

**F. REPORTS OF COMMITTEE**

**F.1 Committee of the Whole**

**F.1.a Report from the July 9, 2020 COTW Meeting**

**F.1.a.b 736 Princess Avenue: Rezoning Application No. 00602 and  
Development Permit with Variance Application No. 00065  
(Burnside-Gorge)**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Dubow

Rezoning Application No. 00602

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00602 for 736 Princess Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
  - i. a housing agreement to ensure the 28 supportive transitional housing units remain rental and affordable (very low income levels) for at least 60 years in accordance with the City's definition of affordability in the Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022)
  - ii. that all 28 non-market dwelling units are owned by a non-profit or government agency
  - iii. that the applicant provides a minimum of five accessible dwelling units and designed in accordance with CSA B651-12 Accessible Design for the Built Environment standards.

Development Permit with Variance Application No. 00065

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00602, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00065 for 736 Princess Avenue, in accordance with:

1. Plans date stamped June 18, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of residential parking spaces from 14 to 0;
  - ii. reduce the required number of commercial parking spaces from 17 to 8;

- iii. reduce the required number of visitor parking spaces from 3 to 0;
  - iv. reduce the required number of long-term residential bicycle parking spaces from 28 to 7;
  - v. reduce the required number of short-term residential bicycle parking spaces from six to 0;
- 3. The applicant identifies the location of the PMT station on the site plan, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - 4. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## **H.2 736 Princess Avenue: Rezoning Application No. 00602 and Development Permit with Variance Application No. 00065 (Burnside-Gorge)**

Council received a report dated June 25, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis, and recommendations for on applications to construct a six-storey, mixed use building consisting of commercial and residential uses, including 28 affordable rental dwelling units of supportive transitional housing. Staff recommend the application proceed to a public hearing.

*Committee discussed the following:*

- *Core employment area land uses*
- *Support from the Burnside-Gorge Neighbourhood Association*

**Moved By** Councillor Potts

**Seconded By** Councillor Thornton-Joe

### **Rezoning Application No. 00602 for 736 Princess Avenue**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00602 for 736 Princess Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
  - i. a housing agreement to ensure the 28 supportive transitional housing units remain rental and affordable (very low income levels) for at least 60 years in accordance with the City's definition of affordability in the Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022)
  - ii. that all 28 non-market dwelling units are owned by a non-profit or government agency
  - iii. that the applicant provides a minimum of five accessible dwelling units and designed in accordance with CSA B651-12 Accessible Design for the Built Environment standards.

### **Development Permit with Variance Application No. 00065 for 736 Princess Avenue**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00602, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00065 for 736 Princess Avenue, in accordance with:

1. Plans date stamped June 18, 2020.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of residential parking spaces from 14 to 0;
  - ii. reduce the required number of commercial parking spaces from 17 to 8;
  - iii. reduce the required number of visitor parking spaces from 3 to 0;
  - iv. reduce the required number of long-term residential bicycle parking spaces from 28 to 7;
  - v. reduce the required number of short-term residential bicycle parking spaces from six to 0;
3. The applicant identifies the location of the PMT station on the site plan, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

### **For the Meeting of July 9, 2020**

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**To:** Committee of the Whole **Date:** June 25, 2020

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

**Subject:** Rezoning Application No. 00602 for 736 Princess Avenue

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00602 for 736 Princess Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
  - i. a housing agreement to ensure the 28 supportive transitional housing units remain rental and affordable (very low income levels) for at least 60 years in accordance with the City's definition of affordability in the *Victoria Housing Strategy 2016-2025* (Phase Two: 2019-2022)
  - ii. that all 28 non-market dwelling units are owned by a non-profit or government agency
  - iii. that the applicant provides a minimum of five accessible dwelling units and designed in accordance with CSA B651-12 Accessible Design for the Built Environment standards.

### **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.

### **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 736 Princess Avenue. The proposal is to rezone from the M-1 Zone, Limited Light Industrial District, to a new zone in order to increase the density from 3:1 floor space ratio (FSR) to 4.01:1 FSR and construct a six-storey, mixed-use building consisting of commercial and residential uses, including 28 affordable rental dwelling units of supportive transitional housing.

The following points were considered in assessing this application:

- The subject property is designated Core Employment in the *Official Community Plan* (OCP, 2012), which supports mixed-use buildings, including commercial and residential uses, from eight to approximately fifteen storeys between Douglas Street and Blanshard Street and envisions a density of up to 5:1 floor space ratio (FSR) in which the residential density does not exceed an FSR of 3:1. The proposal is consistent with the policy direction in the OCP.
- The subject property is designated Rock Bay District (RBD) in the *Downtown Core Area Plan* (DCAP, 2011). The DCAP supports mixed-use buildings up to approximately 15 storeys and a maximum FSR of 5:1, of which the residential portion does not exceed 3:1 FSR. The proposal is consistent with the policy direction in DCAP.
- Attracting and maintaining a range of commercial and light industrial businesses in the RBD in order to provide a more diversified and resilient employment base is an objective of the DCAP. The application includes three floors of commercial uses in the proposed building, including a coffee shop (social enterprise) on the ground floor and offices and employment training space on the second and third floors.
- The Plan supports residential uses on Princess Avenue between Douglas Street and Blanshard Street; however, the plan does recognize the importance of locating, designing and siting residential uses in such a way that does not have a potential negative effect on the general operation of the commercial, service commercial and light industrial uses within neighbourhood. The applicant is proposing to locate the residential uses on the fourth to sixth floors to mitigate potential conflicts with adjacent properties.
- The applicant is proposing 28 affordable rental dwelling units of supportive transitional housing, including five accessible dwelling units, which would be secured in a Housing Agreement.

## BACKGROUND

### Description of Proposal

This Rezoning Application is to increase the density from 3:1 FSR to 4.01:1 FSR and construct a six-storey, mixed-use building consisting of commercial and residential uses. The applicant, John Howard Society, is proposing a multi-purpose building that would include a ground floor coffee shop/art gallery that would operate as a social enterprise and provide an opportunity for the Society to implement their employment readiness program and allow local artists to showcase and sell their art. The second and third floors would be comprised of employment training space, a demonstration and teaching kitchen, support services and offices, and the fourth to sixth floors storey would contain 28 affordable dwelling units of supportive transitional housing.

The following differences from the existing zone are being proposed, and are consistent with the objectives of the *Official Community Plan* (OCP, 2012) and the *Downtown Core Area Plan* (DCAP, 2011):

- permit commercial and residential uses
- increase the density
- increase the height.

## **Affordable Housing**

The applicant proposes the creation of 28 new residential units (studios), which would increase the overall supply of affordable rental housing in the area. The applicant is willing to enter a housing agreement to ensure that the dwelling units remain rental and affordable at very low income levels (rent for a bachelor unit is approximately \$375 per month) in accordance with the City's Housing Strategy for 60 years. The applicant is also willing to register a legal agreement on title to ensure that the 28 non-market dwelling units would be owned by a non-profit or government agency.

## **Sustainability**

The applicant has not identified any sustainability features associated with this proposal.

## **Active Transportation**

The applicant has not identified any specific features, beyond bike parking, that support active transportation. However, the site is well served by transit and is centrally located within the City.

## **Public Realm**

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

## **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is proposing five accessible dwelling units, which would be designed in accordance with CSA B651-12 Accessible Design for the Built Environment, which exceeds the accessibility requirements of the British Columbia Building Code. The remaining units may be designed to adaptable standards for future modifications as available. All common areas in and around the building would be universally accessible, including the program areas and the social enterprise space on the ground floor.

## **Land Use Context**

The area is characterized by a mix of commercial and service commercial uses. There are two properties directly across the street from the subject property that are in the M-1 Zone, Limited Light Industrial District; however, they are occupied by single-family dwellings (existing non-conforming).

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

The site is presently a parking lot. Under the current M-1 Zone, the property could be developed as a five-storey building consisting of a mix of commercial and light industrial uses.

## **Data Table**

The following data table compares the proposal with the existing M-1 Zone, Limited Light Industrial District. An asterisk is used to identify where the proposal differs from the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing Zone M-1 Zone</b>	<b>OCP Policy (Core Employment)</b>
Site area (m <sup>2</sup> ) - minimum	556	n/a	
Density (Floor Space Ratio) - maximum	<b>4.01*</b>	3:1	5:1 (residential may not exceed 3:1)
Total floor area (m <sup>2</sup> ) - maximum	<b>2280.67*</b>	1668	
Height (m) - maximum	20.10 (top of roof) / <b>20.88 *</b> (top of parapet)	15	
Storeys - maximum	6	n/a	15
Site coverage % - maximum	96	n/a	
<b>Setbacks (m) – minimum:</b>			
Front	0	3 or 0	
Rear	0	3 or 0	
Side (east)	0	3 or 0	
Side (west)	0	3 or 0	
<b>Parking – minimum</b>			
Residential	<b>0*</b>	14	
Commercial	<b>8*</b>	17	
Visitor	<b>0*</b>	3	
<b>Bicycle parking stalls – minimum</b>			
Long-term			
Residential	7	28	
Commercial	7	5	
Short-term			
Residential	0	6	
Commercial	6	5	

## Relevant History

Council considered a previous application for the site that did not comply with the relevant land use policies contained in the *Official Community Plan* (OCP, 2012) and the *Downtown Core Area Plan* (DCAP, 2011) and on August 9, 2018, passed the following motion:

*“That Council direct staff to refer the application back to the applicant and request that the proposal that comes back to Committee of the Whole conforms with the Official Community Plan and ask the applicant to provide further clarity regarding operating model of the electric car share.”*

Since then, the subject property has been sold and the new applicant has brought forward the current proposal, which complies with the land use policies in the OCP and DCAP as further discussed below. The applicant has made some improvements to the exterior of the proposed building in order to meet the operational needs and programs offered by the John Howard Society as well as to address some of staff’s concerns related to the original design and parking.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC. The CALUC waived the requirement for a second community meeting and submitted a letter dated April 7, 2020 (attached).

## ANALYSIS

### Official Community Plan

The subject property is designated Core Employment in the OCP, which supports mixed-use buildings from eight to approximately fifteen storeys between Douglas Street and Blanshard Street and envisions a density of up to 5:1 FSR in which the residential density must not exceed a 3:1 FSR. The reason for limiting the residential density in this urban place designation is to ensure that there is still an emphasis on preserving and encouraging commercial and light industrial uses, which in turn increases employment opportunities in this neighbourhood.

The proposal further advances several policies and objectives in the OCP, such as:

- sustainable infill development by developing an existing surface parking lot
- providing a multi-purpose building that includes supportive transitional housing, community and administration offices for the John Howard Society, custom support services and programs for tenants and clients in the community
- providing 28 affordable rental dwelling units close to the downtown

The applicant is proposing a coffee shop/gallery on the main floor that would be operated as a social enterprise by the John Howard Society, and that would foster a sense of community on site and in the neighbourhood, and support a socio-economically and culturally inclusive community, an objective in the OCP. Even though the proposed new zone would not secure the long-term existence of a social enterprise on the ground floor of the building, the John Howard Society has agreed to register a covenant on title to ensure that the building would be owned and operated by a non-profit or government agency, which would increase the likelihood of a social enterprise operating and succeeding at this location.

## **Downtown Core Area Plan**

The subject property is designated Rock Bay District (RBD) in the *Downtown Core Area Plan* (DCAP, 2011). The DCAP supports mixed-use buildings up to approximately 15 storeys and a maximum FSR of 5:1, of which the residential portion does not exceed 3:1 FSR. Attracting and maintaining a range of commercial and light industrial businesses in the RBD in order to provide a more diversified and resilient employment base is strongly encouraged in DCAP. Approximately 46% of the total floor area in the proposed building is dedicated to commercial and community services. This proposal adds jobs in the neighbourhood and offers employment training and community services for residents and clients who are supported by the John Howard Society.

The Plan supports residential uses on Princess Avenue between Douglas Street and Blanshard Street provided that these uses are integrated well into a neighbourhood that is predominantly service commercial and light industrial. In response to this, the applicant is proposing to locate the residential uses on the fourth to sixth floors in order to avoid conflicts between uses in the proposed building and also at grade, and mitigate privacy and noise impacts that may be generated from the adjacent properties that are currently occupied by two-storey warehouse buildings, which also include caretaker suites.

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

No existing public or private trees will be impacted by this proposal. Even though the applicant's proposal to plant two new street trees along the frontage of the building is supportable, there are some space limitations as well as an existing underground utility, which may restrict planting along this frontage. Parks will work with the applicant prior to the proposal advancing to a Public Hearing to determine if street trees can be achieved as part of this project. There will be ongoing operational impacts with additional street trees.

## **CONCLUSIONS**

The proposal to increase the density and permit a mixed-use development consisting of commercial and residential uses, including community services and 28 affordable rental dwelling units of supportive transitional housing, further advances several policies and objectives in the OCP related to urban design, affordable housing, and community well-being. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

## **ALTERNATE MOTION**

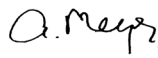
That Council decline Rezoning Application No. 00602 for the property located at 736 Princess Avenue.



Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



June 25, 2020

Date: \_\_\_\_\_

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Revised Plans date stamped June 18, 2020
- Attachment D: Letter from applicant to Mayor and Council dated March 10, 2020
- Attachment E: Letter from applicant to Mayor and Council regarding social enterprise dated March 12, 2020
- Attachment F: Letter from applicant to Mayor and Council dated March 12, 2020
- Attachment G: Letter from applicant dated June 23, 2020
- Attachment H: Parking Analysis dated June 11, 2020 and letter from the Community Social Planning Council
- Attachment I: Advisory Design Panel report, dated May 20, 2020
- Attachment J: Advisory Design Panel minutes, dated May 27, 2020
- Attachment K: Original Plans dated November 23, 2017.



## Committee of the Whole Report

### For the Meeting of July 9, 2020

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**To:** Committee of the Whole **Date:** June 25, 2020

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

**Subject:** **Development Permit with Variance Application No. 00065 for 736 Princess Avenue**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00602, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00065 for 736 Princess Avenue, in accordance with:

1. Plans date stamped June 18, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of residential parking spaces from 14 to 0;
  - ii. reduce the required number of commercial parking spaces from 17 to 8;
  - iii. reduce the required number of visitor parking spaces from 3 to 0;
  - iv. reduce the required number of long-term residential bicycle parking spaces from 28 to 7;
  - v. reduce the required number of short-term residential bicycle parking spaces from six to 0;
3. The applicant identifies the location of the PMT station on the site plan, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

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

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 736 Princess Avenue. The proposal is to construct a six-storey, mixed-use building. The variances are related to vehicle and bicycle parking.

The following points were considered in assessing this application:

- The subject property is within Development Permit Area 7A (DPA 7A): Corridors – Douglas Street and Blanshard Street. DPA 7A envisions the revitalization of commercial areas along corridors with high quality architecture, landscape and urban design that enhances their appearance, strengthens commercial viability and encourages pedestrian use.
- The applicant is proposing a building with contemporary architectural features, such as a flat roofline, contemporary-style windows and materials that are sympathetic to the service commercial neighbourhood context, which is consistent with the objectives of DPA 7A.
- The proposed ground floor coffee shop with outdoor seating would create an attractive and pedestrian-friendly streetscape.
- The applicant is proposing to reduce the required number of residential parking spaces from 14 to 0; commercial parking spaces from 17 to 8; and visitor parking spaces from 3 to 0. The applicant provided a parking analysis for the requested parking variances (attached) and demonstrated the anticipated parking demand on-site can be met with the proposed number of parking spaces.
- The applicant is proposing to reduce the required number of long-term residential bicycle parking spaces from 28 to 7 and short-term residential bicycle parking spaces from six to nil. In a letter from the applicant (attached), it states that for various reasons there is little bicycle ownership among the residents and the proposed bicycle parking being provided would either satisfy or exceed the demand.

## BACKGROUND

### Description of Proposal

The proposal is for a six-storey mixed-used building. Specific details include:

- mid-rise building form consisting of contemporary-style design features, including a flat roofline, industrial-like materials and floor to ceiling glazing at the ground level
- exterior materials include horizontal corrugated metal with aluminium flashing, corten steel accents, cement board, and architectural and board formed concrete
- separate commercial and residential entryways facing Princess Avenue
- a ground floor coffee shop with outdoor seating
- rooftop amenity space on the third and sixth-storeys
- an indoor common area for residents-only on the fifth storey
- seven under-building parking spaces screened from public view
- a total of 14 long-term (residential and commercial) and six short-term (commercial only) bicycle parking spaces.

The proposed variances are related to vehicle and bicycle parking.

## **Affordable Housing**

Affordable housing impacts are discussed in the concurrent Rezoning Application report.

## **Sustainability**

The applicant has not identified any sustainability features associated with this proposal.

## **Active Transportation**

The applicant has not identified any specific features, beyond bike parking, that support active transportation. However, the site is well served by transit and is centrally located within the City.

## **Public Realm**

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

## **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is proposing five accessible dwelling units, which would be designed in accordance with CSA B651-12 Accessible Design for the Built Environment, which exceeds the accessibility requirements of the British Columbia Building Code. The remaining units may be designed to adaptable standards for future modifications as available. All common areas in and around the building would be universally accessible, including the program areas and the social enterprise space on the ground floor.

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

The site is presently a parking lot. Under the current M-1 Zone, the property could be developed as a five-storey commercial building consisting of a mix of commercial and service commercial uses.

## **Data Table**

The following data table compares the proposal with the existing M-1 Zone, Limited Light Industrial District. An asterisk is used to identify where the proposal differs from the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing Zone M-1 Zone</b>	<b>OCP Policy (Core Employment)</b>
Site area (m <sup>2</sup> ) - minimum	556	n/a	
Density (Floor Space Ratio) - maximum	<b>4.01*</b>	3:1	5:1

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing Zone M-1 Zone</b>	<b>OCP Policy (Core Employment)</b>
Total floor area (m <sup>2</sup> ) - maximum	<b>2280.67*</b>	1668	
Height (m) - maximum	20.10 (top of roof) / <b>20.88 * (top of parapet)</b>	15	
Storeys - maximum	6	n/a	15
Site coverage % - maximum	96	n/a	
<b>Setbacks (m) – minimum:</b>			
Front	0	3 or 0	
Rear	0	3 or 0	
Side (east)	0	3 or 0	
Side (west)	0	3 or 0	
<b>Parking – minimum</b>			
Residential	<b>0*</b>	14	
Commercial	<b>8*</b>	17	
Visitor	<b>0*</b>	3	
<b>Bicycle parking stalls – minimum</b>			
Long-term			
Residential	7	28	
Commercial	7	5	
Short-term			
Residential	0	6	
Commercial	6	5	

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 23, 2020 the application was

referred for a 30-day comment period to the Burnside Gorge CALUC. A letter dated April 9, 2020 is attached to this report.

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

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The OCP identifies the subject property within Development Permit Area 7A (DPA 7A): Corridors – Douglas Street and Blanshard Street. DPA 7A envisions the revitalization of commercial areas along corridors with high quality architecture, landscape and urban design that enhances their appearance, strengthens commercial viability and encourages pedestrian use.

The design guidelines applicable to DPA 7A – Douglas Street and Blanshard Street encourage a well-designed and articulated building base, especially along those facades that are adjacent to a street. The ground floor coffee shop is accentuated with extensive storefront glazing, a prominent entryway and an outdoor patio. The entrance to underbuilding parking is slightly recessed from the commercial storefront and the residential entryway in order to soften its appearance from the street and minimize interruption of the commercial frontage and the pedestrian realm. The applicant is also proposing a decorative metal screen for the garage door to further integrate it into the overall design of the building.

The design guidelines encourage the use of rich and varied architectural materials to enhance and articulate street frontages. The applicant is proposing high quality and durable exterior finishes such as horizontal corrugated metal with aluminium flashing, corten steel accents, cement board, and architectural formed concrete to emphasize different aspects of the building. Corten steel is used as distinctive detailing around the windows as well as a decorative treatment to accentuate the commercial and residential entryways at street level.

In the previous proposal that was considered by Council in April 2018 (attached), staff expressed some concerns primarily related to the siting of a six-storey building on a 556m<sup>2</sup> lot. In response to staff's original concerns and accommodating the programming needs of the John Howard Society, the applicant has made some positive refinements to the overall design of the building. These refinements include:

- creating a distinctive and articulated street façade
- adding east facing rooftop patios on the second and sixth floors, which has resulted in improvements to the building articulation and reductions in the overall building mass
- improving the pattern of windows as well as the relationship between solids and voids
- modifying the application of exterior finishes and reducing the amount of corrugated metal, which has softened the overall appearance of the building.

