

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the October 24, 2019 COTW Meeting

I.1.b.b 913-929 Burdett Avenue and 914-924 McClure Street - Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 (Fairfield)

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. to secure a minimum of five affordable rental units for a minimum of 20 years;
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.
 - c. That Council request the applicant change the protection of rentals to 60 years instead of 20 years.
 - d. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - e. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - f. 219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;
 - g. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - h. Heritage Revitalization Agreement dated February 14, 2008.

- i. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increasing the building height from 16.5m to 20.55m;
 - ii. reducing the front yard setback from 10.6m to 8.75m;
 - iii. reducing the rear yard setback from 5.4m to 4.7m;
 - iv. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - v. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

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

OPPOSED (2): Councillor Dubow, and Councillor Isitt

CARRIED (6 to 2)

F. LAND USE MATTERS

F.1 913-929 Burdett Avenue and 914-924 McClure Street - Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 (Fairfield)

Council received a report dated October 24, 2019 from the Acting Director of Sustainable Planning and Community Development providing Council with new information, analysis, and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application that would allow for the construction of a 106-unit senior's residence to the rear and side of a heritage-designated building while incorporating two existing heritage-designated houses into the project.

Committee discussed:

- *Proposed density*
- *Importance of heritage preservation and associated costs*
- *Assisted living aspect of the project*
- *Affordability of the project*

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. to secure a minimum of five affordable rental units for a minimum of 20 years;
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.

2. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped October 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m;
 - b. reducing the front yard setback from 10.6m to 8.75m;
 - c. reducing the rear yard setback from 5.4m to 4.7m;
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - e. reducing the vehicle parking requirement from 59 stalls to 56 stalls.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution."

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council request the applicant change the protection of rentals to 60 years instead of 20 years.

CARRIED UNANIMOUSLY

On the motion as amended:

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

OPPOSED (2): Councillor Isitt, and Councillor Dubow

CARRIED (6 to 2)



Committee of the Whole Report

For the Meeting of October 24, 2019

To: Committee of the Whole **Date:** October 10, 2019

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

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council subject to the following conditions:
 - a. Preparation of a Housing Agreement Bylaw for the following:
 - i. to secure 50% of the total units as market rental for a minimum of 20 years;
 - ii. to secure a minimum of 26 units be used as assisted living for a minimum of 20 years;
 - iii. **to secure a minimum of five affordable rental units for a minimum of 20 years;**
 - iv. to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units; and
 - v. to repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **Preparation of a Section 219 Covenant to secure the sustainability features and construction achieving a minimum BUILT GREEN® Bronze Certification level.**
2. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages;

- ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property; and
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

“That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

- 1. Plans date stamped October 7, 2019.**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m;
 - b. reducing the front yard setback from 10.6m to 8.75m;
 - c. reducing the rear yard setback from 5.4m to 4.7m;
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence; and
 - e. reducing the vehicle parking requirement from 59 stalls to 56 stalls.**
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. The Heritage Alteration Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the meeting of June 8, 2017 (minutes attached), Council passed a motion to forward the applications to a public hearing, subject to the preparation of a Zoning Regulation Bylaw Amendment, Housing Agreement Bylaw and Section 219 Covenant for sewage attenuation.

The applicant is willing to fulfil the conditions set by Council; however, given that over two years has passed since Council provided the above direction, staff are bringing the application to Committee of the Whole for Council's consideration prior to referring the Rezoning Application and Heritage Alteration Permit Application for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 Zone, Mount St. Angela District to create a new site-specific zone that permits an increase of the bonus density provision in exchange for the

heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 presented at the Committee of the Whole (COTW) meetings of January 12, 2017 and June 8, 2017 are attached for additional information and reference. Other than additional off-street parking within the parkade level, no design changes are proposed since the meeting of June 8, 2017.

Regulatory Changes

New Zone

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- the following additional uses:
 - "seniors' housing – assisted living" means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons such as the aged or chronically ill who are unable to perform them efficiently for themselves
 - "seniors' housing – independent living" means a residential building containing in any combination, two or more dwelling units, housekeeping units, or sleeping units for the accommodation of elderly persons, including the ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their guests.
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway and a heritage revitalization agreement (the latter being replaced by Heritage Alteration Permit No. 00214)
- additional building height from 13.6m to 16.5m.

Parking

The requirement for 60 vehicle parking stalls in the existing zone is based on a previous proposal for this site. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw* (which was updated since the application was last brought to COTW), a total of 59 stalls are required (46 stalls for the residential units and 13 visitor parking stalls). A total of 56 stalls is being proposed; therefore, a three-stall parking variance has been added to the motion for Council's consideration. The variance is considered supportable given that the applicant is proposing long term bike parking in excess of the Schedule C requirements as well as change room facilities which help encourage cycling as a means of transportation.

Legal Agreements

Housing Agreement

With regard to the Housing Agreement Bylaw, the applicant proposes five units as affordable rental for a twenty-year period, with rent levels in accordance with the Inclusionary Housing and

Community Amenity Policy. The affordable units would be located on levels 1, 3 and 4 of the proposed development and would include:

- 1 studio unit
- 1 one bedroom unit
- 2 one bedroom plus den units
- 1 two bedroom unit.

In addition to the housing agreement, the applicant's letter indicates that a 34-unit building at 1046 and 1048 North Park Street to house existing residents of Mount Saint Angela in a purpose-built facility for the Vancouver Island Health Authority has received approvals. These units would not be secured through a housing agreement; however, the site's R-91 Zone, North Park Residential District, limits residential use to "rest homes". The applicant has also indicated that the 34 rental units would be low-income affordable units based on VIHA's housing mandate.

Section 219 Covenants

A report from Herold Engineering has been provided to confirm the flow rates the proposed development would have on existing infrastructure. Staff have reviewed this and confirm that sewage attenuation will not be required for this application. The recommendation has been updated to remove this requirement.

A number of sustainability features are proposed as part of the concurrent Heritage Alteration Permit. These features would be secured through a Section 219 covenant to ensure construction achieving a minimum of BUILT GREEN® "Gold" certification. The applicant is amenable to entering into this agreement. As part of the original recommendation, this was included as a condition of issuing the Heritage Alteration Permit. Normal practice is to prepare these in advance of the Public Hearing and revised wording is included for Council's consideration.

Land Lift Analysis

G.P. Rollo and Associates was engaged to provide an updated economic analysis of the project based on the proposed density and uses of the building and updated costs for heritage retention and seismic upgrading. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 and tenure of the building, the resulting land lift was approximately \$1.35 million. Previous analysis conducted in 2016 determined a land lift of \$3 million. The rehabilitation costs of the Heritage Registered building including seismic upgrading are estimated by a professional quantity surveyor to be in excess of \$5.0 million, an increase of \$0.7 million from 2016. The analysis reaffirms that the costs of rehabilitating the heritage designated buildings is in excess of the projected lift in land value.

CONCLUSION

The proposed design of the development remains unaltered since Committee of the Whole last viewed the application. Revised terms for the Housing Agreement are proposed and staff are seeking direction from Council prior to advancing the applications for consideration at a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,

For: J. Taylor
Alec Johnston
Senior Planner – Urban Design
Development Services Division

J.T. / Andrea Hudson
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

[Signature]
John O'Reilly
Senior Heritage Planner
Development Services Division

Report accepted and recommended by the City Manager

Date:

Josephine Jenkins
Oct 17, 2019

Appendices

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A: Mount St. Angela, 917-923 Burdett Avenue
- Appendix B: Cartreff Residence, 913 Burdett Avenue
- Appendix C: Temple Residence, 924 McClure Avenue.

List of Attachments

- Attachment A: Minutes from June 8, 2017 Council Meeting
- Attachment B: Minutes from June 8, 2017 Committee of the Whole Meeting
- Attachment C: Minutes from January 12, 2017 Council Meeting
- Attachment D: Minutes from January 12, 2017 Committee of the Whole Meeting
- Attachment E: Applicant's Letter to Mayor and Council, dated August 13, 2019
- Attachment F: Plans, dated October 7, 2019
- Attachment G: Updated Land Lift Analysis, dated April 25, 2019
- Attachment H: Committee of the Whole Report from the Meeting of June 8, 2017
- Attachment I: Committee of the Whole Reports from the Meeting of January 12, 2017.

APPENDIX A

Conditions of Heritage Alteration Permit No. 00214

Mount St. Angela 917-923 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to Mount St. Angela (917-923 Burdett Avenue):

1. The Applicant agrees to preserve, rehabilitate, and restore the 1866 appearance of Mount St. Angela College (917-923 Burdett Avenue) in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and as outlined in Section 4.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of Mount St. Angela as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the preservation, rehabilitation, restoration of Mount St. Angela will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to Angela College as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation and restoration of the exterior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, including:
 - i. maintain the building in its current location
 - ii. remove later intrusive alterations, including the Annex, porte-cochere, and rear additions to the structure that linked it to the Annex
 - iii. restore missing elements from the original construction period, such as replaced wooden-sash windows and the front oriel window, based on archival documentation and surviving building elements
 - iv. retain existing front entry door, as there is no clear evidence of the appearance of the original, and the door dates to an earlier intervention but is appropriate and matches interior detailing
 - v. preserve surviving original elements, including protection and stabilization
 - vi. repair exterior brickwork, rubble-stone foundation, fascia and woodwork
 - vii. repair and repaint existing wooden window sashes
 - viii. undertake seismic upgrade to current standards.
6. The Applicant agrees to the **preservation and rehabilitation of the interior** of Angela College as detailed in Section 4.0 of the 2010 Conservation Plan, that will make possible the building's new use for senior living, which provides interventions that:
 - i. preserve specific original features and features from later periods considered of heritage value
 - ii. rehabilitate interior spaces and services suitable for new use.
7. The Applicant agrees to undertake necessary seismic upgrading of the existing structure where necessary to ensure adequate and safe lateral support in the likelihood of a seismic event.

8. The Applicant agrees to engage a third-party "**Certified Professional**" architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
9. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
10. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for Mount St. Angela, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX B

Conditions of Heritage Alteration Permit No. 00214

Cartreff Residence

913 Burdett Avenue

The Heritage Alteration Permit No. 00214 subject to the following conditions specific to the Cartreff Residence (913 Burdett Avenue):

1. The Applicant agrees that they will preserve, rehabilitate, and restore the 1904-05 exterior appearance of the Cartreff Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and will not undertake any work that is contrary to the intentions of the September 2010 Mount St. Angela Conservation Plan by Don Luxton and Associates.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Cartreff Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Cartreff Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Cartreff Residence meeting the intentions of the 2010 Conservation Plan, and that all work will be in accordance with the review of proposed interventions to Cartreff Residence as detailed in the Donald Luxton and Associates Heritage Review dated March 18, 2016, and in the plans, dated November 8, 2016, which will:
 - i. raise the historic structure 0.53m and relocate the structure 1.8 metres forward onto a new foundation within the existing property while retaining its same relative orientation to Burdett Avenue
 - ii. raise grade and landscaping to maintain its existing relationship to the historic structure and to the street
 - iii. preserve and restore the exterior facades, including repair and repaint of wood-frame windows,
 - iv. repair, replace and repaint cedar wall shingles
 - v. repair, replace, and paint wood trim
 - vi. reconstruct chimneys with existing brick after relocation
 - vii. install new aluminum gutters
 - viii. refinish exterior stucco pebble dash finish with colour consistent with recommended 2010 Conservation Plan colour historical palette, or evidence from on-site paint discoveries through paint layer scraping
 - ix. construct an addition that does not impair, and is sensitive to the function and context of, the original structure.
5. The Applicant agrees to engage a third-party “**Certified Professional**” architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation, rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.
6. The Applicant will notify the City as soon as possible if the Certified Professional’s engagement with the applicant is terminated for any reason.

7. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Cartreff Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

APPENDIX C

Conditions of Heritage Alteration Permit No. 00214

Temple Residence

924 McClure Avenue

The Heritage Alteration Permit No. 00214, subject to the following conditions specific to the Temple Residence (924 McClure Avenue):

1. The Applicant agrees to relocate, preserve, rehabilitate, and restore the 1906 appearance of Temple Residence in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and as outlined in Section 6.0 of the Mount St. Angela Conservation Plan dated September 2010 by Don Luxton and Associates, and will not undertake any work that is contrary to the Conservation Plan.
2. The Applicant agrees to respect the hierarchy of heritage values in the preservation, rehabilitation, and restoration of the Temple Residence as described in Section 3 of the Mount St. Angela Conservation Plan.
3. The Applicant agrees that all work required for the relocation, preservation, rehabilitation, and restoration of the Temple Residence will be in accordance with good engineering and heritage conservation practices.
4. The Applicant agrees that all work will be in accordance with the review of proposed interventions to the Temple Residence as detailed in the Donald Luxton and Associates Heritage Review date stamped March 18, 2016, and in the plans, date stamped November 8, 2016.
5. The Applicant agrees to the **preservation, rehabilitation, and restoration of the exterior** of the Temple Residence as detailed in Section 6.0 of the 2010 Conservation Plan, including:
 - i. provide guidelines to relocate the historic structure onto a new foundation approximately 23m east within the existing property while retaining its same relative orientation to McClure Street
 - ii. recreate the front stone wall and stairs
 - iii. preserve and restore the exterior facades, including square but shingle wall finishes from grade level to soffit, eyebrow flares, board-and-batten finish in front gables
 - iv. retain and preserve original windows with stained glass and fixed lattice, wood trim and sills
 - v. replace aluminum sash window units with historically appropriate wood-sash windows
 - vi. retain and preserve verandah elements including square columns, capitals, wooden solid balustrade, and tongue-and-groove ceiling
 - vii. retain and preserve sleeping porch with tongue-and-groove ceiling and walls
 - viii. retain and preserve original bargeboards with decorative ends, finials, and brackets
 - ix. reconstruct the chimneys with existing brick after relocation
 - x. reinstate original exterior colour scheme
 - xi. and rehabilitate the interior
 - xii. construct an addition that does not impair the original structure.
6. The Applicant agrees to engage a third-party **"Certified Professional"** architectural heritage consultant to oversee the work of contractors and tradespersons to ensure all preservation,

rehabilitation, and restoration work is carried out in accordance with the 2010 Heritage Conservation Plan.

7. The Applicant will notify the City as soon as possible if the Certified Professional's engagement with the applicant is terminated for any reason.
8. The Applicant agrees, upon substantial completion of the work and prior to applying for an occupancy permit for the Temple Residence, to provide written confirmation from the "Certified Professional" confirming that (1) all work identified in the Heritage Conservation Plan has been completed; and (2) the architectural, engineering and technical details and components of the work comply in all material respects with the requirements of the 2010 Mount St. Angela Conservation Plan.

4. Cycle Network Implementation Update – Fort Street Design

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that Council direct staff to:

1. Approve the value-engineered, "complete streets" AAA Bicycle Facility in 2017/2018, and implement the three 800-1000 block crosswalk upgrades in future years;
2. Amend the 2017 Financial Plan to allocate an additional \$270,000 from the Gas Tax Reserve to fund the Fort Street project, and authorize staff to proceed to tender a construction contract as outlined in this report;
3. Amend the 2017 Financial Plan to allocate an additional \$110,000 from the Accessibility Capital Reserve for accessibility features for the Fort Street Bike Lane project; and
4. The 8 parking spots and taxi stand on 600 block of Fort Street be retained, that we fund the \$500,000 by borrowing from the infrastructure reserve and that we repay the infrastructure reserve, with interest, from revenues generated from those 8 parking meters until the amount is repaid.

Council discussed the following:

- *Whether it would be beneficial to wait until an assessment of the in place design is received before major infrastructure is finished.*

Carried Unanimously

5. Updated on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Lucas, seconded by Councillor Alto:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff:
 - a. To prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. That a portion of the units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.

5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, and Young
Opposed: Councillors Madoff

6. Application for a Permanent Change to Hours of Service for a Liquor Primary Licence (212046), D'arcy McGee's, 1127 Wharf Street (Downtown)

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of D'arcy McGee's, located at 1127 Wharf Street to extend closing hours from 1:00 am to 2:00 am on Fridays and Saturdays.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request to extend the hours to 2:00 am on Friday and Saturdays and is not expected to be a significant issue.
- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the request of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received one letter in support of the application and three letters opposed to the application which included a letter from the Victoria Downtown Residents Association. The letter from VDRA states a number of concerns related to densification of similar establishments with similar closing hours due to the proximity of existing residential units.
- d. Council recommends the issuance of the license.

Carried Unanimously

7. 2016 Regional Growth Strategy - Dispute Resolution Process

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council advise the CRD of the City's interest in appointing a designated representative to participate in the RGS dispute resolution process.

Carried

For: Mayor Helps, Councillors Isitt, Loveday, Lucas, and Madoff
Opposed: Councillors Alto and Young

8. Lessons Learned Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council receive this report for information.

Carried Unanimously

9. Public Engagement Roadmap

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto, that Council endorse the Public Engagement Roadmap and direct staff to report back for final consideration after consultation.

Carried Unanimously

10. Correspondence Management Policy

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council approve the Correspondence Management Policy and include an amendment to Section D of the policy:

*Correspondence received from the Federal or Provincial Government, **Regional**, Local and First Nations Governments within the capital-Regional-District, shall, where the subject matter warrants...*

Carried Unanimously

BYLAWS

a. Bylaws for Land Use Contract Termination – Phase 1

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that the following bylaws be given first and second reading:

1. *Land Use Contract Discharge (104 Dallas Road) Bylaw No. 17-055*

6. LAND USE MATTERS

6.1 Update on Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a report dated May 25, 2017 from the Director of Sustainable Planning and Community Development providing new information for the property located at 913-929 Burdett Ave and 914-924 McClure Street, also known as the Mt. St. Angela property, following the Joint Heritage Advisory Panel and the Advisory Design Panel which was held February 1, 2017.

Councillor Isitt returned to the meeting at 1:34 p.m.

Committee discussed:

- Whether a provision of low market housing will be included with a housing agreement.
- How staff are ensuring that a diverse range of housing options are available.

Motion:

It was moved by Councillor Alto, seconded by Councillor Young,
Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff :
 - a. to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

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

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2.
 - a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
 - b. **That a portion of units in the building be secured at below market rental.**
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to

discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:

- i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

On the amendment:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, and Loveday
Against: Councillors Madoff and Young

Committee discussed:

- What may happen to the rental units and tenants following the expiration of the 20 year Housing Agreement.
- Amending the policy to require social housing and rental units for higher density projects.

Main motion as amended:

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. a. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
b. That a portion of units in the building be secured at below market rental.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property

- iii. Heritage Revitalization Agreement dated February 14, 2008.
- b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. Reducing the rear yard setback from 5.4m to 4.7m
 - d. Reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Isitt, Loveday, and Young
Against: Councillors Madoff

REPORTS OF COMMITTEES3. Committee of the Whole – January 9, 2017

Councillor Coleman withdrew from the meeting at 8:34 p.m. due to a potential pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of BC.

7. Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Motion:

It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.
6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the applicant be asked to reconsider the dedication of a midblock pathway between Burdett Avenue and McClure Street.

Council discussed the following:

- *That the midblock pathway was not recommended by staff.*
- *That the heritage elements of this application should be the focus.*

For: Councillors Isitt, Loveday, and Young
Opposed: Mayor Helps, Councillors Alto, Lucas, Madoff, and Thornton-Joe

On the amendment:
Defeated

On the motion:
Carried Unanimously

Councillor Coleman returned to the meeting at 8:41 p.m.

7. LAND USE MATTERS

7.1 Rezoning Application No. 00466 for 913-929 Burdett Avenue & 914-924 McClure Street (Fairfield) & Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street (Fairfield)

Committee received a reports dated December 16, 2016 from the Director of Sustainable Planning and Community Development providing information and recommendations on the proposed rezoning and Heritage Alteration Permit for the property located at 913-929 Burdett and 914-924 McClure Street to amend the existing CD-10 Zone to create a new site specific zone to permit increased density and allow for the construction of a 106-unit senior's residence.

Councillor Isitt returned to the meeting at 10:37 a.m.

Councillor Loveday excused himself at 10:50 a.m. and returned at 10:51 a.m.

Committee discussed:

- Heritage buildings taking the centre stage as opposed to the new construction.
- The Advisory Design Panel and the Heritage Advisory Committee coming together for a joint meeting to discuss the proposal.
- The reasoning for not proceeding with the midblock walk way.

Motion: It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.
2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings
3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.
4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines
5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff House.

6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines.

Committee discussed:

- The proposed new elements having more prominence than the heritage elements.
- Concerns with the length of time this project has taken come before Committee of the Whole.
- The density of the property taking more priority than the heritage elements.
- Providing an invitation to all members of the Advisory Design Panel and the Heritage Advisory Committee to discuss these issues; the meeting taking place in the Ante-Chamber.

CARRIED UNANIMOUSLY 17/COTW



924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778-432-3550
e. arcata@telus.net

August 13, 2019

Mayor and Council,
1, Centennial Square
Victoria, BC

Your Worship and Council

**Re: Update on Committee of the Whole Report for the meeting June 08, 2017
Specifically rezoning application No.0046 for 913-929 Burdett Avenue and 914-924 McClure
Street and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and
914-924 McClure Street. (Fairfield)**

We have made a number of further substantial changes to our proposed housing agreement to reflect Councils adopted Amendments to the housing agreement presented at the June 08 COTW.

"a That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.

b. That a portion of units in the building be secured at below market rental."

Inclusionary Zoning

We feel that our application includes inclusionary rezoning as part of the Mount St Angela rezoning.

The proponent has acquired property at 1046/1048 North Park to build a purpose designed building to house for 34 affordable units for people who suffer from mental illness currently housed in Mount St Angela. This would be the first purpose built brand new building the VIHA program has seen and it is an important piece to the on going legacy of Mount St Angela

North Park

The Rezoning Application No. 00632 along Development Permit with Variances Application No. 00071 was approved by council at the public hearing on November 22, 2018.

The project is for 34 single room occupancy units purposed built for VIHA . This number represents 25% of the Mount St. Angela total unit count of 132 .

A housing agreement would not be registered as the intended use and wording in the zoning bylaw would ensure compliance similar to a housing agreement. VIHA can only sign a 10 year lease as per their policy/mandate. The developer intends to offer VIHA or similar non profit provider similar renewal lease options in perpetuity.

The units would rent under the definition of affordable rent, affordable units, and low income threshold - based on VIHA's housing mandate.

Mount St Angela

With respect to this proposed development the developer intends to build a 132 unit strata.

The Developer will consent to the registration of a housing agreement.

The housing agreement would:

- a. Limit occupancy to seniors and their caregivers.
- b. Include 26 dedicated assisted living units, subject to a 20 year term.
- c. 50% of the units will be subject to a 20 year rental obligation and otherwise no rental restrictions will be permitted.
- d. 5 units would be dedicated for affordable rent.

This represents 5% of the remaining units and brings the total number of below market units for both projects to 39 or 30% of the total unit count.

The dedicated units are as follows:

- 1 studio unit located on Level 3 on the submitted plan (attached)
- 1 bedroom unit located on Level 4 on the submitted plan
- 1 bedroom + den unit located on Level 1 on the submitted plan
- 1 bedroom + den unit located on Level 4 on the submitted plan
- 2 bedroom unit located on Level 4 on the submitted plan

The above units would follow affordable rental units found in Schedule A of the City of Victoria's Inclusionary Housing Expectations 2019.

A revised land lift analysis reflecting the associated heritage revitalization costs & revised housing model based on the terms of reference was submitted to city staff by Rollo & Associates Land Economists in April 2019

We look forward to meeting with Council to answer any questions regarding our revised housing agreement.

Yours truly,



Larry Cecco, MRAIC, AIA Int.

on behalf of MI Ventures

MOUNT ST. ANGELA

Senior Living. Redefined.

ARCHITECTURAL:
KEY ARCHITECTURE LTD.
2ND FLR, 1124 FORT STREET
VICTORIA, BC, V8Y 3K3
Phone: (250) 382-3823
Email: info@keyarchitecture.com

LANDSCAPE:
SMALL & ROSSSELL LANDSCAPE ARCHITECTS INC.
3012 MANZER ROAD
SOOKE, BC, V9Z 0C9
Phone: (250) 842-4967
Email: design@smallandrossell.com

A 0.0 DRAWING LEGEND
A1.0 PROJECT DATA / CONTEXT PLAN
A1.0a KEY PLAN
A1.0b SITE PLAN
A1.0c AVERAGE GRADE CALCULATIONS
A1.1 PARKING LEVEL PLAN
A1.2 LEVEL 1 PLAN
A1.3 LEVEL 2 PLAN
A1.4 LEVEL 3 PLAN
A1.5 LEVEL 4 PLAN
A1.6 LEVEL 5 PLAN
A1.7 LEVEL 6 PLAN
A1.8 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A3.0 SECTIONS

L1 LANDSCAPE PLAN - OVERALL
L2 LANDSCAPE PLAN - MAIN FLOOR LEVEL
L3 LANDSCAPE PLAN - LOWER FLOOR LEVELS
L4 ACTIVITY ROOF GARDEN & GREEN ROOFS
L5 PROPOSALS TO ALTER HERITAGE GARDEN
L6 WALL ON BURDETT FRONTAGE
L8 TREE RETENTION / REMOVAL PLAN
L7 PLANT SCHEDULE & EXAMPLES

DESIGN CONSULTANT:
ARCATA LTD.
924 McCLURE ST.
VICTORIA, BC, V8Y 3E7
Phone: (250) 413-7307
Email: arcata@telus.net

HERITAGE ALTERATION ADDITIONAL PLANS

A1.0 SITE / KEY PLAN
M.A2.0 MSA COLLEGE - PHOTOGRAPHS
M.A2.1 MSA COLLEGE - PHOTOGRAPHS
M.A2.2 MSA COLLEGE - PHOTOGRAPHS
M.A3.0 MSA COLLEGE - DEMO PLANS
M.A4.0 MSA COLLEGE - RENO PLANS - GROUND FLOOR
M.A4.1 MSA COLLEGE - RENO PLANS - SECOND FLOOR
M.A4.2 MSA COLLEGE - RENO PLANS - THIRD FLOOR
M.A5.0 MSA COLLEGE - ELEVATIONS
M.A5.1 MSA COLLEGE - ELEVATIONS
M.A6.0 MSA COLLEGE - SECTIONS / DETAILS

C.A2.0 CARTREFF - PHOTOGRAPHS
C.A3.0 CARTREFF - DEMO PLANS - GARDEN & MAIN LEVEL
C.A3.1 CARTREFF - DEMO PLANS - SECOND LEVEL
C.A4.0 CARTREFF - RENO PLANS - GARDEN LEVEL
C.A4.1 CARTREFF - RENO PLANS - MAIN LEVEL
C.A4.2 CARTREFF - RENO PLANS - SECOND LEVEL
C.A5.0 CARTREFF - ELEVATIONS
C.A5.1 CARTREFF - ELEVATIONS
C.A6.0 CARTREFF - SECTIONS

T.A2.0 TEMPLE - PHOTOGRAPHS
T.A3.0 TEMPLE - DEMO PLANS - GARDEN & MAIN LEVEL
T.A3.1 TEMPLE - DEMO PLANS - SECOND LEVEL
T.A4.0 TEMPLE - RENO PLANS - PARKING & GARDEN LEVEL
T.A4.1 TEMPLE - RENO PLANS - MAIN & SECOND LEVEL
T.A5.0 TEMPLE - ELEVATIONS
T.A5.1 TEMPLE - ELEVATIONS
T.A6.0 TEMPLE - SECTIONS

A7.0 SHADOW STUDY
A7.1 PERSPECTIVES
A7.2 PERSPECTIVES
A7.3 PERSPECTIVES
A7.4 PERSPECTIVES
A7.5 RENDERINGS
A7.6 RENDERINGS
A7.7 RENDERINGS
A7.8 RENDERINGS
A7.9 RENDERINGS
A7.10 RENDERINGS
A7.11 RENDERINGS
A7.12 RENDERINGS

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key

architecture ltd

250-412-7307 / 924 McCLURE ST.

ARCATA LTD.

CONSULTANT

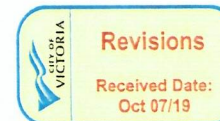
Arcata

250-412-7307 / 924 McCLURE ST.

ARCATA LTD.

COMMENTS

#	DESCRIPTION	DATE	BY
1.	1. VPP/REZONING SUBMISSION	SEP 2019	
2.	2. REV VPP/REZONING SUBMISSION	SEP 2019	
3.	3. REV AVERAGE GRADE CALC	SEP 2019	
4.	4. REV GATE AND GARAGE DOOR	OCT 2019	
5.	5. REV as per H&C comments	OCT 2019	
6.	6. REV as per H&C (ADP) comments	NOV 2019	
7.	7. REV as per H&C comments	NOV 2019	
8.	8. REV as per H&C comments - parking	OCT 2019	



MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

DRAWING LEGEND

SCALE	JOB No.
AS NOTED	1124 - 1410
DATES PLOTTED	
OCT 07 2019	
DRAWN BY	

A0.0



CONTEXT PLAN
Scale: 1:500



SURVEY PLAN
Scale: 1:500

BC Land Surveyors Site Plan of
at 913-929 Burdett Avenue
Victoria City, Plan VIP85236
Legal Lot 1, Christ Church Trust Estate
Victoria City, Plan VIP85236

PARKING CALCULATIONS

NUMBER OF STANDARD UNITS: 106
ASSISTED CARE UNITS: 26

PARKING REQUIRED:
standard unit 35 x 106 37.1
assisted care 28/15 5.2
Total unit stalls required 43
Total unit stalls provided 43

Visitors parking
.1 unit .1x 132
Total visitor stalls required 13
Total visitor stalls provided 13

Total unit stalls required 56
Total parking provided 56

NOTE: parking not calculated for bistro/cafe as it is part of seniors complex and not a public amenity

Parking breakdown
underground for units 43
underground for visitors 10
surface-visitor 2
surface-visitor HC 1
service vehicle 1
Total parking provided 57

BICYCLE PARKING
class 1 standard units 1 x 106 106
assisted care 28/15 1.73
class 2 6
TOTAL REQUIRED 114

PARKING PROVIDED
class 1 - secure underground 116
class 2 - 1 space rack at entrance 6
TOTAL PROVIDED 122

PROJECT DATA

Project Address - 913-929 Burdett Ave. & 914 McClure St.
Legal Description - Lot 1, Christ Church Trust Estate
Victoria City, Plan VIP85236
Lot 2, Christ Church Trust Estate
Victoria City, Plan VIP85236
Lot 22, Block 6, Plan 35, Section CCT, Victoria

Zone - CD-10, R-K

OCP - Guidelines
Site within 200 m of the designated Core Residential

Built Form - Multi-unit residential
- Buildings up to six storeys

Uses - Diversity of mixed housing types
- meets community services

FSR - Allowed 2.1
Proposed 1.96

Site Area - 5429 m² (58,437 sq. ft.)

Site Coverage - existing 1364 m² (14,574 sq. ft.) - 25 %
- proposed 2667 m² (28,822 sq. ft.) - 49.4 %
- allowed 43 %

Open Space - 38 % 2048 m² (22,052 sq. ft.)

Floor Area - Parking/McClure Street Level - 366 m² (3944 sq. ft.)
Level 1 - 2224 m² (23,930 sq. ft.)
Level 2 - 2833 m² (30,652 sq. ft.)
Level 3 - 1732 m² (18,664 sq. ft.)
Level 4 - 1659 m² (17,853 sq. ft.)
Level 5 - 1119 m² (12,041 sq. ft.)
Level 6 - 865 m² (9,320 sq. ft.)

Total Floor Area - Proposed 10,638 m² (114,504 sq. ft.)

Total Number of Stories
Proposed - 1 @ 6 Storey
Existing - Unchanged

Proposed Set Backs -
Front (Burdett): 8.75m
Rear (McClure): 4.7 m building & 3.3 m stairs
Side Yard (East): 3.6m
Side Yard (West): 1.7m Carlift stair
3.05 m Carlift
3.02 m building
Interior Yard (South): 3.1m

Residential Units

Minimum Unit Floor Area - 23 m² (assisted living unit)
Maximum Unit Floor Area - 84 m²

Unit Count - Parking/McClure Street Level - 4 units
Level 1 - 26 units
Level 2 - 19 units
Level 3 - 19 units + 13 assisted
Level 4 - 15 units + 13 assisted
Level 5 - 12 units
Level 6 - 09 units

Total Number of Units - 132

Parking - as per schedule c - refer to parking plan and calc
required - 43 stalls - proposed - 43 stalls
visitor required - 4 stalls - proposed - 4 stalls
service vehicle proposed - 1 stalls

Bicycles - as per schedule c - refer to parking plan
Class 1
required - 107 stalls
proposed - 108 stalls

Class 2
required - 7
proposed - 1 rack for 8

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architectural ltd.
201 West 10th Ave. Suite 1000
Vancouver, BC V6H 2B7
Tel: 604.681.1821 Fax: 604.681.1822

CONSULTANT

Arcata
201 West 10th Ave. Suite 1000
Vancouver, BC V6H 2B7
Tel: 604.681.1821 Fax: 604.681.1822

COMMENTS

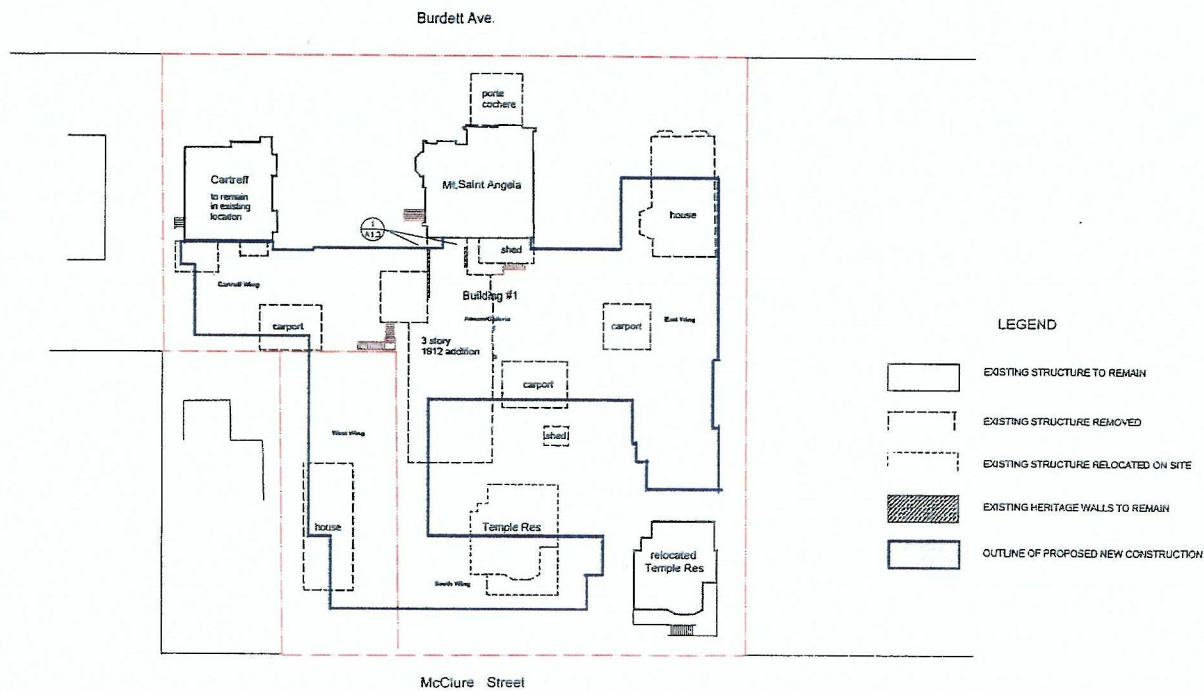
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5	PRELIMINARY SUBMISSION	SEP 2010	
6	PRELIMINARY SUBMISSION	SEP 2010	
7	PRELIMINARY SUBMISSION	SEP 2010	
8	PRELIMINARY SUBMISSION	SEP 2010	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

PROJECT DATA
CONTEXT PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLotted OCT 07 2010	
Drawn by	A1.0



Key Plan
Scale: 1:300

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.
CLIENT
**MI Ventures
&
Norwood Group**
ARCHITECT - CRP

key
architecture ltd
2nd Flr 1124, Park Street Victoria, BC V8Y 3K6
phone 250 363 3407 email: info@keyarch.com

CONSULTANT

@Arcata
352 413 7307 / 524 McClure St
4th flr Arcata @telus net

COMMENTS

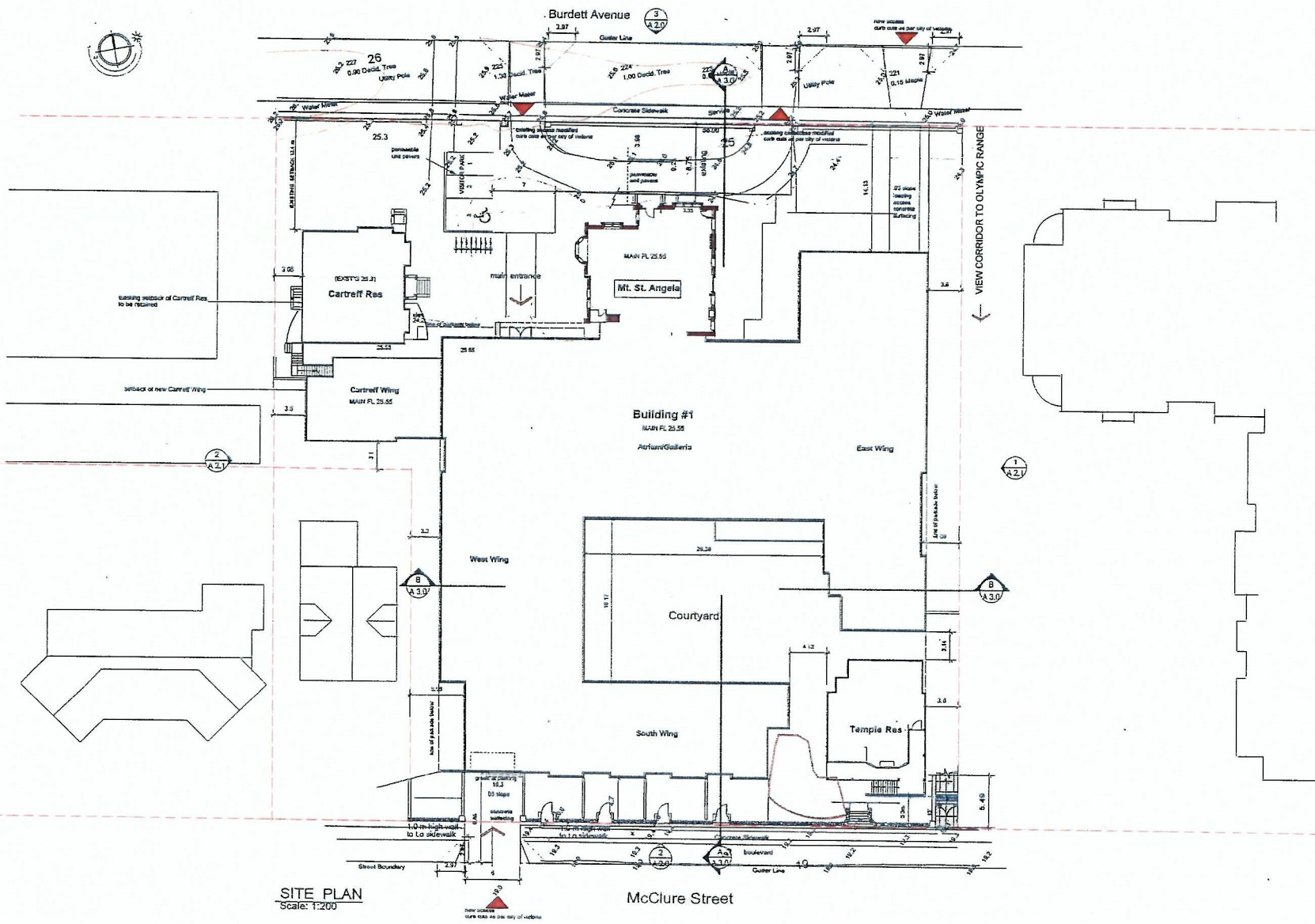
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2	REV: HAP / RECORDING SUBMISSION	APR 2016	
3	REV: AVERAGE GRADE CALC	NOV 2015	
4	REV: SITE AND SURGE DOOR	AUG 2015	
5	REV: AS PER ACP EQUIPMENT	NOV 2014	
6	REV: AS PER ACP ADAPTED CONTAINERS	FEB 2014	
7	REV: AS PER STAFF OPERATIONS	AUG 2013	
8	REV: AS PER STAFF OPERATIONS - PARKING	OCT 2014	

MOUNT ST. ANGELA
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SHEET TITLE
KEY PLAN

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2016	
DESIGNED BY	

A1.0a



SITE PLAN
Scale: 1:200

PROJECT
Mount St Angela
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key
architecture ltd
250-413-7307 / 924 McClure St
V8N 3J9 VICTORIA B.C.

