

**E.1.a.c43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street - Rezoning Application No. 00720 and Development Permit with Variances Application No. 00135 (Burnside)**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Loveday

Rezoning Application No. 00720

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that a Public Hearing date be set once the following conditions are met:

1. 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 residential rental units remain rental in perpetuity
  - ii. Statutory Right-of-Ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works
  - iii. construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.
  - iv. purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development.
  - v. preparation of the appropriate legal agreement to ensure the appropriate construction methodology would not impact the health of the Garry Oak trees to be retained.
2. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

Development Permit with Variances Application No. 00135

That, subject to the preparation and execution of legal agreements to secure rental housing in perpetuity, Statutory Right-of-Ways, the construction of a new plaza and transportation demand management measures, to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Work, 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. 00720, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00135 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, in accordance with:

1. Plans date stamped May 22, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of residential parking spaces from 141 to 106
  - ii. reduce the required number of visitor parking spaces from 15 to 7 parking spaces
  - iii. reduce the rear yard setback from 6m to 2.93m.
3. The applicant provide the details of the proposed public art to be installed on the brick facade on the west elevation drawing to the satisfaction of the Director of Community Planning and Sustainable Development.
4. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



**F.2     43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street - Rezoning Application No. 00720 and Development Permit with Variances Application No. 00135 (Burnside)**

Committee received a report dated June 25, 2020 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses.

*Committee discussed:*

- *The longevity of the Douglas fir tree that is proposed to be removed.*
- *Whether the proposal is consistent with a large urban village*
- *Whether the parking requirements would change based on the occupant of the commercial space.*

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

**Rezoning Application No. 00720**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that 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 residential rental units remain rental in perpetuity
  - ii. Statutory Right-of-Ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works
  - iii. construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.
  - iv. purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development.
- b. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and

that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

**Amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

Rezoning Application No. 00720

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  - v. **preparation of the appropriate legal agreement to ensure the appropriate vertical excavation would not impact the health of the trees.**
2. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

**Amendment to the amendment:**

**Moved By** Councillor Alto

**Seconded By** Mayor Helps

Rezoning Application No. 00720

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning

Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that a Public Hearing date be set once the following conditions are met:

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  - v. **preparation of the appropriate legal agreement to ensure the appropriate ~~vertical excavation~~ construction methodology would not impact the health of the trees.**
2. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

#### **CARRIED UNANIMOUSLY**

#### **Amendment to the amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

#### Rezoning Application No. 00720

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  - v. **preparation of the appropriate legal agreement to ensure the appropriate construction methodology would not impact the health of the Garry Oak trees.**
2. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

## **CARRIED UNANIMOUSLY**

### **Amendment to the amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

### Rezoning Application No. 00720

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**CARRIED UNANIMOUSLY**

**On the amendment:**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

Development Permit with Variances Application No. 00135

That, subject to the preparation and execution of legal agreements to secure rental housing in perpetuity, Statutory Right-of-Ways, the construction of a new plaza and transportation demand management measures, to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Work, 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. 00720, if it is approved, consider the following motion:

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- 3. The applicant provide the details of the proposed public art to be installed on the brick facade on the west elevation drawing to the satisfaction of the Director of Community Planning and Sustainable 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 2, 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. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street

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### RECOMMENDATION

That Council refer the application back to staff and give the applicant an opportunity to address the tree impacts and design concerns outlined in the concurrent Development Permit with Variances Application No. 00135.

### LEGISLATIVE AUTHORITY

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

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

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

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District Zone, to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses.

The following points were considered in assessing this application:

- The *Official Community Plan* (OCP, 2012) encourages a logical assembly of development sites that enable the best realization of permitted development potential for

the area. To facilitate this development proposal, the applicant has consolidated five properties designated Large Urban Village and Urban Residential in the OCP.

- Given the proposed assembly of lands, the proposal is generally consistent with the use, density and height policies envisioned in the OCP, and further advances rental housing, place-making and transportation objectives.
- The subject properties located along Gorge Road East are designated Large Urban Village in the *Burnside Gorge Neighbourhood Plan* (2017), which supports mixed-use buildings up to five storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The properties located along Irma Street are designated Urban Residential in the Plan, which supports multi-unit residential buildings up to four storeys and a density up to 2:1 FSR. While the proposed mixed-use building appears five storeys from Gorge Road East and Irma Street, the building is technically considered six storeys as a result of the underground parkade projecting slightly above grade. The proposed overall density is 2.43:1 FSR.
- The applicant proposes to incorporate a new plaza at the corner of Gorge Road East and Irma Street, which is strongly encouraged in the *Burnside Gorge Neighbourhood Plan* (2017).
- The small scale commercial retail units have been designed to attract locally-serving village commercial uses, such as a restaurant and/or coffee shop, retail stores, and professional and/or personal services.
- The applicant is proposing 153 rental dwelling units, to be secured in perpetuity through a housing agreement. The unit mix includes 76 one-bedroom, 69 two-bedroom and 8 three-bedroom units. Approximately 50% of the dwelling units are two and three-bedroom units, which are suitable for families with children.
- There are concerns with the impacts this proposed development would have on five bylaw-protected trees (two Garry oak trees, two fir trees in the front yard on Gorge Road and one on an adjoining property) plus a municipal Douglas fir tree on Irma Street.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District Zone, to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses. The applicant is proposing commercial uses such as retail stores, restaurants, coffee shops, and professional and/or personal services.

The new zone would be drafted to reflect the proposed development. The following differences from the existing R1-B Zone are related to:

- increasing the density, height and site coverage
- reducing open site space and setbacks.

### **Housing**

The applicant proposes the creation of 153 new residential units which would increase the overall supply of housing in the area. A Housing Agreement would secure the residential units as rental in perpetuity.

### **Tenant Assistance Policy**

The proposal is to demolish five existing single-family dwellings with secondary suites and one duplex which would result in a loss of ten existing residential rental units. Consistent with the



Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan (TAP) which is attached to this report. A requirement of the Policy is that the applicant provide confirmation to staff that they have reached out to each tenant to discuss the contents of the TAP. The applicant has confirmed that they have done so and are offering support as per the Tenant Assistance Policy to all current tenants, regardless of tenant eligibility; however, at the time of writing this report, the applicant has not yet received correspondence from all the tenants confirming that they have read the TAP and had an opportunity to identify their individual needs. The applicant will provide an updated TAP prior to public hearing.

### **Sustainability**

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

### **Active Transportation**

The application proposes to install 193 long-term and 18 short-term residential bicycle parking spaces with this development, which supports active transportation.

### **Public Realm**

The applicant is proposing a plaza with benches, pedestrian lighting, garbage receptable and unit pavers at the corner of Gorge Road East and Irma Street within the City-owned Right-of-Way. This improvement would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

### **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and rooftop amenity space are designed to be accessible.

### **Land Use Context**

The area is characterized by a mix of multi-unit residential buildings, duplexes and single-family dwellings. The subject properties are also adjacent to Gorge Road Hospital.

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

The site is presently occupied by five single-family dwellings and one duplex. Under the current R1-B Zone, each subject property could be developed as a single-family dwelling with a secondary suite or garden suite.

### **Data Table**

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal differs from the existing Zone.

Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
Site area (m <sup>2</sup> ) – minimum	4810	1840	460	
Density (Floor Space Ratio) – maximum	<b>2.43:1 *</b>	2:1	n/a	2.5:1 (Large Urban Village) / 2:1 (Urban Residential)
Total floor area (m <sup>2</sup> ) – maximum	<b>11,688.30 *</b>	9620	420	
Height (m) – maximum	18	18.50	7.60	
Storeys – maximum	6	n/a	2	6
Site coverage (%) – maximum	<b>52 *</b>	40	40	
Open site space (%) – minimum	<b>45 *</b>	50	n/a	
<b>Setbacks</b> (m) – minimum				
Front (Irma Street)	<b>3.16 *</b> (main level) / <b>1.88 *</b> (upper levels) / <b>1.38 *</b> (canopy)	4	7.50	
Rear	<b>2.93 *</b> (main level) / <b>2.30*</b> (upper levels) / <b>0*</b> (parkade)	10	18.35	
Side (south)	<b>6.07*</b> (main level) / <b>6.80*</b> (upper level balconies) / <b>4.92*</b> (canopy)	6	7.30	
Side on a flanking street (Gorge Road East)	6.95 (main level) / 6.80 (upper level balconies) / 4.92 (canopy)	4	3.50	
<b>Vehicle parking</b> – minimum				
Residential	<b>106 *</b>	141		
Commercial	6	6		

Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
<b>Vehicle parking – minimum</b>				
Visitor	7 *	15		
Modo car share parking	2	2		
<b>Bicycle parking – minimum</b>				
Long-term	193	193		
Short-term	18	17		

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on August 12, 2019. A letter dated December 10, 2019 is attached to this report.

### ANALYSIS

#### Official Community Plan

##### Official Community Plan (OCP, 2012) Designations

The subject site is within two OCP Urban Place Designations. For clarification purposes in light of the CALUC letter, the subject properties located at 43, 45 and 55 Gorge Road East are designated Large Urban Village, which supports mixed-use buildings up to six storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The subject properties located at 2827, 2829 and 2831 Irma Street are designated Urban Residential, which supports multi-unit residential buildings up to six storeys and a density of up to 2:1 FSR. The proposed building would appear five storeys at street level; however, the building is considered six storeys as a result of the parkade projecting slightly above grade (defined as a storey in the *Zoning Regulation Bylaw*). The proposed overall density is 2.43:1 FSR.

Even though the proposed density is slightly above the density specified for Urban Residential, the proposal further advances other policies and objectives in the OCP, such as:

- assembling properties to realize the best development potential for an area
- providing 153 rental dwelling units in perpetuity (additional multi-family housing along Gorge Road East is strongly encouraged in the OCP)
- providing family-size dwelling units, including ground-oriented units along Irma Street
- incorporating a plaza at the corner of Gorge Road East and Irma Street
- including village commercial uses on the ground floor

- providing underground parking
- providing outdoor amenities for residents, including a children's play area on the rooftop and a courtyard at ground level
- incorporating allotment gardens for food production and areas for play and socializing.

### Building Design

The proposal is for a single building, with frontages along both Gorge Road East and Irma Street. In order to break up the amount of building mass, staff encouraged the applicant to construct two buildings on the subject properties, especially along the south elevation, which would provide a more sensitive transition to the lower density residential uses to the south. However, the applicant has indicated that the project would not be economically viable with two buildings of rental housing in perpetuity and therefore, has chosen to proceed with the current proposal.

To address these concerns, the applicant has revisited the proposal by stepping back the majority of the articulated fifth storey by approximately 12m from the fourth storey along the south elevation, which faces the two-storey apartment building and single-family dwellings to the south as well as increase the setback from the south property line.

The OCP encourages a high quality of architecture, landscape and urban design to enhance the visual identity and appearance of the City. The applicant is proposing ground floor commercial uses along Gorge Road East with a plaza at the corner of Gorge and Irma Street, which would bring new amenities into the neighbourhood and enhance the public realm. Along Irma Street, the applicant is proposing residential uses at grade, that have been designed to have the "look and feel" of townhouse units with landscaped private patio space, which would also enhance the pedestrian experience along Irma Street. All residential, commercial and visitor parking would be provided underground.

The applicant is proposing a large interior courtyard and south-facing rooftop amenity space for residents. These common areas would include a number of shared amenities including barbeques and dining tables, a giant chess and checkers board, Patanque Court, a children's sand play area and rubber surfacing, garden planters for food production, seating and storage benches, pedestrian lighting, hydrapress slab paving, lawn, and soft landscaping.

### Housing

The OCP supports a range of housing types, forms and tenures across the City and within neighbourhoods to meet the needs of residents at different life stages, and to facilitate aging in place. In addition, the OCP encourages a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented, multi-unit residential housing. The applicant is proposing a mix of unit types, including 76 one-bedroom, 69 two-bedroom and 8 three-bedroom units, as well as four ground-oriented units. Approximately 50% of the dwelling units are two and three-bedroom units, which are suitable for families with children.

### Food Security

The OCP encourages the provision of gardens and other food production spaces for the use of residents in new multi-unit residential developments. The applicant is proposing allotment gardens for food production on the south-facing rooftop to encourage gardening in the building.

## Burnside Gorge Neighbourhood Plan

The subject properties located at 43, 45 and 55 Gorge Road East are designated Large Urban Village in the *Burnside Gorge Neighbourhood Plan*, 2017, which supports mixed-use buildings up to five storeys and a density of up to approximately 2.5:1 FSR. The properties located at 2827, 2829 and 2831 Irma Street are designated Urban Residential in the Plan, which supports multi-unit residential buildings up to four storeys and a density up to 2:1 FSR.

The Plan supports the development of a new large urban village consisting of commercial and residential uses at the corner of Gorge Road East and Irma Street in response to the location's close proximity to pedestrian routes, future waterfront access and employment. To create a sense of place within a new urban village, a focus on streetscape improvements is strongly encouraged in the Plan. The Plan also states that any new design should incorporate on-street parking, street trees, street furnishing, bicycle parking and space for café seating wrapping around the Gorge-Irma corner. In response to these policy directions, the applicant is proposing village commercial uses such as retail stores, restaurants, coffee shops, and professional and/or personal services, which would bring new amenities into a predominantly residential neighbourhood and create an active and attractive street frontage along Gorge Road East. The commercial retail units would be designed to accommodate up to three smaller commercial tenants or one large tenant.

Lastly, the Plan encourages a mix of housing units, including units attractive to families with children (i.e. three bedroom units), which would be provided in this development.

## Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so *Tree Preservation Bylaw No. 05-106* (consolidated November 22, 2019) applies. The Neighbourhood Plan notes that an urban village development on the south side of Gorge Road between Irma and Balfour Streets should incorporate street trees.

The Burnside Gorge neighbourhood currently has the second lowest tree canopy cover within the City, at just 13% of the total area based on 2013 data. The average canopy coverage in the City is 26%. This application proposes that some large canopy trees are replaced with small canopy trees, contributing to further canopy reduction in this neighbourhood.

The tree inventory for this proposal includes 46 trees that could be impacted by development activities. Of the 19 bylaw-protected trees on site, 16 are slated for removal; all of the non-bylaw-protected trees are proposed for removal.

### Tree Impact Summary

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
On site trees, bylaw-protected	19	16	16	0
On site trees, non-bylaw-protected	11	11	10	-1

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
Municipal trees	6	6	8	+2
Neighbouring trees, bylaw-protected	2	0	0	0
Neighbouring trees, non-bylaw-protected	8	0	0	0
<b>Total</b>	<b>46</b>	<b>33</b>	<b>34</b>	<b>1</b>

### Trees Suitable for Retention

In regard to the significant trees on or adjacent to the subject properties, staff have discussed with the applicant the possibility of making revisions to the proposal in order to accommodate the long-term preservation of six large trees. The application currently proposes to retain three of the large trees, however the proposal without refinements, would require that two trees be significantly pruned (roots and canopy) and the other three be removed. Below is a list of the notable large trees on or adjacent to the site, followed by a map and further information about each tree.

Tree	Trunk Diameter	Condition	Type	Retained in Current Proposal
Garry oak (#2)	88 cm	Fair/Good	On site	Yes with impacts – can be further mitigated
Garry oak (#34)	71 cm	Good	On site	Yes with impacts – can be further mitigated
Douglas fir (#46)	60 cm	Good	Neighbouring, bylaw-protected	Yes with impacts
Douglas fir (#4)	83 cm	Good	On site	No
Silver fir (#3)	80 cm	Good	On site	No
Douglas fir (Irma St #16)	110 cm	Good	Municipal	No - can be retained through building redesign (relocation of driveway and garbage/recycling)



Figure 1. Location of trees

Garry oak #2 is in the northeast corner along Gorge Road East and Garry Oak #34 is located on the east side of the subject property. Both Garry oaks require canopy and root pruning to accommodate the building. To successfully retain these two trees, the design of the underground parkade will need to utilise a vertical excavation face. A review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the Garry oaks, as designated by the Project Arborist.

Douglas fir #46 is located on the neighbouring property to the south. To successfully retain this tree, the design of the underground parkade will need to utilise a vertical excavation face. Review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the tree, as designated by the Project Arborist.

Douglas fir #4 is located tree on the northeast corner of the subject property along Gorge Road East. This tree is in good condition.

Silver fir #3 is in the northeast corner along Gorge Road East and the canopy and critical root zones of this tree overlaps Douglas fir #4 with Garry oak #2.

Douglas fir (#16) is a 110cm diameter at breast height (DBH) municipal tree located on Irma Street. The west face is pruned to allow hydro wire clearance. This tree is considered a notable tree due to its species and size, one of the largest (0.02%) in the City's inventory. This Douglas



fir provides evergreen canopy coverage for a neighbourhood that is lacking in such coverage. In the current proposed plans, the driveway, parkade entrance and underground parkade encroach into the critical root zone to the extent that the tree would require removal.

The applicant has indicated that in order to meet the Burnside Gorge Neighborhood Plan's vision for this site as *Large Urban Village*, while also providing rental units for the neighbourhood, retaining Douglas firs #3 and #4 is not feasible.

#### Proposed Planting and Replacement Tree Compensation

A total of 34 trees are proposed to be planted in association with the project, consisting of 16 replacement trees, ten small-canopy Japanese maples, and eight new street trees (four on Irma Street and four on Gorge Road).

The new street trees proposed on Irma Street and Gorge Road East will be planted under power lines and will be small to medium canopy trees.

At the required 2:1 replacement ratio for bylaw-protected trees, 32 replacement trees are required. A total of 16 designated replacement trees have been proposed; therefore, \$32,000 cash-in-lieu towards the City's Tree Reserve Fund would be required (\$2,000 x 16 trees not planted).

#### **Development Considerations**

This application presents a number of challenges and will require trade-offs in terms of Council priorities. This area is anticipated to develop as a Large Urban Village, with a form of development that provides a street-fronting building with active commercial uses along Gorge Road East and a corner plaza. Along Irma Street, appropriate transition is provided through ground-oriented housing which provide an opportunity for family housing. Additional density allows for a purpose-built rental building in perpetuity.

There are also objectives that have been set out in the *Urban Forest Master Plan*, that anticipate the retention of trees to support the health of our environment. On this site, previously residential lots, there are a number of significant healthy trees that warrant consideration of preservation.

However, all stated objectives cannot be achieved on this site.

- As noted above, shifting the building further away from the two Garry oak trees would be more respectful of the long-term health of these trees and reduce the amount of canopy and potentially root pruning needed. The increased setbacks would result in reduced building massing in those locations and therefore a reduction in the proposed floor space. As the decreases would not be substantial, there may be an opportunity to relocate this floor area in an alternate way.
- Retaining the Douglas fir tree on Irma Street is possible without impacting the development potential of the site. This would, however, require that the entrance to underground parking mid-block on Irma Street, and the adjacent garbage/recycling room, to be relocated mid-block resulting in significant design changes to the building, especially to the row of ground-oriented dwelling units along the street, and would ultimately negatively impact the on-street experience of the building along Irma Street.



- The location of the existing Douglas fir and Silver fir trees make it challenging to develop the site as a large urban village given the site area required to preserve these trees. The applicant has indicated in a letter dated June 22, 2020 (attached) that their retention would trigger a complete redesign of the project and the site would not be feasible to develop as a large urban village with a substantial mix of commercial and residential uses, including 100% rental housing, as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*.

In the attempt to balance the various priorities on this site, the staff recommendation has focused on ensuring the retention and health of the two Garry oak trees and the municipal Douglas fir tree on Irma Street, noting that substantial design revisions would be required to facilitate this option. However, staff have included an alternate motion should Council wish to ensure the retention and health of the two Garry oak trees only.

Should Council also wish to retain the Fir trees along Gorge Road East then a major redesign of the building would be required, which would result in a substantial loss of ground floor commercial space and residential rental units and it would be unlikely that the site could be developed to its full potential as a large urban village as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*. If this is the preferred approach, Council may wish to consider declining the application and instructing staff to amend the OCP to change the land use designation from Large Urban Village to a lower classification which envisions less density and without community serving, ground floor commercial uses.

## Regulatory Considerations

### Statutory Right-of-Way

Staff recommend Council require a Statutory Right-of-Way (SRW) of 4.92 m along the Gorge Road East frontage and a 1.38m SRW along the Irma Street frontage as a condition of rezoning. Gorge Road East has been identified as a Greenway, an All Ages and Abilities (AAA) cycling corridor, and part of the Frequent Transit Network (FTN). The additional width on Irma Street would allow for sidewalk enhancements and the addition of a treed boulevard. These recommended public realm improvements on Gorge Road and Irma Street are consistent with the objectives of the Official Community Plan.

### Reduction in Vehicle Parking

A parking variance has been requested by the applicant. A summary of the required and proposed parking for this development is provided in the table below.

Uses	Required Parking	Proposed Parking
Residential	141	106
Commercial	6	6
Visitor	15	7
Modo car share	n/a	2
Total Parking	162	121

There would be a residential parking shortfall of 35 parking spaces and a visitor parking shortfall of eight parking spaces. To help offset some of the parking shortfall, the applicant is proposing the following Transportation Demand Management (TDM) measures, which are supported by staff and recommended to be secured in a Section 219 Covenant and registered on title:

- two car share vehicles with assigned parking spaces on-site
- 121 car share memberships for the life of the building along with a one time \$100 usage credit for each membership
- six commercial parking spaces would be assigned to residential visitors after business hours and on weekends.

The subject properties are located on a frequent transit route and there is an existing transit stop within 50m of the site.

## Financial Implications

There are new City assets that will be added if this application is approved, and staff have calculated the annual maintenance costs as shown below. Once the new assets are in place, these costs will be reflected in the City's Financial Plan.

Increased inventory	Annual Maintenance Cost
Street trees - 2 net new	\$120
Grass boulevard – approx. 350 m <sup>2</sup>	\$2,200
Irrigation system	\$750
<b>Total</b>	<b>\$3,070</b>

## CONCLUSIONS

The proposal to increase the density and permit a mixed-use building consisting of village commercial uses and approximately 153 rental dwelling units further advances several policies and objectives in the OCP related to place-making, housing, and food security. While there are still some concerns with the proposed building mass and transition (discussed further in the concurrent Development Permit with Variance report), the applicant has tried to address the issues through revisions to their proposal. More significantly, there are some outstanding challenges in terms of competing City priorities, namely the the retention of significant trees while providing rental housing on sites designated as Large Urban Village. As the resolution to these could have impacts on the density, form and massing, a recommendation is provided to refer this application back to staff for further refinements in conjunction with the Development Permit with Variances application, specifically to reduce the impacts on the Garry oak trees and retain the municipal Douglas fir tree on Irma Street. Staff have provided alternative motions including support for the proposal as it stands, or if the retention of the Gorge Road East trees is the objective, that the application be declined.

## ALTERNATE MOTIONS

### Option 1 (Advance the application to a Public Hearing “as is”)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00720 for 43,

45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that 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 residential rental units remain rental in perpetuity
  - ii. Statutory Right-of-Ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works
  - iii. construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.
  - iv. purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development.
- b. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

## Option 2 (Decline)

That Council decline Rezoning Application No. 00720 for the properties located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street and request that staff explore the option of changing the Official Community Plan (OCP) urban place designation of the properties located at 43, 45 and 55 Gorge Road East to a lower OCP classification.

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 26, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 22, 2020

- Attachment D: Letter from applicant to Mayor and Council dated June 10, 2020 and June 22, 2020
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2019 and May 26, 2020
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Report, dated May 20, 2020
- Attachment H: Letter from Modo Car Share dated May 21, 2020
- Attachment I: Advisory Design Panel report, dated February 19, 2020
- Attachment J: Advisory Design Panel minutes from February 26, 2020
- Attachment K: Correspondence (Letters received from residents).



## Committee of the Whole Report

### For the Meeting of July 2, 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 Variances Application No. 00135 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street

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### RECOMMENDATION

That Council refer the application back to staff for the following refinements by the applicant:

- i. situate the proposed building further away from the two bylaw-protected Garry oak trees located in the front yard on Gorge Road and in the rear yard adjacent to the Gorge Road Hospital site to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Parks, Recreation and Facilities.
- ii. retain the municipal Douglas fir tree located on Irma Street to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Parks, Recreation and Facilities.
- iii. increase the rear yard setback to the satisfaction of the Director of Sustainable Planning and Community Development.

### 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 Variances Application for the property located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street. The proposal is to construct a six-storey, mixed-use building. The variances are related to parking and a rear yard setback.

The following points were considered in assessing this application:

- The properties located along Gorge Road East are within Development Permit Area 5: Large Urban Villages – Gorge at Irma. DPA 5 supports low to mid-rise building forms

with underground parking and building façades that define the streets and sidewalks. The proposal is consistent with these DPA objectives.

- The properties along Irma Street are within Development Permit Area 7A: Corridors – Gorge Road East. The DPA encourages human-scaled urban design and a sensitive transition in building form and place character to nearby lower density residential neighbourhoods. The proposal contains many human-scaled architectural elements, including ground-oriented dwelling units with individual front entryways along Irma Street, that enhance the streetscape appearance and create an attractive urban village.
- There are some concerns with the proposed building mass and transition, particularly with the south portion of the building adjacent to the lower density residential uses. Staff encouraged the applicant to explore two buildings on the site to address the concerns; however, the applicant has advised that it is not economically viable to develop the site in this manner.
- To create a sense of community on-site, the applicant is proposing a large interior courtyard and roof-top amenity space.
- There is only one driveway into the site and all off-street parking would be located underground. This results in an attractive and pedestrian-friendly building frontage accompanied by hard and soft landscaping.
- The variances to reduce the required number residential and commercial parking spaces are supportable given the proposed car share program and the transit-oriented neighbourhood.
- There are concerns with the impacts this proposed development would have on five bylaw-protected trees (two Garry oak trees, two fir trees in the front yard on Gorge Road East and one on an adjoining property) plus a municipal Douglas fir tree on Irma Street.

As there may be opportunities to refine the design to enhance consistency with design guidelines and tree preservation objectives surrounding some of the trees, the staff recommendation is that the Development Permit with Variances Application be referred back to staff.

## **BACKGROUND**

### **Description of Proposal**

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

#### **Built Form**

- low-rise building form consisting of contemporary architectural features including a flat roofline, contemporary-style windows, substantial ground level commercial glazing, and steel and glass canopy system
- L-shaped building footprint with an interior courtyard
- building stepped back at the fifth storey along the south elevation
- exterior materials include brick, corrugated metal, woodgrain metal, cementitious panel, and glass guardrail system
- flexible ground floor commercial space to accommodate one larger tenant or several smaller retail tenants
- ground-oriented units with individual stepped entryways and large outdoor patios
- projecting and recessed balconies for the upper storey units

- main residential entryway fronting Irma Street
- ground level garbage and recycling room for commercial and residential uses
- driveway to underground parkade on Irma Street
- 121 underground parking spaces
- 193 long-term and 18 short-term bicycle parking spaces.

#### Plaza and On-site Landscaping

- plaza at the Gorge-Irma corner consisting of outdoor seating, street trees, pedestrian lighting, garbage bin, unit pavers and concrete broom-finished surface treatment
- interior courtyard amenities include a barbeque and dining tables under a pergola, a giant chess and checkers board, Patanque Court, garden planters, seating and storage benches, pedestrian lighting, hydropress slab paving, lawn and soft landscaping
- south-facing rooftop amenity space consisting of a children's sand play area and rubber surfacing, shade pergola with barbeque, sink and two dining tables, seating and storage benches, garden planters and hydropress slab surface treatment
- substantial soft landscaping along the east and south property lines
- retention of two Garry oak trees
- 26 new trees on-site.

The proposed variances are related to reducing parking and the rear yard setback.

#### **Affordable Housing**

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

#### **Sustainability**

The applicant is targeting Step 3 of the BC Energy Step Code for residential areas and Step 2 for the commercial areas. Some other sustainability features that the applicant proposes to explore include:

- high performance double-glazed windows
- exterior insulation and reductions to thermal bridging (and associated heat loss)
- highly efficient mechanical heating and cooling systems, including a heat recovery system
- low flow fixtures as well as the collection of rainwater for irrigation-purposes.

#### **Active Transportation**

The application proposes to install 193 long-term and 18 short-term residential bicycle parking spaces with this development, which supports active transportation.

#### **Public Realm**

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with these properties.



## Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and rooftop amenity space are designed to be accessible.

## Existing Site Development and Development Potential

The site is presently occupied by five single-family dwellings and one duplex. Under the current R1-B Zone, each subject property could be developed as a single-family dwelling with a secondary suite or garden suite.

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal differs from the existing Zone.

Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
Site area (m <sup>2</sup> ) – minimum	4810	1840	460	
Density (Floor Space Ratio) – maximum	<b>2.43:1 *</b>	2:1	n/a	2.5:1 (Large Urban Village) / 2:1 (Urban Residential)
Total floor area (m <sup>2</sup> ) – maximum	<b>11,688.30 *</b>	9620	420	
Height (m) – maximum	18	18.50	7.60	
Storeys – maximum	6	n/a	2	6
Site coverage (%) – maximum	<b>52 *</b>	40	40	
Open site space (%) – minimum	<b>45 *</b>	50	n/a	
<b>Setbacks (m) – minimum</b>				
Front (Irma Street)	<b>3.16 *</b> (main level) / <b>1.88 *</b> (upper levels) / <b>1.38 *</b> (canopy)	4	7.50	
Rear	<b>2.93 *</b> (main level) / <b>2.30*</b> (upper levels) / <b>0*</b> (parkade)	10	18.35	



Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
Side (south)	<b>6.07*</b> (main level) / <b>6.80*</b> (upper level balconies) / <b>4.92*</b> (canopy)	6	7.30	
Side on a flanking street (Gorge Road East)	6.95 (main level) / 6.80 (upper level balconies) / 4.92 (canopy)	4	3.50	
<b>Vehicle parking – minimum</b>				
Residential	<b>106 *</b>	141		
Commercial	6	6		
<b>Vehicle parking – minimum</b>				
Visitor	<b>7 *</b>	15		
Modo car share parking	2	2		
<b>Bicycle parking – minimum</b>				
Long-term	193	193		
Short-term	18	17		

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on August 12, 2019. A letter dated December 10, 2019 is attached to this report.

## ANALYSIS

### Development Permit Area and Design Guidelines

The Official Community Plan (OCP, 2012) identifies the properties located at 43, 45 and 55 Gorge Road East within Development Permit Area 5: Large Urban Villages – Gorge at Irma. Gorge at Irma Village has been identified as a desired location for transformation from single detached homes into a mixed-use urban village serving the surrounding neighbourhood. This

DPA supports low to mid-rise building forms with underground parking and building façades that define the streets and sidewalks. According to the OCP, the Gorge at Irma Village is an opportunity to define the place character of the neighbourhood.

The OCP identifies the properties at 2827, 2829 and 2831 Irma Street within Development Permit Area 7A: Corridors – Gorge Road East. The DPA encourages transit-oriented streetscaping in the design of new buildings fronting frequent transit corridors. To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods, the DPA 7A encourages human-scaled urban design and a sensitive transition in building form and place character.

This proposal would significantly enhance the Gorge Road and Irma Street frontages by introducing human-scale architectural elements, including ground-oriented dwelling units with individual front entryways along Irma Street, as well as prominent glazing to emphasize the commercial storefronts at the street corner and along Gorge Road East. The introduction of a new plaza at the corner of Gorge Road and Irma Street with outdoor furnishings, pedestrian lighting and decorative surface treatments would also enhance the streetscape and improve the pedestrian experience.

The design guidelines state that perceived building mass should be mitigated through the use of architectural elements, visually interesting rooflines, stepping back of upper floors, and detailing that creates rhythm and visual interest. With respect to building transition, the design guidelines state that where new development is directly abutting lands in a different OCP Urban Place Designation (the neighbouring properties to the south are designated Traditional Residential), the design of a new building should provide a transition between areas in ways that respond to established form and character and that anticipate any future development. In order to break up the amount of building mass, staff encouraged the applicant to consider constructing two buildings on the site, which would offer a better transition to the lower density residential uses and provide more breathing room and sunlight penetration into the middle of the site from the south. However, the applicant has indicated that the project would not be economically viable with two buildings of rental housing in perpetuity on the subject site and therefore, has chosen to proceed with the current proposal.

To address these concerns, the applicant has revisited the proposal by stepping back the majority of the articulated fifth storey by approximately 12m from the fourth storey along the south elevation, which faces the two-storey apartment building and single-family dwellings to the south as well as increase the setback from the south property line.

The design guidelines discourage blank walls facing the street. The garbage and recycling room within the building is located at grade fronting Irma Street, which has resulted in a brick wall at the street level. To soften the appearance of this wall, the applicant is proposing to install some public art. The applicant is still working through the design details of the proposed public art; however, the applicant has committed to resolving this issue.

## **Burnside Gorge Neighbourhood Plan**

The *Burnside Gorge Neighbourhood Plan* (2017) encourages new development that is compatible, neighbourly and creates a good fit within the established residential neighbourhood character. The Plan supports mixed-use buildings with village commercial uses on the ground floor of buildings that are built up to the street with parking generally located to the rear or underground. In addition, the Plan envisions new development along Gorge Road East that is

oriented positively towards the street to create a more attractive and pedestrian-friendly streetscape environment. While staff continue to have some concerns with the overall building mass, especially along the south elevation, the proposal achieves the urban design objectives that pertain to well-articulated building facades facing the street with human-scaled architectural features that improve the streetscape appearance.

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

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so *Tree Preservation Bylaw No. 05-106* (consolidated November 22, 2019) applies.

The Neighbourhood Plan notes that an urban village development on the south side of Gorge Road between Irma and Balfour Streets should incorporate street trees.

The Burnside Gorge neighbourhood currently has the second lowest tree canopy cover within the City, at just 13% of the total area based on 2013 data. The average canopy coverage in the City is 26%. This application proposes that some large canopy trees are replaced with small canopy trees, contributing to further canopy reduction in this neighbourhood.

The tree inventory for this proposal includes 46 trees that could be impacted by development activities. Of the 19 bylaw-protected trees on site, 16 are slated for removal; all of the non-bylaw-protected trees are proposed for removal.

#### Tree Impact Summary

<b>Tree Type</b>	<b>Total</b>	<b>To be REMOVED</b>	<b>To be PLANTED</b>	<b>Net Change</b>
On site trees, bylaw-protected	19	16	16	0
On site trees, non-bylaw-protected	11	11	10	-1
Municipal trees	6	6	8	+2
Neighbouring trees, bylaw-protected	2	0	0	0
Neighbouring trees, non-bylaw-protected	8	0	0	0
<b>Total</b>	<b>46</b>	<b>33</b>	<b>34</b>	<b>1</b>

#### Trees Suitable for Retention

In regard to the significant trees on or adjacent to the subject properties, staff have discussed with the applicant the possibility of making revisions to the proposal in order to accommodate the long-term preservation of six large trees. The application currently proposes to retain three of the large trees, however the proposal without refinements, would require that two trees be significantly pruned (roots and canopy) and the other three be removed. Below is a list of the notable large trees on or adjacent to the site, followed by a map and further information about each tree.

Tree	Trunk Diameter	Condition	Type	Retained in Current Proposal
Garry oak (#2)	88 cm	Fair/Good	On site	Yes with impacts – can be further mitigated
Garry oak (#34)	71 cm	Good	On site	Yes with impacts – can be further mitigated
Douglas fir (#46)	60 cm	Good	Neighbouring, bylaw-protected	Yes with impacts
Douglas fir (#4)	83 cm	Good	On site	No
Silver fir (#3)	80 cm	Good	On site	No
Douglas fir (Irma St #16)	110 cm	Good	Municipal	No - can be retained through building redesign (relocation of driveway and garbage/recycling)



Figure 1. Location of trees

Garry oak #2 is in the northeast corner along Gorge Road East and Garry Oak #34 is located on the east side of the subject property. Both Garry oaks require canopy and root pruning to accommodate the building. To successfully retain these two trees, the design of the underground parkade will need to utilise a vertical excavation face. A review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the Garry oaks, as designated by the Project Arborist.

Douglas fir #46 is located on the neighbouring property to the south. To successfully retain this tree, the design of the underground parkade will need to utilise a vertical excavation face. Review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the tree, as designated by the Project Arborist.

Douglas fir #4 is located tree on the northeast corner of the subject property along Gorge Road East. This tree is in good condition.

Silver fir #3 is in the northeast corner along Gorge Road East and the canopy and critical root zones of this tree overlaps Douglas fir #4 with Garry oak #2.

Douglas fir (#16) is a 110cm diameter at breast height (DBH) municipal tree located on Irma Street. The west face is pruned to allow hydro wire clearance. This tree is considered a notable tree due to its species and size, one of the largest (0.02%) in the City's inventory. This Douglas fir provides evergreen canopy coverage for a neighbourhood that is lacking in such coverage. In the current proposed plans, the driveway, parkade entrance and underground parkade encroach into the critical root zone to the extent that the tree would require removal.

The applicant has indicated that in order to meet the Burnside Gorge Neighborhood Plan's vision for this site as *Large Urban Village*, while also providing rental units for the neighbourhood, retaining Douglas firs #3 and #4 is not feasible.

#### Proposed Planting and Replacement Tree Compensation

A total of 34 trees are proposed to be planted in association with the project, consisting of 16 replacement trees, ten small-canopy Japanese maples, and eight new street trees (four on Irma Street and four on Gorge Road).

The new street trees proposed on Irma Street and Gorge Road East will be planted under power lines and will be small to medium canopy trees.

At the required 2:1 replacement ratio for bylaw-protected trees, 32 replacement trees are required. A total of 16 designated replacement trees have been proposed; therefore, \$32,000 cash-in-lieu towards the City's Tree Reserve Fund would be required (\$2,000 x 16 trees not planted).

#### **Development Considerations**

This application presents a number of challenges and will require trade-offs in terms of Council priorities. This area is anticipated to develop as a Large Urban Village, with a form of

development that provides a street-fronting building with active commercial uses along Gorge Road East and a corner plaza. Along Irma Street, appropriate transition is provided through ground-oriented housing which provide an opportunity for family housing. Additional density allows for a purpose-built rental building in perpetuity.

There are also objectives that have been set out in the *Urban Forest Master Plan*, that anticipate the retention of trees to support the health of our environment. On this site, previously residential lots, there are a number of significant healthy trees that warrant consideration of preservation.

However, all stated objectives cannot be achieved on this site.

- As noted above, shifting the building further away from the two Garry oak trees would be more respectful of the long-term health of these trees and reduce the amount of canopy and potentially root pruning needed. The increased setbacks would result in reduced building massing in those locations and therefore a reduction in the proposed floor space. As the decreases would not be substantial, there may be an opportunity to relocate this floor area in an alternate way.
- Retaining the Douglas fir tree on Irma Street is possible without impacting the development potential of the site. This would, however, require that the entrance to underground parking mid-block on Irma Street, and the adjacent garbage/recycling room, to be relocated mid-block resulting in significant design changes to the building, especially to the row of ground-oriented dwelling units along the street, and would ultimately negatively impact the on-street experience of the building along Irma Street.
- The location of the existing Douglas fir and Silver fir trees make it challenging to develop the site as a large urban village given the site area required to preserve these trees. The applicant has indicated in a letter dated June 22, 2020 (attached) that their retention would trigger a complete redesign of the project and the site would not be feasible to develop as a large urban village with a substantial mix of commercial and residential uses, including 100% rental housing, as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*.

In the attempt to balance the various priorities on this site, the staff recommendation has focused on ensuring the retention and health of the two Garry oak trees and the municipal Douglas fir tree on Irma Street, noting that substantial design revisions would be required to facilitate this option. However, staff have included an alternate motion should Council wish to ensure the retention and health of the two Garry oak trees only.

Should Council also wish to retain the Fir trees along Gorge Road East then a major redesign of the building would be required, which would result in a substantial loss of ground floor commercial space and residential rental units and it would be unlikely that the site could be developed to its full potential as a large urban village as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*. If this is the preferred approach, Council may wish to consider declining the application and instructing staff to amend the OCP to change the land use designation from Large Urban Village to a lower classification which envisions less density and without community serving, ground floor commercial uses.



## Regulatory Considerations

### Parking Variance

The applicant is requesting a reduction in the required number of residential parking spaces from 141 to 106 and visitor parking spaces from 15 to seven. There would be a parking shortfall of 43 parking spaces as a result of two parking spaces being dedicated to car share vehicles, otherwise it would be a shortfall of 41 parking spaces. To help offset some of the parking shortfall, the applicant is proposing the following Transportation Demand Management (TDM) measures, which are supported by staff and recommended to be secured in a Section 219 Covenant and registered on title:

- two car share vehicles with assigned parking spaces on-site
- 121 car share memberships for the life of the building along with \$100 usage credit for each membership
- six commercial parking spaces would be assigned to residential visitors after business hours and on weekends.

The subject properties are located on a frequent transit route and there is an existing transit stop within 50m of the site.

### Setback Variance

Staff have concerns with a rear yard setback of 2.93m for portions of the building along the east property line adjacent to the Gorge Road Hospital site. The concerns are related to the impacts on the existing Garry oak tree as discussed above and on the future redevelopment of the Gorge Road Hospital site.

The adjacent Gorge Road Hospital site has been identified as a Special Planning Area for redevelopment. Allowing a smaller rear yard setback for the proposed building would result in the adjacent site (Gorge Road Hospital) compensating and absorbing the impact of the smaller setback, with respect to protecting the liveability of the dwelling units and ensuring that there is sufficient breathing room between the proposed and future buildings as well as adequate access to sunlight. Increasing the rear yard setback closer to 6m provided that this distance protects the tree canopy of the Garry oak tree would be encouraged by staff.

Although it is recommended that the application be referred back to staff to determine if refinements are feasible, in the event that Council would like to advance the application in its current state, it is recommended that this reduced setback be addressed through a variance process so that it does not become entrenched as a development right in the zone. To that end, an alternate motion is provided that would be appropriate if Council wishes to advance the proposal “as is”.

## Advisory Design Panel Review

The Advisory Design Panel (ADP) reviewed the Development Permit with Variances Application at their meeting on February 26, 2020 and provided the following recommendation for Council's consideration:

*“That Development Permit with Variances Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street be approved with the following considerations:*

- *concern about the future success of CRU's with the absence of dedicated parking and layby*
- *minimal variance on the rear yard setback and impact on future development."*

Currently, there is a residential parking only restriction on the east side of Irma Street fronting the subject properties. To help increase parking turnover in support the proposed land use and future businesses within this development these street parking restrictions will be changed to time-limited parking.

There have been no adjustments to the rear yard setback in response to ADP's comments on a minimal setback and impact on future development of the neighbouring properties.

## Financial Implications

There are new City assets that will be added if this application is approved, and staff have calculated the annual maintenance costs as shown below. Once the new assets are in place, these costs will be reflected in the City's Financial Plan.

Increased inventory	Annual Maintenance Cost
Street trees - 2 net new	\$120
Grass boulevard – approx. 350 m <sup>2</sup>	\$2,200
Irrigation system	\$750
<b>Total</b>	<b>\$3,070</b>

## CONCLUSIONS

The proposed six-story, mixed-use building is consistent with several urban design objectives and guidelines outlined in DPA 5 and 7A and complies with many design guidelines pertaining to a human-scale built form and high quality landscaping on site. Given the concerns outlined in this report related to tree preservation, and a reduced rear yard setback, it is recommended for Council's consideration that the application be referred back to staff for further refinements to better support the retention of the two Garry oak trees and retain the municipal Douglas fir tree on Irma Street, still noting that substantial design revisions would be required to facilitate this option. Staff have included an alternate motion should Council wish to ensure the retention and health of the two Garry oak trees only and avoid a complete redesign of the building. Should Council wish to retain the two Fir trees on Gorge Road East, staff have provided a recommendation to decline the application as a major redesign would be required.

## OPTIONS AND ALTERNATE MOTIONS

### Option 1 – (Staff Recommendation)

That Council refer the application back to staff for the following refinements by the applicant:

- situate the proposed building further away from the two bylaw-protected Garry oak trees located in the front yard on Gorge Road and in the rear yard adjacent to the Gorge



- Road Hospital site to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Parks, Recreation and Facilities.
- ii. retain the municipal Douglas fir tree located on Irma Street to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Parks, Recreation and Facilities.
  - iii. increase the rear yard setback to the satisfaction of the Director of Sustainable Planning and Community Development.

**Option 2 - (Refer back to staff - retain two Garry oak trees on-site and explore the retention of the municipal Douglas fir tree on Irma Street)**

That Council refer the application back to staff for the applicant to consider the following refinements:

- i. revise the building design so that it is situated further away from the two bylaw-protected Garry oak trees, one located in the front yard on Gorge Road and one in the rear yard adjacent to the Gorge Road Hospital site, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Parks, Recreation and Facilities
- ii. explore the retention of the municipal Douglas fir tree on Irma Street to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Parks, Recreation and Facilities.
- iii. increase the rear yard setback to the satisfaction of the Director of Sustainable Planning and Community Development.

**Option 3 - (Advance the application “as is”)**

That, subject to the preparation and execution of legal agreements to secure rental housing in perpetuity, Statutory Right-of-Ways, the construction of a new plaza and transportation demand management measures, to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Work, 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. 00720, if it is approved, consider the following motion:

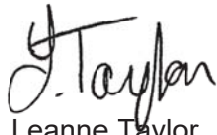
“That Council authorize the issuance of Development Permit with Variances Application No. 00135 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, in accordance with:

- 1. Plans date stamped May 22, 2020.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of visitor parking spaces from 15 to 7 parking spaces
  - ii. reduce the rear yard setback from 6m to 2.93m.
- 3. The applicant provide the details of the proposed public art to be installed on the brick facade on the west elevation drawing to the satisfaction of the Director of Community Planning and Sustainable Development.
- 4. The Development Permit lapsing two years from the date of this resolution.”


#### Option 4 - (Decline)

That Council decline Development Permit with Variances Application No. 00135 for the properties located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

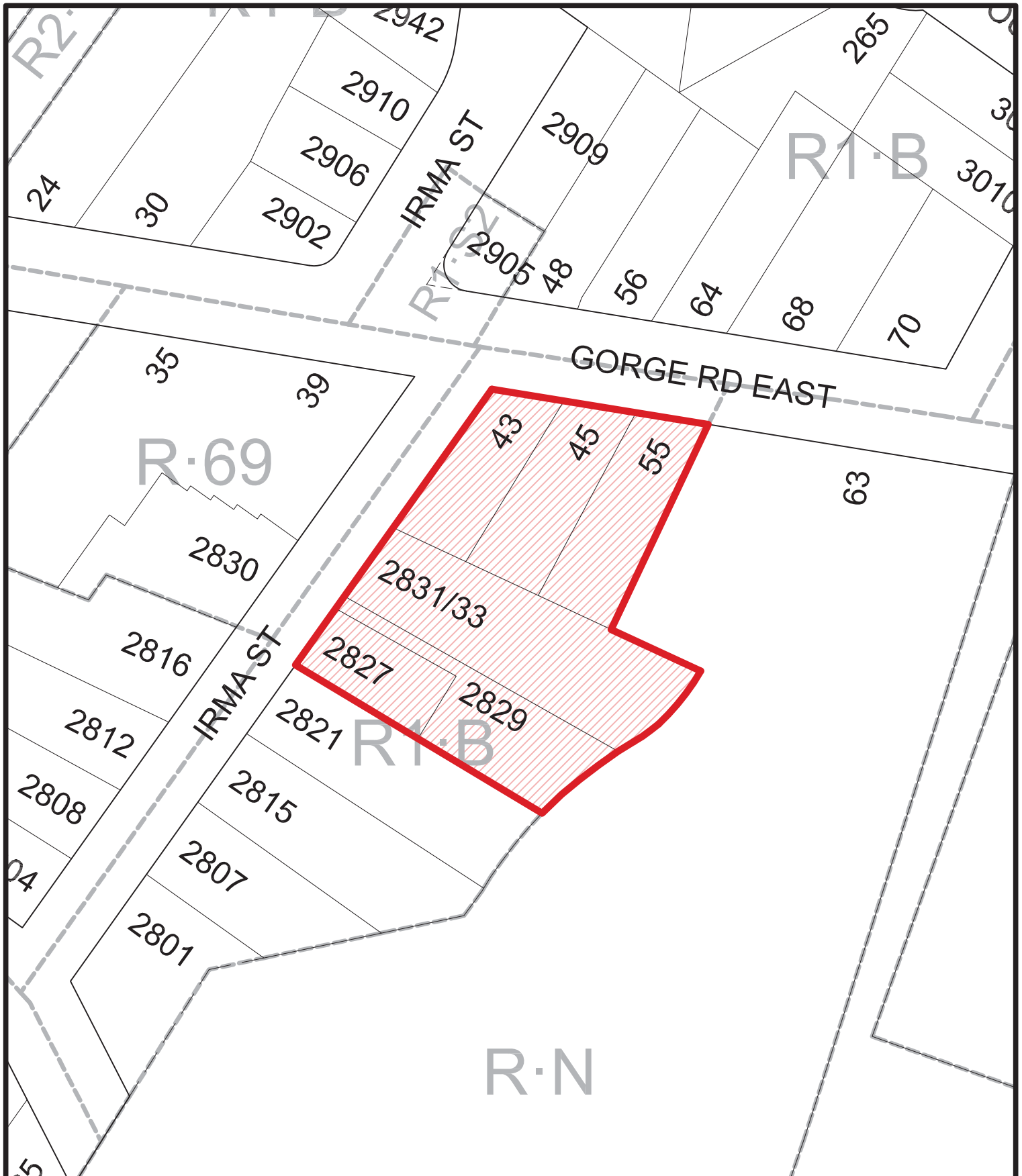
Report accepted and recommended by the City Manager:



Date: June 26, 2020

#### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 22, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 10, 2020 and June 22, 2020
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2019 and May 26, 2020
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Report, dated May 20, 2020
- Attachment H: Letter from Modo Car Share dated May 21, 2020
- Attachment I: Advisory Design Panel report, dated February 19, 2020
- Attachment J: Advisory Design Panel minutes from February 26, 2020
- Attachment K: Correspondence (Letters received from residents).



43, 45 & 55 Gorge Road E and  
2827, 2829 and 2831 Irma Street  
Rezoning No.00720







43, 45 & 55 Gorge Road E and  
2827, 2829 and 2831 Irma Street  
Rezoning No.00720



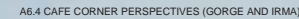
## ATTACHMENT C

GORGE ROAD, VICTORIA, B.C.

MAY 12, 2020



- A0.0 COVER SHEET
- A0.1 PROJECT DATA SHEET
- A0.2 CONTEXT PHOTOS
- A0.2 CONTEXT PHOTOS
- A0.4 FIRE ACCESS PLAN
- A0.5 PRELIMINARY CODE REVIEW
- A1.0 EXISTING SITE AND SURVEY SITE PLAN
- A1.1 PROPOSED CONTEXT PLAN
- A1.2 R.O.W. PLAN
- A1.3 PROPOSED SITE PLAN
- A2.0 P1 LEVEL FLOOR PLAN
- A2.1 LEVEL 1 FLOOR PLAN
- A2.2 LEVEL 2 FLOOR PLAN
- A2.3 LEVEL 3 FLOOR PLAN
- A2.4 LEVEL 4 FLOOR PLAN
- A2.5 LEVEL 5 FLOOR PLAN
- A2.6 ROOF PLAN
- A3.0 WEST AND NORTH ELEVATIONS
- A3.1 SOUTHWEST AND SOUTHEAST ELEVATIONS
- A3.2 OUTWARD ELEVATIONS
- A3.3 MATERIAL BOARD
- A3.4 STREETS/CAPES
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A6.0 SHADOW STUDIES
- A6.1 CONTEXT AERIAL VIEWS



BUILDING RENDER

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

5	REISSUED FOR DPHRZ	260502
4	REISSUED FOR DPHRZ	260501
3	REISSUED FOR DPHRZ	260402
2	REISSUED FOR DPHRZ	260400
1	DEVELOPMENT PERMIT AND REZONING SUBMISSION	181100
NO.	ISSUE	Y/M

SEAL:

CONSULTANT:



**VAN** 301 • 1444 Alberni Street Vancouver, V6G 2Z4  
**VIC** 104 • 3212 Jacklin Road Victoria, V9B 0J5  
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

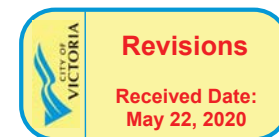
PROJECT NAME:

**PROPOSED RESIDENTIAL  
PROJECT**

PROJECT ADDRESS:  
43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829  
IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:  
**COVER SHEET**

PROJECT NO: 19039	DRAWN BY: OC
SCALE: N.T.S.	REVIEW BY: AS
DWG NO:	<b>A0.0</b>



PROJECT STATISTICS  
GORGE ROAD RESIDENTIAL

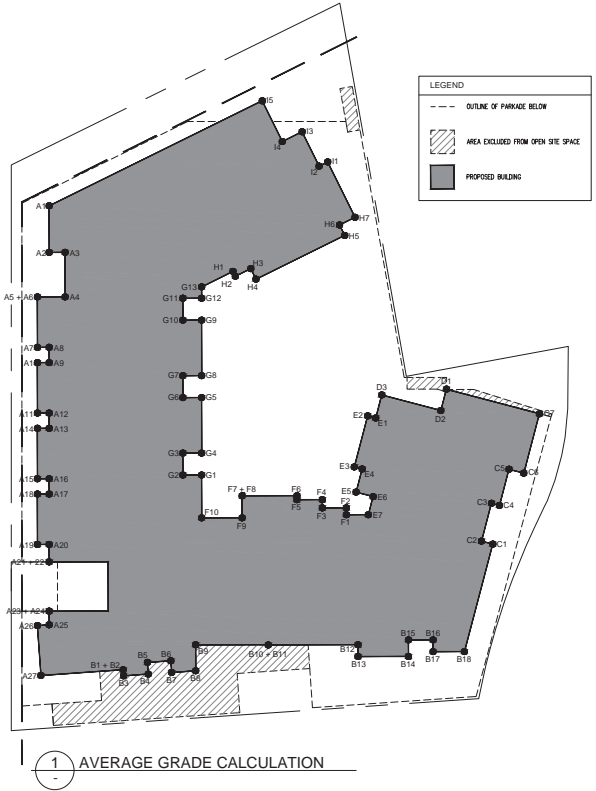
Project No.: 19039

REVISION NO.12		DATE	22-May-20
<b>SITE INFORMATION</b>			
LEGAL DESCRIPTION			
CIVIC ADDRESS			
ZONING			
SITE AREA (M <sup>2</sup> )			
GROSS FLOOR AREA			
DENSITY			
SITE COVERAGE (%)			
OPEN SITE SPACE (%)			
AVERAGE GRADE			
BUILDING HEIGHT			
SETBACKS			
<b>BUILDING DATA</b>			
MULTIFAMILY UNITS			
UNIT MIX (TOTAL 153)			
<b>SITE DATA (M<sup>2</sup>)</b>			
P1 FLOOR AREA			
L1 FLOOR AREA			
L2 FLOOR AREA			
L3 FLOOR AREA			
L4 FLOOR AREA			
L5 FLOOR AREA			
TOTAL GROSS FLOOR AREA			
BUILDING FOOTPRINT AREA			
<b>PROPOSED PARKING</b>			
RESIDENTIAL			
VISITOR/RETAIL			
<b>TOTAL PROPOSED PARKING</b>			
<b>REQUIRED PARKING</b>			
TYPE			
RESIDENTIAL			
UNIT <45 M <sup>2</sup>			
UNIT 45-70M <sup>2</sup>			
UNIT >70 M <sup>2</sup>			
VISITOR			
RETAIL			
<b>TOTAL REQUIRED PARKING</b>			
<b>PROPOSED BICYCLE PARKING</b>			
SHORT-TERM			
LONG-TERM			
<b>REQUIRED BYCYLE PARKING</b>			
TYPE			
RESIDENTIAL SHORT-TERM			
RETAIL SHORT-TERM			
RESIDENTIAL LONG-TERM			
UNIT <45 M <sup>2</sup>			
UNIT >45 M <sup>2</sup>			
RETAIL LONG-TERM			



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VIC 104 - 3212 Jacklin Road, Victoria, BC V8B 0J5 | T: 250.791.14975