### **Downtown Core Area Plan**

The subject property is within the Rock Bay District (RBD) of the *Downtown Core Area Plan* (DCAP, 2011). Within the RBD, the Plan encourages mixed-use development primarily between Douglas Street and Blanshard Street and emphasizes the importance of locating, designing and siting residential development in such a way that mitigates any potentially

negative effects on the general operation and function of adjacent employment activities. The applicant is proposing to locate the residential uses on the fourth to sixth floors in order to avoid conflicts between uses in the proposed building and also at grade, and mitigate privacy and noise impacts that may be generated from the adjacent properties that are currently occupied by two-storey warehouse buildings, which include caretaker suites as well.

The mid-rise building form complies with the design guidelines embedded in the DCAP, which is discussed above.

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

No existing public or private trees will be impacted by this proposal. Even though the applicant's proposal to plant two new street trees along the frontage of the building is supportable, there are some space limitations as well as an existing underground utility, which may restrict planting along this frontage. Parks will work with the applicant prior to the proposal advancing to a Public Hearing to determine if street trees can be achieved as part of this project. There will be ongoing operational impacts with additional street trees.

## **Regulatory Considerations**

### Vehicle Parking Variance

The applicant is proposing to reduce the required number of residential parking spaces from 14 to 0; commercial parking spaces from 17 to 8; and visitor parking spaces from 3 to 0. The John Howard Society has provided a parking analysis (attached) summarizing the anticipated parking demand on-site relative to their other buildings in the city.

For various reasons outlined in the parking analysis, vehicle ownership is generally very low among the residents and clients supported by the John Howard Society. The Society has three other residential buildings in the City with a total of 30 residents, of which only four residents have access to or own vehicles. The predominant mode of transportation is public transit, and the Society provides free bus tickets for residents. According to the Society, the majority of their residents work in commercial construction in the downtown core.

Currently up to eight employees of the John Howard Society drive to work. Due to staggered work schedules to ensure the building has on-site support services 24 hours a day and seven days a week, there would be no more than three or four employees driving to work at a time and occupying the parking spaces. The Society's other employees walk or take public transit to work.

Given the low vehicle ownership among residents, the provision of free bus tickets, the staggered employee work schedules, and the subject property's close proximity to a frequent transit network as well as within walking distance to the downtown core, staff support the requested parking variances.

### Bicycle Parking Variances

The applicant is proposing to reduce the required number of long-term residential bicycle parking spaces from 28 to 7; and short-term residential bicycle parking spaces from six to nil. In a letter provided by the John Howard Society (attached), it states that for various reasons there is little bicycle ownership among the tenants. On average, they have less than two client bikes on-site and generally one communal bike for residents to share. At the Society's other locations, the communal bikes have not been used so far in the 2020

calendar year. The applicant is proposing to provide long-term and short-term bicycle parking spaces for the commercial uses in order to encourage employees to bike to work and ensure bicycle parking is available to commercial patrons when visiting the coffee shop.

## **Other Considerations**

The Advisory Design Panel (ADP) reviewed the Development Permit with Variance Application at their meeting on May 27, 2020 and provided the following recommendation for Council's consideration:

*“That the Development Permit with Variance Application No. 00602 for 736 Princess Avenue be approved as presented with consideration for the following comments:*

- *Consideration of revisions to the accessible North West corner suite*
- *Concern of introduction of residential units into an M1 Zone in terms of use and site planning.”*

In response to ADP's comments above, the applicant adjusted the layout of the accessible dwelling units in order to enhance the liveability of these units and as a result of these changes, the applicant was able to increase the number of accessible dwelling units from three to five.

The introduction of residential units in this neighbourhood designated Core Employment in the OCP is consistent with the land use policies, as the residential use is being provided in conjunction with substantial employment space and designed to mitigate any potential conflicts between uses in the building or impacts on the adjacent properties.

## **CONCLUSIONS**

The proposed six-story, mixed-use building is consistent with several urban design objectives and guidelines outlined in DPA 7A. The applicant is introducing a building with residential uses in a neighbourhood that is predominantly service commercial; however, through a variety of design interventions the proposed building would fit in with the existing neighbourhood context. The proposal requires 34 parking spaces and the applicant is only providing eight parking spaces. The applicant has demonstrated in their parking analysis that there would likely be sufficient parking on-site based on the anticipated demand from the proposed uses. The applicant has also demonstrated that the proposed bike parking would meet or potentially exceed the bicycle parking demand generated by the employees and residents. Staff recommend that this application proceed concurrently with the Rezoning Application for Council's further consideration.

## **ALTERNATE MOTION**

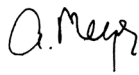
That Council decline Development Permit with Variances Application No. 00065 for the property located at 736 Princess Avenue.



Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

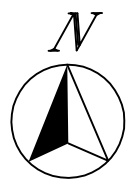
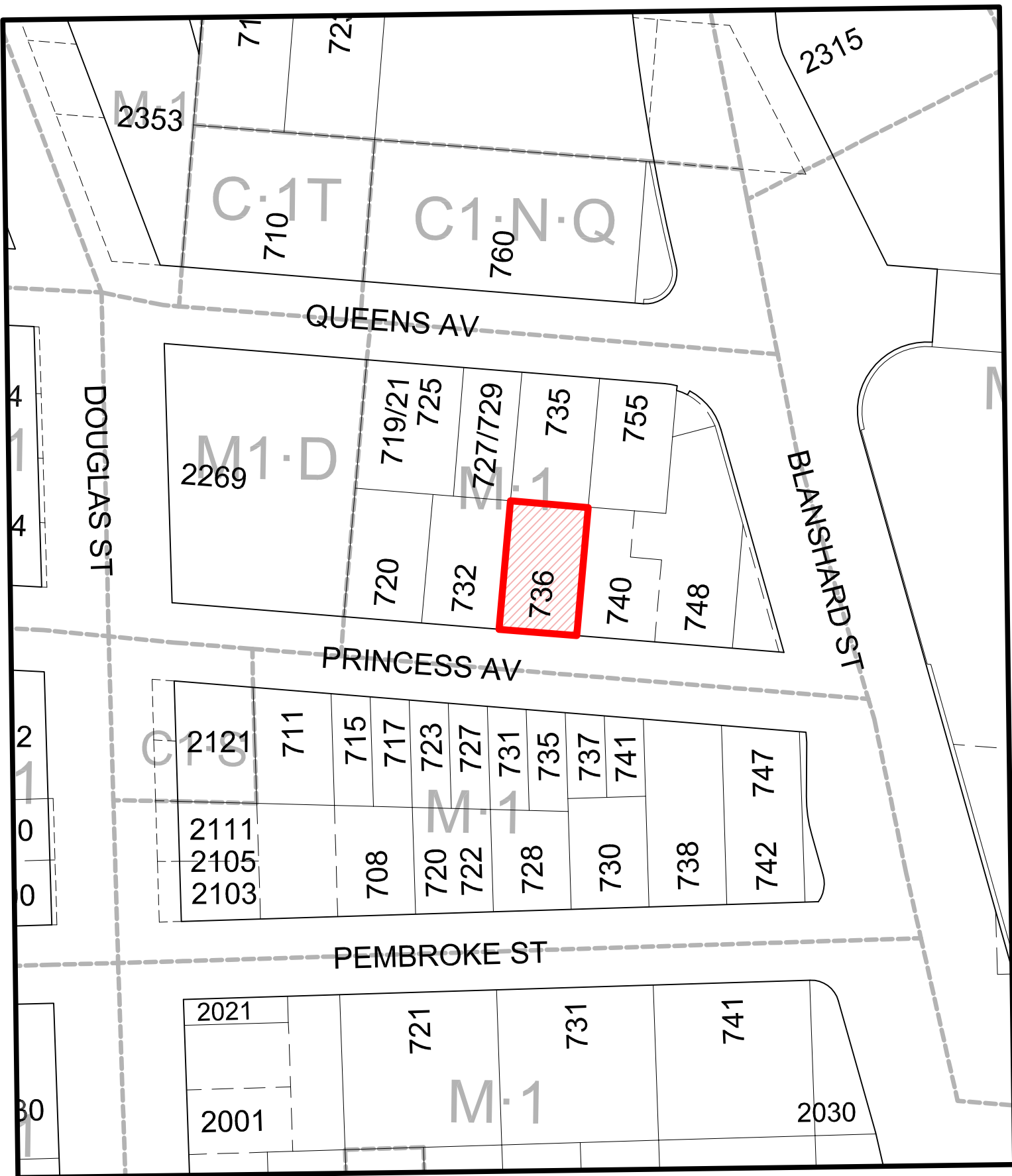
Report accepted and recommended by the City Manager:



Date: June 25, 2020

#### List of Attachments

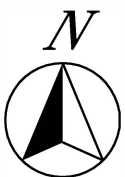
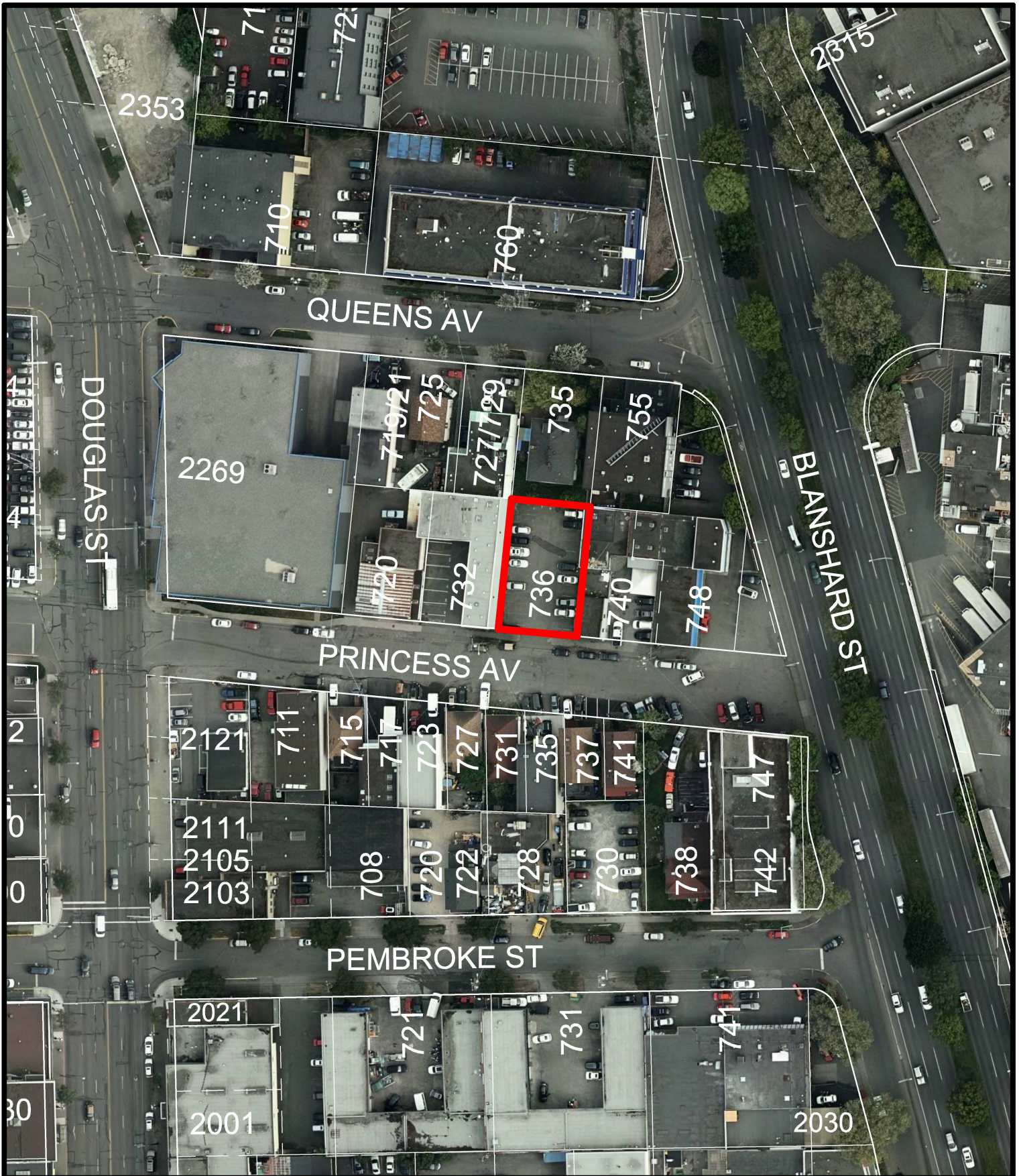
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Revised Plans date stamped June 18, 2020
- Attachment D: Letter from applicant to Mayor and Council dated March 10, 2020
- Attachment E: Letter from applicant to Mayor and Council regarding social enterprise dated March 12, 2020
- Attachment F: Letter from applicant to Mayor and Council dated March 12, 2020
- Attachment G: Letter from applicant dated June 23, 2020
- Attachment H: Parking Analysis dated June 11, 2020 and letter from the Community Social Planning Council
- Attachment I: Advisory Design Panel report, dated May 20, 2020
- Attachment J: Advisory Design Panel minutes, dated May 27, 2020
- Attachment K: Original Plans dated November 23, 2017.



736 Princess Avenue  
Rezoning No.00602



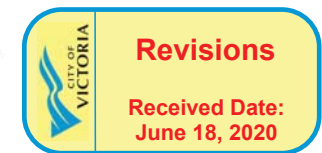




736 Princess Avenue  
Rezoning No.00602







| 736 Princess Ave.

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
204-4555 Commercial  
Vancouver, BC V6Z 4K5  
(604) 681-1012

CONSULTANT  
**Arcata**  
c. 250-413-7307 • a.arcata@telus.net

ISSUED FOR:	DATE:
Revising / CP	10.03.2020

REVISION NO.:	DATE:
revised as per planning comments	19.05.2020
revised as per planning ADP comments	17.06.2020

SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

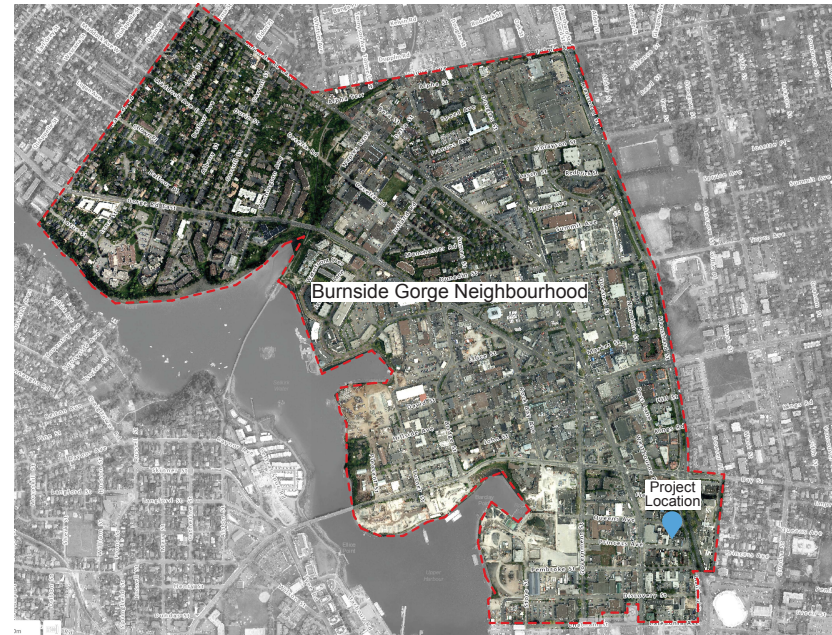
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DRAWING TITLE:  
Title Sheet

DRAWING NUMBER:  
**A 0.0**

## Project Data 736 Princess Ave.

Civic Address	736 Princess Ave.
Legal Description	Lot 12, Block B, Section 3, Victoria, Plan 8
Zoning Existing	Existing: M-1, Limited Light Industrial District
Zoning Proposed	New Zone
Site Area	556 m2 (5,982 sq. ft.)
Floor Areas (Gross)	
Main area:	112.72 m2 (1213.30 sq ft)
Level 2 area: program (assembly)	475.34 m2 (5116.52 sq ft)
Level 3 area: office/admin	436.44 m2 (4697.80 sq ft)
Level 4 area: residential	409.85 m2 (4411.59 sq ft)
Level 5 area: residential	409.85 m2 (4411.59 sq ft)
Level 6 area: residential	386.47 m2 (4159.93 sq ft)
<b>Total Gross Floor Area</b>	<b>2,230.67 m2 (24,010.73 sq ft)</b>
Commercial Floor Area -Level 1 Cafe	67.00 m2 Seating Capacity: Cafe less than 10
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed	4.01:1
Total floor area for calc. Levels 1-6: 2230.67 m2	
Lot Area: 556 m2 $2230.67 / 556 = 4.01:1$	
Floor Space Ratio Residential Levels 4-6 $1206.65 / 556 = 2.21:1$	2.17:1
Site Coverage (%) $(535.48 \text{ m}^2 / 556 \text{ m}^2) * 100$	96%
Open site space (%) $(26.90. \text{ m}^2 / 556 \text{ m}^2) * 100$	4.8%
Height of Building Proposed (from average grade)	20.88 m (to top of parapet)    20.1m (to top of roof)
Number of Storeys	6
Parking	
Cafe (restaurant) 1/40 m2	required $67/40 = 1.68$ provided - 2 stalls
Proposed - Office 1/70 m2	required $436.44 / 70 = 6.23$ provided - 6 stalls
Proposed - Programs (Assembly) 1/50m2	required $475.34/300= 9$ provided - 0 stalls
Residential-Transitional units 1 / 80 m2	required $1206.17/80 = 15$ provided - 0 stalls
	total required = 32    provided - 08
Bicycle Parking Long term	cafe -1/400m2 required $60\text{m}^2/400\text{m}^2 = 0$
	office- 1/150m2 required $436.44\text{m}^2/150\text{m}^2 = 3$
	programs (assembly) required $475.34/200 = 2$
	residential @1 per unit required = 28
	total required = 33    provided - 14 stalls
Short term	cafe -1/100m2 required $60\text{m}^2/100\text{m}^2 = 1$
	office- 1/400m2 required $436.44\text{m}^2/400\text{m}^2 = 2$
	programs (assembly) $1/200\text{m}^2$ $475.34/200 = 2$
	residential 0.1 p/u or 6 (which ever is greater) = 6
	total commercial required = 5    provided = 6
	total residential required = 6    provided = 0
Building Setbacks Required	None
Total Number of Units	28 (includes 5 accessible units)
Unit Type	Studios <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">1</span>
Unit Size	28 m2 - 33 m2 (290 sq.ft. - 360 sq.ft.)
Total Residential Floor Area Levels 4-6	1206.65 m2 (12,988.27 sq.ft.)