CONSULTANT

Arcata
250-413-7307 / 924 McClure St
V8N 3J9 VICTORIA B.C.

COMMENTS

NO.	REVISION	DATE	BY
1.	PREP / REVISION SUBMISSION	SEP. 2010	
2.	REV. MAP / REVISION SUBMISSION	NOV. 2010	
3.	REV. AVERAGE GRADE CALC	NOV. 2010	
4.	REV. GATE AND GARAGE DOOR	AUG. 2011	
5.	REV. AS PER ADP COMMENTS	NOV. 2011	
6.	REV. AS PER HAZ ADP JUNE COMMENTS	FEB. 2012	
7.	REV. AS PER HAZ COMMENTS	MAY 2012	
8.	REV. AS PER HAZ COMMENTS - PARKING	OCT. 2012	

MOUNT ST. ANGELA
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SHEET TITLE
SITE PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07 2019
DRAWN BY

JOB NO.
1154 - 1410

A1.0b

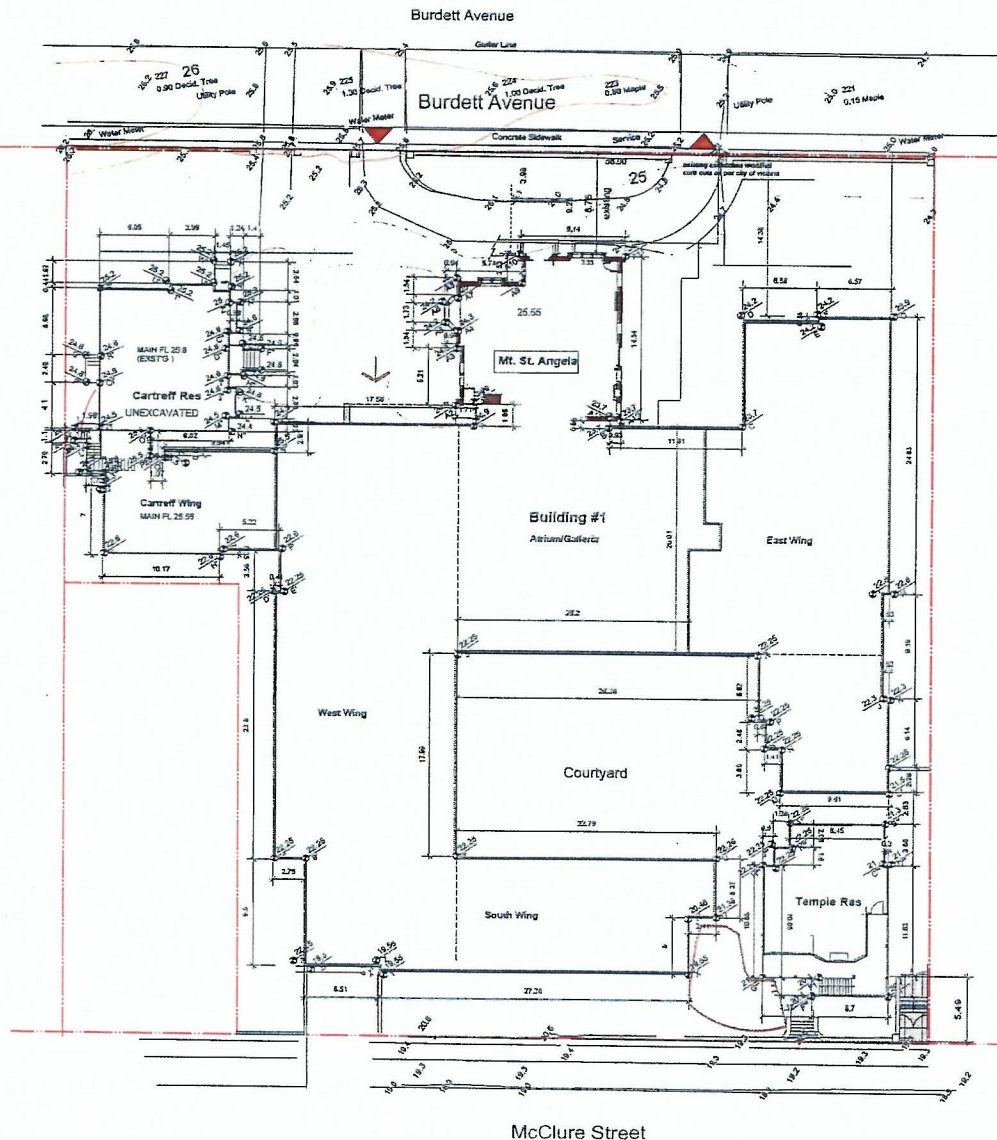


Building No. 1
Average Grade Calculation

Point	Elevation
A 1 (24.3 - 24.3) / 2 ± 1.00m	-8.55
A 2 (24.3 - 24.3) / 2 ± 1.70m	-8.59
A 3 (24.3 - 24.3) / 2 ± 2.20m	-10.15
A 4 (24.3 - 24.3) / 2 ± 1.50m	-7.42
A 5 (24.3 - 24.3) / 2 ± 1.00m	-7.42
A 6 (24.3 - 24.3) / 2 ± 1.70m	-10.15
A 7 (24.3 - 24.3) / 2 ± 2.20m	-12.19
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Perimeter: 104.7m
Average Grade 10.662.8 / 434.07 = 22.02

AVERAGE GRADE CALCULATIONS
Scale: 1:200



PROJECT
Mount St Angela
913-929 Burdett Ave.
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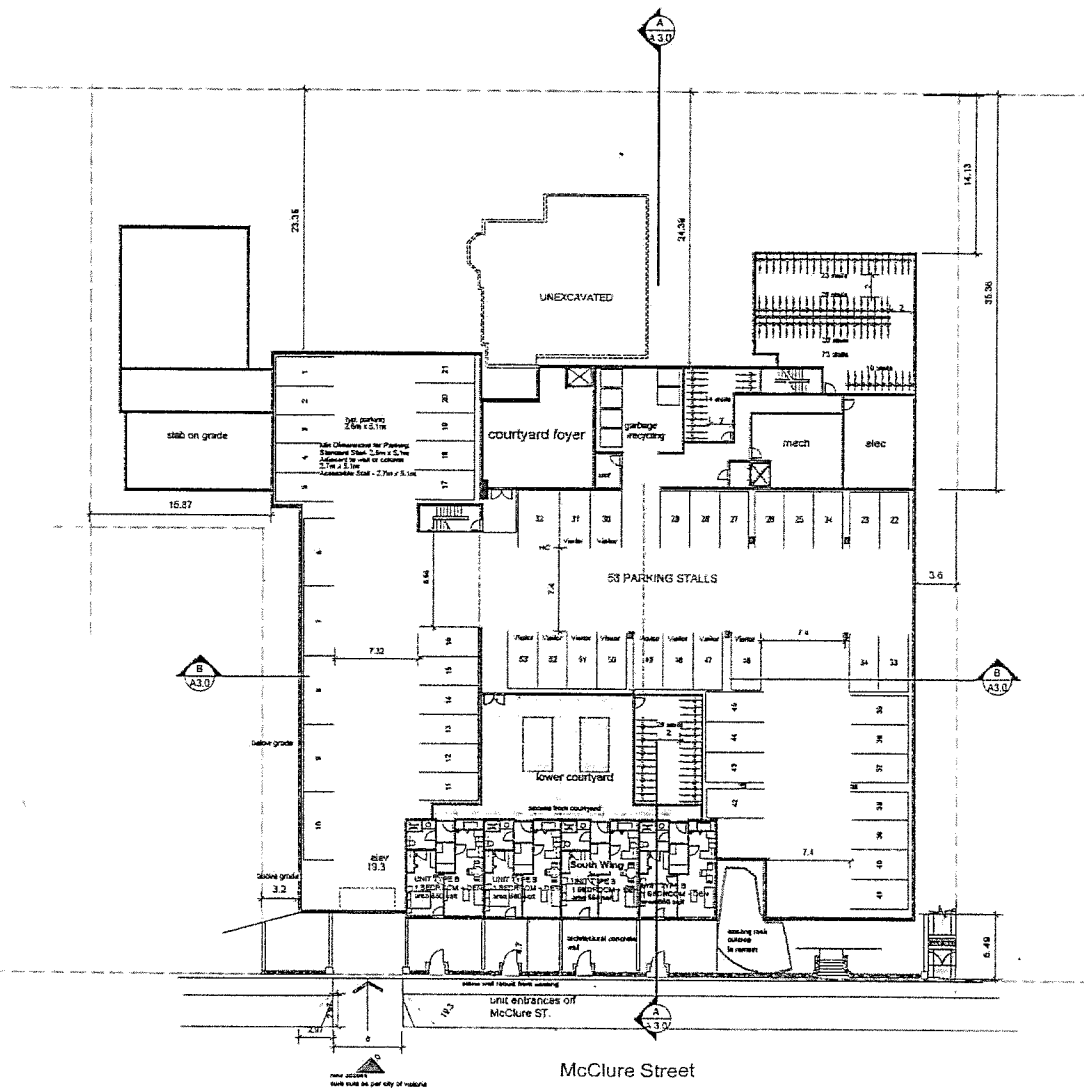
key
architectural ltd
250 413.7307 / 524 McClure St
victoria bc v8v 1a1
CONSULTANT
@Arcata
250 413.7307 / 524 McClure St
victoria bc v8v 1a1

NO.	REVISION	DATE
1.	HAD / RETURNING SUBMISSION	SEP 2019
2.	REV HAD / RETURNING SUBMISSION	SEP 2019
3.	REV AVERAGE GRADE CALC	NOV 2019
4.	REV GATE AND GARAGE DOOR	JAN 2020
5.	REV as per ADP comments	NOV 2019
6.	REV as per HAD ADP comments	FEB 2020
7.	REV as per staff comments	MAY 2020
8.	REV as per staff comments - parking	OCT 2019

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE
AVERAGE GRADE CALC.

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
DRAWN BY A1.0c	



PARKING LEVEL PLAN/McCLURE ST. UNITS
Scale: 1/200

Total McClure Street Level Units - 4 units

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Mount St Angela
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CLIENT
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ARCHITECT - CRP

key
architecture ltd
250 413 7307 / 5211 McClure St
V1V 1A1 512119 47 512119 47

CONSULTANT
Arcata
250 413 7307 / 5211 McClure St
V1V 1A1 512119 47 512119 47

COMMENTS

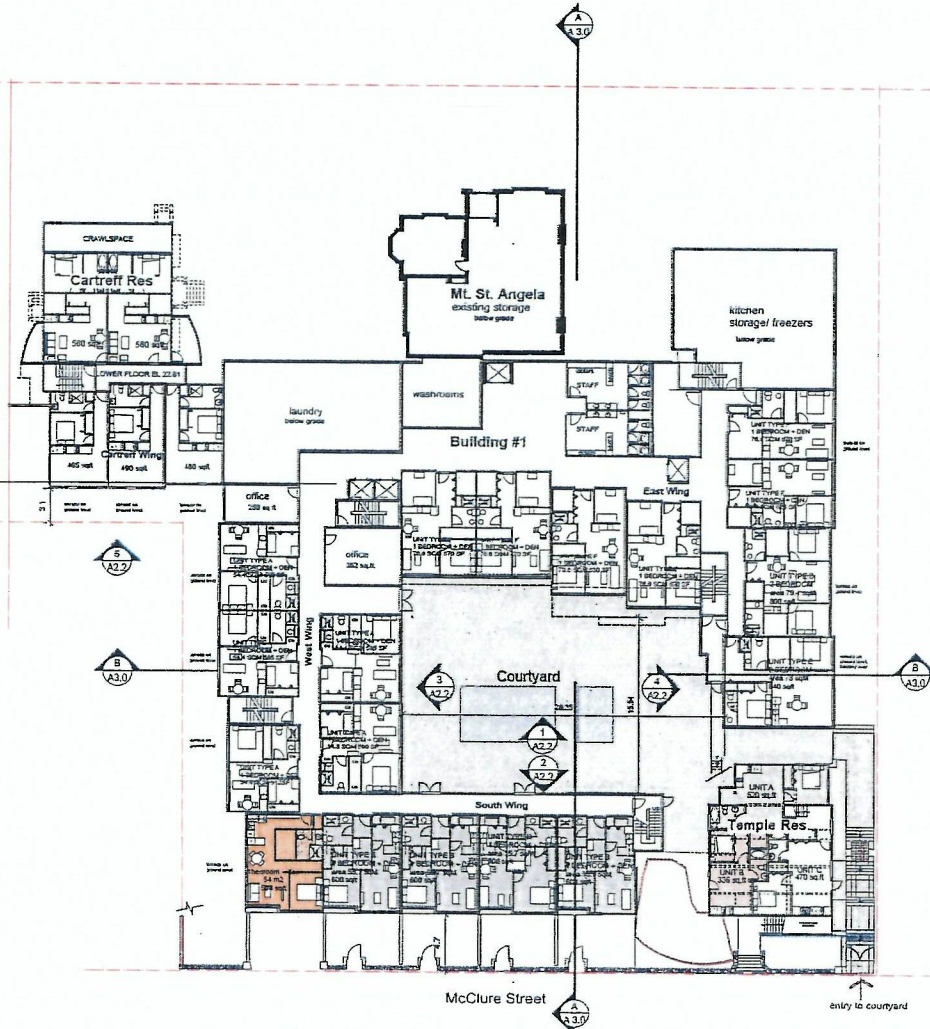
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4.	REV GATE AND GARAGE DOOR	JULY 2019	
5.	REV as per ADP comments	NOV 2019	
6.	REV as per HMC ADP comments	FEB 2019	
7.	REV as per staff comments	MAY 2019	
8.	REV as per staff comments updating	OCT 2019	

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SHEET TITLE
PARKING LEVEL PLAN
McCLURE ST UNITS

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2019
DRAWN BY

A1.1



LEVEL 1 PLAN
Scale: 1:200

- Cartreiff Res - 2 units
- Mt. St. Angela - 0 units
- Building #1 - 0 units
- Cartreiff Wing - 3 units
- West Wing - 5 units
- South Wing - 5 units
- East Wing - 8 units
- Temple Res. - 3 units

Total Level 1 - 26 units

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.
CLIENT
MI Ventures & Norwood Group
ARCHITECT - CRP

key
architecture ltd.
250 1124 Park Street, Victoria, B.C. V8T 2G4
416.281.1822 www.keyarchitectural.com
CONSULTANT
@Arcata
250 1124 Park Street, Victoria, B.C. V8T 2G4
416.281.1822 @arcata@radius.net

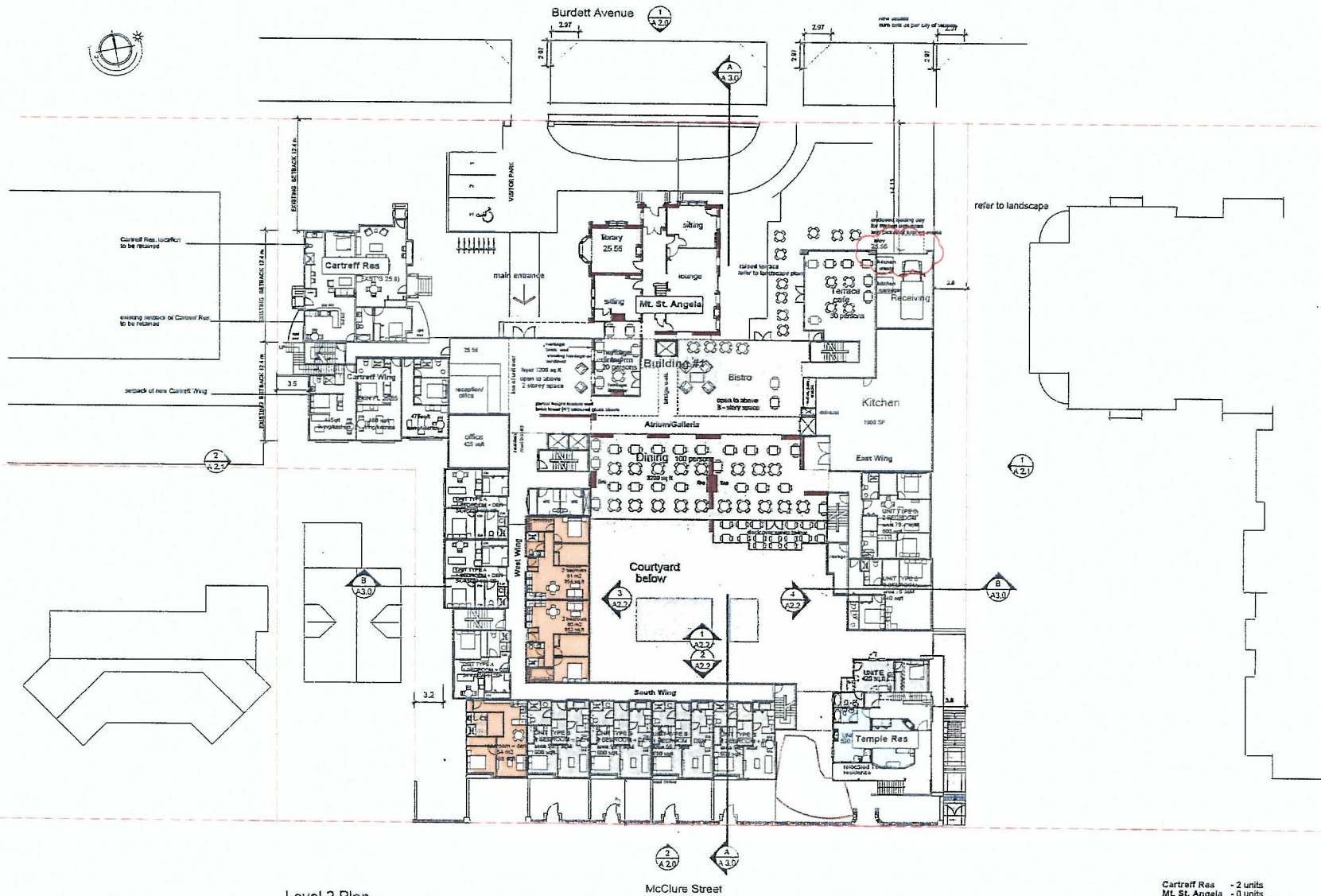
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3.	REV. LANSING GRADE CALC.	NOV. 2014	
4.	REV. GATE AND GARAGE DOOR	NOV. 2014	
5.	REV. AS PER ADP COMMENTS	NOV. 2014	
6.	REV. AS PER RUCIADP (part) COMMENTS	FEB. 2015	
7.	REV. AS PER STAFF COMMENTS	MAY 2015	
8.	REV. AS PER STAFF COMMENTS - PARKING	OCT. 2015	

MOUNT ST. ANGELA
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SHEET TITLE
LEVEL 1 PLAN

SCALE	AS NOTED	JOB No.	1124 - 1410
DATE NOTED	OCT. 07 2015		
DESIGNED BY			

A1.2



Level 2 Plan
Scale: 1/200

McClure Street

Cartreth Res - 2 units
Mt. St. Angela - 0 units
Building 1
Atrium/Galleria - 0 units
Cartreth Wing - 3 units
West Wing - 7 units
South Wing - 3 units
East Wing - 2 units
Temple Res. - 2 units
Total Level 2 Units - 19 units

PROJECT

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Victoria B.C.

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MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd
230 Main St. 2nd Floor
Victoria B.C. V8T 1A1
Tel: (250) 363-1000

CONSULTANT

Arcata
250 Main St. 2nd Floor
Victoria B.C. V8T 1A1

COMMENTS

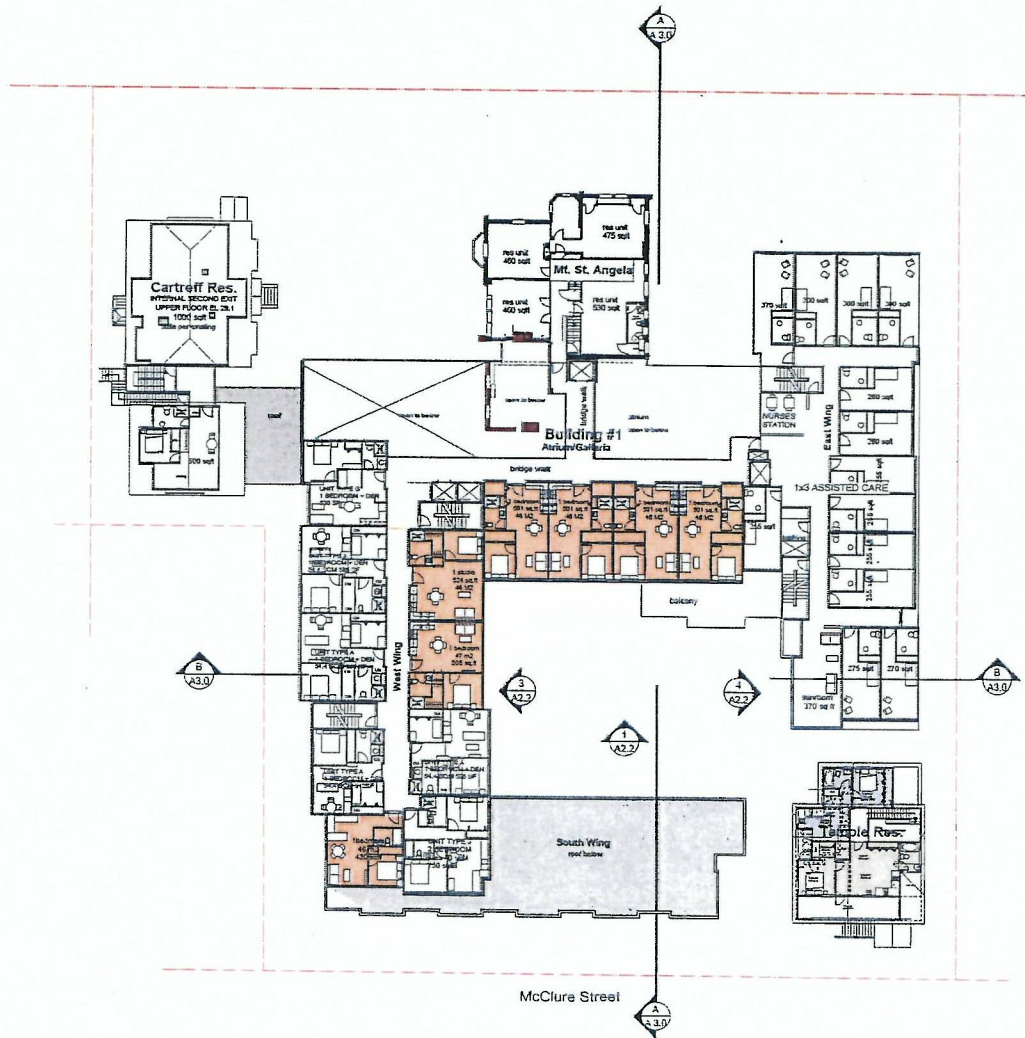
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3.	REV. AVERAGE GRADE CALC.	NOV. 19.16	
4.	REV. GATE AND GARAGE DOOR	JULY 19.16	
5.	REV. as per ADP comments	MAY 2016	
6.	REV. as per HAZ ADP comments	FEB. 2017	
7.	REV. as per ADP comments	MAY 2017	
8.	REV. as per ADP comments	OCT. 2016	

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LEVEL 2 PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07.2016
DRAWN BY

A1.3



LEVEL 3 PLAN
Scale: 1:200

- Cartreff Res. - 1 units
 - Mt. St. Angela - 4 units
 - Building #1 - 4 units
 - Atrium/Gallery - 1 units
 - Cartreff Wing - 1 units
 - West Wing - 8 units
 - South Wing - 0 units
 - East Wing - 13 units
 - Temple Res. - 2 units
- Total Level 3 Units - 34 units

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd
201 West 112th Street, Victoria, BC V8M 2G6
250.413.7307 / 934 McClellan St
4-3-11 Arcata @ plus.net

CONSULTANT
@Arcata
250.413.7307 / 934 McClellan St
4-3-11 Arcata @ plus.net

COMMENTS			
NO.	REVISION	DATE	BY
1.	PREP / REDLINING SUBMISSION	NOV. 2010	
2.	PREP / PREP / REDLINING SUBMISSION	NOV. 2010	
3.	PREP / AVERAGE GRADE CHIEF	NOV. 2010	
4.	PREP / GATE AND GARAGE DOOR	NOV. 2010	
5.	PREP / AS PER ACP COMMENTS	NOV. 2010	
6.	PREP / AS PER AISC / ACP COMMENTS	NOV. 2010	
7.	PREP / AS PER STAFF COMMENTS	NOV. 2010	
8.	PREP / AS PER STAFF COMMENTS - PARKING	NOV. 2010	

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SHEET TITLE
LEVEL 3 PLAN

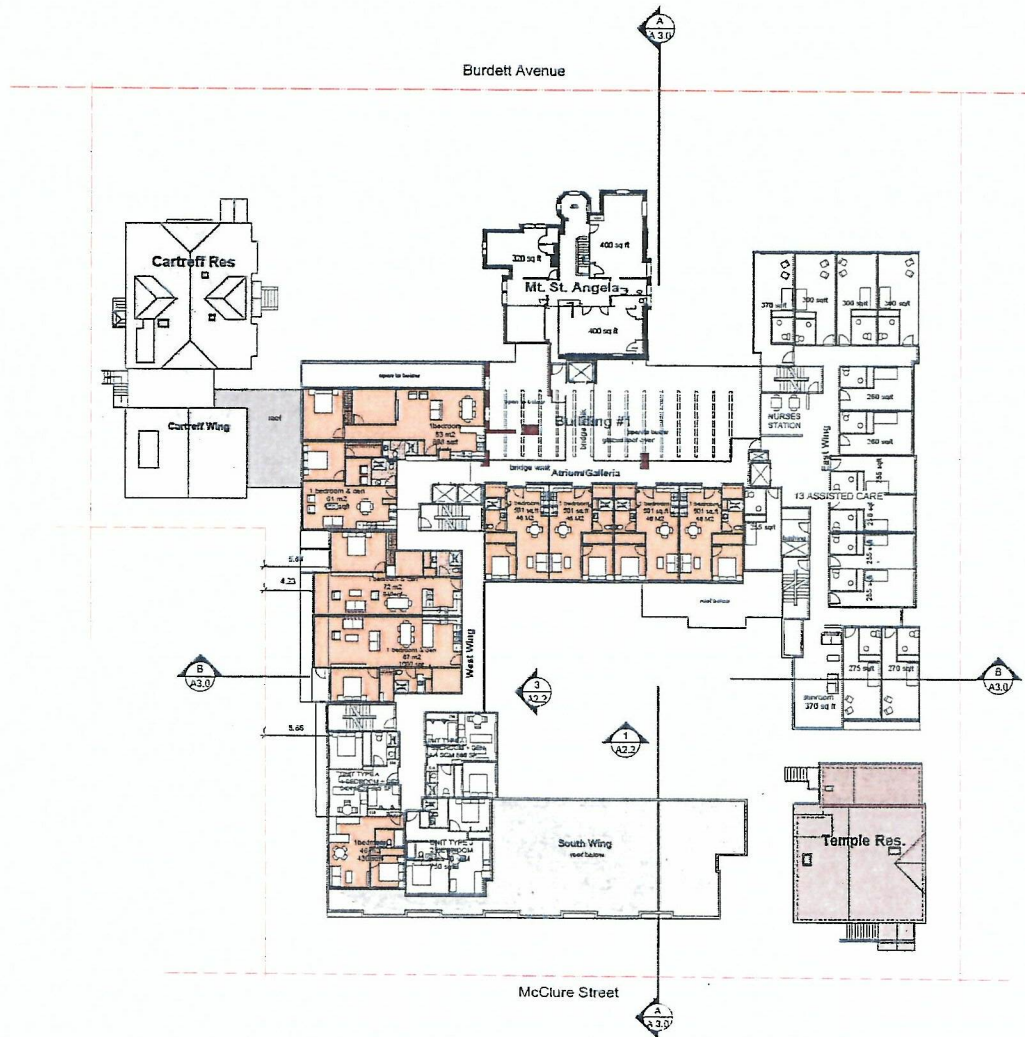
SCALE
AS NOTED

DATE PLOTTED
DCL 07 2010

DESIGNED BY

JOB NO.
1124 - 1410

A1.4



LEVEL 4 PLAN
Scale: 1:200

Mt. St. Angela - 3 units
Building 1
Airline/Galleria - 4 units
West Wing - 8 units
East Wing - 13 units
Total Level 4 Units - 28 units

PROJECT
Mount St Angela
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Victoria B.C.
CLIENT
**MI Ventures
&
Norwood Group**
ARCHITECT - CRP

keay
architecture ltd
240 West 10th Ave. Suite 1000
Vancouver, BC V6C 2E8
Tel: 604.681.1801 Fax: 604.681.1802

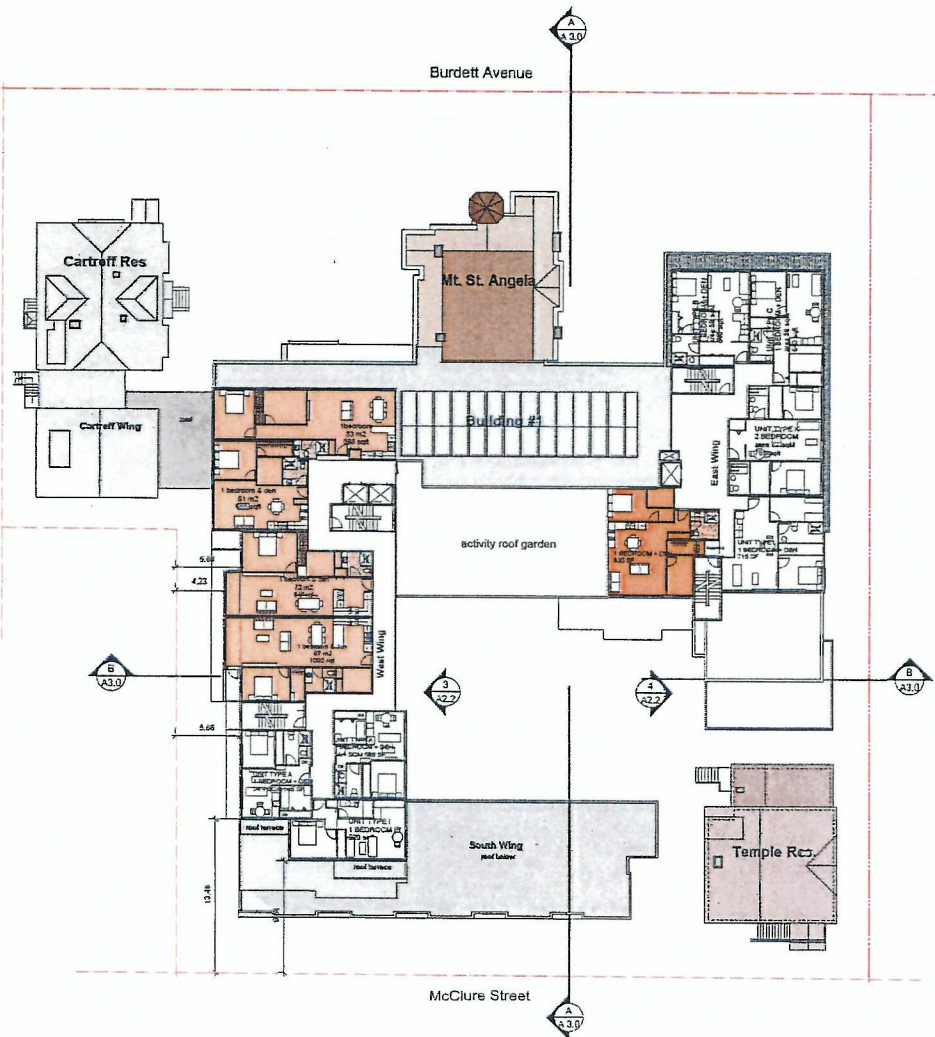
CONSULTANT
Arcata
350-410 7207 / 924 McCreary St.
Vancouver, BC V6C 2E8

COMMENTS		
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2.	REV. HAP / REVISION SUBMISSION	SEP 2010
3.	REV. AVERAGE GARAGE DOOR	SEP 13/10
4.	REV. GATE AND GARAGE DOOR	AUT 18/10
5.	REV. SEE PER A2.2 GARAGE DOOR	AUG 2010
6.	REV. SEE PER A2.2 (A2.2) WITH GARAGE DOOR	SEP 2010
7.	REV. SEE PER A2.2 (A2.2) WITH GARAGE DOOR	AUT 2010
8.	REV. SEE PER A2.2 (A2.2) WITH GARAGE DOOR	OCT 2010

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Sheet Title
LEVEL 4 PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLANNED OCT 07 2010	A1.5
APPROVED	



LEVEL 5 PLAN
Scale: 1:200

Building 1
West Wing - 7 units
East Wing - 5 units
Total Level 5 Units - 12 units

PROJECT
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ARCHITECT - CRP

key
architecture ltd
2nd Floor 1224 Park Drive Victoria B.C. V8T 2K6
phone 250 382 1463 email mkey@keyarchitects.com

CONSULTANT

Arcata
250-613.7307 / 584 McClure St
4 van 3rcata@telus.net

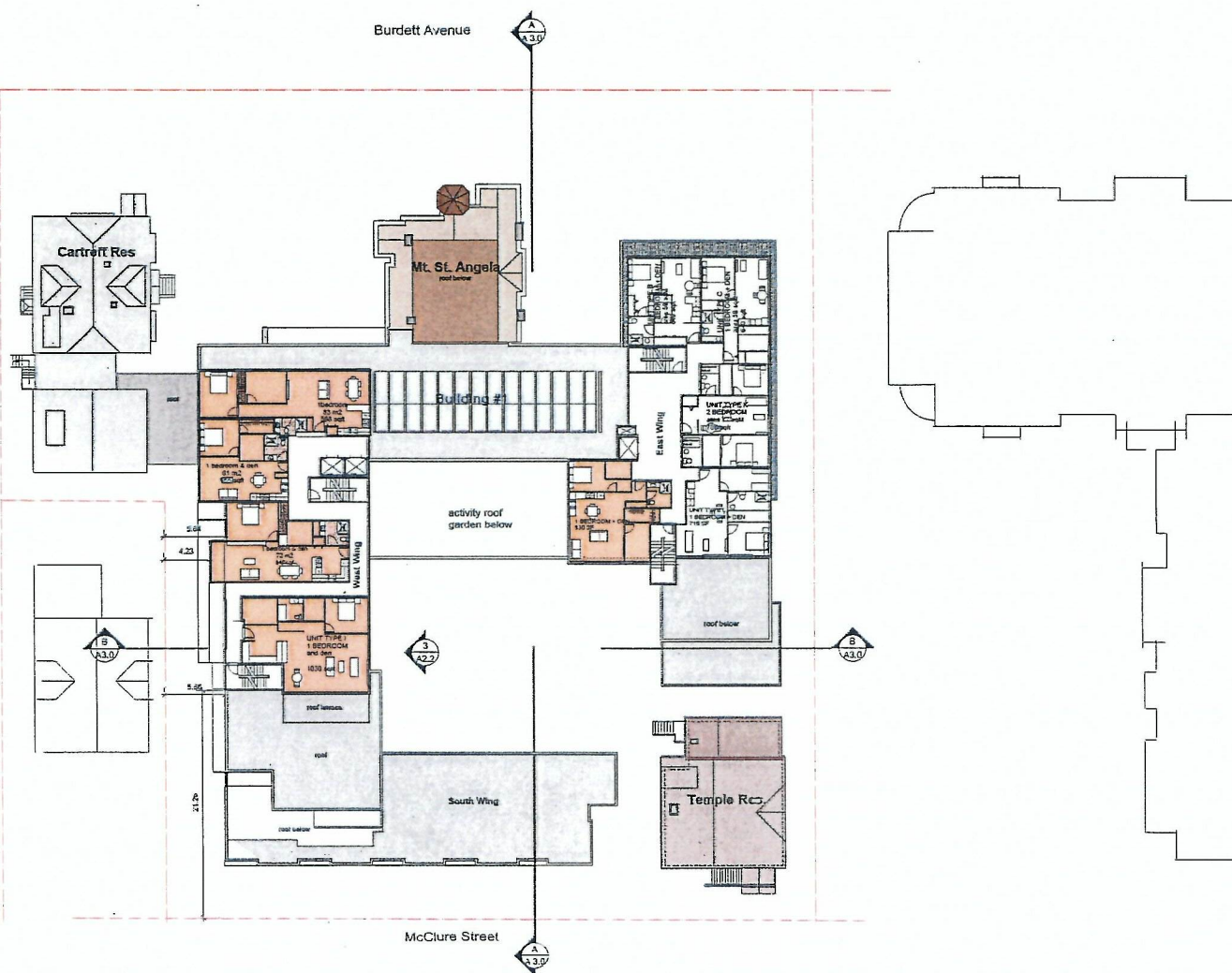
COMMENTS

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2	REV. MAP / RECORDING SUBMISSION	APR 2016	
3	REV. AVERAGE GRADE CALC	MAY 15/16	
4	REV. GATE AND GARAGE DOOR	AUG 17/16	
5	REV. as per HCP comments	NOV 28/16	
6	REV. as per HCP and HCP (HCP) comments	FEB 2 2017	
7	REV. as per HCP comments	MAY 22/17	
8	REV. as per HCP comments (parking)	OCT 27/16	

MOUNT ST. ANGELA
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SHEET TITLE
LEVEL 5 PLAN

