



Committee of the Whole Report For the Meeting of March 5, 2020

To: Committee of the Whole **Date:** February 20, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00707 for 2558 Quadra Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00707 for 2558 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure a Statutory Right-of-Way of 3.2m off Quadra Street, to the satisfaction of the Director of Engineering.
2. Preparation and execution of a Housing Agreement to secure the building as rental in perpetuity and to secure 19 units as affordable and 21 units as below market in perpetuity, defined by the VHRF guidelines that were in existence on March 19, 2019, to the satisfaction of the Director of Sustainable Planning and Community Development.

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2558 Quadra Street. The proposal is to rezone from the C1-QV Zone, Quadra Village District, to a site-specific zone in order to construct a five-storey affordable rental building with commercial on the ground floor.

The following points were considered in assessing this application:

- the proposal is consistent with the Large Urban Village designation, which envisions mixed-use buildings up to six storeys with a density of up to approximately 2.5:1 Floor Space Ratio (FSR)
- the proposal is inconsistent with the policy to reduce height in the *Hillside-Quadra Neighbourhood Plan*, but is consistent with the policies to provide commercial uses at street level and to provide more housing
- the applicant is willing to enter into a Housing Agreement to secure the building as rental in perpetuity, as well as to secure the 19 units as affordable and 21 units as below market in perpetuity, as defined by the Victoria Housing Reserve Fund guidelines that were in existence on March 19, 2019.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the C1-QV Zone, Quadra Village District, to a site-specific zone in order to construct a five-storey affordable rental building with commercial on the ground floor.

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- increase the floor space ratio (FSR) from 1.40:1 to 2.28:1
- increase the total floor area from 1735.58m² to 2826m²
- increase the height from 15.5m to 18.12m
- increase the number of storeys from 4 to 5
- reduce the commercial vehicle parking requirement from 16 stalls to 11 stalls.

The differences in setbacks are discussed in the concurrent Development Permit with Variances report.

Affordable Housing Impacts

The applicant proposes the creation of 40 new residential units which would increase the overall supply of housing in the area. On March 14, 2019, Council approved funding to this proposal through the Victoria Housing Reserve Fund (VHRF). As such, a Housing Agreement is proposed to secure the building as rental in perpetuity and to secure the 19 units as affordable and 21 units as below market in perpetuity. Affordable housing in this instance is defined by the VHRF guidelines that were in existence on March 19, 2019, when Council originally approved the grant for this proposal.

Tenant Assistance Policy

The proposal is to demolish the existing building, which would result in a temporary loss of 19 existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan, which is attached to this report.

Sustainability Features

As indicated in the applicant's letter dated October 23, 2019, the following sustainability features are associated with this proposal:

- the building will be constructed to BC Energy Step Code Step 3 at a minimum, and may meet Step 4 if senior government funding is available

- electrical conduits for future EV stations will run to all parking stalls and plugins provided to 10% of stalls
- plugins will be provided within the long term bicycle storage area for charging of electric bicycles.

Active Transportation Impacts

As previously noted, the application proposes plugins within the long term bicycle storage area, which supports active transportation.

Public Realm Improvements

No public realm improvements beyond the City standard requirement are proposed in association with this application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposal includes four fully accessible studio units, which include roll-in showers, five-foot turning radii in living spaces and washrooms, low-hanging cupboards, roll-under counters and wide doorways. The building entrances will also be constructed using universal design standards.

Land Use Context

The subject site is located within Quadra Village. The village is characterized by commercial uses on the ground floor and residential uses on the upper storeys. The immediate area outside Quadra Village is mostly made up of multi-unit residential buildings.

Existing Site Development and Development Potential

The site is presently a 19-unit multi-unit residential rental building. Under the current C1-QV Zone, Quadra Village District, the property could be developed as a commercial building or a mixed-residential building with commercial on the ground floor, up to a height of 15.5m and a density of up to 1.4:1 FSR.

Data Table

The following data table compares the proposal with the existing C1-QV Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing C1-QV Zone
Site area (m ²) – minimum	1239.7	N/A
Density (Floor Space Ratio) – maximum	2.28	1.4
Total floor area (m ²) – maximum	2826 *	1735.58
Height (m) – maximum	18.12 *	15.5
Storeys – maximum	5 *	4

Zoning Criteria	Proposal	Existing C1-QV Zone
Setbacks (m) – minimum		
Front	1.24 – 1 st storey 6.33 – 2 nd + storeys	3m – 1 st & 2 nd storey 6m – 3 rd + storeys
Rear	2.90 * – steps 5.38 – building face	4.53
Side (north)	0 * – parkade 2.52 * – building face	4.53
Side (south)	0 * – parkade 3.89 * – building face	4.53
Vehicle Parking – minimum		
Residential	15	15
Visitor	4	4
Commercial parking	11 *	16
Bicycle parking – minimum		
Long term	48	48
Short term	10	10

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on September 13, 2018. A letter dated October 12, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The subject site is designated as Large Urban Village in the *Official Community Plan* (OCP, 2012). The Large Urban Village designation envisions low to mid-rise mixed-use buildings up to approximately six storeys and up to approximately 2.5:1 FSR. Staff believe the proposal is consistent with this designation, as the height is five storeys and the FSR is 2.28:1.

Furthermore, staff consider the proposal to be consistent with the objectives and policies within Section 13: Housing and Homelessness, in that it enables housing affordability across the housing spectrum, expands rental housing and expands housing choice within the neighbourhood.

Local Area Plans

The subject property is designated as “Consider reduction of allowable height, more street retail” within the *Hillside-Quadra Neighbourhood Plan*. In addition, the Plan notes that housing in this area should be required as part of any new development. The proposal is inconsistent with the Plan’s recommendation to reduce height, but staff believe the proposal is generally consistent with the Plan overall by adding new housing and street commercial uses. As previously mentioned, the proposal is consistent with the envisioned heights in the OCP.

Tree Preservation Bylaw and Urban Forest Master Plan

The tree inventory for the proposal, outlined in the Arborist Report issued on October 3, 2019, includes six trees on the subject lot, all of which are proposed for removal. Excavation for the underground parkade will result in the removal of two bylaw protected western red cedars in the front of the property. The applicant is required to install a new concrete barrier, curb and gutter along the property line in the laneway, as per the *Subdivision and Development Servicing Bylaw*, which will result in the removal of four small municipal trees.

There are five new trees proposed to be planted on the subject lot: four vine maples and one sweet chestnut, which is a variety that is widely cultivated for its edible seed. The three vine maples and the sweet chestnut will be replacement trees for the Western red cedars which are to be removed. Three new boulevard trees are proposed in an irrigated grassed boulevard on the Quadra Street frontage. Due to limited public space, there are currently no municipal trees on the west side of this block.

The proposed underground parkade extends to within approximately 1m from the proposed boulevard trees. In the future when parkade remediation is required, it is likely that the new boulevard trees will require removal to allow for remediation work to take place at which time the trees would require removal and replacement. Therefore, under the current proposal, the boulevard trees would have an expected lifespan of 20-40 years, the same approximate lifespan as the parkade membrane.

The current landscape plan shows a new municipal tree and three areas of green space along the laneway. Engineering requirements to expand the laneway will eliminate the tree and proposed green spaces. The landscape plan will need to be revised to reflect this prior to a Public Hearing.

Regulatory Considerations

The applicant has requested a lower commercial parking rate to reduce the commercial vehicle parking from 16 to 11 stalls. At present, the commercial unit is intended to be used as office space for the Greater Victoria Housing Society, which would only require six stalls. However, the applicant has requested the commercial parking be calculated at the most stringent rate, which in this instance is one stall per 20m² of floor area for a total of 16 stalls. This would ensure that any tenant changes in the future would not trigger a parking variance. This rate would be written into the site-specific zone and is considered supportable, as it is a fairly minor difference, which in all likelihood could be approved as a delegated variance and it allows flexibility in choosing future tenants. In addition, the location of the proposal is in an area that is highly accessible by modes of active transportation and frequent transit.

CONCLUSIONS

The proposal is generally consistent with the OCP as it relates to multi-residential and commercial development within Large Urban Village areas. While the proposal does not meet the overarching policy to maintain lower heights within the *Hillside-Quadra Neighbourhood Plan*, it does meet other policies such as providing additional housing and at-grade commercial uses. It also achieves goals included in the OCP related to encouraging a range of different housing types including affordable housing. Staff therefore recommend that Council consider moving the application forward to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00707 for the property located at 2558 Quadra Street.

Respectfully submitted,



Michael Angrove
Senior Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Feb 27, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 12, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 23, 2019
- Attachment E: Community Association Land Use Committee Comments dated October 12, 2018
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Report
- Attachment H: Advisory Design Panel Report dated November 13, 2019
- Attachment I: Advisory Design Panel Minutes from the meeting held on November 27, 2019
- Attachment J: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of March 5, 2020

To: Committee of the Whole **Date:** February 20, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00141 for 2558 Quadra Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00707, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00141 for 2558 Quadra Street, in accordance with:

1. Plans date stamped February 12, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. decrease the rear yard setback from 4.53m to 2.90m to the steps;
 - ii. decrease the north side yard setback from 4.53m to 0m to the parkade and 2.52m to the building face; and
 - iii. decrease the south side yard setback from 4.53m to 0m to the parkade and 3.89m to the building face.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering, addressing staff comments regarding the public realm.
4. The Development Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2558 Quadra Street. The proposal is to construct a five-storey affordable rental building with commercial on the ground floor.

The following points were considered in assessing this application:

- the proposal is generally consistent with the relevant design guidelines applicable to Development Permit Area 5: Large Urban Villages, including the *Quadra Village Design Guidelines* (1998)
- the proposal is consistent with the *Hillside-Quadra Neighbourhood Plan*, as the proposal contributes to creating an attractive, safe and friendly environment.
- the proposal will also require variances to decrease the rear and side yard setbacks. It is recommended that these siting standards be facilitated through the variance process rather than entrenching the standards in a zone, so that if this proposal is not constructed, any new proposals would require new variances that would be assessed on their merit in the future.

BACKGROUND

Description of Proposal

The proposal is to construct a five-storey affordable rental building with commercial on the ground floor. Specific details include:

General Form

- a one-storey offset podium that houses the commercial unit and frames the public realm
- four storeys of residential stepped back from the podium and from Quadra Street
- common amenity space in the form of a rear-yard, south-facing patio and a ground-floor common room
- underground parking accessed off the rear lane.

Design Details

- brick around the base
- fiber cement panel siding
- both vertical and horizontal metal siding
- vinyl windows.

Landscaping

- rear yard common patio constructed of concrete pavers and including outdoor seating
- allotment gardens for urban agriculture
- eight new trees to be planted including sweet chestnut, vine maples, Persian ironwood and European beech
- concrete pavers and ornamental plantings used to define the main entrance.

The proposed variances are related to:

- decreasing the rear yard setback from 4.53m to 2.90m
- decreasing the north side yard setback from 4.53m to 0m to the parkade and 2.52m to the building face

- decreasing the south side yard setback from 4.53m to 0m to the parkade and 3.89m to the building face.

Sustainability Features

As indicated in the applicant's letter dated October 23, 2019, the following sustainability features are associated with this proposal:

- the building will be constructed to BC Energy Step Code Step 3 at a minimum, and may meet Step 4 if senior government funding is available
- electrical conduits for future EV stations will run to all parking stalls and plugins are proposed to be provided to 10% of stalls
- plugins will be provided within the long term bicycle storage area for charging of electric bicycles.

Active Transportation Impacts

As previously noted, the application proposes plugins within the long term bicycle storage area, which supports active transportation.

Public Realm Improvements

No public realm improvements, beyond standard City requirements, are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposal includes four fully accessible studio units, which include roll-in showers, five-foot turning radii in living spaces and washrooms, low-hanging cupboards, roll-under counters and wide doorways. The building entrances will also be constructed using universal design standards.

Existing Site Development and Development Potential

The site is presently a 19-unit multi-unit residential rental building. Under the current C1-QV Zone, Quadra Village District, the property could be developed as a commercial building or a mixed-residential building with commercial on the ground floor, up to a height of 15.5m and a density of up to 1.4:1 floor space ratio (FSR).

Data Table

The following data table compares the proposal with the existing C1-QV Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Existing C1-QV Zone
Site area (m ²) – minimum	1239.7	N/A
Density (Floor Space Ratio) – maximum	2.28	1.4
Total floor area (m ²) – maximum	2826 *	1735.58

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Residential	15	15
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Bicycle parking – minimum		
Long term	48	48
Short term	10	10

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on September 13, 2018. A letter dated October 12, 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* (OCP, 2012) identifies this property within DPA 5: Large Urban Villages. Design Guidelines that apply to DPA 5 are the *Quadra Village Design Guidelines* (1998), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for*

Fences, Gates and Shutters (2010).

Staff consider the proposal to be generally consistent with the above policies and design guidelines. The *Quadra Village Design Guidelines* encourage a 3m setback from Quadra Street in order to define the commercial street and an additional 3m setback at the third storey. The proposal meets these setbacks. The Design Guidelines note there are no prescriptive guidelines for building materials, except that materials which are inappropriate to an urban, commercial context are strongly discouraged. Street-level entrances should be clearly visible and directly accessible from the main street, and outdoor displays and seating areas are encouraged between sidewalk and storefront.

The proposal is inconsistent with envisioned height and density within the *Quadra Village Design Guidelines*. The Guidelines recommend a maximum of four storeys and a maximum floor space ratio (FSR) of 1.4:1, whereas the proposal is for five storeys and a 2.28:1 FSR. However, the proposal is consistent with the OCP-envisioned built form of buildings up to six storeys and up to 2.5:1 FSR.

Local Area Plans

The subject site is designated as “Consider reduction of allowable height, more street retail” within the *Hillside-Quadra Neighbourhood Plan*. Although the height is inconsistent with the neighbourhood plan, five storeys is consistent with the envisioned six storeys in the OCP. The neighbourhood plan also notes that exterior form and materials should be reasonably compatible with those of their neighbours and that the front face of a project contributes to making that portion of the street an attractive, safe and friendly environment. Staff believe the proposal is generally consistent with the *Hillside-Quadra Neighbourhood Plan*.

Tree Preservation Bylaw and Urban Forest Master Plan

The tree inventory for the proposal, outlined in the Arborist Report issued on October 3, 2019, includes six trees on the subject lot, all of which are proposed for removal. Excavation for the underground parkade will result in the removal of two bylaw protected western red cedars in the front of the property. The applicant is required to install a new concrete barrier, curb and gutter along the property line in the laneway, as per the *Subdivision and Development Servicing Bylaw*, which will result in the removal of four small municipal trees.