1 Neighbourhood Context



2 Block Context

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steler**  
ARCHITECTURAL CONSULTING  
2000 Douglas Street  
Victoria BC V8T 2M6  
Tel: 250.683.1111  
www.steler.ca

CONSULTANT  
**Arcata**  
c. 250.613.7527 • a.arcata@telus.net

ISSUED FOR: DATE:  
Reasoning /CP 10.03.2020

REVISION NO.: DATE:  
revised as per  
planning  
comments 19.05.2020  
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planning ADP  
comments 17.06.2020

SAC PROJECT NO.:

DRAWN BY:

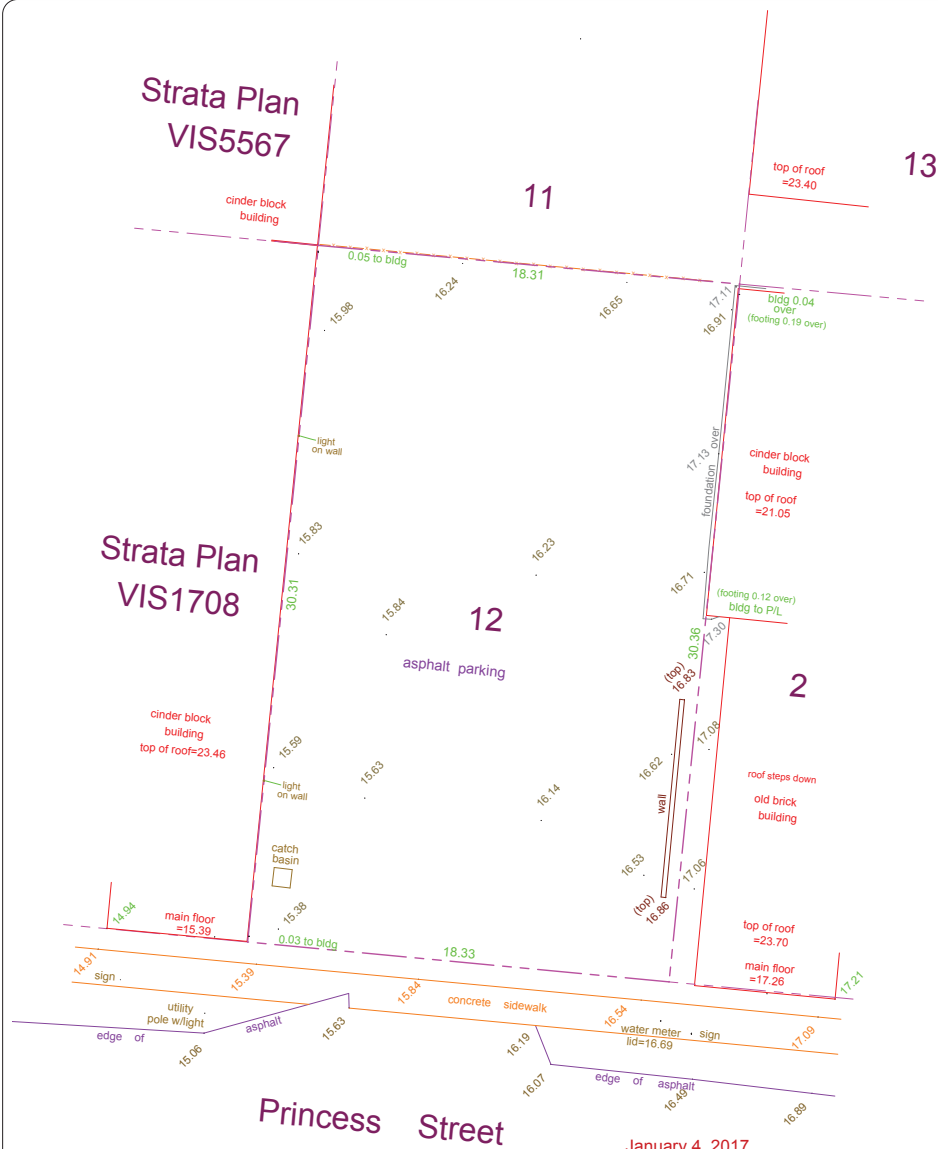
DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Project Data &  
Context Plan**

DRAWING NUMBER:

**A 0.1**



PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTANTS  
210-455 Commercial  
Victoria, BC V8T 4N4  
(250) 382-8855

CONSULTANT

**Arcata**  
c. 250-413-7307 • a.arcata@telus.net

ISSUED FOR: DATE:  
Rezoning (GP) 10.03.2020

REVISION NO.: DATE:  
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revised as per planning ASP comments 17.06.2020

SAC PROJECT NO.:

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DATE: 17.06.2020

SCALE: As Shown

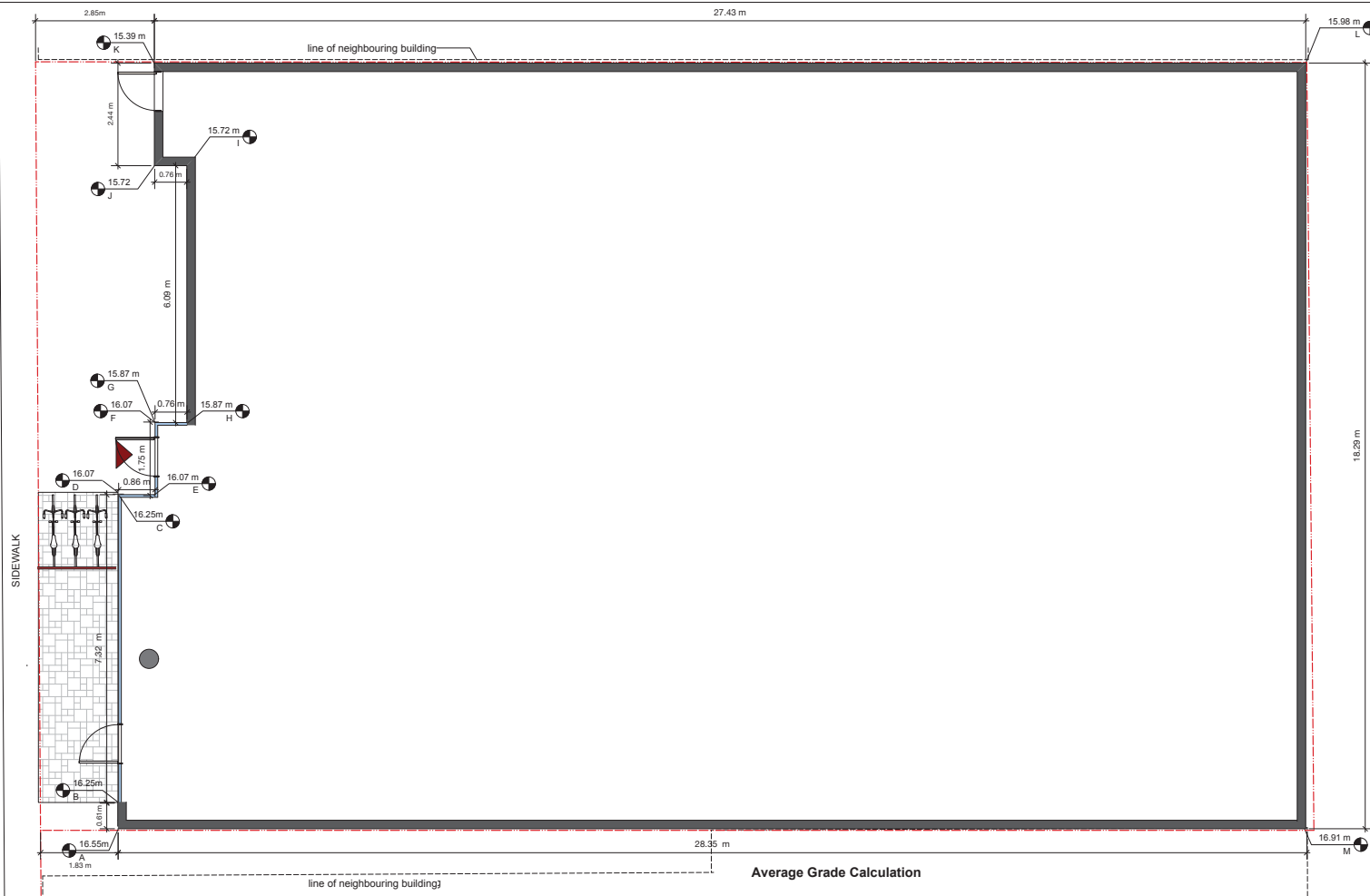
DRAWING TITLE:  
**Survey Plan & Site Plan**

DRAWING NUMBER:

**A 0.2**



PRINCESS AVE.



1 Average Grade Calculation  
Scale: 1:50

#### Average Grade Calculation

Grade Points	Average	Distance(m)	Totals
A & B	$(16.55 + 16.25) / 2$	x 0.61	= 10.0
B & C	$(16.25 + 16.25) / 2$	x 7.32	= 118.95
C & D	$(16.25 + 16.07) / 2$	x 0	= 0.0
D & E	$(16.07 + 16.07) / 2$	x 0.86	= 13.82
E & F	$(16.07 + 16.07) / 2$	x 1.75	= 28.12
F & G	$(16.07 + 15.87) / 2$	x 0	= 0.0
G & H	$(15.87 + 15.87) / 2$	x .76	= 12.06
H & I	$(15.87 + 15.72) / 2$	x 6.09	= 96.19
I & J	$(15.72 + 15.72) / 2$	x .76	= 11.95
J & K	$(15.72 + 15.39) / 2$	x 2.44	= 37.95
K & L	$(15.39 + 15.98) / 2$	x 27.43	= 430.24
L & M	$(15.98 + 16.91) / 2$	x 18.29	= 300.78
M & A	$(16.91 + 16.55) / 2$	x 28.35	= 474.29

1,534.35

Building Perimeter

94.66 m

Average Grade 1534.35 / 94.66 = 16.21M

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
719-455 Commercial  
Vancouver, BC V6C 2G6  
(604) 681-8100

CONSULTANT

**Arcata**  
c. 200-413-7307 • a.arcata@telus.net

ISSUED FOR: DATE:  
Rezoning (ZP) 10.03.2020

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planning  
comments 19.05.2020  
revised as per  
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comments 17.06.2020

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SCALE:  
As Shown

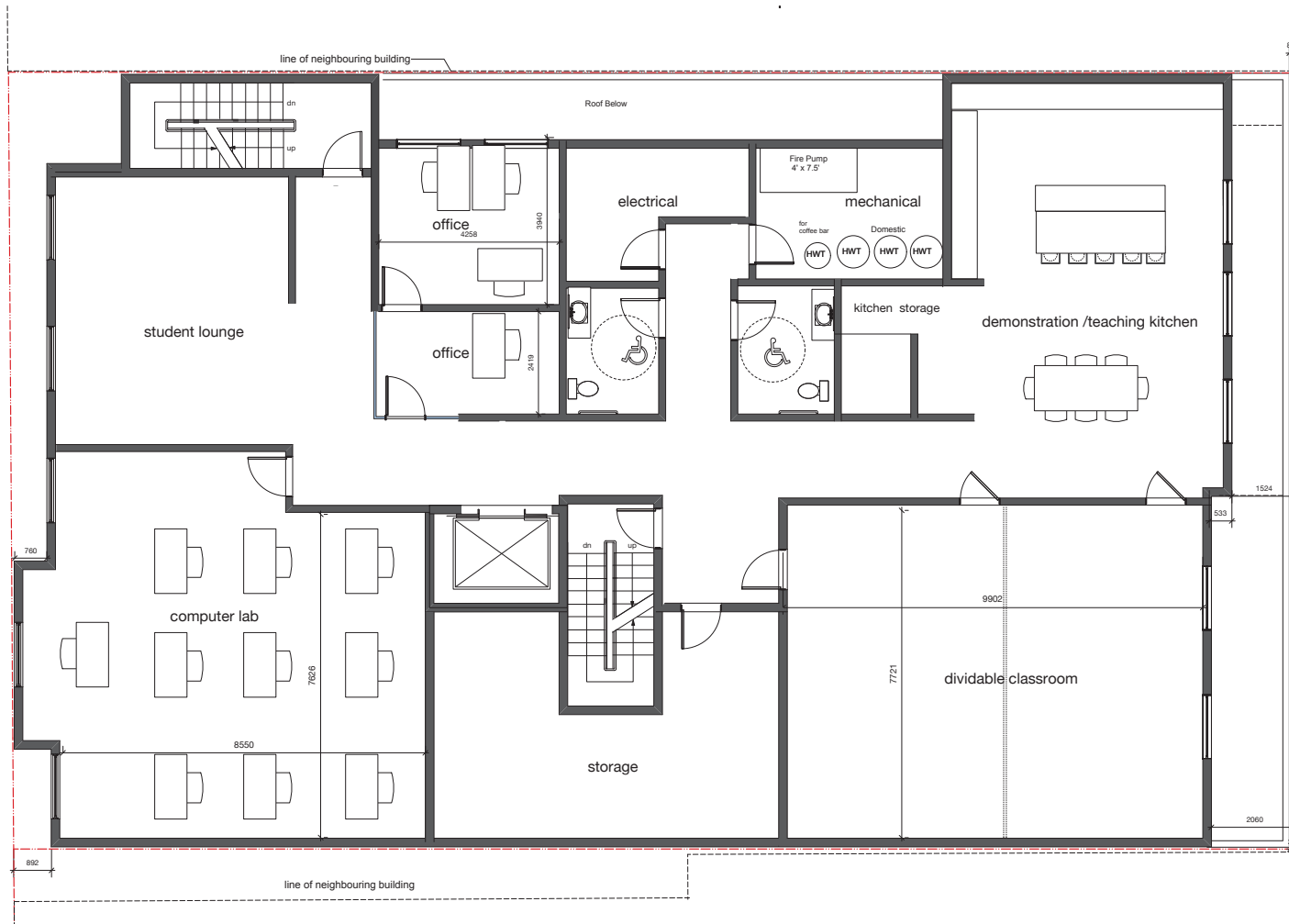
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**Average Grade  
Calculation**

DRAWING NUMBER:

**A 0.3**







1 Level 2 -Program / Education  
Scale: 1:50

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
210-455 Commercial  
Vancouver, BC V6Z 4G5  
(604) 681-1111

CONSULTANT

**Arcata**  
c. 200-413-7307 • a.arcata@telus.net

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Rezoning /GP 10.03.2020

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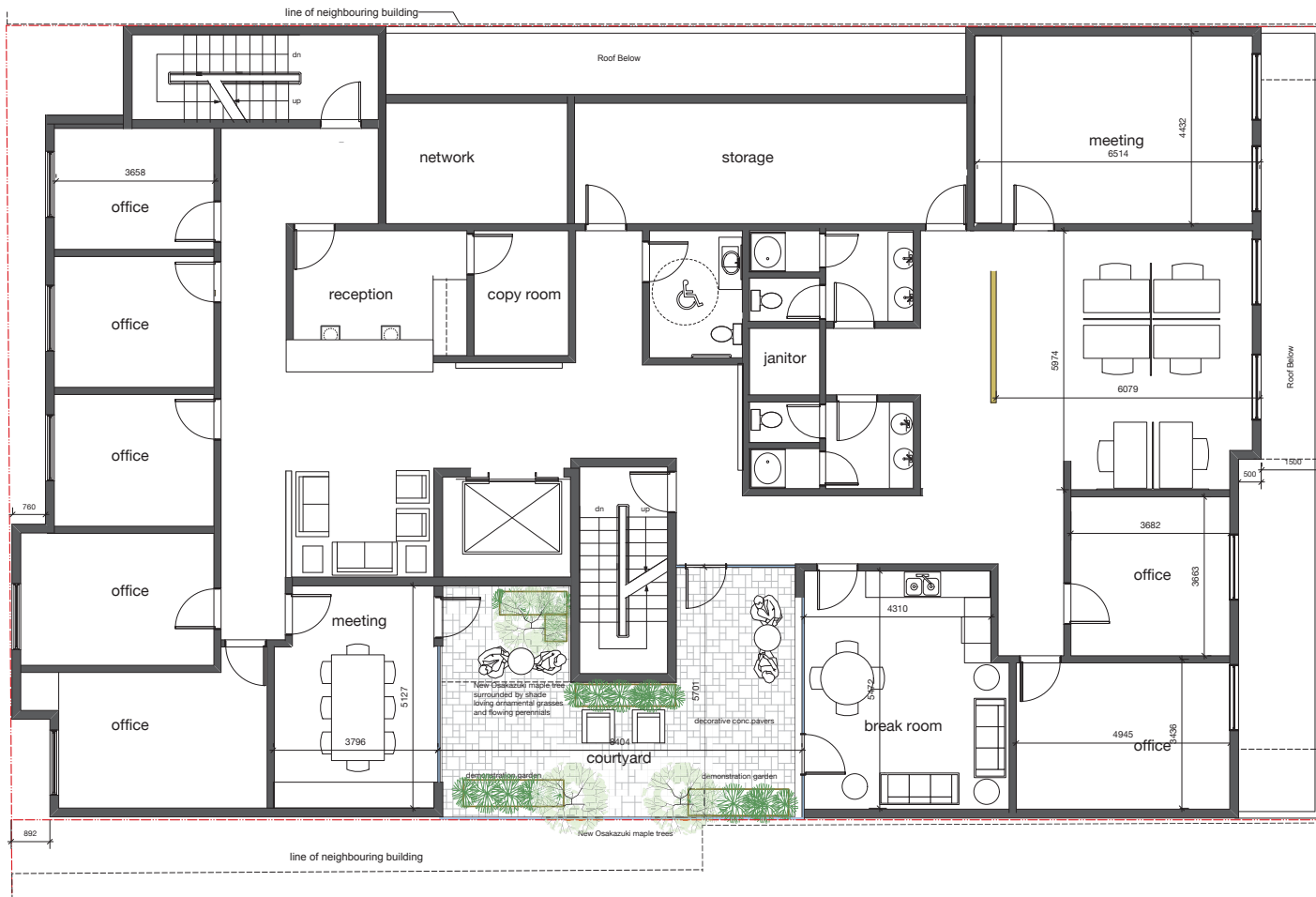
DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Program Level**

DRAWING NUMBER:

**A 1.2**



1 Level 3-Administration  
Scale: 1:50

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
719-455 Commercial  
Vancouver, BC V6Z 4G6  
(604) 681-1111

CONSULTANT

**Arcata**  
c. 200-413-7307 • a.arcata@telus.net

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SAC PROJECT NO.:

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DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Administration Level**

DRAWING NUMBER:

**A 1.3**



1 Level 4 Residences 10 suites, 1 office, 1 laundry  
Scale: 1:50

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
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ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
170-455 Commercial  
Vancouver, BC V6C 2G6  
(604) 681-1111

CONSULTANT

**Arcata**  
c. 200-413-7307 a. arcata@telus.net

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comments 17.06.2020

SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Level Four  
Residences**

DRAWING NUMBER:

**A1.4**



9 suites 1 laundry, common /gathering

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
719-455-1111  
www.steller.ca

CONSULTANT  
**Arcata**  
c. 250.413.7307 • a.arcata@telus.net

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revised as per planning ASP comments 17.06.2020

SAC PROJECT NO.:

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DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Level Five Residences**

DRAWING NUMBER:

**A1.5**



1 **Level 6 Residences** 9 suites per floor , 1 office per floor , 1 laundry, 1 outdoor gathering area  
Scale: 1:50

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
170-450 Commercial  
Vancouver, BC V6C 2E6  
(604) 681-1111

CONSULTANT  
**Arcata**  
c. 200-413-7307 • a.arcata@telus.net

ISSUED FOR: DATE:  
Rezoning (ZP) 10.03.2020

REVISION NO.: DATE:  
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comments 19.05.2020  
revised as per  
planning ASP  
comments 17.06.2020

SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

SCALE:  
As Shown

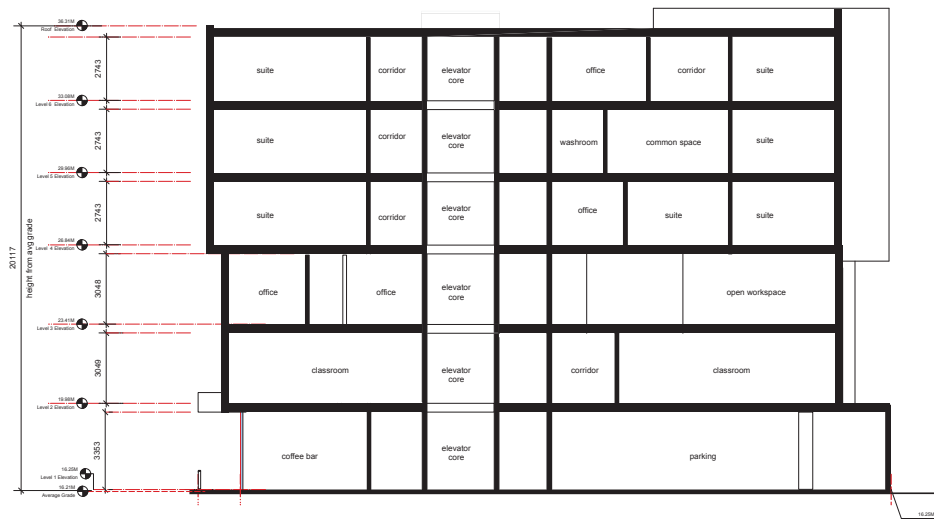
DRAWING TITLE:  
**Level Six  
Residences**

DRAWING NUMBER:

**A1.6**







1 East Section  
Scale: 1:100

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
719-455 Commercial  
Vancouver, BC V6Z 1K6  
(604) 681-1111

CONSULTANT

**Arcata**  
c. 200-413.7307 s. arcata@telus.net

ISSUED FOR: DATE:  
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comments 17.06.2020

SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Section**

DRAWING NUMBER:

**A 2.2**





PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
719-455-1111  
info@steller.net

CONSULTANT

**Arcata**  
c. 250.413.7307 • a.arcata@telus.net

ISSUED FOR: DATE:  
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SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Perspectives**

DRAWING NUMBER:

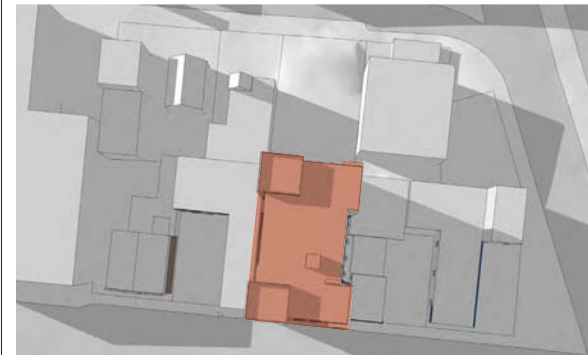
**A 3.0**



Summer Solstice: Morning



Summer Solstice: Noon



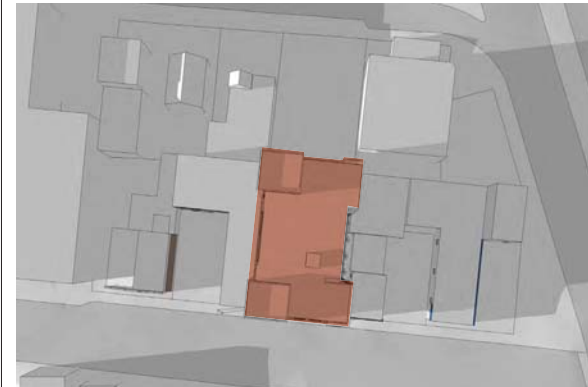
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
170-450 Commercial  
Vancouver, BC V6C 2G6  
(604) 681-1111

CONSULTANT

**Arcata**  
ARCHITECTURAL  
CONSULTING  
c. 200-413-7307 • a.arcata@telus.net

ISSUED FOR:	DATE:
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SAC PROJECT NO.:

DRAWN BY:

DATE:  
17.06.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Shadow Study**

DRAWING NUMBER:  
**A 3.1**

1224037 BC LTD  
A Division of Hartwig Industries  
711 Princess St, Victoria BC V8T 1K5  
250.475.2258, gh@hartwigindustries.com

March 10,2020

Her Worship Mayor Lisa Helps and Councillors  
City of Victoria  
1 Centennial Square  
Victoria BC, V8W 1P6

**RE: Rezoning and Development Permit Application 736 Princess Ave.**

Dear Mayor and Council,

We are pleased to present this application for the Rezoning and Development Permit for the above noted lands.

