articulation of the development, reducing the perceived mass of the building.

The facades introduce some playful movement in the window placements, shifting slightly from floor-to-floor, creating a tapestry of light and colour within an underlying rhythmic order. Some windows are recessed within inverted bays, typically angled to one side, biased to the orientation of the sun to maximize access to morning daylight, shade from lower western sun or add privacy between adjacent suites. Deeper recesses in the façade contain juliette balconies, marking the scale of residential units and providing improved access to fresh air and views.

Materials

The material palette further reinforces the notion of the three architectural elements: The 'frames' are white fibre cement panels, with the 'core' as a warm wood-like material and the 'gaps' as charcoal fibre cement or metal panel. The placement of materials contributes to reducing the perceived mass of the building: the warm material along Burnside is limited to three stories, nestled between the glazed commercial ground floor, and the upper storey is recessed and clad in grey metal panel. A glazed lobby screened with greenery extends the full height of the street block facing the plaza, accentuated with a connecting roof form that represents an urban scale gesture signifying the mixed-use component of this development within the community.

Height

The OCP & BGNP have designated a height of 6 stories for the site. However, in response to the single-family homes across the street along Burnside Road East, we limited the height of the 'street block' to five stories at this frontage. Furthermore, the fifth floor is set back, to reduce the apparent mass of the building along this frontage. The 'connecting ribbon' is four storeys in height with an upper common room on the fifth floor, stepped back to promote access to daylight and provide exterior residential amenity space. The eastern 'mid-block' rises up to six stories in the center of the site to achieve the allowable density for the development.

Due to the sloping site, the underground parking is exposed above grade only at the far eastern side of phase 1 and level with the ground floor of the phase 2 development. We envision a green wall and a landscape buffer at the west side of Phase 2 to animate the wall of the parkade.

CPTED (Crime Prevention Through Environmental Design):

Safety has been at the forefront of our design concerns throughout the development of the project. Our goal has always been to create open spaces that are generous, well-lit and comfortable for safe passage, with overlook from residential suites. The trees at the plaza will be pruned to have a high canopy to help maintain clear visibility throughout the public space. The various uses within the development also help to increase safety: retail and commercial space tenants and patrons, daycare users,

and residents will be travelling through the plaza at various times throughout the day, all of whom will increase the amount and frequency of "eyes on the street". The phase 2 development will accommodate an accessible pedestrian through-connection to Douglas Street.

Sustainable Features

To align with the funding requirements of BC Housing, our design will meet the BC Energy Code Step 3 (for part 3 buildings) in all residential areas, and BC Energy Code Step 2 for all non-residential (commercial) areas. Full-building energy modelling will be conducted by a third-party energy modelling consultant to ensure the building's energy efficient systems work in tandem to achieve the Step Code requirements. These sustainable features will include:

- Exterior insulation and reduction in thermal bridging
- High performance double-glazed window system
- High efficiency mechanical heating and cooling systems, including heat recovery technologies
- Energy Star appliances and low-flow fixtures
- A green plaza with on-site, slow release storm water retention
- A central, walkable location - within close access to public transportation
- Increasing housing affordability
- Increasing density

Parking

The development exceeds the requirements for car parking and meets the requirements for bicycle storage as outlined in the City of Victoria Schedule C document. We have provided 141 car stalls (135 required) and 204 bike stalls (186 class 1 and 18 class 2). 14 are located at the plaza level at the south of the site for the convenience of visitors accessing the commercial spaces.

To ensure the viability of the commercial spaces, a commercial loading bay has been provided at the north west of the site, accessed from Burnside Rd E or Douglas St. This loading bay will serve the commercial retail units fronting Burnside Road, as well as the commercial office space located mid-building on the ground floor. We envision a separate loading bay for the future second phase of development (fronting Douglas Street) will be accommodated when design of the second phase begins (Phase 2 design is not included as part of this DP application).

Garbage and recycling for all residential and commercial uses have been located in the underground parkade, which can be accessed from either Burnside Rd E or Douglas St. The parkade height has been appropriately sized to ensure garbage and recycling removal vehicles can access the parkade thru-road.

Conclusion

We believe that this proposal's design represents an exciting and appropriate, response to City of Victoria's planning objectives for the Douglas Corridor and the Burnside neighbourhood, as outlined in both the Official Community Plan and the Burnside Gorge Community Plan. It serves as a becoming and attractive transition and buffer from the vast expanse of paving and commercial spaces to the north and east, and the quiet single-family neighbourhood to the west. It makes an important contribution to housing diversity and affordability in the municipality, located in an area that is well able to sustain it. It also introduces some much needed green space to the neighbourhood, which will be open for the greater public to enjoy alongside residents and patrons of the development.