SCALE: AS NOTED
DATE PLOTTED: OCT 07 2016
JOB NO.: 1124 - 1410
DRAWN BY: A.16

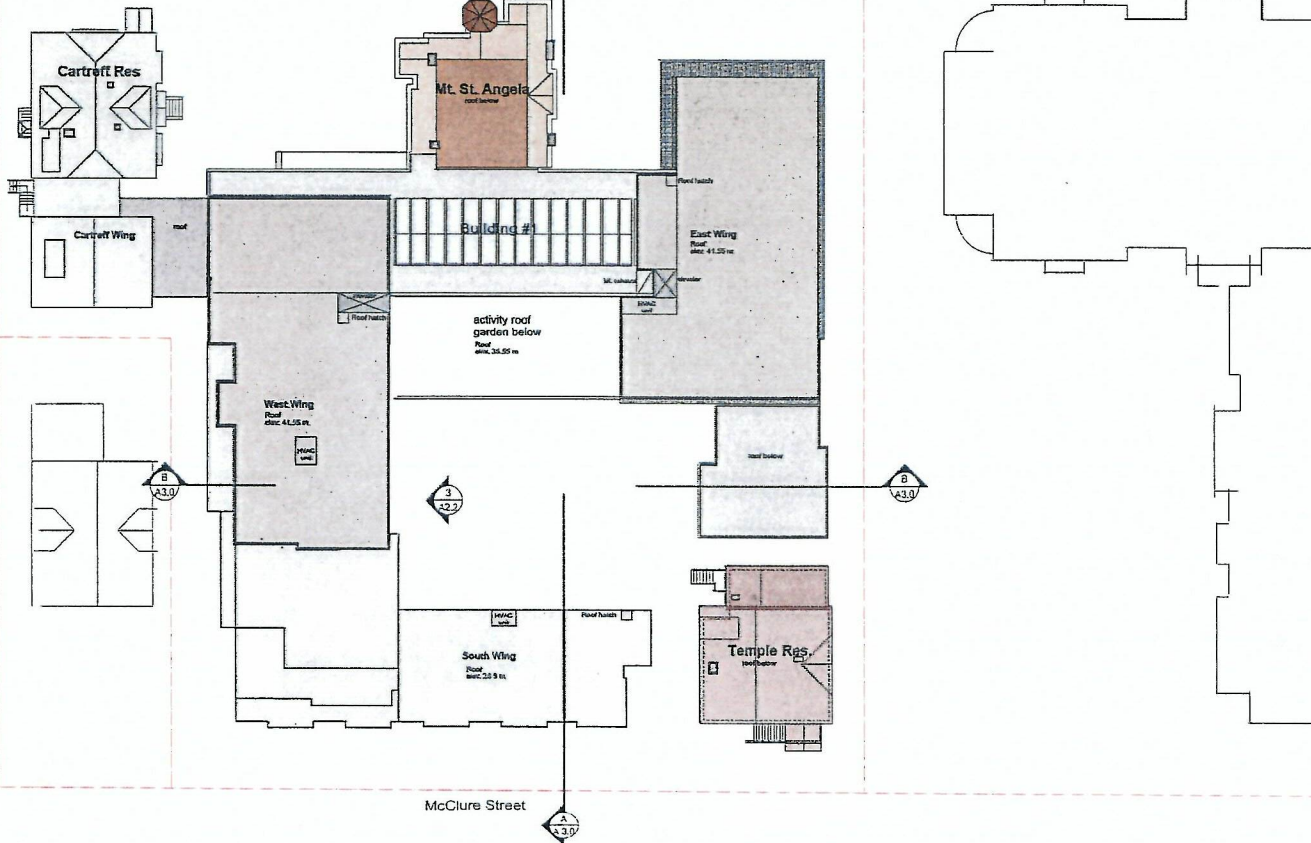


Building 1
West Wing - 4 units
East Wing - 5 units
Total Level Units - 9 units

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2019	A1.7
DRAWN BY	



Burdett Avenue



McClure Street



ROOF PLAN
Scale: 1:200

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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&
Norwood Group**

ARCHITECT - CRP

key
architectural ltd
250 413.7307 / 534 McClure St
victoria bc v8t 1c1

CONSULTANT

Arcata
250 413.7307 / 534 McClure St
victoria bc v8t 1c1

COMMENTS

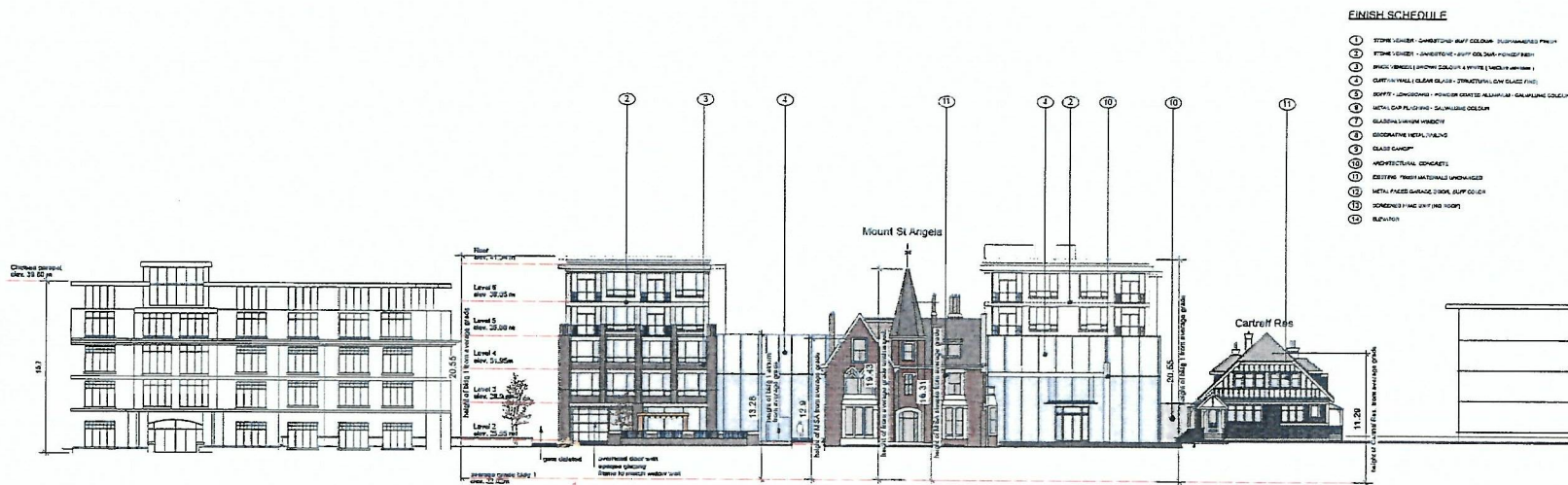
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2	2.100 / 2.100 SUBMISSION	SEP. 2010	
3	3.100 / 3.100 SUBMISSION	SEP. 2010	
4	4.100 / 4.100 SUBMISSION	SEP. 2010	
5	5.100 / 5.100 SUBMISSION	SEP. 2010	
6	6.100 / 6.100 SUBMISSION	SEP. 2010	
7	7.100 / 7.100 SUBMISSION	SEP. 2010	
8	8.100 / 8.100 SUBMISSION	SEP. 2010	

MOUNT ST. ANGELA
Senior Living. Redefined.

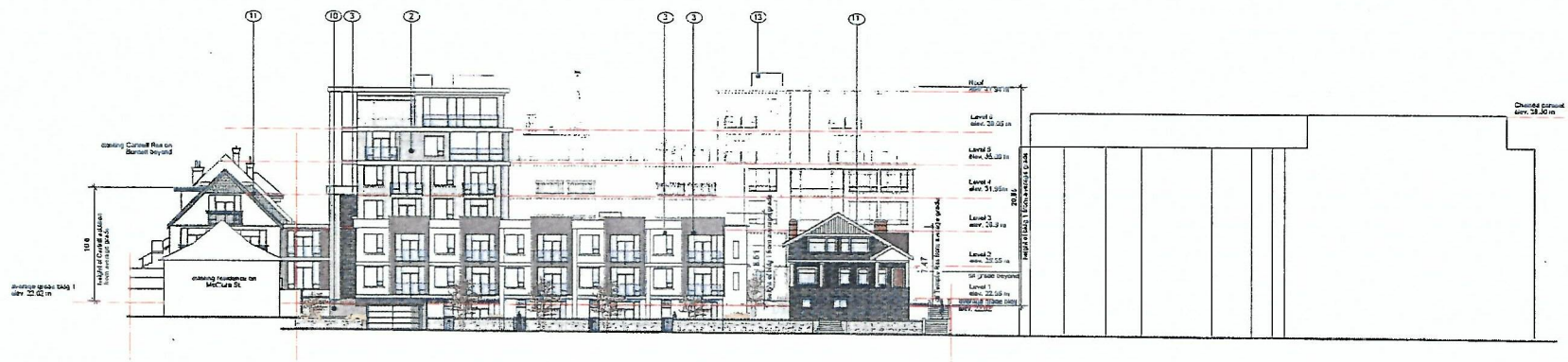
SHEET TITLE

ROOF PLAN

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
Oct. 07 2010	
DRAWN BY	
	A1.8



1 Burdett Ave. Elevation
Scale: 1:200



2 McClure St. Elevation
Scale: 1:200

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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ARCHITECT - CRP

keay
architectural ltd
204 West 112th Ave, Suite 100, Victoria, B.C. V8M 1Y1
Phone: 250-382-1821 Email: keay@keayarchitectural.com

CONSULTANT

Arcata
350-112707/350-112708
Email: arcata@telus.net

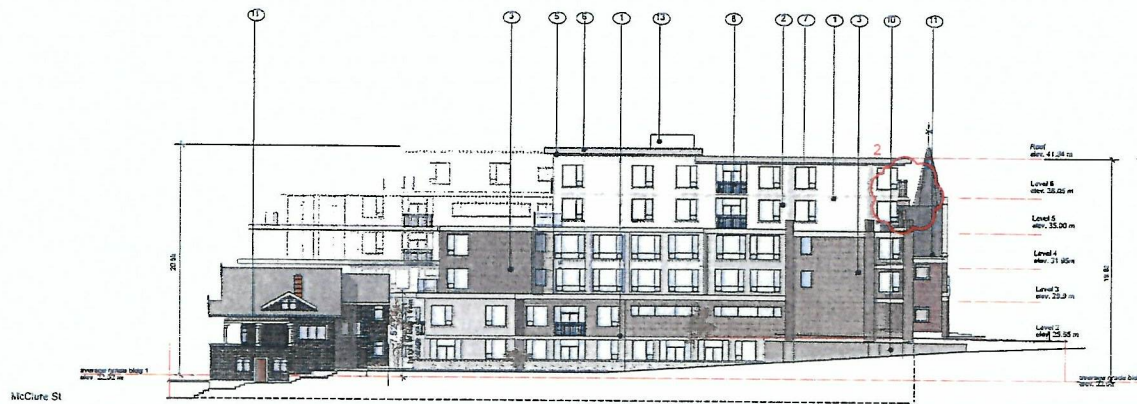
COMMENTS

NO.	REVISION	DATE	BY
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2.	PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY SUBMISSION	SEP 2016	
4.	PRELIMINARY SUBMISSION	SEP 2016	
5.	PRELIMINARY SUBMISSION	SEP 2016	
6.	PRELIMINARY SUBMISSION	SEP 2016	
7.	PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY SUBMISSION	SEP 2016	

MOUNT ST. ANGELA
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ELEVATIONS

SCALE	AS NOTED	JOB NO.	1124 - 1410
DATE PLOTTED	OCT 07 2019		
DESIGNED BY			
			A2.0



1 East Elevation
Scale: 1:200



2 West Elevation
Scale: 1:200

FINISH SCHEDULE

- 1 STONE (CAMEL) - CONCRETE - BURN COLOUR - UNPAINTED FROM
- 2 STONE (CAMEL) - CONCRETE - BURN COLOUR - UNPAINTED FROM
- 3 BRICK (BRICK) - CONCRETE - BURN COLOUR - UNPAINTED FROM
- 4 BRICK (BRICK) - CONCRETE - BURN COLOUR - UNPAINTED FROM
- 5 BRICK (BRICK) - CONCRETE - BURN COLOUR - UNPAINTED FROM
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- 99 BRICK (BRICK) - CONCRETE - BURN COLOUR - UNPAINTED FROM
- 100 BRICK (BRICK) - CONCRETE - BURN COLOUR - UNPAINTED FROM

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.
CLIENT
MI Ventures
&
Norwood Group
ARCHITECT - CRP

key
architecture ltd
340 Main Street, Suite 100, Victoria, B.C. V8T 1A1
Tel: 250 382 3823 Fax: 250 382 3824
www.keyarchitecture.com

CONSULTANT
Arcata
250 413 7307 / 524 McClure St
Victoria B.C. V8T 1A1

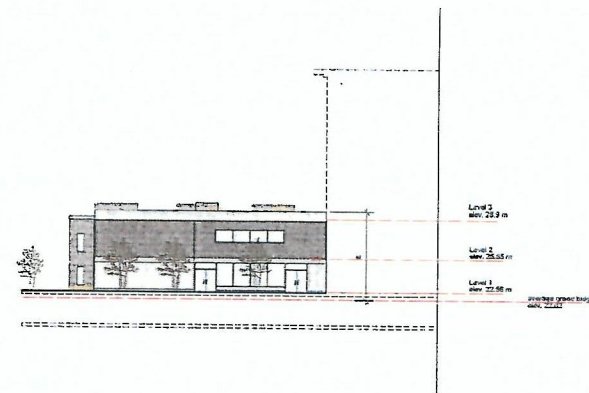
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4	REV. GATE AND GARAGE DOOR	NOV 19 16	
5	REV. as per ADP comments	NOV 20 16	
6	REV. as per ADP comments	NOV 20 16	
7	REV. as per ADP comments	NOV 20 16	
8	REV. as per ADP comments	NOV 20 16	

MOUNT ST. ANGELA
Senior Living. Redefined.

ELEVATIONS	
SCALE AS NOTED	DATE 11/24 - 1/1/10
DATE OCT 07 2010	
DESIGNED BY	A2.1



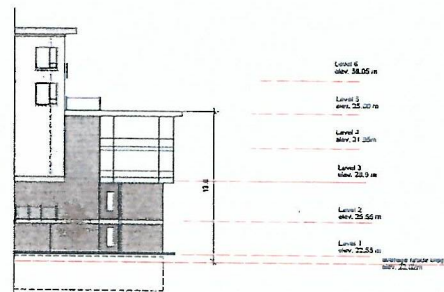
① Courtyard North Elevation
Scale: 1:200



② Courtyard South Elevation
Scale: 1:200



③ Courtyard West Elevation
Scale: 1:200



④ Courtyard East Elevation
Scale: 1:200



⑤ Cartreff Addition McClure Elevation
Scale: 1:200

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keay
architecture ltd.
350 413 1307 / 524 McClure St
4th fl Arcata 9-1010-1011
CONSULTANT
Arcata
350 413 1307 / 524 McClure St
4th fl Arcata 9-1010-1011

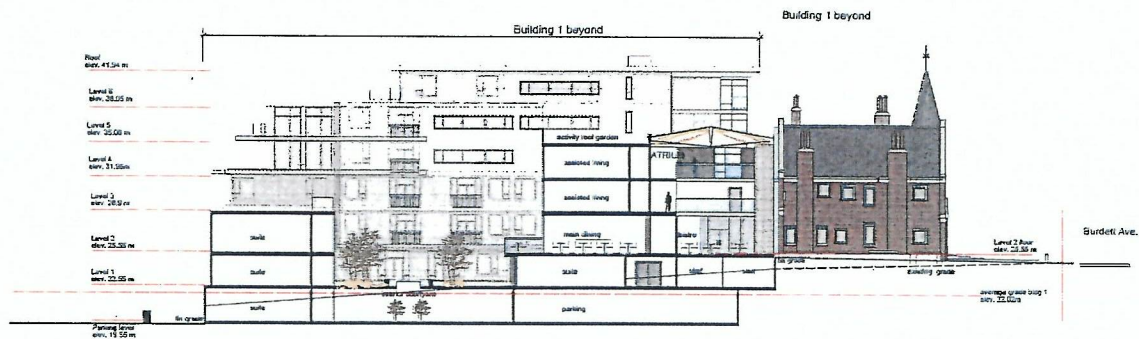
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4	REV. GATE AND GARAGE DOOR	JULY 8 10	
5	REV. as per ADP comments	NOV 2016	
6	REV. as per AMC/ADP joint comments	FEB 2017	
7	REV. as per road department	MAY 2017	
8	REV. as per staff comments - parking	OCT 2016	

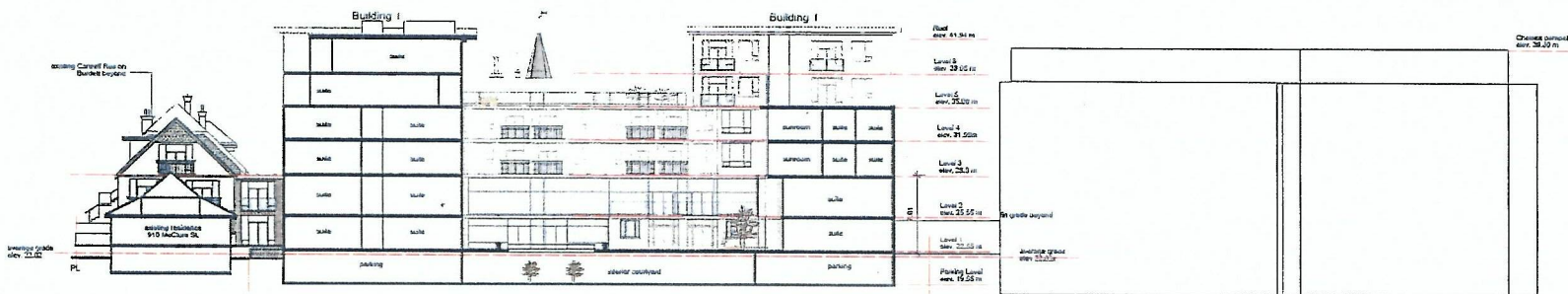
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
ELEVATIONS

SCALE AS NOTED	SHEET NO. 1124 - 1410
DATE PLOTTED OCT 07 2016	A2.2
DRAWN BY	



Scale: 1:200
SECTION A-A



SECTION B-B
Scale: 1:200

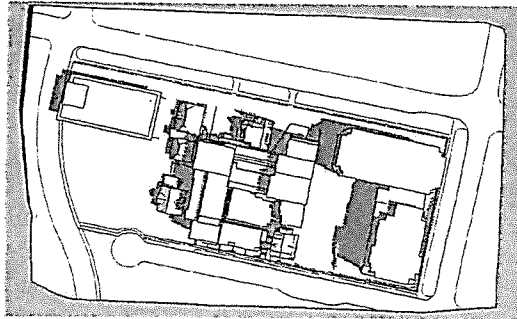
PROJECT
Mount St Angela
913-929 Burdett Ave.
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keay
architecture ltd
250 413 7307 / 924 MacDure St
victoria bc v8v 1c3
CONSULTANT
@Arcata
250 413 7307 / 924 MacDure St
victoria bc v8v 1c3

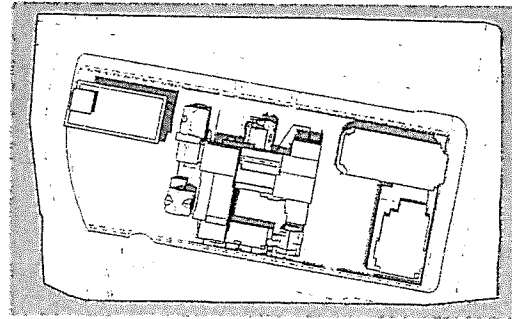
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MOUNT ST. ANGELA
Senior Living, Redefined.

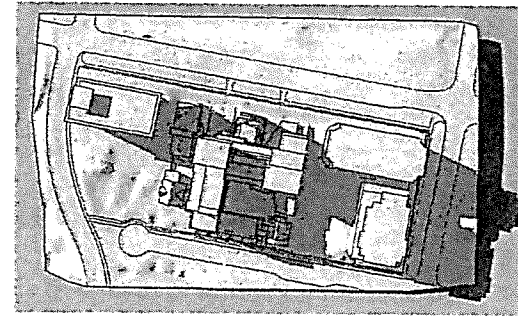
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SCALE	AS NOTED
DATE PLOTTED	CELL 07 2016
DRAWN BY	
	A3.0



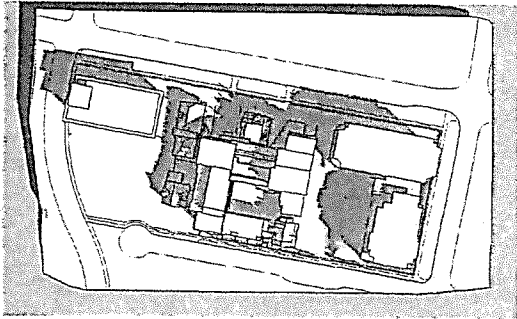
Morning
Summer Solstice



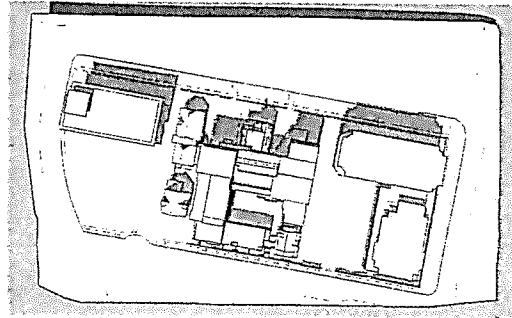
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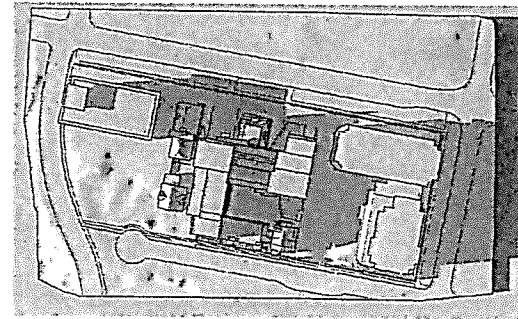
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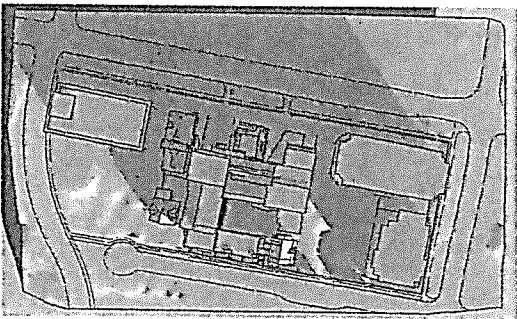
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Equinox



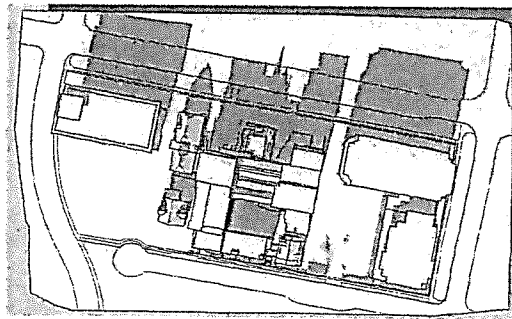
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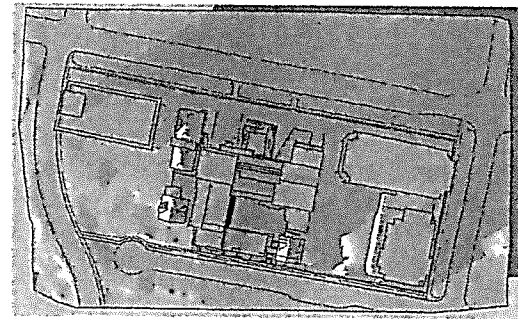
Evening



Morning
Winter Solstice



Noon



Evening

PROJECT
Mount St Angela
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architecture ltd
250-4157307 / 924 HICKMAN ST.
VICTORIA B.C. V8T 2K6
www.keyarch.com

CONSULTANT
@Arcata
250-4157307 / 924 HICKMAN ST.
VICTORIA B.C. V8T 2K6
www.arcata.ca

COMMENTS		
NO.	DESCRIPTION	DATE
1.	1. MAP / RECORDING SUBMISSION	SEP. 2013
2.	2. REV. MAP / RECORDING SUBMISSION	NOV. 2013
3.	3. REV. AVENUE GRADE CALC.	NOV. 2013
4.	4. REV. GATE AND GARAGE DOOR	JAN. 2014
5.	5. REV. SEE PER ACP COMMENTS	MAY. 2014
6.	6. REV. SEE PER ACP COMMENTS	FEB. 2017
7.	7. REV. SEE PER ACP COMMENTS	MAY. 2017
8.	8. REV. SEE PER ACP COMMENTS - PARKING	OCT. 2018

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
SHADOW STUDY

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT. 07.2019	A 7.0
DRAWN BY	



PROJECT

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913-929 Burdett Ave.
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Norwood Group**

ARCHITECT - CRP

keay
architecture ltd
244 Burrill St. 4th Floor, Victoria, B.C. V8T 2G4
Tel: 250-363-1361 Fax: 250-363-1362

CONSULTANT

Arcata
250 413.7307 / 504 McQuire St
a.s.d. arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	MAP F REZONING SUBMISSION	SEP 2017	
2.	PREL MAP F REZONING SUBMISSION	APR 2018	
3.	PREL AVENUE GRADE CHIC	MAY 2018	
4.	PREL GATE AND GARAGE DOOR	JAN 18 2018	
5.	PREL AS PER ADP COMMENTS	NOV 2018	
6.	PREL AS PER HLC ADP (PARK COMMENTS)	FEB 2019	
7.	PREL AS PER MAT COMMENTS	MAY 2019	
8.	PREL AS PER MAT COMMENTS - PARKING	OCT 2019	

MOUNT ST. ANGELA
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SHEET TITLE

Perspectives

SCALE
AS NOTED
DATE NOTED
OCT 07 2019
DRAWN BY

JOB NO.
1124 - 1410

A 7.1



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Mount St Angela
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 ARCHITECT - GRP

key
 architecture ltd.
 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

CONSULTANT
Arcata
 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

COMMENTS		
NO.	DESCRIPTION	DATE
1.	1. HAP / PRELIMINARY SUBMISSION	SEP 2010
2.	2. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
3.	3. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
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6.	6. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
7.	7. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
8.	8. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011

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SHEET TITLE
 Perspectives

SCALE
 AS NOTED
 1:124 = 1:110
 DATE
 OCT 27 2010
 DRAWN BY
 A 7.2



Limited view of cathedral tower behind existing residence

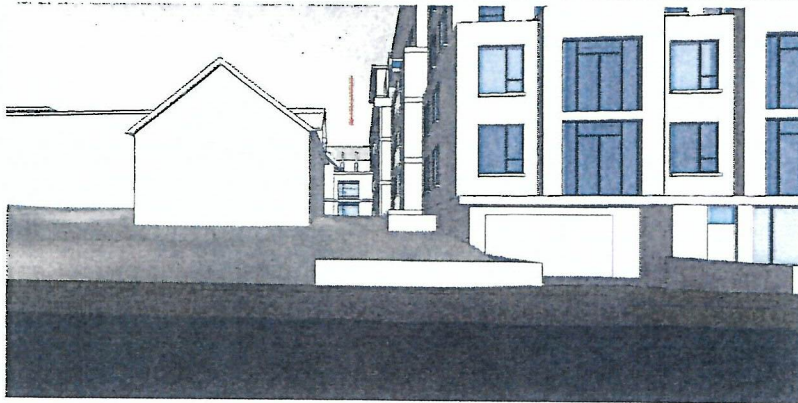
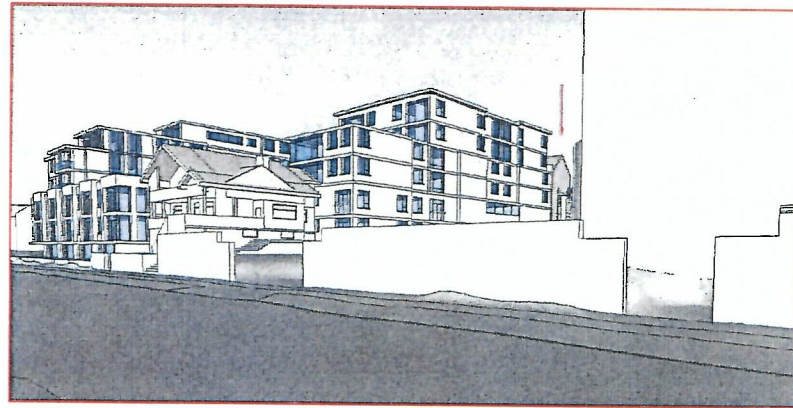
Limited view of cathedral tower through trees during fall season

Roof line of cathedral visible behind Chelsea building during fall season

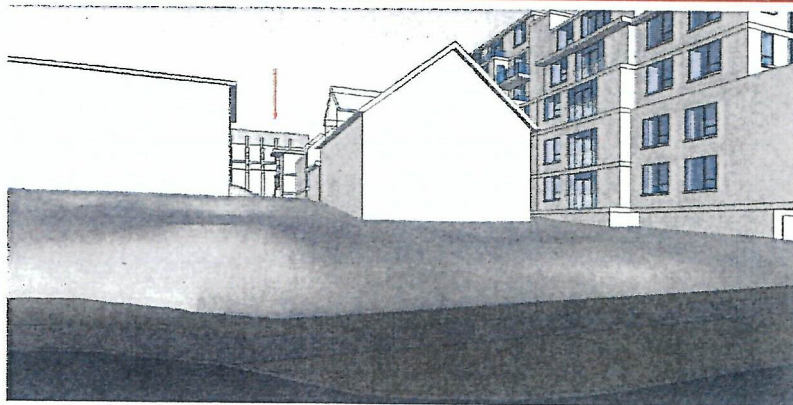
Current Conditions: McClure St. views looking north toward Christ Church Cathedral.
(Photos taken from the south sidewalk on McClure St.)



Roof line of cathedral remains visible behind Chelsea building



Roof line of cathedral remains visible during fall season



Roof line of cathedral remains visible during fall season

New Conditions: Views of Christ Church Cathedral will be maintained

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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key
architecture ltd
250-413-7307 / 524 McClure St
V8N 4G1, 250-413-7307

CONSULTANT

@Arcata
250-413-7307 / 524 McClure St
V8N 4G1, 250-413-7307

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	HAP / PRELIMINARY SUBMISSION	SEP 2016	
2.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	NOV 2016	
3.	PRELIMINARY AVERAGE GROUND CALC	NOV 13/16	
4.	PRELIMINARY GATE AND GARAGE DOOR	NOV 13/16	
5.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	NOV 2016	
6.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	NOV 2016	
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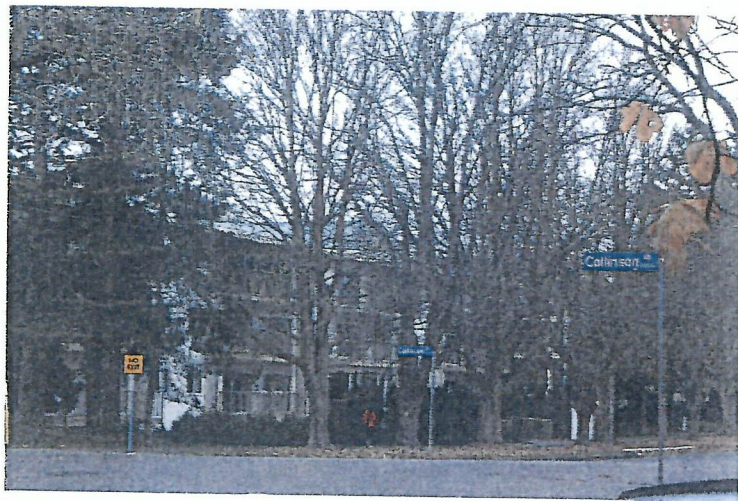
MOUNT ST. ANGELA
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SHEET TITLE
Perspectives-Public views
of Christ Church Cathedral
from McClure St.

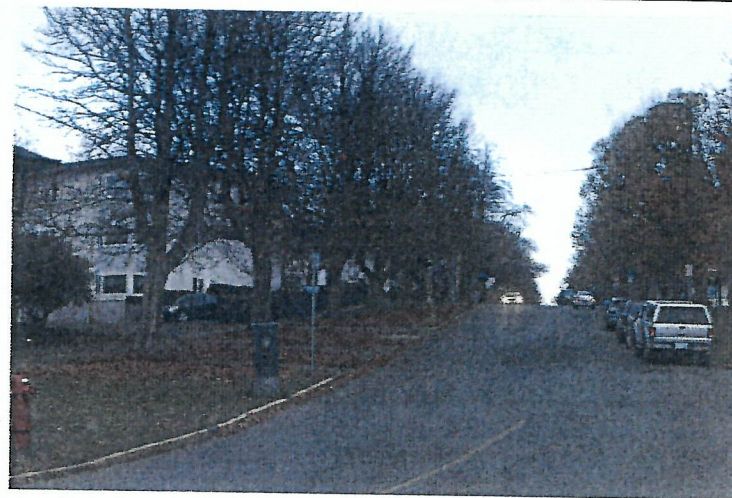
SCALE AS NOTED	JOB NO. 1124 - 1410
GATE PLANTING OCT 07/2019	
DATE OCT 07/2019	
	A 7.3



View at the corner of Sutlej St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Proposed project does not impinge on current view.



View at the corner of Collinson St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Roof and tower are visible here. The roof line of the proposed project does not impinge on current view.



View at the corner of Humboldt St. and Vancouver St. looking north toward Christ Church Cathedral, no view from this location.



View at the corner of Quadra St. and Burdett Ave. looking south toward proposed project during fall season.



PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 Mi Ventures
 &
 Norwood Group
 ARCHITECT - CRP

keay
 architecture ltd
 2nd Floor 1124 Fair Street Victoria, B.C. V8P 2M4
 250.413.7307 keay@keayarchitects.com

CONSULTANT

Arcata
 250.413.7307 224 McClellan St
 #1001 Arcata, CA 95521

COMMENTS

No.	Description	Date	By
1.	PREP / RECEIVING SUBMISSION	SEP 2016	
2.	PREP / RECEIVING SUBMISSION	APR 2016	
3.	REV. AVERAGE GRADE CALC	SEP 2016	
4.	REV. GATE AND GARAGE DOOR	AUT 2016	
5.	REV. AS PER MCP COMMENTS	SEP 2016	
6.	REV. AS PER MACADP GATE COMMENTS	SEP 2016	
7.	REV. AS PER MAIL COMMENTS	NOV 2017	
8.	REV. AS PER MAIL COMMENTS - PARKING	OCT 2018	

MOUNT ST. ANGELA
 Senior Living. Redefined.

3 SHEET TITLE
 Perspectives-Public views
 of Christ Church Cathedral

SCALE AS NOTED	SHEET NO. 1124 - 1410
DATE NOTED OCT 07 2019	
DRAWN BY	A 7.4



View from Burdett Ave.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd
253-213-7307 924 McDougall St
Victoria BC V8M 1G5

CONSULTANT

Arcata
253-213-7307 924 McDougall St
4th fl. Victoria BC V8M 1G5

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2019	
2.	REV. W/ P. PRELIMINARY SUBMISSION	SEP 2019	
3.	REV. AVERAGE DRIVE CALC.	NOV 1919	
4.	REV. GATE AND GARAGE DOOR	AUG 2019	
5.	REV. AS PER ACP COMMENTS	NOV 2019	
6.	REV. AS PER HAZI ACP (PARK COMMENTS)	FEB 2020	
7.	REV. AS PER ACP COMMENTS	NOV 2019	
8.	REV. AS PER ACP COMMENTS (PARKING)	NOV 2019	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

Views

SCALE

AS NOTED

DATE PLOTTED

OCT 07 2019

Drawn by

JOB NO.

1134 - 1410

A 7.5



View along Burdett Ave.

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Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
**MI Ventures
 &
 Norwood Group**
 ARCHITECT - CRP

keay
 architecture ltd
 250 Main St. 4th Floor
 Victoria B.C. V8T 1A1
 250.613.7307 / 250.613.7308
 keay@keayarch.com

CONSULTANT

@Arcata
 250.613.7307 / 250.613.7308
 arcata@keayarch.com

COMMENTS

NO.	DESCRIPTION	DATE
1.	1. HAP / PRELIMINARY SUBMISSION	SEP 2016
2.	2. HAP / PRELIMINARY SUBMISSION	APR 2017
3.	3. HAP / PRELIMINARY SUBMISSION	APR 2017
4.	4. HAP / PRELIMINARY SUBMISSION	APR 2017
5.	5. HAP / PRELIMINARY SUBMISSION	APR 2017
6.	6. HAP / PRELIMINARY SUBMISSION	APR 2017
7.	7. HAP / PRELIMINARY SUBMISSION	APR 2017
8.	8. HAP / PRELIMINARY SUBMISSION	APR 2017

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE	DATE
AS NOTED	11/24 / 14/10
DATE PLOTTED	
Oct. 07 2019	
DESIGNED BY	
	A 7.6



View along McClure St.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd
253-413.7307 / 924 McClure St
Victoria B.C. V8M 1P4

CONSULTANT

Arcata
253-413.7307 / 924 McClure St
Victoria B.C. V8M 1P4

COMMENTS

NO.	REVISION	DATE	BY
1.	MAP / ZONING SUBMISSION	SEP 2010	
2.	RELI. MAP / ZONING SUBMISSION	SEP 2010	
3.	RELI. AVENUE GRADE CALC.	SEP 10/10	
4.	RELI. GATE AND GARAGE DOOR	JUL 16/10	
5.	RELI. AS PER ADP COMMENTS	DEC 10/10	
6.	RELI. AS PER HAZ ADP 10/10 COMMENTS	FEB 11/11	
7.	RELI. AS PER HAZ COMMENTS	MAY 2011	
8.	RELI. AS PER HAZ COMMENTS	OCT 2011	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

Views

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A 7.7
DRAWN BY	



View along McClure St.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay
architecture ltd
253-4137307 / 524 McClure St
Victoria B.C. V8M 1K2

CONSULTANT

@Arcata
253-4137307 / 524 McClure St
Victoria B.C. V8M 1K2

COMMENTS

#	Description	Date	By
1	3D/4D PRELIMINARY SUBMISSION	SEP 2010	
2	PRELIMINARY PRELIMINARY SUBMISSION	APRIL 2010	
3	PRELIMINARY GARAGE CALC.	JULY 2010	
4	PRELIMINARY GARAGE DOOR	JULY 2010	
5	REV. as per ADP comments	NOV 2010	
6	REV. as per H&C ADP per comments	FEB 2011	
7	REV. as per H&C comments	JULY 2011	
8	REV. as per staff comments - parking	OCT 2011	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

Views

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	A 7.8
CEL 07 2010	
DRUMMER	



Courtyard entrance off Burdett Ave.