**Introduction**

This application proposes to re-develop the property to a purpose built building for the John Howard Society of Victoria. John Howard is a non-profit society dedicated to assisting individuals, families, youth and adults with programs and services focused on employment, housing, mentorship, and restorative justice. The vision of the John Howard society aims to restore dignity and self-worth to all those who have lost hope.

The application before you is a unique proposal as it will be one of the first purpose built projects for this type of care and support provided by John Howard.

The proposed project will house the following:

**1. Social Enterprise**

The social enterprise is a street level cafe at the front of the building behind floor to ceiling glazing. Along with the street terrace the cafe creates an indoor/outdoor appeal and "eyes on the street". The cafe is available to the public offering a welcoming connection to the residents of John Howard. The social objectives of the cafe is an integral part of the John Howard employment training programs by giving JHS community members hands-on real life employment training.

## **2. Employment & Education Programs**

The Employment program is located on the second level. Here the society provides training, support, and opportunities necessary for people facing complex barriers to secure and maintain employment which meets their needs and capabilities.

It is one of the most fundamental ways which John Howard can contribute to a safe, healthy and inclusive community for all.

## **3. Community and Administration**

The Community and Administration will be situated on the third level. The administration and staff of the society have programs, services and resources that are available to all community members, those transitioning into the community or those requiring additional forms of support to overcome barriers faced in accessing traditional health and social services. Amenities for staff on this level include end of trip facilities and an exterior landscaped terrace/courtyard. The courtyard also offers demonstration garden planters for community members and job training employees.

## **4. Transitional Housing Units**

The housing units are located on levels 4, 5 & 6 for a total of twenty eight (28) units.

John Howard's transitional housing services assist people on conditional release from correctional facilities to reintegrate into the community by providing a safe and welcoming home environment that is accompanied by robust support services which enhance community safety and promote a successful transition. The studios are completely furnished, self-contained units with a kitchenette, bathroom and bed/sitting area. Each residential floor has a range of amenities such as laundry, common gathering areas, outdoor space and counselling/staff space.

### **Parking/Bicycle Variance**

We are requesting a parking variance to reduce the onsite parking requirements from the required 32 stalls to 8 Stalls. The community members in the transitional housing units and participants in the education programs are on conditional release from a correctional facility and do not own cars. All community members are issued a bus pass for personal transit. The society also has a program of volunteer drivers which transport JHS community members to medical/dental appointments, community functions/events and job interviews. The parking stall requirements will be provided for the cafe/retail space and office staff.

We are also requesting a bicycle variance to reduce the onsite bicycle requirements for the transitional housing units. Community members are discouraged by the Society to own bicycles as part of their integration process into the community. The required long term and short term parking for office and personal services along with end of trip facilities is provided for staff of JHS.

## Design and Development Permit Guidelines

The following outlines how the project aligns with the Design and DP Guidelines.

The building respects the neighbourhood character by incorporating building elements complementary to the industrial feel of the area. Material elements and design contribute to visual identity and quality of the streetscape.

The front glazing, public patio and cafe spaces create a strong relationship to the street with visual and physical connections.

The building base is articulated with varied architectural materials to enhance the street frontage. The overall form and character is a modernist approach to site and program.

A prominent entrance with building name signage as well as coloured concrete accents directs pedestrians to the main entry.

Perceived building mass is mitigated through architectural elements and building articulation creating a rhythm of visual interest.

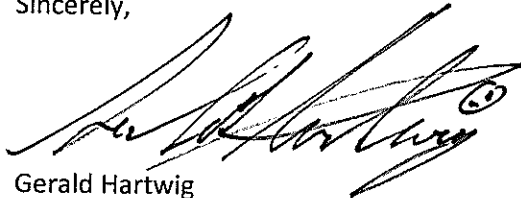
The building facade composition is a palette of high quality materials, textures and colours to enhance the experiential experiences of the viewer.

Open spaces (front terrace, third floor courtyard) are extremely livable, attractive and well integrated with the design of the building.

The building is designed to allow for easy access for disabled persons. As well the cafe patio is situated at grade from the entry pathway.

To Conclude, The John Howard Society project is an exciting proposal for Victoria and particularly for the Burnside Forge Community. As outlined above the development introduces programs and services focused on employment, housing, mentorship, restorative justice, community and neighbourhoods which should prove to be a model. The project has been introduced to the neighbourhood through the Burnside Gorge Community Association which has gained support. We look forward to sharing a detailed presentation with Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald Hartwig', with a stylized flourish at the end.

Gerald Hartwig



March 12, 2020

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

**Re: Development and Rezoning Application at 736 Princess St. – Social Enterprise**

Dear Mayor Helps and Council,

As part of the JHS Victoria proposed development plan includes a social enterprise café. The café will be on the street level of the building and open to area residents and the broader public. The space will be versatile in terms of casual space for the community and cater to the needs of the business community.

The JHS Victoria has an employment readiness program that includes hospitality and specifically, barista training. This program removes barriers for people entering the workforce. Barriers can include lack of skills, empowerment, confidence and low interpersonal skills.

Employment readiness training covers a broad range of skills and is offered by employment specialists with participants receiving qualified certifications (e.g., First-Aid, WHMIS, FoodSafe, Serving-it-Right and SuperHost). Training also covers non-certified skills such as workplace attitude, employer expectations, long term employment behavior patterns, job search skills, interview skills, budgeting and customer service skills.

The café will allow us to operationalize the experience of our trainees by providing them with experiential learning opportunities. Research has strongly demonstrated the importance of experiential learning with respect to long-term sustainable employment. The success of this program is measured by the employment opportunities for our trainees.

The café will provide a space for us to integrate several aspects of our business. In addition to the employment readiness program, we will also sell organic fruits and vegetables from our therapeutic garden during the season. The space will showcase local artists and provide a space to sell their work. We will also be looking for opportunities to integrate our training programs from the kitchen on the second floor of the proposed building.

The café, while a simple idea, will demonstrate the ideation of community.

Sincerely,

A handwritten signature in black ink, appearing to read "Manj Toor".

Manj Toor  
Executive Director



March 12, 2020

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

**Re: Development and Rezoning Application at 736 Princess St.**

Dear Mayor Helps and Council,

I am writing to provide you with background and program information with respect to the John Howard Society of Victoria and the proposed development at 736 Princess St.

**1.0 JHS Proposed Development**

A proud member of the Burnside Gorge area for nearly 40 years, JHS Victoria first opened its community service doors in 1982, with a community office opening in 1988. Over this time, we have built a strong rapport with the local community. While demand for our services continues to increase, we are now at a pivotal point where we have outgrown our community offices, which will in due time become a barrier to those attempting to access our services. This has brought us to the development of a multipurpose building located in the Burnside Gorge Community.

**Proposed Multi-Purpose Building**

Being relevant with respect to evolving community needs is important. Our current infrastructure limits our ability to be innovative in program and service offerings. As such, underpinned by our values of inclusivity and innovation, we have proposed the development of a multi-purpose building that would amalgamate our community and administration offices, and expand supportive transitional housing. This amalgamation allows us to provide custom support services and programs to meet the best interest of each client. The custom support services and programs are enabled through the development of an innovative and dynamic building that provides the flexibility.

Furthermore, with all training programs and offices located in centrally, clients have easier access to programs that expand the options available to them. Individuals in the center will increase their employability through the employment training, life skills programming and wrap around supports so they will be work force ready. Tenants will be close to the downtown and greater Victoria area employment opportunities and other social needs. Daily projected use of programs and services is between 30 – 50 clients.





June 23, 2020

Leanne Taylor  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: Housing Agreement**

Dear Leanne,

This letter is in response to questions regarding Housing Agreement- rental and affordable in perpetuity for the rezoning and development of 736 Princess Avenue, Victoria BC.

Housing Agreement:

- We are comfortable with a housing agreement for 60 years of affordability at very low income for all 28 units
- We will have 28 units in total with 5 being fully accessible
  - We are comfortable securing the 5 accessible units separately in the agreement
- Accessibility details
  - All common areas in and around the building will be universally accessible; this includes the program areas and social enterprise space.
  - The three accessible units will be wheelchair accessible designed in accordance with CSA B651-12 Accessible Design for the Built Environment, as required, above the applicable Building Code.
  - Other units may be designed to adaptable standards for future modification as available.

We have been in touch with Robert Batallas and plan on submitting for the September 30 deadline for the Housing Reserve Fund for all 28 units.

Sincerely,

A handwritten signature in black ink, appearing to read "Manj Toor".

Manj Toor  
Executive Director



We are working with the Burnside-Gorge Community Associate in the development of our new building plans.

### **Proposed Location and Transportation (Vehicles, Bikes and Buses)**

The proposed location for development is close to the existing location. This location has been ideal as it is centrally located, within close proximity to downtown, near main bus arteries, close to provincial and federal government agencies and other partnering community agencies. Many of our clients use services from the Greater Victoria area (primarily downtown), making accessibility of services an important factor in deciding the location.

From a transportation perspective, accessibility continues to be a major factor in this decision. The vulnerable population that we work with, for the most part, is unable to afford a bicycle or vehicle with insurance and ongoing maintenance. Some of them in fact don't have a driver's licence. As most of our clients do not have vehicles or bicycles there is a heavy reliance on public transportation to meet basic needs. Needs such as employment, grocery shopping, medical/dental services. Many of our clients work in commercial construction, primarily in the downtown core.

### **Proposed Transitional Housing**

With the growth of our vulnerable population, the purpose of the transitional housing is to expand the number of transitional beds in the Greater Victoria Area. This building will offer individual livable units, which will include accessible units. The transitional housing will be a foundation of support for independence and dignity while individuals gain permanent housing. The support model combines living space with access to education, supervision, case management and connections with community health services. Wrap around supports by the JHS team will assist clients to reach out to staff or community partners when facing struggles. Tenants will access to coffee shop, organic vegetables stand and shared common space, creating a sense of community.

## **2.0 JHS Community**

Our local programs are thriving within institutions, residential programs, at the community office and throughout many parts of the community. We have a holistic approach, recognizing that safer, healthier communities are created through the combined and diversified efforts of citizens, organizations and governments. We work cooperatively with a broad spectrum of community agencies and committees, while also maintaining involvement in provincial and national organizations that seek to address the social needs of marginalized Canadians.

JHS has a strong commitment to safety and quality. We incorporate threat and risk assessment as part of all services provided. Standards and policies are in place to ensure that quality programming is maintained per legislation and contractual obligations with adherence to the fiscal responsibilities. In addition, we recognize the value of creating a program that will promote an individual's independence, autonomy, and inclusion within their own family and community, knowing that this type of support and involvement yields universal benefits.

We continue to be committed to working with community agencies including the police, other social, healthcare agencies and all levels of government. This includes actively working with the Burnside-Gorge Community Association.

We are dedicated to assisting youth, adults and families facing diverse social needs. We have a breadth of programs and services that span residential, housing, life-skills, mentorship, substance use, mental

health, restorative justice and employment. We provide these with the goal of assisting individuals to value their positive contributions to society.

### **3.0 The John Howard Society**

The John Howard Society (JHS) is a registered charity and social service agency with affiliated offices across Canada. JHS is known for offering a wide range of innovative services within the sectors of community justice, social services, health and public interest issues. The Victoria John Howard Society has provided services to the Greater Victoria area since 1935 that include assistance with affordable and supportive housing, employment programs, outreach programs, group activities and child and youth programming.

In 1984, JHS Victoria became actively involved in supporting the initiatives of Correctional Services Canada to address the safe transition of offenders back into the community and continues to do so. JHS promotes safe management and reintegration of offenders by delivering a variety of criminal and social justice programs in the community.

Our vision is to have a safe, healthy and inclusive community for all.

### **4.0 JHS Victoria Programs**

JHS offers a range of residential, community and employment programs. The following provides an overview and purpose of the residential programs.

#### **4.1 Residential Programs**

The John Howard Society of Victoria (JHSVIC) currently operates three residential facilities for adults: Manchester House, Gelling Manor, and Maxfield House(?). Our safe, accessible and affordable transitional housing services assist people on conditional release from correctional facilities to reintegrate into the community. JHS provides a safe and welcoming home environment that is accompanied with robust support services enhancing community safety and promoting a successful transition. This housing is provided to people on conditional release under the Corrections and Conditional Act from federal and provincial correctional institutions.

Our residential programs provide food, shelter, access to amenities, and connect residents to supports related to every aspect of their reintegration efforts. These include supports for addictions, mental health, employment, education goals, and information on obtaining housing, personal identification, medical coverage, banking services, and recreational opportunities. This program is contracted with Correctional Service Canada and has been running since 1982.

#### **Manchester House**

Manchester CRF provide stable home environments with added structure for people as they reintegrate into the community. Residents are assisted in navigating obstacles that they experience as they transition to independent living and meet their needs as contributing members of the community. Persons residing in the facilities receive individualized care through supportive relationships, the development of personal plans, and the establishment of healthy community supports. All residents are subject to both general and specific conditions of release. Community safety is ensured through 24-hour staffing which provides structure, monitoring, and support.

#### **Gelling and Maxfield Houses**

Gelling and Maxfield House provide affordable transitional housing to those who have been successful at Manchester House and are ready to live in the community with greater independence. Gelling and

Maxfield House are five bed transitional houses for residents seeking stable, interim housing. Residents may live at the house for up to one year and during that time can continue to receive support and assistance from the John Howard Society staff.

## **4.2 Community Programs**

In addition to the residential programs, JHS also provides several community-based programs. The following provides a high-level overview and purpose of the community-based programs.

### **Community Services Offices**

The Community office assists individuals and families who are impacted by the criminal justice system, have developmental disabilities, struggle with substance misuse issues, experience persistent mental health conditions, and/or are at risk of becoming homeless.

The Community office provides an essential community service by assisting individuals in various capacities, including obtaining identification, locating and contacting safe and affordable housing providers, serving as a mailing address for individuals with no fixed address. And assisting with employment searches and job readiness, providing information about addiction services and residential treatment programs, connecting with mental health supports, and accessing health resources.

### **Community-Based Outreach**

The Community-Based Outreach program provides a wraparound approach to supporting people transitioning from CSC institutions. This occurs during the pre-release stage through to their community supervision period.

Community Outreach workers support the existing supervision framework and work collaboratively with Case Management teams to create individualized care plans and provide intensive support to assist people in obtaining skills to become prosocial members of the community, while working to promote their resilience and independence.

### **The Forensic Outreach Program**

The Forensic Outreach worker assist people on probation to comply with their legal orders and to follow through with planning to live successfully in the community. The Forensic Outreach worker supports people who have come into contact with the law and suffer from serious and persistent mental illness and were found Not Criminally Responsible because of a Mental Disorder (NCRMD).

### **Restorative Justice Programs**

Restorative Justice is a response to a harmful incident that invites the participation of all impacted parties to meaningfully address the harm and rebuild relationships. The John Howard Society of Victoria has two Restorative Justice programs: Saanich Community Justice Initiatives and School-Based Restorative Justice.

Saanich Community Justice Initiatives is an innovative, out-of-court process for dealing with an offence. It is an alternative to the traditional justice system based on the principles and practices of Restorative Justice. The victim is central to the process, the accused is held accountable for their behaviour. The community perspective is included, and input from all affected parties is encouraged.

Youth and adults are referred to the Community Justice program by the Saanich Police Department and Crown Counsel. The accused must take responsibility for their actions and agree to participate in the program. The Community Justice program has three models: Community Conferencing, Victim/Offender Meeting, and Diversion. Each model includes dialogue from all parties impacted by the offence and the development of a Community Justice Agreement outlining tasks to be completed by the accused. Possible outcomes include apologies, community service, employment programs, restitution, written or creative projects, referrals to specialized agencies, mentoring, and any other activities deemed suitable.

The School-Based Restorative Justice program is an alternative measure for resolving cases of bullying, violence, and other incidents in schools. It encourages students to take responsibility for their actions and work collaboratively to repair the harms that their behaviours have caused. The program accepts referrals from select middle and high schools in the Greater Victoria area. The School-Based Restorative Justice program has two models: Restorative Justice Circle and Diversion. Each model includes dialogue from all parties impacted by the incident and the development of a Restorative Justice Agreement outlining tasks to be completed by the responsible student. Possible outcomes include apologies, written or creative projects, restitution, referrals, and any other activities deemed suitable.

#### **KidStart**

KidStart is a volunteer mentoring program for vulnerable children and youth aged 6-18, who are vulnerable to, and/or experiencing crime, addiction, abuse and crisis within the family. Participants are matched with adult volunteers who mentor and help build self-esteem through positive achievement. The objective is for the volunteer mentor and youth to develop a mutual trust that is both positive and supportive. The mentor will engage with the youth for two to three hours each week in one-to-one activities that promote achievement and success. Mentors will encourage youth to develop their interests, support learning and skill-building, and provide opportunities for community participation in a more meaningful way. While the volunteer commitment is a minimum of one year, the relationship is encouraged to last as it naturally can.

#### **Community Garden**

Our Therapeutic Community Garden Project is a community partnership providing therapeutic food growing opportunities for people who face a variety of challenges including mental illness, addictions, and/or involvement with the criminal justice system. Through this program, participants can experience organic gardening, develop stable and positive interactions with the community, and improve quality of life by producing their own organic food. With the help of volunteers, participants tend to over 30 raised beds in this 14,500 square foot garden located in the Blenkinsop Valley in Saanich. Produce is sold at community markets, given to participants, and donated to local community agencies like the Mustard Seed Food Bank and Our Place. Participants can also receive a financial stipend for their participation.

### **4.3 Employment Programs**

Since 1980, JHS has offered a range of employment programs focusing on vulnerable young adults (youth). Access to long term, sustainable employment is one of the most dependable means of assisting vulnerable young adults in achieving personal goals and ambitions. Employment and education provide a strong sense of social value, enable the development of networks of support and belonging, build our knowledge, and self-esteem. These key components can also mitigate risk and help people deal more effectively with stressful events. Providing the training, supports, and opportunities necessary for people facing complex barriers to secure and maintain employment that meets their interests and capabilities is

one of the most fundamental ways that we can contribute to a safe, healthy, and inclusive community for all.

#### **BladeRunners Employment Program**

BladeRunners is a free employment readiness program for men and women between the ages of 17-30 who are experiencing barriers to employment and seek support and mentorship in order to secure employment. Participants can choose from two program streams, construction and trades or hospitality. Each of these streams include two weeks of classroom instruction and one week assisted job search. After the three weeks of programming are complete the program quality for additional training to further enhance their work skills as required. Once a job is secured, program participants may also receive resources to access work related items like safety gear and tools.