We feel the project's strengths, as outlined above, will be valued by Staff and Council when giving this application your thoughtful consideration. We look forward to continuing to work with Council, Committees, and Staff to ensure that the project is supportable and a benefit to the community.

Sincerely,
Low Hammond Rowe Architects Inc

A handwritten signature in black ink, appearing to read 'Paul Hammond', with a stylized, elongated flourish extending to the right.

Paul Hammond, Architect AIBC, MRAIC, CPHD
Principal



August 14, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 3020 Douglas Street

On August 13th, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 3020 Douglas Street from T-1 Limited Transient Accommodation to Site Specific Commercial / residential zoning. Proposed name to be Crosstown.

Deanna Bhandar of Cool Aid, and representatives of Low Hammond Rowe Architecture, Townline Housing, and Murdoch deGreeff Landcape, jointly presented.

The proposal is for Phase One of the redevelopment of the Tally Ho site to a mixed use development with commercial / office space on the ground and second levels and 162 affordable rental housing units for seniors, families, and low income singles over six levels. The portion facing Burnside Road consists of a 5 storey building of ground level commercial and of 52 supportive housing units on 4 stories. Adjoining this is a six storey building of commercial on the first and second level with 110 affordable residential rental units on 4 levels above. The FSR consists of a commercial of 0.56:1 and a residential of 1.5:1 of residential.

The proposal also includes a large south facing treed plaza space, and a proposed segregated day care space, and two levels of underground parking for 110 vehicles and surface parking for 8 vehicles.

Comments and questions from the attendees focused on the following:

- Q. Can the daycare overlook the supportive housing open space. Ans. No
- Q. Why is the supportive housing separated from other rental space. Ans. It would be too difficult to monitor / oversight and supply support services if distributed throughout the complex.
- Q. Could the overhang of upper levels along Burnside cause loitering in poor weather. Ans. With businesses on main level and monitoring by Cool Aid this problem is unlikely.
- The walkway with steps along south side of project has no handicapped access ability shown. Proponent commented this will be reviewed.



- Q. Why is the commercial portion not greater in relation to residential. Ans. Market research has indicated there is limited demand for office space and some commercial uses at this location. In addition the proponent desired more open space/ plaza at ground level.
- Residents comment that a pharmacy was not desired at this location. Day care was welcomed.
- Concern that there would be no control over development in Phase 2. Ans. Both city planning and Cool Aid as owner could set parameters for development.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 6 votes in favour, 3 Votes opposed, and 6 abstentions.

Respectfully,

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Cool Aid Society



Advisory Design Panel Report

For the Meeting of April 24, 2019

To: Advisory Design Panel **Date:** April 17, 2019

From: Leanne Taylor, Senior Planner

Subject: Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 3020 Douglas Street and 584 Burnside Road East and provide advice to Council.

The proposal is for a six-storey, mixed-use development consisting of residential and commercial uses and requires a Rezoning and Development Permit Application. The proposal is consistent with the key policies related to use and density outlined in the *Official Community Plan* (2012) and the *Burnside Gorge Neighbourhood Plan* (2017) for the subject properties. Staff are looking for commentary from the Advisory Design Panel with regard to the application of building materials.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant: Ms. Deanna Bhandar
Victoria Cool Aid Society

Architect: Mr. Paul Hammond, MAIBC
Low Hammond Rowe Architects

Development Permit Area: Development Permit Area 7A: Corridors – Burnside Road

Heritage Status: N/A

Description of Proposal

The proposal is for a six-storey, mixed-use development consisting of commercial and residential uses. The development has a proposed floor space ratio (FSR) of 2.02:1 FSR.

The proposal includes the following major design components:

- mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows and materials
- glazed commercial ground floor
- three distinct building sections including a five-storey street front and connecting ribbon and a six-storey, L-shaped mid-block
- recessed windows with inverted bays, typically angled to one side
- juliet balconies on windows with deeper recesses in the façade
- exterior building materials consisting of cementitious panel, vertical metal panel with wood print, metal cladding, vinyl windows or curtain wall glazing
- large community-oriented south-facing plaza
- residential and commercial lobbies spill out onto the tree-adorned plaza, connecting residents, the café, work-live units, commercial tenants and daycare facilities
- two residential rooftop patio spaces (at levels two and five) and a daycare outdoor play space at level two
- children's play structures in plaza and on rooftop patios
- large outdoor patio spaces for the live-work units
- a public pedestrian pathway linking Burnside Road East and Douglas Street
- 56 new trees planted on-site
- a large rain garden to gather runoff from the roof of building
- 14 surface parking spaces that blend in with the common plaza area
- two levels of underground parking for all commercial and residential uses
- driveway to the underground parkade on the north side of the building, accessed from Douglas Street or Burnside Road East
- loading bay on the north side of the building.