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
**MI Ventures
 &
 Norwood Group**
 ARCHITECT - CRP

keay
 architecture ltd
 2nd Floor 1124 West 11th Ave. Victoria B.C. V8M 1Y1
 250.442.7307 250.442.7307

CONSULTANT
@Arcata
 250.442.7307 250.442.7307
 4 1/2 21/ 31/213 @telus net

COMMENTS		
NO.	DESCRIPTION	DATE
1.	HAP / PRELIMINARY SUBMISSION	SEP 2010
2.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
3.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
4.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
5.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
6.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
7.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
8.	PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A 7.9
DRAWN BY	



Entrance Lobby

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

keay
 architecture ltd
 3rd Floor 1124 East 12th Avenue, Suite 100
 Vancouver, BC V6E 2M1

CONSULTANT
Arcata
 350-413.7337 / 524 Middle St
 Victoria, BC V8T 1A1

COMMENTS		
NO.	DESCRIPTION	DATE
1.	MAP / PRELIMINARY SUBMISSION	SEP 2015
2.	REV. MAP / PRELIMINARY SUBMISSION	APRIL 2016
3.	REV. AVERAGE GRADE CALC	MAY 2016
4.	REV. GATE AND GARAGE DOOR	JULY 2016
5.	REV. SEE PER ACP COMMENTS	NOV 2016
6.	REV. SEE PER ACP COMMENTS	NOV 2016
7.	REV. SEE PER ACP COMMENTS	NOV 2016
8.	REV. SEE PER ACP COMMENTS	NOV 2016

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	A 7.10
DEC 07 2016	
DRAWN BY	



Atrium View

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay
architecture ltd
3rd Floor 1124 East Street, Victoria, B.C. V8W 2E6
403.285.3823

CONSULTANT

Arcata
250-413-7307 / 524 McDougall St
vancouver arcata.com

COMMENTS

NO.	REVISION	DATE	BY
1.	HAUP / RETURNING SUBMISSION	SEP 2017	
2.	REV. HAUP / RETURNING SUBMISSION	SEP 2017	
3.	REV. AVERAGE GARAGE CALC	NOV 2017	
4.	REV. GATE AND GARAGE DOOR	NOV 2017	
5.	REV. AS PER ACP COMMENTS	NOV 2017	
6.	REV. AS PER HAC / ACP JUNE COMMENTS	DEC 2017	
7.	REV. AS PER HAC COMMENTS	NOV 2017	
8.	REV. AS PER HAC COMMENTS - PARKING	OCT 2018	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

Views

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT 07 2018	
DRAWN BY	

A 7.11



Entrance at night

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

keay
 architecture ltd
250 413.7307 / 504 McDougall St
 800 367 3622 / keay@keayarch.com

CONSULTANT

Arcata
250 413.7307 / 504 McDougall St
 800 367 3622 / keay@keayarch.com

COMMENTS

No.	Description	Date	By
1.	POP / PRELIMINARY SUBMISSION	SEP 2016	
2.	POP / PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY SUBMISSION	SEP 2016	
4.	PRELIMINARY SUBMISSION	SEP 2016	
5.	PRELIMINARY SUBMISSION	SEP 2016	
6.	PRELIMINARY SUBMISSION	SEP 2016	
7.	PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY SUBMISSION	SEP 2016	

MOUNT ST. ANGELA
 Senior Living, Redefined.

SHEET TITLE

Views

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2016	A 7.12
Drawn by	

- PRESERVED STREET TREES
- PROPOSED PRILT TREES
- PRESERVED HERITAGE WALL
SEE L5

- TRADITIONAL GARDEN WITH BIRDBATH
- FEATHER IN FILL SOILS
ON PROPERTY LINE

905 Burdett Ave.

NEW WOOD FENCE ON ENTIRE WEST
PROPERTY LINE - SEE L2 - 1

910 McClure St

GREEN ROOFS
BUILDING 4 - LEVELS 3 & 6
BUILDING 4a, LEVEL 2
SEE L4

McCLURE ST. FRONTAGE
LANDSCAPE PLAN SEE L3

BURDETT AVENUE

BURDETT AVE. FRONTAGE
LANDSCAPE PLAN SEE L3

SIDEWALK

VISITOR PARKING

MAIN ENTRANCE

BUILDING #1

MOUNT ST. ANGELA'S

BUILDING #3

RIVER TO L2
REFER TO L3

BUILDING #5

BUILDING #4

BUILDING #4a

BUILDING #6

RENOVATED
TEMPLE RESIDENCE

BREAKFAST TERRACE

999 Burdett Ave.

ENTRANCE

ACTIVITY ROOF GARDEN
SEE L4

COURTYARD AT SPIN ON LOWER
FLOOR LEVEL SEE L3

GREEN ROOF - BUILDING 5a
SEE L4

ENTRY TO COURTYARD

PUBLIC WALKWAY WITH LIGHTING

McCLURE STREET

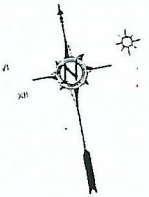
EXISTING EXPOSED ROCK
TO REMAIN

SIDEWALK

UNDERGROUND PARKING
ENTRANCE

GATED PATIO GARDENS

ORNAMENTAL BOULEVARD TREES
SEE L6 TREE RETENTION PLAN



- PARK BENCH
- PROPOSED TREE PLANTING
- PROPOSED SHRUBS &
GROUND COVER PLANTINGS
- HEDGING
- PATHWAY LUMINAIRE
- UNIT PAVERS
- CONCRETE PEDESTRIAN SURFACES
- CONCRETE PEDESTRIAN SURFACES
- LAWN

KEY: CECOCO
ARCHITECTURE LTD.

1124 Fort Street Victoria, B.C. Canada V8V 2G2
Office 250 382-0882 Fax 250 382-0410
Email Larry@cecocoarch.com

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LANDSCAPE ARCHITECTS INC

3012 meadow road, sooke, b.c., v9c 2p7
t: 250-642-6707

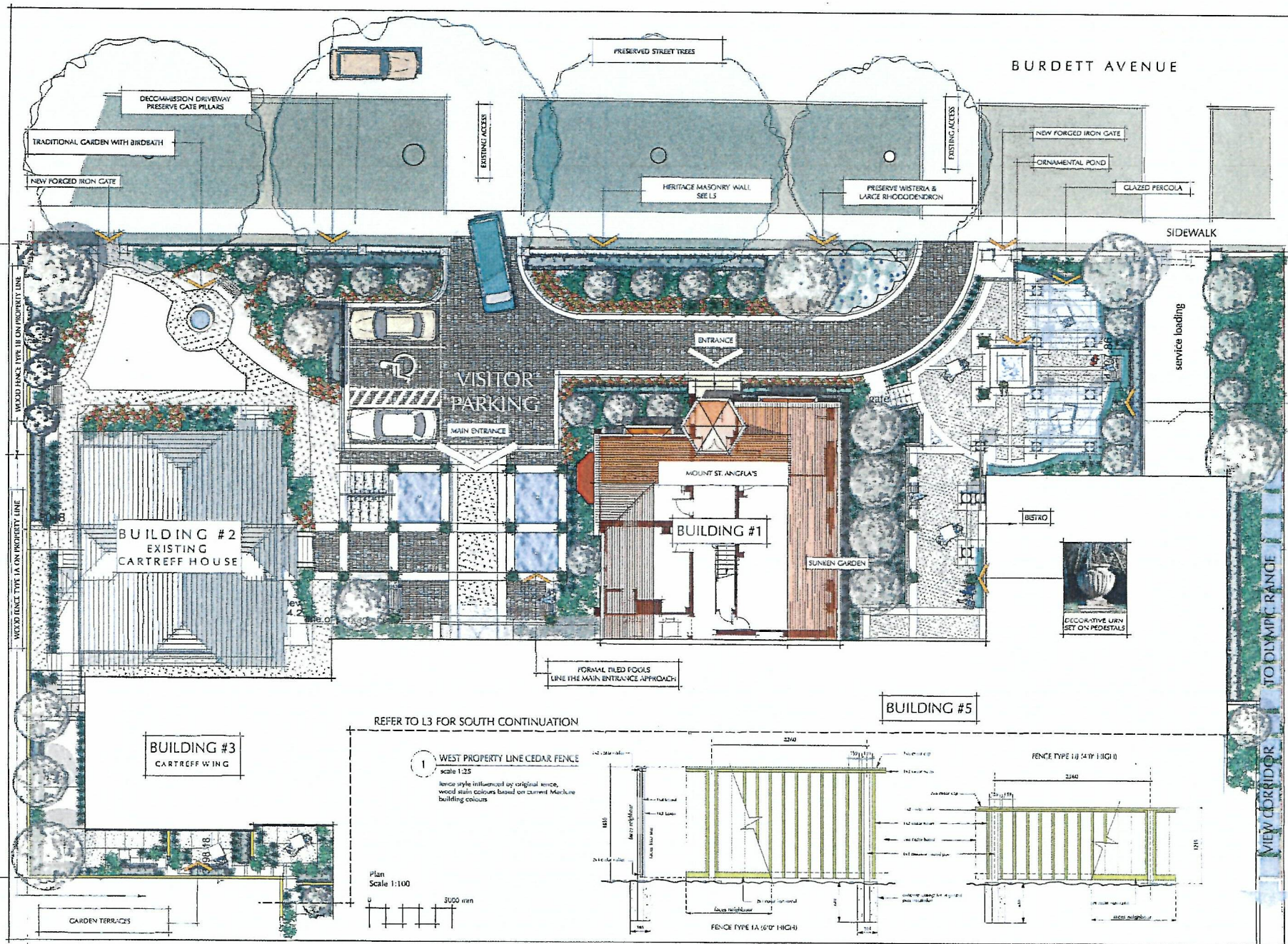
design@smallandrossell.com
www.smallandrossell.com

MOUNT ST. ANGELA
Source: Laying Out

DRAWING REVISIONS
REVISED 17 APRIL 2017
• CONTRACT NOTATION SCHEDULED
• TEMPORARY NOTATION - ADDED
REVISED 4 MARCH 2017
• TO REFLECT TO SIGNIFY ADOPTED DESIGN PANEL
• HERITAGE ADVISORY PANEL RECOMMENDATION
• VISIT GARDEN REPLACED WITH TRADITIONAL
GARDEN SPACE
• TRUST TREES ADDED
• ENTRANCE SPACE & WALKWAY FURNISHING REVISED
TO COORDINATE WITH ARCHITECTURAL
ALTERNATIVES
• EXISTING WALL PRESERVED IN COURTYARD
• ALTERNATIVE APPROACH TO COURTYARD GARDEN
• EXISTING ROCK OUTCROP PRESERVED
• PATIO GARDEN ADDED
• GREEN ROOFS TO LEVELS 3 & 6 ADDED
• UPPER PATIO TO BUILDING 4 ADDED
REVISED JANUARY 2016
• HERITAGE WALL ON BL MOUNT
• FRONTAGE IDENTIFIED FOR PRESERVATION
REVISED 18 NOVEMBER 2013
• PUBLIC WALKWAY DETAILED
SIGNED FOR REZONING & DP APPLICATION
2 NOVEMBER 2013

LANDSCAPE PLAN (OVERALL)	
SCALE 1: 200	JOB NO.
DATE PLOTTED	
DRAWN BY RJS	L1

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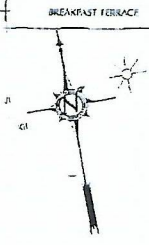


KEY & CECGO
ARCHITECTURE LTD.

1-24 Park Street, Victoria, BC Canada V8Y 1G8
phone 250 382 0882 fax 250 382 0812
email: kerry@keycecco.com

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3072 Waverley Road, Suite 504, Victoria
BC V8M 1K7
design@smallandrossell.com
www.smallandrossell.com



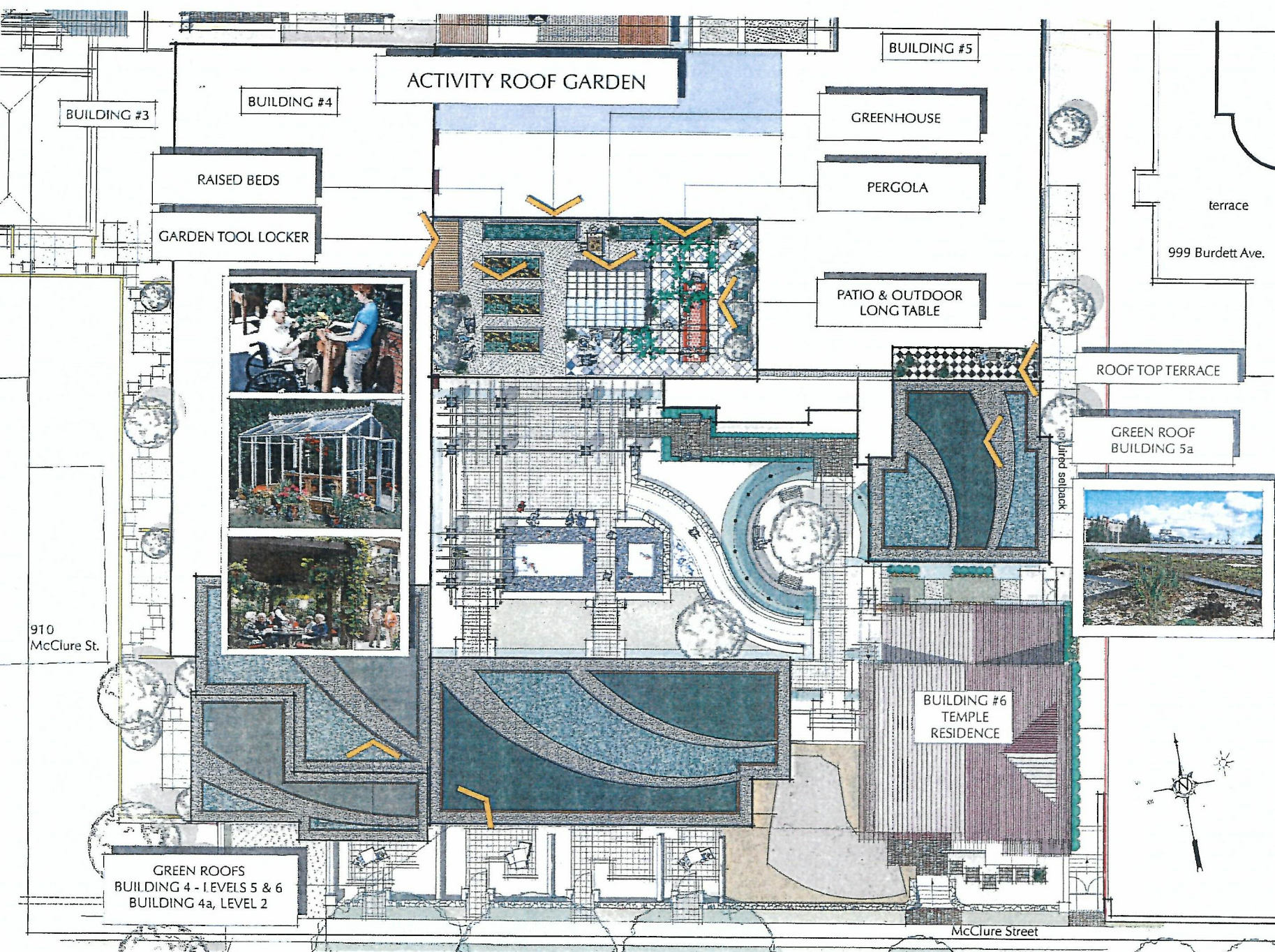
DRAWING REVISIONS
REVISION 27 APRIL 2017 - CARTRIDGE INNOVATION
CONTACTED
REVISION 9 MARCH 2017
TO REVISION TO JOINT ADVISORY DESIGN PANEL
+ HERITAGE FOR RENEWAL PANEL RECOMMENDATION
+ HERITAGE GARDEN REPLACED WITH TRADITIONAL
GARDEN SPACE
+ ENTRANCE SPACE & BREAKFAST TERRACE REVISION
TO COORDINATE WITH ARCHITECTURE +
REVISIONS
REVISION 6 APRIL 2016
WASTEWATER LINE FENCE DELETED
HERITAGE WALL POSTALS MODIFIED
REVISION - PLASTIC WALKWAY DUSTED
28 NOVEMBER 2015
REVISION FOR REVISION OF APPLICATION
3 NOVEMBER 2015

MOUNT ST. ANGELA

LANDSCAPE
PLAN
MAIN FLOOR LEVEL

SCALE 1:100
DATE PARTIAL
DRAWN BY JER
L2

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KEY & CO
ARCHITECTURE LTD.

1124 Port Street West, B.C. Canada V6C 2G4
Phone: 604 681-1111 Fax: 604 681-1112
Email: larry@keyandco.com

SMALL & ROSS
LANDSCAPE ARCHITECTS INC.

3012 Menzies Road, North, B.C. Canada
V5L 2A2
Phone: 250-642-4807
Email: design@smallandross.com
www.smallandross.com

terrace

999 Burdett Ave.

ROOF TOP TERRACE

GREEN ROOF
BUILDING 5a



BUILDING #6
TEMPLE
RESIDENCE

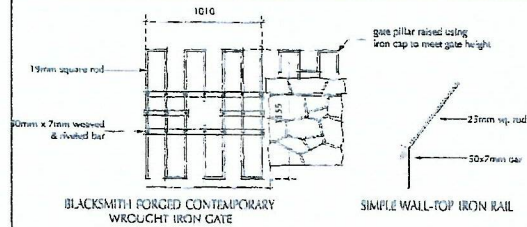
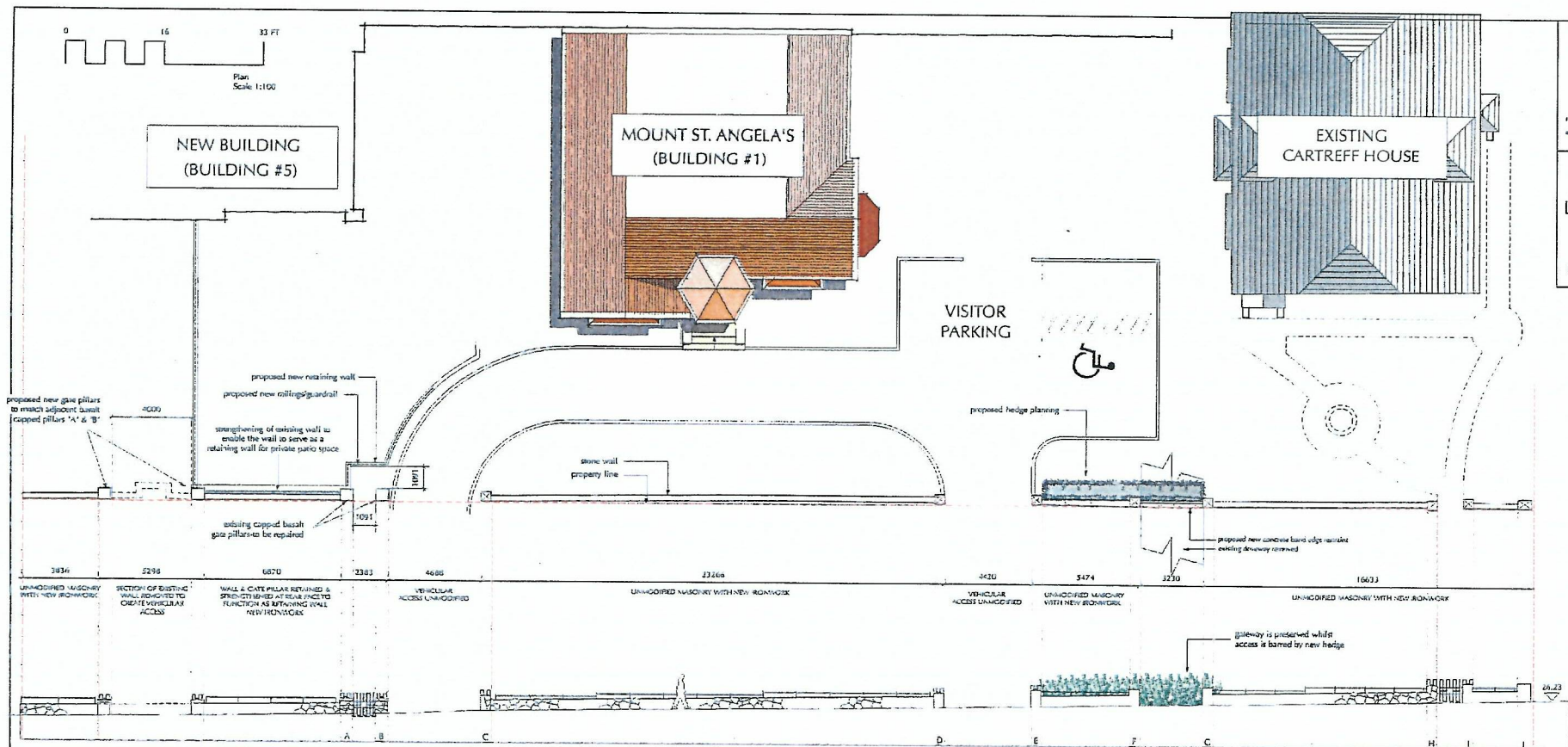
GREEN ROOFS
BUILDING 4 - LEVELS 5 & 6
BUILDING 4a, LEVEL 2

DRAWING REVISIONS
REVISED 27 APRIL 2017 - TEMPLE RESIDENCE
LOCATION CORRECTED
REVISED 9 MARCH 2017
* GREEN ROOFS ADDED TO BUILDING 4
LEVELS 5 AND 6
* ROOF TOP TERRACE ADDED
REVISED 28 NOVEMBER 2015
* P.L. & C. COMPANY DRAFTED
SHEED FOR RECORDING & OF APPLICATION
13 NOVEMBER 2015

SHEET TITLE
ACTIVITY
ROOF GARDEN
&
GREEN ROOFS

SCALE 1:100	JOB No.
DATE ISSUED APRIL 06, 2016	L4
DRAWN BY CDP	

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BASALT GATE PILLARS 'A' & 'B'



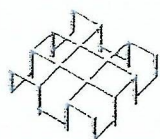
WHITE GRANITE PILLAR 'C'



WHITE GRANITE PILLAR 'F'



STONE PILLAR 'G'



CONCRETE MASS / REAR FACE OF WALL, TYPICAL



RANDOM STONE FACE OF WALL, TYPICAL



WHITE GRANITE PILLAR 'D'



WHITE GRANITE PILLAR 'B'



STONE GATE PILLARS 'H' & 'I'



STONE PILLAR 'J' AT WEST END

KEYE CECCO
ARCHITECTURE LTD.

1123 Fort Street Victoria, BC Canada V8W 2M8
office 250 360-0469 fax 250 360-0465
email: karye@keycecco.com

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

5012 monroe road, suite 100, victoria
t: 250-842-4947
design@smallandrossell.com
www.smallandrossell.com



DRAWING REVISIONS
REVISED 17 APRIL 2017
+ BUILDING 2, DRILLING COMMENCED
+ BUBBLE ADDED TO IDENTIFY HERB GARDEN
REPLACED WITH TRADITIONAL GARDEN SPACE

MOUNT ST. ANGELA

SHEET TITLE
PROPOSALS TO
ALTER HERITAGE
GARDEN WALL ON
BURDETT FRONTAGE

SCALE	1:100	200 mm
DATE PLOTTED	APRIL 08, 2016	
DRAWN BY	ajf	
		L5

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Burdett Avenue

KEAY & CECCHI
ARCHITECTURE LTD.

1124 Felix Street Victoria BC Canada V8P 3H4
 office 250 382-0829 fax 250 382-0453
 email: kerry@concreteculture.ca

MOUNT ST. ANGELA
 10000 Highway 100, Richmond, BC V6V 1A6

REPORT 31: ANGLES AS TREE RETENTION/REMOVAL, SCHED 6.4					
TREES ON SITE					
TREE#	DESCRIPTION	DRAIN IN FEET	CANOPY IN METERS	REASON FOR REMOVAL	REMARKS
TREE #1	DOGWOOD	9.24	8.0	REMOVAL	
TREE #2	TAXUS SPA. VIEW	10.1 X 4	5.0	REMOVAL	SOIL SINKED
TREE #3	SHEDY Oak	9.1	10.1	REMOVAL	SOIL SINKED
TREE #4	MAPLE	6.1	3.0	REMOVAL	SOIL SINKED
TREE #5	AMERICAN	0.56	3.0	REMOVAL	
TREE #6	PURPLE BAYUM	9.08	10.0	REMOVAL	
TREE #7	BIRCH	THRU 0.12 X 1	5.0	REMOVAL	SCALE DECAY
TREE #8	MAPLE	6.1	4.0	REMOVAL	SOIL SINKED
TREE #9	MAPLE	8.124	6.0	REMOVAL	SOIL SINKED
TREE #10	WALNUT	THRU 3.1 X 2	8.0	REMOVAL	SOIL SINKED
TREE #11	FRUIT	5.4	3.0	REMOVAL	SOIL SINKED
TREE #12	FRUIT	0.12	10.0	REMOVAL	SOIL SINKED
TREE #13	FRUIT	0.32	8.0	REMOVAL	
TREE #14	FRUIT	9.18	8.0	REMOVAL	IN DECLINE
TREE #15	CYPRESS	10.1 X 3	5.0	REMOVAL	
TREE #16	PHODODENDRON	8.16	5.0	REMOVAL	INVERTELY PLANNED
TREE #17	HOLY	10.1 X 3	5.0	REMAIN	
TREE #18	CHERRY	10.1 X 12 X 3	5.0	REMOVAL	
TREE #19	FRUIT	0.15	2.0	REMOVAL	
TREE #20	FRUIT	0.16	2.0	REMOVAL	
TREE #21	CYPRESS	10.1 X 3	5.0	REMOVAL	
MUNICIPAL TREES					
MUNICIPAL STREET					
TREE #21	CHERRY	8.0	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
TREE #22	SORBUS SPP. WHITEBARK	8.33	8.0	REMAIN	
TREE #23	CHERRY	0.1	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
TREE #24	CHERRY	0.2	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
BUNKIE STREET					
TREE #25	MAPLE	0.8	10.0	REMAIN	
TREE #26	MAPLE	1.9	21.2	REMAIN	
TREE #27	MAPLE	0.39	21.2	REMAIN	
TREE #28	MAPLE	0.94	12.1	REMAIN	
TREE #29	MAPLE	0.48	13.1	REMAIN	
TREE #30	MAPLE	0.41	13.1	REMAIN	LEFT A REMANT

McClure Street

EXHIBIT TITLE













TREE RETENTION /
REMOVAL PLAN

SCALE
1: 200

DATE PLOTTED

Printed by

L6

TREES			SHRUBS - MASSING		
					
Flowering dogwood	Japanese maple	Magnolia "Vulcan"	Hydrangea "Bluebird"	Hardy fuchsia	Azalea
SHRUBS - SPECIMEN			PERENNIALS / GROUND COVERS		
					
Red veined enkianthus	Witch-hazel	Mock orange blossom	Hardy geranium	Calla lily	Hosta

PLANT SCHEDULE, INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES				
ACER PALMATUM	JAPANESE MAPLES	#5 - #15 pots	50	SPRING / AUTUMN COLOUR
CORNUS KUSA "SATOMI"	PINK FL. DOGWOOD	40CM CALIPER		FLOWERS
CARPINUS BETULUS PASTIGIATA	HORNBEAM	50CM CALIPER		PLEACHED
MAGNOLIA VARIETIES	MAGNOLIA, EVERGREEN & DECIDUOUS	4/50CM CALIPER		FLOWERS
STYRAX JAPONICA	BELL FLOWER TREE	50CM CALIPER		FLOWERS
FRUIT TREES	"HERITAGE" VARIETIES	#5 - #10 pots	5	FRUIT / HERITAGE VALUE
BOULEVARD				
SPECIES AS REQUESTED BY CITY PARKS		50CM CALIPER	1	IN BOULEVARD
SHRUB PLANTING - TOTAL AREA 1163 SQ.M				
SPECIMEN SHRUBS - 110% - 115 sqm @ 9.3 / sqm = 35 plants				
ARBUTUS UNEDO "COMPACTA"	STRAWBERRY TREE	#5 - #15 pots	35	EVERGREEN / ORNAMENTAL
AZALEA VARIETIES	AZALEAS, DECIDUOUS & EVERGREEN			FRUIT
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			SPRING COLOUR
HAMELIS X INTERMEDIA	WITCHHAZEL			FLOWERS
HYDRANGEA VARIETIES	HYDRANGEAS			SPRING FLS / FRAGRANCE
PHILADELPHUS "BELLE ETOILE"	MOCK ORANGE BLOSSOM			FLOWERS
RHODODENDRON SPP.	RHODO VARIETIES			SUMMER FLS / FRAGRANCE
VIBURNUM X BODNANTENSE "DAWN"	WINTER FL. VIBURNUM			SPRING COLOUR / EVERGREEN
MASSING SHRUBS - 150% - 576 sqm @ 1.4 / sqm = 864 plants				
AZALEA	DWARF EVERGREEN AZALEA	#1 pots	864	COLOUR
BUXUS SEMPERVIRENS	BOX			DRUGHT RESISTANT
LAVANDULA ANGUSTIFOLIA "HIDCOTE"	ENGLISH LAVENDER			DRUGHT RESISTANT
LONICERA "MIGGY"	DWARF SHRUBBY HONEYSUCKLE			DRUGHT RESISTANT
ROSA VARIETIES	SHRUB ROSES			COLOUR / FRAGRANCE
SARCOCCOA RUSCIFOLIA	FRAGRANT WINTER BOX			FRAGRANCE / DRUGHT RESISTANT

PLANT SCHEDULE, INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PERENNIALS / GROUND COVERS (40% - 461 sqm @ 3.1 / sqm = 1383 plants)				
ARCTOSTAPHYLOS UVA URSI	KINKIDINK	#1 pots	1383	NATIVE SPP.
GERANIUM MACGROBIZUM	HARDY GERANIUM			DRUGHT RESISTANT
HOSTA VARIETIES	PLANTAIN LILY			FOLIAGE
LIGULARIA DENTATA	LIGULARIA			FOLIAGE
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
ZANTEDESCHIA AETHIOPICA	CALLA LILY			FLOWERS / FOLIAGE
GREEN ROOF 332 SQ.M				
SEDUM MATS TO COVER 332 SQ.M & PLANT PLUGS				
SEDUM MATS TO COVER 332 SQ.M & PLANT PLUGS		10cm POTS	100	EVERGREEN
PLANT PLUGS				
ALLIUM CERNUM	NODDING ONION	10cm		NATIVE BULB
CALAMAGROSTIS STRICTA	NARROW LEAVED REED GRASS	10cm		FOLIAGE
GERANIUM MACGROBIZUM	CRANESBILL	10cm		FOLIAGE
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	10cm		DRUGHT TOLERANT
KNIPHOFIA BORDER BALLEE	RED HOT POKER, DWARF	10cm		BIRD ATTRACTOR
LAVANDULA STOECHAS	SPANISH LAVENDER	10cm		DRUGHT TOLERANT
PENSTEMON FRUTICOSUS	BUSH PENSTEMON	10cm		DRUGHT TOLERANT
SEDUM SPECTABILE "AUTUMN JOY"	SEDUM SPECTABILE	10cm		AUTUMN INTEREST
STIPA TENISSINIA	MEXICAN FEATHER GRASS	10cm		FOLIAGE

1. PLANT SCHEDULES

PROPOSED PLANT SPECIES, SPACING, SIZE AND NUMBERS ARE A GUIDE TO THE PLANTING CONCEPT AND CHARACTER. THIS INFORMATION WILL BE CONFIRMED AT BUILDING PERMIT APPLICATION STAGE WHEN DETAILED PLANTING PLANS WILL BE PROVIDED.

2. LANDSCAPE STANDARDS

SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD. SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE CITY OF VICTORIA.

KEAY "CECCO"
ARCHITECTURE LTD.

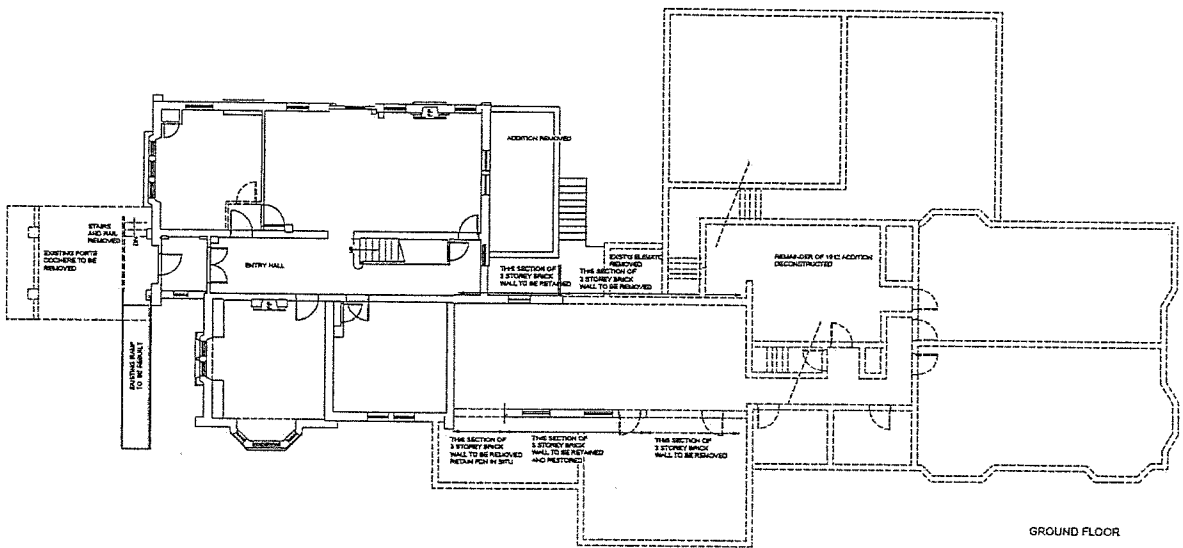
1124 Fort St. Victoria, BC Canada V8V 2M6
Phone: 250 382 3893 Fax: 250 382 0415

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.
3012 Munroe Road, Suite 100, Victoria, BC V8T 6P9
Tel: 250 442 6967
design@smallandrossell.com
www.smallandrossell.com

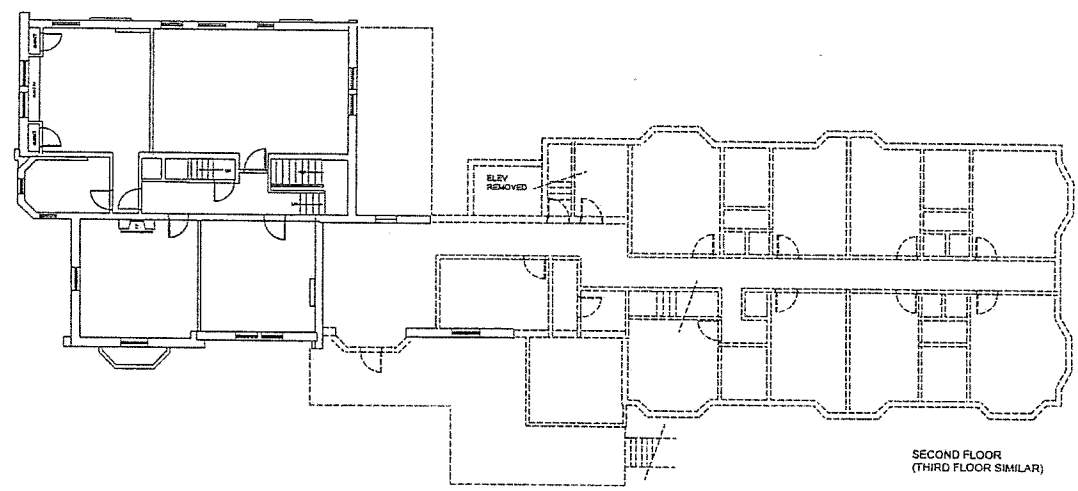
MOUNT ST. ANGELA

PLANT SCHEDULES
&
EXAMPLES

L7



GROUND FLOOR



SECOND FLOOR
(THIRD FLOOR SIMILAR)



DEMOLITION LEGEND & GENERAL NOTES

EXISTING WALLS - DRYWALL/PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DRYWALL/PLASTER
 WALLS TO BE REMOVED

- GENERAL NOTES:**
1. ALL WOOD PANEL DOORS, PRIMERS AND ALL HOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEARED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECTURAL INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
 2. REMOVE FANLIGHTS AND FANLIGHT LINES (SEE MECHANICAL DRAWINGS).
 3. REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER LOCAL ORDINANCE.
 4. CONFIRM CONDITION OF ELECTRICAL BRANCH WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REPORT TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 5. WINDOWS AND TRAIL TO BE REMOVED WITH CARE AND STORED FOR RE-USE.
 6. DEMOLISH WALLS, CEILING AND PARTIAL BRICKS FOR RE-USE.
 7. REMOVE ALL EXISTING FIXTURES AND PLUMBING (TO BE REPLACED WITH NEW).
 8. REMOVE ALL PLASTER/PORTLAND CEMENTS AND LIME WHERE APPLICABLE.
 9. REMOVE ALL CARPET, VINYL TILE, RUBBER BASE TRIM AND WINDOW COVERINGS.
 10. REMOVE AND STORE ANY EQUIPMENT, ARTIFACTS AS DIRECTED BY THE ARCHITECT.
 11. ADHER TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THESE DRAWINGS.
 12. PROTECT ALL OPENINGS CREATED AT THE CONTRACT DURING STRIP-OUT.
 13. PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT
 Mount St Angela
 913-829 Burdett Ave.
 Victoria B.C.