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GRADE POINT	EXISTING NATURAL GRADE	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION
A1	72.47 (21.25M)	75 (22.9M)	39.88 (6.1M)	A1-A2 ((75 + 75) / 2) x 19.88' = 1493.5'
A2	72.47 (21.25M)	75 (22.9M)	7.25 (2.2M)	A2-A3 ((75 + 75) / 2) x 2.25' = 544.5'
A3	70.17 (21.25M)	75 (22.9M)	38.96 (5.8M)	A3-A4 ((75 + 73.82) / 2) x 18.96' = 1411.5'
A4	73.82 (22.5M)	75 (22.9M)	11.79 (3.6M)	A4-A5 ((73.82 + 74.31) / 2) x 11.79' = 873.5'
A5	74.31 (22.5M)	75 (22.9M)	2.88 (0.9M)	A5-A6 ((74.31 + 74.31) / 2) x 2.88' = 214.5'
A6	74.31 (22.5M)	75 (22.9M)	21.5 (6.6M)	A6-A7 ((74.31 + 73.33) / 2) x 21.5' = 1191.5'
A7	73.82 (22.5M)	75 (22.9M)	5' (1.5M)	A7-A8 ((73.82 + 73.33) / 2) x 5' = 368.5'
A8	73.33 (22.5M)	75 (22.9M)	6.5' (2M)	A8-A9 ((73.33 + 73.33) / 2) x 6.5' = 477.5'
A9	73.33 (22.5M)	75 (22.9M)	5' (1.5M)	A9-A10 ((73.33 + 73.65) / 2) x 5' = 367.5'
A10	73.65 (22.5M)	75 (22.9M)	21.5 (6.6M)	A10-A11 ((73.65 + 73.39) / 2) x 21.5' = 1591.5'
A11	73.39 (22.5M)	75 (22.9M)	5' (1.5M)	A11-A12 ((73.39 + 73.3) / 2) x 5' = 366.5'
A12	73 (22.5M)	75 (22.9M)	6.5' (2M)	A12-A13 ((73 + 73.16) / 2) x 6.5' = 475.5'
A13	73.16 (22.5M)	75 (22.9M)	5' (1.5M)	A13-A14 ((73.16 + 73.16) / 2) x 5' = 366.5'
A14	73.16 (22.5M)	75 (22.9M)	21.5 (6.6M)	A14-A15 ((73.16 + 73.98) / 2) x 21.5' = 1584.5'
A15	73.98 (22.5M)	75 (22.9M)	5' (1.5M)	A15-A16 ((73.98 + 73.82) / 2) x 5' = 370.5'
A16	73.82 (22.5M)	75 (22.9M)	6.5' (2M)	A16-A17 ((73.82 + 73.82) / 2) x 6.5' = 480.5'
A17	73.82 (22.5M)	75 (22.9M)	5' (1.5M)	A17-A18 ((73.82 + 73.98) / 2) x 5' = 370.5'
A18	73.98 (22.5M)	75 (22.9M)	21.5 (6.6M)	A18-A19 ((73.98 + 73.82) / 2) x 21.5' = 1584.5'
A19	73.82 (22.5M)	75 (22.9M)	5' (1.5M)	A19-A20 ((73.82 + 73.82) / 2) x 5' = 369.5'
A20	73.82 (22.5M)	75 (22.9M)	6.92' (2.1M)	A20-A21 ((73.82 + 74.08) / 2) x 6.92' = 512.5'
A21	74.08 (22.5M)	75 (22.9M)	4.75' (1.4M)	A21-A22 ((74.08 + 72.75) / 2) x 4.75' = 349.5'
A22	72.75 (22.5M)	75 (22.9M)	21 (6.4M)	A22-A23 ((72.75 + 72.75) / 2) x 21' = 1529.5'
A23	72.75 (22.5M)	75 (22.9M)	0.25' (0.1M)	A23-A24 ((72.75 + 72.75) / 2) x 0.25' = 18.5'
A24	72.75 (22.5M)	75 (22.9M)	5.87' (1.8M)	A24-A25 ((72.75 + 72.75) / 2) x 5.87' = 424.5'
A25	73.82 (22.5M)	75 (22.9M)	4.97' (1.5M)	A25-A26 ((73.82 + 73.82) / 2) x 4.97' = 363.5'
A26	73.82 (22.5M)	75 (22.9M)	2.27' (0.7M)	A26-A27 ((73.82 + 73.73) / 2) x 2.27' = 166.5'
A27	73.73 (22.5M)	75 (22.9M)	2.45' (0.7M)	A27-B1 ((73.73 + 72.67) / 2) x 2.45' = 178.5'
B1	72.67 (22.1M)	75 (22.9M)	4.5' (1.4M)	B1-B2 ((72.67 + 72.67) / 2) x 4.5' = 327.5'
B2	72.67 (22.1M)	75 (22.9M)	2.56' (0.8M)	B2-B3 ((72.67 + 72.67) / 2) x 2.56' = 186.5'
B3	72.67 (22.1M)	75 (22.9M)	10.56' (3.2M)	B3-B4 ((72.67 + 72.38) / 2) x 10.56' = 765.5'
B4	72.38 (22.1M)	75 (22.9M)	5' (1.5M)	B4-B5 ((72.38 + 72.38) / 2) x 5' = 362.5'
B5	73.36 (22.1M)	75 (22.9M)	9.98' (3M)	B5-B6 ((73.36 + 73.85) / 2) x 9.98' = 720.5'
B6	73.85 (22.1M)	75 (22.9M)	5' (1.5M)	B6-B7 ((73.85 + 73.85) / 2) x 5' = 369.5'
B7	73.85 (22.1M)	75 (22.9M)	10.27' (3.1M)	B7-B8 ((73.85 + 73.69) / 2) x 10.27' = 737.5'
B8	73.69 (22.1M)	75 (22.9M)	11.08' (3.4M)	B8-B9 ((73.69 + 73.72) / 2) x 11.08' = 794.5'
B9	73.72 (22.1M)	75 (22.9M)	30.5' (9.3M)	B9-B10 ((73.72 + 73.65) / 2) x 30.5' = 2186.5'
B10	73.65 (22.1M)	75 (22.9M)	4.5' (1.4M)	B10-B11 ((73.65 + 73.65) / 2) x 4.5' = 327.5'
B11	73.65 (22.1M)	75 (22.9M)	37.87' (11.5M)	B11-B12 ((73.65 + 73.16) / 2) x 37.87' = 2703.5'
B12	73.16 (22.1M)	75 (22.9M)	5' (1.5M)	B12-B13 ((73.16 + 73.16) / 2) x 5' = 366.5'
B13	73.16 (22.1M)	75 (22.9M)	21.5' (6.6M)	B13-B14 ((73.16 + 73.08) / 2) x 21.5' = 1582.5'
B14	73.08 (22.1M)	75 (22.9M)	7.08' (2.3M)	B14-B15 ((73.08 + 73.08) / 2) x 7.08' = 503.5'
B15	73.08 (22.1M)	75 (22.9M)	10.48' (3.2M)	B15-B16 ((73.08 + 73.93) / 2) x 10.48' = 744.5'
B16	73.93 (22.1M)	75 (22.9M)	5' (1.5M)	B16-B17 ((73.93 + 73.93) / 2) x 5' = 369.5'
B17	73.93 (22.1M)	75 (22.9M)	13.87' (4.1M)	B17-B18 ((73.93 + 73.54) / 2) x 13.87' = 983.5'
B18	73.54 (22.1M)	75 (22.9M)	47.38' (14.4M)	B18-C1 ((73.54 + 68.5) / 2) x 47.38' = 3303.5'
C1	68.5 (20.9M)	75 (22.9M)	5' (1.5M)	C1-C2 ((68.5 + 68.73) / 2) x 5' = 344.5'
C2	68.73 (20.9M)	75 (22.9M)	16.67' (5.1M)	C2-C3 ((68.73 + 67.98) / 2) x 16.67' = 1139.5'
C3	67.98 (20.9M)	75 (22.9M)	3.5' (1.1M)	C3-C4 ((67.98 + 67.93) / 2) x 3.5' = 238.5'
C4	67.93 (20.9M)	75 (22.9M)	35.96' (10.9M)	C4-C5 ((67.93 + 62.93) / 2) x 35.96' = 2684.5'
C5	62.93 (20.9M)	75 (22.9M)	6.28' (1.9M)	C5-C6 ((62.93 + 62.93) / 2) x 6.28' = 426.5'
C6	62.93 (20.9M)	75 (22.9M)	26.17' (8M)	C6-C7 ((62.93 + 62.59) / 2) x 26.17' = 1771.5'
C7	62.59 (20.9M)	75 (22.9M)	41.12' (12.5M)	C7-D1 ((62.59 + 68.41) / 2) x 41.12' = 2788.5'
D1	68.41 (20.9M)	75 (22.9M)	9.87' (3M)	D1-D2 ((68.41 + 68.5) / 2) x 9.87' = 673.5'
D2	68.5 (20.9M)	75 (22.9M)	26' (7.9M)	D2-D3 ((68.5 + 68.03) / 2) x 26' = 1788.5'
D3	68.03 (21M)	75 (22.9M)	10.17' (3.1M)	D3-D1 ((68.03 + 68.96) / 2) x 10.17' = 702.5'
E1	68.96 (21M)	75 (22.9M)	3.5' (1.1M)	E1-E2 ((68.96 + 68.03) / 2) x 3.5' = 243.5'
E2	68.03 (21M)	75 (22.9M)	23.5' (7.2M)	E2-E3 ((68.03 + 66.96) / 2) x 23.5' = 1552.5'
E3	66.96 (21M)	75 (22.9M)	3.5' (1.1M)	E3-E4 ((66.96 + 68.83) / 2) x 3.5' = 243.5'
E4	68.83 (21M)	75 (22.9M)	10.17' (3.1M)	E4-E5 ((68.83 + 68.41) / 2) x 10.17' = 698.5'
E5	68.41 (20.9M)	75 (22.9M)	7.5' (2.3M)	E5-E6 ((68.41 + 68.9) / 2) x 7.5' = 513.5'
E6	68.9 (21M)	75 (22.9M)	8' (2.4M)	E6-E7 ((68.9 + 68.73) / 2) x 8' = 553.5'
E7	68.9 (21M)	75 (22.9M)	9.35' (2.8M)	E7-E1 ((68.9 + 68.9) / 2) x 9.35' = 644.5'
F1	68.9 (21M)	75 (22.9M)	2.92' (0.9M)	F1-F2 ((68.9 + 68.9) / 2) x 2.92' = 201.5'
F2	68.9 (21M)	75 (22.9M)	10.21' (3.1M)	F2-F3 ((68.9 + 68.49) / 2) x 10.21' = 708.5'
F3	68.49 (21.2M)	75 (22.9M)	3.5' (1.1M)	F3-F4 ((68.49 + 68.16) / 2) x 3.5' = 242.5'
F4	68.16 (21.2M)	75 (22.9M)	10.83' (3.3M)	F4-F5 ((68.16 + 69.49) / 2) x 10.83' = 753.5'
F5	69.49 (21.2M)	75 (22.9M)	1.67' (0.5M)	F5-F6 ((69.49 + 68.42) / 2) x 1.67' = 116.5'
F6	68.42 (21.2M)	75 (22.9M)	23.47' (7.1M)	F6-F7 ((68.42 + 70.54) / 2) x 23.47' = 1639.5'
F7	70.54 (21.5M)	75 (22.9M)	4.5' (1.4M)	F7-F8 ((70.54 + 70.54) / 2) x 4.5' = 317.5'
F8	70.54 (21.5M)	75 (22.9M)	9.42' (2.9M)	F8-F9 ((70.54 + 70.73) / 2) x 9.42' = 665.5'
F9	70.73 (21.6M)	75 (22.9M)	17.17' (5.2M)	F9-F10 ((70.73 + 71.59) / 2) x 17.17' = 1222.5'
F10	71.59 (21.6M)	75 (22.9M)	18.25' (5.6M)	F10-G1 ((71.59 + 71.59) / 2) x 18.25' = 1307.5'
G1	71.59 (21.6M)	75 (22.9M)	8' (2.4M)	G1-G2 ((71.59 + 71.85) / 2) x 8' = 574.5'
G2	71.85 (21.6M)	75 (22.9M)	9.35' (2.8M)	G2-G3 ((71.85 + 71.69) / 2) x 9.35' = 650.5'
G3	71.69 (21.6M)	75 (22.9M)	8' (2.4M)	G3-G4 ((71.69 + 71.26) / 2) x 8' = 572.5'
G4	71.26 (21.7M)	75 (22.9M)	23.67' (7.2M)	G4-G5 ((71.26 + 70.77) / 2) x 23.67' = 1680.5'
G5	70.77 (21.6M)	75 (22.9M)	8' (2.4M)	G5-G6 ((70.77 + 70.93) / 2) x 8' = 567.5'
G6	70.93 (21.6M)	75 (22.9M)	9.35' (2.8M)	G6-G7 ((70.93 + 70.93) / 2) x 9.35' = 650.5'
G7	70.93 (21.6M)	75 (22.9M)	8' (2.4M)	G7-G8 ((70.93 + 70.8) / 2) x 8' = 567.5'
G8	70.8 (21.6M)	75 (22.9M)	23.67' (7.2M)	G8-G9 ((70.8 + 71.06) / 2) x 23.67' = 1679.5'
G9	71.06 (21.6M)	75 (22.9M)	8' (2.4M)	G9-G10 ((71.06 + 71.36) / 2) x 8' = 570.5'
G10	71.36 (21.6M)	75 (22.9M)	9.35' (2.8M)	G10-G11 ((71.36 + 70.93) / 2) x 9.35' = 650.5'
G11	71.59 (21.6M)	75 (22.9M)	8' (2.4M)	G11-G12 ((71.59 + 71.36) / 2) x 8' = 572.5'
G12	71.36 (21.6M)	75 (22.9M)	4.83' (1.5M)	G12-G13 ((71.36 + 71.36) / 2) x 4.83' = 345.5'
G13	71.36 (21.6M)	75 (22.9M)	14.88' (4.5M)	G13-H1 ((71.36 + 70.46) / 2) x 14.88' = 1063.5'
H1	70.46 (21.6M)	75 (22.9M)	2.27' (0.7M)	H1-H2 ((70.46 + 70.3) / 2) x 2.27' = 161.5'
H2	70.3 (21.6M)	75 (22.9M)	7.33' (2.3M)	H2-H3 ((70.3 + 70.8) / 2) x 7.33' = 519.5'
H3	70.8 (21.6M)	75 (22.9M)	5' (1.5M)	H3-H4 ((70.8 + 70.21) / 2) x 5' = 353.5'
H4	70.21 (21.6M)	75 (22.9M)	41.17' (12.5M)	H4-H5 ((70.21 + 68.73) / 2) x 41.17' = 2930.5'
H5	68.73 (20.9M)	75 (22.9M)	5' (1.5M)	H5-H6 ((68.73 + 68.73) / 2) x 5' = 344.5'
H6	68.9 (21M)	75 (22.9M)	7.33' (2.3M)	H6-H7 ((68.9 + 68.57) / 2) x 7.33' = 504.5'
H7	68.57 (20.9M)	75 (22.9M)	26.33' (8M)	H7-I1 ((68.57 + 70.87) / 2) x 26.33' = 1836.5'
I1	70.87 (21.6M)	75 (22.9M)	4.5' (1.2M)	I1-I2 ((70.87 + 72.83) / 2) x 4.5' = 295.5'
I2	72.83 (22.2M)	75 (22.9M)	16.38' (5M)	I2-I3 ((72.83 + 72.83) / 2) x 16.38' = 1189.5'
I3	72.83 (22.2M)	75 (22.9M)	9.42' (2.9M)	I3-I4 ((72.83 + 72.83) / 2) x 9.42' = 684.5'
I4	72.83 (22.2M)	75 (22.9M)	19.33' (5.9M)	I4-I5 ((72.83 + 73.33) / 2) x 19.33' = 1413.5'
I5	73.33 (22.2M)	75 (22.9M)	101.73' (31M)	I5-I6 ((73.33 + 75) / 2) x 101.73' = 7545.5'
TOTAL DISTANCE = 1207.62' (368.1M)				CALCULATION SUBTOTAL = 86.135'
AVERAGE GRADE = TOTAL DISTANCE / CALCULATION SUBTOTAL = 1207.62' / 86.135' = 71.39' (21.79M)				

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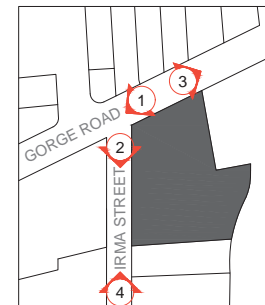


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PROJECT NAME:

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PROJECT ADDRESS:

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DRAWING TITLE:

## CONTEXT PHOTOS

PROJECT NO: 19039	DRAWN BY: OC
SCALE:	REVIEW BY: AS
DWG NO:	<b>A0.2</b>





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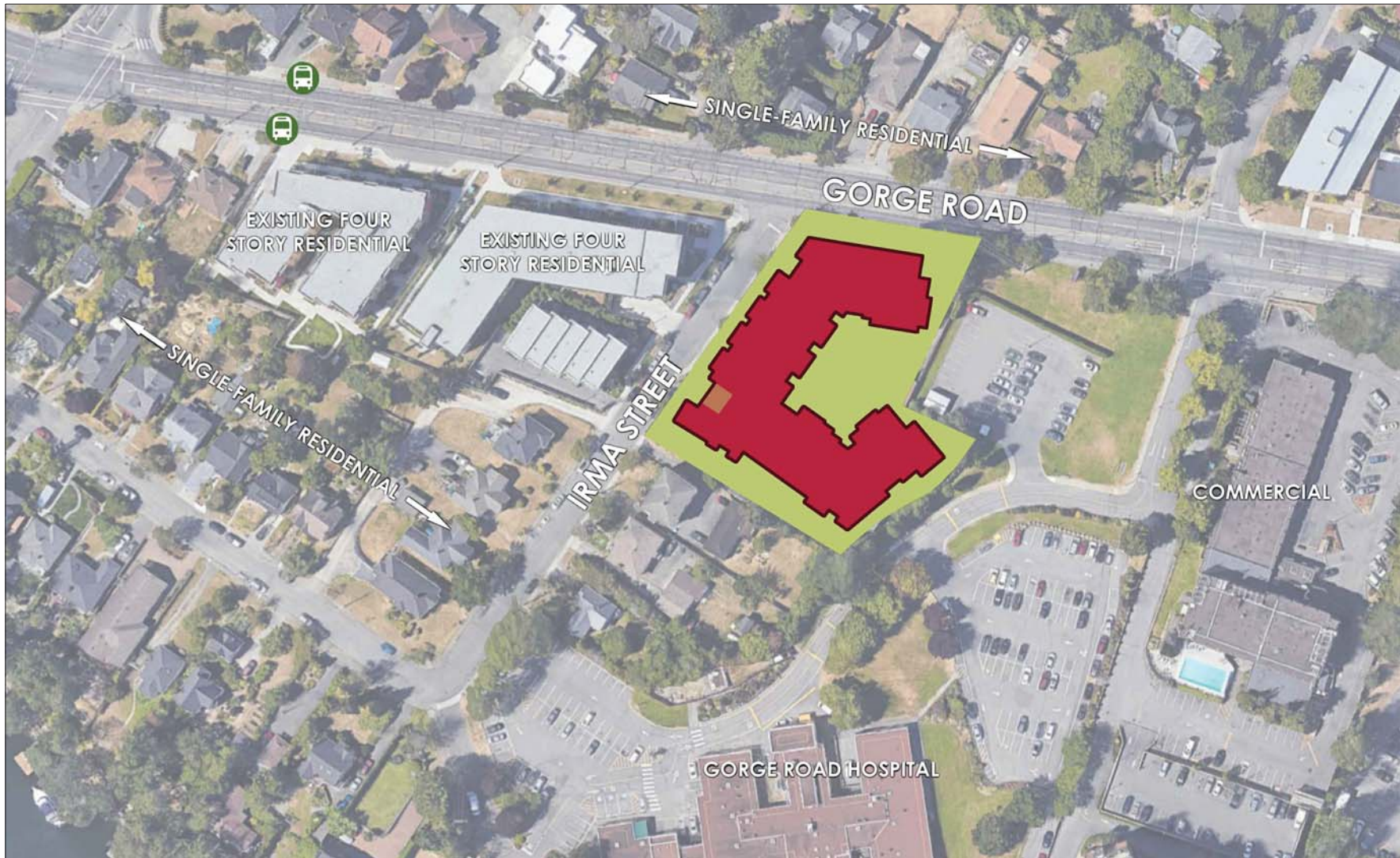
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DRAWING TITLE:  
**PROPOSED CONTEXT  
SITE PLAN**

PROJECT NO: 19039      DRAWN BY: OC  
SCALE: N.T.S.      REVIEW BY: AS  
DWG NO:      **A1.1**



1 PROPOSED CONTEXT SITE PLAN  
- N.T.S.







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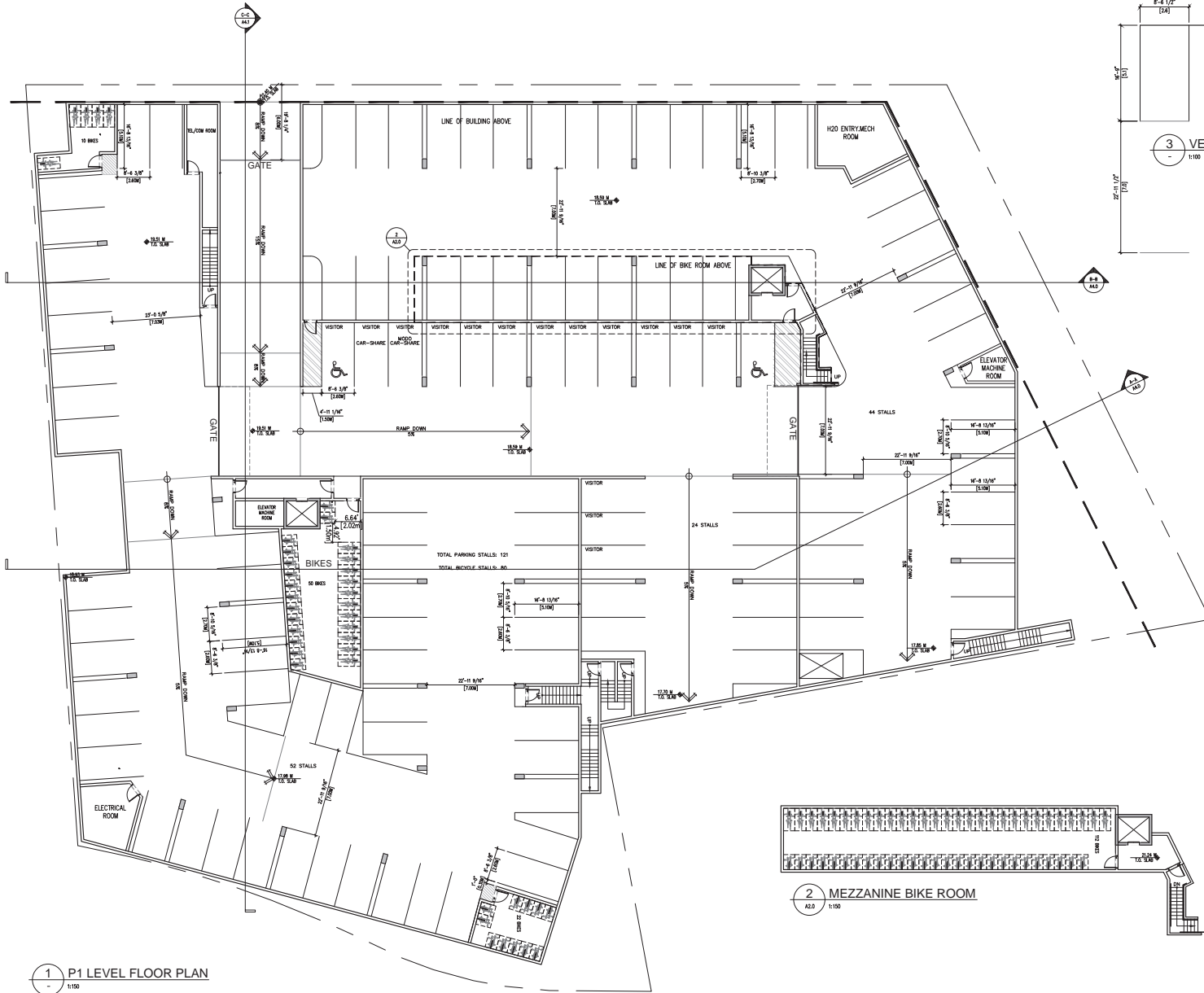
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PROJECT NAME:  
**PROPOSED RESIDENTIAL  
PROJECT**

PROJECT ADDRESS:  
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IRMA STREET, VICTORIA, BRITISH COLUMBIA**

DRAWING TITLE:  
**P1 LEVEL FLOOR PLAN**

PROJECT NO.: 19039 DRAWN BY: OC  
SCALE: AS NOTED REVIEW BY: AS  
DWG NO: **A2.0**



1 P1 LEVEL FLOOR PLAN

1:150

2 MEZZANINE BIKE ROOM

A2.0 1:150

3 VEHICLE PARKING DETAILS

1:100

4 BIKE PARKING DETAILS

1:100



NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

[illegible]

SEAL:

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PROJECT NAME:

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PROJECT ADDRESS:  
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IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:

## LEVEL 2 FLOOR PLAN

PROJECT NO: 19039	DRAWN BY: OC
SCALE: 1:150	REVIEW BY: AS
DWG NO:	<b>A2.2</b>



1 LEVEL 2 FLOOR PLAN  
- 1:150



**NORTH ARROW:**



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GENERAL NOTES:

[illegible]

SEAL

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PROJECT NAME:

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PROJECT**

PROJECT ADDRESS:  
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DRAWING TITLE:  
**LEVEL 3 FLOOR PLAN**

PROJECT NO: 19039      DRAWN BY: OC  
SCALE: 1:150      REVIEW BY: AS  
DWG NO:      **A2.3**



1 LEVEL 3 FLOOR PLAN  
1:150

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DRAWING TITLE:

## LEVEL 4 FLOOR PLAN

PROJECT NO: 19039 DRAWN BY: OC

SCALE: 1:150 REVIEW BY: AS

DWG NO: **A2.4**

1 LEVEL 4 FLOOR PLAN  
- 1:150



NORTH ARROW:



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GENERAL NOTES:

[illegible]

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DRAWING TITLE:

## LEVEL 5 FLOOR PLAN

PROJECT NO: 19039      DRAWN BY: OC  
SCALE: 1:150      REVIEW BY: AS  
DWG NO: **A2.5**



1 LEVEL 5 FLOOR PLAN  
- 1:150





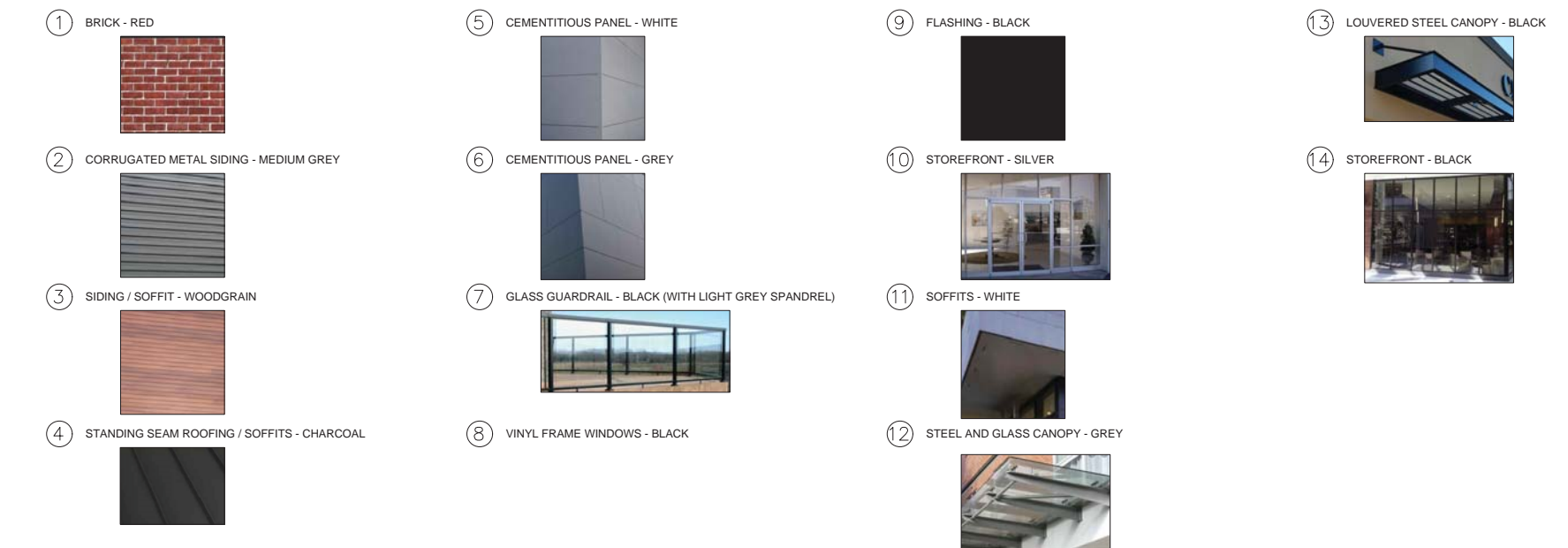






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DWG NO:      **A3.3**





PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
DWG NO:      **A3.3**



PROJECT NO: 19039      DRAWN BY: OC  
SCALE: 1:150      REVIEW BY: AS  
DWG NO:      **A3.2**





PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
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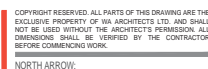
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PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
DWG NO:      **A4.0**