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

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	5752.60	n/a
Density (Floor Space Ratio) – maximum	2.02:1 (residential density is 1.5:1) *	1.40:1
Total floor area (m ²) – maximum	11,632 *	8053.64
Height (m) – maximum	22.74 * – top of roof 24.24 * – top of parapet	12
Storeys – maximum	6	n/a
Site coverage (%) – maximum	69.97	n/a
Open site space (%) – minimum	10.77	n/a

Zoning Criteria	Proposal	Zone Standard
Setbacks (m) – minimum		
Front (Burnside Road East)	3.95 *	6
Rear (E)	4.21 * – building 0 – parkade	12.12
Side (N)	0	0
Side (S)	3.50	0
Vehicle parking – minimum		
Residential	52	49
Commercial	77	76
Visitor vehicle parking included in the overall units – minimum	15	15
Bicycle parking stalls – minimum		
Long-term	186	179
Short-term	30	29

Sustainability Features

The following sustainability features are associated with this application:

- Step 3 of the BC Energy Step Code
- exterior insulation and reduction in thermal bridging
- high performance double-glazed window system
- high efficiency mechanical heating and cooling systems, including heat recovery technologies
- energy star appliances and low-flow fixtures
- a green plaza with on-site, slow release storm water retention.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is General Employment with limited residential, which supports mixed-use buildings up to approximately five storeys and a density of up to approximately 2.5:1 FSR of which the residential density may not exceed a density of 1.5:1 FSR. The OCP supports residential uses on upper floors where commercial or light industrial uses comprise the ground floor. The

applicant is proposing five storeys for the street front and connecting ribbon portions of the building, and increasing the number of storeys to six for the mid-block portion. The proposed residential density is 1.5:1 FSR and the residential uses are limited to the upper storeys, except for five work-live units being proposed on the ground level within the mid-block portion of the building at the rear of the site.

The OCP also identifies the subject properties in Development Permit Area 7A: Corridors – Burnside Road. The objectives of this DPA encourage the revitalization of corridors with commercial uses through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use. The DPA area also encourages new development to be compatible with adjacent and nearby lower-density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character. For comparison, the neighbouring properties to the south presently occupied by single family dwellings are designated Urban Residential in the OCP, which supports multi-unit residential and mixed-use buildings up to six storeys and densities up to approximately 2:1 FSR.

Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* (2017) also designates the subject properties General Employment with limited residential, which supports building up to six storeys that contain light industrial or commercial uses on the ground floor and commercial or residential on upper floors. The Plan also supports a density of up to approximately 2.5:1 FSR, of which the residential density should not exceed 1.5:1 FSR. For lots that front onto both Burnside Road and Douglas Street, the Plan supports residential uses at grade if a significant employment component is included in part of the lot along Douglas Street, which is designated as General Employment. Even though this development application does not include the front portion of the site (Phase 2), the future vision for the site is to construct a commercial building.

Design Guidelines for Development Permit Area 3 (HC): Core Mixed-Use Residential

- *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)

ISSUES AND ANALYSIS

The following section identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

Application of Building Materials

The applicant is proposing a mix of materials to accentuate different aspects of the building. Along the base of street front portion of the building, cementitious panels are proposed. The “frames” are white cementitious panel, with the “core” as a vertical metal panel with wood print and the “gaps” as charcoal cementitious panel. Staff would like the ADP’s input on the exterior finishes and feedback on the application of building materials on the entire building.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped March 12, 2019
- Applicant's letters dated November 29, 2018 and March 12, 2019.

cc: Deanna Bhandar, Victoria Cool Aid Society; Paul Hammond, Low Hammond Rowe Architects.

4.2 Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East

The City is considering a Rezoning and Development Permit Application to construct a six-storey, mixed-use development consisting of residential and commercial uses.

Applicant meeting attendees:

PAUL HAMMOND
DEANNA BHANDAR
SCOTT MURDOCH

LOW HAMMOND ROWE ARCHITECTS
VICTORIA COOL AID SOCIETY
MURDOCH DE GREEFF LANDSCAPE ARCHITECTS

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

- the massing and interface with nearby properties
- the entryway and ground level relationship to the street
- the façade articulation and materials.