There are five new trees proposed to be planted on the subject lot: four vine maples and one sweet chestnut, which is a variety that is widely cultivated for its edible seed. The three vine maples and the sweet chestnut will be replacement trees for the Western red cedars which are to be removed. Three new boulevard trees are proposed in an irrigated grassed boulevard on the Quadra Street frontage. Due to limited public space, there are currently no municipal trees on the west side of this block.

The proposed underground parkade extends to within approximately 1m from the proposed boulevard trees. In the future when parkade remediation is required, it is likely that the new boulevard trees will require removal to allow for remediation work to take place at which time the trees would require removal and replacement. Therefore, under the current proposal, the boulevard trees would have an expected lifespan of 20-40 years, the same approximate lifespan as the parkade membrane.

The current landscape plan shows a new municipal tree and three areas of green space along the laneway. Engineering requirements to expand the laneway will eliminate the tree and proposed green spaces. The landscape plan will need to be revised to reflect this prior to a Public Hearing.

Regulatory Considerations

Staff recommended a site-specific zone with maximum rear and side yard setbacks of 25% of the building height (4.53m in this instance), which is consistent with the standard zone used in Quadra Village, the C1-QV Zone. The proposal will therefore require variances to decrease the rear yard setback from 4.53m to 2.90m, decrease the north side yard setback from 4.53m to 0m and decrease the south side yard setback from 4.53m to 0m. While staff believe this proposal has been designed to fit the site, maintain privacy and provide appropriate transitions to neighbouring buildings, staff do not recommend enshrining the proposed setbacks within the zone. This is to ensure that, should this proposal not be constructed, any new proposals would either have to meet the setbacks or request variances from Council while demonstrating that the impact on the public realm and neighbouring properties is minimal.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed this Application on November 27, 2019. A copy of the minutes from this meeting are attached. The ADP was asked to comment on the overall design with particular attention to the street relationship and entry features.

The ADP recommended approval with considerations to:

- incorporating appropriate vertical landscaping in raised containers on the north and south sides of the patio
- enhancing the prominence of the commercial retail unit entrance
- use of roof access from the second floor units
- reducing the parking and adding dedicated storage for residential units
- review of the relationship between the private and public realm on the west lane side.

The applicant has responded to ADP's comments by indicating:

- planting in the north setback is undesirable due to shadowing from the building
- planting in the south setback would shade the community garden
- the commercial entrance is meant to be secondary to the residential entrance
- there is no desire to further increase the parking shortfall
- roof access and a new rear entrance were limited for safety and security.

Therefore, no changes were made to address the considerations that the ADP put forth.



CONCLUSIONS

Staff believe the proposed development is generally consistent with the relevant Design Guidelines and represents an appropriate fit at one of the entrances to Quadra Village as well as within the immediate and general context. The variances to reduce the rear and side yard setbacks are supported by staff, as the building still maintains appropriate distancing to minimize privacy concerns. Therefore, staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00141 for the property located at 2558 Quadra Street.

Respectfully submitted,



Michael Angrove
Senior Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

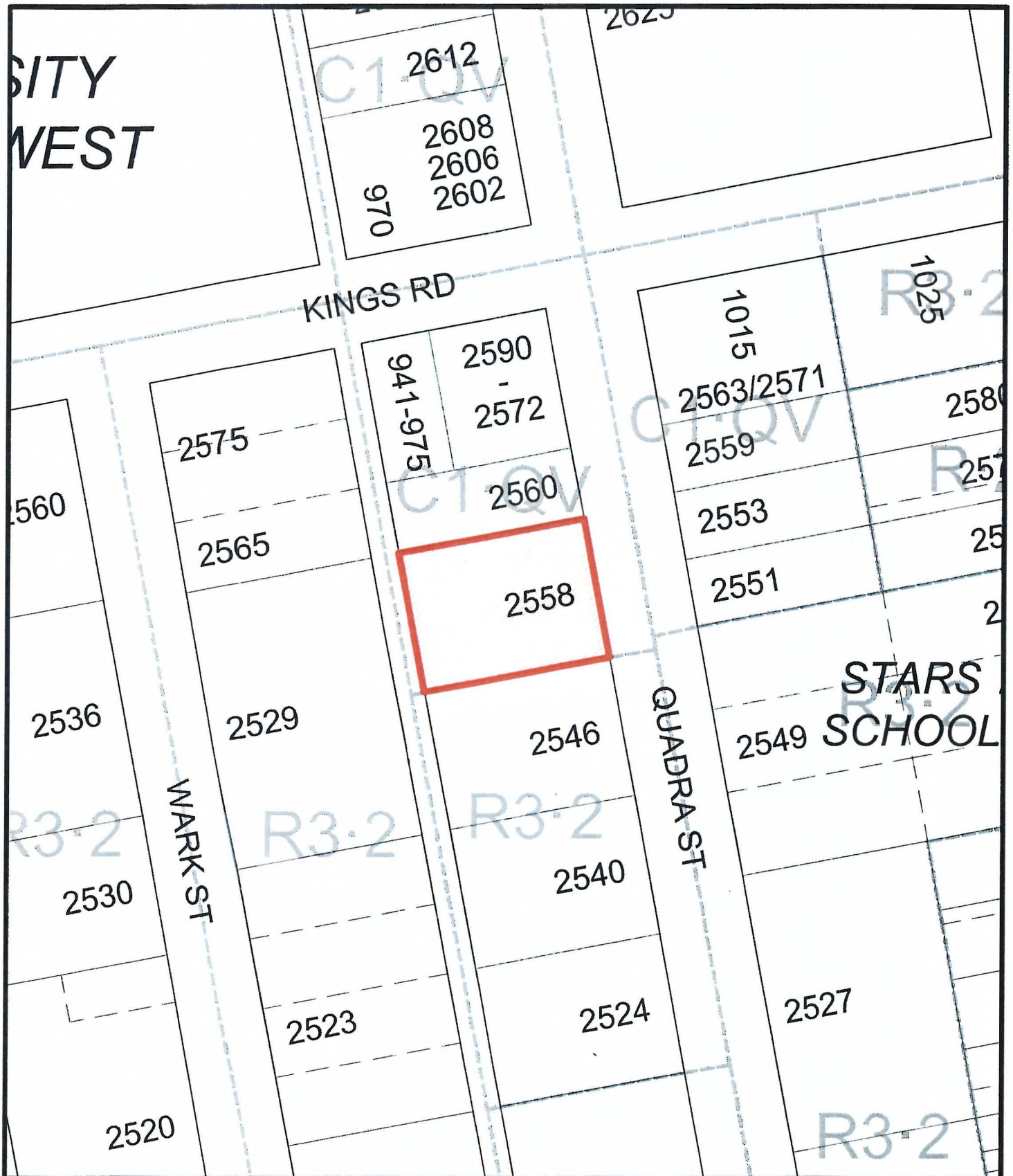


Date:

Feb 27, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 12, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 23, 2019
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2558 Quadra Street
Rezoning No.00707





2558 Quadra Street
Rezoning No.00707



BC LAND SURVEYORS SITE PLAN OF:

Civic: 2558 Quadra Street

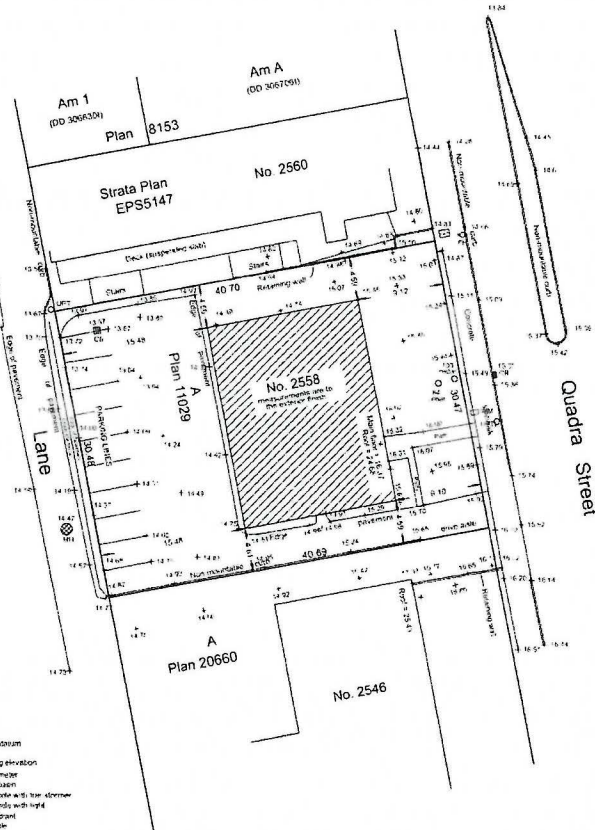
Legal: Lot A, Section 4

Victoria District, Plan 11029

Parcel number: 055, 121 246 in the City of Victoria

SCALE 1:300

All distances are shown in metres.
Diagram 11 x 17 sheet



LEGEND
Elevations are in geoid datum
+ denotes existing elevation
- denotes water meter
- denotes catch basin
- denotes utility pole with low clearance
- denotes utility pole with high clearance
- denotes fire hydrant
- denotes manhole
Tree diameters are in centimetres
Lot Area = 1240 m²

August 3, 2018

File: 12.827-25

POWELL & ASSOCIATES
B.C. Land Surveyors
250-2600 Douglas Street
Victoria, BC V8T 4N4
phone: (250) 382-8854

The following non-financial charges are shown on the current title and may affect the property:
M76301 - Undersurface rights

Setbacks are derived from field survey
Parcel dimensions shown herein are derived from Land Title Office records

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

2 Site Survey
A001 NTS



PROJECT INFORMATION

CIVIC ADDRESS
2558 QUADRA STREET

LEGAL DESCRIPTION
LOT A, SECTION 4, VICTORIA DISTRICT PLAN 11029

SITE AREA
1239.7 SM

PROJECT DESCRIPTION
4 STOREYS OF RESIDENTIAL AFFORDABLE HOUSING ABOVE ONE STOREY OF GROUND FLOOR COMMERCIAL WITH ONE BASEMENT LEVEL OF PARKADE

BUILDING HEIGHT
5 STOREYS - 17.250 M (BCBC)

BUILDING AREA
700 SM (BCBC)

GROSS BUILDING FLOOR AREA	BCBC	ZONING
PARKADE	880 SM	486 SM
GROUND FLOOR LEVEL 1	529 SM	2340 SM
LEVELS 2-5	2400 SM	2340 SM
TOTAL (EXCLUDING PARKADE)	2945 SM	7626 SM

RESIDENTIAL UNITS	BC HOUSING	ZONING
16 STUDIO @	36 SM	33 SM
4 ACCESSIBLE STUDIO @	48 SM	44 SM
16 ONE BED @	56 SM	53 SM
4 TWO BED @	78 SM	75 SM
40 TOTAL		

COMMERCIAL UNITS	ZONING
1 COMMERCIAL RETAIL UNIT @	330 SM
1 TOTAL	330 SM

VEHICLE PARKING
PARKADE 22
SURFACE 8
TOTAL 30

BICYCLE PARKING
LONG TERM 48
SHORT TERM 10
TOTAL 58

VICTORIA ZONING BYLAW SUMMARY

ZONING (CURRENT)
C1-QV QUADRA VILLAGE DISTRICT

USE
COMMERCIAL
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
2620/1239.7 = 2.1

SITE COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE / SITE AREA
1014/1239.7 = 82%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
1239.7 - 720 = 519.7
OPEN SITE SPACE / SITE AREA
519.7 / 1239.7 = 42%

AVERAGE GRADE: 15.03 M (GEODETIC)
SEE SITE PLAN FOR GRADE CALCULATION

HEIGHT OF BUILDING 16.129 M AS MEASURED FROM AVERAGE GRADE

VEHICLE PARKING
AFFORDABLE RENTAL UNITS
45 SM 2 X 20 = 4
45 SM 6 X 16 = 8
70 SM 75 X 4 = 3
SUB TOTAL 15
VISITOR 1 X 40 = 4
COMMERCIAL 319/100 = 15
TOTAL REQUIRED 30
PROVIDED 30

BICYCLE PARKING
LONG TERM 1 X 20 = 20
45 SM 125 X 20 = 25
COMMERCIAL 319/100 = 13
TOTAL LONG TERM REQUIRED 48
TOTAL PROVIDED 48

SHORT TERM
RESIDENTIAL (THE GREATER OF) 1 X 40 OR 6
COMMERCIAL 319/100 = 4
TOTAL SHORT TERM REQUIRED 10
TOTAL PROVIDED 10

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018 DIVISION B - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)

BELOW GRADE PARKADE
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL
GROUND FLOOR COMMERCIAL RETAIL UNIT (CRU) - ANY OF THE FOLLOWING:
GROUP A2 - ASSEMBLY
GROUP D - BUSINESS AND PERSONAL SERVICES
GROUP E - MERCANTILE
LEVELS 2-5:
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2

A2/C - 1 HOUR
A2/D - 1 HOUR
A2/E - 2 HOUR
C/D - 1 HOUR
C/E - 2 HOUR
D/E - NONE REQUIRED

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.4 - GROUP A, DIVISION 3, UP TO 6 STOREYS, ANY AREA SPRINKLERED

FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - ANY
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1440 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.56 - GROUP D, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - 840 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.62 - GROUP E, ANY HEIGHT, ANY AREA SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

3.2.2.76 - GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
PARKADE -
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 880 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

BUILDING -
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS 17.250 M
AREA - 700 SM
CONSTRUCTION -
LEVEL 1 - NON COMBUSTIBLE (INCLUDING FLOOR ABOVE)
LEVELS 2-5 - COMBUSTIBLE (EXCEPT LEVEL 2 FLOOR)
FLOOR ASSEMBLY
LEVEL 2 - 2 HOUR (NON COMBUSTIBLE)
LEVELS 3-5 - 1 HOUR
SUPPORTING WALLS AND STRUCTURE
LEVEL 1 - 2 HOUR
LEVELS 2-5 - 1 HOUR
ROOF ASSEMBLY - NONE

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION

A101 ARCHITECTURAL SITE PLAN
A102 PARKADE PLAN
A201 LEVEL 1 PLAN
A202 LEVELS 2-5 PLANS
A203 ROOF PLAN
A301 EXTERIOR ELEVATIONS
A302 STREETSCAPE
A303 PERSPECTIVES
A401 BUILDING SECTIONS
A402 BUILDING SECTIONS