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PROJECT NAME:

**PROPOSED RESIDENTIAL  
PROJECT**

PROJECT ADDRESS:  
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IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:  
**BUILDING SECTION**

PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
DWG NO:      **A4.1**

## A4.1









NORTH ARROW:

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3	REISSUED FOR DMRZ	26/04/20
2	REISSUED FOR DMRZ	26/02/07
1	DEVELOPMENT PERMIT AND REZONING SUBMISSION	19/11/08
NO.	ISSUE	Y/M/D

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ARCHITECTS

PROJECT NAME:

PROJECT ADDRESS:  
43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829  
IRMA STREET, VICTORIA, BRITISH COLUMBIA

PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
DWG NO: **A6.2**





NORTH ARROW:



GENERAL NOTES:

[illegible]

5	REISSUED FOR DPHRZ	20/05/22
4	REISSUED FOR DPHRZ	20/05/12
3	REISSUED FOR DPHRZ	20/04/20
2	REISSUED FOR DPHRZ	20/02/07
1	DEVELOPMENT PERMIT AND REZONING SUBMISSION	19/11/08
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA  
ARCHITECTS

**VAN** 301 - 1444 Alberni Street Vancouver, V6G 2Z4  
**VIC** 104 - 3212 Jacklin Road Victoria, V9B 0J5  
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

## PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:

43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829  
IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:

**PERSPECTIVE 2**  
**SOUTH PROPERTY LINE**

PROJECT NO: 19039      DRAWN BY: OC

PROJECT NO. 15555	DISTRICT BY: 32
SCALE:	REVIEW BY: 48

SCALE: REVIEW BY: AS  
 16 2DWG NO: **A6.3**

1 PERSPECTIVE OF SOUTH PROPERTY LINE

DWG NO: **A6.3**

NORTH ARROW:

[illegible]

CONSULTANT:

**WA  
ARCHITECTS**

PROJECT NAME:

**PROPOSED RESIDENTIAL  
PROJECT**

PROJECT ADDRESS:  
43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829  
IRMA STREET, VICTORIA, BRITISH COLUMBIA

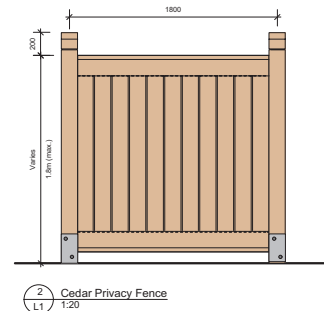
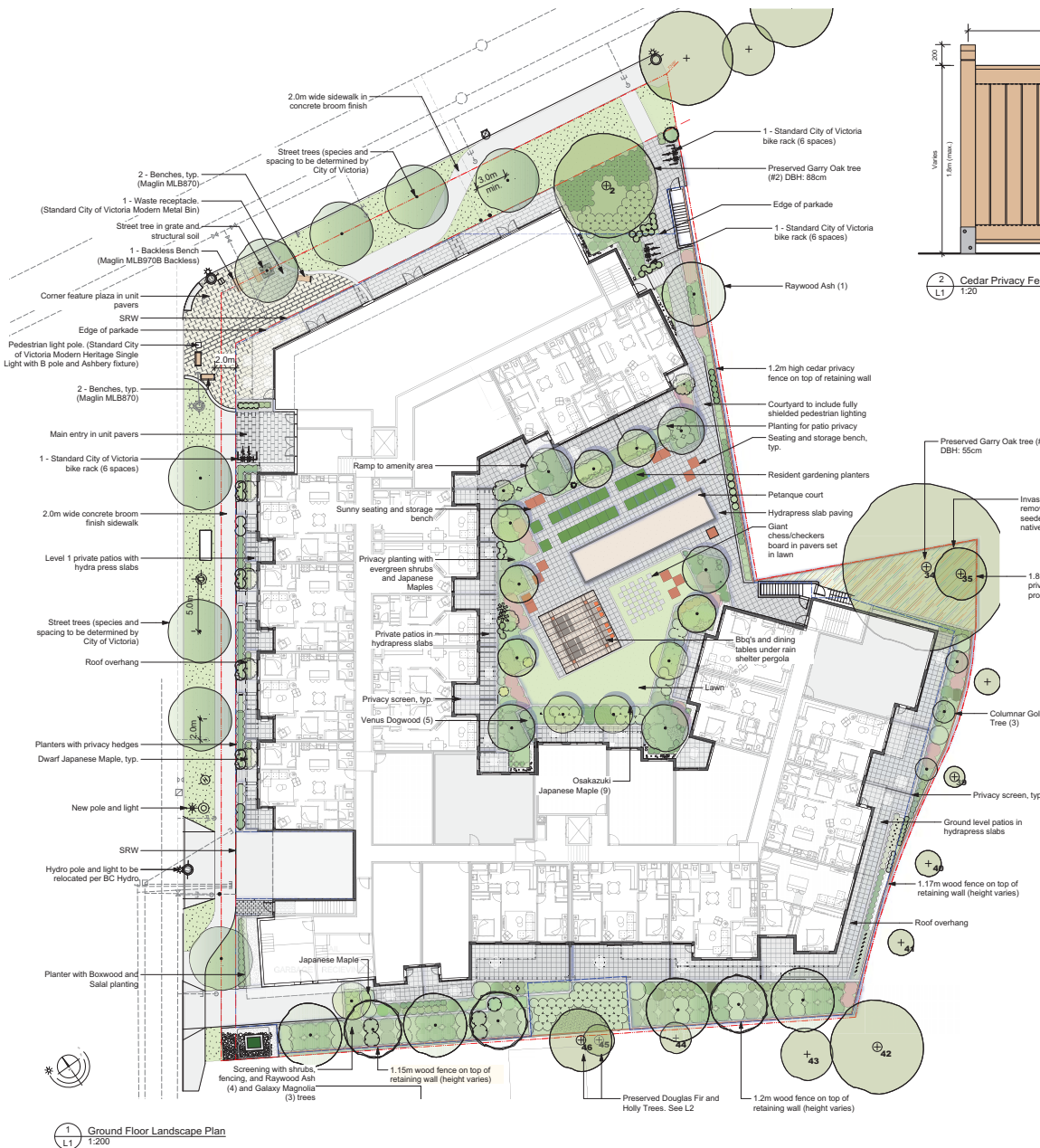
DRAWING TITLE:

**CAFE CORNER  
PERSPECTIVES (GORGE  
& IRMA)**

PROJECT NO: 19039      DRAWN BY: OC  
SCALE:      REVIEW BY: AS  
DWG NO: **A6.4**







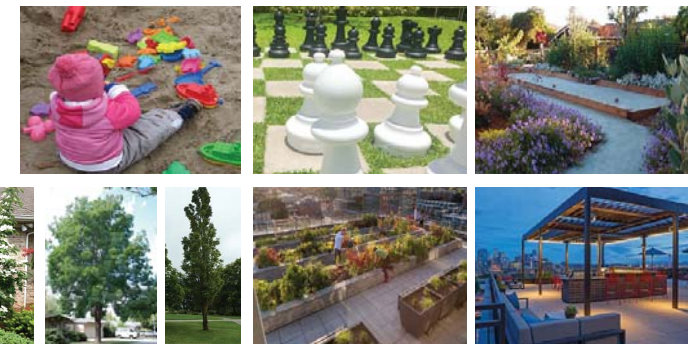
## Recommended Nursery Stock

Trees				
Trees	Quantity	Botanical Name	Common Name	Size
Total: 34	10	<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Japanese Maple	#7 pot
	#5	<i>Cornus kousa</i> 'Venus'	Venus Dogwood	#7 pot
	#5	<i>Fraxinus ovicarpa</i> 'Raywood'	Raywood Ash	4cm cal., #10 pot
	#3	<i>Koeleruteria paniculata</i> 'Fastigiata'	Columnar Goldenrain Tree	#10 pot
	#3	<i>Magnolia 'Galaxy'</i>	Galaxy Magnolia	4cm cal.
	8	Street Tree		6m cal.
Large Shrubs				
Total: 32		<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
		<i>Acer palmatum</i> 'Shindeshojo'	Shindeshojo Japanese Maple	#15 pot
		<i>Fatsia japonica</i>	Fatsia	#5 pot
		<i>Ligustrum japonicum</i> 'Texanum'	Waxleaf Privet	#7 pot, standard form
Medium Shrubs				
Total: 366		<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
		<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
		<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	#3 pot
		<i>Cornus sericea</i> 'Acidic Fire'	Red Twig Dogwood	#5 pot
		<i>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#3 pot
		<i>Mahonia aquifolium</i>	Tall Oregon Grape	#3 pot
		<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot
		<i>Physocarpus opulifolius</i> 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
		<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
		<i>Rhododendron 'Asah Koushiki'</i>	Anah Koushiki Rhododendron	#5 pot, 1.2m ht
		<i>Rhododendron 'Dora Amateis'</i>	Dora Amateis Rhododendron	#3 pot
		<i>Rhododendron 'Janet Blair'</i>	Janet Blair Rhododendron	#5 pot
		<i>Sarcococca vacillans</i>	Sweet Box	#3 pot
		<i>Senecio greyi</i> 'Sunshine'	Daisy Bush	#3 pot
		<i>Spiraea thunbergii</i> 'Ogon'	Golden Bridalweath Spirea	#5 pot
		<i>Symphoricarpos albus</i>	Snowberry	#2 pot
		<i>Vaccinium membranaceum</i>	Evergreen Huckleberry	#3 pot
Small Shrubs				
Total: 541		<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
		<i>Buxus sempervirens</i> 'Suffruticosa'	Edging Boxwood	#2 pot
		<i>Ceanothus 'Blue Sapphire'</i>	Blue Sapphire Ceanothus	#2 pot
		<i>Erica carnea</i> 'Rubinetti'	Rubiniestrich Heather	#1 pot
		<i>Gaultheria shallon</i>	Salal	#1 pot
		<i>Leucothoe fontanesiana</i> 'Zebdi'	Scarletleaf Fetterbush	#3 pot
		<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
		<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
		<i>Pieris japonica</i> 'Prelude'	Prelude Pieris	#1 pot
		<i>Rosa rugosa</i> 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
		<i>Sarcococca hookeriana</i> var. humilis	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns				
Total: 138		<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
		<i>Blechnum spicant</i>	Deer Fern	#1 pot
		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
		<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot
		<i>Phormium tenax</i> 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
		<i>Polystichum munifolium</i>	Sword Fern	#1 pot

### Notes:

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Minimum 7.5m<sup>3</sup> soil volume per tree provided for on-structure trees
4. Pavers to be sand set on a concrete sub base with polymeric sand set joints.
5. Furnishings to be mounted through paving field into concrete sub base.

★ Proposed replacement tree



Venus Dogwood Raywood Ash Columnar Goldenrain Tree

### TREE SPECIES

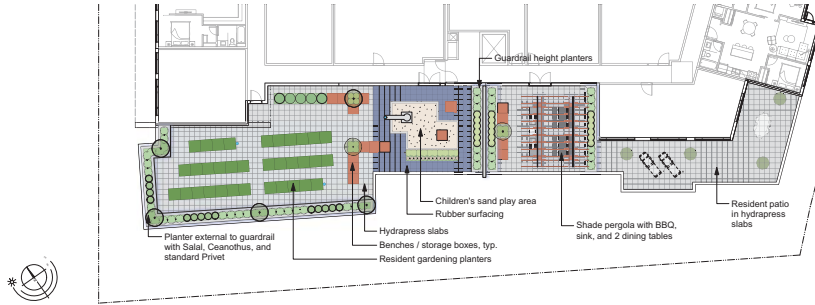
### CHARACTER IMAGES

L1

# Gorge + Irma Landscape Concept Plan

Revision A Feb 7/20  
Revision B Apr 15/20  
Revision C May 12/20  
Revision D May 15/20

**LADR LANDSCAPE ARCHITECTS**  
Project No: 1929 Nov-05-19  
#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105



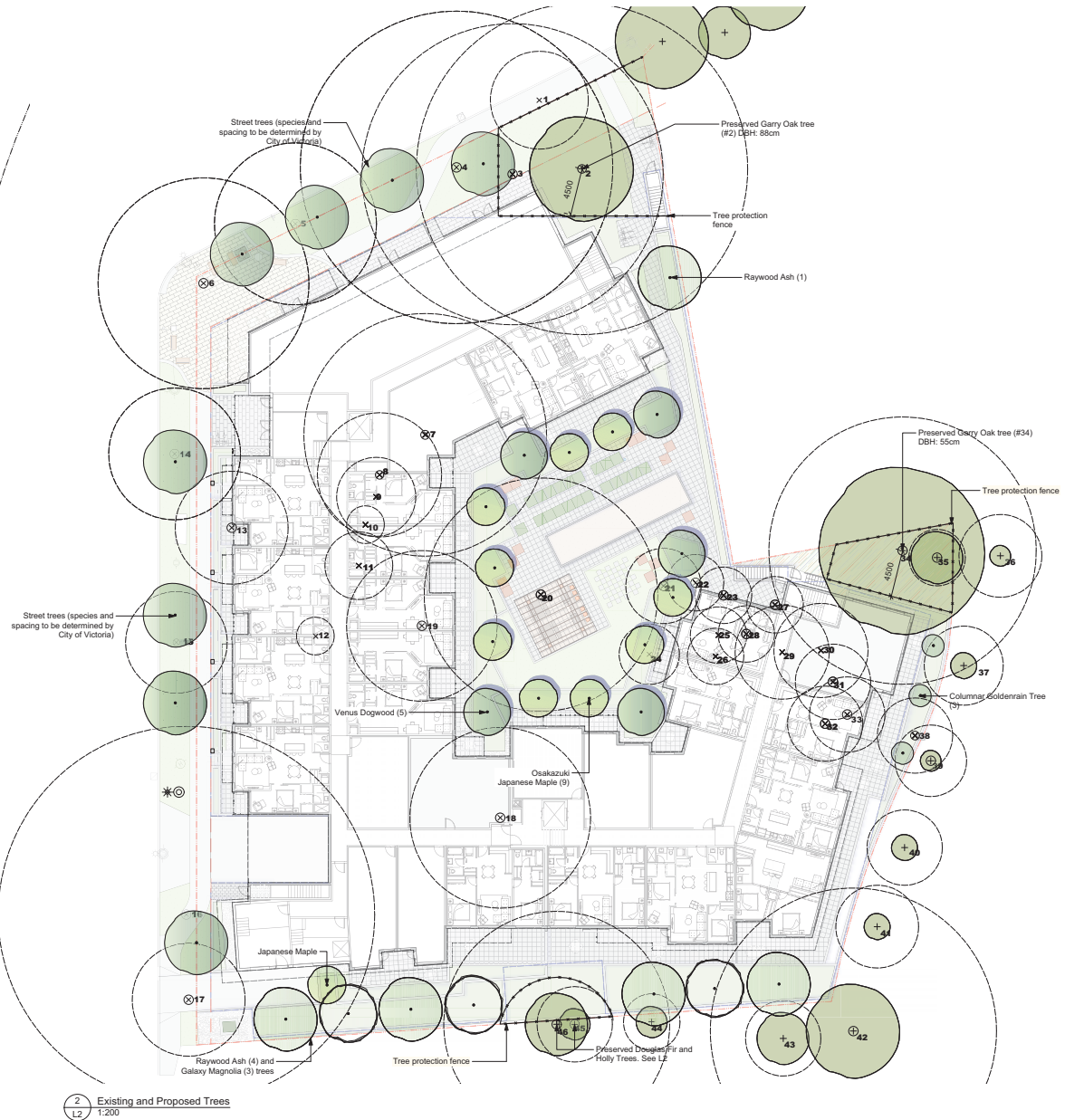
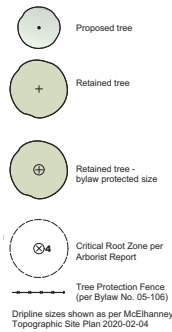
1 Fifth Floor Amenity Area  
1:200

## Existing Tree Inventory

Table 1. Details of the trees shown in Figure 2

ID	Species	DBH1 (cm)	Condition	Critical Root zone (m) DBH1 x 18	Comments	Bylaw sized tree Yes or No	Retained Yes or No
1	Cherry	26	Poor	4.68		N	N
2	Garry Oak	88	Good-fair	15.84	Good-fair. Sparse crown, heavy looper infestation. Crown spread is asymmetrical - 7 metres to the south. A 4.5 metre setback would be suitable for the set back from the edge of disturbance.	Y	Y
3	Silver Fir	80	Good	14.40		Y	N
4	Douglas-fir	83	Fair	14.94	Good overall. Base swept, top vertical. Previously topped.	Y	N
5	Cherry	43	Fair	7.74		Y	N
6	Cherry	56	Poor	10.08		Y	N
7	Douglas-fir	62	Good	11.16		Y	N
8	Decid. Cedar	33	Good	5.94		Y	N
9	Decid. Cedar	21	Good	3.78		N	N
10	Cherry	10-10	Fair	1.8	3 stems joined at base	N	N
11	Norway spruce	18	Good	3.24		N	N
12	Cherry	10	Fair	1.8		N	N
13	Red Maple	30	Good	5.4		Y	N
14	Plum	37	Good	10.08		Y	N
15	Plum	30	Good	4.86		Y	N
16	Douglas-fir	100	Fair	18.00	Street Tree. Overall good condition but the west face is severely cut back to allow for bylaw wire clearance.	Y	N
17	Plum	30	Fair	5.40		Y	N
18	Hawthorn	48	Good	8.64		Y	N
19	Hawthorn	40	Good	7.20		Y	N
20	Hawthorn	42	Good	11.16		Y	N
21	Hawthorn	20-20	Fair	3.60		Y	N
22	Hawthorn	4x15	Fair	2.70	A patch of long abandoned land supporting an area of dense vegetation, mainly overgrown with hawthorn trees, hawthorn suckers, and brambles. Some limbs on the hawthorns have failed and resprouted new limbs. None of the trees are in excellent condition.	Y	N
23	Hawthorn	5x15	Fair	2.70		Y	N
24	Holly	2x16	Fair	2.88		N	N
25	Hawthorn	15	Fair	2.70		N	N
26	Hawthorn	15	Fair	2.70		N	N
27	Hawthorn	2x15	Fair	2.70		Y	N
28	Hawthorn	2x15	Fair	2.70		Y	N
29	Hawthorn	25	Fair	4.50		N	N
30	Hawthorn	25	Fair	4.50	A patch of long abandoned land supporting an area of dense vegetation, mainly overgrown with hawthorn trees, hawthorn suckers, and brambles. Some limbs on the hawthorns have failed and resprouted new limbs. None of the trees are in excellent condition.	Y	N
31	Hawthorn	3x20	Fair	3.60		Y	N
32	Hawthorn	2x20	Fair	3.60		Y	N
33	Hawthorn	3x20	Fair	3.60		Y	N
34	Garry Oak	71	Good	12.78	Fair. Sparse crown due to looper defoliation. Crown is asymmetrical and larger to the north. Crown spread to the south is 8.0 metres. Use a 4.5 metres set back from the edge of disturbance.	Y	Y
35	Cherry	3x15	Fair	2.70		Y	Y
36	Maple	22	Good	3.96		Y	Y
37	Maple	21	Good	3.78		Y	Y
38	Maple	2x20	Fair	3.6		Y	N
39	Maple	19	Good	3.42		Y	Y
40	Maple	20	Good	3.60		Y	Y
41	Maple	22	Good	3.96		Y	Y
42	Elm	76	Good	13.68		Y	Y
43	Apple	20	Good	3.6		N	N
44	Apple	15	Good	2.7		N	Y
45	Holly	20	Fair	3.6		Y	Y
46	Douglas-fir	60	Good	10.80	Off site. Plan allows a 4.5 metre setback from the edge of disturbance.	Y	Y

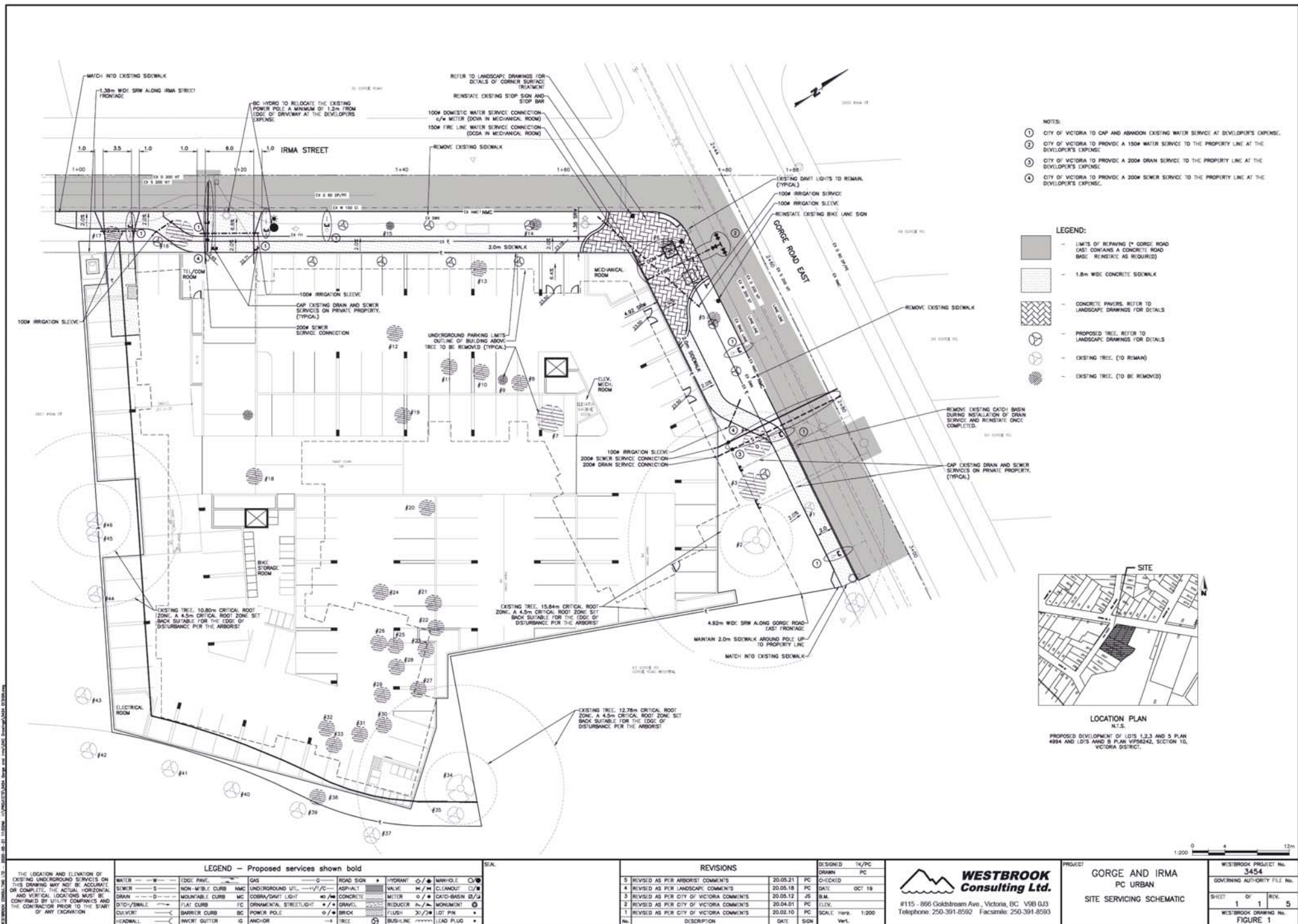
## TREE LEGEND

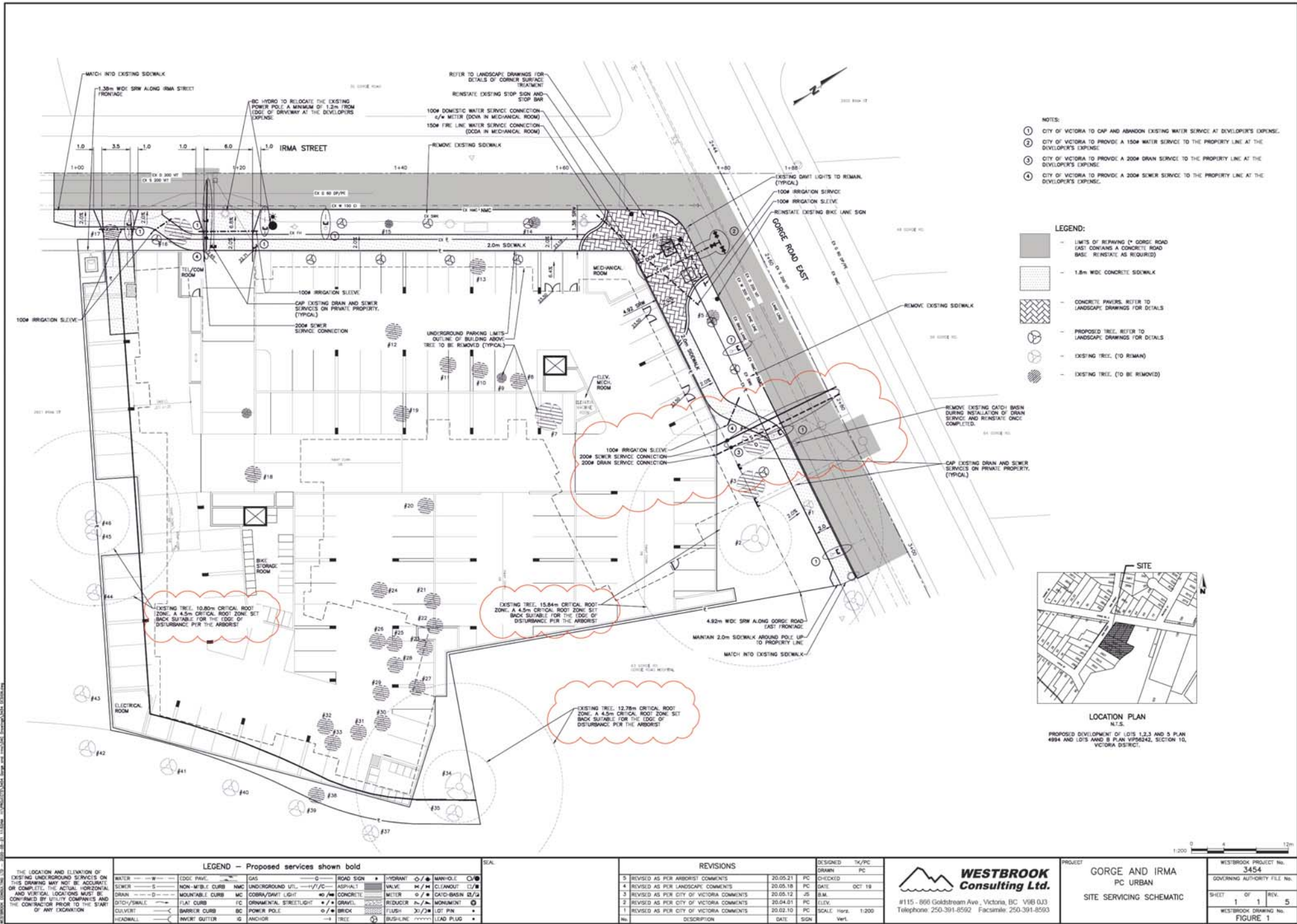


# L2 Gorge + Irma Landscape Concept Plan

Revision A Feb 7/20  
Revision B Apr 15/20  
Revision C May 12/20  
Revision D May 15/20









June 10, 2020

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

**RE: Development Permit and Rezoning Application – 43-55 Gorge Road East and 2827-2831 Irma Street, Victoria, BC**

Dear Mayor Helps, Council and Staff,

## Introduction

PC Urban is pleased to submit this letter regarding our application for a Development Permit, Rezoning application and Official Community Plan amendment for a 5-storey mixed-use development at 43, 45 and 55 Gorge Road East and 2827, 2829, and 2831 Irma Street, Victoria, BC.