CLIENT
 MI Ventures
 &
 Norwood Group

ARCHITECT - CRP

keay
 architecture ltd.
 2nd Floor 1155 East Street Victoria B.C. V8W 2E6
 250.413.7007 / 250.413.7008
 email: keay@keay.ca

CONSULTANT

Arcata
 250.413.7007 / 250.413.7008
 email: arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PREP / REDESIGN SUBMISSION	SEP 2016	
2.	REV. MAP / REDESIGN SUBMISSION	NOV 2016	
3.	REV. AVERAGE GRADE CALC	NOV 16 16	
4.	REV. GATE AND GARAGE DOOR	JAN 17 17	
5.	REV. 1st FLOOR ELEVATIONS	NOV 16 16	
6.	REV. 1st FLOOR ELEVATIONS	FEB 17 17	
7.	REV. 1st FLOOR ELEVATIONS	NOV 2017	
8.	REV. 1st FLOOR ELEVATIONS	NOV 2017	

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COLLEGE RESTORATION DEMO PLANS

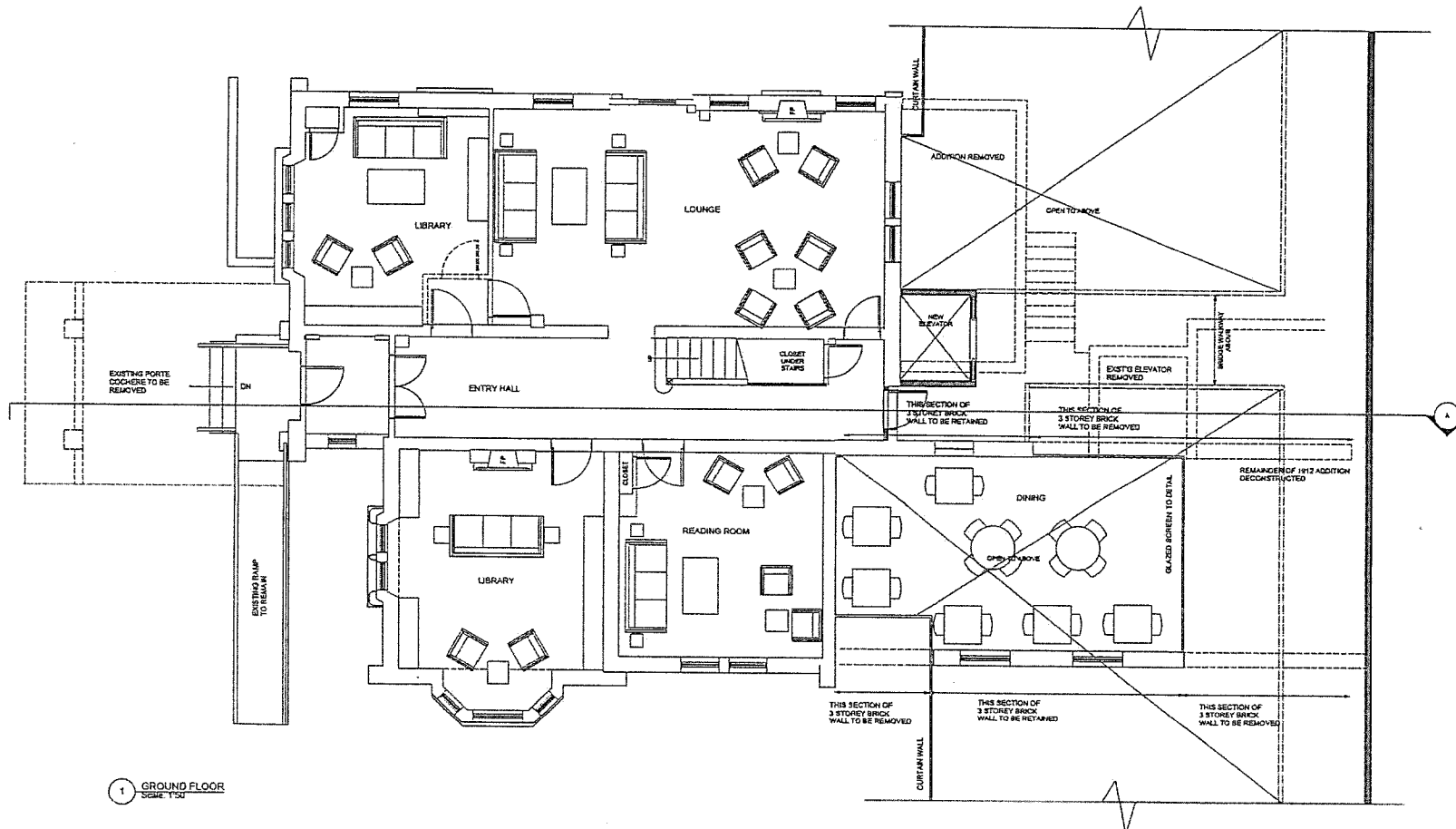
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 AS NOTED

DATE PLOTTED
 Oct 07 2016

Drawn by

Sheet No.
 1124 + 1410

M.A3.0



1 GROUND FLOOR
SCALE 1:50

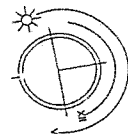
RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS
	EXISTING WALLS - STRIPPED FILLER WITH INSULATION
	EXISTING WALLS - STRIPPED FILLER WITH INSULATION, PLASTER BOTT. INSULATION TO THE EXISTING WALLS - FULL THICK BRICK / FRAME GLASS ELEVATION TO FILL
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STUDS
	NEW RATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL

	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD

GENERAL NOTES:

- WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION
- WINDOW RE-INSTALLED, REBUILT WINDOW AND FRAME, INSTALL INSULATION TO WALL THICKNESS AROUND WINDOW AND IN IN WALLS WHICH ARE REMAINING



PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - GRP

keay
architecture ltd.
2nd Floor 1024 P.O. Box 10000 Victoria, B.C. V8W 2H6
phone 250 362 1821 email keay@keayarchitects.com

CONSULTANT

Arcata
250-415-7307 / 250-415-7308
arcata@arcata.ca

COMMENTS

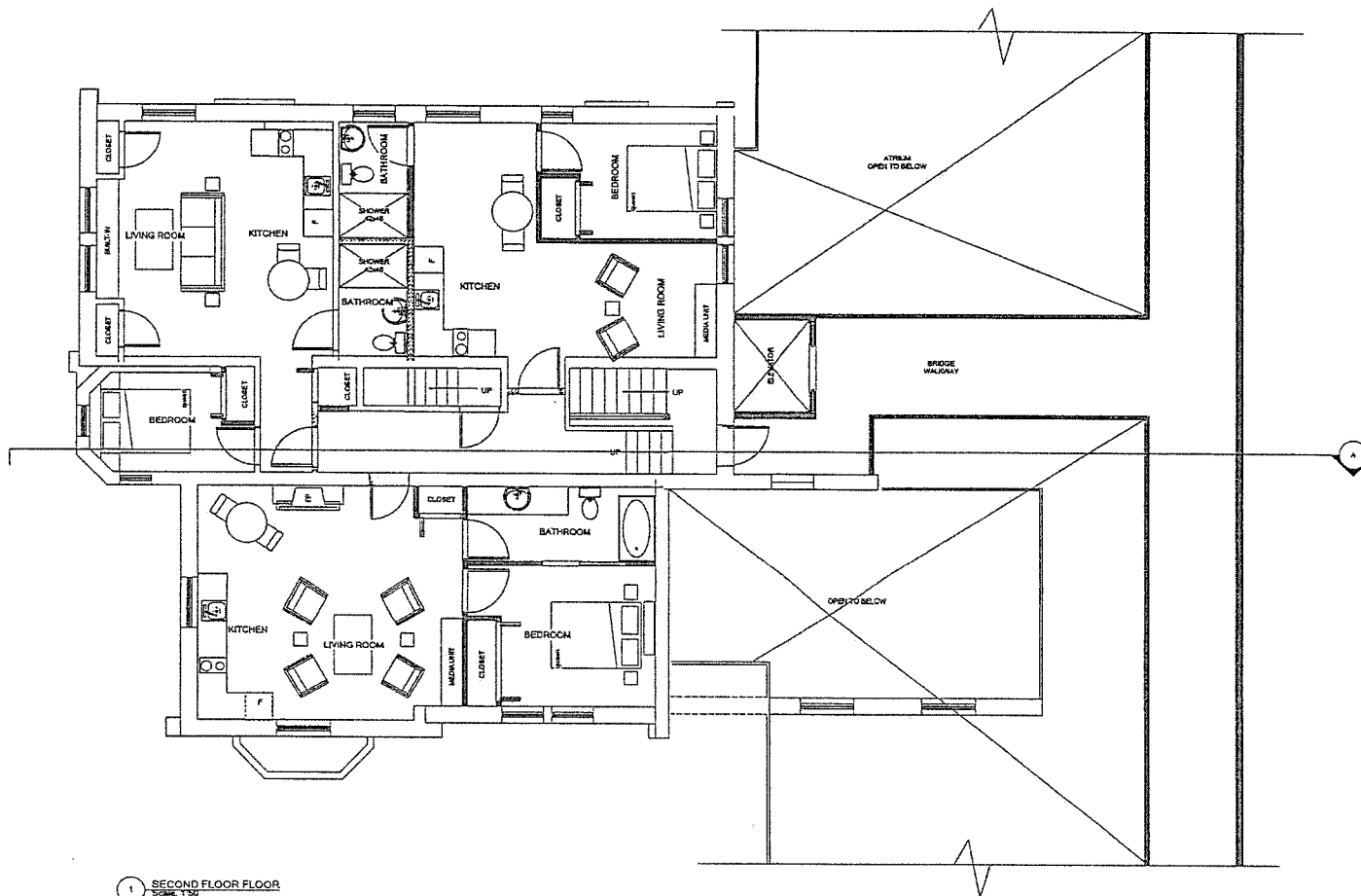
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3.	REV. AVERAGE GRADE CALC	MAY 2019	
4.	REV. GATE AND GARAGE DOOR	JULY 2019	
5.	REV. as per ACP comments	NOV 2019	
6.	REV. as per HAC ACP joint comments	DEC 2019	
7.	REV. as per staff comments	MAY 2020	
8.	REV. as per staff comments - parking	OCT 2020	

MOUNT ST. ANGELA
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SHEET TITLE
COLLEGE
RESTORATION
RENO PLANS

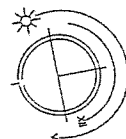
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DATE PLOTTED	OCT 07 2019		
DESIGNED BY			

M.A4.0



1 SECOND FLOOR FLOOR
SCALE: 1/8" = 1'-0"

RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED FILLER WITH INSULATION
	EXISTING WALLS - STRIPPED, NO STRIPPING, FILLER BATT INSULATION TO RISE
	EXISTING WALLS - FILL WITH SPRAY FOAM GLASS INSULATION TO RISE
	NEW CONCRETE FOUNDATION WALLS
	NEW PLATED WALL - EXISTING STUDS
	NEW PLATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION.	
2. WINDOW RE-INSTALLED, REBUILT WINDOW AND FRAME.	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING.	



PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
204 West 122nd Street, Victoria B.C. V8M 4K6
250.413.7007 / 250.413.7008
info@keyarchitecture.com

CONSULTANT
Arcata
250.413.7007 / 250.413.7008
info@arcata.ca / info@arcata.ca

COMMENTS	
NO.	DESCRIPTION
1.	TRIP / PRECLOSING SUBMISSION
2.	REV. HAP / PRECLOSING SUBMISSION
3.	REV. AVERAGE GARAGE CALC.
4.	REV. GATE AND GARAGE DOOR
5.	REV. as per ADP comments
6.	REV. as per ADP comments
7.	REV. as per ADP comments
8.	REV. as per ADP comments

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SHEET TITLE
COLLEGE
RESTORATION
RENO PLANS

SCALE
AS NOTED

JOB NO.
1124 - 1410

DATE PLOTTED
OCT 07 2019

DESIGNED BY
M.A.1

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

keay
 architecture ltd.
 204 Mac 1124 Ave 11 Street Victoria B.C. V8W 2K6
 phone 250 362 0823 email keay@keayarchitects.com

CONSULTANT
Arcata
 250-413-7307 / 1224 Macdougall St
 email: arcata@telus.net

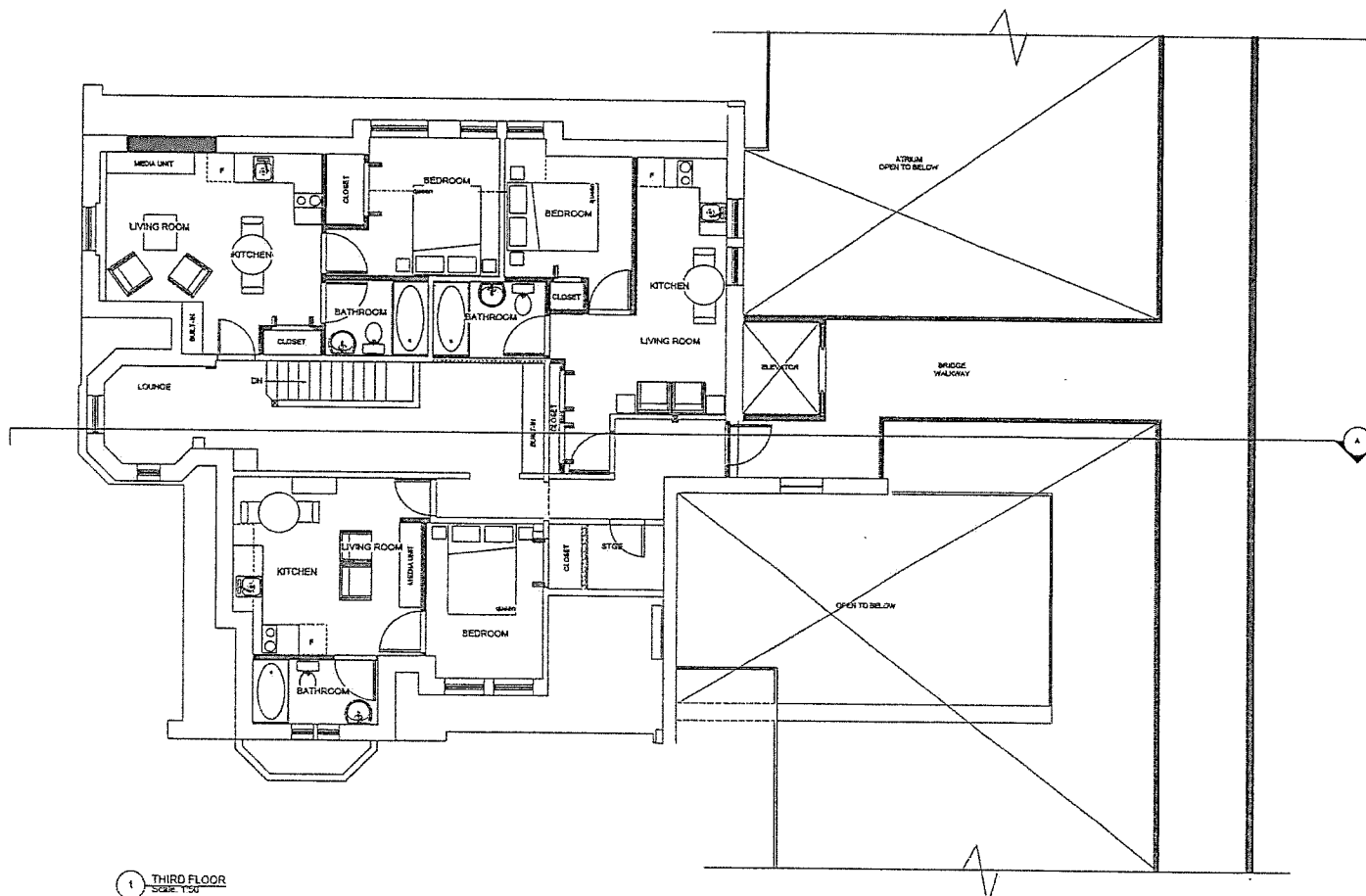
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4.	REV. GATE AND GARAGE DOOR	JAN 2011	
5.	REV. see per ACP comments	NOV 2010	
6.	REV. see per HACS ACP JUNE COMMENTS	FEB 2011	
7.	REV. see per ACP comments	JULY 2011	
8.	REV. see per ACP comments	OCT 2011	

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ASHEET TITLE

COLLEGE RESTORATION RENO PLANS	
SCALE AS NOTED	JOB NO. 1124-1410
DATE PLOTTED OCT 07 2010	
DRAWN BY	M.A.4.2

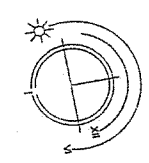


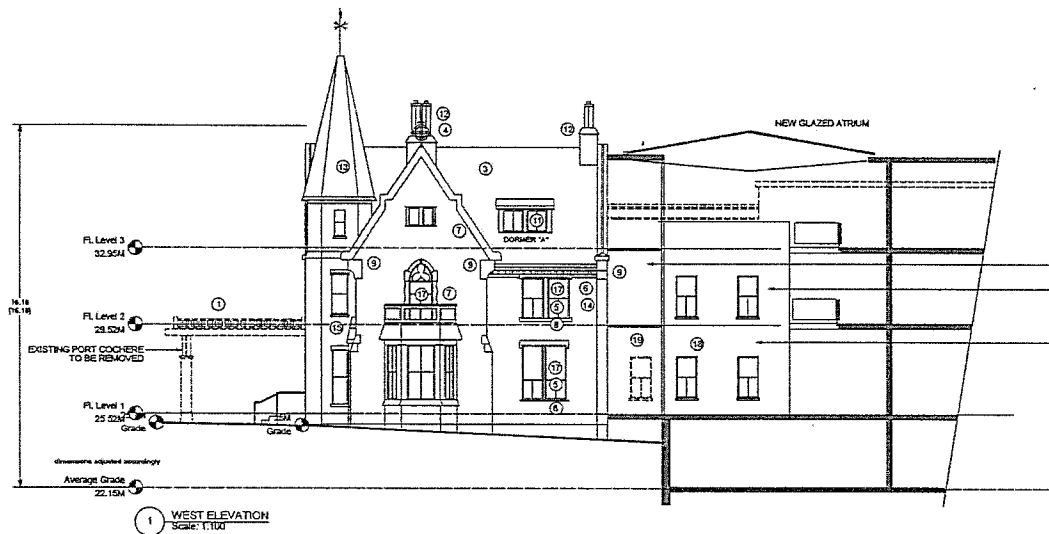
1 THIRD FLOOR
 SCALE: 1/32"

RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - REMOVED FILLER WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - STRIPPED, NO STRAPPING, FILLER BATT INSULATION TO R2		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FILL WITH SPRAY FRAME GLASS INSULATION TO R4		BULKHEAD
	NEW CONCRETE FOUNDATION WALLS		
	NEW PLASTER WALL - EXISTING STUDS		
	NEW PLASTER WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

GENERAL NOTES:
 1. WOOD FRAME DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION. WINDOW RE-ADJUSTED, REBUILT WINDOW AND FRAME. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN IS4 WALLS WHICH ARE REMOVED.

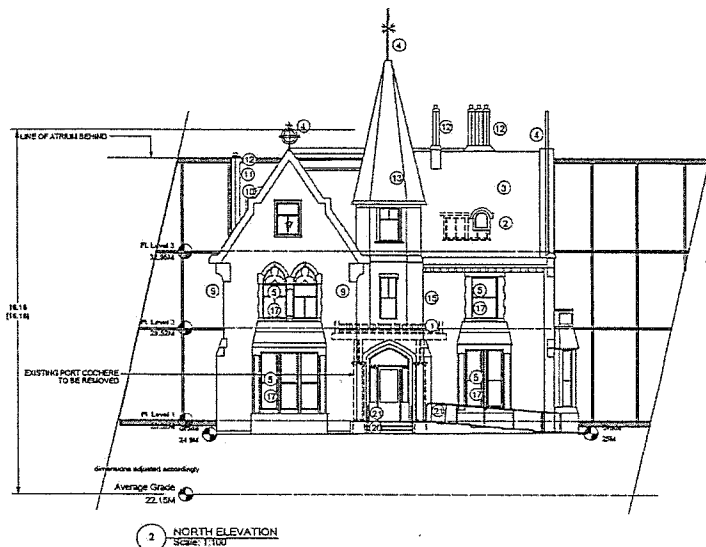




PART OF BRICK WALL TO BE REMOVED AND REPLACED WITH GLAZING

UPPER PORTION OF 1912 BRICK WALL TO REMAIN

LOWER PORTION OF ORIGINAL BRICK WALL TO REMAIN



ANSELIA COLLEGE

SCOPE OF EXTERIOR RESTORATION WORK:

1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
3. NEW PT CEDAR SHINGLE ROOF
4. RE AND RE SHEET METAL FINIALS AS REQUIRED
5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
6. REBUILD GUTTER AND RVL AS REQUIRED, TO MATCH ORIGINAL
7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
8. REPAIR MORTAR SILLS AND WINDOW SURROUNDS CONFIRM MORTAR AND PROCEDURES
9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS MAKE GOOD. FLASH JOINT AT BRICKWORK, FLASHING COLOR TO MATCH COATING, DO NOT REMOVE COATING
10. DORMER REMOVED, ROOF MADE GOOD
11. DORMER AND WINDOWS RESULT TO DETAIL
12. CHIMNEYS STABILIZED PER STRUCTURAL
13. RE AND RE SHINGLE ROOF ON TOWER
14. NEW 4" ROUND RVL THROUGHOUT
15. REMOVE METAL FIRE ESCAPE
16. DECONSTRUCT REAR ADDITION AND REAR STAIR
17. REBUILD WINDOWS AS REQUIRED, REPAINT
18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
20. NEW CAST CONC STAIRS
21. NEW STAINLESS STEEL HANDRAILS

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

keay
architecture ltd.
250-113-7307 / 524 McCure St
victoria bc v8t 1c2

CONSULTANT

Arcata
250-113-7307 / 524 McCure St
email: arcata@keay.net

COMMENTS

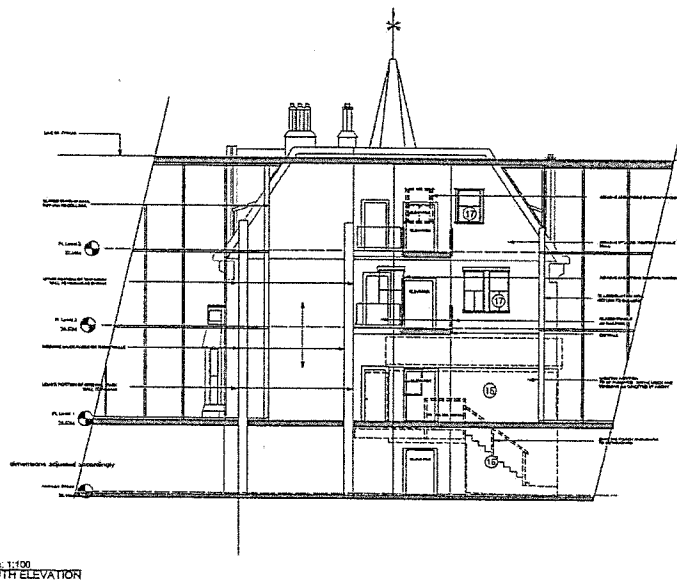
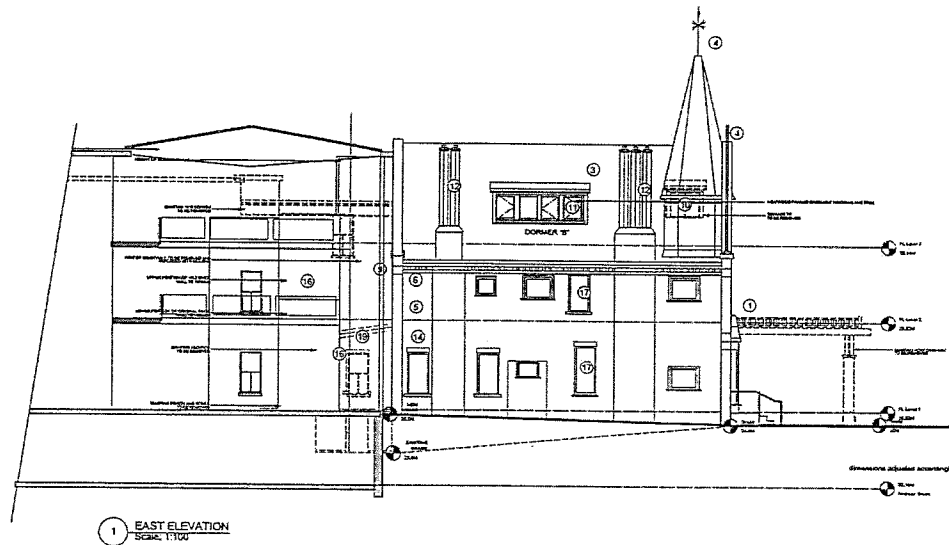
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2	REV. CLIP / REVISION SUBMISSION	NOV. 2018	
3	REV. AVERAGE GRADE CALC	NOV. 2018	
4	REV. GATE AND GARAGE DOOR	JAN. 2019	
5	REV. AS PER ADP COMMENTS	MAY. 2019	
6	REV. AS PER HADJADP JUNE COMMENTS	MAY. 2019	
7	REV. AS PER STAFF COMMENTS	MAY. 2019	
8	REV. AS PER STAFF COMMENTS - PARKING	OCT. 2019	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

**COLLEGE
RESTORATION
ELEVATIONS**

SCALE AS NOTED	DATE 11/24/2019
DATE PLOTTED OCT. 07 2019	
DRAWN BY	M.A5.0



- ANGELA COLLEGE
SCOPE OF EXTERIOR RESTORATION WORK
1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
 2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
 3. NEW PT CEDAR SHINGLE ROOF
 4. RE AND RE SHEET METAL FINIALS AS REQUIRED
 5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
 6. REBUILD GUTTER AND RYM AS REQUIRED, TO MATCH ORIGINAL
 7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
 8. REPAIR MORTAR BELLS AND WINDOW SURROUNDS
CONFIRM MORTAR AND PROCEDURES
 9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS
MADE GOOD. FLASH JOINT AT BRICKWORK, FLASHING COLOR TO
MATCH COATING. DO NOT REMOVE COATING
 10. DORMER REMOVED, ROOF MADE GOOD
 11. DORMER AND WINDOWS REBUILT TO DETAIL
 12. CHIMNEYS STABILIZED PER STRUCTURAL
 13. RE AND RE SHINGLE ROOF ON TOWER
 14. NEW 4" ROUND RYM THROUGHOUT
 15. REMOVE METAL FIRE ESCAPE
 16. DECONSTRUCT REAR ADDITION AND REAR STAIR
 17. REBUILD WINDOWS AS REQUIRED, REPAINT
 18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
 19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
 20. NEW CAST CONC STAIRS
 21. NEW STAINLESS STEEL HANDRAILS

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
252.413.7307 / 904 MACLEOD ST.
VICTORIA B.C. V8M 1S7

CONSULTANT

Arcata
252.413.7307 / 904 MACLEOD ST.
VICTORIA B.C. V8M 1S7

COMMENTS

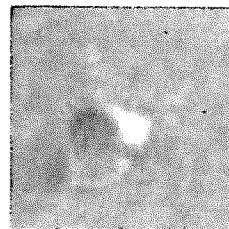
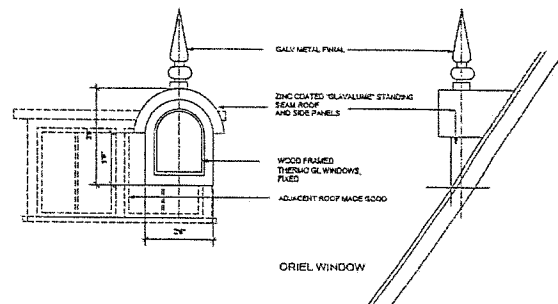
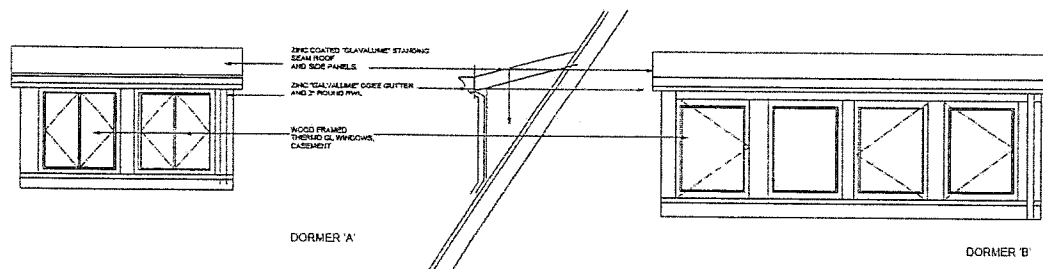
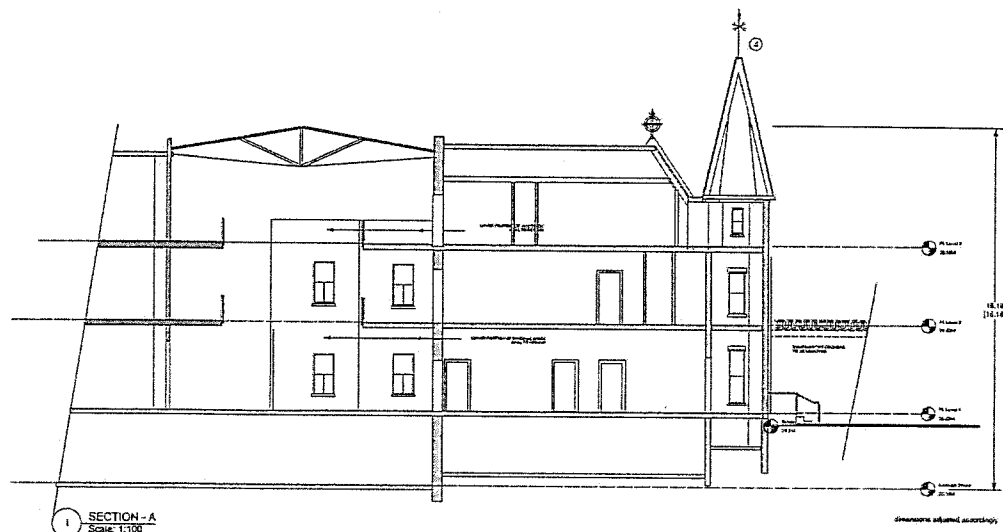
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4.	REV. GATE AND GARAGE DOOR	JULY. 2011	
5.	REV. as per ACP comments	NOV. 2011	
6.	REV. as per HAC ACP comments	FEB. 2011	
7.	REV. as per staff comments	MAY. 2011	
8.	REV. as per staff comments - parking	OCT. 2011	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
COLLEGE
RESTORATION
ELEVATIONS

SCALE
AS NOTED
DATE PLOTTED
OCT. 07. 2011
DRAWN BY

JOB NO.
1124 - 1410
M.A5.1



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Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

@Arcata
250.413.7307 / 524 Macdougall St.
478.011 arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PLAN / REVISIONS SUBMISSION	SEP 2019	
2.	REV. PLAN / REVISIONS SUBMISSION	SEP 2019	
3.	REV. AVERAGE GRADE CALC.	SEP 2019	
4.	REV. GATE AND GARAGE DOOR	JAN 2019	
5.	REV. as per ADP comments	NOV 2018	
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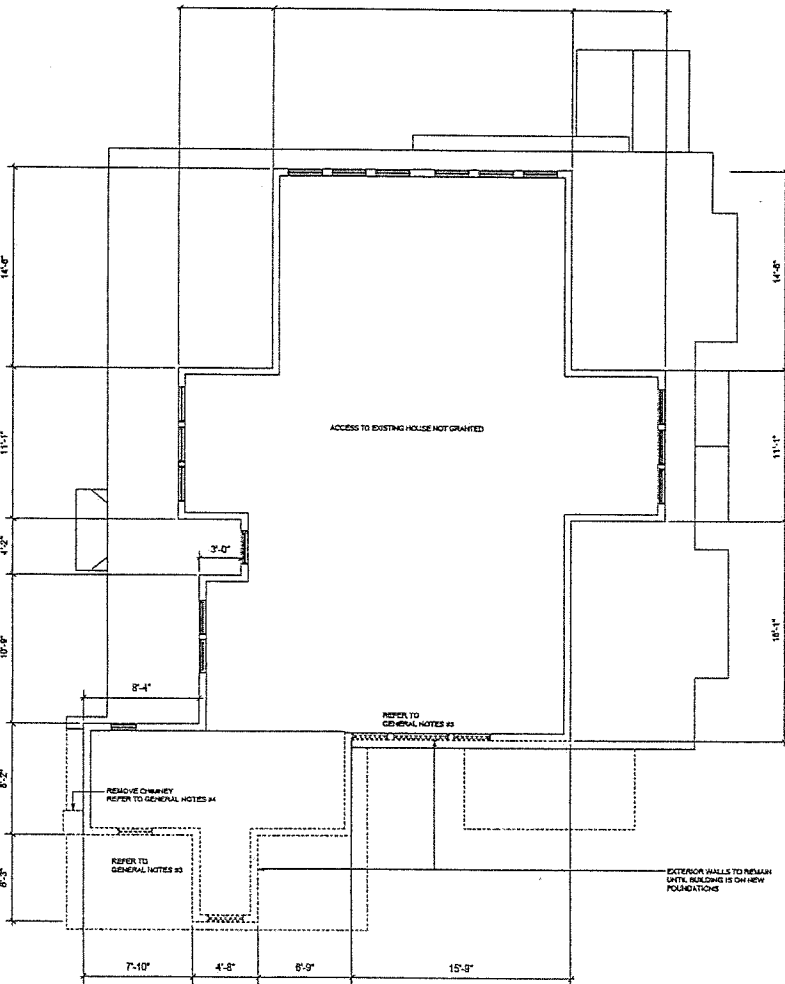
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

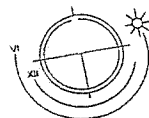
**COLLEGE
RESTORATION**

SECTIONS & DETAILS

SCALE	JOB No.
AS NOTED	1124-1410
DATE PLOTTED	
OCT 07 2019	
DRAWN BY	
	M.A6.0



1 SECOND LEVEL
SCALE 1/32"



DEMOLITION LEGEND & GENERAL NOTES

- [Solid Line] EXISTING WALLS - STRIP WALL PLASTER TO AGG.
 [Dashed Line] EXISTING WALLS - TO BE STRIPPED OF GYPSUM PLASTER
 [Dotted Line] WALLS TO BE REMOVED
 [Circle with X] REFER TO DOOR SCHEDULE

GENERAL NOTES:

1. ALL WOOD PANEL, DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
2. CONFIRM CONDITION OF ELECTRICAL, PLUMBING WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL TERMINALS AND SPECIFICATIONS.
3. WINDOWS AND TRIM IN EXISTING FOUNDATION WALL TO BE REMOVED WITH CARE AND STORED FOR RE-USE IN NEW FOUNDATIONS.

4. DEMOLISH CHIMNEY, CLIMB AND RETURN BRICKS FOR RE-USE. PRIOR TO DEMOLITION, CONFIRM WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MAINTAINED AND RECORDED. DO NOT DEMOLISH BRICK TO COMPLETION OF RECORDING.
5. REMOVE ALL EXISTING PICTURE AND PLUMBING TO BE REPLACED WITH NEW.
6. REMOVE ALL CORNER, TRIM, T.E.E., RUBBER BASE, TRIM AND WINDOW COORDINATES.
7. REMOVE AND STORE ANY COUNCILMENT ARTIFACTS AS DIRECTED BY THE ARCHITECT.
8. REFER TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH DOOR AND WINDOWS.
9. PROTECT ALL OWNERS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
10. PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key

architecture ltd.
2nd Floor 1122 Park Street Victoria, B.C. V8W 2R6
phone: 250.462.1003 email: info@keyarchitect.com

CONSULTANT

Arcata
250.413.7307 / 554 Macleod St.
email: arcata@arcata.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
2.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
3.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
4.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
5.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
6.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
7.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
8.	REV. PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	

MOUNT ST. ANGELA

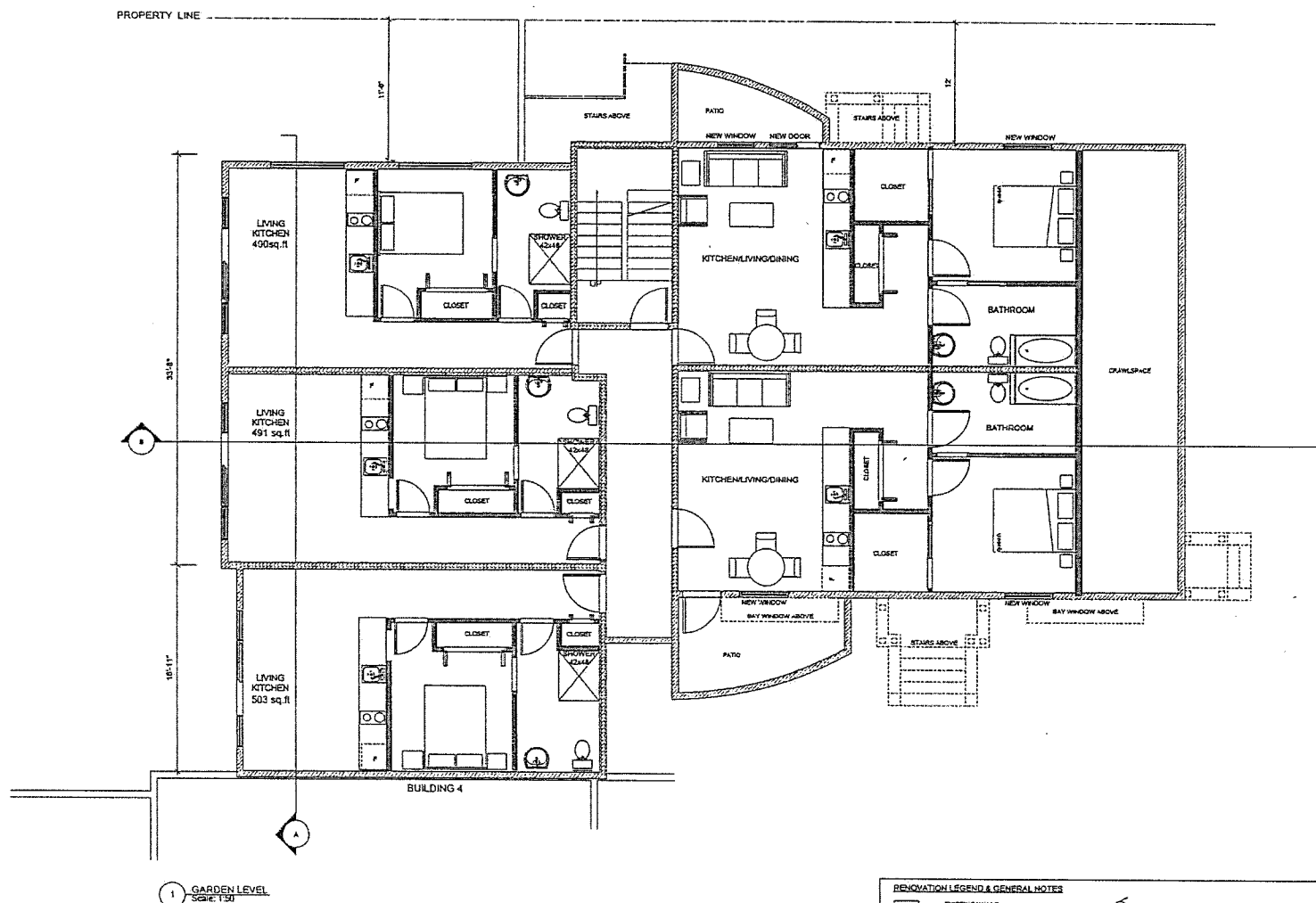
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION

DEMO PLANS

SCALE	AS NOTED	JOB No.	1124 - 1210
DATE PLOTTED	Oct. 07 2019		
Drawn by			

C.A3.1



PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - GRP

key

architecture ltd.
240 West 122nd Street, Victoria, B.C. V8P 1P1
250.413.7307 / 250.413.7307
www.keyarchitecture.com