CIVIL
18.136 REZONING CONCEPTUAL SERVICES

LANDSCAPE
L101 LANDSCAPE MATERIALS
L301 PLANTING PLAN



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REGISTERED ARCHITECT
CHARLES RICHARD
20-02-11
BRITISH COLUMBIA

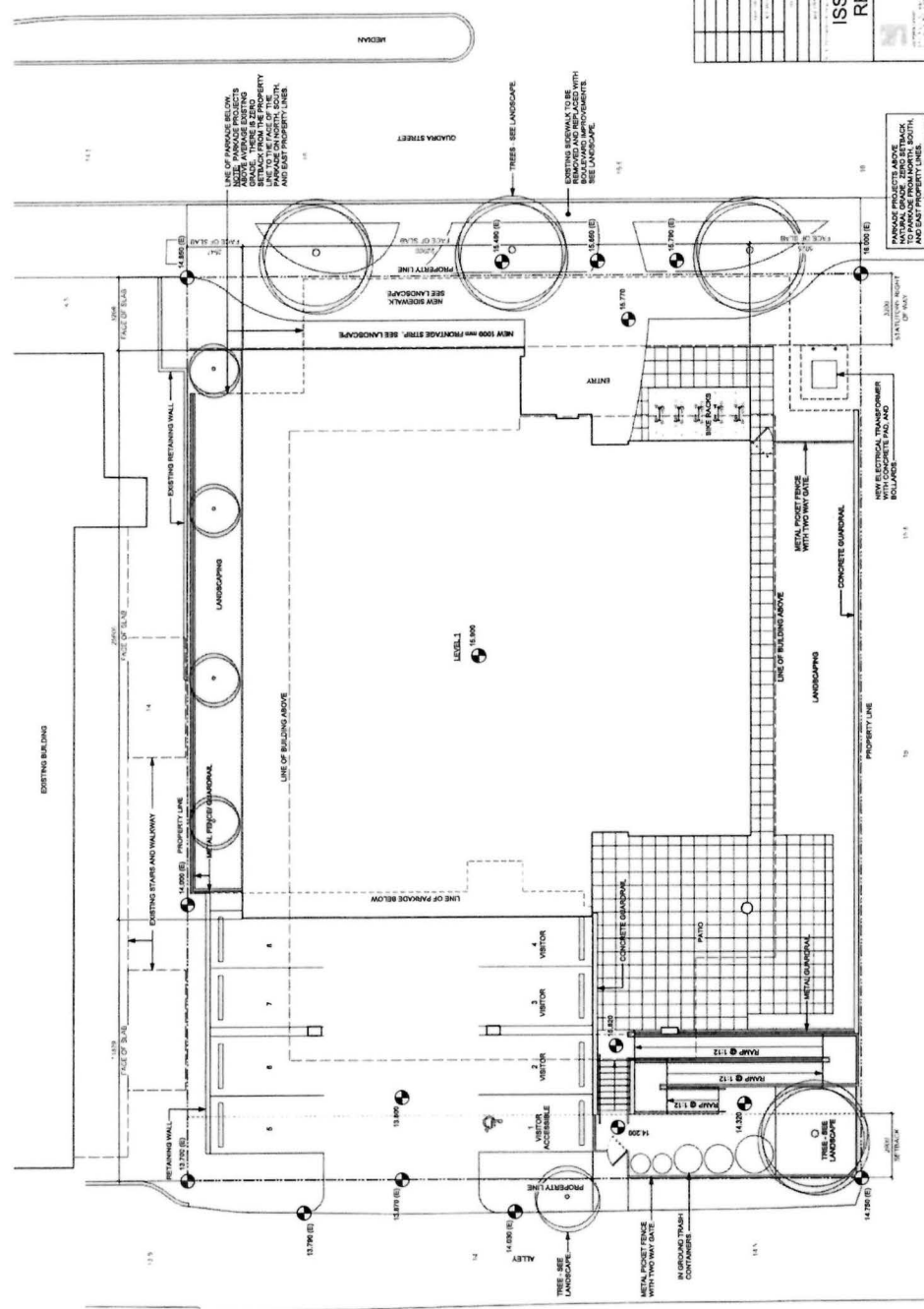
ISSUED FOR
REZONING

2558 Quadra Street 2500 Quadra Street Victoria, BC	
Project Information	
A001	2

ATTACHMENT C

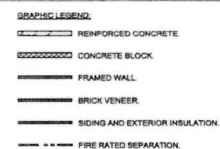
2 Average Grade Calculation
Scale: 1:100

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-C2F
PROPOSED ZONE	MSY-Z2ME
SITE AREA (BA)	1238.7
TOTAL FLOOR AREA (SMA)	3248
COMMERCIAL FLOOR AREA (BA)	318
FLOOR SPACE RATIO	2.3
SITE COVERAGE (%)	82
OPEN SPACE (%)	18
HEIGHT OF BUILDING (FT)	17.25 (16.10 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	6
PARKING SPOTS (NUMBER) ON SITE	34
BI-CYCLE PARKING NUMBER (CLASS 1 + CLASS 2)	56
BUILDING RETRACTION (M)	
FRONT YARD	6
REAR YARD	2.9
LEFT SIDE YARD (M)	6
RIGHT SIDE YARD (M)	6
CONNECTED SIDE YARDS	0
PERIMETER LINE DETAILS	
TOTAL NUMBER OF UNITS	48
UNIT TYPE	STUDIO, ONE BEDROOM, TWO BEDROOM
GROUND ORIENTED UNITS	6
MAXIMUM FLOOR AREA (BA)	33
TOTAL RESIDENTIAL FLOOR AREA (BA)	1972



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[illegible]



SHEET NOTES:
1. PROVIDE (6) 3A40BC 5 LB BRACKET MOUNTED
FIRE EXTINGUISHERS (FE) IN LOCATIONS SHOWN

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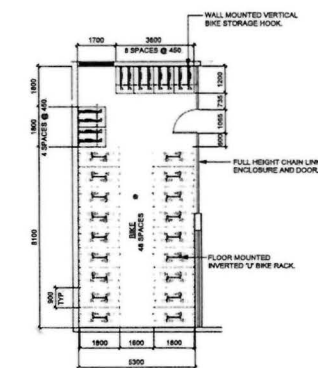
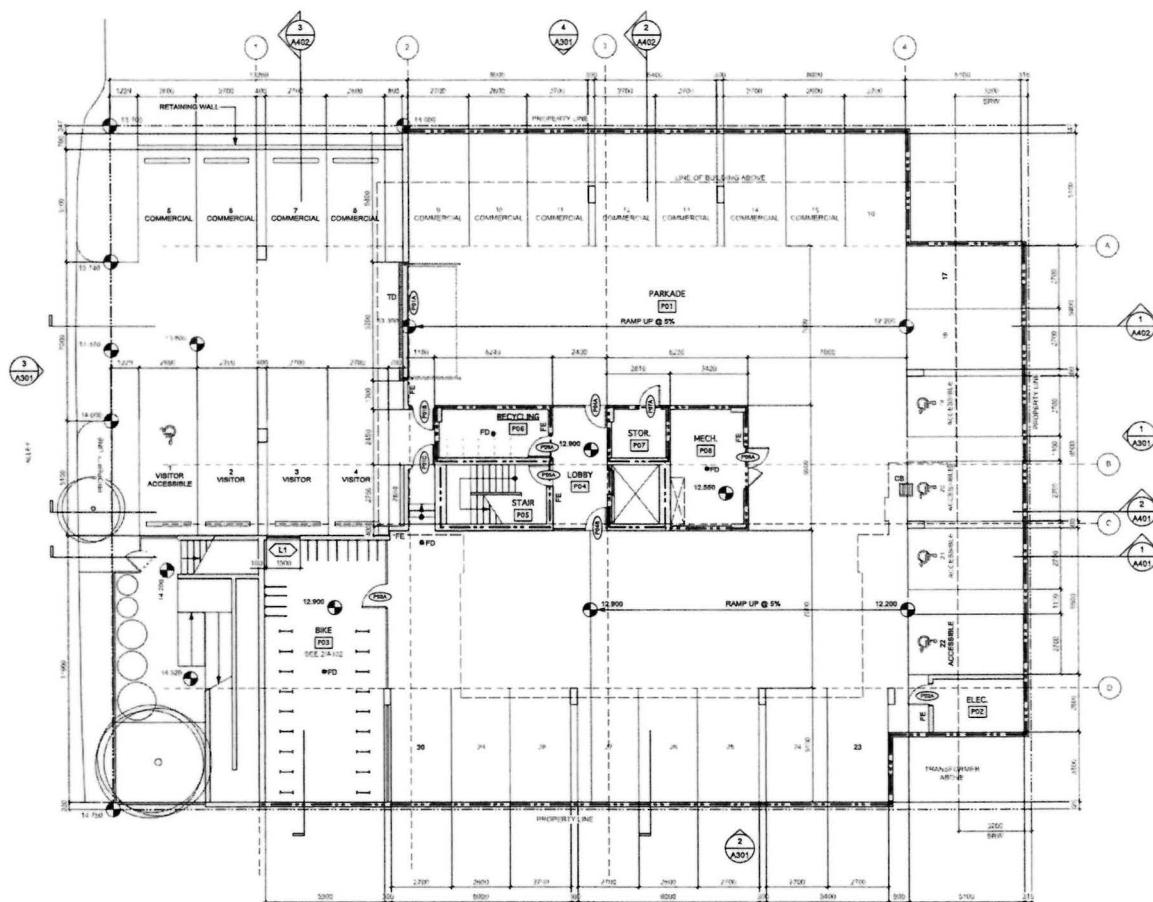
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VEHICLE PARKING CALCULATION	
AFFORDABLE RENTAL UNITS	
UNITS < 45 \$M	20 X 2 = 4
UNITS 45-70 \$M	16 X 5 = 8
UNITS 70-75 \$M	4 X 7.5 = 3
SUB-TOTAL	40 X 1.5 = 15
VISITOR	40 X 1 + 4 =
COMMERCIAL/ RETAIL	319/20 = 16
TOTAL REQUIRED	35
PROVIDED	30
LONG TERM BIKE PARKING CALCULATION	
UNITS < 45 \$M	20 X 1 = 20
UNITS > 45 \$M	20 X 1.25 = 25
COMMERCIAL/ RETAIL	319/100 = 3
TOTAL REQUIRED	48
PROVIDED	48

[illegible]

ISSUED FOR REZONING

 <div> <p>dHKAarchitect</p> <p>1000 W. 10th St. Suite 100 Vancouver, BC V6H 1T1 Tel: 604.681.4414</p> </div>	
<p>2558 Quadra Street Quadra Quadra Street Victoria, BC</p>	
<p>Parkade Plan</p>	
<p>1000 W. 10th St. Suite 100 Vancouver, BC V6H 1T1 Tel: 604.681.4414</p>	<p>A102</p>



2 Bike Room Furnishings Plan
A102 Scale: 1:100

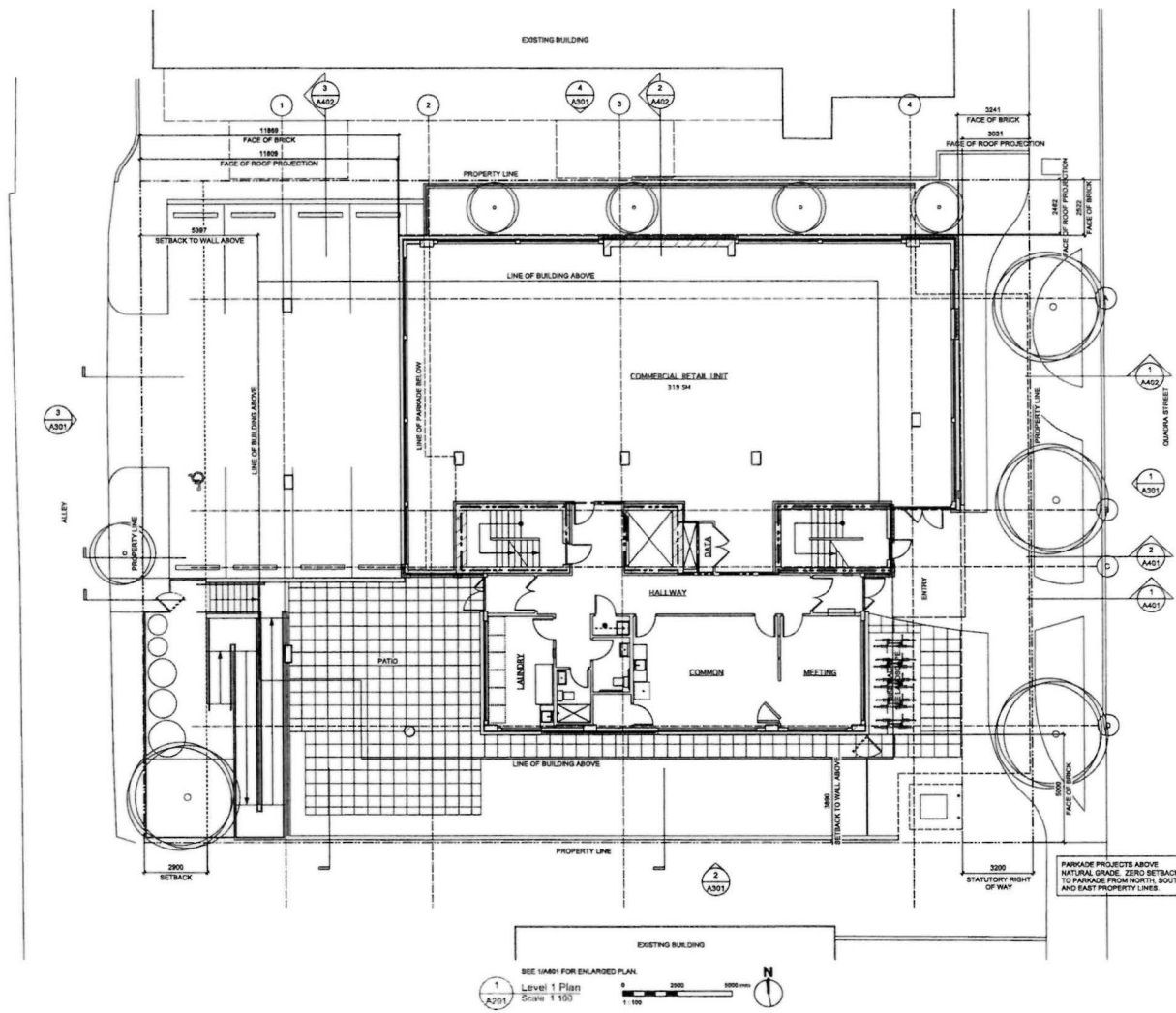
1
A102

Parkade Plan
Scale 1 100

GRAPHIC LEGEND:

- REINFORCED CONCRETE
- CONCRETE BLOCK
- FRAMED WALL
- BRICK VENEER
- SIDING AND EXTERIOR INSULATION
- FIRE RATED SEPARATION