We would like to thank the City of Victoria Planning Department for their continued assistance and guidance in helping shape our project. We are excited to bring our latest design to Council as together with staff we have created a building that not only provides much needed rental housing and neighbourhood retail, but that it does so through a street-enhancing architectural design. We believe that this building, on this high-profile site designated *Large Urban Village* in the BGNP, will be precedent setting as the Gorge Road neighbourhood is further developed in line with the BGNP over the coming years.

Since our project was initially brought forward several changes have been made to accommodate planning and neighbourhood concerns. While these changes can be reviewed in greater detail in the attached drawing package, this is a summary of the key statistics:

- Proposed use: **a residential rental building with ground-floor retail - unchanged**
- Proposed building height: **18.14m / 59.50' (5 storeys)** – previously 16.86m / 55.29' (5 storeys)  
*Note: We are proposing 5 storeys effectively, but given the grade change on the site some portion of the parkade will be above grade which makes it technically 6 storeys per Victoria Bylaws, but only 5 storeys per the BC Building Code*
- Proposed setbacks:
  - Front (Irma Street): **3.16m / 10.36'** – previously 3.59m / 11.46'
  - Rear (east): **2.93m / 9.60'** – previously 3.03m / 9.96'
  - Side (Gorge Road): **6.95m / 22.81'** – previously 7.36m / 24.13'
  - Side (south): **6.10m / 20'** – previously 5.08m / 16.67'
- Proposed floor area ratio (FAR): **2.43** – previously 2.38
- Proposed lot coverage: **52%** – unchanged
- Proposed dwelling units: **153** – previously 157
- Proposed unit types:
  - Studio: **0 (0%)** – previously 1 (1%)
  - 1 Bedroom: **76 (50%)** – previously 87 (55%)
  - 2 Bedroom: **69 (45%)** – previously 64 (41%)
  - 3 Bedroom: **8 (5%)** – previously 5 (3%)
- Proposed parking:
  - Residential: **106** – previously 98 stalls
  - Visitor: **10** – previously 7 stalls



- Commercial: **5** – *previously 4 stalls*
- Total: **121** – *previously 109 stalls*
- Proposed bicycle parking:
  - Short-term: 18 – *unchanged*
  - Long-term: **194** – *previously 128*
  - Total: **202** – *previously 146*

## Project Benefits and Amenities

PC Urban is excited by the project benefits and amenities being proposed.

Building amenities include:

- **COMMUNITY GATHERING PLACE:**
  - At the corner of Gorge Road East and Irma Street there will be a new plaza a community coffee shop that is intended to have patio seating for the neighbourhood and residents to enjoy
- **LOCAL NEIGHBOURHOOD RETAIL:**
  - Along Gorge Road East there will be new retail space available for lease that will serve the neighbourhood and residents of the new building
- **ACCESS TO THE OUTDOORS:**
  - All homes have outdoor spaces in the form of decks, patios, and/or balconies. A common courtyard area is also available to residents with opportunities for urban agriculture, space for rest and relaxation as well as a petanque court and outdoor large chess board. Finally, there is an expansive rooftop amenity area proposed, complete with additional urban agriculture opportunities, barbeque area and a small children's play area all overlooking the Gorge waterway
- **LANDSCAPED STREETS:**
  - Generous garden and yard space is proposed at the front of the building, creating a buffer between the groundfloor homes and the street. There will also be an enhanced boulevard along Gorge Road East and Irma Street with a new sidewalk and street trees

Key benefits of the proposal include:

- **FAMILY ORIENTED HOUSING:**
  - The proposal will provide more family housing options with 50% of homes having two or more bedrooms
- **UNDERGROUND PARKING:**
  - Parking will be in a secured underground parkade for residents, commercial users and visitors, with entry from Irma street
- **ENHANCED PLAZA AND NEIGHBOURHOOD RETAIL:**
  - The corner plaza at Gorge Road East and Irma Street will house a neighbourhood-serving coffee shop with patio seating looking onto a public art piece, while additional retail extends along Gorge Road East
- **PEDESTRIAN EXPERIENCE:**
  - The proposal includes a generous front yard with a new boulevard as well as landscaped yards creating a privacy buffer between the ground floor homes and the street. The addition of a well lit, animated building will also improve pedestrian comfort. All at grade homes along Irma Street will have access from the street
- **INCREASED SAFETY:**
  - The proposed development has the potential to increase safety in the area at all times of the day, as it will provide for more "eyes on the street". PC Urban will ensure the building is secure for residents and visitors, with lighting and security systems in place
- **BICYCLE FRIENDLY LIFESTYLE:**

- The proposal includes 194 long-term bicycle parking spaces and 18 short-term spaces. PC Urban is also considering a bicycle tune up/washing station for resident's use
- PROXIMITY TO TRANSIT:
  - The site is located within 100m of bus stops for the 8,9, and 11 bus lines going in either direction along Gorge Road East. It is a 6-minute drive / 13-minute bus ride / 11 min bike ride to downtown
- RETAINING KEY BYLAW PROTECTED TREES:
  - The proposal has been designed to retain a number of bylaw protected trees onsite and offsite:
    - A large Garry oak along Gorge Road (Tree #2)
    - A large Garry oak (Tree #34) and Cherry Tree (Tree #35) on 2831 Irma Street
    - A large Douglas-Fir (Tree #46) and Holly Tree (Tree #45) on the neighbour's property at 2821 Irma Street
  - See the attached Arborist report from Dunster and Associates for more information.

## Need and Demand

Much of the existing rental housing in Victoria today is aging – over 90% was built before 2000 – which is causing the vacancy rate to drop and rents to increase. According to the CMHC, the vacancy rate in Victoria is currently 1.2%, which is clear evidence of the demand for more rental housing. The City of Victoria acknowledges in the Housing Strategy that "...supply is still not meeting demand. A healthy vacancy rate is said to be 3% –7%; but while rates have been improving over recent years... they still fall well short of the optimal range. More housing supply is needed to ease the crunch..."

The City of Victoria has seen a slight shift in this long-term trend due to the recent growth of new purpose-built rental housing stock. However, the City of Victoria also expects the region to add roughly 12,900 households over the next 20 years, growth that will require new homes at a range of incomes and sizes, including purpose-built market rental.

Much of the new housing will need to be market rental, which the City's Housing Strategy notes is "...an important part of the spectrum of choices that are available to renter households. It is the most stable source of rental housing and in relative terms, becomes more affordable over time as rental rates rise more slowly than housing prices..."

The Burnside Gorge Neighbourhood is home to 7% of the Victoria Population (5,860 residents) but is home to 20% (14,000) of the jobs in Victoria – thus there is a clear need for more rental housing to support this workforce in this neighbourhood.

PC Urban believes that this development with 153 condo-quality rental homes with 50% being family-housing, is a part of the solution.

## Staff Comments

City of Victoria staff have been excellent in providing great guidance and comments to help bring our project to it's current design that ADP was very supportive of. There has been continuous dialogue however on staff's request for 2 buildings on the site and we'd like to provide our opinion on the matter:

- PC Urban has considered the request for two buildings and has examined various design options with our consultant team. We believe there are several reasons why 2 buildings are not feasible on this site:
  - Since the three properties along Irma Street were purchased by PC Urban (with guidance from Planning staff) constructing one building has been essential to make a neighbourhood rental project at this location economically feasible.

- Due to setbacks, protected trees, limited street frontage for the Irma sites, and distance required between 2 buildings, achieving the density as per the BGNP is not possible with 2 buildings.
- The construction cost of two buildings with lost density eliminates the opportunity for rental at this location.
- The site has unique proportions that make it challenging to properly mass 2 buildings in a form that would alleviate the privacy, overlook, building transition and shadowing concerns of staff.
- 2 buildings would have a greater environmental impact and would be less sustainable given the need for double the building systems, as well as would require more overall building material as there are no efficiencies of building envelope.

Nevertheless, PC Urban has taken a number of steps to address staff concerns within a 1 building form:

- Significant planting has been proposed along the entire southern property line increasing privacy for neighbours (8 new trees are being proposed across this frontage).
- The rooftop patio has been stepped back and programmed such as to have the uses away from the building edge on the southern property line to limit overlook and noise concerns.
- A section of massing along this elevation has been removed to create greater separation from the neighbouring property. PC Urban has also met with this property owner and had excellent conversations about the impacts to their site and they are fully supportive of our design and bringing more rental to the neighbourhood.
- The building setback has been increased to over 6 metres / 19.68' at the shortest distance point, leading to a total separation between the proposed building and the existing building of 10.13 metres / 33.23' at the maximum.
- The western corner units have been re-oriented towards Irma Street.
- The patios have been enclosed within the envelope to reduce overlook concerns.

The revisions made significantly reduce the impact of the proposed development from the previous design, help make the southern elevation more liveable and serve to present an engaging frontage towards the neighbour.

The building has also been redesigned along Irma Street to ease the transition from the commercial units to the residential neighbour's to the south through the massing vocabulary. The balconies have generally been recessed or have the appearance of being recessed per the request from Planning.

Finally, Advisory Design Panel was fully supportive of the design of our project with no comment on the need for two buildings on this site at the February 26<sup>th</sup>, 2020 meeting. Comments were also made by panel members that the design is one of the best rental buildings they have seen in recent memory, which is a testament to the hard work city Staff and our design team have undergone to bring the project to this point.

### **Parking By-law Amendment**

PC Urban has designed this proposal to include 106 residential stalls, 7 visitor stalls, 6 commercial stalls and 2 MODO parking stalls for a total of 121 stalls.

This requires a variance on the visitor parking, however the six commercial parking spaces could be dedicated visitor parking after business hours and on weekends. Parking studies have shown that commercial and visitor parking have different peak hours/demand, which is why staff have said they can support this parking arrangement. We can also secure in a legal agreement that six of the parking spaces will be dedicated visitor parking after business hours and on weekends.

For a variety of reasons, we believe we are proposing more than sufficient parking for the building:

- The form of development proposed by PC Urban responds to the North American wide *shift* of establishing and intensifying town and neighbourhood centres, encouraging residents out of their cars by providing convenient walking, cycling, and rapid transit options. This reinforces communities that will attract people who want to live, work and play in their communities
- In 2012, Metro Vancouver prepared an Apartment Parking Study (the “Study”) that examined parking supply and demand through the Lower Mainland. The Study examined emerging and current trends, precedents in other jurisdictions, and established a database to establish parking supply targets for the Metro area. The Study noted parking supply in rental apartment buildings close to transit generally exceed the demand by a wide margin (18-35%) The Study determined on a Metro-wide basis, the parking demand for purpose built rental apartments is 0.58-0.72 stalls per unit. While this study is not the Capital Regional District, these trends are applicable in Victoria as well. Additionally, conversations with current rental building managers indicates that current rental stock is over-parked
- As discussed with Staff, the economics of a purpose-built rental building are reflected in the rent charged to the residents. A significant cost affecting the feasibility of developing purpose-built rental apartments is the construction of underground parking. Since the inception of the proposal, a single level of parking has been an integral component of a rental development to allow for its economic viability
- Establishing the correct parking supply is essential to the successful delivery of housing choices to the community. Providing an adequate amount of parking for future residents in the building is in PC Urban’s best interest as we will have to find potential tenants upon completion – if there are not enough stalls for the residents then it will financially impact the rents of the building. Furthermore, providing excess parking would be costly to construct (impacting future rents) and would also result in additional local traffic
- There are a few constraints on this site that have led to this lower parking ratio and ensuring parking is kept to 1 level, including an irregular site (offering little in the way of efficiencies of design and access) that is further compromised by multiple by-law protected trees
- Alternative forms of transportation in the future will continue to reduce the need for private car ownership, including ride-hailing companies such as Uber and Lyft entering the BC market
- Transportation Demand Management (“TDM”) measures will be implemented to promote and facilitate inclusive, balanced and sustainable modes of transportation including walking, cycling, transit, and car share. The recognized benefits of TDM include: compact neighbourhoods with a variety of uses that allow people to live and work in closer proximity; balanced transportation system with transit, pedestrian and cycling infrastructure, and reduced car ownership; and promotes an active lifestyle
  - The parking supply is adequate for the project and addresses the current trend of reduced automobile ownership in rental apartments in close proximity to frequent transit networks
  - More than required bicycle facilities will be provided, including exceeding the amount of long-term bicycle spaces required and a bicycle repair station
  - PC has confirmed with MODO car-share that this development is desirable for up to 2 parking stalls and has designed the parkade to include their requirements. PC has a tentative agreement with Modo to provide:
    - 2 parking stalls to Modo
    - 121 Partnership Memberships in Modo valid for the lifetime of the development and allowing a maximum of 121 residents of the rental dwelling units in the

- development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee;
- A promotional incentive worth \$100 of driving credits to each resident of the development joining Modo for the first time
  - With proximity to frequent transit, and acknowledging the trend to sustainable forms of transportation, providing monthly bus passes will be explored
- PC Urban will be undertaking a transportation impact analysis and parking study to determine the full extent of this development's demand

If we are to successfully support a significant shift in parking, we must encourage, promote and support a new relationship with transit that is less reliant on the automobile. Our location is near local community amenities and downtown Victoria via bus (in 13 minutes) and bicycle (in 11 minutes) and we believe the amount of parking provided will be sufficiently offset by renters who do not need a parking space.

As such, we respectfully request Council and Staff to support the proposed parking supply variance.

### **Conclusion**

Greater Victoria, similar to many large urban centres in BC, is experiencing an unprecedented housing affordability crisis. The redevelopment of 43, 45 and 55 Gorge Road and 2831, 2829 and 2827 Irma Street is an opportunity to help address this affordability by bringing 153 much needed rental homes to this neighbourhood, offering attainable housing costs for more people and employment housing only a short bike-ride, bus-ride or car-share to downtown Victoria.

These homes offer the opportunity to help create a vibrant new community hub, with local area-serving retail services and a new plaza with public art to help fulfill the vision of the BGNP.

PC Urban is excited by the potential for this area and looks forward to continually engaging with the neighbours, community, staff and council to fulfill the community vision for this neighbourhood. If additional information is required, please do not hesitate to request.

We strongly believe that we have advanced and further enhanced our project design with the collaborative assistance of Staff. We are confident that this project not only meets the goals and vision of the Burnside Gorge Neighbourhood Plan for this location, but that the project will be set a positive, strong precedent for rental housing design in Victoria.

Sincerely,

**PC Urban (Acquisition) Corp**



Chris Karu  
Development Manager



June 22, 2020

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

**RE: Tree Preservation – 43-55 Gorge Road East and 2827-2831 Irma Street, Victoria, BC**

Dear Mayor Helps, Council and Staff,

Further to conversations with staff, retaining the 2 trees (#3 Silver Fir, #4 Douglas-Fir) on Gorge and the 1 tree (#16 Douglas-Fir) on Irma would essentially kill this project in its current iteration. Nothing is impossible, but for the reasons listed below, in order to meet the *Burnside Gorge Neighbourhood Plan's* vision for this site as *Large Urban Village* with a village commercial uses along the full street frontage, while also providing the much needed rental for the neighbourhood, the retention of the additional 3 trees is not feasible.

The 3 trees that have been requested to be retained are not possible with the current design for the following reasons:

- Building Area
  - In order to provide the setbacks needed to keep all trees onsite, the project would simply not be feasible to provide rental. Notwithstanding the increased construction costs of a very inefficient parkade and building envelope, we've estimated that the overall building area would be reduced by as much as 20%. A loss of this much area would absolutely prohibit the provision of rental homes that are sorely needed in Victoria and that this project delivers.

The site has significant challenges with an irregular shape, the provision of the statutory-rights-of-way in favour of the City along Gorge Road East and Irma Street, and other design requests by Staff and through the BGNP (including setbacks, height maximums, and other concerns) and within these parameters we've designed the building to ensure as many trees can be retained as possible while also providing 153 rental homes for families.

- Retail Area
  - One of the key concerns expressed at the Public Information Meeting, and is a stated policy goal of the BGNP, is to provide retail space along the street frontage. We have committed to designing the building to ensure this is met and feel the space designed will provide a great benefit to the community in the new neighbourhood commercial. By retaining trees #3 and #4 along Gorge Road East, these spaces would no longer be possible and the community benefit of a new commercial space along the Gorge frontage would be completely compromised.

Indeed, the 2 additional fir trees on Gorge would mean that upwards of 50% of the retail frontage would be removed from the current design which would go against the BGNP as well as community and CALUC requests for additional retail that PC Urban has worked hard to include in the current design.

- Utilities Connections
  - In order to service a building with 153 units, we've had our civil engineers work with City Engineering to determine access points for underground utilities. The location of the sewer service connection, drain service connection and irrigation sleeve was determined by the location of the other trees and access to the City mains. The location of these utilities conflicts with trees #3 and #4 and would be difficult to design around.
- Underground Parkade

- The location of the parkade entry ramp was initially in a location that would have allowed tree #16 to be retained, but a request from Planning was to re-locate the parkade entry further away from the corner of Gorge Road East and Irma Street. The current location is the furthest away possible that works with the significant grade change along Irma Street and conflicts with the retention of tree #16. Locating the parkade access further north along Irma would not only reduce the urban design intent of the building (specifically the townhouse rhythm that has been designed) but would add to community concerns with vehicle access and traffic along Irma street. Thus, we feel the current location is ideal.

Additionally, the retention of the 2 fir trees on Gorge would also mean that the parkade would be redesigned resulting in a much more complicated parkade design that would have increased costs, but also result in less parking provided for the project.

- **Additional Design Cost**

- This project has already undergone multiple re-designs to meet and exceed conditions requested from various departments. While PC Urban is committed to working with staff, we have spent a substantial sum on consultant design fees to bring the project to it's current iteration which we think is a great addition to the area. To re-design the entire building and parkade to address Parks' request for 3 additional trees being retained would cost hundreds of thousands of dollars in re-design fees and interest payments that only further reduce the feasibility of this project while also adding potentially months to the project timeline.

While these redesigns came at a cost to PC Urban, we feel that the hard work between our design team and the City have resulted in an excellent building. Indeed comments were also made by Advisory Design Panel members that the design is one of the best rental buildings they have seen in recent memory, which is a testament to the hard work city Staff and our design team have undergone to bring the project to this point.

We believe that the retention of the trees we've committed to, the significant number of new trees that will be planted on site, and the overall benefits of our project to the community and neighbourhood significantly outweigh the 3 additional trees being retained.

Sincerely,

**PC Urban (Acquisition) Corp**



Chris Karu  
Development Manager

December 10, 2019

Mayor & Council  
 #1 Centennial Square  
 Victoria, BC

Dear Mayor and Council:

**Burnside Gorge LUC comment on Rezoning Application for 43, 45, 55  
 Gorge Road East and 2827, 2831 Irma Street**

The Burnside Gorge Land Use Committee (BGLUC) has the following comments on a revised proposal to rezone 43-55 Gorge Road East & 2827-2831 Irma Street from the current R-1B Single Family Dwelling to Multi Family Residential

The revised proposal is for a 157 unit residential rental building of 5 storeys, with an approximate 7 meter southern portion reduced to 4 storeys.

Although the applicant has slightly reduced the number of units, the 2.38 FSR is well above the 1.2 FSR outlined in the BG Neighbourhood Plan. Up to a maximum of 2.0 FSR along Gorge Road would be considered if amenities to offset the density are provided. This proposal does not meet this criteria with the limited commercial space shown.

In addition, although the applicant has increased the commercial space to approximately 8.5% of the main floor this proposal does not meet the Neighbourhood Plan designation of a Large Urban Village with a full main floor of commercial / community amenity space.

As the proposal fails to provide sufficient amenities to offset the density the BGLUC and community cannot support this proposal in its present configuration.

Respectfully,



Avery Stetski  
 Land Use Committee Chair  
 Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
 Chris Karu, PC Urban,

May 26, 2020

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Burnside Gorge LUC comment on Revised Rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street**

The Burnside Gorge Land Use Committee (BGLUC) has the following comments on a revised proposal to rezone 43-55 Gorge Road East & 2827-2831 Irma Street from the current R-1B Single Family Dwelling to Multi Family Residential

The revised proposal is for a 153 unit residential rental building of 6 storeys (5 floors), with an approximate 7 meter southern portion reduced to 5 storeys (4 floors)

Although the applicant has slightly reduced the number of units, the density has increased to a 2.43 FSR, excessively above the 1.2 FSR outlined in the BG Neighbourhood Plan. Up to a maximum of 2.0 FSR along Gorge Road would be considered if amenities, such as a commercial main floor, to offset the density was provided. This proposal does not come close to meeting this criteria with the limited commercial space shown.

The space designated as an enhanced community plaza, located at the corner of Gorge and Irma encompasses the two sidewalks, crossing points and required Right of Way that could be allocated to future bike lanes, parking, etc.

In addition, although the applicant has increased the commercial space to approximately 12% of the main floor this proposal does not meet the Neighbourhood Plan designation of a Large Urban Village with a full main floor of commercial / community amenity space.

Unfortunately, instead of incorporating the feedback from the community meeting regarding the unwanted massing the applicant has increased the density and height.

As the proposal fails to provide sufficient amenities to begin to offset the density the BGLUC and community cannot support this proposal in its present configuration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Avery Stetski', enclosed within a thin black rectangular border.

Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Chris Karu, PC Urban,





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

# Tenant Assistance Plan

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

## SUMMARY: Instructions and steps for Developers and Property Owners

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

## BACKGROUND: Rights and Responsibilities of Landlords and Tenants

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

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

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

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

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

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

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

# TENANT ASSISTANCE PLAN

## A. Current Site Information

<b>Site Address:</b>	43, 45, 55 Gorge Road East, 2827, 2829 and 2831 Irma Street
<b>Owner Name:</b>	Brent J. Sawchyn
<b>Company Name:</b>	PC Urban (Acquisition) Corp
<b>Tenant Relocation Coordinator (Name, Position, Organization):</b>	Chris Karu, Development Manager, PC Urban

### EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor	0	
1 BR	3	\$913
2 BR	6	\$1,271
3 BR	1	\$2,314
3 BR+	0	
<b>Total</b>	<b>10</b>	<b>\$1,268</b>

## B. Tenant Assistance Plan

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

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

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

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

### **Required under the Residential Tenancy Act**

#### **Notice to End Tenancies**

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

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

#### **Renovations and Repairs**

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

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

#### **Right of First Refusal**

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

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

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

Tenant Assistance Plan Components	APPLICANT		CITY STAFF
	Tenant Assistance Plan		Did the Applicant meet policy?
	Date:	May 27, 2020	
<b>Compensation</b>  Please indicate how you will be compensating the tenant(s).	We will be offering either free rent or a lump sum payment, or a combination of both to each tenant, allowing the tenant to decide per the Tenant Assistance Policy. All rates will be per the TAP: The higher of CMHC average rent for the City of Victoria (as identified in CMHC's Annual Rental Market Report, adjusted annually and identified in Table 1 – Rental Compensation below) or the tenant's existing rent.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Moving Expenses</b>  Please indicate how the tenant(s) will receive moving expenses and assistance.	We will be offering a flat rate compensation (based on unit size), per the Tenant Assistance Policy.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Relocation Assistance</b>  Please indicate how the tenant(s) will receive relocation assistance.	At least 3 housing options will be presented to the tenants Comparable in unit size and type that are: - Located in the Capital Regional District, with at least one in the same municipality - No more than the higher of either 30% of household gross income or the tenant's current rent at the time of development application - Tailored to the tenant wherever possible (e.g. pet friendly, accessible, smoke-free, etc.)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Right of First Refusal</b>  Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.	All tenants will be provided with the right of first refusal in the new building, with moving expenses covered per the Tenant Assistance Policy.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Tenants Requiring Additional Assistance</b>  Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.	Tenants were initially asked if they required any additional assistance, through the broker to the owners of the property. Initial responses, from the landlords/vendors indicated the tenants did not.  Since the City of Victoria has since asked for additional back-up, PC Urban has been trying to communicate with the tenants directly to find out if any additional assistance is required. To date no tenants have asked for additional assistance.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Other Comments</b>	PC Urban is committed to working with staff to ensure that the Tenant Assistance Policy is met. PC Urban is working to directly ensure all tenants are informed of the rezoning, and of their options. PC Urban is offering to provide all tenants will full benefits as outlined in the policy (whether eligible or not) to ensure they will not have their housing affected by this rezoning.		

<b>Tenant Communication Plan Components</b>	<b>APPLICANT</b>	
	<b>Tenant Communication Plan</b>	
	<b>Date:</b>	May 27, 2020
How and when did you inform tenants of the rezoning or development application?	As the property is not currently under PC Urban's control, we have not directly contacted any of the tenants. All communication to the existing tenants has been through the existing owners. Since PC Urban was updated by the City of Victoria of further communication being necessary, we have been working with the vendors/landlords to ensure direct communication (as outlined above and per the City's policies) occurs and we expect to have final answers from all tenants in the next 4-6 weeks.	
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	We will be sending mail-outs to each house informing them of our rezoning application and major milestones and how it affects our timeline for redevelopment and when it will require them to vacate their rental units, giving as much time as possible.	
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's <a href="#">website</a> for a list of resources)	We will be informing tenants to review all relevant resources available on the City of Victoria's website as well as the Province of BC's website.	
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.	We have asked the existing owners to confirm if any of the tenants require additional assistance, per the Tenant Assistance Policy, and to date no additional assistance has been requested. As described above, we are now working with the vendors/landlords to have direct communication with each tenant and have clear communication on whether any assistance is required. To date, one tenant has required additional assistance but needs more time to fill in the form. PC Urban is committed to working with tenants to ensure they have the opportunity to request additional assistance.	
Other communications notes:		

FINAL TAP Review - [For City Staff to complete]

Application received by Hollie McKeil (City Staff) on May 27 2020 (Date)

Did the applicant meet TAP policy?      Yes      ☐      No      ☒

Staff Comments on final plan:

Through this Tenant Assistance Plan, the applicant is in some ways, exceeding policy expectations by offering full compensation as outlined by the policy, to both eligible and ineligible tenants. This includes offering financial compensation, moving expenses covered, right of first refusal in new building, and relocation assistance to all current tenants (at time of application) regardless of their eligibility.

Due to unique circumstances with this application, direct written correspondence from all tenants has not yet been submitted to staff. The applicant understands that this is an essential part of fulfilling Tenant Assistance Policy expectations and is committed to providing this information to staff in advance of the public hearing. Should this rezoning application move on to a Public Hearing, the applicant will provide direct confirmation from all tenants that they have read and understood the contents of this TAP, have been provided with an opportunity to request additional assistance and to identify their needs in the relocation process.

Staff considers this solution acceptable, and will be following up with the applicant and with tenants directly as needed to ensure the TAP is implemented with tenants' individual needs considered.



**DUNSTER & ASSOCIATES**  
**Environmental Consultants Ltd.**

**Tree Preservation Plan**

**Redevelopment at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street  
Victoria, BC.**



Prepared for PCUrban

June 10, 2020

Dr. Julian A. Dunster, R.P.F., R.P.P., M.C.I.P.,  
ISA Certified Arborist,  
ASCA Registered Consulting Arborist # 378,  
ISA Tree Risk Assessment Qualified  
Honourary Life Member ISA + PNWISA

# Tree Preservation Plan

## Redevelopment at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street Victoria, BC.

### Executive Summary

Dunster & Associates Environmental Consultants Ltd. has been asked to prepare a Tree Preservation Plan for PC Urban as a part of their development permit application process. The site has been surveyed to locate bylaw sized trees, and tree over 10 centimetres in diameter. A total of 46 trees were identified:

- **6 are street trees** (#1, #5, #14, #15, #16, #17) and all of them will be removed and replaced under the statutory right of way designed into the proposal with new street trees being planted along the road edges.

Of the other 40 trees **10 are offsite on adjacent properties**. Of those 2 are bylaw sized (#42, #46) and 8 are unprotected trees (#36, #37, #39, #40, #41, #43, #44, #45).

Of the **30 trees on site**:

- 3 bylaw sized trees will be retained ( #2, #34, #35).
- 16 bylaws trees will be removed (#3, #4, #6, #7, #8, #13, #18, #19, #20, #21, #22, #23, #31, #32, #33, #38).
- 11 unprotected trees will be removed: (#9, #10, #11, #12, #24, #25, #26, #27, #28, #29, #30).

The plan is to focus on successful retention of the two large Garry Oak trees #2 and #34, and #35, and the Douglas-fir tree #46. The elm tree #42 is offsite, and has a small part of its critical root zone affected, but I do not feel it will make any difference to the tree.

The suggested works required to successfully retain trees has been specified in this report. If followed carefully, the trees should be able to continue on the site in good health.

### Preliminary Tree Preservation Plan

# Redevelopment at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street Victoria, BC.

## Background

The properties at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street are being considered for redevelopment. Figure 1 shows these properties in plan view.