Paul Hammond provided the Panel with a detailed presentation of the site and context of the proposal, Deanna Bhandar provided a background on the Victoria Cool Aid Society, and Scott Murdoch provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- are there renderings that illustrate the northern elevation from Douglas Street, and how the change in grade towards Burnside Road East is achieved?
 - *a rendering from the corner of Finlayson and Douglas Street was shown to the Panel*
 - the two buildings have different floor to floor heights in order to be perceived as the same height
- will the proposed building fronting Douglas Street be completed in Phase 2?
 - yes, this building will also be six storeys
- were balconies considered for the units along Burnside Road East?
 - Cool Aid has made the decision to not have balconies on its projects for programming reasons
 - Juliet balconies are proposed for the larger 1, 2 or 3 bedroom units, and the studio units have operable windows
- will the public right-of-way from Douglas Street to Burnside Road East be secured in Phase 1 or Phase 2 of the project?
 - Leanne Taylor clarified that there would be a blanket easement as a part of the Rezoning Application to secure the provision of the right-of-way; this would allow for the alignment to change slightly and be fully secured at the Development Permit stage
- is there a possibility for a ramp across this right-of-way, or are stairs required due to the change in grade?
 - a ramp is not possible at this location, so a publicly accessible escalator is proposed
 - it is also proposed to have two storeys closer to the street level, with the majority of the building massing stepped back to avoid a 'canyon' at this location
- what are the proposed plantings at the south side?
 - Red maples for the larger trees, with smaller columnar trees between

- given that the deciduous trees in the plaza will be bare in the winter months, were further features considered, such as trellises or a green strip, to further define the plaza edge?
 - this can be considered
- what is proposed for the large white windowsill on the southern portion of the building long Burnside Road East?
 - the metal sill will be raised and sloped, with a gutter and concealed rainwater leader
 - the design defines this edge and builds on the building form
 - an earlier iteration envisioned a planter at this location, but the viability of plants was problematic
 - fritted or patterned glass is being considered to reduce the sunlight into the stairwell
- what is proposed for the roof next to the fifth floor units along Burnside Road East?
 - a roof is proposed at this location, which will provide a better transition to the single-family dwellings across the street
- how are the materials assembled; what is proposed for the joints?
 - the joints are shown in some plans, but are not included in the renderings because the joints come out far darker in renderings than they will be in reality
 - the joints and fasteners will be painted the same colour as the panels, so that from a distance the reveals blend in and there are only hairline joints
- what material is proposed for the white panels?
 - a metal hardie panel system will be used, which will be a similar product to a longboard.

Panel members discussed:

- appreciation for the thought process provided
- appreciation for the inclusion of a rain garden
- the proposal as elegantly executed, and a good combination of simplicity with expression
- appreciation for the process and level of community engagement
- understanding for the cost efficiency of hardie panel.

Motion:

It was moved by Sorin Birliga, seconded by Stefan Schulson, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved as presented.

Carried Unanimously

PUBLIC AND STATUTORY HEARINGS3. Temporary Use Permit Application No. 00003 for 3020 Douglas Street1. Opportunity for Public Comment
Temporary Use Permit No. 00003

The Council of the City of Victoria will consider issuing a Temporary use Permit for the land known as 3020 Douglas Street, in Development Permit Area 16: General Form and Character, for purposes of temporarily changing the use of the existing building from motel to transitional housing.

Legal description of the land:

Lot A, Section 4, Victoria District, Plan 14497

Charlotte Wain (Senior Planner): Advised that the application is to temporarily change the use from a motel to 52 transitional housing units.

Mayor Helps opened the opportunity for public comment at 10:44 p.m.

Kathy Stinson (Cool Aid): Provided information regarding the application, the organization, the staffing model, the consultation that has been undertaken, and how neighbourhood concerns will be addressed.

Motion to extend meeting:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the meeting be extended until 1:00 a.m.

On the motion to extend the meeting:
Carried Unanimously

Council discussed the following:

- *That the building will be managed similarly to other supportive housing managed by Cool Aid.*
- *Policies relating to the monitoring of guests in supportive housing.*

Beverley Bowes (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Sherry Arlt (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Diana Van Heerden (Manchester Road): Expressed concerns relating to the application due to the lack of communication of the future development of the site.

Janet Husec (Cook Street): Expressed support for the application due to the supportability of providing supportive housing.

Jan Sigurdsson (Cormorant Street): Expressed support for the application due to the supportability of providing the temporary supportive housing.

Paul Sorensen (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Marco Taccarelli (Manchester Road): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Josie Carter (Douglas Street): Expressed concerns relating to the application due to the human waste, litter, and graffiti that has been left near the building due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Vicky Jackson (Gorge Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Michelle Peterson (Arnold Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Avery Stetski (President of Burnside Gorge Community Association): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and the inconsistency with the Official Community Plan and neighbourhood plan.