#### **Construction and Trades to Success (CATTS)**

Construction and Trades to Success is a 23-week, federally funded skills development program that helps young adults between the age of 17-30 who have multiple barriers to employment. The outcome of the program is for participants to find and maintain employment in the construction industry and other related trades. The program combines three weeks of like skills and safety training within 20 weeks of paid work experience.

#### **Community Employment Program**

The community Employment Program provides employment support to people on any form of conditional release upon a referral from their parole officer. The program aims to work with people in achieving success as they return to the workforce, and to help them remain successful in the community. Participants can develop portfolios that outline their skills, employability strengths, and relevant experience. Services could include resume preparation, job search support, interview skills training, and community referrals. Program staff also locate employers in the community and maintain strong working relationships with them to connect participants directly with prospective employers. The Community Employment Program also provides participants with information regarding education, training, workshops, and other vocational training opportunities.

#### **Acquiring Community-based Employment Skills Training Program (ACES)**

Acquiring Community-based Employment Skills Training Program provides assessment, training and supported work experience and skills for employment in various occupations. The purpose of this program is help participants secure sustainable employment or obtain further education and training which leads to sustainable employment. The program targets to serve indigenous people, people with disabilities, older workers and individuals facing multiple barriers. Working with employers and training delivery partners, this program seeks to individualize each participants employment training needs to maximize positive outcomes.

I trust this provides more depth with respect to the John Howard Society and the services we offer. Should you require any additional information or further clarity, please do not hesitate to reach out.

Sincerely,



Manj Toor  
Executive Director



June 11, 2020

Planning Department  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: Vehicle Parking and Bike Parking at 736 Princess Ave**

Dear Planning Department,

This letter is in response to questions from the City of Victoria regarding vehicle and bike parking for the rezoning and development of 736 Princess Avenue, Victoria BC.

**How many clients currently have cars at your other properties?**

- Between 540/542 Manchester, 535 Cecelia, and 548 Cecilia (30 residents), 4 residents currently have vehicles
- Residents must get permission before they can have a vehicle at our properties
- Residents are only allowed to park after 5 pm and must leave by 8 am. Unless under special circumstances

**How many Employees drive to work?**

- There are between 7-8 staff that drive to work
- Staff are staggered between morning, evening, and graveyard shift. Typically, we have no more than 3-4 staff during the day shift
- There are staff that walk and/or ride the bus

**How we approve the bus pass program? Do you have a deal with BC transit?**

- We have been long time members of the Community Social Planning Council. Purchased tickets/passes are matched on a 1:1 basis with free tickets/passes from the Transit Commission. See attached confirmation letter from the Community Social Planning Council
- At 736 Princess Avenue we will continue to provide bus tickets/passes to all clients
- Create a BC Transit ProPASS (require a minimum of 5 staff) to encourage staff to take public transit and purchase monthly/yearly parking passes in the neighbourhood if need be

**How many Volunteer Drives do you have? Where do they park?**

- We currently have 2 volunteer drivers and usually they will park in the parking lot to pick up and drop off residents
- We have 1 company vehicle for staff to use and some staff will also use their own vehicle

### **Why do the clients not have bikes?**

- Walking distance to most amenities
- We offer free buss tickets/passes
- Never ridden a bike, can't afford a bike, have no interest in a bike
- Afraid some is going to steal/damage their bike in the community or on the property
- Staff or volunteers will drive residents

### **Any other justifications you may have for not needing anymore car parking or bike parking?**

- Over 60% of our population don't have a driver's license. On average we have less than 10% of individuals who own a vehicle
- Average population is 49 years of age
- Unable to get a drivers license due to medical and or mental capacity
- Even if they were able to afford a car, many are unable to afford the ongoing maintenance and insurance
- Majority of our residents work in commercial construction in the downtown core and can't afford daily parking
- On average we have less than 2 client bikes onsite and 1 house bike for residents to share. The resident bike has been ridden once in the 2020 calendar year

The proposed location for development is close to the existing location. This location has been ideal as it is centrally located, within close approximately to downtown, near main bus arteries, close to provincial and federal government agencies and other partnering community agencies. Many of our clients use services from the Greater Victoria area (primarily downtown), making accessibility of services an important factor in deciding on the Princess Avenue location.

With my previous experience of managing a much larger residential facility in a mixed commercial building in the City of Victoria, there were approximately the same number of vehicle and bike parking spots as proposed. Based on projected needs and previous experience, the vehicle and bike parking as shown on the drawings for 736 Princess Avenue will adequately cover our needs.

Sincerely,



Manj Toor  
Executive Director



COMMUNITY SOCIAL PLANNING COUNCIL  
**research·insights·solutions**

**To Whom it may concern:**

**From: Barry Hutchinson, Operations and Finance Manager**

**The John Howard Society is a member of good standing with the Community Social Planning Council and has been since 2015.**

**If you have any questions please don't hesitate to call our office at 250-383-6166 Ext 104.**

**Barry Hutchinson**

216-852 Fort Street, in the Joseph Building, Victoria, BC, V8W1H8  
[www.CommunityCouncil.ca](http://www.CommunityCouncil.ca) Tel: 250-383-6166 [dibya@communitycouncil.ca](mailto:dibya@communitycouncil.ca)  
Twitter: @CSPC\_Victoria Facebook: CommunitySocialPlanningCouncilVictoria  
Registered Charity # 106961683RR0001

We recognize and acknowledge the unceded territory of the Coast Salish peoples and thank the Nations for the opportunity to live and work within their traditional territories.





## Advisory Design Panel Report

For the Meeting of May 27, 2020

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**To:** Advisory Design Panel **Date:** May 20, 2020

**From:** Leanne Taylor Senior Planner

**Subject:** Development Permit with Variances Application No. 00602 for 736 Princess Avenue

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 736 Princess Avenue and provide advice to Council.

The proposal is for a six-storey, mixed-use building consisting of commercial and residential uses. The applicant is proposing three floors of commercial uses, including a ground floor coffee shop, and offices and employment training space on the second and third floors. Approximately 28 units of transitional housing are proposed on levels four to sixth. A Rezoning Application is also required to facilitate this development. The proposal is consistent with the use, height and density policies outlined in the *Official Community Plan* and the *Downtown Core Area Plan*, 2011.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- blank walls on the north elevation
- relationship between walls and openings
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

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

### BACKGROUND

**Applicant:** Mr. Larry Cecco  
Arcata Consultants

**Architect:** Mr. Eddie Williams, MAIBC  
Steller Architectural Consulting

**Development Permit Area:** Development Permit Area 7A: Corridors – Douglas Street and Blanshard Street

**Heritage Status:** No

## Description of Proposal

The proposal is for a six-storey, mixed-use building consisting of commercial and residential uses. The proposed density is 4.01:1 floor space ratio (FSR). The proposal includes the following major design components:

- mid-rise building form consisting of contemporary-style design features, including a flat roofline, industrial-like materials and floor to ceiling glazing at the ground level
- exterior materials include horizontal corrugated metal with aluminium flashing, corten steel accents, cement board, and architectural and board formed concrete
- separate commercial and residential entryways facing Princess Avenue
- a ground floor coffee shop with outdoor seating
- rooftop amenity space on the third and sixth-storeys
- an indoor common area for residents-only on the fifth storey
- seven under-building parking spaces screened from public view
- 14 long-term and five short-term bicycle parking spaces.

The following data table compares the proposal with the existing M-1 Zone. An asterisk is used to identify where the proposal differs from the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Existing Zone M-1 Zone	OCP Policy
Site area (m <sup>2</sup> ) - minimum	556	n/a	
Density (Floor Space Ratio) - maximum	4.01*	3:1	5:1
Total floor area (m <sup>2</sup> ) - maximum	2230.67*	1668	
Height (m) - maximum	20.10 (top of roof)/ 20.88 (top of parapet)*	15	
Storeys - maximum	6	n/a	
Site coverage % - maximum	96	n/a	
<b>Setbacks (m) – minimum:</b>			
Front	0	3 or 0	
Rear	0	3 or 0	
Side (east)	0	3 or 0	
Side (west)	0	3 or 0	
<b>Parking – minimum</b>			
Residential	0*	14	
Commercial	8*	17	
Visitor	0*	3	
<b>Bicycle parking stalls (minimum)</b>			
Long-term	14*	28	
Short-term	5*	7	

## **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

## **Consistency with Policies and Design Guidelines**

### Official Community Plan

The subject property is designated Core Employment in the *Official Community Plan* (OCP, 2011), which supports mixed-use buildings from eight up to approximately fifteen storeys between Douglas Street and Blanshard Street, and envisions a density of up to 5:1 FSR in which the residential density does not exceed an FSR of 3:1. The OCP identifies the subject property within Development Permit Area 7A (DPA 7A): Corridors – Douglas Street and Blanshard Street. DPA 7A supports mixed-use buildings that revitalize areas of commercial use along corridors with high-quality architecture, landscape and urban design. Enhancing the appearance and achieving a coherent design along corridors in order to strengthen commercial viability and attract pedestrians is strongly encouraged in DPA 7A.

### Downtown Core Area Plan

The *Downtown Core Area Plan* (DCAP, 2011) designates the subject property as Residential Mixed-Use District. The DCAP supports mixed-use buildings up to approximately 15 storeys and a maximum FSR of 5:1, of which the residential portion does not exceed 3:1 FSR. The DCAP encourages residential development that has active street-level uses, including commercial services and activities, in order to increase pedestrian activity within the public realm.

### Design Guidelines for Development Permit Area 7A: Corridors

- *Design Guidelines from the Downtown Core Area Plan (2011)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010).*

## **ISSUES AND ANALYSIS**

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

### **Blank wall on north elevation**

Blank walls that are visible from the street or adjacent properties should be visually pleasing according to the design guidelines. The applicant is proposing blank walls on the north elevation which would be highly visible from the neighbouring properties and Queens Avenue. Staff invite the ADP's input on the treatment of these blank walls.

### **Relationship between walls and openings**

Paying particular attention to the massing relationship between walls and openings on a building is encouraged in the design guidelines. Staff invite the ADP's input on the proposed window pattern and the proportions on each building façade.

## **Application of building materials**

The applicant is proposing a mix of “industrial-like” exterior finishes to compliment the light industrial neighbourhood context and accentuate different aspects of the building. Staff invite the ADP’s input on the proposed exterior finishes and feedback on the application of building materials.

## **OPTIONS**

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

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00602 for 736 Princess Avenue be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00602 for 736 Princess Avenue be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00602 for 736 Princess Avenue does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include):

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

## **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped March 10, 2020
- Applicant’s letters dated March 10, 2020 and March 12, 2020.

cc: Gerald Hartwig, Applicant; Steller Architectural Consulting, Architect

## 1. APPLICATIONS

### 3.1 Development Permit with Variance Application No. 00602 for 736 Princess Avenue

The City is considering a Development Permit with Variance Application for a six-storey, mixed-use building consisting of commercial and residential uses

Applicant meeting attendees:

LARRY CECCO

ARCATA CONSULTANTS

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

- blank walls on the north elevation
- relationship between walls and openings
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Mr. Cecco provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there any landscaping portion?
  - Only the landscaping on the terraces
- is the bike rack vertical?
  - Yes
- was there consideration that not everyone will be able to use a vertical bike rack?
  - No, that was not consider
- Is there anyway to reconfigure the accessible suite windows on the north west corner for better functionality to not interfere with properly furnishing the suite?
  - Yes, there is some flexibility to reconfigure
- On the north elevation there is a blank wall, why is that necessary?
  - It's on the zero-lot line its an unprotected opening
- Is it important for the building to have a double window rather than one large one on hat west side?
  - No, we can look at changing that
- Has there been any attention given to the construction of the building to minimize light industrial issues like sound transfer?
  - No, we don't see that there is a noise issue at all
- Is there any need for parking other than staff?
  - No
- Are you proposing to put any other vegetation on the roof deck besides containers?
  - No, just containers

Panel members discussed:

- Well thought out presentation
- Appreciation of proposed form and materials
- Compact and efficient spaces
- Concern about the cladding and the reflectiveness
- Displeased with the bike rack only being vertical
- Concern about the layout of accessible units
- Planning concerns (not design related)
- Concern with lack of frontage street trees
- Concern about a zero-lot line putting pressure on future developments

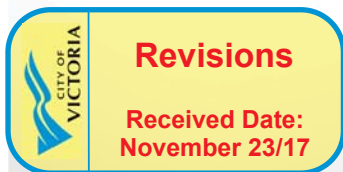
**Motion:**

It was moved by Sorin Birliga, seconded by Elizabeth Balderson, that the Development Permit with Variance Application No. 00602 for 736 Princess Avenue be approved as presented with consideration for the following comments.

- Consideration of revisions to the accessible North West corner suite
- Concern of introduction of residential units into an M1 Zone in terms of use and site planning

**Carried Unanimously**

# The Hive | 736 Princess Ave.



PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



LEAD DESIGN CONSULTANT

**Arcata Collective**  
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 Tel. 778-422-2000 email: arcata@arcata.net

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17-1/2 Fan Tan Alley  
 Victoria BC V8W 3G9  
 P. 250.217.7165  
 F. 250.385.9575  
 jc@jscott.com  
 www.jcscott.com

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ISSUED FOR: DATE:  
 Rezoning 20.07.17  
 Revised as per 17.11.17  
 staff comments

PROJECT NO.:

DRAWN BY:

DATE:  
 17.11.17

SCALE:  
 as shown

DRAWING TITLE:  
 Title Sheet

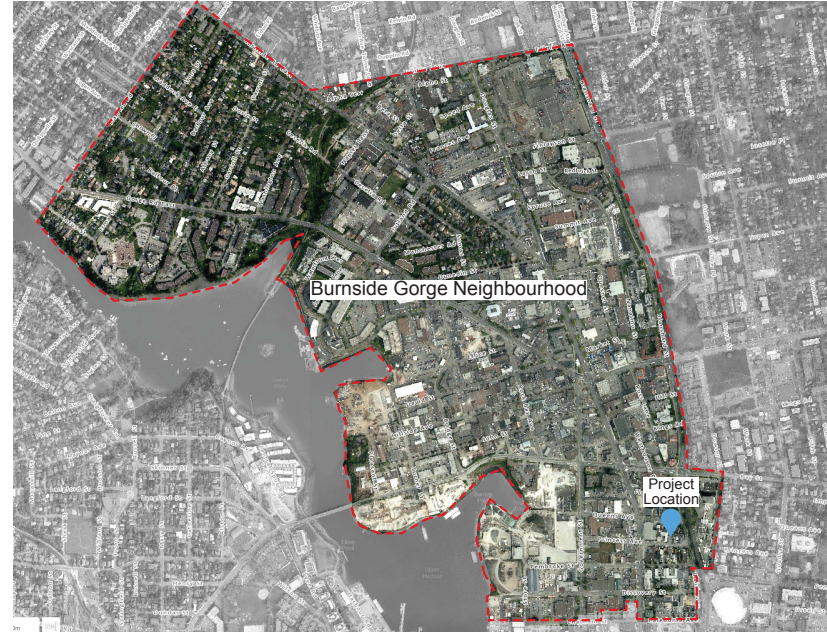
DRAWING NUMBER:

**A 0.0**



## Project Data 736 Princess Ave.

Civic Address	736 Princess Ave.
Legal Description	Lot 12, Block B, Section 3, Victoria, Plan 8
Zoning Existing	Existing: M-1, Limited Light Industrial District
Zoning Proposed	New Zone
Site Area	556 m2 (5,982 sq. ft.)
Floor Areas (Gross)	
Basement area:	442 m2 (4760 sq ft)
Level 1 area:	286 m2 (3084 sq ft)
Level 2 area:	439 m2 (4720 sq ft)
Level 3 area:	439 m2 (4720 sq ft)
Level 4 area:	448 m2 (4824 sq ft)
Level 5 area:	448 m2 (4824 sq ft)
Level 6 area:	448 m2 (4824 sq ft)
Total Gross Floor Area	2,950 m2 (31,756 sq ft)
Commercial Floor Area -Level 1 Cafe Lounge Area	42.2 m2 Seating Capacity: Cafe-10 222 m2
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed Calculation Total floor area for calc. Levels 1-6: 2508 m2 Lot Area: 556 m2 2508 / 556 = 4.51:1	4.51:1
Floor Space Ratio Residential Levels 2-6 2222 m2 2222 / 556 = 3.99:1	3.99:1
Site Coverage (%) (477 sq. ft. / 556 m2) * 100	85.8%
Open site space (%) (Open space 58.8 m2 / 556 m2)	10.6%
Height of Building Proposed (from average grade)	20.74m (to top of parapet) 19.95m (to top of roof)
Number of Storeys	6
Parking Proposed - Residential	electric vehicle share program: 20 units of mixed type - 6 cars, 8 e -scooters, 4 e -scooters covered, & 2 e- bikes
Proposed - Commercial	0
Bicycle Parking Proposed Class 1 Proposed Class 2	70 6 stalls
Building Setbacks Required	None
Total Number of Units	75 (includes 5 accessible units)
Unit Type	Studios
Unit Size	19.5 m2 - 29.7 m2 (210 sq.ft. - 320 sq.ft.)
Total Residential Floor Area Levels 2-6	2222 m2 (23,917 sq.ft.)