SHEET NOTES:



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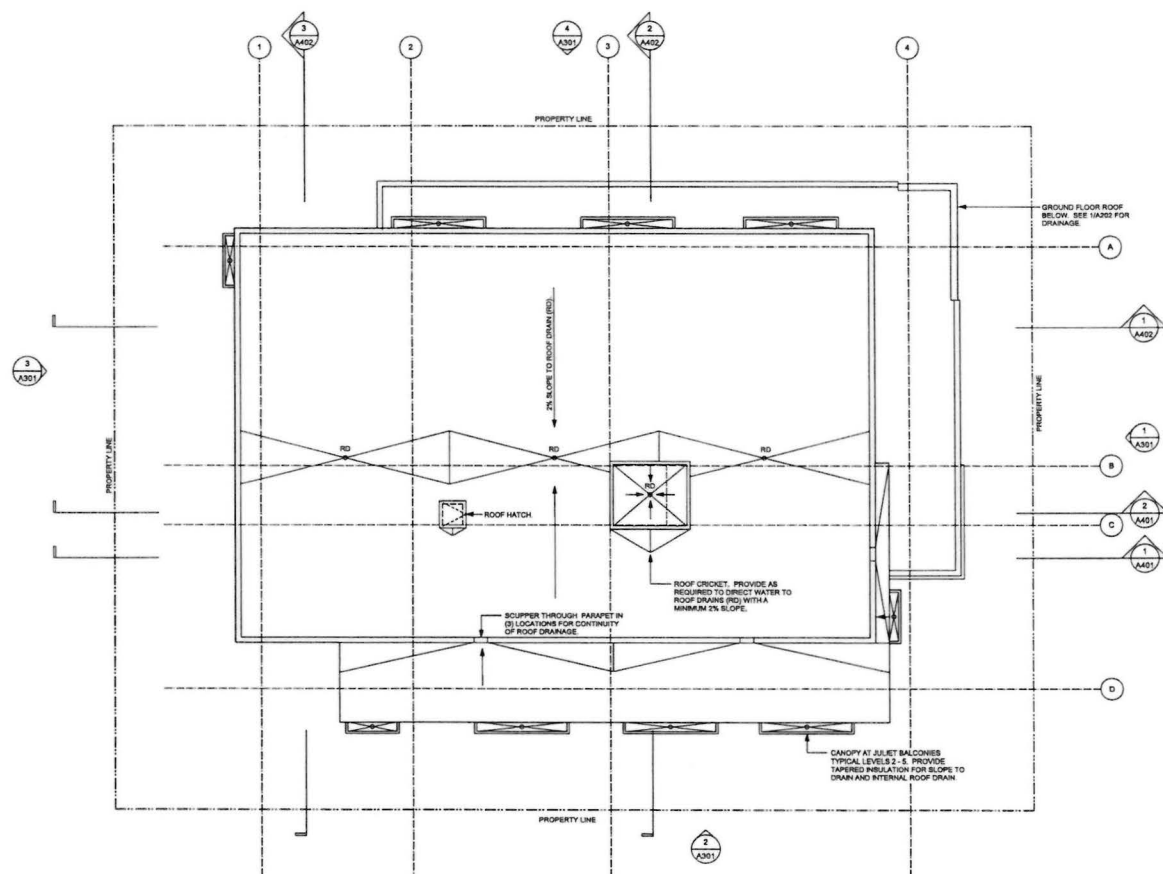
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REZONING

dH Architects	
2558 Quadra Street Victoria BC V8N 4K1	
Level 1 Plan	
A201	2

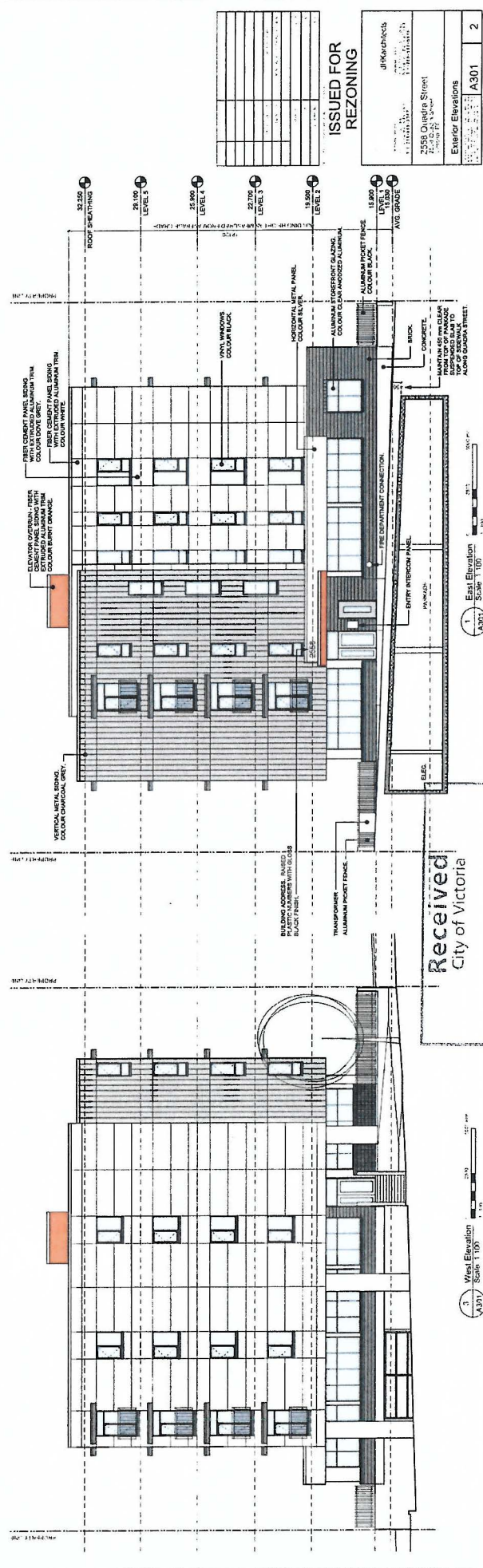
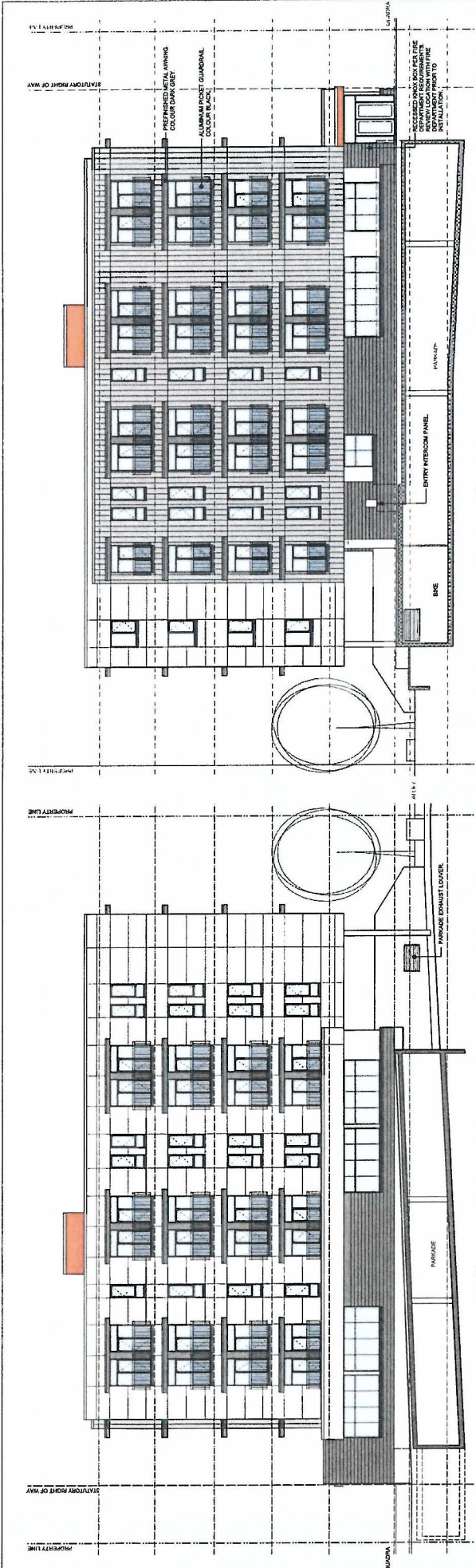
SHEET NOTES:
 1. PROVIDE PERMANENT ANCHORS FOR FALL PROTECTION AND WINDOW WASHING AT A MINIMUM DISTANCE OF 2 M BACK FROM THE INSIDE FACE OF THE PARAPET AROUND THE ENTIRE PERIMETER OF ROOF.



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	dR Architects
2558 Quadra Street Victoria, BC	
Roof Plan	
A203	2



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR REZONING	2020-02-12	JKH/CHS	

ISSUED FOR REZONING

2558 Quadra Street
VICTORIA, BC V8N 4A1

Project No. A301

Sheet No. 2

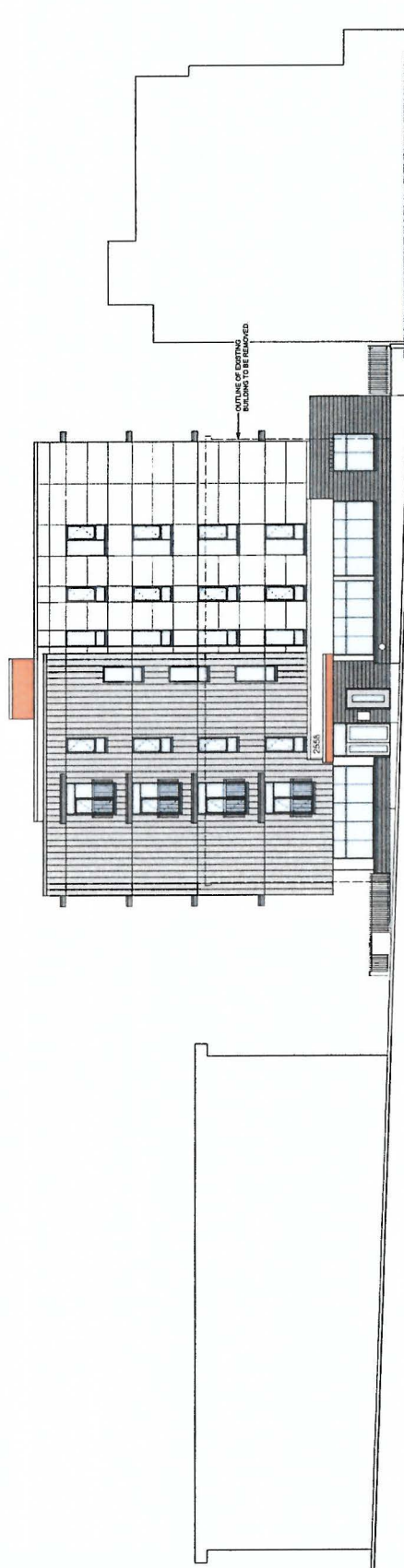
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2 Existing Quadra Street Elevation
A302 NTS



1

Quadra Street Elevation

Scale 1" = 100'

A302

1" = 40'

2" = 80'

3" = 120'

[illegible]

ISSUED FOR
REZONING

Streetscape	A302	2
-------------	------	---

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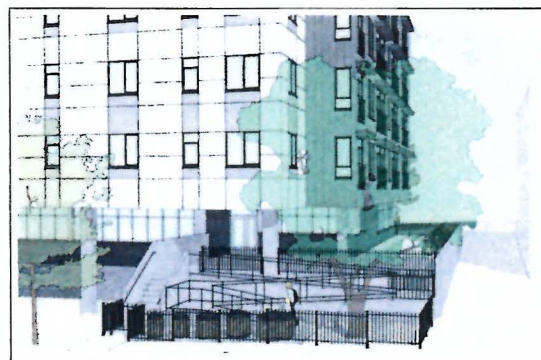
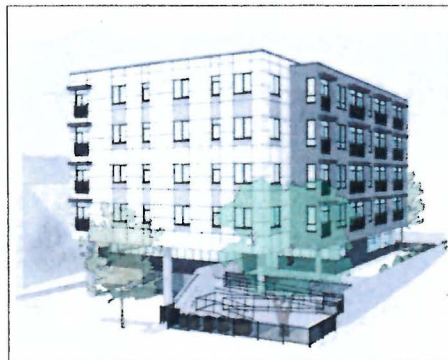
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[illegible]