Figure 1. The properties to be redeveloped.

Figure 2 shows the location of bylaw sized trees and trees between 10 cm and bylaw sized.

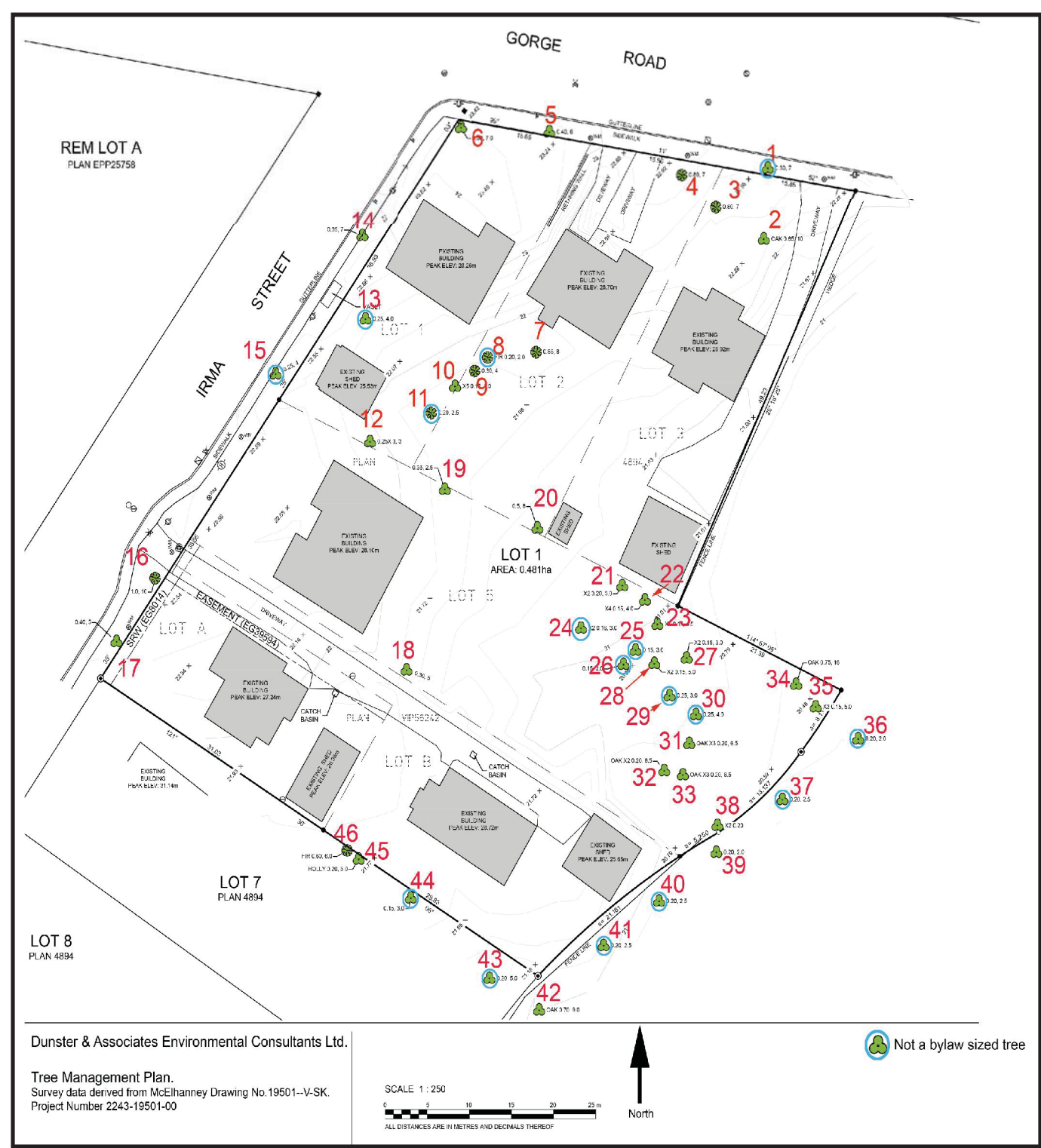


Figure 2. Location of trees.

Table 1 provides details of the trees identified in Figure 2.

Table 1. Details of the trees shown in Figure 2.

ID #	Species	DBH (cm)	Condition	Critical Root zone (m) DBH x 18	Comments	Bylaw sized tree Yes or No	Retained. Yes or No
1	Cherry	26	Poor	4.68	<b>Street tree</b>	N	N
2	Garry Oak	88	Good-fair	15.84	Good-fair. Sparse crown, heavy looper infestation. Crown spread is asymmetrical. ~ 7 metres to the south. A 4.5 metre setback would be suitable for the set back from the edge of disturbance.	Y	Y
3	Silver Fir	80	Good	14.40		Y	N
4	Douglas-fir	83		14.94	Good overall, Base swept, top vertical. Previously topped.	Y	N
5	Cherry	43	Fair	7.74	<b>Street Tree</b>	Y	N
6	Cherry	56	Poor	10.08		Y	N
7	Douglas-fir	62	Good	11.16		Y	N
8	Deodar Cedar	33	Good	5.94		Y	N
9	Deodar Cedar	21	Good	3.78		N	N
10	Cherry	10+10 +10	Fair	1.8	3 stems joined at base	N	N
11	Norway spruce	18	Good	3.24		N	N
12	Cherry	10	Fair	1.8		N	N
13	Red Maple	30	Good	5.4		Y	N
14	Plum	37	Good	18.00	<b>Street Tree</b>	Y	N
15	Plum	30	Good	4.86	<b>Street Tree</b>	Y	N
16	Douglas-fir	100	Fair	18.00	<b>Street Tree.</b> Overall good condition but the west face is severely cut back to allow for hydro wire clearance	Y	N
17	Plum	30	Fair	5.40	<b>Street tree</b>	Y	N
18	Hawthorn	48	Good	8.64		Y	N
19	Hawthorn	40	Good	7.20		Y	N
20	Horse Chestnut	62	Good	11.16		Y	N
21	Hawthorn	20+20	Fair	3.60	A patch of long abandoned land supporting an area of dense vegetation, mainly overgrown with hawthorn trees, hawthorn suckers, and brambles. Some limbs on the hawthorns have failed and resprouted new limbs. None of the trees are in excellent condition.	Y	N
22	Hawthorn	4x15	Fair	2.70		Y	N
23	Hawthorn	5x15	Fair	2.70		Y	N
24	Holly	2x16	Fair	2.88		N	N
25	Hawthorn	15	Fair	2.70		N	N
26	Hawthorn	15	Fair	2.70		N	N
27	Hawthorn	2x15	Fair	2.70		N	N
28	Hawthorn	2x15	Fair	2.70		N	N
29	Hawthorn	25	Fair	4.50		N	N



Table 1. Details of the trees shown in Figure 2.

ID #	Species	DBH (cm)	Condition	Critical Root Zone (M) DBH x 18	Comments	Bylaw sized tree Yes or No	Retained Yes or No
30	Hawthorn	25	Fair	4.50	A patch of long abandoned land supporting an area of dense vegetation, mainly overgrown with hawthorn trees, hawthorn suckers, and brambles. Some limbs on the hawthorns have failed and resprouted new limbs. None of the trees are in excellent condition.	N	N
31	Hawthorn	3x20	Fair	3.60		Y	N
32	Hawthorn	2x20	Fair	3.60		Y	N
33	Hawthorn	3x20	Fair	3.60		Y	N
34	Garry Oak	71	Good	12.78	Fair. Sparse crown due to looper defoliation. Crown is asymmetrical and larger to the north. Crown spread to the south is 8.0 metres. Use a 4.5 metres set back from the edge of disturbance.	Y	Y
35	Cherry	3x15	Fair	2.70		Y	Y
36	Maple	22	Good	3.96	Off site	N	Y
37	Maple	21	Good	3.78	Off site	N	Y
38	Hawthorn	2x20	Fair	3.6		Y	N
39	Maple	19	Good	3.42	Off site	N	Y
40	Maple	20	Good	3.60	Off site	N	Y
41	Maple	22	Good	3.96	Off site	N	Y
42	Elm	76	Good	13.68	Off site	Y	Y
43	Apple	20	Good	3.6	Off site	N	Y
44	Apple	15	Good	2.7	Off site	N	Y
45	Holly	20	Fair	3.6	Off site	N	Y
46	Douglas-fir	60	Good	10.80	Off site. Plan allows a 4.5 metre setback from the edge of disturbance.	Y	Y

[illegible]

Preliminary Tree Preservation Plan. Redevelopment at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street, Victoria, BC  
Dunster & Associates Environmental Consultants Ltd. Victoria, BC. June 10, 2020

## Discussion

The survey located a total of 46 trees. Of those six of the trees are street trees along Gorge Road and Irma Street and all of them will be removed and replaced under the statutory right of way designed into the proposal with new street trees being planted along the road edges. In addition, ten of the trees are off site, either on the property at 2815 Irma Street ( 4 trees), or on the lands to the east at the Gorge Road Hospital. That leaves 30 trees on site.

The development proposal will necessitate removal of 20 bylaws trees on site and 8 non bylaw sized trees. The plan is to focus on successful retention of the two large Garry Oak trees #2 and # 34, and the offsite Douglas-fir tree # 46. The elm tree # 42 is offsite. A small part of its critical root zone will be affected, but I do not feel it will make any difference to the tree.

## Specific Tree Retention Details

### Tree # 2

This is a Garry Oak and I understand that the discussions with the city focussed on retaining this tree due to its high profile on Gorge Avenue. I have discussed options with the client and concluded that we can retain the tree with a 4.5 metre setback from the edge of the excavation to the centre of the tree. There will be a need to prune back some of the south face of the tree canopy, but again, this should be feasible and still allow for retention of a reasonably complete tree at the end of the work.

The current plans show a new sidewalk along Gorge Road. The location of that will encroach on the protected root zone of this oak tree. The best option to reduce the amount of potential damage to the tree is to retain the existing sidewalk location, coming from the east, for about 18 metres and then bring it inwards. That will minimise root damage issues and place the curvature of the new sidewalk at the edge of the protected root zone. If the current design is retained, the new sidewalk will need to be floated over all parts of the oak root zone and if necessary grades of the sidewalk will need to be adjusted. The starting point for that work will be that the existing soil grade cannot be lowered. This means that the new sidewalk will need to be designed as a placement on top of a geotextile and biaxial geogrid material that sits right on top of the existing soil grades. The slab will need to be reinforced with rebar and expansion joints planned to be at the edges of the root zone with a continuous slab in between. None of that is especially difficult to accomplish. Final design details can be provided once the overall proposal is approved.

The work schedule for this tree will be as follows:

**Step 1.** Once the house is vacant and before any other work commences, the oak tree will need pruning. The anticipated pruning work is shown in Figure 4. It shall be done under my supervision.

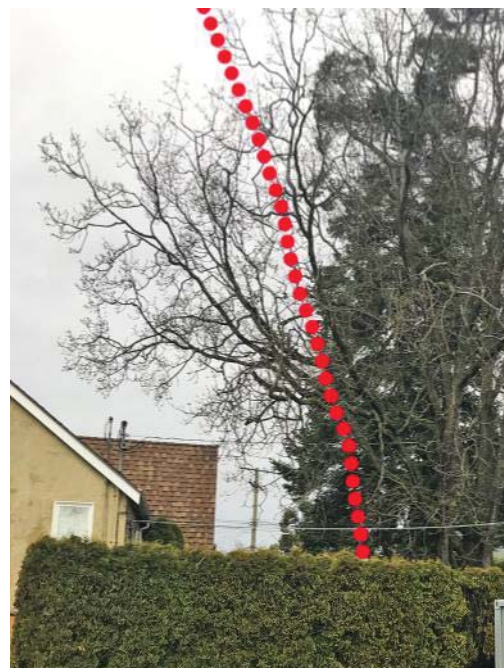


Figure 4. Pruning work for tree # 2.

**Step 2.** Once the pruning work has been completed, the front yard will be fenced off along the edge of the existing driveway, across the front of the house up to the front steps and across to the base of tree # 3 and then to the edge of the property. That fence shall stay in place during demolition. Figure 5 shows this first stage.

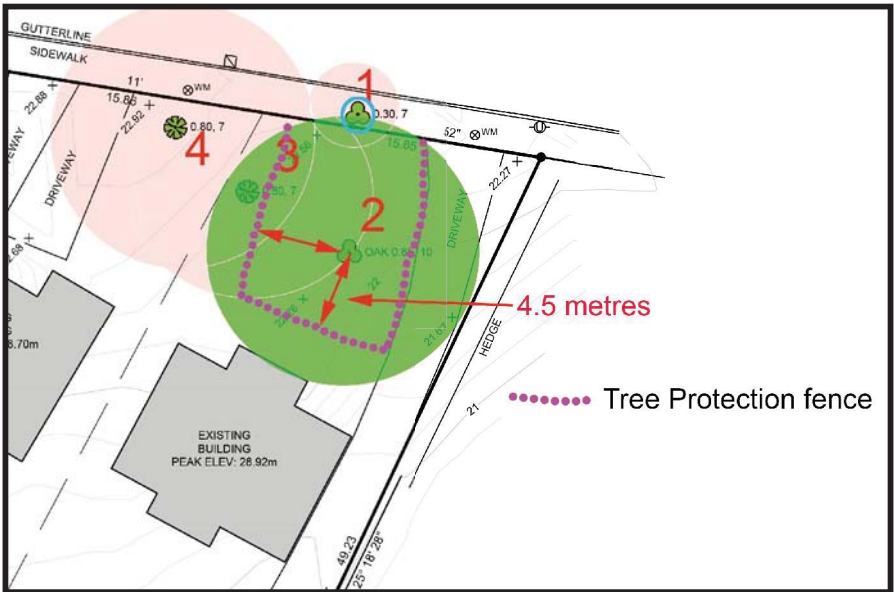


Figure 5. Tree # 2 fencing details - step 1.

The house shall be demolished from the back yard area, and the existing driveway and small edge retaining wall will be dug up and removed to the backyard under my supervision. Once the existing driveway and side wall has been removed, new soil will be imported right away and the grade raised to match the base of the tree. At that time trees # 3 and 4 shall be cut down, and the stump of tree # 3 shall be ground out, not grubbed up. The stump of tree # 4 may be grubbed up. Once that work is completed, the tree protection fence shall then be extended to be along the edge of the property along Gorge Avenue and from the east boundary across the site in front of the house at a setback distance of 4.5 metres from the centre of the tree trunk. The fence shall extend to the east by 8 metres to match the defined critical root zone in that area. This fence shall then remain in place until the construction work is completed and the site is ready for final landscaping. Figure 6 shows the fence location at the completion of step 2.

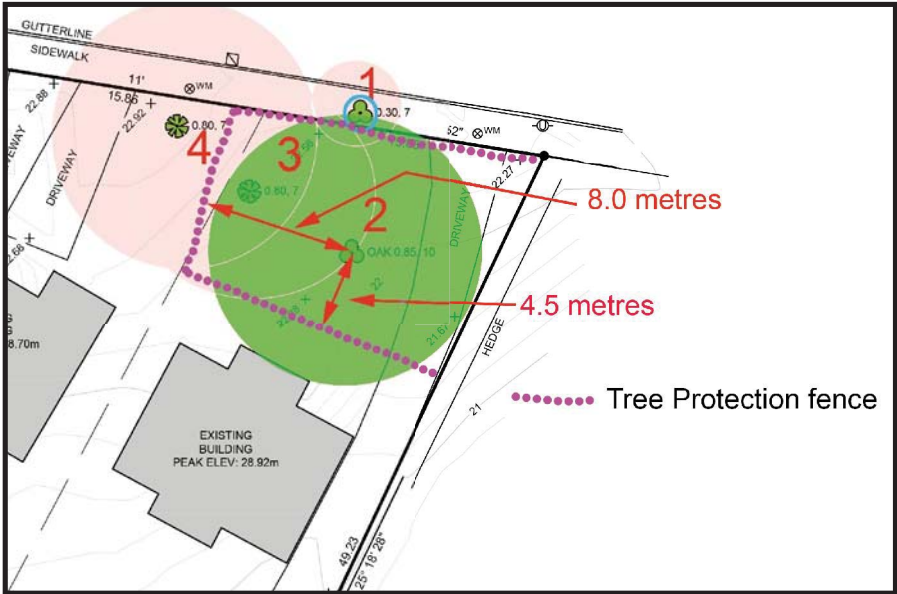


Figure 6. Tree # 2 fencing details - step 2.



### Step 3.

This depends on the final design of the new sidewalk. If the existing sidewalk is retained to a point beyond the protected root zone, it will be necessary to remove the existing sidewalk to replace the entryway access point to the house at 55 Gorge Road, grub up the hedge materials along Gorge Road, and then install the new sidewalk beyond that point. If the new sidewalk follows the current design, the tree protection fenced shall be moved back to a point 40 centimetres beyond the edge of the new sidewalk location. Then the existing sidewalk, and hedge materials can be removed and the new sidewalk installed. The tree protection fence can be removed once that work has been completed.

### Tree # 34

The large Garry Oak on the east boundary is in fair condition. I have reviewed it on site, cut the ivy at the base, examined the tree trunk and canopy (to the extent possible with the ivy in place in the crown), and concluded that there are no obvious structural or health problems with the tree trunk or initial scaffold branches. When I first observed it on June 28th 2019 the crown foliage showed signs of looper defoliation. That is not an insurmountable problem, and the tree may recover. I have recommended a setback distance of 4.5 metres from the centre of the tree to the excavation for that tree.

The work schedule for this tree will be as follows:

**Step 1.** Once the site is vacant the ground vegetation at the base of the oak tree shall be cleaned off by hand to a radial distance of 6.3 metre to the west, along the property line, and 5 metres to the south. That will include tree # 35, but the stump of that small tree is to be left on the ground. There will be a need for some crown pruning to accommodate the above ground building on the south side. That work shall be conducted under my supervision. Because the site is currently overgrown it is not possible to know exactly which limbs will need pruning back. Once the ground vegetation has been cleaned away, I will lay out the 4.5 metre setback line on the ground and then work with the tree crew retained to carefully reduce some limbs and remove others. That will remove the potential for limbs growing into the new building, but retain as much canopy as possible. Figure 7 is a concept sketch and will be refined once access to the site is feasible.

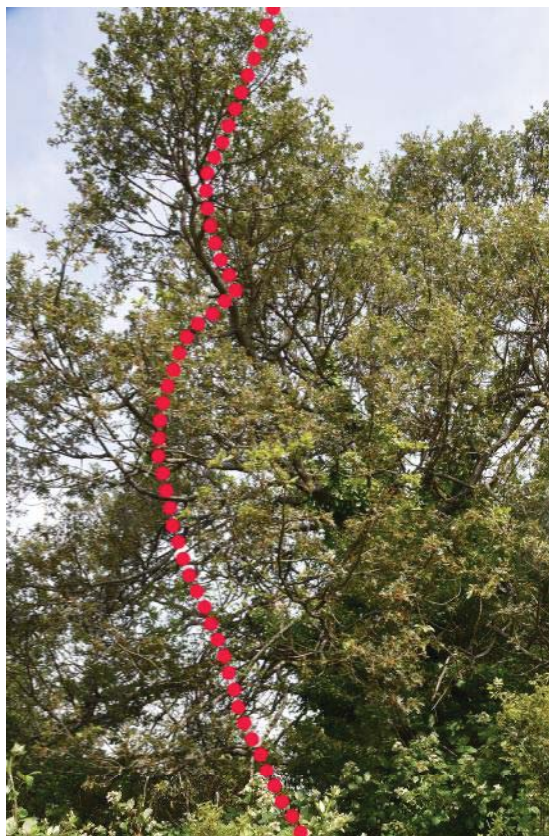


Figure 7. Tree # 34 - pruning concept.



**Step 2.** Once the pruning work has been completed the tree protection fence shall then be installed as shown in Figure 8, and that fence shall be maintained in place until the construction work is completed and the site is ready for final landscaping. I have assumed that there will be a perimeter security fence in place here, so the tree protection fence can be connected to that. This fence will also protect tree # 35.

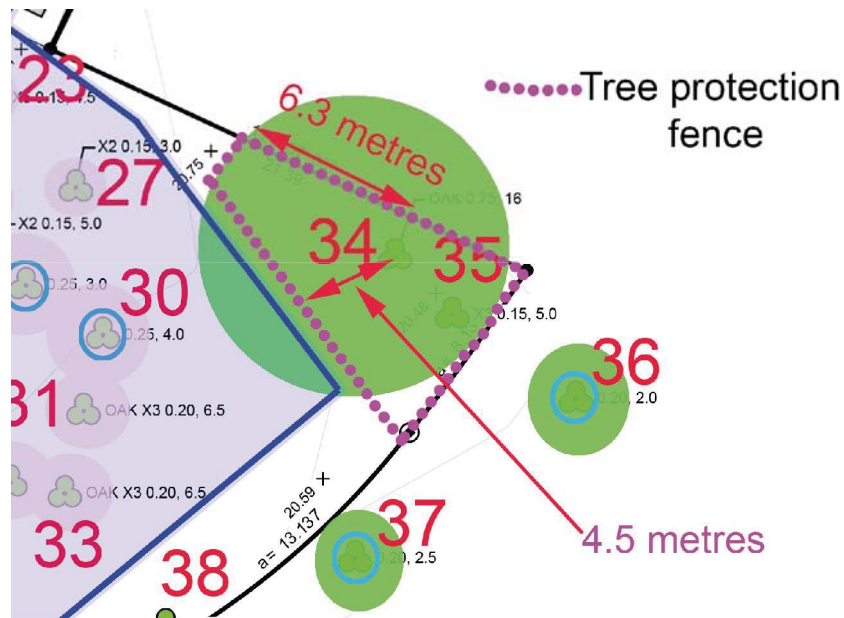


Figure 8. Fencing at tree # 34.

#### Tree # 46

This is the Douglas-fir tree close to the boundary and located on 2815 Irma Street. I have recommended a setback of 4.5 metres from the centre of the tree to the excavation, and the underground footprint has been adjusted to reflect that. This should be sufficient room to accommodate the tree roots and the above ground branches.

The work schedule for this tree will be as follows:

**Step 1.** Once the site is vacant, the existing carport will be demolished. There is one branch on the north east side of the tree that is far longer than the others, and that should be pruned back, under my supervision, to the extent of the rest of the crown. Once the pruning and car port removal is completed a temporary fence shall be erected at a distance of 4 metres around the base of the tree to the property line and up to one metre away from the back of the house at 2827 Irma Street.

**Step 2** The adjacent houses will be demolished using the existing concrete pavers by the carport as a running surface. Once the two houses have been demolished the concrete pavers are to be very carefully removed under my supervision. This may be done by machine. Once all the pavers have been removed a final tree protection fence shall be installed at a distance of 4.5 metres to the north and 5.4 metres on either side along the boundary line. Figure 9 shows this detail.

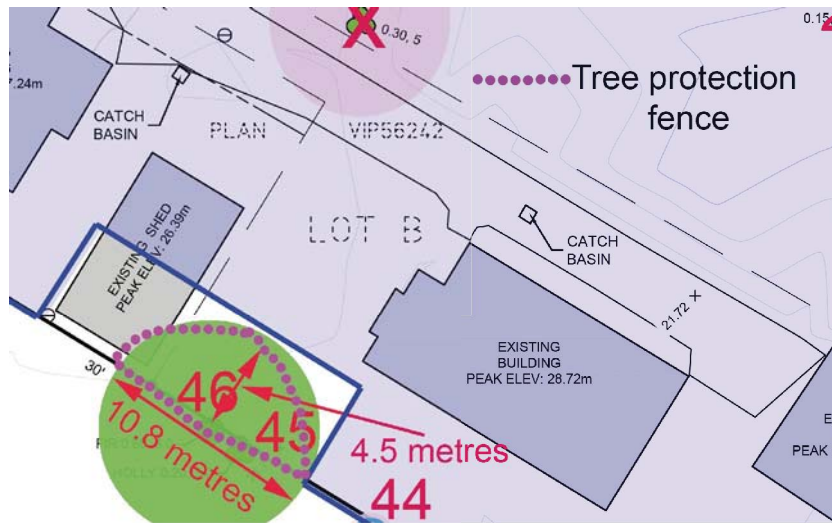
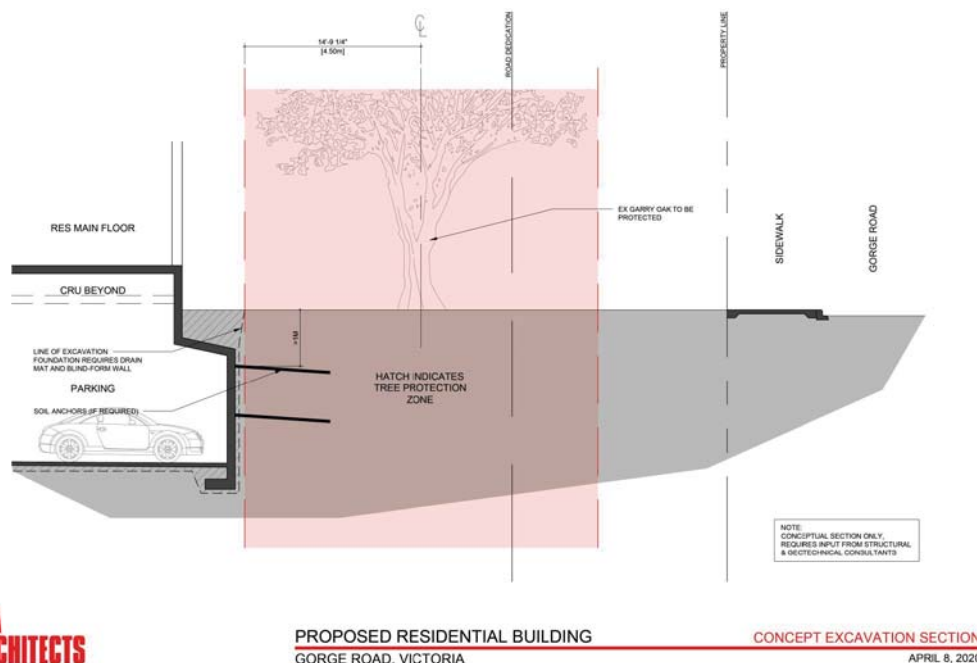


Figure 9. Fencing at tree # 46.

## Work by trees #2, # 34, and # 46.

In order to successfully retain trees 2,34, and 46 the design of the underground car park will need to utilise a vertical excavation face with the current design. This will require the following steps.

The setback shall be 4.5 metres from the centre of the tree. The excavated face shall be vertical at or beyond that 4.5 metre mark. The footing shall be an L form not a T form. A drain mat can be placed over the vertical cut face. If required by the geotechnical engineer, the cut face can be shotcreted and soil nails used to maintain stability. The formwork shall be a blindform approach. The back formwork shall be placed right up against the vertical cut face with the intent of leaving it in place after concrete is poured. Figure 10 shows the concept.



**IWA**  
**ARCHITECTS**

PROPOSED RESIDENTIAL BUILDING  
GORGE ROAD, VICTORIA

CONCEPT EXCAVATION SECTION  
APRIL 8, 2020

Figure 10. Blindforming detail.

Under no circumstances can the setback be reduced to be less than 4.5 metres for these three trees. In the event the geotechnical engineer feels a vertical cut face would not be feasible a battered slope would be required. This would mean that the top of the slope batter would daylight at 4.5 metres from the centre of the tree and the underground footprint would need to be adjusted inward.

## Summary

The proposed development will necessitate removal of some bylaw and non bylaw sized trees. I have had discussions with the applicant to retain the two large Garry Oak trees on site (#2, #34), the cherry tree #35 by oak tree #34, and avoid damage to all offsite trees, including the large Douglas-fir tree (#46) to the south west. This report lays out the approaches required to ensure successful tree retention. If the development is approved, it will be the responsibility of the applicant to implement the suggested work as specified. Dunster & Associates Environmental Consultants Ltd. will undertake to supervise the specified works if we are requested to do so. No responsibility for that work is assumed or implied unless agreed to in writing.

This report was prepared by Dunster & Associates exclusively for use by PC Urban. The contents reflect Dunster & Associates' best assessment of the trees in light of the information available to it at the time of preparation of this report. Any use which a third party makes of this report, or any reliance on or decisions made based upon this report, are made at the sole risk of any such third parties. Dunster & Associates accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this report by any such party.

The report has twelve (13) pages and shall be considered a whole, no sections are severable, and the report shall be considered incomplete if any pages are missing. The original report has colour illustrations. If the reader has a black and white copy the report shall be considered incomplete and any interpretation of the report may be incorrect in the absence of a full colour copy. Dunster & Associates accepts no responsibility for any such misinterpretations.