1 Neighbourhood Context



2 Block Context

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



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**Arcata Collective**

524 McClure Street, Victoria, BC V8V 3E7  
T41 778-423-3500 email: arcata@arcata.net

ARCHITECTURAL CONSULTANT

**STELLER**

ARCHITECTURAL CONSULTING

216 - 4253 Commercial Circle  
Victoria, BC V8E 4M0

INTERIOR DESIGN CONSULTANT

**JC SCOTT**

17-1/2 Fan Tan Alley  
Victoria, BC V8W 3Z9  
P: 250.217.7165  
F: 250.385.9575  
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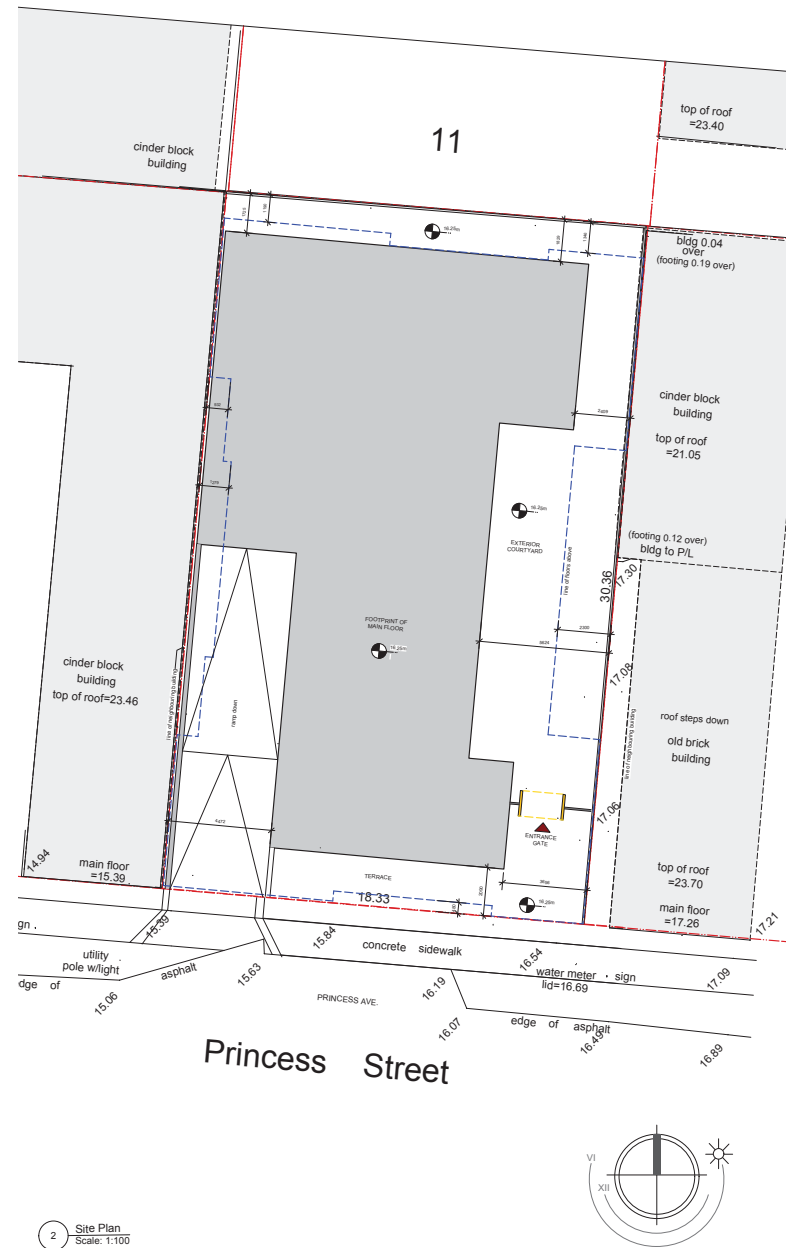
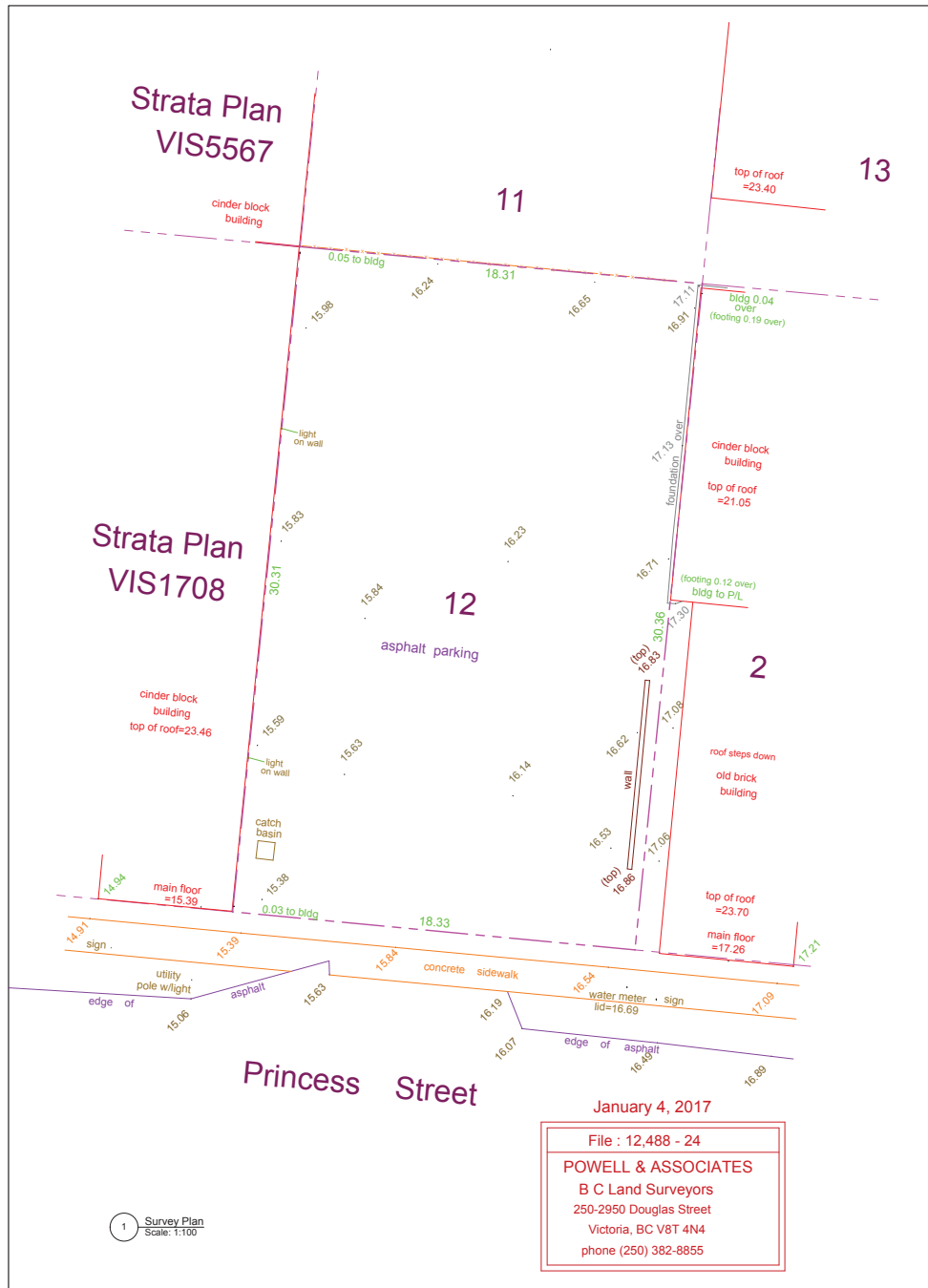
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Project Data &  
Context Plan

DRAWING NUMBER:

**A 0.1**





PROJECT:  
**The Hive**

**736 Princess Ave.**

CLIENT:



LEAD DESIGN CONSULTANT  
**Arcata Collective**  
624 McClellan Street, Victoria, BC V8V 3E7  
T: 250.385.8575 email: arcata@hive.net

ARCHITECTURAL CONSULTANT  
**STELLER**  
ARCHITECTURAL CONSULTING  
216 - 4252 Commercial Circle  
Victoria, BC V8E 4M2

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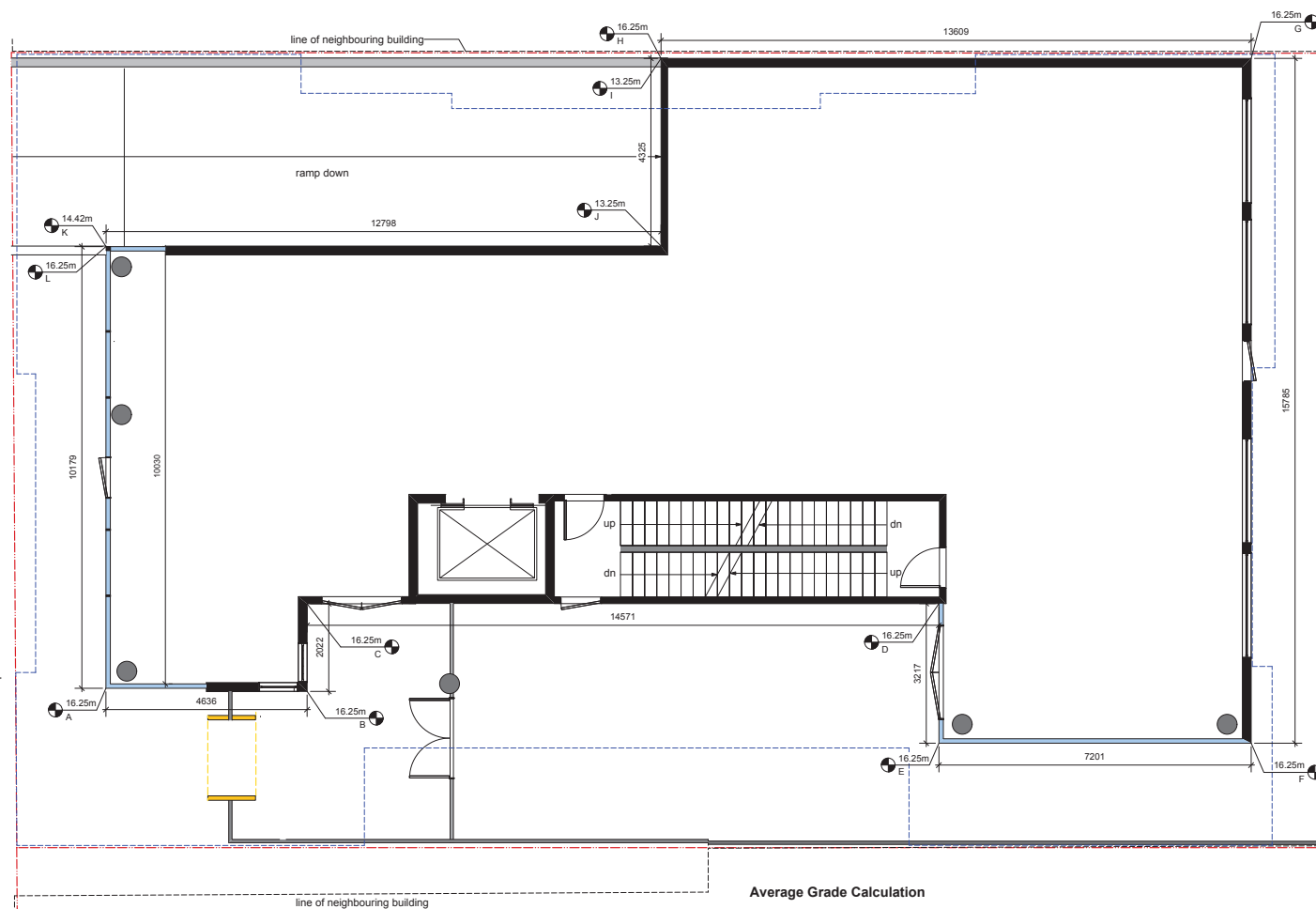
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DRAWING TITLE:  
Survey Plan &  
Site Plan

DRAWING NUMBER:

**A 0.2**

PRINCESS AVE.



1 Average Grade Calculation  
Scale: 1:50

#### Average Grade Calculation

Grade Points	Average	Distance(m)	Totals
A & B	$((16.25 + 16.25) / 2)$	x 4.64	= 75.40
B & C	$((16.25 + 16.25) / 2)$	x 2.02	= 32.82
C & D	$((16.25 + 16.25) / 2)$	x 14.57	= 236.76
D & E	$((16.25 + 16.25) / 2)$	x 3.22	= 52.32
E & F	$((16.25 + 16.25) / 2)$	x 7.2	= 117.00
F & G	$((16.25 + 16.25) / 2)$	x 15.78	= 256.42
G & H	$((16.25 + 16.25) / 2)$	x 13.61	= 221.16
H & I	$((16.25 + 13.25) / 2)$	x 0	= 0.00
I & J	$((13.25 + 13.25) / 2)$	x 4.32	= 57.24
J & K	$((13.25 + 14.42) / 2)$	x 12.8	= 177.08
K & L	$((14.42 + 16.25) / 2)$	x 0	= 0.00
L & A	$((16.25 + 16.25) / 2)$	x 10.18	= 165.43

1,391.63

Building Perimeter

88.29 m

Average Grade  $1391.63 / 88.29 = 15.76\text{M}$

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



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Tel: 778-412-3500 email: arcata@hive.net

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**STELLER**

ARCHITECTURAL CONSULTING

216 - 4252 Commerce Circle  
Victoria, BC V8E 4N2

INTERIOR DESIGN CONSULTANT

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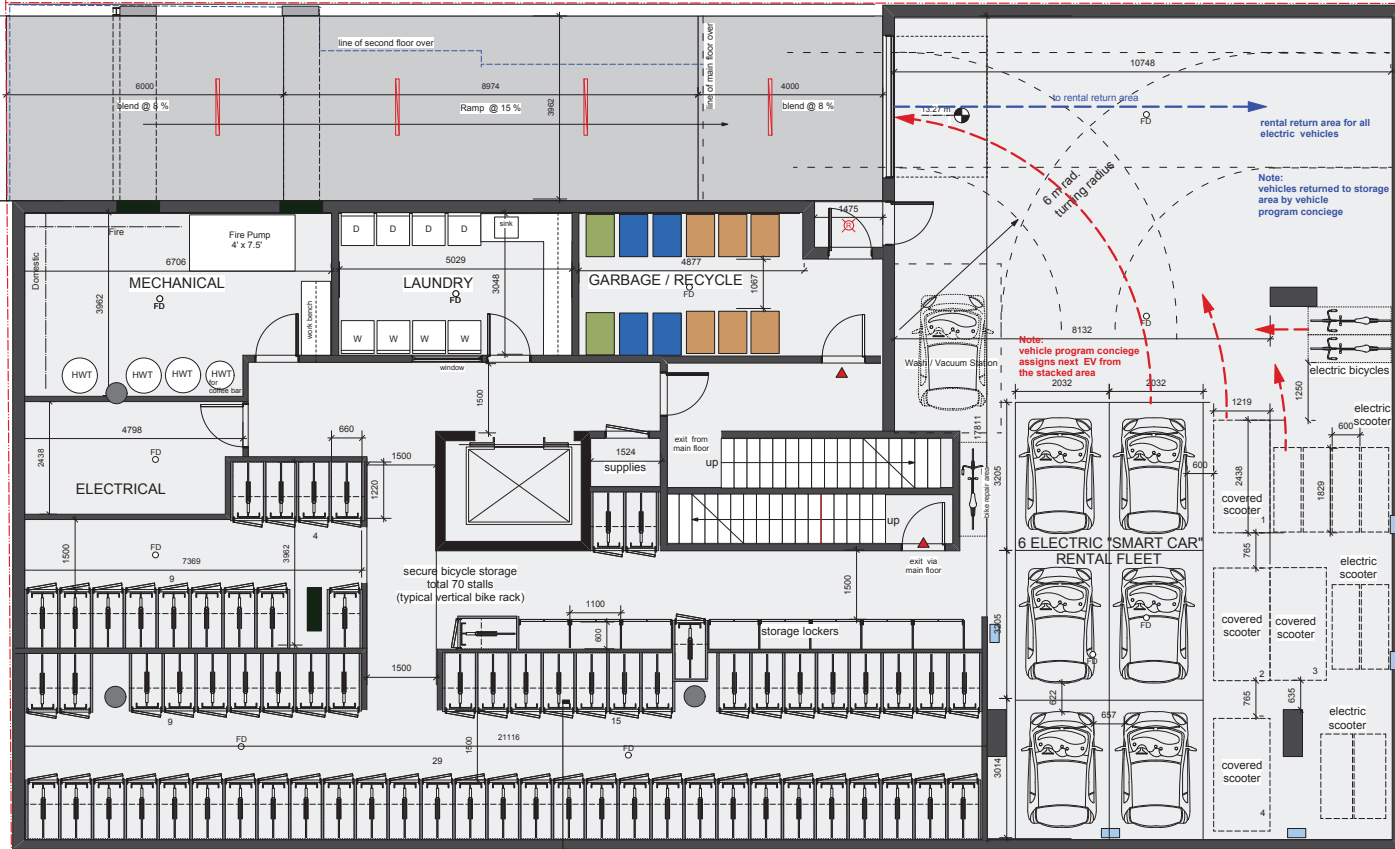
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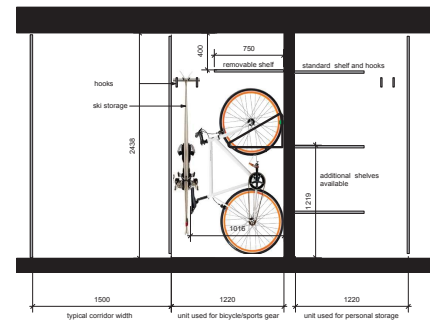
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Average Grade Calculation

DRAWING NUMBER:

**A 0.3**



1 Lower Level  
Scale: 1:50



Typical Storage Section  
Scale: 1:25

PROJECT:

The Hive

736 Princess Ave.

CLIENT:



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Arcata Collective

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Tel: 778-412-3500 email: arcata@hive.net

ARCHITECTURAL CONSULTANT

STELLER

ARCHITECTURAL CONSULTING

216 - 4252 Commerce Circle  
Victoria, BC V8E 4M0

INTERIOR DESIGN CONSULTANT

JC SCOTT

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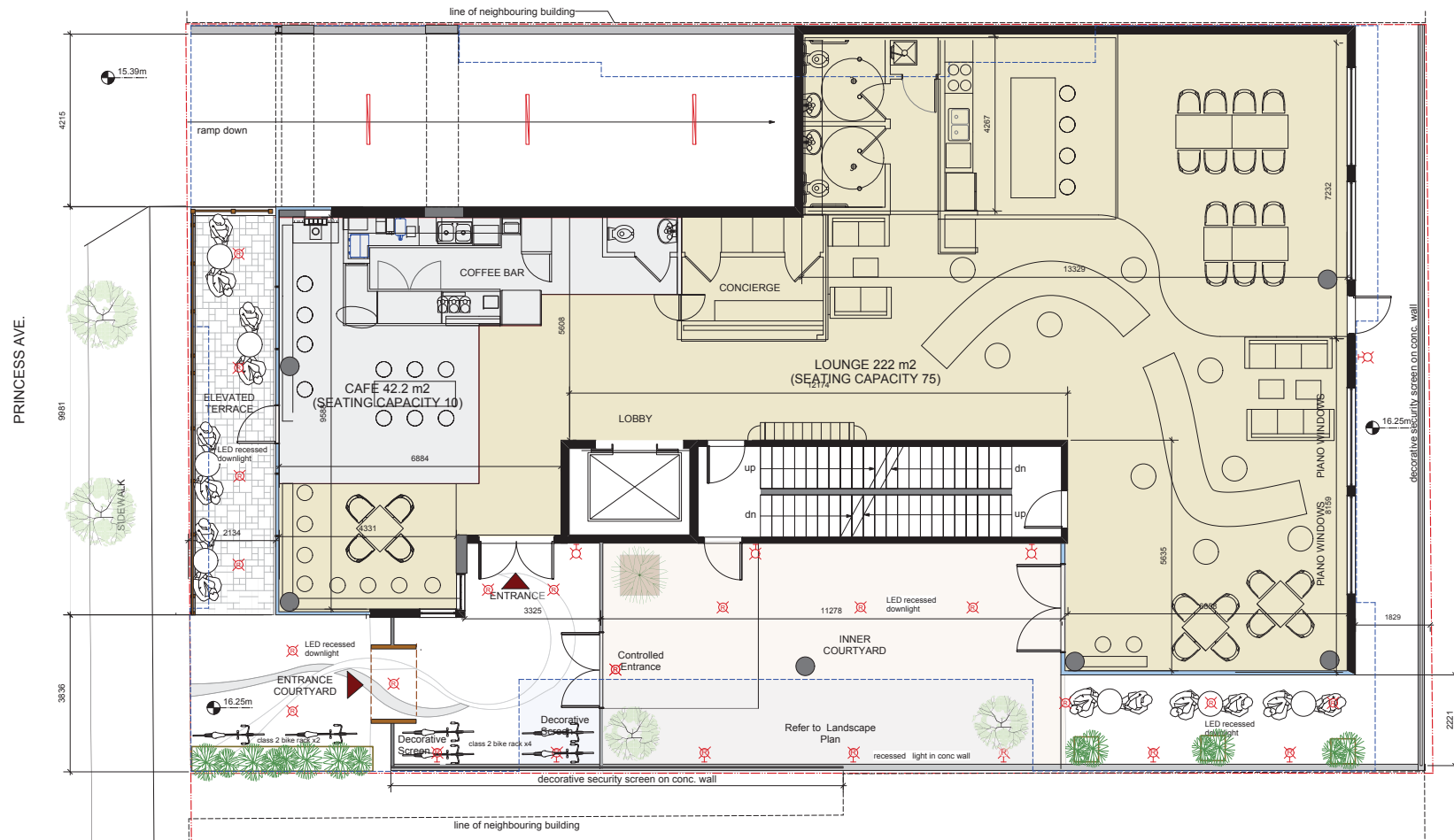
SCALE:  
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DRAWING TITLE:

Lower Level Plan

DRAWING NUMBER:

A 1.0



1 Main Level  
Scale: 1:50

#### LIGHTING LEGEND

- recessed soffit fixture
- recessed wall fixture
- wall mounted fixture
- 4' LED strip lighting

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



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**Arcata Collective**  
404 McClellan Street, Victoria, BC V8W 2G7  
 Tel: 778-412-3500 email: arcata@arcata.net

ARCHITECTURAL CONSULTANT

**STELLER**  
ARCHITECTURAL CONSULTING  
 216 - 4252 Commenche Circle  
 Victoria, BC V8E 4N2

INTERIOR DESIGN CONSULTANT

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 Victoria, BC V8W 3G9  
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DATE:  
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SCALE:  
 as shown

DRAWING TITLE:  
 Main Level Plan

DRAWING NUMBER:

**A 1.1**

Princess Ave.