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REZONING

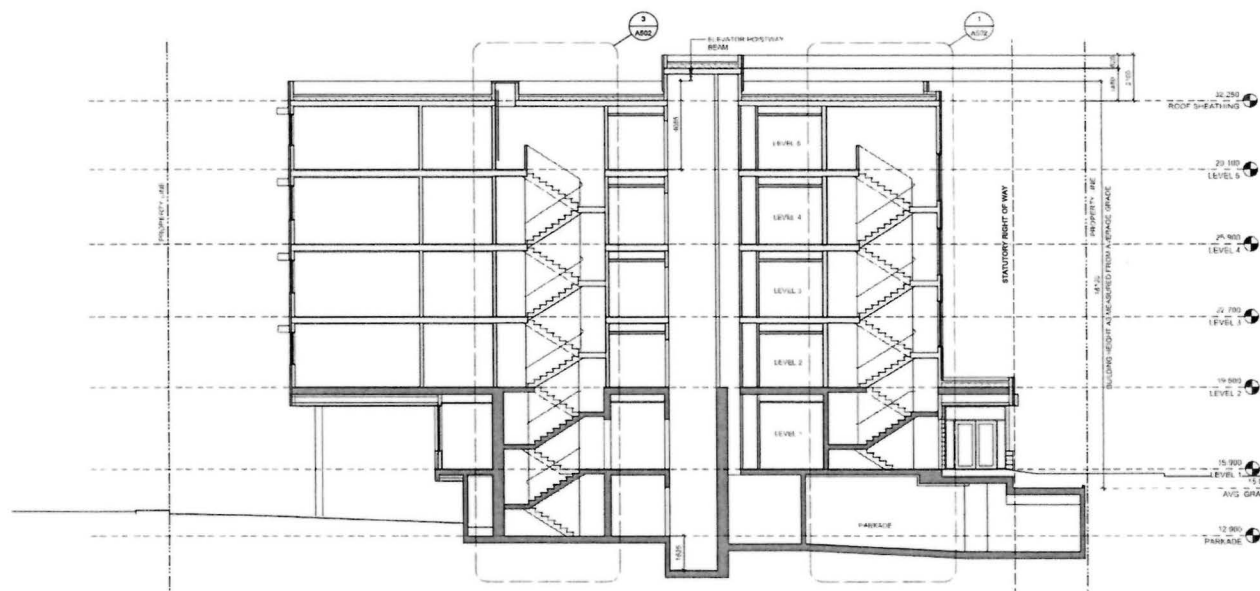
d/K Architects

2558 Quadra Street
2558 Quadra Street
Victoria BC

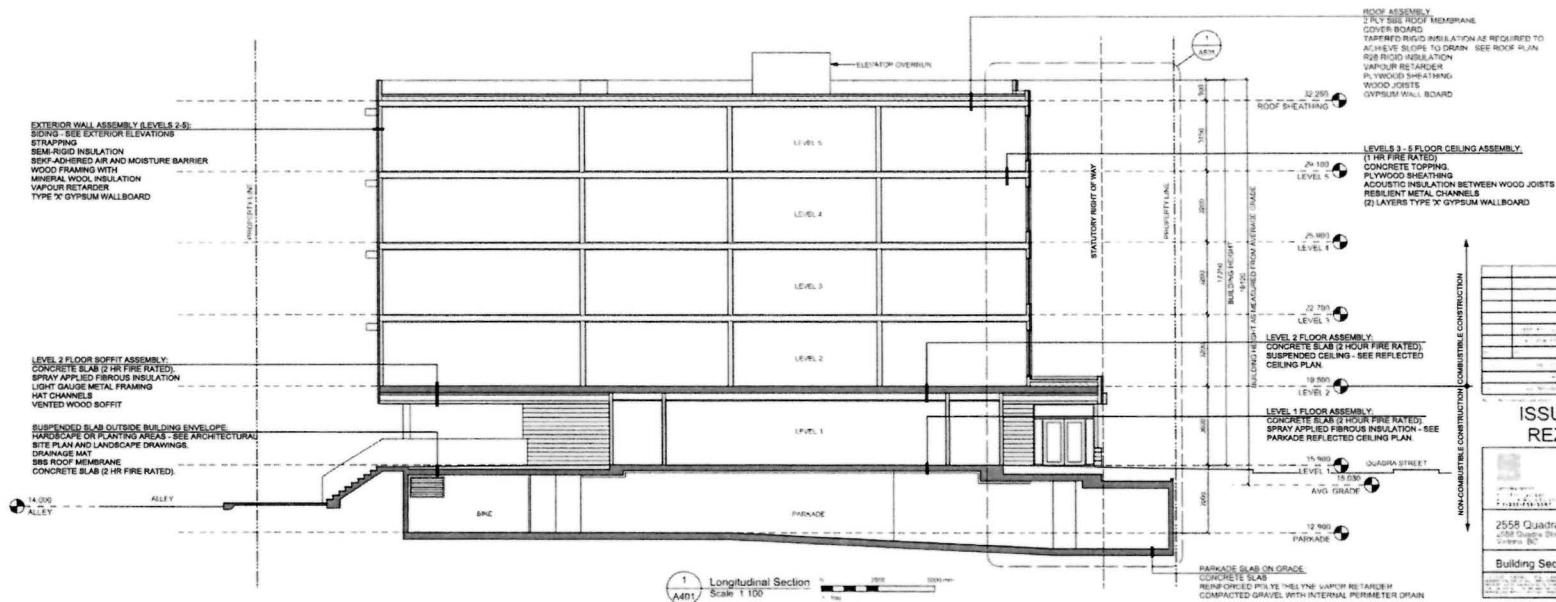
Perspectives

A303

2



2 Longitudinal Section
A401 Scale 1/100



1 Longitudinal Section
A401 Scale 1/100

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EXTERIOR WALL ASSEMBLY (LEVELS 2-5):
SIDING - SEE EXTERIOR ELEVATIONS
STRAPPING
SEMI-RIGID INSULATION
SEMI-ADHERED AIR AND MOISTURE BARRIER
WOOD FRAMING WITH
MINERAL WOOL INSULATION
VARIOUS RETARDERS
TYPE 'X' GYPSUM WALLBOARD

LEVEL 2 FLOOR BOFFIT ASSEMBLY:
CONCRETE SLAB (2 HR FIRE RATED)
SPRAY APPLIED FIBROUS INSULATION
LIGHT GAUGE METAL FRAMING
HAT CHANNELS
VENTED WOOD BOFFIT

SUSPENDED SLAB OUTSIDE BUILDING ENVELOPE
HARDSCAPE OR PLANTING AREAS - SEE ARCHITECTURAL
SITE PLAN AND LANDSCAPE DRAWINGS
DRAINAGE MAT
SBS ROOF MEMBRANE
CONCRETE SLAB (2 HR FIRE RATED)

ROOF ASSEMBLY:
2 PLY SEE ROOF MEMBRANE
COVER BOARD
TAPERED RIGID INSULATION AS REQUIRED TO
ACHIEVE SLOPE TO DRAIN - SEE ROOF PLAN
RIGID RIGID INSULATION
VAPOUR RETARDER
PLYWOOD SHEATHING
WOOD JOISTS
GYPSUM WALL BOARD

LEVELS 3 - 5 FLOOR CEILING ASSEMBLY:
(1 HR FIRE RATED)
CONCRETE TOPPING
PLYWOOD SHEATHING
ACOUSTIC INSULATION BETWEEN WOOD JOISTS
RESILIENT METAL CHANNELS
2 LAYERS TYPE 'X' GYPSUM WALLBOARD

LEVEL 4 FLOOR ASSEMBLY:
CONCRETE SLAB (2 HOUR FIRE RATED)
SUSPENDED CEILING - SEE REFLECTED
CEILING PLAN

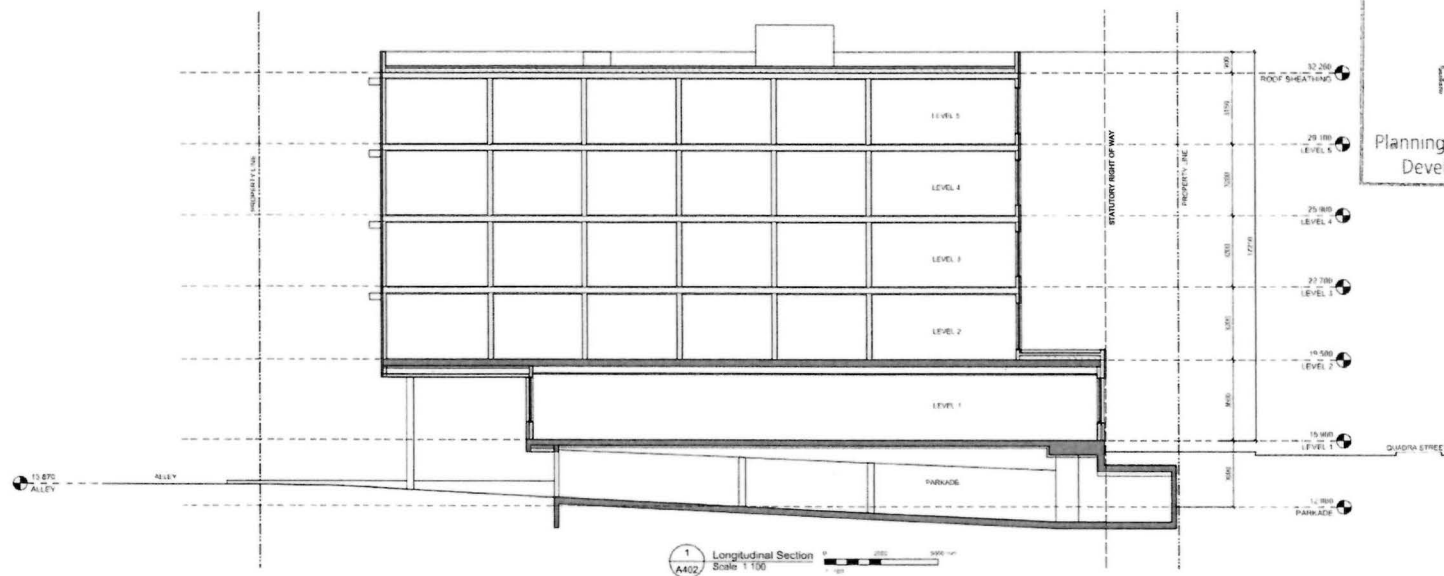
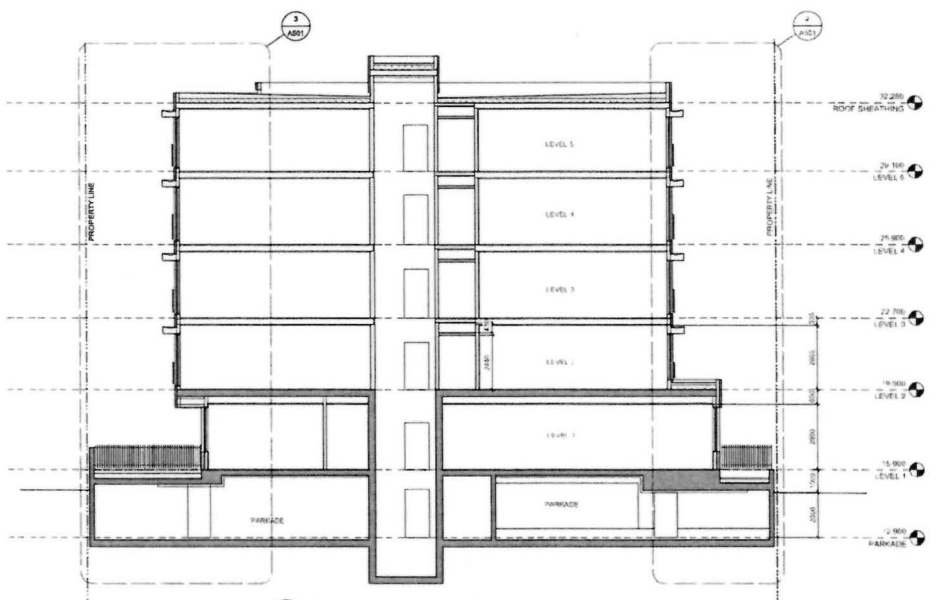
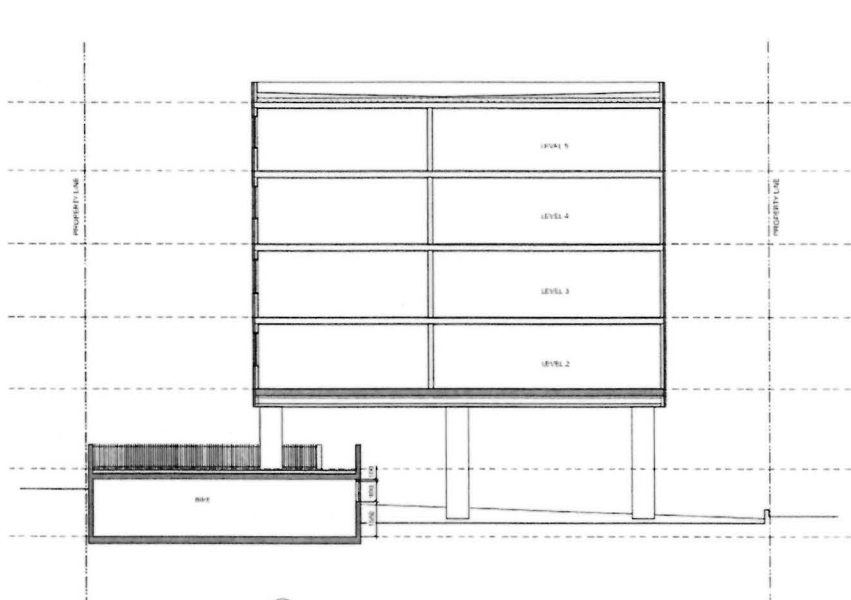
LEVEL 1 FLOOR ASSEMBLY:
CONCRETE SLAB (2 HOUR FIRE RATED)
SPRAY APPLIED FIBROUS INSULATION - SEE
PARKADE REFLECTED CEILING PLAN

PARKADE SLAB ON GRADE:
CONCRETE SLAB
REINFORCED PRECAST CONCRETE
COMPACTED GRAVEL WITH INTERNAL PERIMETER DRAIN

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR REZONING	2020-02-12	dhk	dhk

ISSUED FOR
REZONING

2558 Quadra Street Victoria, BC	
Building Sections	
A401	2



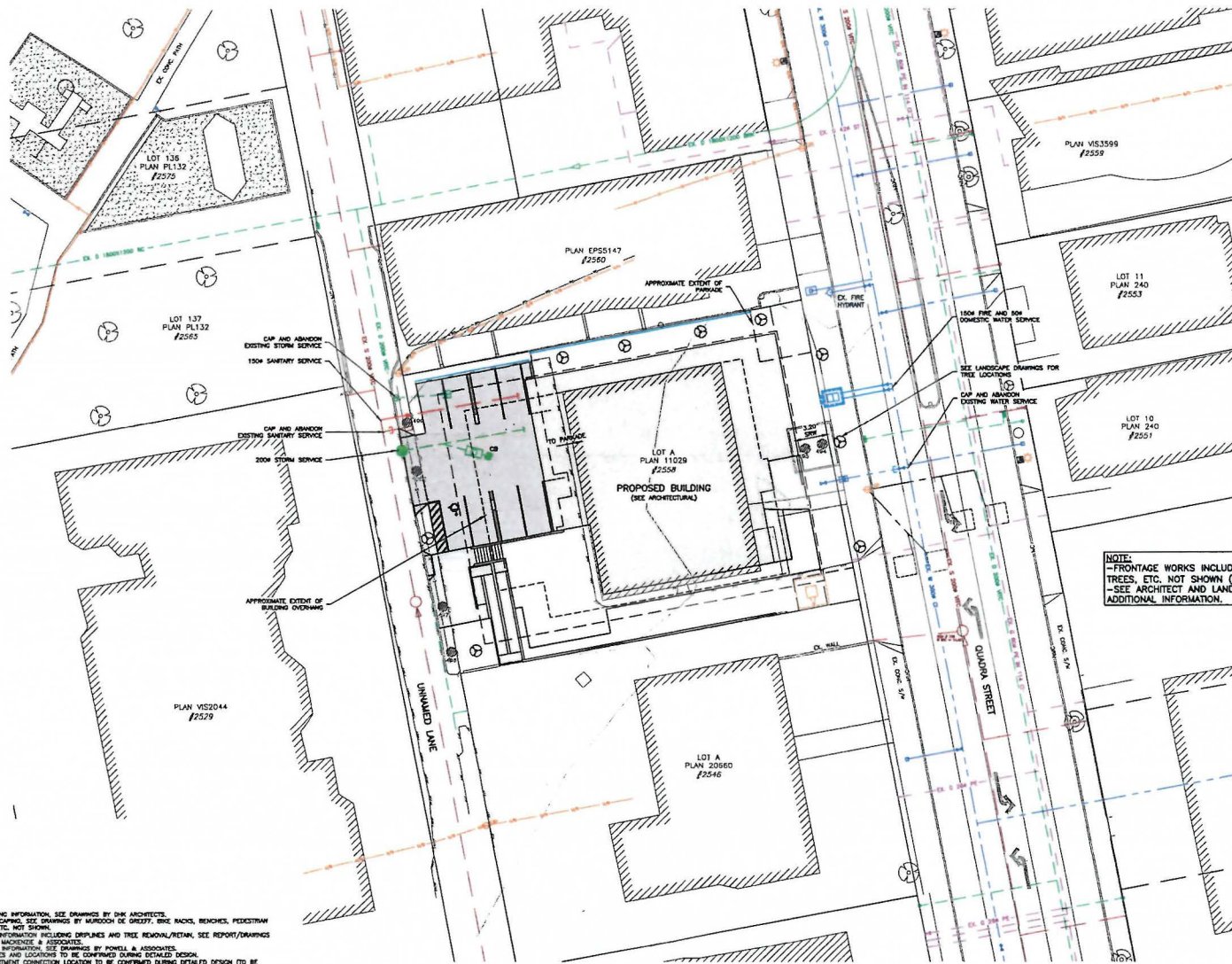
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REZONING

A402 2



LEGEND	
	EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.