On Behalf of Dunster & Associates Environmental Consultants Ltd.

Dr. Julian A. Dunster, R.P.F., R.P.P., M.C.I.P., ISA Certified Arborist,  
ASCA Registered Consulting Arborist # 378,  
ISA Tree Risk Assessment Qualified  
Honourary Life Member ISA + PNWISA



May 21, 2020

PC Urban (Acquisition) Corp.  
Suite 880, 1090 West Georgia Street  
Vancouver, B.C.  
V6E 3V7

Attention: Chris Karu

Re: Carshare arrangements at 43-55 Gorge Road East and 2827 – 2831 Irma Street, Victoria

This letter confirms that Modo sees the location of the proposed mixed-use development at 43-55 Gorge Road East and 2827 – 2831 Irma Street in Victoria, as having good potential for carsharing. Under the following arrangements, Modo would be willing to enter into an agreement with PC Urban (Acquisition) Corp. (the “Developer”) to provide carsharing services:

1. The Developer will provide, at no cost to Modo, two (2) designated parking stalls at 43-55 Gorge Road East and 2827 – 2831 Irma Street, compliant with Modo Construction Standards For Shared Vehicle Parking Space (enclosed) and accessible to all Modo members on a 24/7/365 basis;
2. Assuming occupancy of the development in 2023, the Developer will provide to Modo a one-time financial contribution of \$60,900.00 including taxes and fees (the “Project Fee”) to be used for the purchase of two (2) new shared vehicles to be located in the parking stalls designated for carsharing;
3. Modo will provide the Developer with a Partnership Membership in Modo with a public value of \$60,500.00, valid for the lifetime of the development and allowing a maximum of 121 residents of the rental dwelling units in the development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee;
4. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the development joining Modo for the first time; and
5. Modo will share data with the City of Victoria on the utilization of the shared vehicles, including the ratio of hours booked by development occupants vs non occupants.

One shared vehicle will be delivered upon issuance of an occupancy permit for the proposed development. The second shared vehicle will be delivered once aggregate utilization of all Modo vehicles located within one (1) kilometre radius of the development is equal or superior to the 40th percentile of Modo’s vehicle fleet overall during an entire fiscal quarter or earlier if deemed appropriate by Modo.

Regarding the Partnership Membership, only residents of the development will be able to benefit from Modo membership privileges under the umbrella of the Partnership Membership and become "Partner Users". Residents will apply directly to Modo to become Partner Users. The right to become a Partner User will be available on a first come, first serve basis. The property owner will not be involved in the sign-up process of participants. The property owner's only administrative obligation regarding the Partnership Membership will be to confirm, every six months, who, if anyone, among the list of Partner Users provided by Modo is no longer a resident of the development.

Modo is interested in working with PC Urban (Acquisition) Corp. and be part of the proposed development at 43-55 Gorge Road East and 2827 – 2831 Irma Street whose occupants and nearby residents may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Victoria.

Regards,

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

Sylvain Cellaire  
Director of Business Development

Enclosure: as mentioned above





## Advisory Design Panel Report

### For the Meeting of February 26, 2020

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**To:** Advisory Design Panel **Date:** February 19, 2020

**From:** Leanne Taylor, Senior Planner

**Subject:** Development Permit with Variances Application No. 00135 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street and provide advice to Council.

The proposal is for a six-storey, mixed-use building consisting of approximately 153 rental dwelling units situated above ground floor commercial space. The *Burnside Gorge Neighbourhood Plan* (2017) supports village commercial uses, such as retail, restaurants, athletic clubs, personal, medical and professional services. The variances are associated with setbacks and parking. A Rezoning Application is also required to facilitate this development.

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

- relationship with surrounding context
- height and building mass
- building transition
- design of the commercial façade
- application of building materials
- location of garbage and recycling room
- mezzanine for long-term bicycle parking
- 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. Chris Karu  
PC Urban Corporation

**Architect:** Barry Weih, MAIBC  
WA Architects

**Development Permit Area:** Development Permit Area 5: Large Urban Village and  
Development Permit Area 7A: Corridors  
**Heritage Status:** n/a

## Description of Proposal

The proposal is for a six-storey, mixed-use building consisting of ground floor commercial uses and residential above. The proposed density is 2:43:1 floor space ratio (FSR).

The proposal includes the following major design components:

### Built Form

- low-rise building form consisting of contemporary architectural features including a flat roofline, contemporary-style windows, substantial ground level commercial glazing, and steel and glass canopy system
- L-shaped building footprint with an interior courtyard
- building stepped back at the fifth storey along the south elevation
- exterior materials include brick, corrugated metal, woodgrain metal, cementitious panel, and glass guardrail system
- flexible ground floor commercial space to accommodate one larger tenant or several smaller retail tenants
- ground-oriented units with individual stepped entryways and large outdoor patios
- projecting and recessed balconies for the upper storey units
- main residential entryway fronting Irma Street
- ground level garbage and recycling room for commercial and residential uses
- driveway to underground parkade on Irma Street
- 121 underground parking spaces
- 192 long-term and 18 short-term bicycle parking spaces.

### Plaza and On-site Landscaping

- plaza at the Gorge-Irma corner consisting of outdoor seating, street trees, pedestrian lighting, garbage bin, unit pavers and concrete broom-finished surface treatment
- interior courtyard amenities include a barbeque and dining tables under a pergola, a giant chess and checkers board, Patanque Court, garden planters, seating and storage benches, pedestrian lighting, hydropress slab paving, lawn and soft landscaping
- south-facing rooftop amenity space consisting of a children's sand play area and rubber surfacing, shade pergola with barbeque, sink and two dining tables, seating and storage benches, garden planters and hydropress slab surface treatment
- substantial soft landscaping along the south property line
- perimeter landscaping along the east property line
- cedar privacy fence around the perimeter of the site
- retention of two Garry oak trees
- 26 new trees on-site.

The following data table compares the proposal with the URMD Zone, Urban Residential Multiple Dwelling. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard URMD Zone</b>	<b>OCP Policy</b>
Site area (m <sup>2</sup> ) – minimum	4810	1840	
Density (Floor Space Ratio) – maximum	<b>2.43:1 *</b>	2:1	Large Urban Village: 2.5:1 Urban Residential: 2:1
Total floor area (m <sup>2</sup> ) – maximum	<b>11,688.30 *</b>	3680	
Height (m) – maximum	18	18.50	
Storeys – maximum	6	n/a	6
Site coverage (%) – maximum	<b>52 *</b>	40	
Open site space (%) – minimum	<b>45 *</b>	50	
<b>Setbacks (m) – minimum</b>			
Front (Irma Street)	<b>3.16 *</b>	4	
Rear	<b>2.93 *</b>	10	
Side (south)	6.10	6	
Side on a flanking street (Gorge Road East)	6.95 (building)/ <b>0 * (canopy)</b>	4	
<b>Vehicle parking – minimum</b>			
Residential	<b>106 *</b>	141	
Commercial	<b>0 *</b>	6	
Visitor vehicle – minimum	15	15	
<b>Bicycle parking stalls – minimum</b>			
Long-term	<b>192 *</b>	193	
Short-term	18	17	

## Sustainability Features

The applicant is targeting Step 3 of the BC Energy Step Code for residential areas and Step 2 for the commercial areas. Some other sustainability features that the applicant proposes to explore include:

- high performance double-glazed windows
- exterior insulation and reductions to thermal bridging (and associated heat loss)
- highly efficient mechanical heating and cooling systems, including a heat recovery system
- low flow fixtures as well as the collection of rainwater for irrigation-purposes.

## Consistency with Policies and Design Guidelines

### Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the properties located at 43, 45 and 55 Gorge Road East is Large Urban Village, which supports low-rise and mid-rise multi-unit buildings, including mixed-use building, up to approximately six storeys and a density up to approximately 2.5:1 floor space ratio (FSR) provided that the proposal further advances strategic objectives in the OCP. The OCP Urban Place Designation of the properties at 2827, 2829 and 2831 is Urban Residential, which supports multi-unit residential buildings up to approximately six storeys and a density of up to approximately 2:1 FSR in strategic locations, such as within 200m of a Large Urban Village. The OCP encourages additional multi-family housing along Gorge Road East and a mix of residents, including households with children. This is to be achieved by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.

The OCP identifies the properties located at 43, 45 and 55 Gorge Road East within Development Permit Area 5: Large Urban Villages – Gorge at Irma. Gorge at Irma Village has been identified as a desired location for transformation from single detached homes into a mixed-use urban village serving the surrounding neighbourhood. This DPA supports low to mid-rise building forms with underground parking and building façades that define the streets and sidewalks. According to the OCP, the Gorge at Irma Village is an opportunity to define the place character of the neighbourhood.

The OCP identifies the properties at 2827, 2829 and 2831 Irma Street within Development Permit Area 7A: Corridors – Gorge Road East. The DPA encourages transit-oriented streetscaping in the design of new buildings fronting frequent transit corridors. To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods, the DPA encourages human-scaled urban design and a sensitive transition in building form and place character.

The proposal meets the intent of the policies outlined in the OCP; however, staff have concerns with the overall built form of the proposed building.

### Burnside Gorge Neighbourhood Plan

The properties located at 43, 45 and 55 Gorge Road East are designated Large Urban Village in the *Burnside Gorge Neighbourhood Plan* (2017), which supports mixed-use buildings up to five storeys and a density of up to 2.5:1 FSR. Village commercial uses on the ground floor of buildings built up to the street with parking generally located to the rear or underground are

strongly encouraged in the Plan. Residential uses are supported on the upper floors. The properties located at 2827, 2829 and 2831 Irma Street are designated Urban Residential in the Plan, which supports multi-unit residential buildings up to four-storeys and a density of up to 2:1 FSR where amenities are provided to offset the impacts of additional density.

The Plan encourages new development that is compatible, neighbourly and creates a good fit within the established residential neighbourhood character. Ensuring new development along Gorge Road East that is oriented positively towards the street to create a more attractive and pedestrian-friendly streetscape environment is strongly encouraged in the Plan. The Plan also encourages streetscape improvements as part of the urban village redevelopment on the south side of Gorge Road East and Irma Street. On-street parking, street trees, street furnishings, bicycle parking and space for café seating, wrapping around the Gorge-Irma corner is encouraged in the design of the prominent corner. The Plan also supports a mix of housing types, including units attractive to families with children (i.e. three-bedroom units).

The proposal meets the intent of the policies outlined in the Plan; however, staff have concerns with the proposed architecture and the overall fit of the building in the neighbourhood.

#### Design Guidelines for Development Permit Area 5: Large Urban Village – Gorge at Irma

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Where not specified by additional design guidelines, buildings are encouraged to have three to five-storey facades that define the street wall with shop windows and building entrances that are oriented to face the street*

#### Design Guidelines for Development Permit Area 7A: Corridors – Gorge Road East

- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)

## **ISSUES AND ANALYSIS**

### Relationship with the Surrounding Context

As a Large Urban Village, the subject properties are considered a prominent location in the Gorge neighbourhood. The design guidelines encourage new residential mixed-use development that is compatible with the character of established areas from a built form perspective. The *Burnside Gorge Neighbourhood Plan* contains language to ensure that new development is compatible, neighbourly and creates a good fit within the established residential neighbourhood. Staff invite the ADP's input on the proposal's relationship with the surrounding context.

### Building Transition

The design guidelines state that where new development is directly abutting lands in a different OCP Urban Place Designation (the neighbouring properties to the south are designated Traditional Residential), the design of a new building should provide a transition between areas



in ways that responds to established form and character, and that anticipate any future development. The design guidelines further state that the design of a building addresses privacy, particularly the portions of the building abutting the side yards of adjacent single-family dwellings. The *Burnside Gorge Neighbourhood Plan* also addresses transition along corridors and the importance of a sensitive transition in built form and character to adjacent lower density Traditional Residential neighbourhoods. Staff invite the ADP's input of the appropriateness of the proposed building transition along Irma Street.

### Height and Building Mass

The design guidelines state that distinctive massing, building articulation and architectural treatments should be incorporated for corner sites and that perceived building mass should be mitigated through the use of architectural elements, visually interesting rooflines, stepping back of upper floors, and detailing that creates rhythm and visual interest. Staff encouraged the applicant to construct two buildings on the site in order to break up the amount of building mass, especially along the south and west elevations, and provide a better transition to the lower density residential uses to the south. Staff invite the ADP's input of the proposed height and overall built form.

### Design of the Commercial Façade

The design guidelines state that building facades, especially those facing streets, should be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians. According to the design guidelines, ground floor retail and other commercial uses should maximize the amount of glazing and windows to increase the interactions between pedestrians and interior spaces. Staff invite the ADP's input on the overall design of the corner of the building and how it transitions to the other commercial retail units fronting Gorge Road East and the ground-oriented dwelling units fronting Irma Street with special attention to building articulation, application of the glazing and other exterior finishes, height and depth of canopies, and the location of the proposed signage.

### Application of Building Materials

According to the design guidelines, exterior building materials should be high quality, durable and capable of weathering gracefully. The applicant is proposing a mix of exterior finishes to accentuate different aspects of the building. The exterior finishes include brick, corrugated metal, woodgrain metal, cementitious panel, and glass guardrail system. Staff invite the ADP's input on the exterior finishes and feedback on the application of building materials on all sides of the building.

### Location of Garbage and Recycling Room

Large, blank windowless and featureless walls that are visible from the public realm are strongly discouraged in the design guidelines. The applicant is proposing to locate the garbage and recycling room at grade, which has resulted in a blank windowless wall facing Irma Street. Staff encouraged the applicant to locate the garbage and recycling room underground to help address design challenges as well as functionality so that the commercial tenants do not have to walk down Irma Street to access the garbage and recycling room. Staff invite the ADP's input on the location of the garbage and recycling room and feedback on the blank wall fronting Irma Street.

### Mezzanine for Long-term Bicycle Parking

The applicant is proposing a mezzanine bike room in the underground parkade that is accessed by an elevator or stairs. Staff invite the ADP's input on the appropriateness of the proposed location of the bike parking.

As well, this is a significant redevelopment of the area and other feedback and comments from the ADP would be welcomed.

### **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. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street be approved as presented.

#### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street be approved with the following changes:

- as listed by the ADP.

#### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include:)

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

### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped February 10, 2020
- Applicant's letter dated November 8, 2019.

cc: Mr. Chris Karu, Applicant; Mr. Barry Weih, WA Architects.

### 3.2 Development Permit with Variance Application No. 00135 for 43, 45 & 55 Gorge Road East and 2827, 2829 & 2831 Irma Street

The City is considering a Rezoning Application to increase the density and construct a five-storey, mixed-use building consisting of ground floor commercial and residential uses above.

Applicant meeting attendees:

BARRY WEIH  
MEGAN WALKER  
CHRIS KARU

WA ARCHITECTS  
LADR LANDSCAPE ARCHITECTS  
PC URBAN

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

- relationship with surrounding context
- height and building mass
- building transition
- design of the commercial façade
- application of building materials
- location of garbage and recycling room
- mezzanine for long-term bicycle parking
- any other aspects of the proposal on which the ADP chooses to comment.

Barry Weih provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

*Jessi-Anne Reeves left the meeting at 2:00pm*

The Panel asked the following questions of clarification:

- was there consideration of storm water treatment with the landscaping?
  - yes, there are permeable spaces
- is tree number 28 on the landscape plan being removed?
  - yes
- why aren't there individual patio openings to the courtyard?
  - to create a safer and more secure courtyard
- please explain the logic around orientation of the courtyard
  - the geometry is narrow in one direction, so we needed to be able to turn that southern corner. The architect had to develop a functioning space.
- what is the relationship with the hospital?
  - currently we don't have one
- would there ever be an option to make the courtyard open to the public?
  - it's best if the courtyard is for private use of the building's residents
- is the Gary Oak on the north east side existing?
  - yes
- has the configuration of the building been constructed to save the Gary Oak tree?
  - yes
- please elaborate on the materials and finishes of the Gorge road and Irma street corner?
  - it was meant to be a focal point and break up the building mass. The material choices were influenced by surrounding buildings. The architect wanted some

commercial expression

- what are the grey and white materials on the commercial corner?
  - they are the same cementitious panel but different colors.
- was there consideration for a continuous large overhang on the top floor on Gorge road?
  - yes, it felt too large. It looked better to have a small low-profile overhang
- which setback is referred to as the rear?
  - it is the 2.93 meters which is adjacent to the hospital
- is there any street parking in that area?
  - there is some off Irma street
- how does transit tie into the proposal with reduced parking?
  - there are a pair of bus stops on Gorge road and more near Jutland road
- why is there no layby on Gorge road?
  - Gorge is considered a major bicycle route; the plan doesn't support parking along there. The transportation department would need to speak further on that
- is there commercial parking?
  - no. Our intent is that there is overlap in our visitor parking. There will have to be a covenant to ensure that the visitor spots could be used for commercial purposes as the spots are associated with residential uses
- is it one continuous balcony for all units?
  - yes, but there will be privacy screens between units
- please clarify the 6 storeys vs 5 storeys wording
  - yes, the parkade is technically considered a storey

Panel members discussed:

- consideration of the adjacent hospital, and opportunity for commercial institutional use
- desire for the development to have more of an urban village if that's what it's being referred to as
- concern of the quality living space
- appreciation for the courtyard and design
- thoughtfulness of the cafe design
- consideration for more parking on Gorge Street
- concern with the setback variance
- need for space geared towards locals.

**Motion:**

It was moved by Stefan Schulson, seconded by Karen Sander, that Development Permit with Variances Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street be approved with the following considerations:

- Concern about the future success of CRU's with the absence of dedicated parking and layby
- Minimal variance on the rear yard setback and impact on future development

**Carried Unanimously**

**Heather McIntyre**

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**From:** DIANE KARLSON <[REDACTED]>  
**Sent:** August 7, 2019 3:55 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposed development on Gorge road and Irma Street

100% against this development. It's far too large and will increase population density to the detriment of the community.

Regards  
Diane Karlson  
2974 Irma Street

Sent from my iPad



## Heather McIntyre

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**From:** R Cope [REDACTED]  
**Sent:** August 13, 2019 2:28 PM  
**To:** Victoria Mayor and Council [REDACTED].ca  
**Subject:** Proposed development corner of Gorge Road East and Irma Street

Dear Sirs and/or Mesdames

The proposed development, whilst basically a reasonable proposal, has some serious problems especially related to parking.

There is a cost to developers in providing parking accordingly developers want to provide as little parking as possible to maximize their profits. Insufficient parking problems plague a building long after the developer has disappeared into the sunset. In fact they plague a building throughout its entire life. Accordingly it is far better to avoid them than try to remedy them later on

The building is proposed to have 170 units. Anything less than one parking stall per unit is grossly irresponsible. The simple reality is that people own cars. The argument that some in the building will have no car is spurious as others in the building will have two cars.

No mention appears to have been made for visitor parking. Approximately 15% visitor is the appropriate amount of visitor parking. Accordingly 170 units would need 20 visitor parking units. If only 4 units in the building decided to invite friends on Saturday night their cars would almost fill the visitor parking lot.

It is proposed to have commercial property on the ground level, but no parking is proposed for the customers of these businesses. Street parking in Irma Street is already at capacity and there is no parking at all on Gorge Road East. If there were 20 visitor parking stalls perhaps these could be used by the commercial customers during the day.

I did not see any provision for any secure bicycle storage

Let us consider some realities:

1. Rents in Victoria are so high that few younger people can afford to live by themselves, Accordingly most will have a room mate to share and many of these units will have two cars.

I live in a building almost adjacent to the proposed development. Our building has 140 units and 166 parking stalls. We have NO vacant stalls and a wait list for a parking stalls. Just why the developer would imagine the need for parking is less just a block away from where I live I have no idea.

2. Most people who have bicycles also own cars. How does one carry groceries from Costco on a bicycle? or bring home anything from Home Depot on a bicycle?

3. Victoria's transit system is not easy to use to get to many parts of the city which is why so many people drive their cars to work or just to visit friends

4. On-street parking at the proposed location is already non existent

In summary the development appears to be approximately 60 parking stalls short of what is reasonably needed.

Another thing to consider is whether a building of 170 units would be easier to manage and control as apposed to two separate buildings of 85 units. Doubtless the developer would find it more profitable for himself building only one building. But long term maintenance, and management should be a consideration as well.

Yours truly

Richard Cope

## Heather McIntyre

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**From:** Billy By <[REDACTED]>  
**Sent:** August 21, 2019 2:49 PM  
**To:** Lisa Helps (Mayor); Victoria Mayor and Council; Sarah Potts (Councillor); [REDACTED]  
**Subject:** Say No to: Purposed development on Gorge and Irma from 6 homes to 170 little Apartments

Dear Mayor and Council and Burnside Community Association

I love this little pocket neighbour of three blocks of Irma/Lotus/Harriet where I grew up and still live. Changing the corner on Irma from family friendly homes to densely populated small apartments is just not right.

I think that Irma St is correctly zoned as it is, that is single family homes. And it would be nice to have some businesses on Gorge, with some homes above. But more like 10, not 170 new apartments.

Please say no to this and any plan that will end the charm of our lovely little pocket neighbourhood.

Thank you for reading my concerns.

Billy Youlden

## Heather McIntyre

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**From:** cowichan <[REDACTED]>  
**Sent:** August 23, 2019 10:58 AM  
**To:** Victoria Mayor and Council; [REDACTED]  
**Cc:** [REDACTED]; ingebert  
**Subject:** Please say no to high density at 43,45,55 Gorge Road East & 2827, 2829 and 2831 Irma Street

Dear Mayor and Council

I am very opposed to such a radical change to our lovely residential neighbour.

As part of the community plan development, what we heard and presented was a plan to enhance the strong community we have enjoyed for decades in this special Irma/Lotus/Harriet pocket. Our input for the community plan set out potential four to five stories on Gorge, within the context of a section of commercial area on the main floor and a few condos or residential suites above—similar to what is seen in Fernwood, Fairfield and Vic West. Discussions were for a dozen or so suites/townhouses, not 170. Cramming so many suites in such a small place will not add to the residential community ambiance of the area...an ambiance that is over a century old.

I have lived on Lotus Street for almost 30 years, and would sorely hate to lose this historical ambiance of this tightly knit community. For at least thirty years we have had no less than two neighbours events per year— from open house Christmas parties, to potlucks, and Polar Bear Swims, to street garage sales, and more recently closing the street for our annual Halloween party!

Traditionally most residence have lived in this immediate area for decades, often forty to sixty years! Children had been raised, and families continue to enjoy this community. This is a place where people move to live and to make a life for their families. Providing cheap tiny suites will change everything and hurt our tight knit ambiance. Please do not do it!

Thank you and Warm Regards

Daryl Youlden

Warm Regards

Sent from my Android phone. Please excuse my brevity.

## Heather McIntyre

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**From:** Helen Welch <[REDACTED]>  
**Sent:** August 25, 2019 3:54 PM  
**To:** Sarah Potts (Councillor); [REDACTED] Victoria Mayor and Council;  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street

August 25, 2019

Attention:  
City of Victoria Mayor & Council,  
Burnside Gorge Community Association;

Please accept this email stating our absolute opposition to the proposed rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street. Our area has seen a dramatic increase in population over the last several years and we cannot support another large development. 170 units is way out of scope for our neighbourhood.

We would ask that council reject the rezoning application in its entirety. It is our understanding that City Hall advised the developer to submit a high density application and we again would like to inform council that this is not in the best interest of our neighbourhood.

As long term residents of this area we ask you to advise us of any further advancement of this application, in our opinion it needs to stop immediately.

Helen Welch  
Adam Heffelfinger  
19 Lotus Street  
Victoria BC  
V9A 1P3



## Heather McIntyre

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**From:** [REDACTED]  
**Sent:** August 26, 2019 1:06 PM  
**To:** Sarah Potts (Councillor); [REDACTED]; Victoria Mayor and Council; lucchair  
**Subject:** We do not want the Purposed development on Gorge and Irma

Dear Mayor and Council

It will be a sad era for our pocket neighbourhood if you permit anything that resembles the proposed development on Gorge and Irma. I have lived in our home on 15 Lotus St for over 29 years. My family was raised, and our roots are well established in our family home. Currently we enjoy a strong residential neighbourhood, and know that it can quickly erode if a dense multi-unit apartment is packed into a tiny space, which is traditionally, and still used and zoned for single family homes. Certainly this area is suitable for a few houses/townhomes with the main floor as commercial space on Gorge Road.

We were part of the Community Development Plan inasmuch as we spent a day walking around this pocket community with city staff where we all expressed our vision for single/duplex homes on Irma and small multi-residential homes, with main-floor commercial to house businesses on Gorge that would enhance the community ambience. Subsequent calls to the city planners during this time of the Community Plan Development assured us that we were all on the same page in terms of vision for our community.

Please do not be the council who facilitates the beginning of the end of the wonderful residential character of our pocket community.

Warm Regards  
Cathy Quann  
15 Lotus St  
Victoria, BC

## Heather McIntyre

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**From:** PW [REDACTED]  
**Sent:** August 30, 2019 9:40 AM  
**To:** Victoria Mayor and Council  
**Cc:** Leanne Taylor; Marc Cittone  
**Subject:** Gorge and Irma development

Regarding 43,45, 55 Gorge rd and Irma st rezoning and or development. Aria residents attended a meeting were developers from Kalowna proposed a 170 unit development. We all listened with horror as they informed us Victoria city had given the development a nod .. 99 % of people that could attend reject the proposal. And are shocked at councils push through city planners 170 units in a square box with one exit /entrance / service on narrow one lane Irma street .Irma and Lotus have serous parking and maneuverability issues children play on the sidewalks, pets , home owner activities give no more room for this tiny street to have anything but 6 more homes ... full...no more or there will be a serious risk of accidents. It is clear you do not have our backs. I am fully aware what it takes to develop a good city ..

In laymen's terms A wall of buildings on the south side of Gorge rd cuts off sun and impresses a wall from the ocean waterway we all cherish. Tourist hotels along the Gorge in the aria serve a purpose and require the tourist to be in a safe, inviting naibour hood, just interesting neighborhoods. 6 lots are zoned appropriately . 6 unique homes are what is needed . This is the last few affordable lots for development along the Gorge and a mix is called for ..I'll leave you to figure out why . The north side of Gorge rd in the future could accommodate larger buildings . The developer was shocked to hear you ..city council double read an important zoning change at a meeting for a community decision to build a 6 story low income drug apartment at 210 Gorge rd.

Gorge and Irma need 6 unique homes for the aria so the working or anyone wishing to own a home there can. Not just one type of crowd. you seem to steam roll all others. (Your friends are back camping along the Selkirk trestle no police or bylaw people will attend hope you provide better for your 210 Gorge rd as many tourists have talked to me about it)

I am tiered of this council. you have thrown your planers under the bus along with long time residents. Listen to constituents. I look forward to the day I get to write a letter of praise or speak highly about city of Victoria council.

Sincerely

Peter Willis

17 Lotus st

Victoria

Sent from cell

## Heather McIntyre

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**From:** DALE READ [REDACTED]  
**Sent:** September 23, 2019 3:35 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposed New Development Gorge and Irma Streets

Dear Mayor and Council,

(Please read the email below from Cathy Quann, first.)

I was at a community meeting on August 12<sup>th</sup> at the Burnside Gorge Community Center. At this meeting PC Urban, a development company from Vancouver outlined a proposed development that included 170 rental units with 120 parking stalls and a small commercial unit which they say is in line with the Planning Departments definition of a large urban village (LUV). I believe that the Planning Department is allowing PC Urban to stretch the definition of a L.U.V. in order to achieve the higher density and building height they are seeking. One small coffee shop in the complex does not fulfill the requirement of the Large Urban Village from what I can see in the vague definitions of a L.U.V. on *page 26* of the Burnside Gorge Community Plan.

Item 4.1.4 of the Burnside Gorge Community Plan page 24 states clearly: “Maintain the character of existing traditional neighbourhood residential areas while ....where it is appropriate.” It is stated in the email below (second paragraph) that the original Community Development Citizen Planners also agreed to and were led to believe that Item 4.14 was being adhered to. There are huge inconsistencies in the B.G. neighbourhood plan inasmuch that the on one hand it has Item 4.1.4 (p24) which the Citizen Planners relied on and agreed to and then there is 12.2.3 (page 50) which may negate the effect of item 4.1.4. Then on page 51 the addresses on Gorge have become an LUV and the addresses on Irma have become an SUV. The Citizen Planners never anticipated a LUV (see email below) at Gorge Road and Irma Street. How did this OCP, with these discrepancies and loopholes; get published and approved.