Nigel Fletcher (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Silvio Barbon (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Amhr Bhandar (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Bruce McDonnell (Burnside Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Troy Latimer (Manchester Road): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Betty Young (Maddock Avenue East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Aaron Arnstein (Dunedin Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Joanne Peake (Sumas Street): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Scott Daley (Sweet Avenue): Expressed support for the application due to the supportability of providing the temporary supportive housing.

Michael Pinsky (Rock Bay Avenue): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and how it is affecting their business.

Ted Weatherly (Douglas Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and how it is affecting their business.

Paula Wareham (Washington Avenue): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Dean Strongitharm (Courtney Street): Expressed support for the application in relation to his work with the organization.

Jeff Nelson (Gorge Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Adrian Shewchuk (Albany Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Tracey James (Dunedin Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Council discussed the following:

- *How the proposed neighbourhood plan envisions this area of the neighbourhood.*
- *Whether further conditions could be added to the permit approval.*
- *The difference between this proposed supportive housing model and the shelter bed models currently in the neighbourhood.*

Mayor Helps closed the public hearing at 12:31 a.m.

2. Temporary Use Permit Approval

Motion:

It was moved by Councillor Isitt, seconded by Mayor Helps, that Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
 - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.
6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
8. That staff will monitor all ingress and egress.
9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the motion be amended as follows:

10. **Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:**
 1. **The TUP is limited to a maximum of three years without extension.**

2. The planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
3. Within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Council discussed the following:

- *The need for supportive housing in the City of Victoria.*
- *Consideration of other models run by Cool Aid Society.*

Amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:
 1. The TUP is limited to a maximum of three years without extension.
 2. **Direct the applicant to undertake** The planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
 3. **Direct the applicant that** within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
 4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
 5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:
 1. **Direct staff to work with the applicant to secure as part of the Section 219 Covenant, a commitment not to apply for a renewal of a TUP** ~~The TUP is limited to a maximum of three years without extension.~~
 2. Direct the applicant to undertake planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.

3. Direct the applicant that within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Council discussed the following:

- *Whether the provisions will make the transitional housing a better fit for the community.*

Motion to extend meeting:

It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the meeting be extended until 2:30 a.m.

On the motion to extend the meeting:
Carried Unanimously

Council discussed the following:

- *That transitional housing should be less impactful on the neighbourhood than a shelter.*

Main motion as amended:

That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
 - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.
6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
8. That staff will monitor all ingress and egress.
9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:

1. Direct staff to work with the applicant to secure as part of the Section 219 Covenant, a commitment not to apply for a renewal of a TUP.
2. Direct the applicant to undertake planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
3. Direct the applicant that within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the main motion as amended:

Carried

For:

Opposed:

**Mayor Helps, Councillors Alto, Isitt, Loveday, and Lucas
Councillors Madoff, Thornton-Joe, and Young**



Burnside Gorge Community Association

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T. 250-388-5251 | F. 250-388-5269
info@burnsidegorge.ca | www.burnsidegorge.ca

May 15, 2019

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor & Council,

The Burnside Gorge Community Association has been informed that due to scheduling the requirements of the covenant restricting the extension of the Temporary Use Permit (TUP) for 3020 Douglas Street past November 2020 cannot be met. In order for the applicant (Victoria Cool Aid) to continue with the required process and permit applications with this proposal the Burnside Gorge Community Association has been requested to grant an extension of the current TUP for another 3 years.

As the applicant has expended considerable time engaging the community in numerous workshops and meetings in finding an acceptable compromise for the development we agree there is reasonable justification for a TUP extension.

The Burnside Gorge Community Association supports the extension of Victoria Cool Aid's TUP for 3020 Douglas Street with the required provision that the construction of the new Phase 1 building will have substantially progressed to the main floor structure phase by the November 2020 expiration date of the current TUP. This provision is required to ensure that the original intent of the covenant is maintained with no undue delay in the redevelopment of the site.

The Burnside Gorge neighbourhood looks forward to the successful redevelopment of this site for the benefit of the entire community and its citizens.

Sincerely,

A handwritten signature in black ink, appearing to read 'Avery Stetski', is enclosed in a rectangular box.

Avery Stetski
BGCA President

Cc: Deanna Bhandar – Victoria Cool Aid Society
Leanne Taylor – Victoria Community Planning

Rezoning and Development
Permit Applications
for
3020 Douglas Street and
584 Burnside Road East