NOTE:
- FRONTAGE WORKS INCLUDING CURBS, SIDEWALK, TREES, ETC. NOT SHOWN (DETAILS TO BE CONFIRMED).
- SEE ARCHITECT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

- NOTES:
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DAK ARCHITECTS.
 2. FOR LANDSCAPING, SEE DRAWINGS BY HANCOCK DE GROOT, BIRCH, BENCHES, PEDESTRIAN LIGHTING, ETC. NOT SHOWN.
 3. FOR TREE INFORMATION INCLUDING DRUPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TAYLOR MACKENZIE & ASSOCIATES.
 4. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
 5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 7. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMP, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 8. SIDE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A SCHEMATIC).

THIS DRAWING AND DESIGN IS THE PROPERTY OF McElhanney Ltd. and SHALL NOT BE USED, REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McElhanney Ltd. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-8221

PROJECT:
FOREST HEIGHTS DEVELOPMENT
2558 QUADRA STREET, VICTORIA, BC
TITLE:
CONCEPTUAL SERVICING

SCALE HORIZ: 1:200 VERT: 1:200	DATE: 18-1-20
PROJECT NO. 18-136	ISSUED/REVISION 18-136
APPROVING AUTHORITY FILE NO.	DRAWING NO. 18-136-REZONING

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FEBRUARY 11, 2020
ISSUED FOR REZONING

SEE ARCHITECTURAL AND LANDSCAPING,
DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC
SURVEY PROVIDED BY POWELL
& ASSOCIATES

1:200 0 4 12m

FEB 12 2020

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DRAWING NOTES

1. DO NOT SCALE DRAWINGS. Verify all property lines and existing structures/vegetation to measure prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters, to current RABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and the sub-contractors are responsible for all work related to production and submission to consultant of all landscape related information including irrigation.
10. Tree protection fencing for existing trees, to be installed prior to commencement of all site work.

Bar Rack as per Quadra Village
wastewater Mainline Plus Rack
RABC City of Victoria Standard
Carroll 450-450, 2019

Do not install anything in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Waste Recipients as per Quadra
Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

Shallow water and water in the
Quadra Village Mainline Plus Rack
Carroll 450-450, 2019
Landscape Standard with RABC
2019

LEGEND

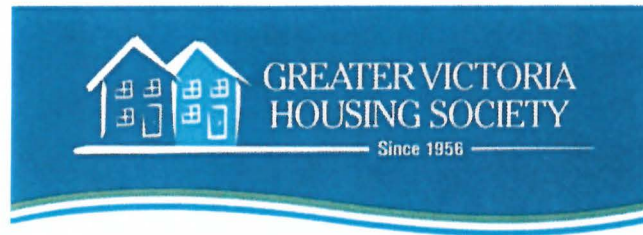
- Property line
- Extent of Plan
- Proposed Contour Line
1 m interval
- Existing Contour Line
- Architectural grade provided for reference only

- 17.7
17.5
Proposed Landscape Grade
Existing Grade
- 16.5
16.0
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<i>Arctostaphylos uva-ursi</i>	Yarrow	\$1 per oz
<i>Alchemilla montana</i>	Purple Clinch	\$60.00 per lb
<i>Antennaria dioica</i> subsp. <i>montana</i>	Yellowcrisp sagebrush	\$1 per oz
<i>Ceanothus</i> 'Tetter'	Chocoma	\$1 per oz
<i>Epimedium</i> 'Golden Bell Star'	Assumed blood yarrow	\$1 per oz
<i>Epipactis atrorubens</i> 'Red Hot Pansy'	Yellowcrown Root Hot Pansy	\$5 per oz
<i>Sedum autumnale</i> 'Red'	Autumn Stonecrop	\$1 per oz
<i>Sedum album</i>	Autumn Stonecrop	\$1 per oz
<i>Sedum spectabile</i> 'Cape Blanco'	Cape Blanco Stonecrop	\$25.00 per lb
<i>Stachys byzantina</i>	Lamb's ears	\$1 per oz
<i>Silene leucocarpa</i>	Mexican Thriftcrassula	\$1 per oz

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October 23, 2019

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

Dear Mayor Helps, Council and Staff,

Re: Rezoning & Development Permit Application - 2558 Quadra Street, Victoria, BC

Introduction

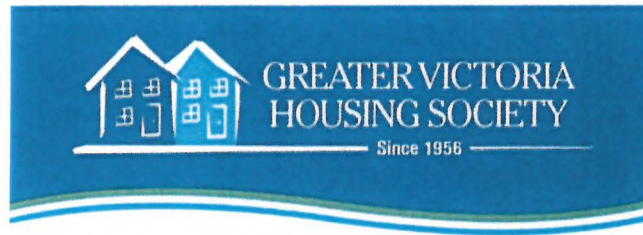
Founded in 1956, Greater Victoria Housing Society (GVHS) is a non-profit charitable organization dedicated to providing affordable rental housing. For over 62 years GVHS has provided homes to low to moderate-income seniors, families, working individuals, and adults with disabilities. GVHS owns and operates 17 properties and 726 units of affordable housing throughout the region. GVHS currently owns and manages 427 units of seniors, workforce, and family housing in the City of Victoria.

2558 Quadra Street, currently known as Forest Heights, is a 54-year-old, 3-storey, 19-unit apartment building owned and operated by GVHS. The building was purchased in 2008 with the intention of future redevelopment. Upon receiving ownership of the building GVHS immediately lowered the rents by 25%, thereby creating affordable housing that did not already exist. The building is well past its effective life and does not offer barrier free accessibility to tenants as it does not have an elevator. The site is under utilized and a recent feasibility study indicates that the property can support a building more than twice its size. Situated within the growing Quadra Village, it is in a prime location for additional affordable housing. The property is located close to shopping, employment, and recreational facilities.

Proposal Summary

We are pleased to submit the attached application form and accompanying documents to rezone the property at 2558 Quadra Street to a mixed-use 5-storey 40-unit affordable rental redevelopment project. We are requesting that the property be rezoned from C1-QV (Quadra Village District) to C1-QV to enable a change of use from multi-family to mixed-use. Total FSR proposed is 2.3:1. A variance will be required for an increase in height from 4 to 5 storeys. The building is being designed as a purpose-built rental development owned and operated by GVHS with affordable rental rates geared to those earning very low to moderate incomes.

The building will include 16 studios, 16-one bedroom, 4-two bedroom, and 4 fully accessible studios for a total of 40 units. The ground floor of the building will have one commercial unit. The accessible units will include roll-in showers, 5-foot turning radiuses in living spaces and washrooms, low-hanging cupboards, roll-under counters, and wide doorways. Building entries will be built barrier free using full universal design standards.



Tenant rights have been identified as an important topic to be addressed by the City of Victoria. GVHS has a tenant relocation assistance policies that meet the City of Victoria Tenant Assistance Policy. See attached GVHS Tenant Relocation Assistance Plan.

Policy Framework

The project has been carefully designed to conform with the *Official Community Plan (OCP)*. The OCP recognizes the site as a part of Quadra Village – designated as a Large Urban Village. The proposal meets the strategic directions laid out for the Hillside-Quadra neighbourhood by increasing residential and commercial density within the Large Urban Village. The building will also have community spaces available for rent to the public, thus enhancing the public realm provided by the new building.

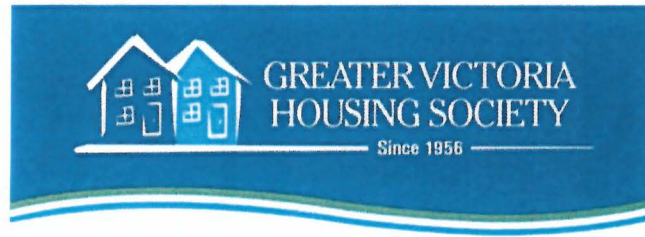
Large Urban Village	Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.	Ground-oriented commercial and community services reinforce the sidewalk. One to three storey building facades define the <u>street wall</u> . Regularly spaced boulevard and street tree planting, wide sidewalks. Off-street parking underground, at the rear or otherwise screened. Central public green space or square	Low to mid-rise multi-unit residential and mixed-use. Commercial, including visitor accommodation. Live/work. Home occupations.	Total floor space ratios generally up to 1.5:1. Increased density up to a total of approximately 2.5:1 may be considered in strategic locations for the advancement of plan objectives.
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The proposed development conforms to the OCP as being designed to a 5-storey mixed-use build (6-storeys permitted) with ground-oriented commercial, a one-storey street wall accompanied by a large boulevard with tree planting, public benches, and a large sidewalk, all while taking a municipal SRW over the street frontage of the property into consideration to allow for future sidewalk and road improvements.

The OCP states that an increase of density of up to 2.5:1 may be considered in strategic locations. The proposed building would have a density of 2.3:1. The location of the site within the Quadra Village, on a major transit corridor, in a vibrant commercial district provides ideal conditions for a gentle increase in density on site. The Hillside-Quadra Neighbourhood Plan (1996) states that within the Quadra Village, a density bonusing provision in rezoning for commercial use should be encouraged by adding 40% more floorspace for the inclusion of housing.

Project Benefits and Amenities

The addition of 40 residential units (+21 net) and 1 commercial unit on site will provide many benefits to tenants, neighbours, and the community at large. The increase in density on site will be beneficial to the local economy as it will add an increased tax base to the neighbourhood as well as consumers and employees for local businesses. Due to the location of the site within the Quadra Village and its proximity to downtown Victoria, the site relies on its proximity to amenities and services that enable users to carryout daily activities without the need of a vehicle. This provides an added environmental



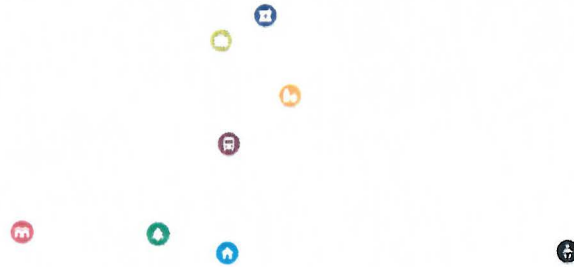
bonus to the property, allowing tenants to live an urban lifestyle providing the opportunity to live, work, and play all within their community.

✓ Forest Heights Redevelopment

• 2558 Quadra St

✓ Amenities

- Bus Stop
- Grocery Store
- Neighbourhood Park
- Pharmacy
- Community Centre
- Child Care Centre
- Quadra Village



The site has been designed to foster positive social interactions within the community. Vehicle and bicycle access off the laneway will eliminate all vehicle access off Quadra Street and improve the overall safety, accessibility, and walkability of the streetscape. With public benches along the street front and inviting landscaping, the building will provide an improved social connection between pedestrians and the property. The site will include a common patio for residential and commercial users of the site. This will help encourage tenants to interact with one another and create a sense of community.

Need and Demand

The issue of the high cost of housing in the Capital Region is well documented. The demand for affordable rental housing is projected to grow substantially particularly in the City of Victoria for low to moderate income households. The GVHS contribution of 21 additional units supports the demand for over 365 affordable housing units a year.

The site being rezoned from multi-family to mixed-use supports this. The *Hillside-Quadra Neighbourhood Plan (1996)* requests commercial frontage along Quadra Street. The OCP's designation for the site as Large Urban Village also calls for mixed-use and ground-oriented commercial and community services that reinforce the sidewalk.

Victoria Housing Reserve Fund

As motioned by council on March 21, 2019, GVHS was approved for a \$330,000 grant to assist in the creation of additional affordable rental housing through the Victoria Housing Reserve Fund. A housing agreement will be registered on title securing 21 units of below market and 19 units of affordable rental housing as per the *January 2019* edition of the fund's guidelines.



Neighbourhood

The site marks the south edge of the “Large Urban Village” OCP designation for Quadra Village, and is distinctly positioned to extend and enrich the pedestrian-oriented commercial core. In keeping with the community plan, this proposal succeeds at adding gentle density within the “Large Urban Village” boundary. Situated within a block characterized by aging 3-storey apartment buildings, this proposal is similar in scale and character to the recently completed *Urbanité* project next door (2560 Quadra St.), and will complement its patterns of usage and occupation.

Impacts

New affordable / mixed-use housing projects such as the one we propose simultaneously revitalize the village and provide safer, more efficient, more accessible, and more affordable housing options.

While planning policy allows for up to 6 storeys in building height, a 5-storey building is proposed to provide the best fit with the neighborhood and in particular to moderate shading and overlook of its 4-storey neighbour. Currently almost all of the open space on site is asphalt parking lot and driveways. This will be replaced by a more balanced mix of soft and hard landscaping, including at-grade patio spaces and gardens.

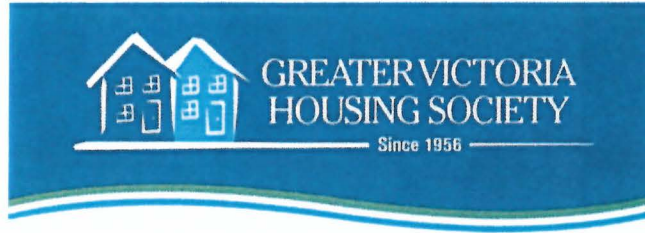
Design and Development Permit Guidelines

The massing, form, and character have been developed in keeping with all applicable development permit and multifamily guidelines. The project satisfies long-range planning policies in general, and addresses particular local guidelines as follows:

- Provides ground-oriented commercial within the village core.
- Defines the street wall with a 5-storey facade and a single-storey secondary street wall.
- Locates all parking and vehicle access away from Quadra Street and off the lane instead. With a small amount of surface parking, the bulk of parking is enclosed underground.
- Accommodates population growth in large urban villages.
- In conjunction with recent and future redevelopment it will establish a southern gateway into the Quadra Street Village.