1 Level 2-3 Typ. Plan  
Scale: 1:50

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



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**Arcata Collective**

524 McClellan Street, Victoria, BC V8V 3K7  
Tel: 778-433-3532 email: arcat@arcata.net

ARCHITECTURAL CONSULTANT

**STELLER**  
ARCHITECTURAL CONSULTING

210 - 4203 Commena Circle  
Victoria, BC V8E 4H0

INTERIOR DESIGN CONSULTANT

**JC SCOTT**  
DESIGN  
17-1/2 Fair Tan Alley  
Victoria, BC V8W 3G9  
P: 250.217.7195  
F: 250.385.9275  
jc@jscott.com  
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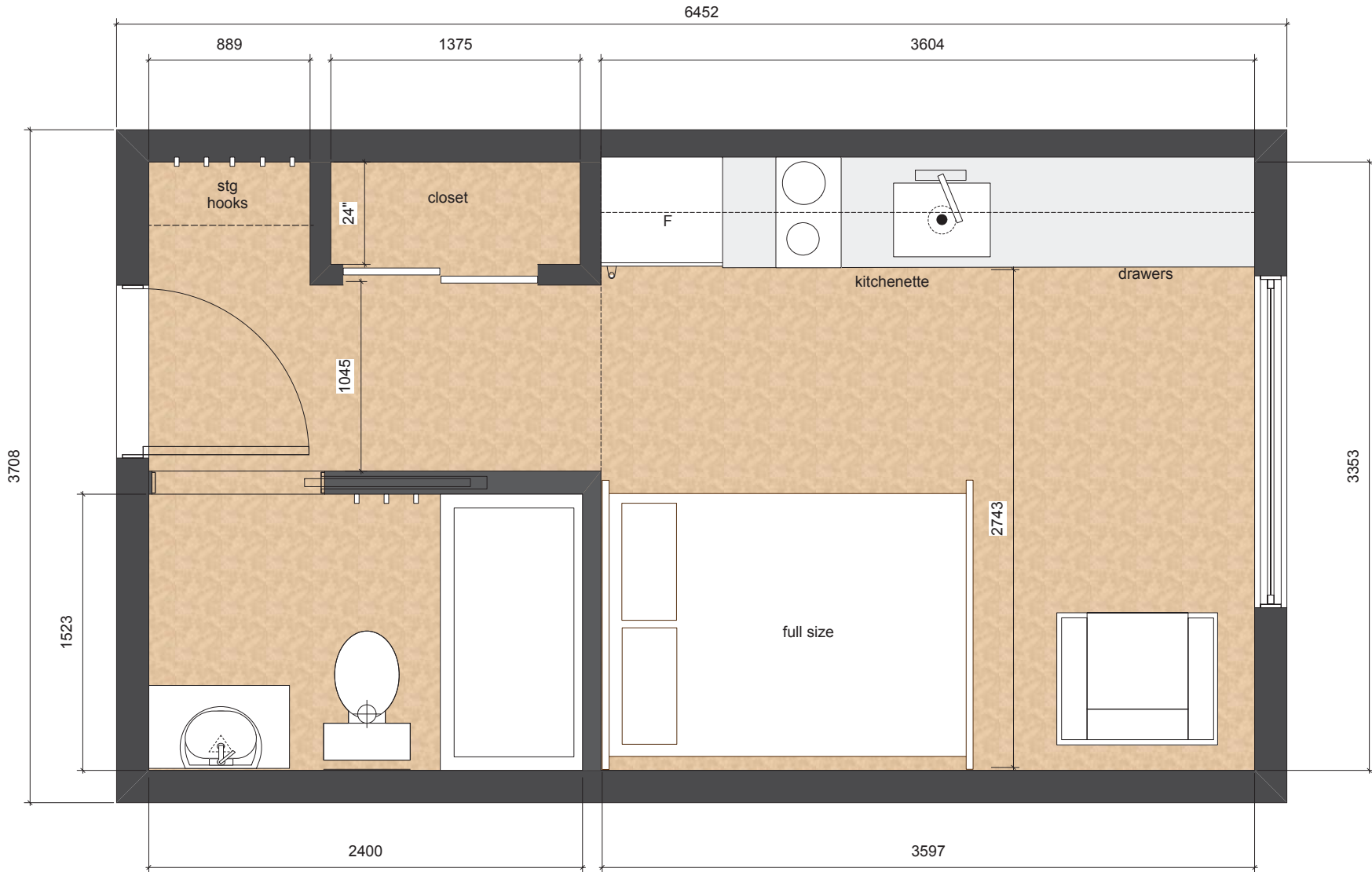
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DRAWING TITLE:  
Level 2-3

DRAWING NUMBER:

**A 1.2**





1 Typical Suite Layout  
Scale: 1:10

20.4 m2 ( 220 sq.ft 20' x 11')

PROJECT:

**The Hive**

**736 Princess Ave.**

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**Arcata Collective**

224 McClure Street, Victoria, BC V8V 3E7  
Tel: 778-423-3500 email: arcata@hive.net

ARCHITECTURAL CONSULTANT

**STELLER**

ARCHITECTURAL CONSULTING

210 - 4252 Commercial Circle  
Victoria, BC V8Z 4N2

INTERIOR DESIGN CONSULTANT

**JC SCOTT**

17-1/2 Fair Tan Alley  
Victoria, BC V8W 3Z9

P: 250.217.7185  
F: 250.385.9575  
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SCALE:

as shown

DRAWING TITLE:

Typ. Suite Layout

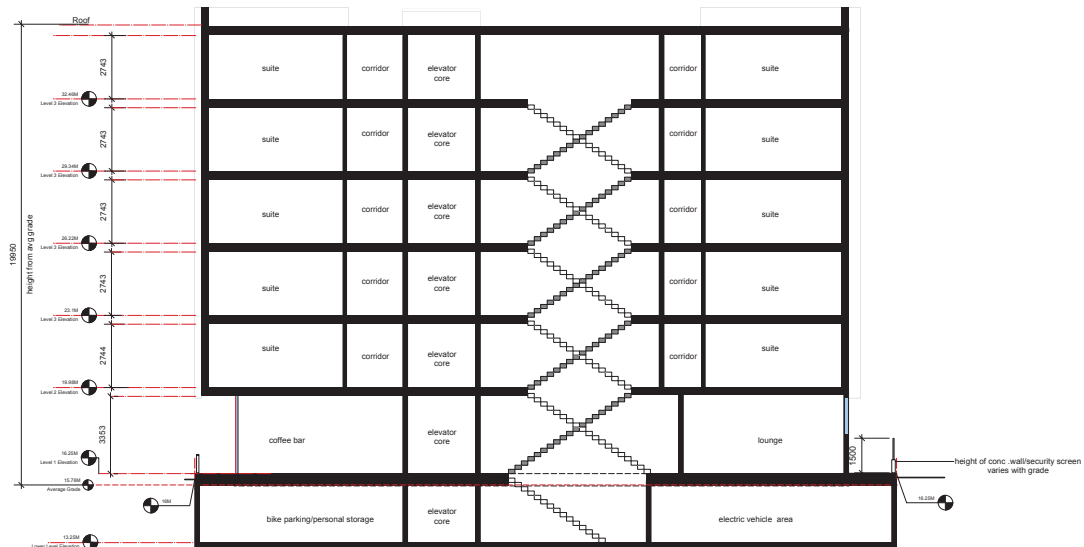
DRAWING NUMBER:

**A1.4**









1 East Section  
Scale: 1:100

PROJECT:

**The Hive**

**736 Princess Ave.**

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Tel: 778-412-3500 email: arcata@arcata.net

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**STELLAR**  
ARCHITECTURAL CONSULTING  
210 - 4252 Commenca Circle  
Victoria, BC V8E 4N2

INTERIOR DESIGN CONSULTANT

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DESIGN  
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Victoria, BC V8W 3Z9  
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SCALE:  
as shown

DRAWING TITLE:  
  
Section

DRAWING NUMBER:

**A 2.2**



Princess Ave. looking toward Blanshard St.



South side of Princess Ave. looking north



Princess Ave. looking toward Douglas St.



Entrance, street side patio, and transparent treatment along street edge.

PROJECT:

**The Hive**

**736 Princess Ave.**

CLIENT:



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**Arcata Collective**

124 McClure Street Victoria BC V8V 3B7  
Tel: 778-423-3500 email: arcata@hive.net

ARCHITECTURAL CONSULTANT

**STELLAR**

ARCHITECTURAL CONSULTING

210 - 4252 Commercial Circle  
Victoria BC V8E 4M2

INTERIOR DESIGN CONSULTANT

**JC SCOTT**

17-1/2 Fan Tan Alley  
Victoria BC V8W 3G9

P: 250.217.7195  
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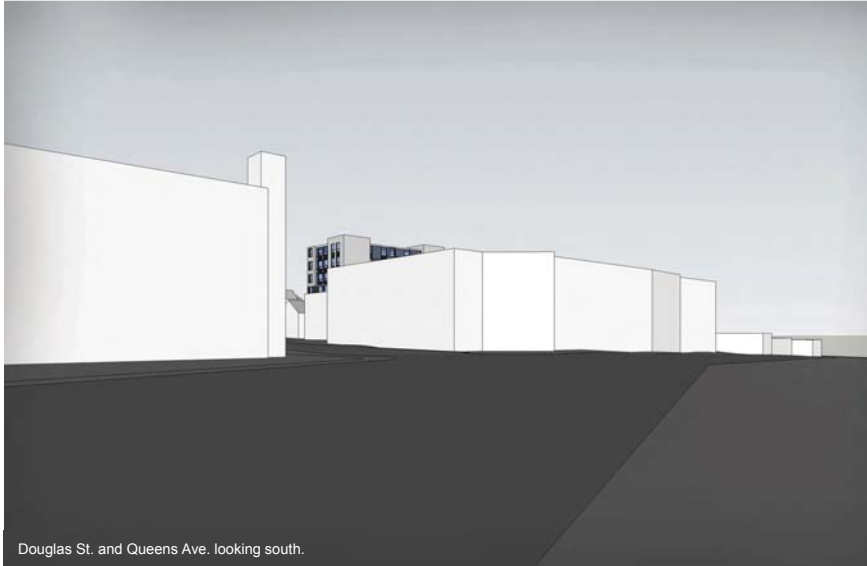
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Perspectives

DRAWING NUMBER:

**A 3.0**



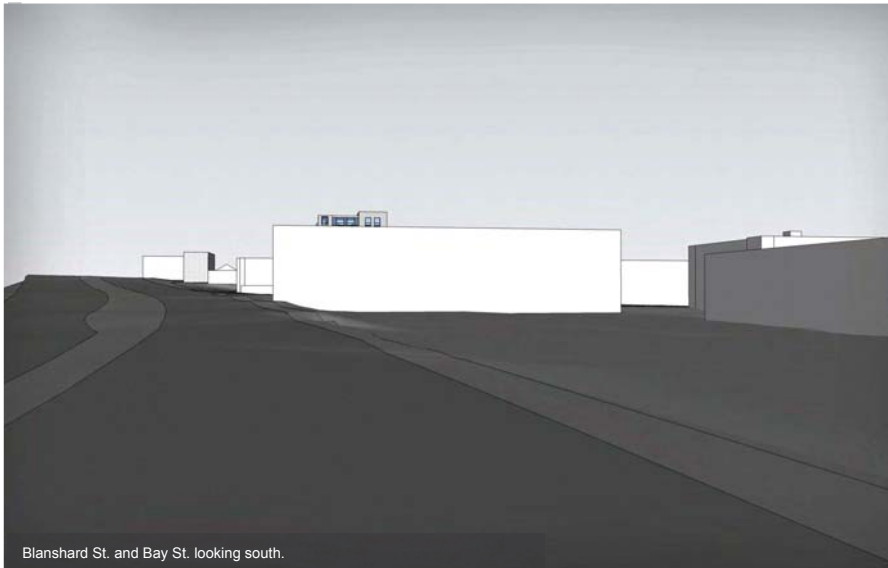
Douglas St. and Queens Ave. looking south.



Blanshard St. and Pembroke St. looking north.



Douglas St. and Pembroke St. looking north.



Blanshard St. and Bay St. looking south.

PROJECT:

**The Hive**

**736 Princess Ave.**

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210 - 4252 Commenche Circle  
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Perspectives

DRAWING NUMBER:

**A 3.1**

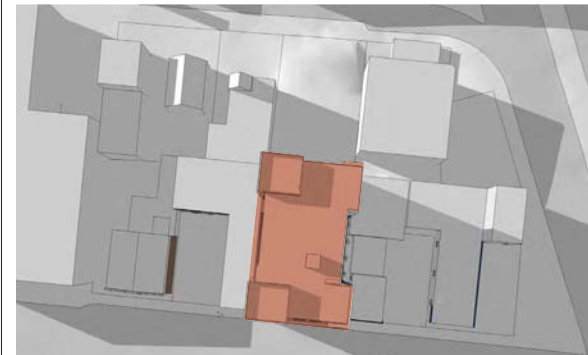




Summer Solstice: Morning



Summer Solstice: Noon



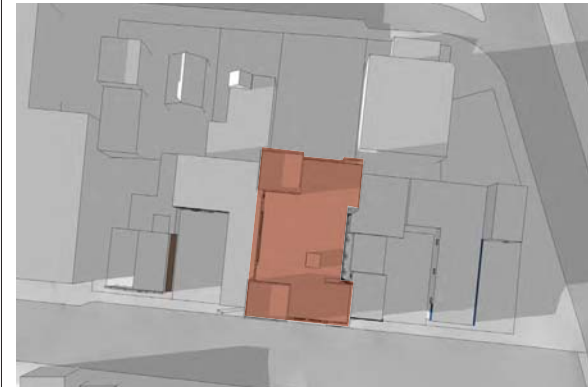
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

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**The Hive**

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 T: 778-423-3500 email: arcata@arcata.net

ARCHITECTURAL CONSULTANT

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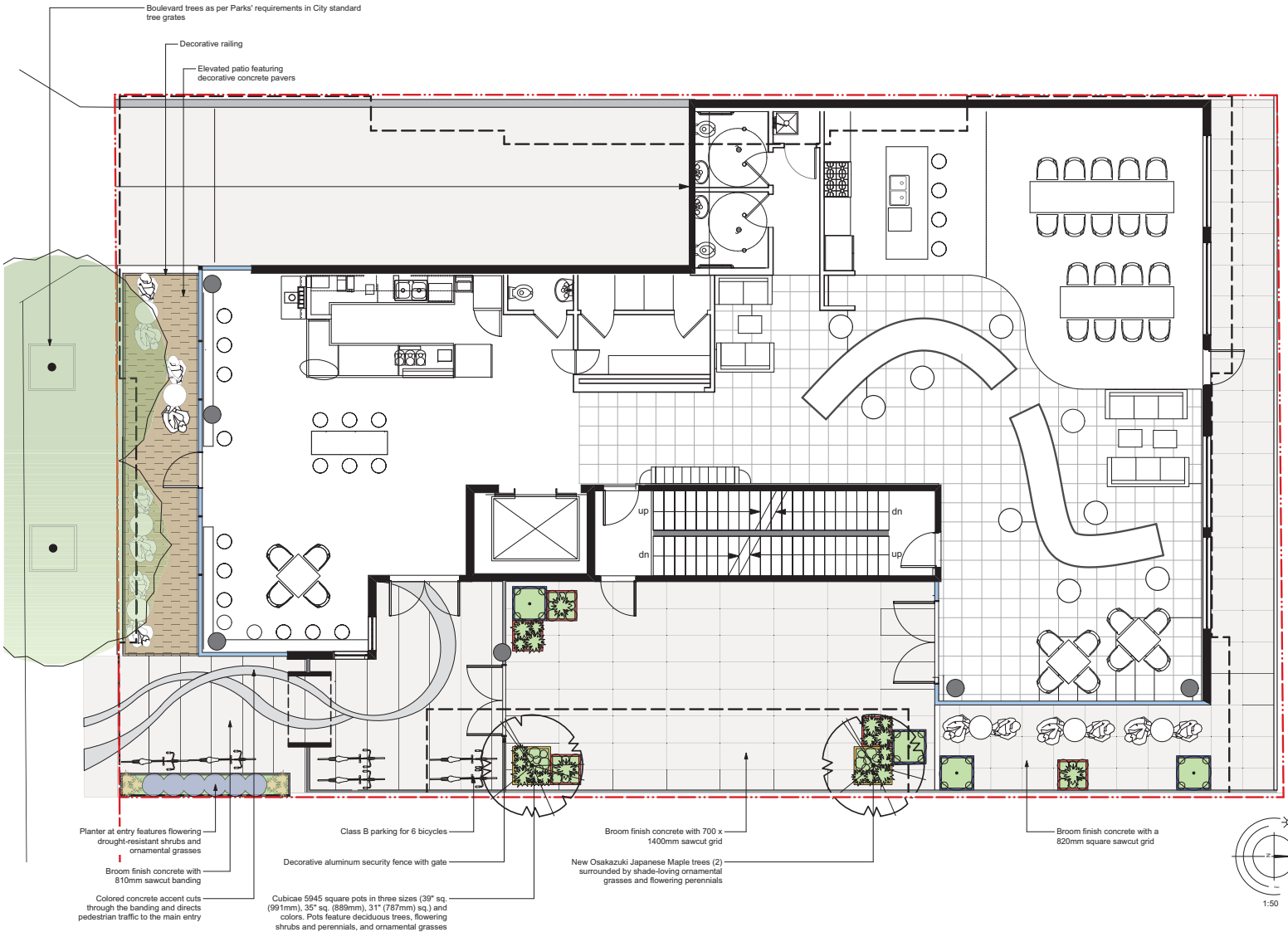
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 17.11.17

SCALE:  
 as shown

DRAWING TITLE:  
 Shadow Study

DRAWING NUMBER:

**A 3.2**



## Recommended Nursery Stock

<b>Trees</b> Total: 4	<b>Botanical Name</b> <i>Acer palmatum</i> 'Osakazuki' <i>Acer x freemanii</i> 'Jeffersred'	<b>Common Name</b> Osakazuki Japanese Maple Autumn Blaze Maple	<b>Size</b> 6cm cal. 6cm cal.
<b>Medium Shrubs</b> Total: 4	<b>Botanical Name</b> <i>Hydrangea macrophylla</i> 'Lanarth White'	<b>Common Name</b> Lanarth White Hydrangea	<b>Size</b> #5 pot
<b>Small Shrubs</b> Total: 6	<b>Botanical Name</b> <i>Lavandula stoechas</i> 'Otto Quast'	<b>Common Name</b> Spanish Lavender	<b>Size</b> #1 pot
<b>Perennials, Annuals and Ferns</b> Total: 79	<b>Botanical Name</b> <i>Ajuga reptans</i> <i>Carex oshimensis</i> 'Evergold' <i>Convallaria majalis</i> <i>Helictotrichon sempervirens</i> <i>Stipa tenuissima</i>	<b>Common Name</b> Bugleweed Evergold Sedge Lily of the Valley Blue Oat Grass Mexican Feather Grass	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #1 pot

**Notes:**  
 1. All work to be completed to current BCSLA Landscape Standards



# 736 Princess Avenue | Landscape Plan



April 7, 2020

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Burnside Gorge CALUC review of Application for 736 Princess Avenue by the John Howard Society**

The Burnside Gorge Land Use Committee (BGLUC) supports the proposal by the John Howard Society for development of a property at 736 Princess Avenue.

The Burnside Gorge LUC is in full support of this proposal and recommends that the planning and Development department and council accepts this as a revision to the existing rezoning application.