CONSULTANT

Arcata
250.413.7307 / 250.413.7307
www.arcata.ca / info@arcata.ca

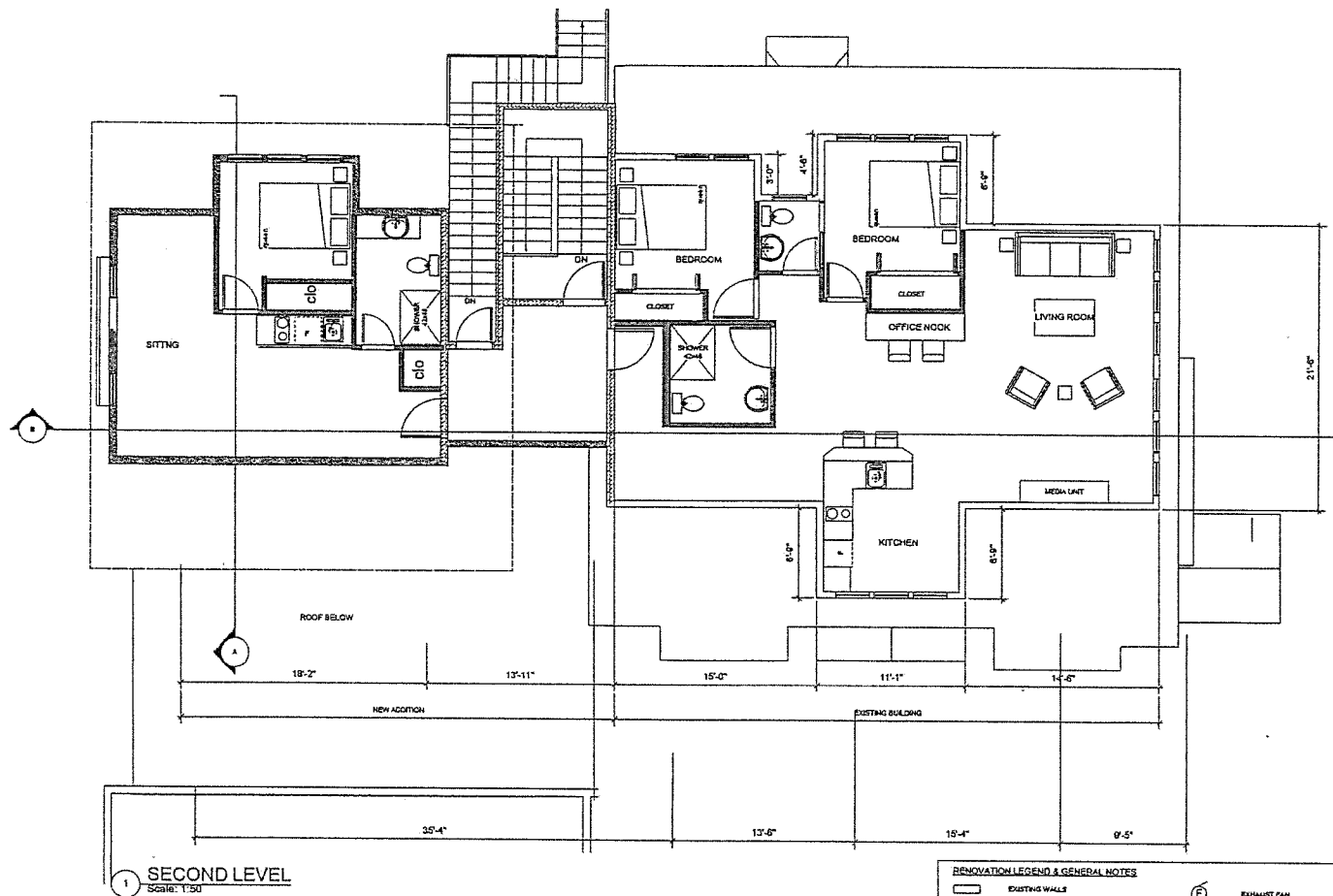
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2.	REV. HART / REVISIONS SUBMISSION	SEP. 2019	
3.	REV. AVERAGE GRADE CALC	SEP. 2019	
4.	REV. GATE AND GARAGE DOOR	SEP. 2019	
5.	REV. as per ACP comments	NOV. 2019	
6.	REV. as per HART / ACP comments	DEC. 2019	
7.	REV. as per HART comments	NOV. 2019	
8.	REV. as per HART comments - parking	OCT. 2019	

MOUNT ST. ANGELA
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PROJECT
CARTREFF RESIDENCE
RESTORATION
LOWER FLOOR PLAN

SCALE
AS SHOWN
DATE PLOTTED
Oct. 07 2019
DRAWN BY
C.A4.0



RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION TO R15
	EXISTING WALLS - FULL WITH SPRAY FOAM GLASS INSULATION TO R11
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STYLE
	NEW RATED WALL - NEW FRAMED WALL
	NEW WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
2. WINDOW PANELS INSTALLED, REMOVE WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 3/4" WALLS WHICH ARE REMAINING	

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

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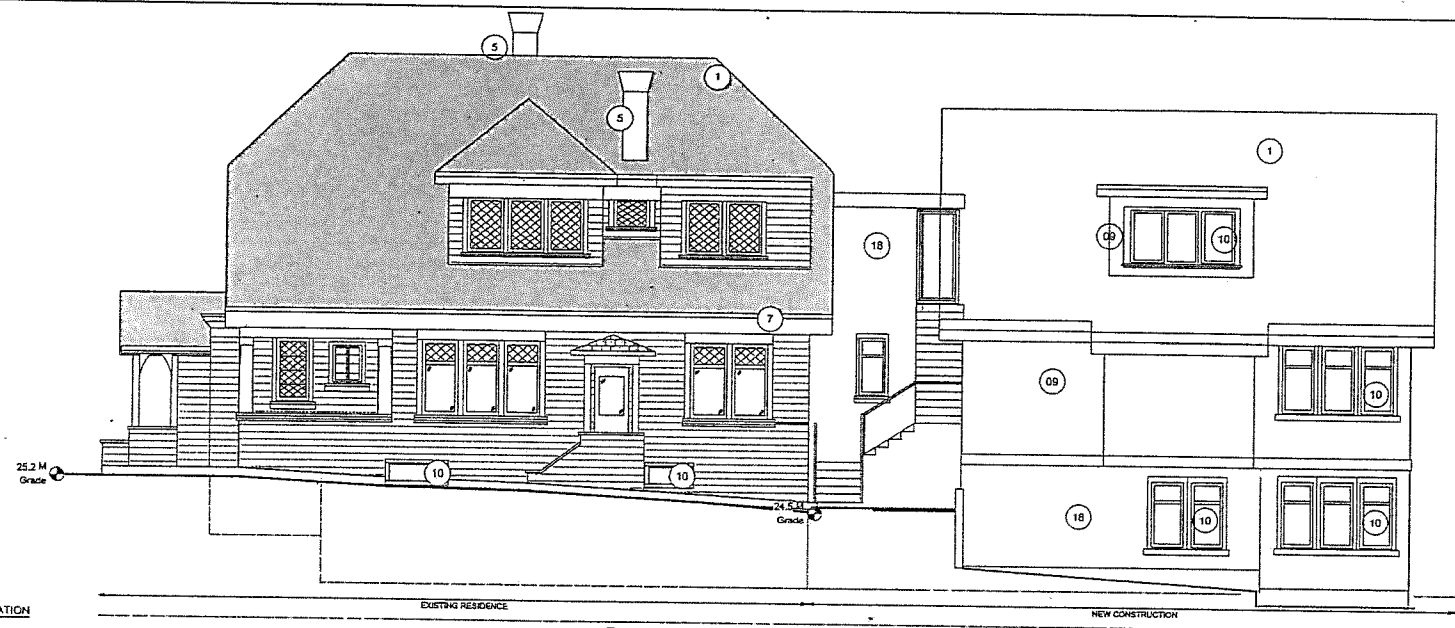
keay
architecture ltd.
250.413.7307 / 554 McCune St.
email: keay@keayarchitects.com

CONSULTANT
Arcata
250.413.7307 / 554 McCune St.
email: arcata@keayarchitects.com

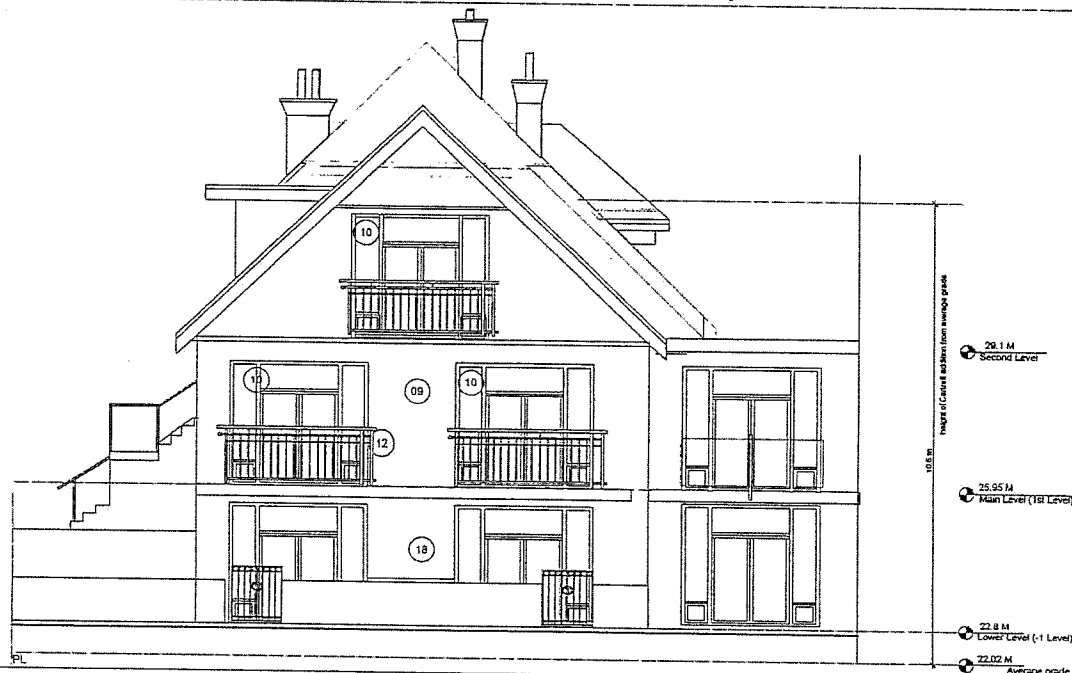
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3.	REV. AS PER ARCHITECT'S INSTRUCTIONS
4.	REV. AS PER ARCHITECT'S INSTRUCTIONS
5.	REV. AS PER ARCHITECT'S INSTRUCTIONS
6.	REV. AS PER ARCHITECT'S INSTRUCTIONS
7.	REV. AS PER ARCHITECT'S INSTRUCTIONS
8.	REV. AS PER ARCHITECT'S INSTRUCTIONS

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE CARTREFF RESIDENCE RESTORATION UPPER FLOOR PLAN	
SCALE AS NOTED	DATE 1/12/10
DATE PLOTTED OCT. 07 2010	DESIGNED BY C.A.4.2



WEST ELEVATION
SCALE 1/32



SOUTH ELEVATION
SCALE 1/32

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIRE/CLASH SHINGLE ROOF
2. RE AND RE CEDAR WALL SHINGLES, PAINTED
3. RE AND RE WOOD TRIM, PAINTED
4. REPAIR WOOD FRAME WINDOWS AS REQUIRED, REPAIR
5. CHIMNEYS RECONSTRUCTED
6. NEW TORCH ON MEMBRANE ROOF
7. NEW ALU GUTTERS ON ROUND RAIL
8. EXTEND EXISTING TOWER AS SHOWN TO ACCOMMODATE CUT STAIR. SHINGLE FINISH TO MATCH
9. STUCCO, PEBBLE DASH FINISH. COLOR TO SPEC
10. WOOD FRAME THERMO GL WINDOWS, PAINTED
11. ALUMINUM FRAMED THERMO GL WINDOWS, PAINTED
12. ALUMINUM PICKETS AND RAIL FOR BALCONY
13. BRICK WALL ON ALUMINUM GATE, PAINTED
14. TYPICAL LIMESTONE PANELS
15. METAL FLASHING, BAKED ENAMEL FINISH
16. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
17. STONE VENEER - SANDSTONE - BUFF COLOUR - HONED FINISH
18. BRICK VENEER (BROWN COLOUR)

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key

architecture ltd.
240 West 121st Street Victoria B.C. V8W 2K8
Phone: 250-367-1111 Fax: 250-367-1112

CONSULTANT

Arcata
250.413.7307 / 504 LACROIX BL
email: arcata@telus.net

COMMENTS

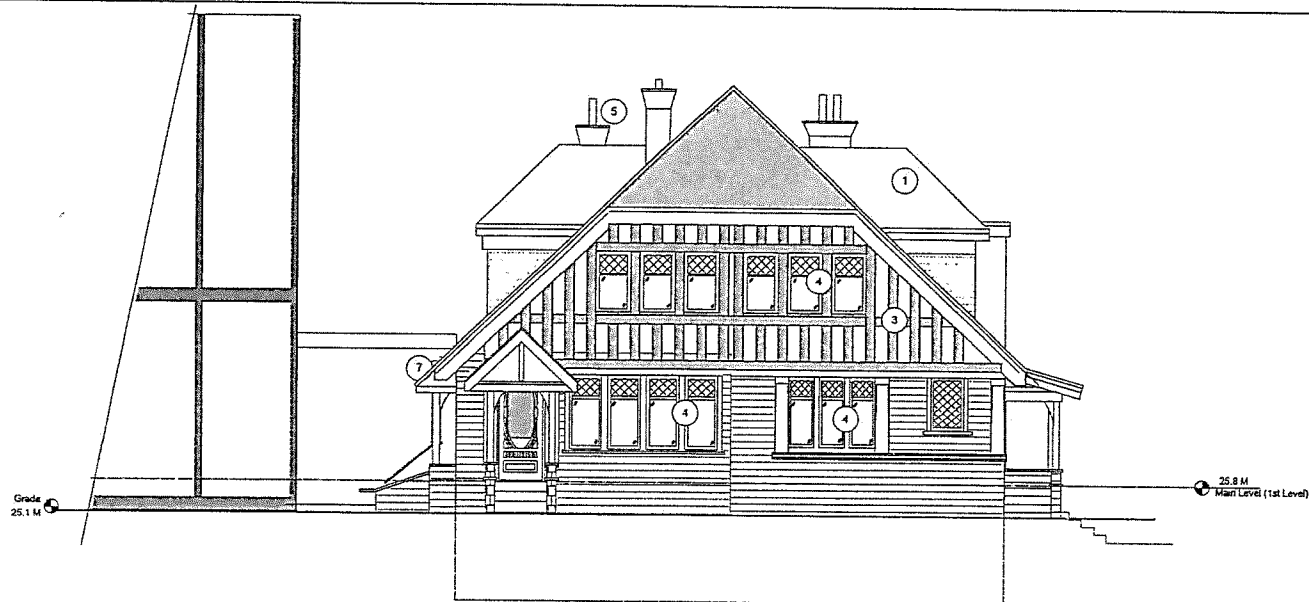
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2.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
3.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
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5.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
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7.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
8.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	

MOUNT ST. ANGELA
Senior Living. Redefined.

PROJECT TITLE
CARTREFF RESIDENCE
RESTORATION

ELEVATIONS

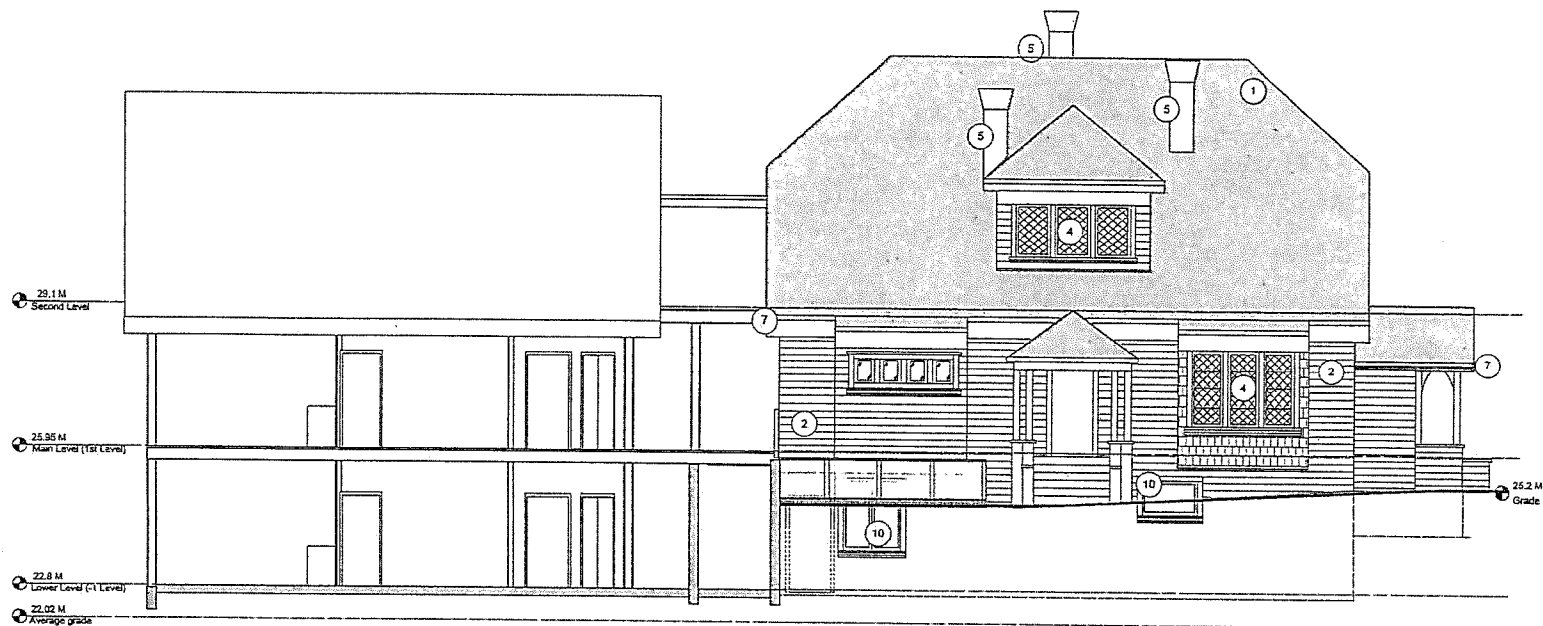
NO. 1	AS NOTED	JOB NO.	1124 - 1410
DATE NOTED	Oct. 07 2018		
DESIGNED BY			C.A.5.0



NORTH ELEVATION
SCALE: 1:50

22.02 M
Average grade

FINISH SCHEDULE	
SCOPE OF EXTERIOR RESTORATION WORK	
1. FIBREGLASS SHINGLE ROOF	
2. RE-AND RE CEDAR WALL SHINGLES, PAINTED	
3. RE-AND RE WOOD TRIM, PAINTED	
4. REPAIR WOOD FRAME WINDOWS AS REQUIRED, REPAIR	
5. CHIMNEYS RECONSTRUCTED	
6. NEW TORCH ON MEMBRANE ROOF	
7. NEW ALU GUTTERS C/W ROUND RVL	
8. EXTEND EXISTING TOWER AS SHOWN TO ACCOMMODATE EXIT STAIR. SHINGLE FINISH TO MATCH	
9. STUCCO, PEBBLE DASH FINISH, COLOR TO SPEC	
10. WOOD FRAME THERMO GL WINDOWS, PAINTED	
11. ALUMINUM FRAMED THERMO GL WINDOWS, PAINTED	
12. ALUMINUM PICKETS AND RAIL FOR JULIETTE BALCONY	
13. BRICK WALL C/W ALUMINUM GATE, PAINTED	
14. TYPICAL LIMESTONE PANELS	
15. METAL FLASHING, BAKED ENAMEL FINISH	
16. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS	
17. STONE VENEER - SANDSTONE - BUFF COLOUR - HONEYFINISH	
18. BRICK VENEER (BROWN COLOUR)	



EAST ELEVATION
SCALE: 1:50

22.8 M
Lower Level (-1 Level)
22.02 M
Average grade

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

Arcata
250.413.7307 / 324 McCune St.
email: arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	HAP / REVISION SUBMISSION	SEP 2013	
2.	REV: HAP / REVISION SUBMISSION	APR 2014	
3.	REV: AVERAGE GRADE CALC	SEPT 2014	
4.	REV: GATE AND GARAGE DOOR	APR 2015	
5.	REV: as per RCP windows	NOV 2016	
6.	REV: as per HAD HAD RCP windows	NOV 2017	
7.	REV: as per HAD HAD RCP windows	NOV 2017	
8.	REV: as per HAD HAD RCP windows	NOV 2017	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION
ELEVATIONS

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
DESIGNED BY	C.A.5.1



1 SECTION - A
Scale: 1/50



2 SECTION - B
Scale: 1/50

PROJECT

Mount St. Angela
913-929 Burdett Ave.
Victoria B.C.

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&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
250-413-7307 / 824 McCune St.
V6B 2K1

CONSULTANT

Arcata
250-413-7307 / 824 McCune St.
V6B 2K1

COMMENTS

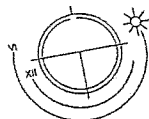
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1.	HAP / REZONING SUBMISSION	SEP. 2010	
2.	REV. HAP / REZONING SUBMISSION	APR. 2011	
3.	REV. AVERAGE GRADE CALC.	MAY 10/11	
4.	REV. GATE AND GARAGE DOOR	JULY 8/11	
5.	REV. as per ADP comments	NOV. 08/11	
6.	REV. as per HAC ADP joint comments	FEB. 21/12	
7.	REV. as per staff comments	MAY 22/12	
8.	REV. as per staff comments - parking	OCT. 07/12	

MOUNT ST. ANGELA
Senior Living. Redefined.

PROJECT TITLE
CARTREFF RESIDENCE
RESTORATION

SECTIONS

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT. 07 2012	
DESIGNED BY	C.A6.0



DEVOLUTION LEGEND & GENERAL NOTES

- GENERAL NOTES:

- ALL WOOD PANELS, DOORS, FRAMES AND SILLINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, PLANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECTS INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
2. REMOVAL OF ALL ELECTRICAL AND DATA CABLES, REMOVED WITH THE ELECTRICIAN CONSULTANT TO REFERT TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
3. REMOVAL OF ALL MECHANICAL, PLUMBING AND MECHANICAL TO BE REMOVED WITH CARE AND STORED FOR REUSE IN NEW BUILDINGS.
- DISMANTLE CHIMNEYS, PREPARE TO Dismantling, comply with ARCHITECT METALLOID OF SCRAPFOLD SO THAT EXISTING CHIMNEY CAN BE RE-USED AND RECOVERED
- DO NOT DISMANTLE PRIOR TO COMPLETION OF RECOVERIES
4. REMOVE ALL GLASS FROM DOORS AND WINDOWS (TO BE RE-USED WITH NEW) AND REMOVE ALL CEMENT, VINYL TILE, RUBBER BASE TILE AND WINDOW COVERSINGS
5. REMOVE ALL MECHANICAL, PLUMBING AND MECHANICAL TO BE REMOVED WITH CARE AND STORED FOR REUSE IN NEW BUILDINGS.
6. REFER TO THE SPECIFICATIONS, TO BE USED IN CONNECTION WITH THESE DRAWINGS.
7. REMOVE ALL MECHANICAL, PLUMBING AND MECHANICAL TO BE REMOVED WITH CARE AND STORED FOR REUSE IN NEW BUILDINGS.
8. PROVIDE SECURITY, TO BE USED IN CONNECTION WITH THESE DRAWINGS.

5. DISMANTLE CHIMNEY. PRIOR TO DISMANTLING, CONFORM WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECORDED.
6. EXCAVATE CHIMNEY TO FOUNDATION.
7. REMOVE ALL EXISTING FIXTURES AND PLUMBING (TO BE REPLACED WITH NEW).
8. REMOVE ALL CARPET, VINYL, TILE, RUBBER BASE TRIM AND WINDOW COVERINGS.
9. REMOVE AND STORE ANY EQUIPMENT, ARTIFACTS AS DIRECTED BY THE ARCHITECT.
10. DO NOT USE ANY EQUIPMENT OR TOOLS IN EXCAVATION WITHOUT THESE DRAWINGS.
11. PROTECT ALL OPENINGS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
12. PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
2nd Floor 1124 West Street Victoria, B.C. V8W 2G8
phone 780 367 3373

CONSULTANT

@Arcata
250.413.7367 / 924 McCure St.
email: arcata@tcfus.net

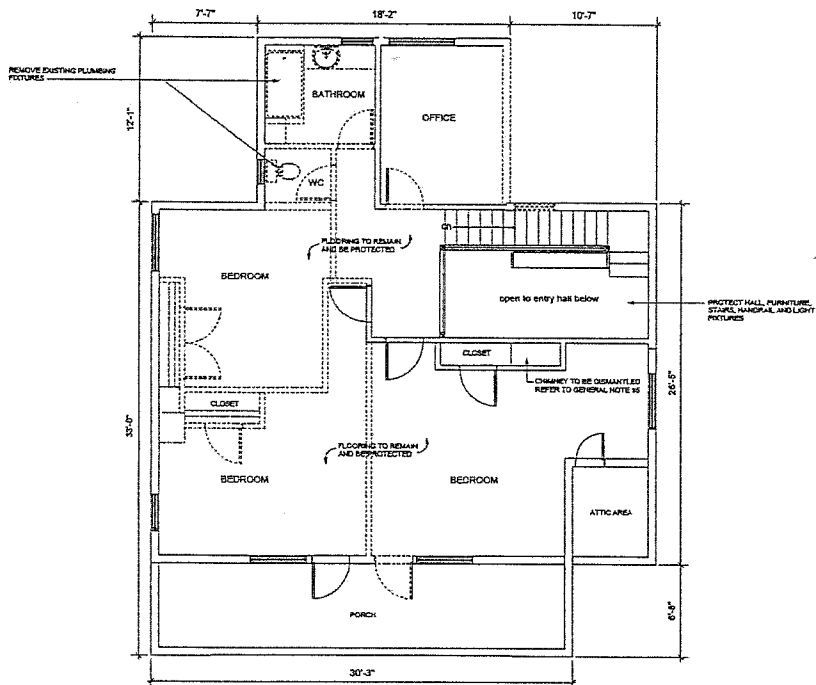
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SL	DESCRIPTION	DATE
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2.	REV. HAP / PREZONING SUBMISSION	APR 2011
3.	REV-LIVERAGE GRADE CALC	JULY 2011
4.	REV-GATE AND GARAGE DOOR	JULY 2011
5.	REV-as per ACP comments	NOV. 2011
6.	REV-as per HAC (ACP) JWH comments	FEEL2012
7.	REV-as per staff comments	NOV 2012
8.	REV-as per staff comments - parking	OCT 2013

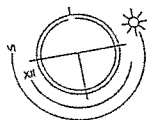
MOUNT ST. ANGELA
Senior Living. Redefined.

TEMPLE RESIDENCE
RESTORATION
DEMO PLANS

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	T.A3.0
DRAWN BY	



1 SECOND LEVEL
SCALE: 1/8" = 1'-0"



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DEMOLITION PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DEMOLITION PLASTER
 WALLS TO BE REMOVED
 REFER TO DOOR SCHEDULE

GENERAL NOTES

- ALL WOOD PANEL DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
- REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER ELECTRICAL SCHEDULES.
- COOPERATION OF ALL ELECTRICAL BRANCH WORKING WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- REMOVE AND DISPOSE OF ALL EXISTING FLOORING AND FLOORING MATERIALS AND STORED FOR REUSE IN NEW FOUNDATIONS.
- DEMOLITION CHAIRS, PRIOR TO DEMOLITION, COOPERATION WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECORDED.
- REMOVE ALL EXISTING FLOORING AND FLOORING TO BE REPLACED WITH NEW.
- REMOVE ALL CARPET, VINYL, TILE, RUBBER BASE, TRIM AND WINDOW COVERINGS.
- REMOVE AND STORE ANY EQUIPMENT, ATTACHMENTS AS DIRECTED BY THE ARCHITECT PRIOR TO THE DISPOSITION TO BE USED IN CONNECTION WITH THESE DRAWINGS.
- PROTECT ALL OPENINGS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
- PROVIDE SECURITY TO OWNERS' SPECIFICATION.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.

220-413.7307 / 924 VICTORIA ST.
email: arcata@key.net

CONSULTANT

Arcata

220-413.7307 / 924 VICTORIA ST.
email: arcata@key.net

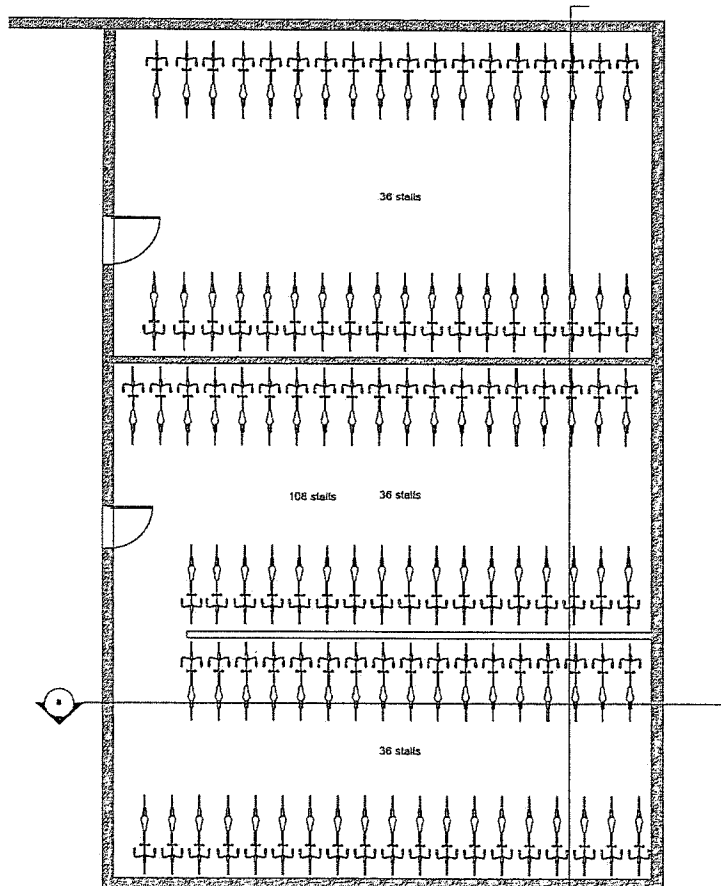
COMMENTS

#	REVISION	DATE	BY
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2	HAP / HAP / REVISION SUBMISSION	SEP 2012	
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4	HAP / HAP / REVISION SUBMISSION	SEP 2012	
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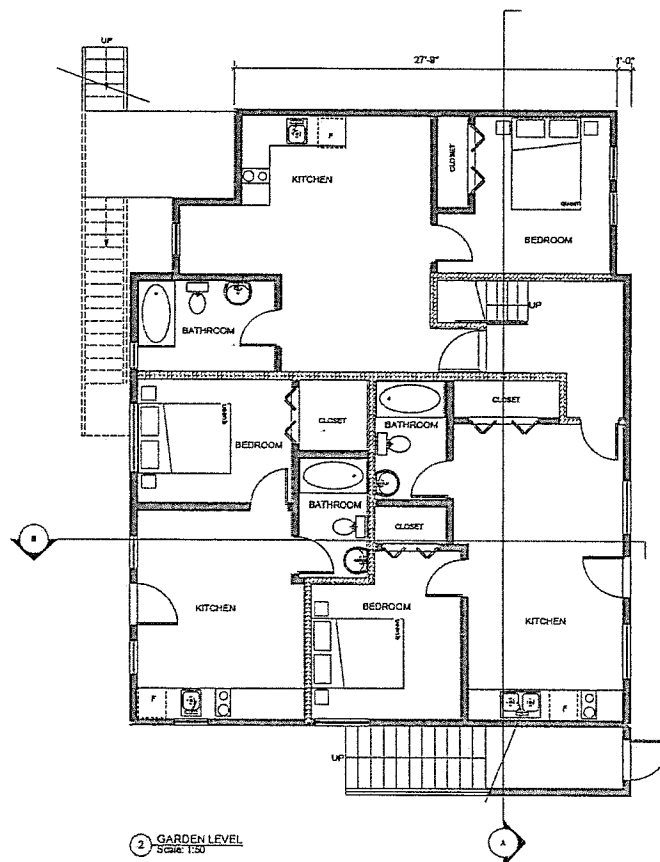
MOUNT ST. ANGELA
Senior Living, Redefined.

1154-1410
TEMPLE RESIDENCE
RESTORATION
DEMO PLANS

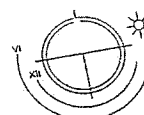
SCALE: AS NOTED
DATE PLOTTED: OCT 07 2012
DRAWN BY: T.A.3.1



1. PARKING LEVEL
Scale: 1/32



2. GARDEN LEVEL
Scale: 1/32



RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION TO 200
	EXISTING WALLS - FULL WITH SPRAY FOAM INSULATION TO 200
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STYLE
	NEW RATED WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES	
1. WOOD PANEL DOORS TO BE AS PER ARCHITECT'S INSTRUCTION	
2. WINDOW RE-INSTALLATION: REMOVE WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHERE APPROPRIATE	

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.
304 West 11th Street, Victoria, B.C. V8M 2K6
403-252-3000

CONSULTANT

Arcata
250.413.7327 / 524 McCune St.
email: arcata@telus.net

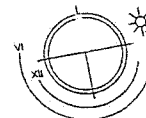
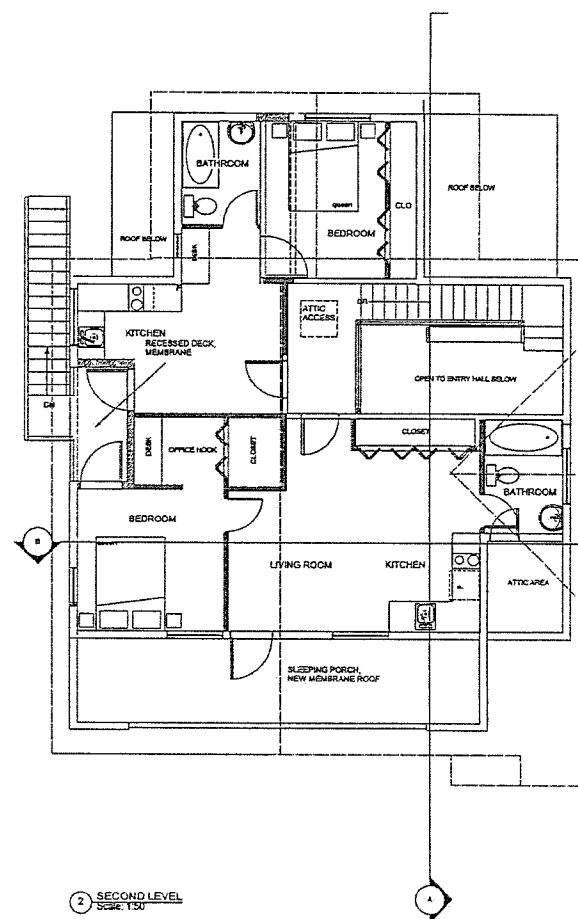
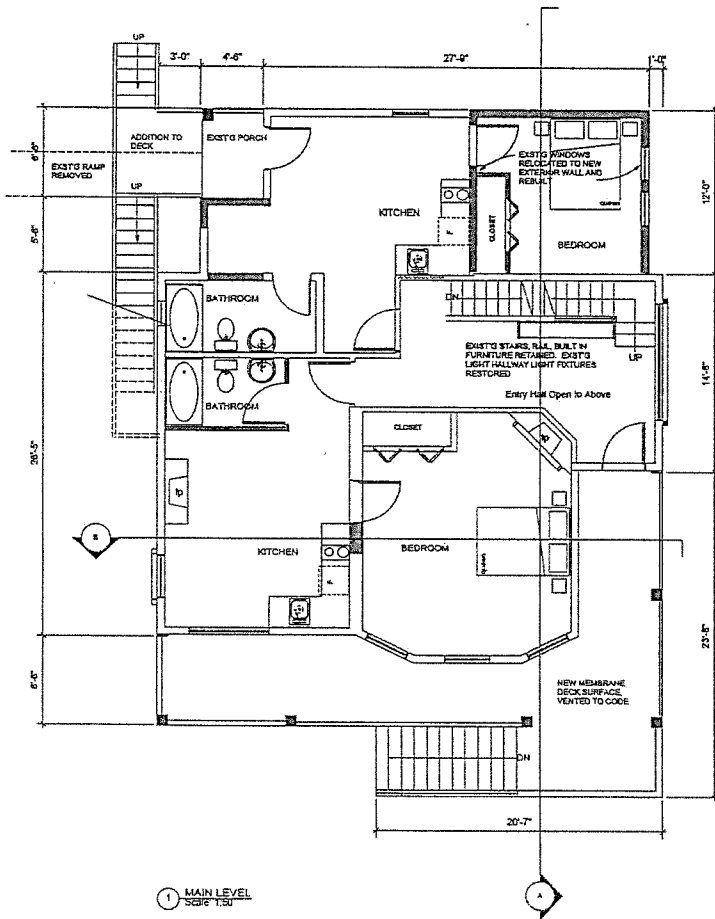
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1.	WAP / REDLINING SUBMISSION	SEP 2010	
2.	REV. WAP / REDLINING SUBMISSION	NOV 2010	
3.	REV. WAP / REDLINING SUBMISSION	NOV 2010	
4.	REV. WAP / REDLINING SUBMISSION	NOV 2010	
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7.	REV. WAP / REDLINING SUBMISSION	NOV 2010	
8.	REV. WAP / REDLINING SUBMISSION	NOV 2010	

MOUNT ST. ANGELA
Senior Living: Redefined.

PROJECT
TEMPLE RESIDENCE
RESTORATION
RENO PLANS

SCALE	AS NOTED
DATE PLOTTED	OCT 07 2010
DESIGNED BY	T.A4.0



RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRIPPED PLASTER		WALL CAP FOR VENTING
	EXISTING WALLS - STRIPPED 3/4" STRAPPING		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FULL WITH SPRAY FOAM GLASS INSULATION (STI)		BLANKHEAD
	NEW CONCRETE FOUNDATION WALLS		
	NEW RATED WALL - EXISTING STUCCO		
	NEW RATED WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BLANKHEAD

GENERAL NOTES

- WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION
- WINDSHIELD RE-INSTALLED REBUILD WINDOW AND FRAME
- INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay
architecture ltd.

CONSULTANT

Arcata
200.413.7007 / 524 McQuire St.
email: arcata@telus.net

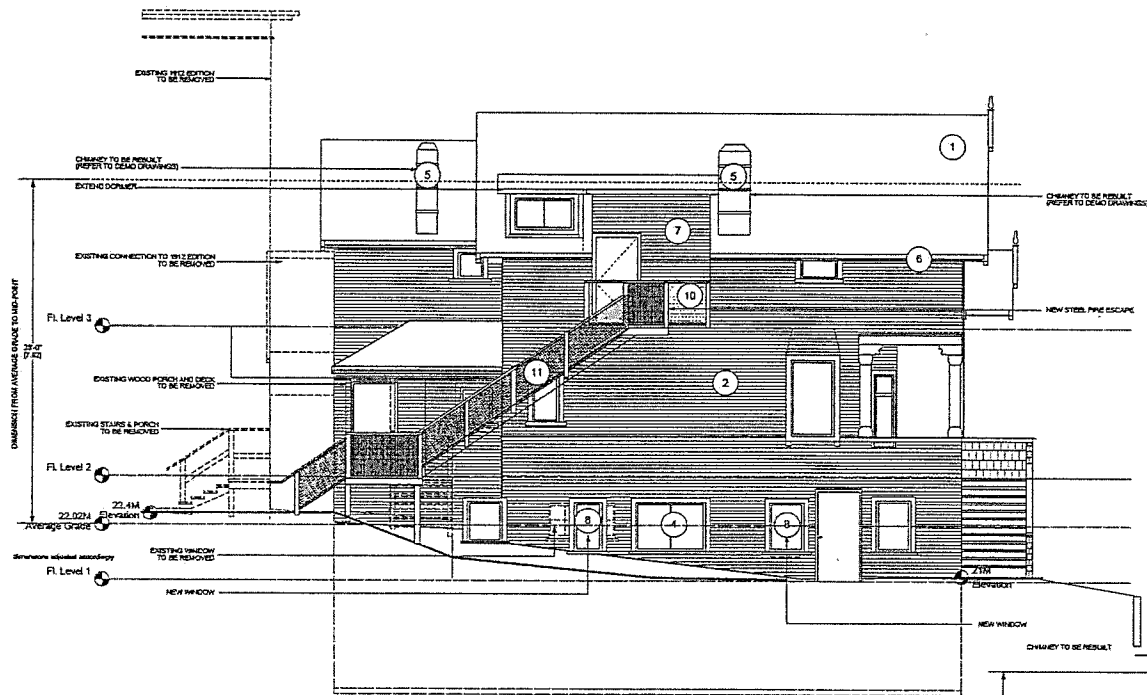
COMMENTS

No.	DESCRIPTION	DATE	BY
1.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
2.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
3.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
4.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
5.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
6.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
7.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	
8.	WAP / RECONSTRUCT SUBMISSION	SEP. 2016	

MOUNT ST. ANGELA
Senior Living, Redefined.