Safety and Security

Quadra Village has a lively and diverse street life night and day. This project is designed (while referencing CTPED principles) to enrich that street life while also promoting the safety and security of residents and visitors. To minimize opportunities for concealment the building footprint is simple and rectilinear with minimal alcoves and recesses. Landscaping is similarly articulated with a combination of low ground cover and high crown plant species that provide clear sight lines into front, rear, and side yards without any blind spots. The outdoor amenity space and side yard will be secured by a 7' fence and locked gate to limit use to occupants only. All building faces have expansive glazing, especially at the ground floor, which maximizes the effectiveness of passive surveillance of the site. Appropriate levels of



shielded lighting provide safe, well lit pathways and garden areas around the building, especially at entry and exit doors.

Transportation

The proposed parking will include 8 surface and 22 secure underground stalls. A 3-stall variance is being requested in order to meet the housing agreement to be registered. The bicycle parking requirements will be fully satisfied.

Heritage

There is no heritage designation associated with the site or existing buildings.

Green Building Features

The building will comply with the BC Energy Step Code - Step 3 at a minimum, and may meet Step 4, subject to senior government funding. Additional environmental building features will be illustrated as part of the development permit application. GVHS's goal is to try to create a Zero Emission building by not relying on natural gas for domestic hot water heating, thereby reducing our annual CO² output by more than 75%. Electrical conduits for future EV plugin stations will be run to all parking stalls and plugins will be provided for 10% of the parking spaces. Charging for electric bicycles will be made available within the secure bicycle storage.

Infrastructure

Quadra Village is well equipped with both social and civil infrastructure to support the densification of this redevelopment. The heart of the village in the adjacent block offers a full spectrum of products and services and includes a major grocery store. Also, nearby is the Quadra Village community centre as well as Wark Street Park. Quadra Street itself is a major arterial route with frequent bus service and nearby bicycle greenways including Vancouver Street and Kings Road.

We look forward to hearing further on our application to rezone 2558 Quadra Street.

Sincerely,

Kaye Melliship
Executive Director

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

12 October 2018

Dear Michael Angrove:

Re: Community Meeting for 2558 Quadra Street

[Community Meeting Details](#)

Date: 13 September 2018

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

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

Number of people in attendance: 10 community members, 4 NAC Executive, 4 proponents

Meeting Chair: Jon Munn

Note taker: Janis LaCouvee

[Proposed Development Details](#)

Proponent: Greater Victoria Housing Society (GVHS). GVHS (est. 1956), provides housing in 17 CRD properties for seniors, families, people with disabilities and low income earners. Currently the society can access provincial funding to build.

Presenters: James Munro—Director of Real Estate Development GVHS, Yvonne Blair--Director of Operations, GVHS, Rob Whetter—DHK Architects, Tamara Bonnemaïson—Murdoch De Greef Landscape Architects

Building Type and Use: 5-storey 40-unit mixed-use apartment (2-5 storeys) and office (ground floor GVHS Offices)

Unit Types and Sizes: 16 studios at 388 ft², 4 accessible studios at 517 ft², 16 one bedroom at 603 ft², 4 two bedroom at 872 ft². Note: 4 units less than presented at a preliminary meeting with the NAC Executive in June, as the result of a request for 2 BR units due to neighbourhood need.

Amenities

Space: ground floor room for resident and community use, ground floor patio adjacent to laundry room. Juliet balconies (minor access to outdoor space)

Transport: a Modo car onsite; 25 (perhaps 50) memberships will be offered to tenants by GVHS.

Affordability

Estimated Monthly Rents \$375 (studio) - \$1293 (2-bedroom) with a range of subsidies which include rent-geared-to income and disability allowance.

There is a tenant relocation strategy. Tenants will receive assistance with moving and hookup fees. The budget is \$55,000 to tenants for relocation. This relocation plan surpasses the terms of the new draft City of Victoria policies.

Building Standards (estimated long-term affordability and building quality improvement)

Energy: passive house / net zero (estimated 40% less energy use), triple glazed windows (quiet); parking plug-in for vehicles and bicycles.

Accessibility: building and all access routes will be designed using universal design standards.

Existing Site Details

3-storey 19-unit apartment building

Aging, not built to accessible standards

No information regarding unit sizes, rents and amenities.

Site & Building Details - Comparison

See table. Incomplete information.

Discussion

Questions and concerns raised included:

Shading—Urbanité at 2540 Quadra was planned with extensive landscaping on the side of the building. How will the new building affect existing planting?

Tamara Bonnemaison, landscape architect intern, spoke to the different planting, including native plants between the buildings.

	OCP	Existing	Proposed
Floor Space Ratio (FSR)	2.5	1.4	2.32
Built Area			2883.9 m ² (31,043 ft ²)
Height: storeys, (m)	6	4	5 (17m, 55.78 ft)
Lot Coverage			47%
Yard/ setbacks Front			3m (1 floor) 6m? (2-5/F)
South side			? (>5m)
North side			5m
Rear (lane)			12m
Office Parking			4 (ratio?) shared
Residential Parking – Car (ratio)			26 (ratio?)
- Bicycle long term			48 (ratio?)
- Bicycle short term			6 (ratio?)
Landscaping, street trees		Large trees	Tree well provided for a large tree; some native species

Noise from patio. How much higher is the patio on the back of Forest Heights than Corey Park (apartment building directly rear/ west on Wark Street)? Concerns were raised about noise, cut-through from the between Quadra and the lane.

Proponents said that trees will provide screening. A fob security system may be used for the patio access. The patio will provide eyes on the street and provide recreational opportunities for tenants. GVHS staff will closely monitor complaints and strive to be good neighbours.

Cladding a resident mentioned that they enjoy the bounce-light off the current building and wondered how proposed building dark surfaces will decrease that effect.

Some of the cladding is white hardi-plank and light would bounce. The contrast in the design renderings (black and white) is not as high in actual fact.

Algae on the building over time? Among the concerns raised regarding flat roof and right-angle building design features was the ability of the building to age gracefully. The building designer replied that there is no overhang which normally alleviates algae growth, but materials may resist this problem.

Construction. Access concerns were raised about the lane being blocked as happened with construction of Urbanité, 2540 Quadra. The proponent said they might not have to block the lane because the proposed building is set back farther than 2540 which is not set back. The proponent would, in any case, inform the neighbours in advance.

Parking. There was some discussion about on-site parking, but the proponent's approach was generally seen acceptable although met with skepticism by some community attendees.

Overall reaction

In general, participants in the meeting supported the concept and efforts of the designers to fit the project into the streetscape and massing of adjacent buildings.

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

Jon Munn
CALUC Co-chair
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, James Munro - Director of Real Estate Development GVHS



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps for Developers and Property Owners

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
STEP 3	Complete application requirement, including: a. Current Site Information b. Tenant Assistance Plan c. Tenant Communication Plan d. Appendix A - Current Occupant Information and Rent Rolls (For office use only) e. Appendix B - Correspondence with Tenants Communication (For office use only)
STEP 4	SUBMIT: Complete form and submit to: a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

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

Please refer to the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application


Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	2558 Quadra Street, Victoria, BC
Owner Name:	Greater Victoria Housing Society
Company Name:	Greater Victoria Housing Society
Tenant Relocation Coordinator (Name, Position, Organization):	Yvonne Blair, Manager of Tenant Relations, Greater Victoria Hous 

EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor	1	679.00
1 BR	15	806.33
2 BR	3	896.67
3 BR		
3 BR+		
Total	19	813.89

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.

For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

For full details, please check the [Government of British Columbia website](#).

Tenant Assistance Plan Components	APPLICANT		CITY STAFF
	Tenant Assistance Plan		Did the Applicant meet policy?
	Date:	February 21, 2020	
Compensation Please indicate how you will be compensating the tenant(s).	Greater Victoria Housing Society will provide a compensation package in accordance to the Residential Tenancy Act (as required) and the City of Victoria's policy (Section 5.1) based on the length of tenancy. If tenants are successfully rehoused within the GVHS portfolio they will only be compensated as per the RTA requirements.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance.	Yes. Tenants returning to the building under right of first refusal will also have the same expenses covered. Tenants will be asked to provide a receipt and expenses will be reimbursed up to the following amounts: - \$500 - Bachelor or 1 BR - \$750 - 2+ BR		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance.	- GVHS are currently hiring a full-time in-house relocation coordinator that will work with tenants 1 on 1 to have their needs met. - GVHS is committed to re-housing current tenants of 2558 Quadra within our own portfolio wherever possible at a similar or equivalent rent. Where a unit within our portfolio is not available, if requested, we will assist in finding three comparable units in the Greater Victoria area that will fit as closely to their current accommodation as possible; At least one of the comparable units will be in the same neighbourhood. (see other comments)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.	Tenants will be offered the first right of refusal (as per the RTA), based on their length of tenancy, to the new building if they desire to return to 2558 Quadra once the new building is complete.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tenants Requiring Additional Assistance Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.	GVHS's full-time in-house relocation coordinator will work with tenants 1-on-1 to have their needs met. For existing tenants requesting assistance in finding alternative accommodation, we will provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other Comments	- All current tenants will be provided with contact information for the tenant relocation manager/coordinator. If desired, tenants can provide their accommodation specifications and the tenant relocation manager/coordinator will actively search out vacant units that match the requirements.		

Tenant Communication Plan Components	APPLICANT	
	Tenant Communication Plan	
	Date:	February 21, 2020
How and when did you inform tenants of the rezoning or development application?	By Mail Notice (see attached copies): - July 16, 2018 - July 23, 2018 - Sept 13, 2019	
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	Updates of approvals & permitting progress of the project are provided to the tenants by mail notice. Tenants have been provided a direct email and phone number of the relocation coordinator should they have any questions or require additional assistance in their relocation. Tenants will be met with 1-on-1 with the relocation coordinator to have their needs assessed.	
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	<ul style="list-style-type: none"> - Initiation of the process - Tenant Relocation Assistance Plan - Introduction of Relocation Coordinator - Contact and Availability of Greater Victoria Housing Society staff - Timeline changes - Notice to End Tenancy 	
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.	GVHS's full-time in-house relocation coordinator will work with tenants 1-on-1 to have their needs met. No tenants have formally requested assistance and have only asked for updates on the status of the development process. Information has been provided when made available.	
Other communications notes:		

FINAL TAP Review - [For City Staff to complete]

Application received by Hollie McKeil  (City Staff) on February 20, 2019  (Date)

Did the applicant meet TAP policy? Yes ☒ No ☐

Staff Comments on
final plan:

The Tenant Assistance Plan submitted meets all requirements for non-market rental housing developments, in the Tenant Assistance Policy. The GVHS has consulted with tenants throughout the development application process, to ensure that the assistance plan submitted meets their needs. Tenants will be supported throughout the relocation process by the newly created staff position, Tenant Relocation Coordinator, whose responsibilities will be dedicated to relocating tenants.

All tenants will be offered a Right of First Refusal to the new building. Tenants will be relocated to alternative housing within the GVHS portfolio. If tenants aren't able to be rehoused in the GVHS portfolio they will be found three comparable units that meets their needs, that is no more than 10% above current rent levels and they will be compensated financially based on the City of Victoria's Tenant Assistance Policy amounts in section 5.1.

Staff consider the components of this TAP to be appropriate for the project.



Talbot Mackenzie & Associates

Consulting Arborists

2558 Quadra St, Victoria

Construction Impact Assessment & Tree Preservation Plan

Prepared For: Greater Victoria Housing Society
2326 Government Street
Victoria, BC
V8T 5G5

Prepared By: Talbot, Mackenzie & Associates
Noah Borges
ISA Certified # PN-8409A
TRAQ – Qualified

Date of Issuance: October 3, 2019

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 2558 Quadra St, Victoria, BC

Date of Site Visits: September 12, 2019

Site Conditions: No ongoing construction activity.

Summary: Two bylaw protected Western Red Cedar trees (#494 and 495) are in the proposed parkade footprint and will require removal. During the demolition phase, these trees must be protected by erecting barrier fencing as indicated on the attached site plan. If the existing paved walkway to the front entrance of the building is removed before the trees are, caution must be exercised to not damage any roots that may be growing directly underneath and the barrier fencing should be extended to isolate this area.

There are four young maple trees (#496-499) that appear to be growing on municipal property west of the parking area. Based on discussions with the applicant, it is our understanding that they intend to remove these trees as well.

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish the existing building and construct a new multi-story building with an underground parkade
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached site and building plans from dHKarchitects (dated May 2019) and landscape plan from Murdoch de Greeff Inc. (dated October 2, 2019).

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- Where trees were not surveyed on the plans provided, we have added their approximate locations. The accuracy of our estimated locations has not been verified by a professional surveyor. Only the trees shown on the attached site survey were professionally surveyed.

Summary of Tree Resource: 6 trees were included in the inventory, including two bylaw protected Western Red Cedar trees growing on the subject property. There are four recently planted maple trees located west of the parking area which appear to be on municipal property.

Trees to be Removed:

- **Western Red Cedars #494 and 495** are located within the footprint of the parkade.
- **Maples #496-499:** Based on discussions with the applicant, it is our understanding that these four trees will be removed. #498 is within the footprint of the driveway and #497 is in the waste sorting area (see attached landscape plan).

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Demolition of the Existing Building:** It is our understanding that the two Western Red Cedar trees (#494 and 495) must be protected during the demolition phase. The demolition of the existing building and any services that must be removed or abandoned, must take the critical root zone of these trees into account. If any excavation or machine access is required within the CRZs of these trees, it must be completed under the supervision and direction of the project arborist. Barrier fencing must be constructed in the areas indicated on the attached site plan to prevent soil compaction within their CRZs. If the existing paved walkway to the front entrance of the building is removed before the trees are, caution must be exercised to not damage any roots that may be growing directly underneath. The barrier fencing should be extended to isolate this area following the removal of the pathway. If the barrier fencing must be temporarily removed or modified, the project arborist must be notified.
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.