Respectfully,



Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Manj Toor – John Howard Society  
Gerald Hartwig – Hartwig Industries

Rezoning Application No. 00602  
and  
Development Permit with Variance  
Application No. 00065  
for  
736 Princess Avenue



1



2



2

3



Subject property – 736 Princess Avenue



3

4



Property to the east



4

5



Property to the west



5

6



Property to the north



6



7



Properties to the south



7

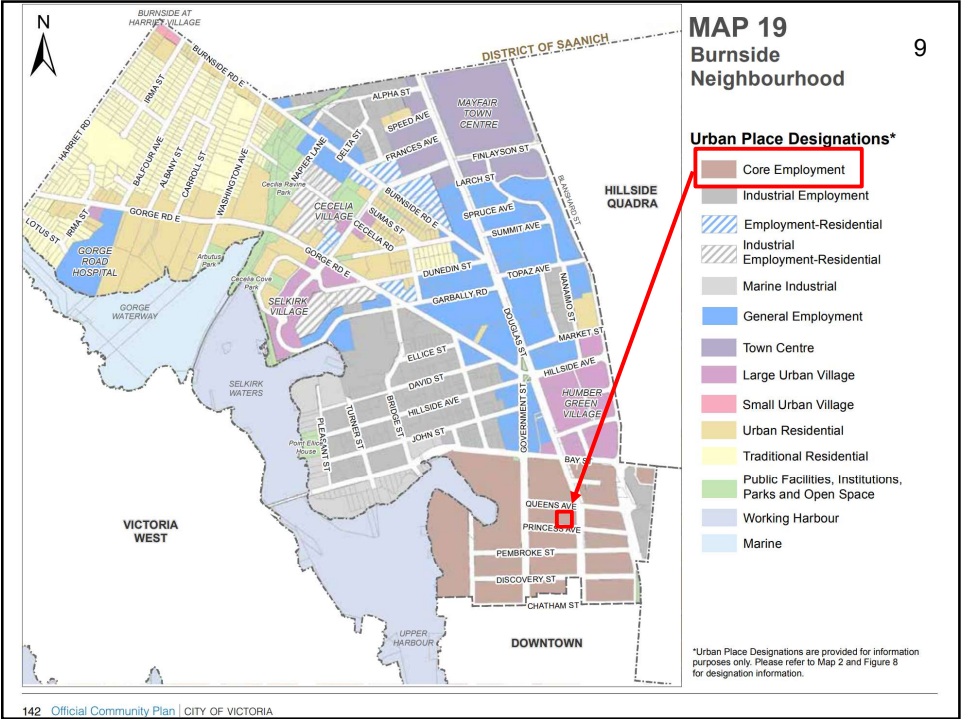
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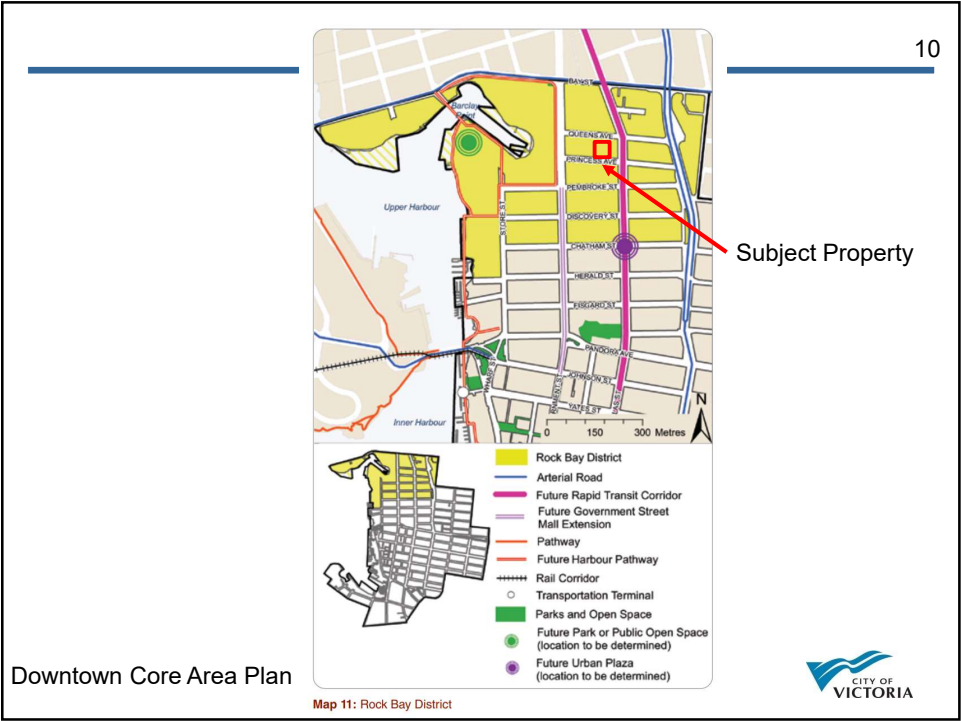
Neighbouring buildings – existing streetscape



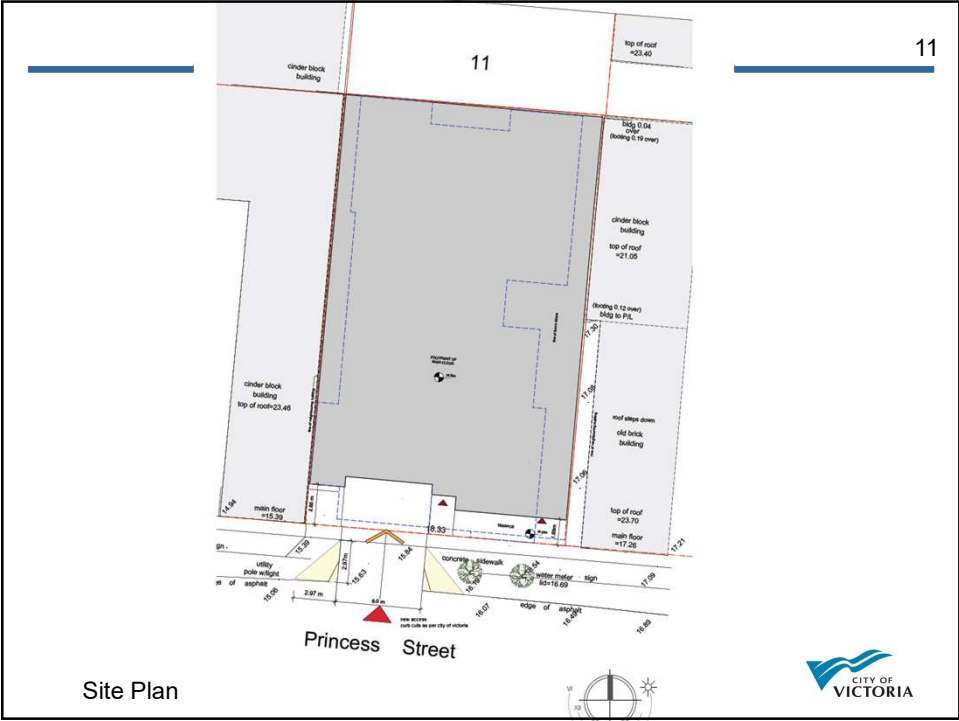
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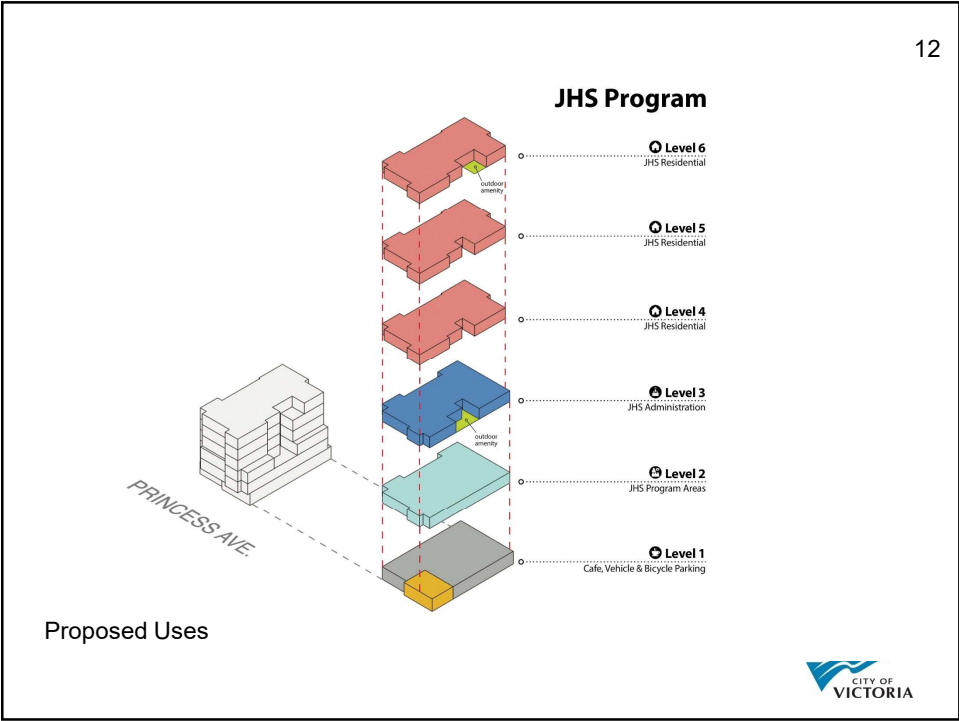
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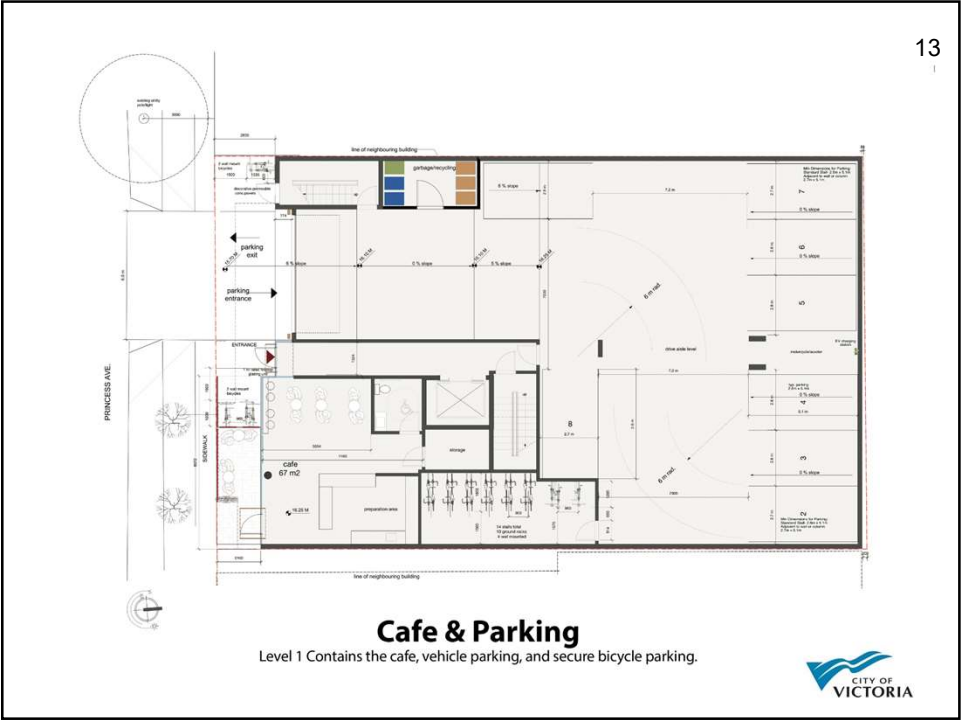


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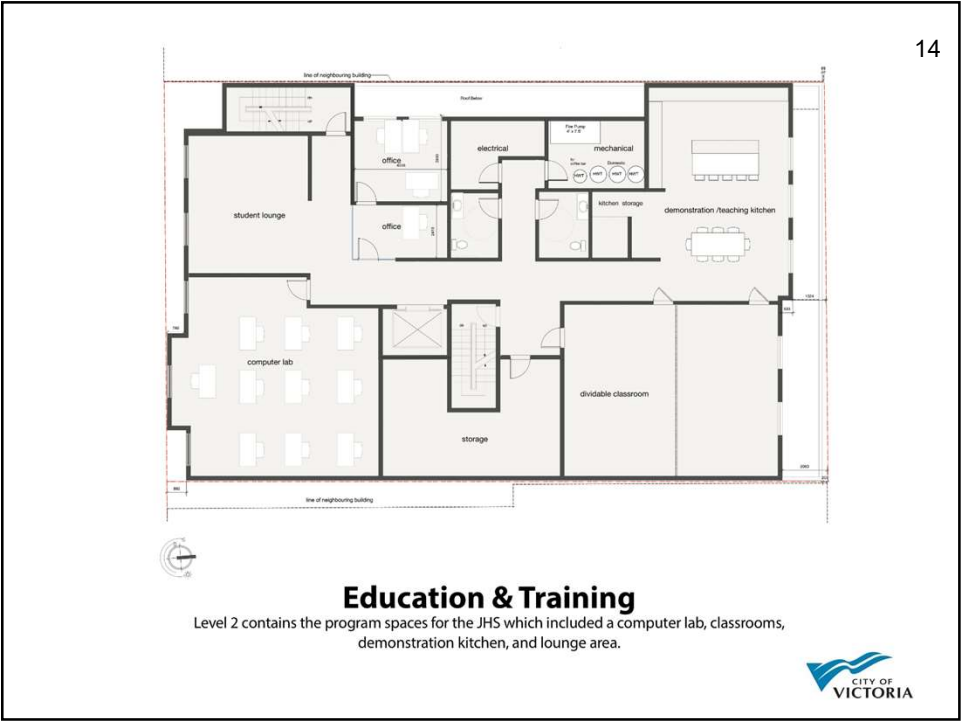


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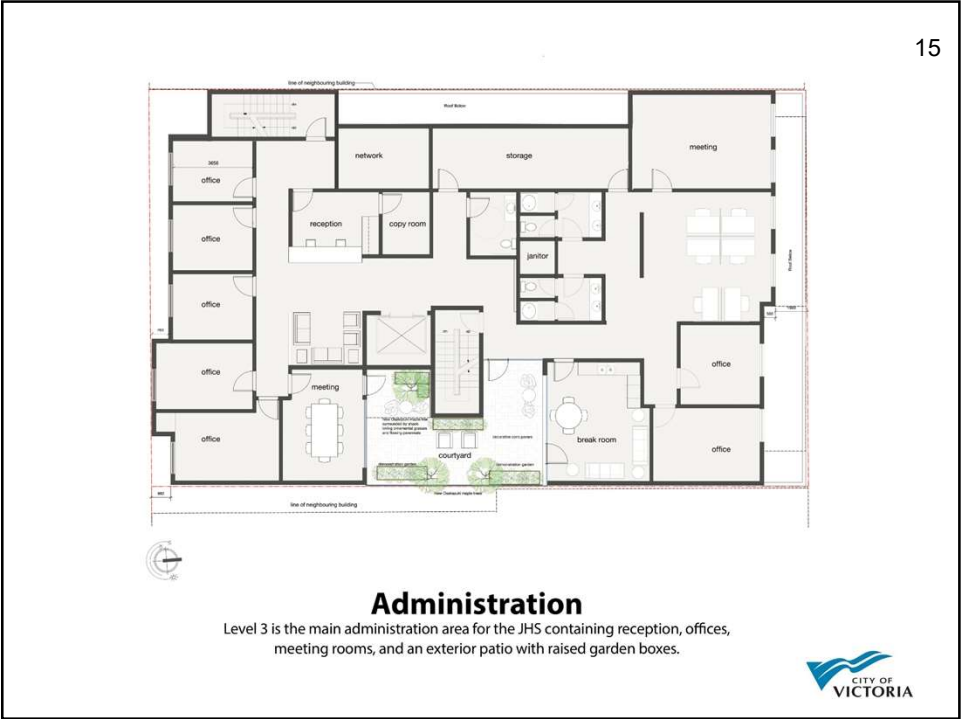




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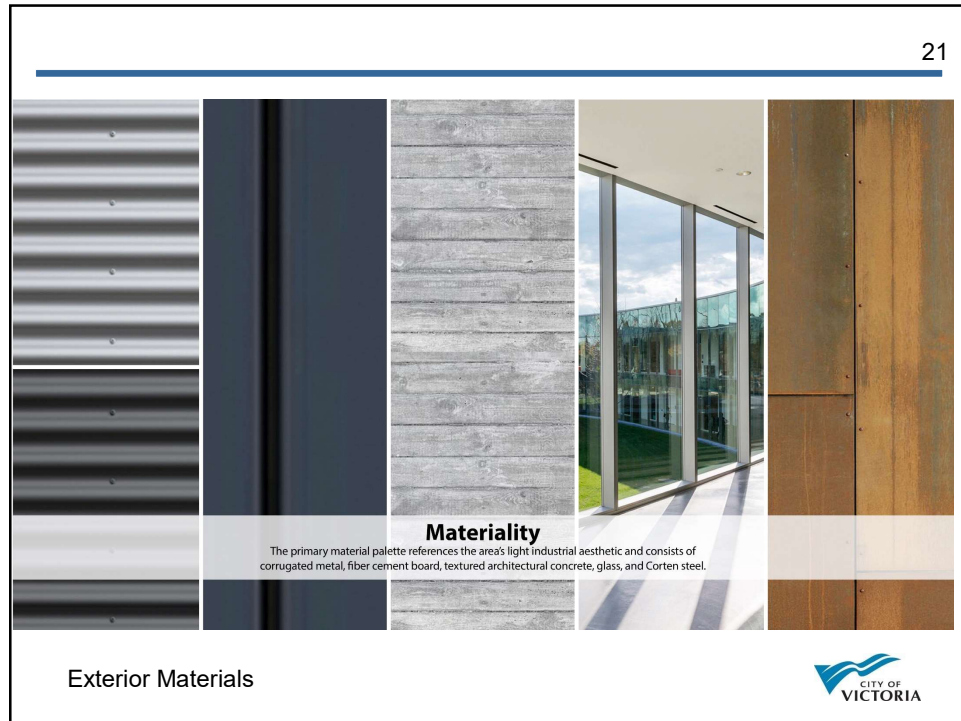
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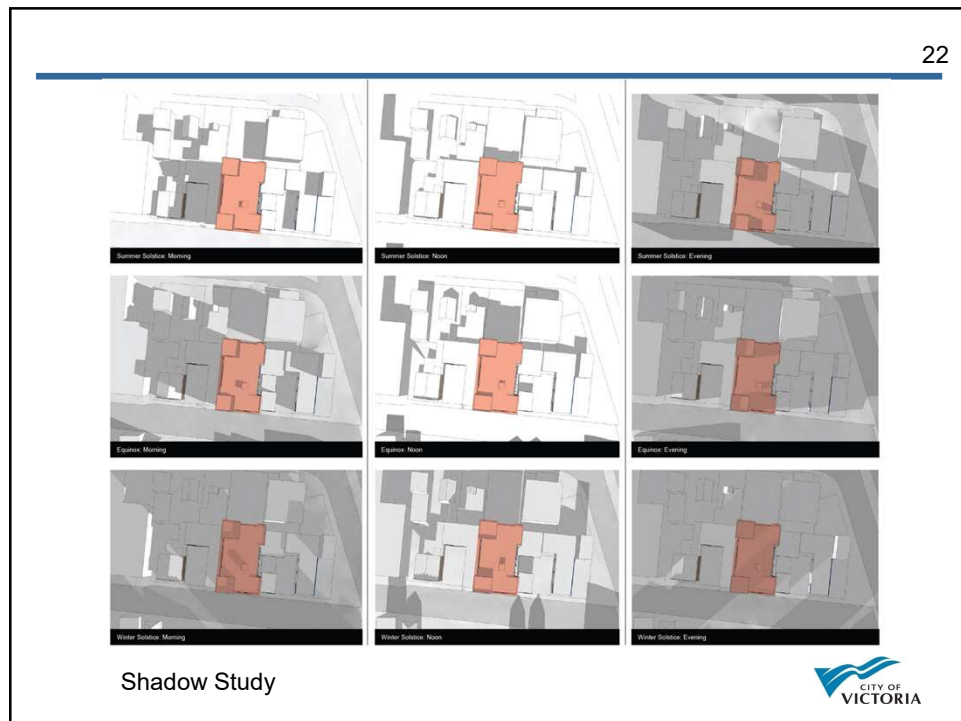
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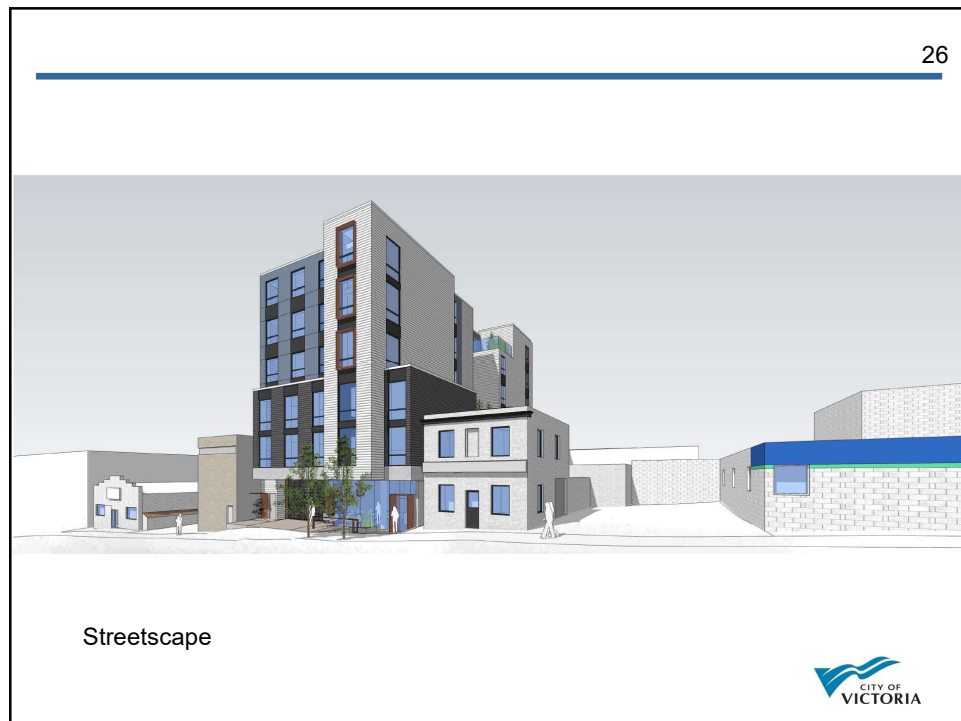


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25



26