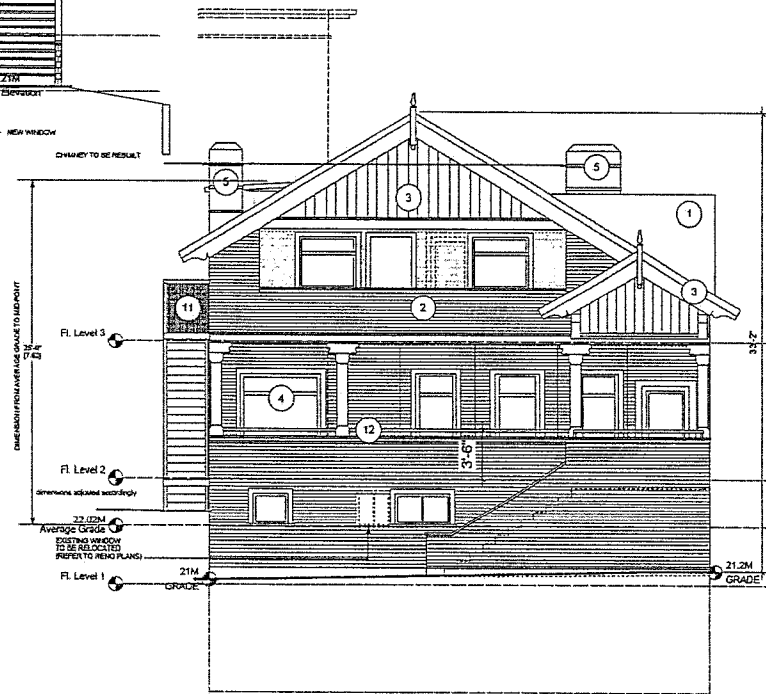
TEMPLE RESIDENCE
RESTORATION
RENO PLANS

SCALE: AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED: OCT. 07 2019	DRAWN BY: T.A4.1



1 West Elevation
Scale: 1:100

- FINISH SCHEDULE**
- SCOPE OF EXTERIOR RESTORATION WORK**
1. FIBERGLASS SHINGLE ROOF
 2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED
 3. RE AND RE-WOOD TRIM, PAINTED
 4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT
 5. CHIMNEY'S RECONSTRUCTED
 6. NEW ALU GUTTERS CW ROUND RVL
 7. NEW CEDAR SHINGLES, PAINTED, TO MATCH EXISTING RESIDENCE
 8. NEW WOOD FRAME THERMO GL WINDOWS, PAINTED
 9. METAL FLASHING, BAKED ENAMEL FINISH
 10. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
 11. STEEL FIRE ESCAPE WITH METAL MESH GUARD
 12. NEW STEEL RAIL TO MEET HEIGHT OF 42"



2 South Elevation
Scale: 1:100

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

Arcata
250.413.7367 / 524 McCreary St.
victoria arcata@telus.net

COMMENTS

No.	Description	Date	By
1	1. HAP / PRELIMINARY SUBMISSION	SEP. 2016	
2	2. PRELIMINARY / PRELIMINARY SUBMISSION	NOV. 2016	
3	3. PRELIMINARY / PRELIMINARY SUBMISSION	NOV. 2016	
4	4. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
5	5. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
6	6. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
7	7. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
8	8. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	

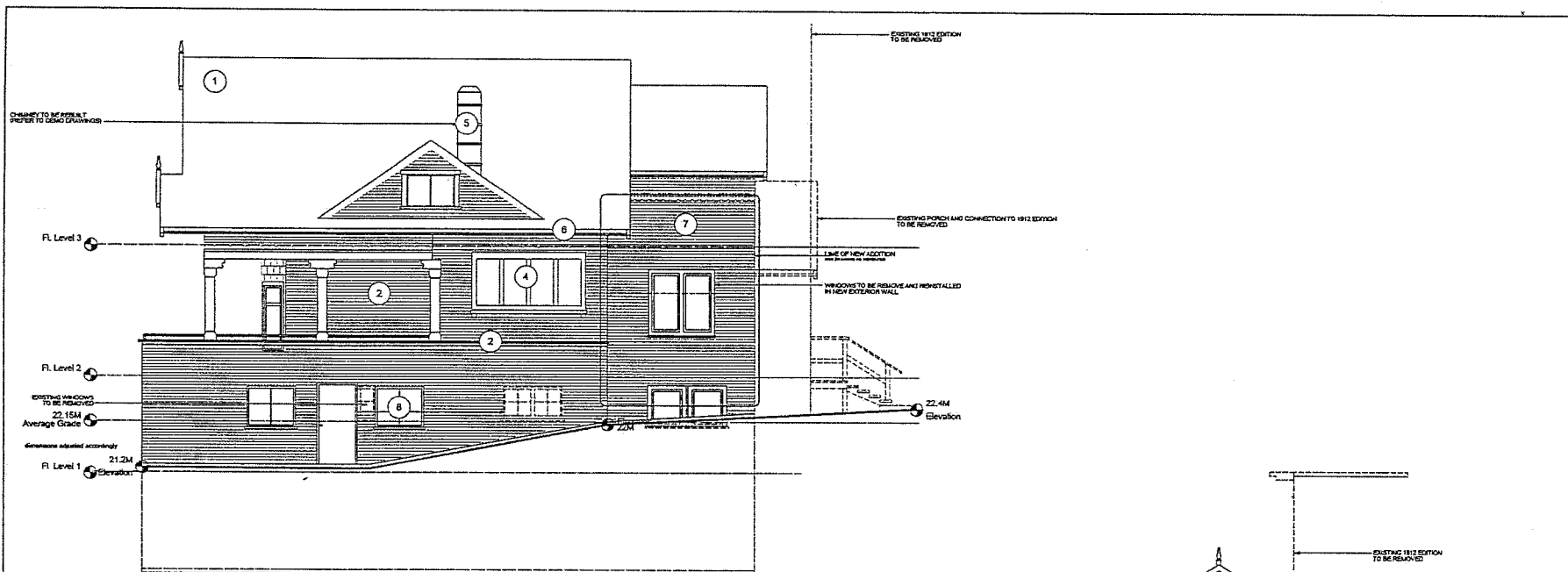
MOUNT ST. ANGELA
Senior Living, Redefined.

TEMPLE RESIDENCE
RESTORATION
ELEVATIONS

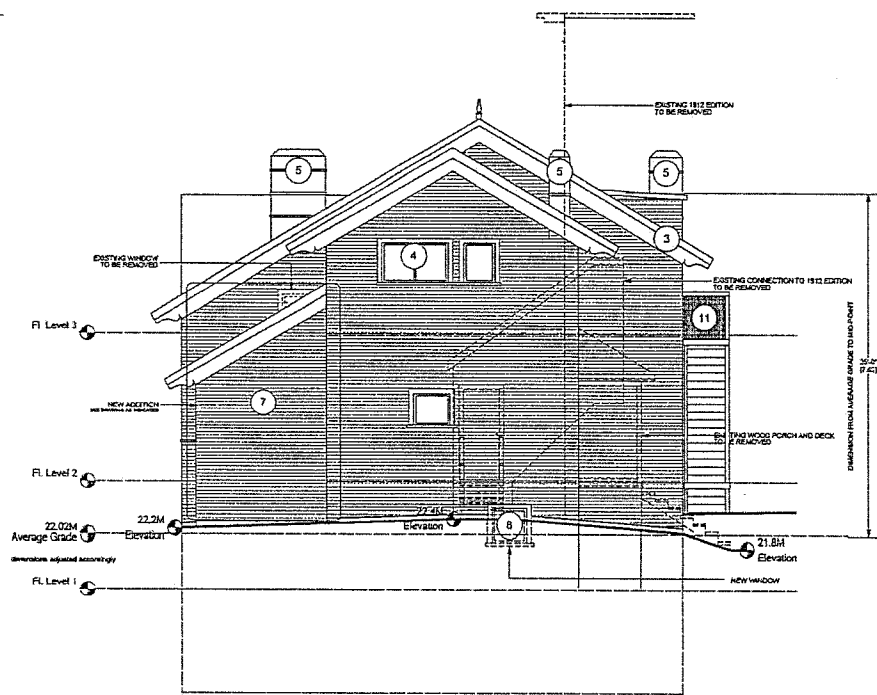
SCALE
AS NOTED

DATE PLOTTED
OCT. 07 2019

DESIGNED BY
T.A5.0



1 East Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIBERGLASS SHINGLE ROOF
2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED
3. RE AND RE-EXISTING WOOD TRIM, PAINTED
4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT
5. CHIMNEYS RECONSTRUCTED
6. NEW ALU GUTTERS C/W ROUND R/WL
7. NEW CEDAR SHINGLES, PAINTED TO MATCH EXISTING RESIDENCE
8. NEW WOOD FRAME THERMO GL WINDOWS, PAINTED
9. METAL FLASHING, BAKED ENAMEL FINISH
10. ALUMINUM RAINING SYSTEM W/ GLAZED PANELS
11. STEEL FIRE ESCAPE WITH METAL MESH GUARD
12. NEW STEEL RAIL TO MEET HEIGHT OF 42"

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

keay

architecture ltd.

250.413.7077 / 1924 MOUNT ST

250.413.7077 / 1924 MOUNT ST

CONSULTANT

Arcata

250.413.7077 / 1924 MOUNT ST

250.413.7077 / 1924 MOUNT ST

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	1.100 / 1.100 SUBMISSION	SEP 2010	
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7.	7.100 / 7.100 SUBMISSION	SEP 2010	
8.	8.100 / 8.100 SUBMISSION	SEP 2010	

MOUNT ST. ANGELA
Senior Living. Redefined.

TEMPLE RESIDENCE
RESTORATION
ELEVATIONS

SCALE: AS NOTED
DATE PLOTTED: 11/24/10
CPL: 07/2010
DRAWN BY: T.A.5.1





April 25, 2019

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

Re: Mount St Angela Seniors Development Land Lift and Amenity Contribution Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete land lift and amenity contribution analysis for the proposed rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria (the Site) from CD-10 Zone, Mount St. Angela District to a new zone with an increase in density from 1.2:1 FSR multiple dwelling to a proposed density of 1.96:1 FSR seniors residential project on the Site. This lift is expected to finance the costs of rehabilitation, restoration and seismic upgrading of the heritage buildings on the Site.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site if developed under current zoning at 1.2:1 FSR as well as the land value supported by the proposed change in density to the proposed 1.96:1 FSR. GPRA used standard developer proformas for each case to model the economics of a seniors development project assuming it already had the zoning for a density of 1.96:1 FSR. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning.

METHODOLOGY & ASSUMPTIONS

The Site is 5,429 square metres in area and can be developed under current zoning under the CD-10 zone at a density up to 1.2:1 FSR with 6,515 square metres in gross floor area of residential (net saleable/rentable area of 5,537 square metres). Parking at the base density would be in an underground parking structure. Under the proposed new zoning the additional 0.76 FSR would add approximately 4,126 square metres of gross area to the building, with a proposed mix of rental independent and assisted living units for seniors, with 5 units to be secured as below market rentals, as well as 26 independent living units and 50% of the remaining units to be secured as rental for a 20 year term through a housing agreement.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the analyses GPRA has determined the residual value for the residential strata based on the developer achieving an acceptable profit of 15% on total strata project costs (calculated as a representative portion of overall project costs for the proposed development). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

It is often the case that a developer cannot achieve a profit on the sale of a rental or commercial project immediately after completion and instead takes a long term perspective looking at value as an ongoing income stream with a potential disposition at some point in the future. As such, for the residual value of the project utilized for seniors rental GPRA has instead looked at the developer achieving an acceptable return on their investment measured as an Internal Rate of Return (IRR) and the maximum supported land value that would allow a developer to achieve a target IRR.

The residual land values determined from this analysis of the property developed as proposed under the rezoned density of 1.96:1 FSR as seniors rental is then compared to the residual land value of the Site if developed under current zoning at 1.2:1 FSR as residential strata to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning and not from development under current zoning would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the analyses from a review of recent sales and offerings for sale of recently developed apartments of wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which would likely be developed on the Site under current planning. Seniors rental rates were derived from a review of seniors developments offering a similar scope of supportive services in the Victoria region. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

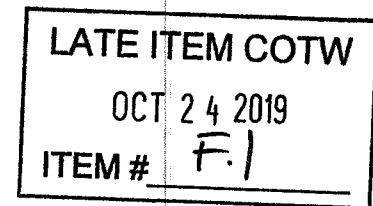
GPRA Estimates the lift from rezoning the Site from 1.2:1 FSR to 1.96:1 FSR with the uses discussed herein would be roughly \$1.35 million, with the City's 75% share totaling \$1.013 million.

However, as the purpose of this exercise is in part to determine whether the lift is sufficient to offset the cost of the heritage retention, it must be noted that the proponent has estimates for the refurbishment of the heritage building and seismic upgrades at a cost well in excess of \$5 million according to an estimate provided by Beacon Construction Consultants Inc. This would indicate that there is still a substantial shortfall between the increase in land value from the additional density and the cost of the heritage retention. As such, GPRA does not recommend the City seek any amenity contribution from the rezoning of the Site as proposed.

I trust that our work will be of use in the City's decision on the rezoning of 913-929 Burdett Avenue and 914-924 McClure Street Victoria. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com



Committee of the Whole Report
For the Meeting of June 8, 2017

To: Committee of the Whole **Date:** May 25, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Update on Rezoning Application No. 00466 and Heritage Alteration Permit
Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

Rezoning Application No. 00466

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street; and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council.
2. That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.
3. That the introductory readings of these Bylaws be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. preparation of a Section 219 Covenant for sewage attenuation as required, and executed by the applicant to the satisfaction of the Director of Engineering and Public Works.
4. That Council give authorization for the following, if the Housing Agreement and Rezoning Bylaws are adopted:
 - a. Mayor and City Clerk to execute the documents required in order to discharge or terminate the following legal documents related to a past development proposal, which are not applicable to the current development proposal:
 - i. S.219 Covenant relating to the provision of full frontage works along the Burdett Avenue and McClure Street frontages
 - ii. Statutory Right-of-Way for the provision of a 1.2m public walkway along the east of the property
 - iii. Heritage Revitalization Agreement dated February 14, 2008.
 - b. Introduction of a bylaw to repeal the February 14, 2008 Heritage Revitalization Agreement, as required.

WT00145 STAFF

Heritage Alteration Permit No. 00214

Following consideration of Rezoning Application No. 00466, staff recommend that Council consider this updated motion with respect to Heritage Alteration Permit with Variances No. 00214:

"That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:

1. Plans date stamped May 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.55m
 - b. reducing the front yard setback from 10.6m to 8.75m
 - c. reducing the rear yard setback from 5.4m to 4.7m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 3.05m for the Cartreff Residence.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
5. Sustainability features and construction achieving the BUILT GREEN® Certification level.
6. The Heritage Alteration Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a Rezoning Application and a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. At the Council meeting of January 12, 2017, Council passed a motion to forward the applications to the Joint Heritage Advisory Panel and the Advisory Design Panel with comments included in the follow-up staff report.

A meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel held on February 1, 2017, led to a recommendation to Council for the approval of the application with recommendations for the refinements to the proposal that are detailed later in this report. The applicant has made design revisions in response to the Panel and staff feedback.

Given that the applicant has satisfied the conditions related to this application, staff are recommending for Council's consideration that the Rezoning Application and Heritage Alteration Permit Application proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to amend the existing CD-10 (Mount St. Angela) Zoning Regulation Bylaw to create a new site-specific zone that permits the increase of the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site. The applicant proposes to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project. The Committee of the Whole reports for Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 dated December 16, 2017, and presented at the Committee of the Whole (COTW) meeting of January 12, 2017, are attached for additional information and reference.

On January 12, 2017, Council passed the following motion:

"It was moved by Councillor Madoff, seconded by Mayor Helps, that a meeting of the Joint Heritage Advisory Panel and the Advisory Design Panel be convened to consider the application for 913-929 Burdett Avenue and 914-924 McClure Street and that the report from the joint panel be included in the agenda when the application is considered by the Committee of the Whole.

That the panel be asked for comments on, but not limited to:

- 1. The relationship between the scale of the proposed development and the OCP policy that supports new additions that conserve and enhance heritage property.*
- 2. Does the proposal appropriately respond to Standard 1 of the National Standards and Guidelines in respect to the removal of heritage designated elements/additions and the relocation of the Cartreff and Temple buildings.*
- 3. Does the proposal respond appropriately to Standard 11 of the National Standards and Guidelines in terms of new construction being physically and visually compatible with, subordinate to, yet distinguishable from, the historic place.*
- 4. Does the Conservation Plan adequately address the National Standards and Guidelines and provide appropriate detail on how the proposal responds to the Guidelines.*
- 5. Has adequate information been provided by the applicant to support the claim that the level of Burdett Street has been raised over time and that this justifies the moving and raising of the Cartreff house.*
- 6. Does the proposed landscape plan respect and retain historic landscaping appropriate to the 1860s Mt. St. Angela building and the 1905, Samuel McClure designed, Cartreff House as outlined in the Standards and Guidelines."*

Issues and Analysis

Further information and analysis are provided in this report on the following items associated with this application:

- Joint Heritage Advisory Panel and Advisory Design Panel meeting
- revisions resulting from the Joint Panel's comments

- revisions resulting from staff feedback
- regulatory considerations

Summary of Joint Heritage Advisory Panel and Advisory Design Panel Report

The Application was referred to the Joint Heritage Advisory Panel (HAPI) and the Advisory Design Panel (ADP) on February 1, 2017 (draft minutes attached). The majority of the Panel agreed that the:

- scale of the development in relation to OCP had been addressed satisfactorily
- proposal appropriately responds to Standard 1 of the National Standards and Guidelines and agreed with the removal of the hotel addition and the porte cochere
- proposal appropriately responds to Standard 11 of the National Standards and Guidelines; however, modifications to the addition of the Cartreff house should be less imitative, particularly the roofline
- Conservation Plan and design detail of the Temple residence pay particular attention to sensitive restoration and reconstruction of the staircase, front wall and gate and resolve the discrepancy in the front elevation of the building itself
- moving and lifting of the Cartreff residence is no longer part of the proposal
- front garden of the Cartreff residence be reconsidered to be more in line with an Edwardian bordered garden and distinct from the rest of the frontage. It was also recommended that the applicant consider the use of the fruit trees as part of the landscape given their historical presence on site
- project be reclassified as a rehabilitation, not as preservation.

Revisions Resulting from Joint Panel Comments

Cartreff Residence

The applicant is proposing to retain the Cartreff residence in its existing location and at its existing height. Roof articulation now reflects existing conditions and reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views. The south wing addition is less imitative with a simple gable roofline, a shed roofed dormer on the west side, and a change of exterior colour that complements the Cartreff while transitioning to the darker foundation. Windows of the addition are more compatible and have been minimized on the west side to increase privacy.

Temple Residence

The applicant is proposing to reconstruct the design details of the staircase, front wall and gate as recommended in the Conservation Plan, and all reconstructed chimneys are on all roof plans, elevations, and three-dimensional views.

St. Angela College

Fenestration openings in the remnant west brick wall are consistent with existing conditions, and the intricate reconstructed chimneys are included on all roof plans, elevations, and three-dimensional views.

Landscaping

The applicant proposes a traditional formalized garden in front of the Cartreff residence distinct from the rest of the frontage. Existing stone gate pillars will be preserved and a new forged gate will be installed. A Plant Schedule and examples are included in the application package and details the proposed tree species, specimen and massing shrubs, as well as, perennials and ground cover.

Revisions Resulting from Staff Comments

The applicant has also responded to staff comments and have included the following revisions:

- an additional visitor parking stall has been allocated in the underground parkade to eliminate a parking variance
- detail has been provided for the overhead door on Burdett Avenue which includes translucent glazing and a mullion pattern to match the surrounding glazing. The assembly is also set back within the structure by 0.4m
- the east corner of the south wing elevation has been revised with the addition of corner glazing and refined architectural details to eliminate the blank wall
- inconsistencies related to bicycle stall calculation and setbacks have been addressed.

Regulatory Requirements

The following data table has been included for clarity and includes updated information related to building height, setbacks and parking that have arisen from the revised design. The building height has increased from 20.53m to 20.55m as a result of updated average grade calculations. Typographical and rounding errors on the plans have been corrected for the front and rear yard setbacks and are detailed in the table. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,638.00*	4976.00
Height (m) - maximum	20.55* (<i>previously 20.53</i>)	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.75* (<i>previously 8.8</i>)	10.60

Zoning Criteria	Proposal	Zone Standard CD-10
Rear (McClure Street)	4.70* (building) <i>(previously 4.20)</i> 3.30* (stairs) <i>(previously 3.70)</i>	5.40
Side (east)	3.60	3.60
Side (west)	3.05 (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	4 <i>(previously 3*)</i>	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	8 <i>(previously 6*)</i>	7

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site-specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.55m; given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.55m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.75m for the front yard
- from 5.4m to 4.7m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building, 3.05m for the Cartreff Residence building, and 1.06m for the Cartreff stairs (a projection allowance is proposed to be incorporated into the new zone).

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation provided for Council's consideration.

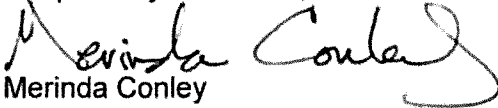
CONCLUSION

Given the results of the Joint Heritage Advisory Panel and Advisory Design Panel, as well as revisions undertaken by the applicant to address the recommendations by the Panel and staff feedback, it is recommended for Council's consideration that the Application move forward to a Public Hearing.

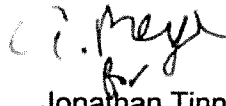
ALTERNATE MOTION

That Council decline Rezoning Application No. 00466 and Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division

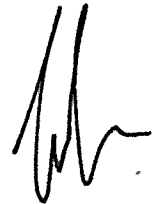


Jonathan Tinney
Director
Sustainable Planning and Community
Development Department



Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Report accepted and recommended by the City Manager:



Date: _____

May 31, 2017

Appendices:

Conditions of Heritage Alteration Permit No. 00214:

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments:

- Minutes from January 12, 2017 Committee of the Whole meeting
- Minutes from January 12, 2017 Council Meeting
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped May 3, 2017
- Plans, dated May 3, 2017
- Staff report to Joint Advisory Design and Heritage Advisory Panel Report, dated January 19, 2017
- Minutes of February 1, 2017, Joint Advisory Design and Heritage Advisory Panel meeting



• Attachment I
• Item F.1

LATE ITEM COTW

OCT 24 2019

ITEM # F.1

Committee of the Whole Report For the Meeting of January 12, 2017

To: Committee of the Whole **Date:** December 16, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00466, if it is approved, consider the following motion:

1. "That Council authorize the issuance of the Heritage Alteration Permit No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street in accordance with:
 - i. Plans date stamped November 8, 2016.
 - ii. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. increasing the building height from 16.5m to 20.6m
 - b. reducing the front yard setback from 10.6m to 8.8m
 - c. reducing the rear yard setback from 5.4m to 4.2m
 - d. reducing the west yard setback from 3.6m to 3.2m for the principal building and from 3.6m to 1.7m for the Cartreff Residence.
 - iii. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
 - iv. The Heritage Alteration Permit is subject to the conditions for Mount St. Angela (917-923 Burdett Avenue), the Cartreff Residence (913 Burdett Avenue), and the Temple Residence (924 McClure Street), detailed in Appendix A, Appendix B, and Appendix C attached to this report.
 - v. Sustainability features and construction achieving the BUILT GREEN® Certification level.
 - vi. The Heritage Alteration Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

A heritage-designated property, pursuant to Section 611(3) of the *Local Government Act*, requires a Heritage Alteration Permit for the occurrence of an alteration, a structural change, a relocation, removal, or damage to an interior feature or fixture, or a landscape feature. In accordance with Section 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the

WTCOMMITTEE
heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration of action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application for the properties located at 913-929 Burdett Avenue and 914-924 McClure Street. The Application is being considered concurrent with Rezoning Application No. 00466 to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also proposed to be incorporated into the project.

A Heritage Revitalization Agreement was adopted by Council on February 14, 2008, in relation to a previous application when the property was rezoned to the current CD-10 (Mount St. Angela) District Zone in February 2008. A Development Permit and Heritage Alteration Permit were approved in March 2010 for the alternative design. These permits have since expired and are unrelated to the current application, and it is being recommended to Council in the concurrent rezoning report that all legal documents not attributable to the current proposal be discharged, which includes the Heritage Revitalization Agreement.

Staff is recommending for Council's consideration that utilizing a Heritage Alteration Permit process rather than a Heritage Revitalization Agreement to specify the conditions for the preservation, rehabilitation, and restoration of the three heritage properties provides a more direct, enforceable and elegant approach ensuring all measures are in place to respect heritage values and meet appropriate conservation standards.

The following points were considered in assessing this Application:

- The Application is consistent with the *Official Community Plan (OCP)*, 2012, that supports new additions that conserve and enhance heritage property.
- The Application is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development*.
- The Application is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

BACKGROUND

Description of Proposal

The proposal is to to construct a 106-unit senior's residence (plus 26 assisted living units) to the rear and the side of the existing heritage-designated Mount St. Angela building at 917-923 Burdett Avenue. The building is proposed at six storeys. Since the ground level along Burdett Avenue is defined as a basement under the *Zoning Regulation Bylaw*, it does not count as a storey. Existing heritage-designated houses at 913 Burdett Avenue (Cartreff Residence) and at 924 McClure Street (Temple Residence) are also incorporated into the project. The proposal is to remove the existing 1912 addition at the rear of the 1866 Angela College building, the rear annex, the porte-cochere and the third-floor link. Portions of the existing north, west and east

brick walls of the 1912 addition are proposed for retention as features in the interior atrium/galleria containing the main dining area for the residents. The exterior of Angela College would be restored in accordance with the September 2010 Mount St. Angela Conservation Plan.

The Cartreff Residence at 913 Burdett Avenue will be incorporated as part of the complex through a rear addition linking it to the main building. The residence will retain its current duplex configuration and will be moved forward 1.8m, raised by 0.53m, and placed on a new foundation which will return it to its proximate original relationship to the street and sidewalk. The brick chimneys will be measured during deconstruction to form an accurate record, which will then be used as a guide when they are rebuilt using the existing brick.

The Temple Residence at 924 McClure Street is proposed for relocation to the southeast end of the site to allow for a parking garage entrance. The interior will be reconfigured to contain seven suites, but will retain the designated interior features. The exterior finishes will be restored, and a small sympathetic one-storey addition will be located on the northeast corner. New exterior window openings and one door opening are proposed on the garden level to accommodate the new interior layout. Two windows in the northeast corner of the main level will be reused for the small northeast addition, and positioned to match the existing configuration. One window on the second level will be removed to accommodate the new interior layout. A new metal fire escape is proposed for the west elevation. The existing brick chimneys will be reconstructed using the existing brick.

The Mount St. Angela Conservation Plan for the site was prepared by a heritage consultant in March 2007 as part of a previous rezoning application. The Conservation Plan was updated in September 2010 and issued again as a separate document. The same consultant reviewed the previous plan alongside the 2010 Conservation Plan and provided an updated review of the plan in the context of the current proposed development (see attached letter, dated stamped March 18, 2016).

Sustainability Features

As noted in the Applicant's letter, date stamped November 8, 2016, the following sustainability features are proposed as part of this Application:

- building orientation to take advantage of solar gain
- high performance wood frame system
- retention of three existing buildings
- recycling of building materials from the structures to be removed from the property
- solar collectors for hot water pre-heating
- rainwater harvesting for irrigation
- permeable paving to reduce storm water runoff
- heat recovery ventilation systems
- geothermal heating/cooling
- construction to BUILT GREEN® "Gold" standard.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 108 secure bicycle racks located in the underground parkade
- 6 publicly accessible bicycle racks located outside the main entrance on Burdett Avenue
- showers and changing facilities for staff located on level one.

Advisory Design Panel Referral

This Application was referred to the Advisory Design Panel (ADP) on July 27, 2016. The Panel were asked to comment on the following aspects of the proposal:

- massing, height and transition in relation to the context
- interface on the west elevation
- loss of the mid-block walkway
- proposed finishes and materials.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

That the Advisory Design Panel recommend to Council that Rezoning Application # 00466 and Heritage Application # 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be approved with recommendations as follows:

- *to reconsider the 6-storey massing at the southwest corner*
- *to reconsider the 3-storey massing on the McClure elevation*
- *to reconsider the variety of window sizes and types*
- *resolution of structure, window glazing and materials of the window wall in the atrium to reflect the consideration that has gone into the rest of the project.*

The architect's detailed response to the Panel's recommendations (date stamped November 8, 2016) is attached to this report. The Applicant has responded to ADP's recommendations as follows:

- the proposed density decreased from 1.98:1 to 1.96:1 floor space ratio (FSR)
- the massing on the south west corner has been reduced by increasing the setback from McClure Street at the fifth storey by 1m and removing a unit on the sixth storey. This density was relocated to the south portion of the east wing on the third storey.
- the units along McClure Street have been revised to provide a unified expression for the first three storeys with modulations in the south elevation and the creation of bay windows
- additional windows have been included on the east elevation
- overall the number of window types has been reduced from 22 to 10
- additional detail for the glass atrium has been provided including structural glass fins
- the application of exterior finishes and materials has been refined.

The changes to the massing and proportion of the building in the south west corner are an improvement, and the refinement of the McClure Street frontage provides a sensitive response to the immediate context. The supporting perspective views demonstrate an articulation of the south elevation that respond well to the street with additional entrances to the ground floor units, and modulation in the façade that suggests a townhouse built form, despite the upper units being configured internally as apartments. The floor plans are not consistent with the perspective views and do not represent the same articulation of the façade, and staff therefore recommend for Council's consideration, revisions to the plans to be consistent with the architectural intent along this frontage. Appropriate wording has been included in the concurrent rezoning report to capture this requirement as a condition of setting the Public Hearing.

Heritage Advisory Panel Referral

The Heritage Advisory Panel met on July 12, 2016, (minutes attached) to review the Application. The following motion was carried (unanimously):

That the Panel recommend to Council that Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street be declined.

In summary, the Heritage Advisory Panel felt the proposed development's use is inappropriate in terms of scale and its attention to the natural landscape, existing outbuildings, adjacent heritage properties and view corridors. However, staff respectfully disagrees with this assessment as the Application does meet the *Official Community Plan* (OCP) policy in terms of supporting new additions that conserve and enhance heritage property, as well as general standards of the *Standards and Guidelines for the Conservation of Historic Places in Canada* - in particular, the relocation of an historic place within its current context maintains its heritage value, and the development is physically and visually compatible with, subordinate to, and distinguishable from the historic place. The 'Analysis' section of this report provides further information on the evaluation of the Application's consistency with City policy.

ANALYSIS

Official Community Plan

The Application is supported by *Official Community Plan* policies which state:

- 8.49 Continue to support new additions that conserve and enhance heritage property, as consistent with the *National Standards and Guidelines for the Conservation of Historic Places in Canada*.

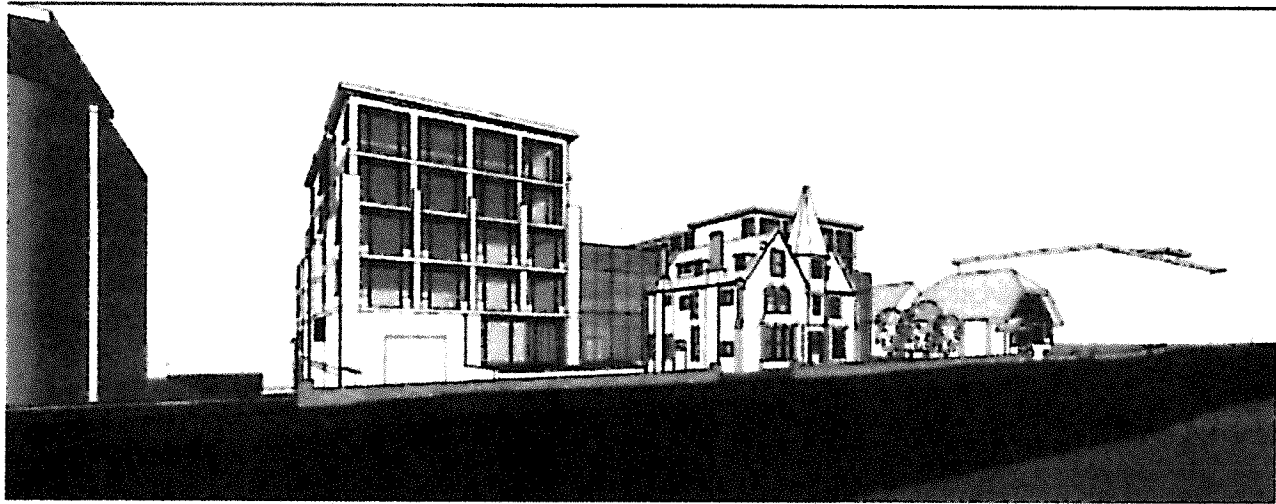
The subject property is within Development Permit Area (DPA) 16 of the *Official Community Plan* which seeks to integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to the established place character in the neighbourhood, including heritage character. Enhancing the character of the streetscape through high quality architecture, landscape and urban design, as well as creating human-scaled design, quality of open spaces, and safety and accessibility are also key objectives of this DPA.

Multi-Unit Residential, Commercial and Industrial Guidelines

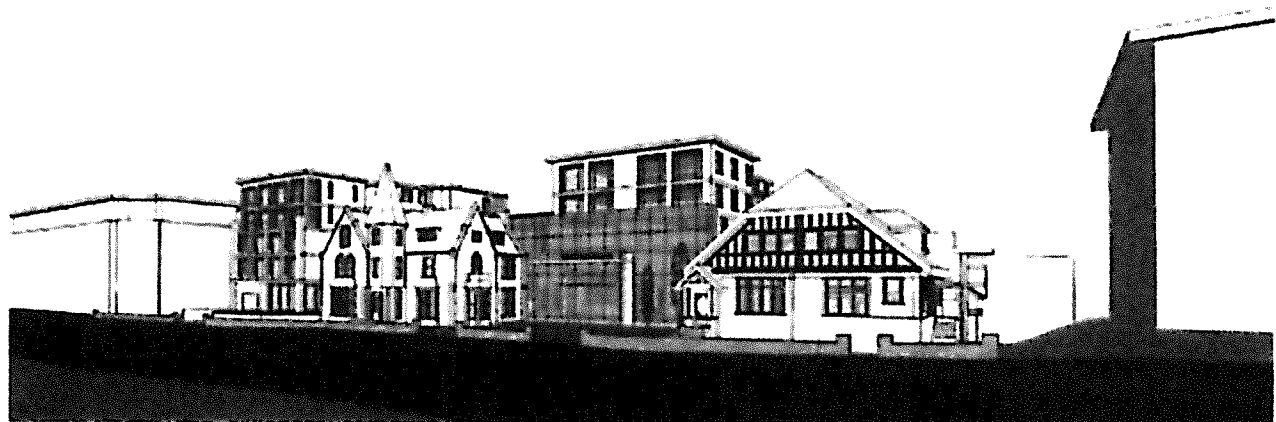
The *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are applicable and the proposal generally complies with the Guidelines as follows:

Height of Building in Relation to Context

The height of the rooftop of the proposed main east and west wings is 20.53m as measured from the site's average grade. This is approximately 1m higher than the adjacent multi-unit residential project to the east on Burdett Avenue known as the Chelsea so this is considered a reasonable fit with the context. The lower height of the Cartreff Residence provides a transition in scale to the four-storey apartment building to the west along Burdett Avenue with an approximate difference in height of 2.6m.

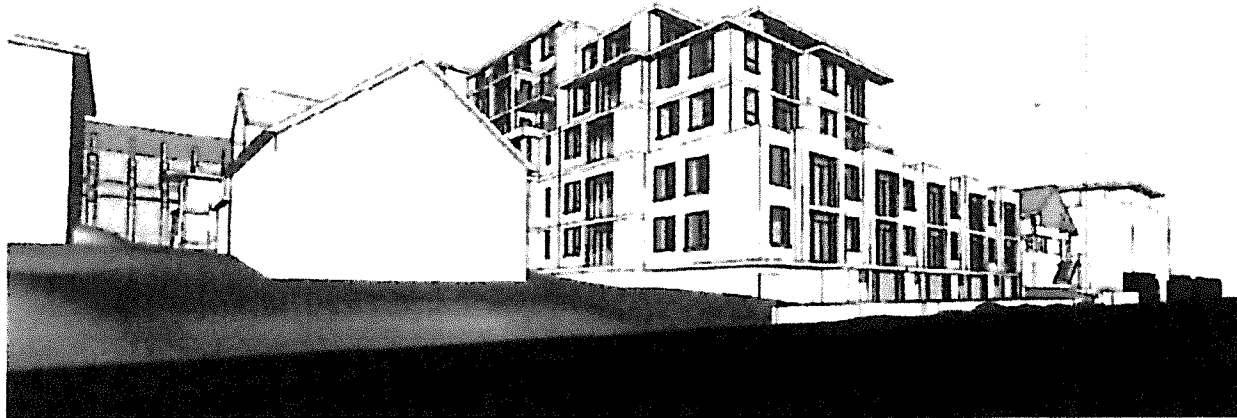


SW view along Burdett Avenue



SE view along Burdett Avenue

On McClure Street, there is a single-family dwelling located at 910 McClure Street (used as a legal duplex) immediately to the west, followed by a three and a half storey heritage-registered building known as Abigail's Hotel at 906 McClure Street. The bulk of the west wing of the proposed development does impact the adjacent house in terms of its height. Staff previously expressed concern with the south west portion of the building and the Applicant responded to comments from staff and ADP by increasing the setback at the fifth storey and removing a unit on the sixth storey as described earlier in this report. The supporting 3D views from street level along McClure Street demonstrate (provided on page 7 of this report) the effect on the overall massing, which now reads as a six storey building, consistent with the policy contained within the OCP.



NE view along McClure Street



NW view along McClure Street

Transition

The guidelines encourage new development to be compatible through sensitive design. The proposed development utilizes a transparent glass connection which provides a transitional backdrop that pronounces Mount St. Angela and the Cartreff Residence along Burdett Avenue. The darker brick veneer on the lower levels of the east and west elevations lessen the overall scale of the development by grounding the structure and creating a more solid transition to each of the three designated structures. At the same time, additional lighter-finished upper levels tend to be emphasized less with the selection of lighter material colours and glass. The proposal has created a more sensitive transition to the adjacent lot by aligning the parkade structure with the building above. This area is proposed to be landscaped with patio seating, paving, plants and shrubs as noted on the landscape plan.