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

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

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and Site Meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Talbot Mackenzie & Associates

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

Thank you,



Noah Borges
ISA Certified #PN-8409A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 10-page site and building plans, 2-page landscape plans, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

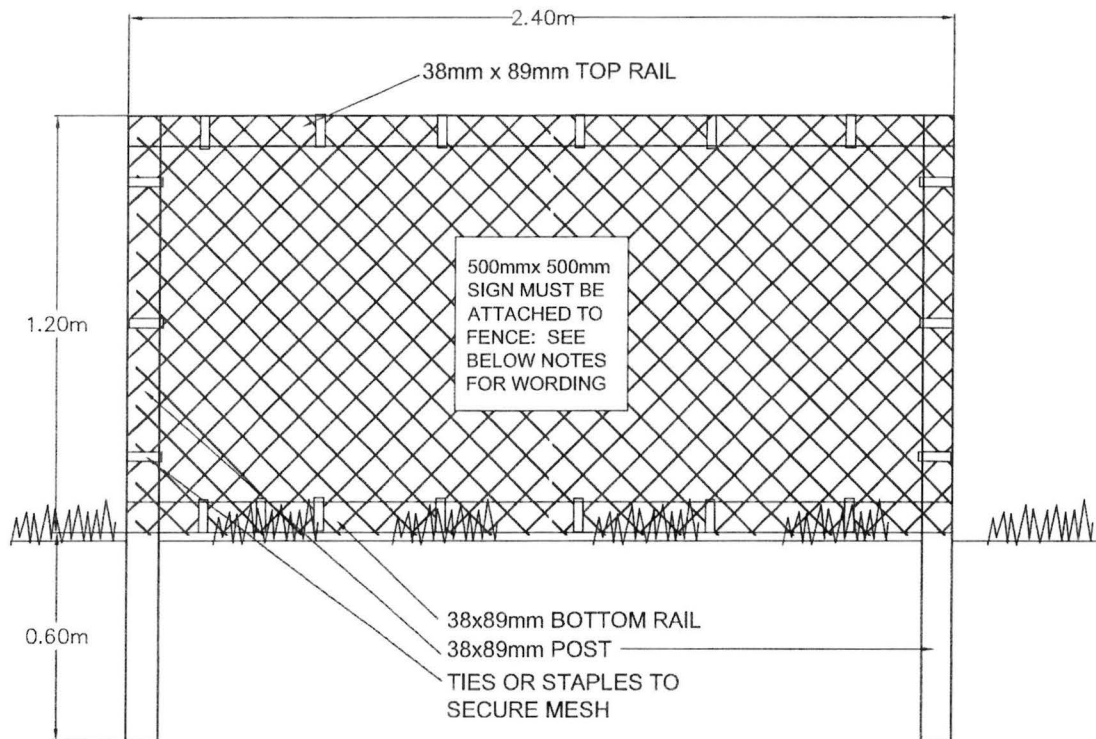
The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a "risk assessment" of the trees included.

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

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

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

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status
494	Western Red Cedar	<i>Thuja plicata</i>	103 (measured at 1.1m above ground)	10	15.5	Poor	Good	Fair	Pruned for utility line clearance, codominant leaders	Y	X
495	Western Red Cedar	<i>Thuja plicata</i>	85	10	13.0	Poor	Good	Fair	Codominant leaders, asymmetric crown due to competition with 494	Y	X
496	Maple	<i>Acer spp.</i>	8	2	1.0	Moderate	Good	Fair	Likely a municipal tree, likely red or freeman maple	N	X
497	Maple	<i>Acer spp.</i>	7	2	1.0	Moderate	Good	Fair	Likely a municipal tree	N	X
498	Maple	<i>Acer spp.</i>	8	3	1.0	Moderate	Good	Fair	Likely a municipal tree	N	X
499	Maple	<i>Acer spp.</i>	7	3	1.0	Moderate	Good	Fair	Likely a municipal tree	N	X



TREE PROTECTION FENCING

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



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



Advisory Design Panel Report For the Meeting of November 27, 2019

To: Advisory Design Panel **Date:** November 13, 2019
From: Michael Angrove, Planner
Subject: Development Permit with Variances Application No. 000559 for 2558 Quadra Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2558 Quadra Street and provide advice to Council.

The proposal is for a five-storey affordable rental building and requires a Rezoning and Development Permit with Variances Application.

The property is within Development Permit Area (DPA) 5: Large Urban Villages. The following documents were considered in assessing this application:

- *Official Community Plan (OCP, 2012)*
- *Quadra Village Design Guidelines (1998)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010).*

The proposal is consistent with the applicable design guidelines for the following reasons:

- the building utilizes an offset podium to create a pedestrian scale and aid in framing the street
- vehicle parking access is provided off the rear lane to further contribute to a pedestrian-friendly interface
- the building is set back 3m on the first storey and 6m on the upper storeys from Quadra Street.

However, opportunities exist to further improve the main entrances and the interaction of the building with Quadra Street.

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:	Mr. Daniel Saxton Greater Victoria Housing Society
Architect:	Mr. Charles Kierulf, MAIBC DHK Architecture
Development Permit Area:	Development Permit Area 5, Large Urban Villages
Heritage Status:	N/A

Description of Proposal

The proposal is for a five-storey affordable rental building. A commercial unit and the main residential entrance fronts Quadra Street, while the vehicle access is from the rear lane. The proposal includes the following major design components:

- a one-storey offset podium that houses the commercial unit and frames the public realm
- four storeys of residential stepped back from the podium and Quadra Street
- common amenity space in the form of a rear-yard, south-facing patio and a ground-floor common room
- underground parking accessed off the rear lane.

Exterior materials include:

- brick around the base
- fiber cement panel siding
- both vertical and horizontal metal siding
- vinyl windows.

Landscaping elements include:

- rear yard common patio constructed of concrete pavers and including outdoor seating
- allotment gardens for urban agriculture
- eight new trees to be planted including sweet chestnut, vine maples, Persian ironwood and European beech
- concrete pavers and ornamental plantings used to define the main entrance.

The following data table compares the proposal with the existing C1-QV Zone, Quadra Village District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Site area (m ²) – minimum	1239.70	N/A	N/A	N/A

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Density (Floor Space Ratio) – maximum	2.28 *	1.4	2.5	1.4
Total floor area (m ²) – maximum	2822 *	1735.58	N/A	N/A
Height (m) – maximum	18.12 *	15.5	N/A	15.5
Storeys – maximum	5 *	4	6	4
Site coverage (%) – maximum	80	N/A	N/A	N/A
Setbacks (m) – minimum				
Front (Quadra Street)	0 (parkade) * 3.26 (1st storey) 6.50 (2nd storey)	3.0m (1 st & 2 nd storey) 6.0m (3 rd storey & above)	N/A	3.0m (1 st & 2 nd storey) 6.0m (3 rd storey & above)
Rear (West)	2.9 *	4.53	N/A	N/A
Side (North)	0 (parkade) * 2.54 (building wall) *	4.53	N/A	N/A
Side (South)	0 (parkade) * 3.90 (building projection) *	4.53	N/A	N/A
Residential vehicle parking – minimum	20	15	N/A	N/A
Commercial vehicle parking – minimum	5	6	N/A	N/A
Visitor vehicle parking – minimum	4	4	N/A	N/A

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Bicycle parking stalls – minimum				
Class 1	47	47	N/A	N/A
Class 2	8	8	N/A	N/A

Sustainability Features

The following sustainability features are proposed:

- Step 3 of the BC Energy Step Code will be met at minimum, with Step 4 subject to further funding opportunities being granted
- 10% of the parking stalls will have EV plugin stations, and the remaining stalls will have conduits for future EV plugin stations
- outlets will be available in the long term bicycle storage for electric bicycle charging.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated as Large Urban Village in the *Official Community Plan* (OCP, 2012), which envisions low- to mid-rise mixed-use buildings up to approximately six storeys. The place character features call for ground-oriented commercial and community services that reinforce the sidewalk, one- to three-storey building façades that define the street wall and off-street parking located underground or at the rear.

Hillside-Quadra Neighbourhood Plan

The subject site is designated as “Consider reduction of allowable height, more street retail” within the *Hillside-Quadra Neighbourhood Plan*. Although the height is inconsistent with the neighbourhood plan, five storeys is consistent with the OCP. The neighbourhood plan also notes that exterior form and materials should be reasonably compatible with those of their neighbours and that the front face of a project contributes to making that portion of the street an attractive safe and friendly environment.

Quadra Village Design Guidelines

The subject site falls within DPA 5: Large Urban Villages. The objectives of DPA 5 are to revitalize areas of commercial use into complete Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas. Other objectives include achieving a unique character and sense of place with consideration for potential new landmarks, and achieving high quality architecture, landscape and urban design to enhance the appearance of Large Urban Villages and identity villages as important neighbourhood centres.

Design Guidelines that apply to DPA 5 are the *Quadra Village Design Guidelines* (1998), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The *Quadra Village Design Guidelines* encourage a 3m setback from Quadra Street in order to define the commercial street and an additional 3m setback at the third storey. The proposal meets these setbacks. The Design Guidelines note there are no prescriptive guidelines for building materials, except that materials which are inappropriate to an urban, commercial context are strongly discouraged. Street-level entrances should be clearly visible and directly accessible from the main street, and outdoor displays and seating areas are encouraged between sidewalk and storefront.

There are two guidelines that the proposal is inconsistent with: a maximum of four storeys and a maximum floor space ratio (FSR) of 1.4:1. However, the OCP envisions up to six storeys and up to 2.5:1 FSR.

Staff consider that the proposal is generally consistent with the above policies and design guidelines; however, opportunities exist to improve the relationship of the street-level entrances and activation with the street. The Panel is invited to comment on these aspects of the proposal, as well as other aspects as the Panel sees fit.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Street Relationship and Strong Entry Features

The Design Guidelines note that street-level entrances should be clearly visible and that outdoor displays and seating is encouraged to improve the street relationship. The commercial entrance, while located at the front of the building, does not face the street and there are no opportunities to bring commercial activity to the street. However, the sloping nature of the sight, the need to provide accessible entrances and the City's required 3.2m Statutory Right-of-Way create challenges in providing a commercial entrance that fronts and activates the street. Staff are therefore looking for design solutions that could further reinforce and activate the commercial entrance.

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. 000559 for 2558 Quadra Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000559 for 2558 Quadra Street 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. 000559 for 2558 Quadra Street does not sufficiently meet the applicable design guidelines and policies 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 October 25, 2019
- Applicant's letter dated October 23, 2019.

cc: Mr. Daniel Saxton, Applicant; Mr. Charles Kierulf, DHK Architecture.

5.1 Development Permit with Variances Application No. 000559 for 2558 Quadra Street

The City is considering a Development Permit application to a mixed use 5 storey affordable rental building with commercial use on the ground level. The proposal is concurrent with a Rezoning application.

Applicant meeting attendees:

JAMES MONROE	GREATER VICTORIA HOUSING SOCIETY
ROB WHETTER	DHK ARCHITECT
SCOTT MURDOCH	DHK ARCHITECT

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

- street relationship and strong entry features
- any other aspects of the proposal on which the ADP chooses to comment.

Rob Whetter provided the Panel with a detailed presentation of the site and context of the proposal, and Scott Murdoch provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- where will large delivery trucks load and unload?
 - it would depend on the truck, some would come off the front, other larger ones would come off the lane
- is there street parking in front of this building?
 - yes
- is there a mechanical door for underground parking?
 - yes
- is having a commercial use on the ground floor a requirement?
 - yes
- is there a policy for treatment and design for the back lane?
 - no, not for the rear
- did the applicants consider occupying the roof space of the commercial building? Furthermore, could the balconies on the units that face northward to occupy that space?
 - a lot of housing societies do not provide balconies. The juliette balcony is a good compromise. Often with different amenities between units it becomes an issue
- do you have the depth over the slab to use proper permeable materials for parking?
 - yes
- are the trees on the south side going to be in raised boxes?
 - yes, there are 3 small trees in the bigger planter
- will that be the same situation on the other side?
 - large green screens are being considered for that edge
- what is the design rationale of the character and style of the proposal?
 - the balconies and tall windows provide character, along with the landscape plan. The applicant is looking at a different context from the norm in streetscape as well.

- how high is the fencing for protection?
 - 3 – 4ft. The applicant didn't want to put up huge walls but wanted a barrier as a deterrent
- is the interior space for the meeting room public?
 - no
- do you have a tenant yet for the commercial space?
 - no, the applicant may use this space for their head office
- is there a requirement to have storage units?
 - it is recommended but not required
- is there only one accessible unit per floor?
 - yes
- are any of the accessible units adaptable for future change?
 - no.

Panel members discussed:

- appreciation for the south west facing public patio
- desire for a landscaping buffer by the garbage area
- appreciation for the creative landscaping
- opportunity for raised planters for the trees on north and south side
- desire for the commercial roof space to be accessible
- appreciation of the street treatment of Quadra Street and the rear patio design
- desire to make the rear fence taller for security
- appreciation for the dual façade; however, three front doors may be confusing
- concern about the removal of the large tree in the front
- opportunity for design features to make the back lane a public amenity
- appreciation for the stairs facing the street with windows
- the provision of too much parking, and too little individual unit storage
- the entryway could have a greater visual impact.

Motion:

It was moved by Pamela Madoff, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Application No. 000559 for 2558 Quadra Street be approved with the following considerations:

- incorporating appropriate vertical landscaping in raised containers on the north and south sides of the patio
- enhancing the prominence of the commercial retail unit entrance
- use of roof access from the second-floor units
- reducing the parking and adding dedicated storage for residential units
- review of the relationship between the private and public realm on the west lane side.

Carried Unanimously

Devon Cownden

From: EDDY ROSSIT [REDACTED]
Sent: Tuesday, September 11, 2018 3:10 PM
To: Development Services email inquiries
Subject: Fwd: Community Notice Proposed Development;

Project#: 2558 Quadra Street.

Sent from my iPhone

Begin forwarded message:

From: Development Services email inquiries <DevelopmentServices@victoria.ca>
Date: September 11, 2018 at 2:46:14 PM PDT
To: EDDY ROSSIT [REDACTED]
Subject: RE: Community Notice Proposed Development;

Good Afternoon Mr. Rossit,

Thank you for taking the time to email in about one of the Community Meetings. Could you please identify which project it is that you support in particular so we are able to add your correspondence to the correct report.

Warm Regards,

Devon Cownden

Planning Secretary
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0283
Email: dcownden@victoria.ca



From: EDDY ROSSIT [REDACTED]
Sent: Tuesday, September 11, 2018 2:30 PM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Fwd: Community Notice Proposed Development;

Sent from my iPhone

Begin forwarded message:

From: EDDY ROSSIT [REDACTED]
Date: September 11, 2018 at 2:26:34
Subject: Community Notice Proposed Development;

Good day, Just letting you know and giving my feedback on the Proposal development and would look to say that I support it. Eddy Rossit, Owner of Suite#105-2560 Wark, Street
Victoria B.C.
Sent from my iPhone