Relationship to the Street

The proposed development respects the dense vegetation and tree canopy of Burdett Avenue by setting back the new portions of the building, and maintaining the existing spatial relationships of the heritage buildings with the street. The landscape treatment of the Burdett Avenue frontage and retention of the stone wall further reinforces this relationship.

On McClure Street, the project proposes a lower scale rhythm of façade elements reminiscent of the exterior colour pattern of the 1912 addition, and is set apart from, and not exceeding the height of, the relocated Temple Residence. The stone wall abutting the south property line will be retained with modifications for vehicle and pedestrian entrances as well as ground-oriented units on the south wing and the relocated Temple Residence.

Human Scale, Massing, Height and Architectural Features

The Guidelines encourage human scale in the design of buildings and public space that enhances local area distinctiveness with features that contribute to a sense of place. The building massing is visually broken down by utilizing varying heights, different materials (stone, brick and glazed curtain wall), horizontal overhangs, and stepping back of upper floors.

Although the building may be perceived as seven storeys from some perspectives along McClure Street, the structure is a six-storey building as the lowest storey meets the definition of basement under the *Zoning Regulation Bylaw* and is excluded from the storey calculations. The mechanical penthouse is also excluded from the storey calculation as it does not contain a roof. The proposed two-storey portion on the south wing contains ground-oriented units that are visually broken into human-scaled proportions through form, surface treatment and colour. It relates well to the relocated Temple Residence, and provides a good transition to the adjacent Chelsea building. Private alcove recesses along McClure Street make a transition from the private realm of the residences to the public realm of the street.

The stepping back of upper floors, mentioned previously, helps to mitigate the perception of the height from McClure Street.

Exterior Finishes

The primary exterior building materials are a combination of buff stone and brown and white brick veneers, glass curtain walls with structural glass fins, glass canopy, and decorative metal railings. Exterior finishes of Mount St. Angela, the Cartreff Residence and the Temple Residence will be fully restored.

Open Spaces and Landscaping

The open spaces of the project are enhanced through the landscape treatment, including ornamental ponds, glazed pergolas, a community herb garden and landscaped courtyards. The roofscape is enhanced by the proposed green roofs on the south wing on McClure Street and a portion of the east wing. Although staff have raised concerns regarding the impact of the west elevation with the adjacent building at 910 McClure Street, this portion of the proposal would be extensively landscaped with trees, shrubs and seating areas, which will assist in softening the building edge on this elevation. The proposal also benefits from some reductions in massing and increasing the stepping back portion of the upper levels on this side.

2010 Conservation Plan

The September 2010 Conservation Plan (updated from the previous March 2007 Conservation Plan) prepared by Donald Luxton and Associates provides a comprehensive plan for the conservation and rehabilitation of the heritage buildings on the site. This latest proposal plan has been reviewed by this consultant and found to be in conformance with the 2010 Conservation Plan (see attached letter, date stamped March 18, 2016).

Heritage Context

The proposal includes the demolition of the rear 1912 addition to Angela College to permit the new development on the site. This rear wing was previously approved for removal as part of the rezoning for the site approved by Council on February 14, 2008. Portions of the west and east brick exterior walls will be retained as features in the interior atrium/galleria containing the main dining area for the senior's residence.

The most significant aspect of the Application is the design of the new building and its relationship to the existing heritage buildings on the site. The concept is for a three-storey glazed curtain wall which will link the south wall of the 1866 Angela College building to the south end of a new addition to the Cartreff Residence at 913 Burdett Avenue. It will also link to a six-storey wing on the east end of the complex that steps down to four storeys adjacent to the Temple Residence, thereby providing a transparent, neutral backdrop to the prominent heritage buildings. The siting will also retain the existing spatial relationship between Angela College and the Cartreff Residence in a landscaped setting respecting the character of the 900 block of Burdett Avenue which has large trees on the boulevard and adjacent properties. The front elevation of the east wing is designed with a combination of a brick base, sandstone veneer on the upper floors, and glazed window walls to relate to the materials of Angela College. The massing of the project is concentrated in the centre of the block to allow for lower portions adjacent to the two or three-storey heritage buildings.

Standards and Guidelines for the Conservation of Historic Places in Canada

Relevant guidelines from the *Standards and Guidelines for the Conservation of Historic Places in Canada* include the following:

4.3.1 - Exterior Form

Recommended:

- 6 Retaining the exterior form by maintaining proportions, colour, and massing and the spatial relationships with adjacent buildings.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
- 13 Selecting the location of a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

With respect to the preservation and restoration approach to Angela College:

- 24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.
- 25 Removing a non character-defining feature of the building's exterior form, such as an addition built after the restoration period.
- 26 Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence.

4.5.1 - All Materials

Recommended:

- 14 Repairing or replacing materials to match the original as closely as possible, both visually and physically.

4.5.2 - Wood and Wood Products

Recommended:

- 14 Retaining all sound and repairable wood that contributes to the heritage value of the historic place.
- 17 Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.
- 20 Replacing in-kind an irreparable wood element, based on documentary and physical evidence.

The concept respects the above recommendations contained in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed new building complex links to the two heritage-designated buildings on Burdett Avenue through the rear elevation in both cases, thus minimizing the loss of historic features. The design of the new building repeats some of the primary materials of the original Angela College such as brick and Tyndall limestone, while still designed with a contemporary expression, thus providing a compatible but differentiated addition that preserves the historic character of the original.

The Temple Residence has several additional window and door openings on the lower level which are not original to the structure. The Applicant proposes to retain, repair and reuse existing wood frame windows, and new window openings and new window types will be reflective of the era and style of the house.

The changes proposed for the heritage-designated stone wall at the front of the property along Burdett Avenue are required as detailed on the new landscape plan, and will conserve and integrate the original materials and gateposts.

Regulatory Requirements

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00466, staff recommend that Council consider a site specific zone to accommodate the proposed development. The Applicant proposes a building height of 20.53m. Given the prominence of this site to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This approach is recommended to ensure that the higher height does not become an entitlement entrenched in the zone, allowing future proposals to come forward and achieve a height of 20.53m as a right, rather than benefiting from a Council review process.

In addition, this Application is proposing reduced setbacks when compared to the current zone:

- from 10.6m to 8.8m for the front yard
- from 5.4m to 4.2m for the rear yard
- from 3.6m to 3.2m for the west yard for the new building and 1.7m for the Cartreff Residence.

Staff similarly recommend that Council consider issuing variances for the proposed setbacks to ensure a re-evaluation, if this project is for some reason never built. Appropriate wording has been included in the recommendation for Council's consideration.

Tree Preservation Bylaw

The proposal would result in the loss of three trees along McClure Street and the relocation of one along Burdett Avenue. The proposal is to replace these with three street trees consistent with City standards along Burdett Avenue. An arborist report will be required at the same time as a building permit application, which will outline the construction impact mitigation measures to successfully retain the existing trees along the Burdett Avenue street frontage. One Garry Oak tree would be removed as part of the proposed development, since it is located within the proposed building envelope. This is the only bylaw protected tree within the subject site and would be replaced at a ratio of 2:1 as per the requirements of the *Tree Preservation Bylaw*.

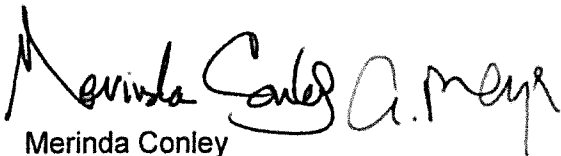
CONCLUSION

Staff recommend that the overall concept of the Application, including the relocation of the heritage houses to allow a more efficient use of the site, has merit and that the concept of linking heritage structures by glazed additions has been successfully used in other jurisdictions. Careful attention to detail will be critical to success. Given the scope and complexity of the project, staff also recommend that a "Certified Professional" architectural heritage consultant be commissioned by the Applicant to oversee all heritage conservation work to ensure consistency with the Heritage Revitalization Agreement and *Standards and Guidelines for the Conservation of Historic Places in Canada*.

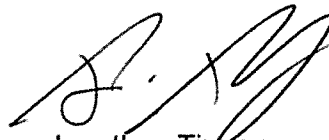
ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00214 for 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

Appendices

Conditions of Heritage Alteration Permit No. 00214

- Appendix A, Mount St. Angela, 917-923 Burdett Avenue
- Appendix B, Cartreff Residence, 913 Burdett Avenue
- Appendix C, Temple Residence, 924 McClure Avenue

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background documentation, dated November 15, 2016
- Letter from Safe Design Council, received February 12, 2016
- Design Rationale, dated November 8, 2016
- Mount St. Angela Conservation Plan, Donald Luxton and Associates, September 2010
- Letter from Donald Luxton, date stamped March 18, 2016
- Plans, dated November 8, 2016
- Land lift analysis, dated October 27, 2016
- Staff report to Heritage Advisory Panel, dated July 5, 2016
- Minutes of July 12, 2016, Heritage Advisory Panel meeting
- Staff report to Advisory Design Panel, dated July 27, 2016
- Minutes of July 27, 2016, Advisory Design Panel meeting.



Committee of the Whole Report

For the Meeting of January 12, 2017

To: Committee of the Whole

Date: December 16, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No.00466 for 913-929 Burdett Avenue and 914-924 McClure 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. 00466 for 913-929 Burdett Avenue and 914-924 McClure Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and direct staff to set a Public Hearing date once the following conditions are met:

1. Plan revisions to allocate an additional parking stall for visitor use;
2. Plan revisions to demonstrate articulation of the south elevation and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff including the following:
 - a. S.219 Covenant relating to the provision of full frontage works;
 - b. Statutory Right-of-Way for the provision of a 1.2m public walkway;
4. Introduction of bylaws to repeal the formerly adopted bylaws from past development proposals, including a bylaw pursuant to a Heritage Revitalization Agreement and a bylaw pursuant to a Housing Agreement, as required;
5. Preparation of the following documents, executed by the applicant to the satisfaction of City staff:
 - a. Housing Agreement to secure a minimum of 50% of the units as market rental and a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and that the former Housing Agreement be repealed and terminated;
 - b. Section 219 Covenant for sewage attenuation, as required, to the satisfaction of City staff;
 - c. Agreement to terminate Heritage Revitalization Agreement related to past development proposal."

LEGISLATIVE AUTHORITY

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

the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

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

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use or 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 913-929 Burdett Avenue and 914-924 McClure Street. The proposal is to amend the existing CD-10 (Mount St. Angela) Zone to increase the bonus density provision in exchange for the heritage conservation measures to be applied to the heritage-designated buildings on the subject site.

The following points were considered in assessing this application:

- the application is consistent with the OCP Urban Residential urban place designation, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations for the advancement of plan objectives
- the application meets the objectives of the Placemaking policy, Economy policy and Density Bonus policy in the *Official Community Plan (OCP)* which directs continued support for heritage conservation. A detailed analysis of the Heritage Alteration Permit is provided in a separate report, along with conditions to secure the rehabilitation and seismic upgrading of the heritage-designated building
- a third party economic analysis of the project was completed which states that the proposed increase in density is required in order to off-set the costs of retaining and rehabilitating the heritage-designated building. The analysis determined that the cost of retaining and rehabilitating the Heritage Registered façades was in excess of the projected value of the land lift associated with the project
- a Housing Agreement is recommended to ensure a minimum of 50% of the units are retained as market rental and a minimum of 26 units be used as assisted living for a minimum period of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

BACKGROUND

Description of Proposal

This Rezoning Application is to amend the Zoning Regulation Bylaw to create a new site specific zone that permits increased density.

The following amendments from the current CD-10 (Mount St. Angela) District Zone are proposed and would be accommodated in the new zone:

- increase in floor space ratio (FSR) from 1.3:1 to a maximum of 1.96:1 FSR
- amendment to the amenities in the zone to remove the requirement for a mid-block walkway along the eastern edge of the property

- additional building height from 13.6m to 16.5m.

Affordable Housing Impacts

The applicant proposes the creation of 106 new residential units plus 26 assisted living units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that a minimum of 50% of the units are retained as market rental for a minimum period of 20 years and that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

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

Active Transportation Impacts

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Heritage Alteration Permit Application for this property.

Public Realm Improvements

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

Land Use Context

The area is characterized by a mixture of four and five storey multi-residential buildings along Burdett Avenue and lower scale residential along McClure Street. Christ Church Cathedral is situated opposite the subject site and contains four heritage-designated buildings.

Existing Site Development and Development Potential

The site is presently occupied by three heritage-designated buildings: Mount St. Angela College and the Cartreff residence along Burdett Avenue, and the Temple residence at 924 McClure Street. Two non-heritage-designated two-storey buildings are located at 929 Burdett Avenue and 914 McClure Street, which would be removed to accommodate the development.

Under the current CD-10 (Mount St. Angela) District Zone, the property could be developed as a four-storey multiple-dwelling with a maximum density of 1.3:1 FSR.

Data Table

The following data table compares the proposal with the existing CD-10 (Mount St. Angela) District Zone. The current zone is divided into two development areas; for the purpose of this comparison, these development areas have been combined. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-10
Site area (m ²) - minimum	5429.00	3978.00

Zoning Criteria	Proposal	Zone Standard CD-10
Number of dwelling units - maximum	106	N/A
Density (Floor Space Ratio) - maximum	1.96:1*	1.3:1
Total floor area (m ²) - maximum	10,630.00	4976.00
Height (m) - maximum	20.53*	13.60
Storeys - maximum	6*	4
Site coverage % - maximum	49.4*	37.91
Open site space % - minimum	38*	46.56
Setbacks (m) – minimum		
Front (Burdett Avenue)	8.80*	10.60
Rear (McClure Street)	4.20* (building) 3.70* (stairs)	5.40
Side (east)	3.60	3.60
Side (west)	1.70* (Cartreff residence) 3.20* (building)	3.60
Parking - minimum	46*	60 (number of parking stalls specified in existing zone is attributed to previous proposal)
Visitor parking (minimum) included in the overall units	3*	4
Class 1 secure bicycle parking stalls (minimum)	108	107
Class 2 publicly accessible bicycle parking stalls (minimum)	6	6

Relevant History

The property was rezoned to the current CD-10 (Mount St. Angela) District Zone on February 14, 2008. A Development Permit and Heritage Alteration Permit were approved on March 25, 2010 for an alternative design. These permits have since expired and are unrelated to the current application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales Community Association CALUC at a Community Meeting held on June 15, 2015. A letter date stamped June 19, 2015 is attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the subject property as being located in the "Urban Residential" designation which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported where proposals significantly advance Plan objectives and are located within 200m of the Urban Core. Although the proposal falls just outside the Urban Core at 220m, it does advance other objectives in the OCP such as the retention and seismic upgrades of the heritage designated buildings. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans (in this case, the *Humboldt Valley Precinct Plan*).

While the applicant is proposing density and height above the base density envisioned for the Urban Residential designation, the Placemaking Policy (8.52) in the OCP directs continued support for heritage conservation through incentives and allowances including property tax reductions, bonus density provisions and zoning variances.

The proposal is consistent with the place-character features envisioned for the Urban Residential designation through the provision of variable yard setbacks, with primary doorways facing the street. It is also consistent with other Placemaking policies that require new development to give careful consideration to maintain the views of identified heritage landmark buildings. The proposal includes view perspectives towards Christ Church Cathedral and has identified that there will be minimal impact on these views during the fall season. The dense tree canopy would obscure some views during the summer months.

The OCP encourages a range of housing types, forms and tenures across the City. The applicant is willing to include, as a voluntary amenity, the rental of at least 50% of the units (a minimum of 53 units) at market rate secured through a Housing Agreement. The Housing Agreement would also ensure that future strata bylaws could not prohibit strata owners from renting residential strata units.

Humboldt Valley Precinct Plan

The Applications are not consistent with the policies in the Humboldt Valley Precinct Plan which designate the subject property for institutional use up to four storeys. The properties at 914 and 924 McClure Street are identified for residential use up to three storeys, although the Plan does also recognise 914 McClure Street specifically as being a potential site for redevelopment.

The proposal is for a six-storey building, which is greater than the building heights envisioned in the Plan (four storeys along Burdett Avenue and three stories along McClure Avenue). Although technically the proposal is not consistent with this policy, it should be noted that the OCP provides the most current policy direction as it relates to density and building heights. The Plan encourages new development to respect the scale and massing of the surrounding area and this was an item identified for review by the Advisory Design Panel. Further details are provided in the concurrent Heritage Alteration Permit report.

Mid-Block Walkway

Previous versions of the proposal included a mid-block walkway connecting Burdett Avenue with McClure Street along the eastern property boundary, consistent with the Humboldt Valley Precinct Plan and current zoning; however, as noted in the applicant's letter, feedback from the community indicated this was not a desirable amenity. As a result, the mid-block walkway is not included in the current proposal. The applicant has also included a letter from the Safe Design Council, which concludes that a mid-block walkway would result in an increased perception of crime. Staff recommend for Council's consideration that this requirement be removed.

Third Party Economic Analysis

Paul Rollo and Associates was engaged to undertake an economic analysis of the project in order to justify that the proposed increase in density was required in order to off-set the costs of retaining and rehabilitating the Heritage Registered building façades. The analysis determined that based on the increase in density from a floor space ratio of 1.3:1 to 1.96:1 the resulting land lift was approximately \$3 million; however, the applicant proposes the rehabilitation of the Heritage Registered building including seismic upgrading. Based on a construction cost estimate provided by a professional quantity surveyor, the cost associated with this work is estimated at \$4.3 million.

In accordance with City Policy, bonus density incentives may be considered where heritage conservation is proposed. As a result, if Council is supportive of the Application moving forward for consideration at a Public Hearing, staff recommend that Council consider requiring specific conditions in association with the Heritage Alteration Permit to secure the retention and rehabilitation of the Heritage Registered building in lieu of monetary contributions to the City's Public Realm Improvement Fund and Heritage Building's Seismic Upgrade Fund, which would normally be based on top of the lift.

Sewage Attenuation

Sewage attenuation may be required for infrastructure improvements to support the proposed increase in density from the 1.3:1 FSR maximum for multiple dwellings in the existing zoning entitlement, to the proposed density of 1.96:1 FSR. The applicant has confirmed that a report from a qualified engineer will be submitted in order to evaluate the need for sewage attenuation. Should any amount of attenuation be necessary, a Section 219 covenant will be required to secure this commitment. Preparation of the S.219 covenant is required prior to a Public Hearing addressing this issue.

Legal Agreements

A number of legal agreements exist pertaining to the previous proposal. This includes a Heritage Revitalization Agreement (HRA) for the heritage buildings on the property, as well as a S.219 covenant for frontage works and a Statutory Right-of-Way (SRW) for a 1.2m mid-block walkway from Burdett Avenue to McClure Street. These documents are no longer attributable to the current proposal, therefore staff recommend for Council's consideration that these documents be rescinded. Further analysis of the HRA is included in the concurrent Heritage Alteration Permit No. 00214 report.

Staff recommend that Council consider requiring a new Housing Agreement, as authorised by Section 483 of the *Local Government Act*, to secure a minimum of 50% of the market seniors

rental units (at least 53 units) and that 26 of the units be used as assisted living for a minimum period of 20 years.

Regulatory Considerations

Building Height and Setbacks

The applicant proposes the new zone to include a maximum building height of 20.53m. Given the importance of the relationship of the new buildings to the Mount St. Angela building, staff are recommending that Council consider a lower height limit of 16.5m to be included in the new zone, which is the height of the Mount St. Angela building (measured to half the height of the steeple). This would allow Council to consider issuing a Heritage Alteration Permit with Variances for the new structure, as proposed in Heritage Alteration Permit Application No. 00214. This also ensures that the additional height could only be achieved through a variance process and not become an entitlement entrenched in the zoning, becoming a right for any future proposal that may be advanced if this proposal is not built. Similarly, a number of setback variances are proposed when compared to the current zone as outlined in the data table. Staff have provided further review of these in the concurrent Heritage Alteration Permit report.

In accordance with City Policy, zoning variances (including building height and setbacks) may be considered where heritage conservation is proposed. Staff have provided more detailed comment on the proposed height variance in the Heritage Alteration Permit report.

The floor plans associated with Heritage Alteration Permit Application No. 00214 do not accurately reflect the architectural intent to provide articulation along this façade. Normal practice is for minor design revisions to take place prior to issuance of a Heritage Alteration Permit, but in this circumstance the amendment may affect the setback variance along McClure Street. Staff therefore recommend for Council's consideration that this be corrected prior to setting a Public Hearing.

Parking

The requirement for 60 stalls in the existing zoning is based on the previous proposal. In reviewing the current proposal against the requirements under Schedule C of the *Zoning Regulation Bylaw*, a total of 42 stalls are required (37 stalls for seniors residential and 5 stalls for assisted living/community care). A total of 46 stalls is being proposed and three of these stalls are identified as visitor parking, which is one fewer than the requirements (based on 10% of 37 stalls); however, reallocating one of the underground stalls for visitor use would eliminate the visitor stall parking variance. Appropriate wording has been included in the staff recommendation for Council's consideration to revise the plans accordingly.

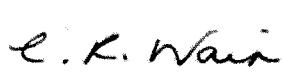
CONCLUSIONS

Although the Application is not consistent with the Humboldt Valley Precinct Plan as it relates to density, it does further the goals and objectives noted in the OCP and the DCAP regarding heritage conservation and place making. As the applicant is proposing to include a minimum of 50% of the dwelling units as market rental for a minimum period of 20 years and the upgrades to the heritage designated buildings will be secured through the Heritage Alteration Permit, the proposed increase in density is considered appropriate in this location. It is recommended for Council's consideration that the Application move forward for a Public Hearing subject to the conditions provided in the staff recommendation.

ALTERNATE MOTION

That Council decline Application No. 00466 for the property located at 913-929 Burdett Avenue and 914-924 McClure Street.

Respectfully submitted,




Charlotte Wain
Senior Planner, Urban Design



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2016

List of Attachments

- Aerial Map
- Zoning Map
- Letter from John Keay, Keay Cecco Architecture Ltd., date stamped December 15, 2016
- Letter from Larry Cecco, Keay Cecco Architecture Ltd., date stamped November 8, 2016
- Background Documentation, dated December 15, 2016
- Letter from Safe Design Council, received February 12, 2016
- Design Rationale, dated November 8, 2016
- Mount St. Angela Conservation Plan, Donald Luxton and Associates, September 2010
- Letter from Donald Luxton, date stamped March 18, 2016
- Plans dated November 8, 2016
- Land lift analysis dated October 27, 2016
- Staff report to Heritage Advisory Panel, dated July 5, 2016
- Minutes of July 12, 2016, Heritage Advisory Panel meeting
- Staff report to Advisory Design Panel, dated July 27, 2016
- Minutes of July 27, 2016, Design Advisory Panel meeting.

Heather McIntyre

From: Alieda Blandford [REDACTED]
Sent: October 22, 2019 10:16 AM
To: Victoria Mayor and Council
Cc: Riga Godron; Yuka Kurokawa; Leslie Robinson; Amy White
Subject: 913-929 Burdett Avenue and 914-924 McClure Street

Dear Mayor and Council,

I wish to express my support of the proposed development at 913-929 Burdett Avenue and 914-924 McClure Street as outlined in [Thursday's agenda](#) (p.51). (I am also in favour of the development proposed at 1046 North Park St, for adults living with mental illness.)

I am pleased that the Mount St. Angela's development makes considerations for the needs and desires of Victoria's residents. The character of the building will be retained, and more importantly, this development will deliver several affordable rental units for seniors, as well as assisted living facilities. Our residents are very sorely in need of purpose-built rentals; affordable units and assisted living facilities are also in high demand.

With that said, I am disappointed that only half of the units in this proposal will be designated as rentals, and then only for 20 years. The five affordable units and the 26 assisted living units will also only be available for 20 years. I would ask the City to push for a better deal for Victoria's senior residents: more rental units, more affordable units, and/or for a longer period of time: at least 25 or 30, and ideally a minimum of 50 years.

Otherwise, seniors who begin tenure in these affordable and assisted-living rental units in the near future will quickly face housing insecurity and rising rents at a time when they should be comfortable, safe, and cared for.

Thank you for your consideration. I know you will do all you can to secure the best deal possible for our senior citizens.

With warm regards,

Alieda Blandford
Renters' Advisory Committee Member

Heather McIntyre

From: Victoria E. Adams [REDACTED]
Sent: October 22, 2019 5:11 PM
To: Victoria Mayor and Council
Subject: Land Use Matters - 913-929 Burdett Ave., 914-924 McLure Street

City Council
City of Victoria

I cannot support this residential development project as a senior, a tenant, and a taxpayer in the City of Victoria.

There are several problems with this proposed housing development.

1. Why is the city approving even more site-specific zoning, when no other municipality in BC is doing do?

The City of Victoria has more than 770 site specific zones! Far from simplifying the zoning categories for Victoria, the City is simply perpetuating a system of one-off zoning requests to perpetuate land value appreciation for owners in an already unaffordable real estate market. Why doesn't the R-91 (North Park District Residential Zoning) apply to this residential project?

2. This development has no net public benefit in spite of the fact that it is a 106-unit residential development.

The land lift analysis points out that although the owner will benefit from increased density from 1:3:1 to 1:96:1 FSR, the land lift value was reduced to \$1.3 million, while the owner's heritage preservation and seismic upgrading cost would exceed \$5 million. There will be no public benefit since the owner's costs will exceed the value of the land lift. What has not been revealed is whether the properties within the complex designated "heritage" have received any civic grants or tax exemptions to maintain or upgrade the properties.

3. Parking requirements for 60 spaces (46 for residents and 13 for visitors) are based on the previous proposal. The new proposal reduces the total number of parking spaces to 56 and replaces the space with cycling storage and change room facilities. The real question is, if affordability, accessibility, social equity, reduction of GHGs are to be considered a public benefit, why not eliminate private parking for residents by including a limited number of car-share spaces for residents, and limited parking for visitors. This would align with the city's Active Transportation/Mobility strategy, climate action plan, and reduce the per unit housing costs.

4. Covenants for the property have been removed. In spite of the increased density, engineering reports there is no impact on the existing sewage infrastructure from this project. Where is the evidence? What staff have not considered is how new development in this area will impacted by or limited by the carrying capacity or loads whether for potable water, sewage, storm drainage, waste removal, as well as road capacity due to increased volume of traffic.

5. In the absence of an evidence-based, consistent and Housing Agreements policy, individual housing agreements appear to be entirely discretionary based primarily on the interests and needs of the owner/investors. Where is the public benefit ensured in the city's housing agreement policy and, how are the most vulnerable occupants, i.e. tenants, modest-income seniors protected? Why is housing tenure protected

for 20 years, but not 50 years, or in perpetuity? Furthermore, there are no limitations on the conversions to strata, or the conditions of the unit sales. What does “affordable” housing mean? If five units are designated “affordable” (according to the City’s “Inclusionary Housing and Community Amenity Policy”, how much will seniors be expected to pay for these strata units or rental units? While 34 units at 1046 and 1048 North Park (to be built for VIHA to house existing Mount Angela residents) will be designated “low-income affordable units”, what will seniors be expected to pay for these units? And, is the City’s definition of “affordability” the same as VIHA’s definition of “low-income affordable units”?

Furthermore, the 34-unit VIHA purpose-built seniors rental facility (McLure Street) will not be secured through a housing agreement. Why not? Apparently, VIHA can only sign 20-year lease agreements. This means there is no low-income rental housing security related to the development of this property. And, if the site’s R-91 zone (N. Park Residential District) limits residential use to rest-homes, then why is the owner asking for a spot rezoning of the 913 Burdett property when it could be part of the R-91 zone?

Summary:

In spite of the city’s adoption of new “inclusive” “affordable” housing policies, in this 106-unit development: Less than 30% of the units will be affordable many senior tenant households in the city.

- 22 units will be strata title residential units (presumably the going rate of more than \$500,000 per unit depending on the size)
- 53 units (50% of the total number of units will be “market rental”) based on the maximum rent that can be garnered in a Victoria’s high-rental market.
- 5 units will available as “affordable market rental” (but only for 20 years).
- 26 units will be designated assisted living units (but only for 20 years).

Sincerely,

Victoria Adams
Victoria, BC

References:

Staff Report Oct. 10/19 – Rezoning Application No. 00466 and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and 914-924 McLure Street
<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=45809>

Nicole Crescenzi, “City of Victoria considers proposed senior rental development”, VicNews, 21 October 2019.
<https://www.vicnews.com/news/city-of-victoria-considers-proposed-senior-rental-development/>

Bill Cleverley, “Design and heritage panels tussle over Mount St. Angela overhaul”, Times Colonist, January 13, 2017.
<https://www.timescolonist.com/news/local/design-and-heritage-panels-tussle-over-mount-st-angela-overhaul-1.7235612>

Rezoning & Heritage Alteration Permit with Variances Application

Mount St. Angela

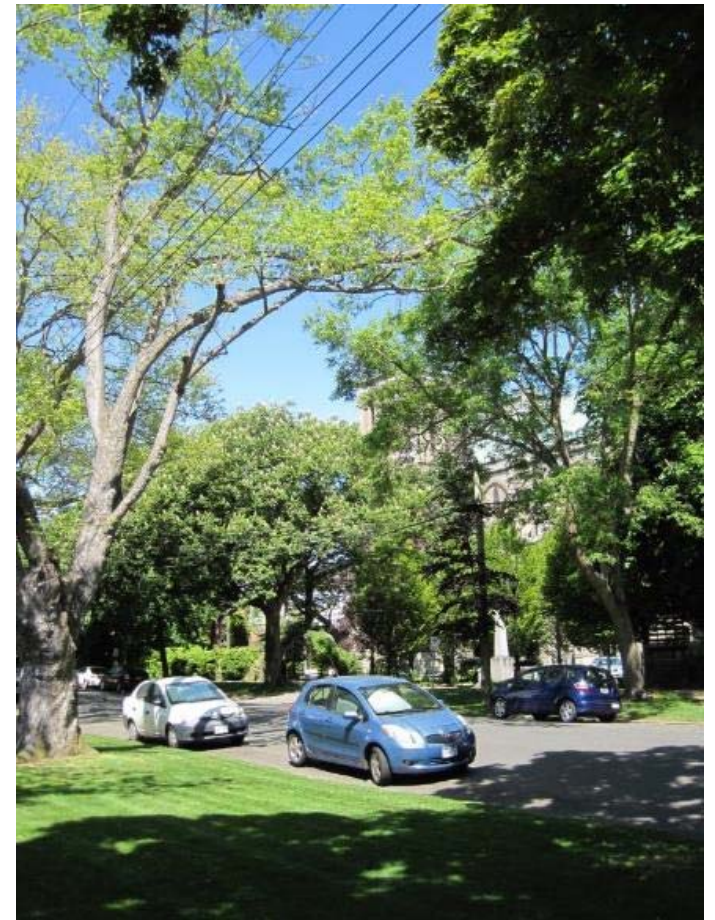
**913-929 Burdett Avenue & 914-924 McClure
Street**



CONTEXT | EXISTING SITE



CONTEXT | NEIGHBOURING PROPERTIES



OCP | Fairfield Strategic Direction

SECTION 21: NEIGHBOURHOOD DIRECTIONS



MAP 21
Fairfield
Neighbourhood

- Urban Place Designations***
- Core Residential
 - Large Urban Village
 - Small Urban Village
 - Urban Residential**
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Marine
- Public Facilities**
- Existing Public School
 - Community Centre
 - Seniors Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.













Massing | Elevations



Massing | Burdett Avenue



Massing | McClure Street

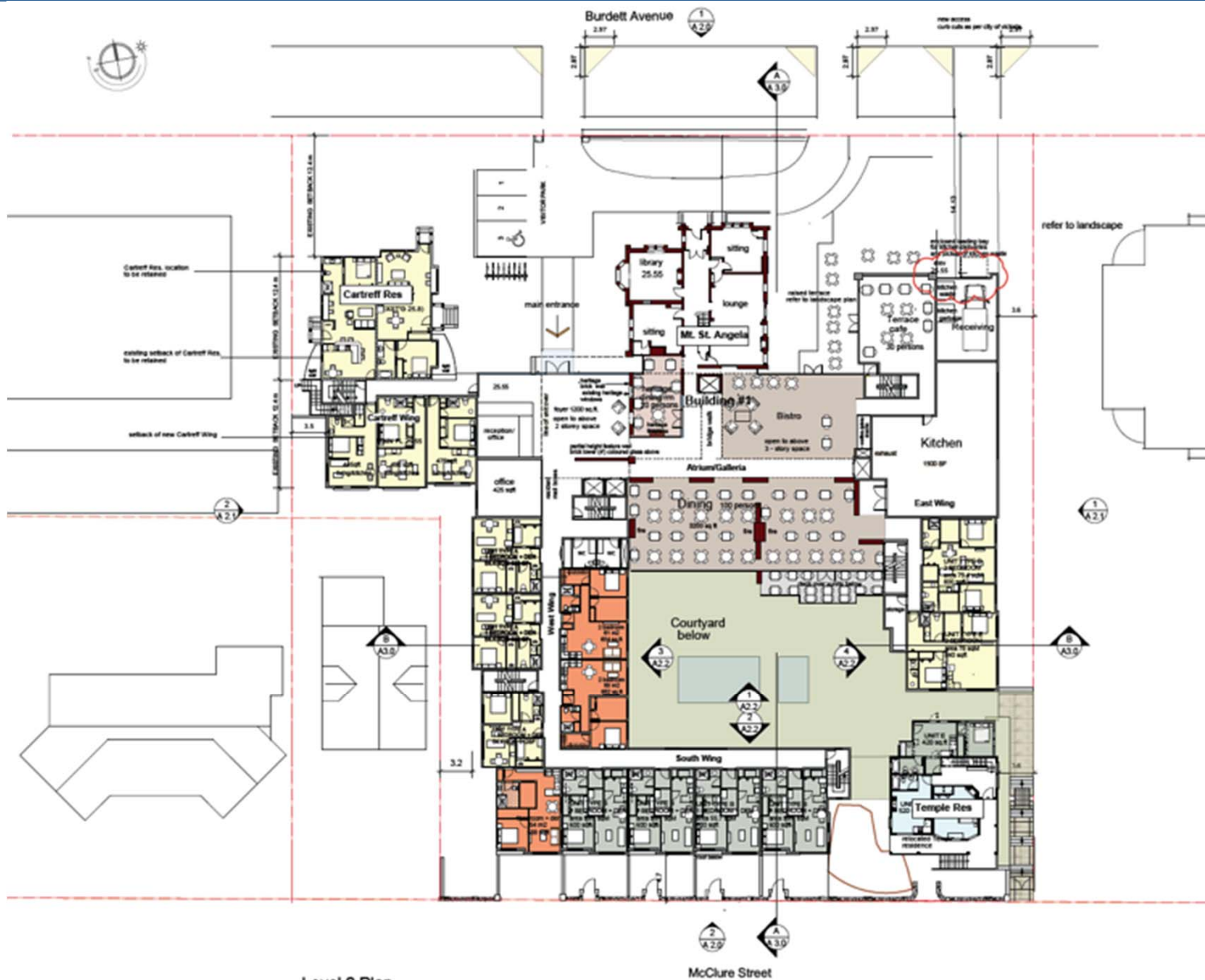


Massing | Streetscape





LEVEL 1 PLAN
Scale: 1:200





LEVEL 3 PLAN
Scale: 1/200



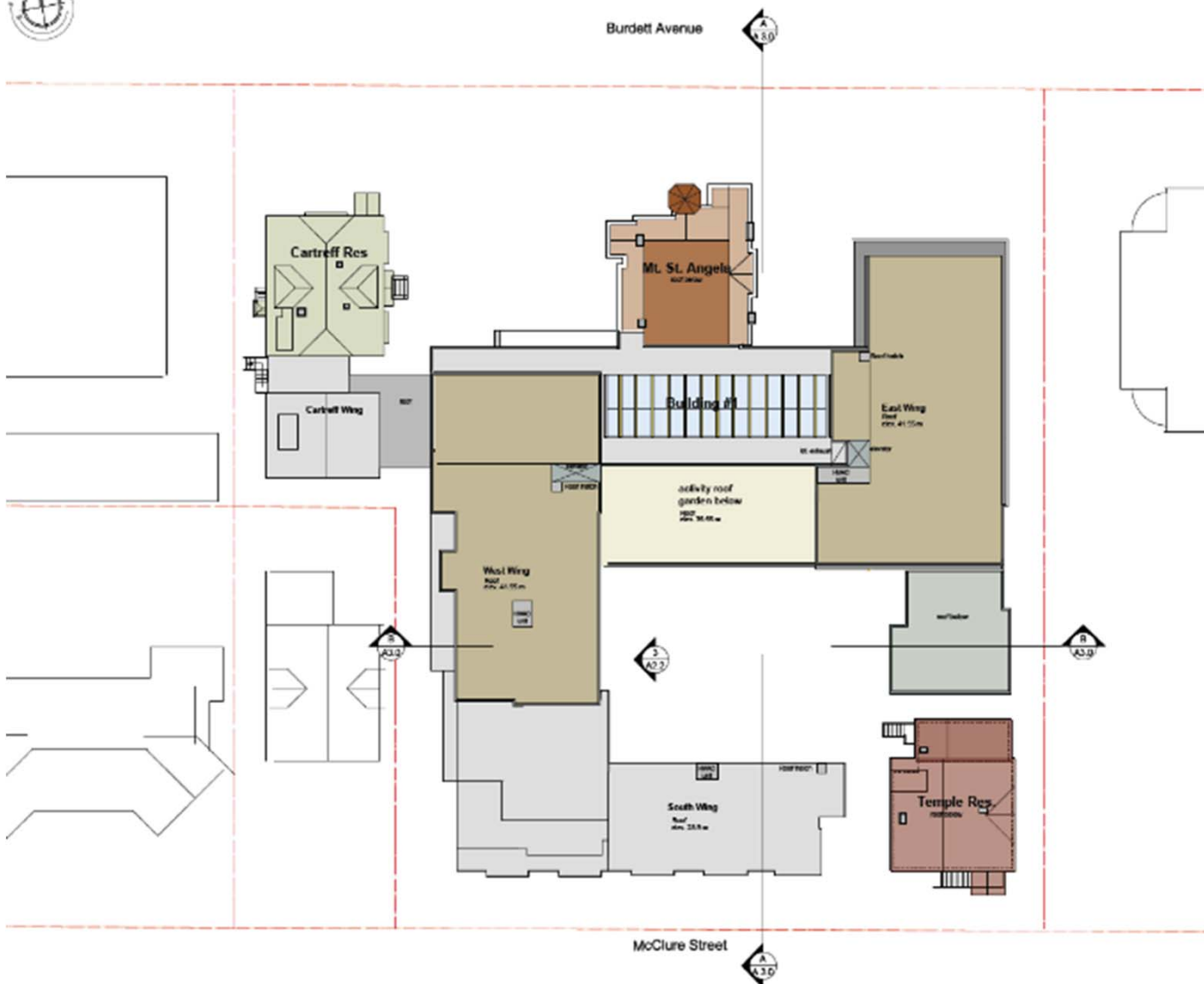
LEVEL 4 PLAN
Scale: 1:200



CITY OF
VICTORIA



CITY OF
VICTORIA



ROOF PLAN
Scale: 1:200