The Council approved the change in zoning of those addresses based on input and a report from the City Planner of the day. That person did not accurately reflect the discussions and wishes of the Citizens Committee. Was the City Planner deliberately changing the neighbourhood plan based on what he thought was best land use practices. I believe the Council passed a zoning change based on false information. The council should revisit that decision.

PC Urban had all the usual presentation materials. These materials were glossy and colorful and for the most part were completely inaccurate in the depiction of our neighborhood. It was obvious that the renderings were boiler plate and therefore unreliable for decision making purposes. Their drawings made Irma Street look like it had three lanes. The notice for the meeting sent out by PC Urban was purposely obscure in that they did not include the subject addresses current FSR and said that the current FSR was N/A. When questioned; the presenter said the current FSR was unavailable. I then asked him why I could find that information and provided it to the meeting. He grinned like a child whose was caught out in a lie. The presenter stated that PC Urban was going to manage the complex and *not* sell it. There is no mention of property management on their Web Site. They call themselves developers only. So it is my belief that like all Developers they will sell the building and leave the community to deal with their poor design. He also stated that it is more financially viable for a developer to develop townhouses than rentals. He seemed to suggest

they were being better corporate citizens by developing a lower profit rental units. Of course we all know that the time value of future rents will eventually bring more profit to owners than selling a townhouse outright.

The current zoning of the subject lots are FSR **.8 to 1.0** and the proposed increase is to allow an FSR of **2.37**. That is an increase of almost **300%**. Irma Street was designed to support the current FSR. The street is full of cars at night from the two new apartment complexes on Gorge Road and the five townhouses on Irma Street. Most nights there are cars parked on the yellow curbs. This means that the parking ratio that was used to determine the number of parking stalls for the two apartment buildings and the five townhouses is wrong. It also means the proposed parking ratio that is being proposed for the new 170 unit development is even more wrong.

The fact is, we all have bikes but if we want to go to Costco, we have to drive a car. If we want to go to Coombs for the day we have to have a car. Gorge Road's bike path does not go past Jutland.

Therefore 170 units with 120 parking stalls is not feasible. They stated that the usual ratio of parking stalls to apartments that own cars is .76 ( approx.) I wonder where he got the statistic from. I have lived in Victoria for 17 years and everyone I know, even the millennials have a car AND a bike.

Why did the City of Victoria Planners suggest to the Developers that the community would be agreeable a five story 170 unit Monolith with one very small commercial space. Why did the Planning Department tell the Developer that they could add the FSR of Irma to the FSR of Gorge addresses to come up with a blended FSR. It appears that the Citizen Planners agreed to a Small Urban Village (SUV) which has "Village Commercial" on the ground floor with an FSR of 1.5. (See page 111 Burnside Gorge Neighbourhood Plan for definition of SUV ). An FSR of 2.5 is possible with bonus amenities provided to the community. There were no concrete suggestions of amenities other than street art which we don't need because the Residential Detached homes in neighborhood provide visual relief from the cement blocks that developers build for rental buildings. Please look at the PC Urban Development on Fort and Quadra for a sample of their style of concrete box with only decorative architectural detail. Another issue, why was the community meeting held in the middle of summer when there was a good possibility that residents would be involved with summer activities and a community meeting would not receive any attention or attendance.

The Council has a duty to maintain all citizen's quality of life in Victoria. Why is this council always willing to disregard the OCPs or play fast and loose with regulations? This meeting ended with a vote where the majority of the owners/residents were against the development (34 against/ 4 in favor).

Allowing PC Urban to build a square, five story, 170 unit rabbit warren in this **last** little community on *the Gorge* would be a crime against Victoria's past and the process of community involvement in the evolution of Victoria.

Kind Regards  
Dale L. Read  
36 Lotus Street

Sent from [Mail](#) for Windows 10

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**From:** [REDACTED]  
[REDACTED] August 26, 2019 2:20 PM

To: [REDACTED]

Subject: We do not want the Purposed development on Gorge and Irma

Dear Mayor and Council

It will be a sad era for our pocket neighbourhood if you permit anything that resembles the proposed development on Gorge and Irma. I have lived in our home on 15 Lotus St for over 29 years. My family was raised, and our roots are well established in our family home. Currently we enjoy a strong residential neighbourhood, and know that it can quickly erode if a dense multi-unit apartment is packed into a tiny space, which is traditionally, and still used and zoned for single family homes. Certainly this area is suitable for a few houses/townhomes with the main floor as commercial space on Gorge Road.

We were part of the Community Development Plan inasmuch as we spent a day walking around this pocket community with city staff where we all expressed our vision for single/duplex homes on Irma and small multi-residential homes, with main-floor commercial to house businesses on Gorge that would enhance the community ambience. Subsequent calls to the city planners during this time of the Community Plan Development assured us that we were all on the same page in terms of vision for our community.

Please do not be the council who facilitates the beginning of the end of the wonderful residential character of our pocket community.

Warm Regards  
Cathy Quann  
15 Lotus St  
Victoria BC



-----Original Message-----

From: Charlotte A Brydon [REDACTED]  
Sent: May 14, 2020 2:48 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Proposed development

Re: 43-55 Gorge and 2827-2831 Irma Street

Dear Mayor and Council,

I have been a co-owner of 2981 Harriet since 2008. I applaud the City Planning Department for proposing this project proceed.

We have a huge need for family oriented rental accommodation in our Gorge neighbourhood. The large suites planned in this development are ideal for family accommodation.

Please let me know if I can provide oral support in your upcoming deliberations.

Yours truly,

Charlotte Ann Brydon  
[REDACTED]

Sent from my iPad

**From:** Stewart Vinnels [REDACTED]  
**Sent:** May 14, 2020 8:57 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

As the owner of 2979 Harriet Road, just around the corner from Irma Street, I fully support this attractive family oriented rental project. Redevelopment of this corner is long overdue, especially with the change in tone in our neighbourhood. The ground floor retail will be welcomed by all of our neighbours.

This is a good example of Council's leadership in providing opportunities for more rental accomodation.

Please get this on the way asap!

Kind regards,

Stew Vinnels  
[REDACTED]

**From:** David Vinnels [REDACTED]  
**Sent:** May 19, 2020 2:40 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street development

May 19, 2020

Sent Via Email

**RE: 43-55 Gorge Road and 2827-2831 Irma Street development**

To: Mayor Helps and Council,

I want to confirm my support for the 43-55 Gorge Road and 2827-2831 Irma Street development.

I have owned 55 Gorge Road East since September 2001 as well as 45 Gorge Road East from February 2002 to January 2016; during which time I lived at 55 Gorge Road East from September 2001 to August of 2009.

In my tenure on the Gorge, we strived to clean up the neighbourhood, build community and make it a safer place to live. This project will do the same, but on a larger scale as well as bring in much needed rentals to the neighbourhood.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

There are a number of benefits to this proposal:

- High number of family sized units (50%) - I think that these will likely be the first to go if the project is built.
- Great location, only 10 minutes from downtown by bike, transit or car. I certainly enjoyed taking advantage of the location.
- The design of the building fits the context and uses high-quality materials especially for a rental building, not normally seen here.
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity, but of which offer opportunities for the socializing, barbequing and urban agriculture.
- The new retail space that will be created will add new locations to eat and/or shop at – this, I think, will be used by most in the neighbourhood.
- The plaza is a nice addition with outdoor seating and integration with the retail space, creating a new vibrancy to the neighbourhood.
- All the units have a patio or balcony, which is a nice amenity.

I really hope to see this project approved and I think this is a great opportunity for the renting population of Victoria.

Thank you for your time.

David Vinnels  
[REDACTED]

**From:** Aneil Grewal [REDACTED]  
**Sent:** May 20, 2020 7:11 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Aneil Grewal and I am writing you to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I have heard about this proposal in its early stages and have been following its progress online since it was brought to my attention. In my opinion, the project would be great for the community, as this proposal offers 153 new rental suites to a housing market that is struggling.

I would like to highlight that the proposal does offer a great number of benefit such as the high amount of family sized units which will be quick to go once the project is completed. The location is only 10-15 minutes away from downtown via bike or transit which is great. The design of the building seems great and it fits the concept perfectly with the use of high-quality materials especially for a rental property. I also saw that all units will have either a patio or balcony which is a great asset. The building also has a number of amenities that renters would enjoy, such as a large courtyard and rooftop amenity which open up to socializing, BBQing and so on. The new retail space will add new places to eat and shop at, and introduce new jobs to the market and the plaza is a great addition to the neighbourhood. I also saw that PC Urban is looking to add public art which will be aesthetically pleasing.

I really hope this project can get approved, it seems like a wonderful opportunity for the rental market here in Victoria.

Thank you for your time,  
Aneil Grewal

**From:** Brent Irvine [REDACTED]  
**Sent:** May 20, 2020 4:31 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Dear mayor and council,

My name is Brent Irvine, I'm a renter here in Victoria and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street. I am a concrete finisher here and I work at many different job sites in a week, including the proposed areas. I believe this project would be perfect for this community. In my opinion with the struggling housing market, 153 new rental suites would be ideal. I like that this proposal also offers a number of benefits. High number of family sized units (50%) and I think that these will likely be the first to go if the project is built. Great location only 10 minutes from downtown by bike, transit, or car. I really like the design of the building, it fits the context and uses high-quality materials, particularly for a rental building. The building has a number of amenities that would be helpful for renters including an expansive courtyard and expansive rooftop amenity both of which offer opportunities for the socializing, BBQing and urban agriculture. The new retail space that will be created will add new places to dine and to shop. The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. PC Urban has mentioned they plan to include public art. All the units have a patio or balcony. I really hope to see this project approved, I think it's a great chance for the renting population here in Victoria. Thank you very much for reading, and taking the time. Have a lovely day.



From: Selina, Brandon [REDACTED]  
Sent: May 20, 2020 8:13 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: 43-55 Gorge Road & 2827-2831 Irma Street

Good morning to whom it may concern,

I am writing this email to state my support for this development proposed by PC Urban. Greater Victoria in general is in dire need of more rental stock to alleviate the pressures on rental rates/prices and to increase our overall vacancy rate. The only way to do this is by supporting and building more rental product. I know specifically the Gorge area in the past years has been referred to as the stomping grounds for supportive housing projects and residents in the area were unsupportive of any proposed developments in the area for this market, which all those projects at the end of the day got approved to proceed. I am very pleased to see a market rental project as this adds to the inventory and allows existing renters to move up the pyramid into nicer units and creates that turnover affect. It's nice to see commercial at grade for the community too and larger suites that are family oriented. This is the type of product we need to continue to see more of. If council and mayor do not support more this project it would go against their stance for more rental housing.

This is a beautiful looking project and I hope to see it in the near future.

Thank you,

Brandon Selina

**From:** Connor Gann [REDACTED]  
**Sent:** May 20, 2020 8:10 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Connor Gann and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits:

- High number of family sized units (50%) and I think that these will likely be the first to go if the project is built.
- Great location only 10 minutes from downtown – by bike, transit or car
- I really like the design of the building, it fits the context and uses high-quality materials especially for a rental building
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, BBQing and urban agriculture
- The new retail space that will be created will add new places to eat and or shop at
- All the units have a patio or balcony

I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Connor

**From:** Courtnay Hawley [REDACTED]  
**Sent:** May 20, 2020 8:51 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 gorge rd 2827-2831 Irma st

Good day,

I support this development because we definitely need more rental stock.

Thank you,

Courtnay Hawley.

**From:** Dominic Ricciuti [REDACTED]  
**Sent:** May 20, 2020 8:22 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

I am writing to express my support for the above-mentioned project and hope I see this project move forward for the sake of the City. The project delivers much needed mid-market housing options and will act as a catalyst for future improvements in one of the more run-down areas of the city. If you ever hope to ease the strain on the housing market and supply sufficient housing inventory to the mid-market - projects such as this MUST be advanced. Particularly on such a prominent corridor - if anything the single-family dwellings are out of place in this location.

I have lived in Victoria my whole life and love its natural beauty and charm but we can no longer allow the old guard (that doesn't want to share our City with others) to dictate how we will support the lives of all who choose to come here.

PC Urban is a fantastic example of a developer you want to have active in our city, they will improve our neighborhoods with thoughtful design and add value. Displaying your willingness to work with groups such as PC Urban will entice others to come to the city causing there to be more competition among rental product and therefore more affordability for consumers.

Please allow rental projects to advance.

Thank you.

**From:** Glazier, Erin [REDACTED]  
**Sent:** May 20, 2020 10:47 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for the proposal for 43-55 Gorge Road and 2827-2831 Irma Street

Mayor and Council,

I am writing to support the proposed re-development of single family homes along Gorge Rd.

With the addition of 153 new rental units, a plaza, public art installations and retail I feel this will greatly enhance the neighbourhood, and allow more people to live in the area supported by transit and bike routes.

We are in desperate need of this type of redevelopment in Victoria, and I think the newer rental units to the west are a prime example of how well added density in this neighbourhood is helping to better the area both esthetically and amenity wise. I know two families with young kids who live in those residences, and with 50% of this proposed project being family oriented units, it will allow more of these young families into the neighbourhood without the means to buy a single family home.

Thanks for your time,

Erin  
**Erin Glazier**

[REDACTED]

[REDACTED]



**From:** John G. Boehme [REDACTED]  
**Sent:** May 20, 2020 9:24 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Gorge Road & Irma Street. John G. Boehme

Dear Mayor & City Council

My name is John G. Boehme and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

My family and I live/work in Vic West across the Gorge and Selkirk Narrows from the proposed project for 25 years. We are active with the community with Gorge Swimfest and the Vicwest community

I am aware of this proposal and the location very well. This area and this project would be a really great addition to the community. The 150 plus new additional rental suites to an already struggling housing market is a plus.

I like that this proposal also offers a number of great benefits:

- Great location only 10 minutes from downtown – by bike, transit or car
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, barbequing and urban agriculture
- The new retail space that will be created will add places to eat and or shop at while also creating an accessible welcoming environment much needed in that area.
- The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood
- As an Art educator and practicing artist I am Very interested in the new Public Art proposed by PC Urban has and would like to know when it is up for proposals of interest.
- All the units have a patio or balcony

I am hopeful that his project will be approved – I think this is a great opportunity for the renting population of Victoria.

**John G. Boehme** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

"Yours, as always in perpetual service"

*John G. Boehme acknowledges the homeland of the Lkwungen speaking peoples of the (Esquimalt and Songhees), Malahat, Pacheedaht, Scia'new, T'Sou-ke and W̱SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples. I acknowledge their welcome and graciousness to work and seek knowledge here.*

*Huy ch q'u (Thank you),*

**From:** Pannu, Jaideep [REDACTED]  
**Sent:** May 20, 2020 3:01 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Gorge / Irma Approval

Hello Mayor and Council,

My name is Jaideep Pannu and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I heard about this proposal in its early days and have been following its progress online ever since.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits:

- High number of family sized units (50%) and I think that these will likely be the first to go if the project is built.
- Great location only 10 minutes from downtown – by bike, transit or car
- I really like the design of the building, it fits the context and uses high-quality materials especially for a rental building
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, BBQing and urban agriculture
- The new retail space that will be created will add new places to eat and or shop at
- The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood
- PC Urban has mentioned they plan to include public art
- All the units have a patio or balcony

I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Jaideep Pannu [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** kirpal singh [REDACTED]  
**Sent:** May 20, 2020 11:31 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Kirpal Singh and I'm writing to support the proposal for [43-55 Gorge Road](#) and [2827-2831 Irma Street](#). I heard about this proposal in its early days and have been following its progress online ever since. In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria. Thanks for your time.

Thank you,  
Kirpal Singh

**From:** Yerex, Kelsey [REDACTED]  
**Sent:** May 20, 2020 11:37 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Kelsey Yerex and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street. In my opinion, this project would be a really great addition to the community as the proposal offers 153 new rental suites to a housing market that is struggling. I like that this proposal also offers a number of great benefits including high number of family sized units (50%) (I think that these will likely be the first to go if the project is built) and The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Kind regards,

**Kelsey Yerex**

[REDACTED]

[REDACTED]

**From:** Marc Foucher [REDACTED]  
**Sent:** May 20, 2020 10:30 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter of Support for the redevelopment application of 2827 - 2831 Irma Street

Good morning Mayor and Council,

Please find attached my letter of full support for the rezoning and redevelopment of 2827 - 2831 Irma Street.

Sincerely,

--

Marc Foucher  
[REDACTED]

May 20<sup>th</sup>, 2020

Mayor and Council City of Victoria

1 Centennial Square Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 2827 – 2831 Irma Street

I am writing this letter in full support of PC Urban's proposed development at 2827 – 2831 Irma Street. I struggled to find a suitable rental 6 years ago, and from what I can tell, the market has not gotten any easier for renters looking for good quality options.

The City of Victoria is in desperate need of all types of multi-unit housing, which includes rentals. In my opinion this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is clearly struggling.

I really hope this project gets approved as it will be a great addition to the neighbourhood as well as the City of Victoria. Please support this project to help enhance our vibrant city.

Sincerely,



Marc Foucher  
[REDACTED]  
[REDACTED]



**From:** Nardi, Natalia [REDACTED]  
**Sent:** May 20, 2020 8:40 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

To Mayor and Council:

I am writing to show my support for the project located at 43-55 Gorge Road and 2827-2831 Irma Street.

I like that this proposal offers a number of great benefits:

- High number of family sized units.
- Great location only 10 minutes from downtown
- The design of the building fits the context for a rental building
- The building has a number of amenities that would be appreciated by renters
- PC Urban has mentioned they plan to include public art
- All the units have a patio or balcony

I hope to see this project approved.

Kind regards,

**Natalia Nardi**

[REDACTED]

[REDACTED]

**From:** Sahota, Prabh [REDACTED]  
**Sent:** May 20, 2020 8:03 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

My name is Prabh Sahota and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

When I was a student at UVic, rental was always an issue for me and my friends. We need more development in order to alleviate the issue in Victoria so I support this development.

Regards,  
Prabh

Prabh Sahota [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Scott O [REDACTED]  
**Sent:** May 20, 2020 10:15 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support 43-55 Gorge Road and 2827-2831 Irma Street proposal

Hello Mayor and Council,

My name is Scott Olauson and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have both lived and worked in the neighbourhood since 2011.

I believe this neighbourhood is the perfect location and would greatly benefit having this development that I have seen renderings of.

It appears well suited, making the most of the space without being overwhelming.

This area needs this to meet the demand for rental housing and the drawings look beautiful.

The plaza and retail space would also be very convenient for the block and I hope to see this project approved.

Thanks for your time,

Scott Olauson

**From:** Sim Waraich [REDACTED]  
**Sent:** May 20, 2020 10:28 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

I am a real estate professional in Victoria and local to the above proposed site. I often analyze the demand and supply of quality rental and condo buildings within the City of Victoria. I would like to support this project specifically because it adds value to the growing neighborhood in which it resides.

Victoria has seen growing interest in migration to Victoria. It is important to be prepared to house our steadily growing population and this neighborhood is an excellent attraction and can be a point of interest for locals with the attractive retail space and its amenities. This project by PC URBAN would relieve some of our housing pressures with the 153 proposed units and is very close to Downtown.

I hope to this development under construction in the future and contributing positively to our community.

Kind Regards,

Sim Waraich

[REDACTED]

**From:** Vickie Jackson [REDACTED]  
**Sent:** May 20, 2020 6:11 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for 43-55 Gorge Road and 2827-2831 Irma Street development project

Dear Mayor and Council:

I am writing in support of this project to redevelop this property.

Despite losing five single-family houses, I think this is a good use of a high-profile corner. The Gorge street level with commercial space will be an encouragement (I hope) for Island Health to consider selling off the front of the Gorge Road Hospital site for additional commercial development to create a hub in this highly compact residential area.

I would prefer to see the small commercial portion expanded and, as noted in the August 2019 community meeting, anything to make the public welcome on the site would be appreciated. I am told the revised plans include a "plaza" which sounds like the kind of amenity I am thinking of.

I like that this proposal includes suites with more than one bedroom.

The design is appealing, especially the rooftop plans.

Please give this proposal favourable consideration.

Regards,

Vickie Jackson  
[REDACTED]

**From:** Andrew Still [REDACTED]  
**Sent:** May 21, 2020 8:48 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Good Morning,

I am writing this email in support of the above project proposed by PC Urban.

I currently live in Esquimalt and work in commercial real estate. I drive by this location frequently throughout my week and believe that the entire area would benefit from the proposed development. The proposed design seems to fit well with the surrounding neighbourhood.

I hope to see this project approved.

Kind Regards,

**Andrew Still**

[REDACTED]



**From:** Dale Hughes [REDACTED]  
**Sent:** May 21, 2020 5:47 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Development Support: 43 -55 Gorge Rd. & 2827 - 2831 Irma St.

Dear Mayor Helps and Council,

I am writing to you to express my support for the proposed rental development project at 43-55 Gorge Rd., and 2827-2831 Irma St.

As a renter, I see this project as a great addition to Victoria's rental stock, which has been underserved for many years. The proposed materials and build standard appear to be high quality, and in a convenient location that many professionals such as myself would love to call home.

As a Victoria resident since 2006, I am excited by the growth in the City and the work your council has done to support development, and I think this project would be a fantastic addition to the Gorge community. I hope to see this project approved when it is presented to the Council.

Thank you for your time.

Dale Hughes

**From:** Kevin Olauson [REDACTED]  
**Sent:** May 21, 2020 10:35 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council

My name is Kevin Olauson and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have lived in Victoria my whole life, lived in this neighbourhood since 2015 and I have seen the changes this neighbourhood has gone through. I think this project would be another beneficial change for the area that will also help ease the demand for the rental population. The plaza and retail space would also be very convenient for the block and I hope to see this project approved.

Thanks for your time.  
Kevin Olauson

**From:** Katie Weddell [REDACTED]  
**Sent:** May 21, 2020 10:38 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council

My name is Katie Weddell and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have lived in this neighborhood since 2018 and strongly believe that this development would be a much needed and positive addition to the neighborhood and surrounding area. It will help to fill a rental void in a prime location ideal for families and commuters. The design is very well suited to the area's atmosphere by incorporating high quality materials and the inclusion of a socialization focused rooftop and courtyard. As well, the retail spaces that would be created will add business opportunity, vibrancy and convenience. In addition, I would like to add that PC Urban's communications have been thorough and appreciated and I would be excited to see this project be approved.

Thank you for your time.  
Katie Weddell

**From:** Fraleigh, Matt [REDACTED]  
**Sent:** May 21, 2020 4:39 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council

My name is Matt Fraleigh and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

In my opinion, this project would be a great addition to the City. The proposal offers 153 new rental suites to a housing stretched to the limit.

The proposal addresses a number of needs within the community.

- A large number of Family sized units: The majority of rental projects are focussed on small units, which are not conducive for many that are in the greatest need of finding a home.
- The new retail space that will be created, will add much needed amenities and services to further develop the Gorge Community with animation and vibrancy.
- I'm a believer in the Developer and their ability to execute on the project. This is a good project for the community and therefor I support its approval.
- Thank You,

Matt

**Matt Fraleigh**

[REDACTED]

[REDACTED]

**From:** Nicole Chan [REDACTED]  
**Sent:** May 21, 2020 10:49 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Nicole and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks.

Nicole C.

**From:** Patricia Sriver [REDACTED]  
**Sent:** May 21, 2020 8:56 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street Proposal

To the Mayor and city council of Victoria,  
I would like to express my thoughts on the project being proposed at Gorge Road and Irma Street.  
This project will undoubtedly add much needed high-density housing that Victoria so desperately needs.  
It will also beautify the neighborhood adding a much-needed boost in property value for the entire neighborhood. I also believe it will be a wonderful opportunity for small businesses to grow with the retail space being made available on the street level.  
Thank you for your consideration in this matter,  
Patricia Sriver.



**From:** Sania Akoury [REDACTED]  
**Sent:** May 21, 2020 7:55 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** ckaru@pcurban.ca  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street Proposal

Hello Mayor and Council,

I'm writing to you today in support of the proposal for 43-55 Gorge Rd E and 2827-2831 Irma st.

This project will be beneficial for the community and surrounding communities.

Sania A.

**From:** Shauna Sundher [REDACTED]  
**Sent:** May 21, 2020 5:13 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for 43-55 Gorge Road and 2827-2831 Irma Street

To Whom it may concern,

I have lived in the Gorge Tillicum area for 5 years, in a home that my mother lived in 5 years before me. I love the area, it has a lot to offer.

I have always struggled to understand why there are so few new developments in the area, given the proximity to town and major access points, access to amenities, and the fact that there are many run down homes and large lots that would must certainly have a higher and better use.

The Gorge/Burnside area also has seem to become a preferred area for social housing. I am happy to see housing being provided to those who needs it, not just those who can afford it. However, I believe that in order to have safe and inclusive neighborhoods, there needs to be a balance of social **and** market housing.

Gorge Road, in my opinion should have higher density than SFD. The traffic on Gorge Road is commuter traffic, and I don't believe that any density along Gorge will negatively impact traffic any more than density anywhere West of Saanich.

I support the project at 43-55 Gorge Road and 2827-2831 Irma Street. I believe the project will add much needed units to the housing stock, and bring renters who will add to the local economy and demographic.

It would be extremely disappointing for council to not approve an attractive rental project in an area that needs it.

Shauna Sundher  
[REDACTED]

**From:** Sera Akoury [REDACTED]  
**Sent:** May 21, 2020 7:58 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** ckaru@pcurban.ca  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street Proposal

Hello Mayor and Council,

I'm writing to you today in support of the proposal for 43-55 Gorge Rd E and 2827-2831 Irma st.

I currently live in the neighborhood and have for approximately 3 years. I heard about the proposal in its early days and have been following the excitement online ever since. In my opinion, this project would be a great addition to our neighborhood and community as it offers 153 new rental suites to our struggling market. I really like how this specific proposal will give more options to families in need of a new space to call home and that it is very central for everyone being only 10 minutes to downtown Victoria no matter your mode of transport- maybe this will help encourage a more green transport.

Thank you for your time.

Sera Akoury

**From:** Patrick Easton [REDACTED]  
**Sent:** May 22, 2020 7:54 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Patrick Easton and I'm writing in support for the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I believe it is important to provide quality rental stock in areas relatively close to the downtown core, and the scale of this proposal is reasonable for the area. The prospect of larger rental units that could accommodate families leads me to believe this project would serve renters who are sometimes challenged by the existing stock on the market.

I hope to see this project approved. Thank you for your time and consideration. Best,

Patrick

**From:** sean cowen [REDACTED]  
**Sent:** May 22, 2020 4:13 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support 43-55 Gorge Road and 2827-2831 Irma Street

Hi.

My name is Sean Cowen and I'm writing in for support of local development in gorge tillicum area.  
I've noticed that that there is not enough quality rentals on the market in this part of town.

Thank you for your time.  
Sean Cowen.

**From:** Shane Rigter [REDACTED]  
**Sent:** May 22, 2020 10:26 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Proposal Support re: 43-55 Gorge Road and 2827-2831 Irma Street

Good morning Mayor & Council,

Below is a short note regarding my support for the proposal at 43-55 Gorge Road and 2827-2831 Irma Street.

I am a local of Vancouver, and have worked with the developer of this proposal on several projects, of which are some of the nicest we as consultants have had the opportunity to work on. They have an impeccable reputation for tackling challenging Sites and in my professional experience working with them, do not cut corners whatsoever.

In my opinion, this project would be a great addition to Victoria and would provide much needed rental supply given it's 153 suites proposed. I particularly like that this proposal offers:

- A high number of family sized units for the growing population and increasing number of families;
- Prime location in proximity to downtown for easy commuting;
- The building façade is complimentary of the area and knowing PC Urban, it will be constructed of the highest-end materials;
- The rooftop amenity provides ample opportunity for the buildings occupants to socialize and get to know one another;
- The ground floor retail will bring business to the area and provide the community with additional options for eating/shopping.
- All the units have a patio or balcony

I visit Victoria about once a month for business and am becoming quite accustomed to its charm, its people and its sense of community. I believe this addition will only add to these elements and truly hope to see this project approved.

Yours truly,

**Shane Rigter** [REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** Justin Tse [REDACTED]  
**Sent:** May 24, 2020 10:19 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

My name is Justin Tse and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I strongly believe this project would be a really great addition to the community. The proposal offers over 150 rental suites to a housing market that is struggling, while bringing great amenities for that community.

Thanks!

May 14, 2020

To the Mayor and Council of Municipality of Victoria:

Subject: 43-55 Gorge Road and 2827-2831 Irma Street

I support the project on the properties mentioned above. I recently moved to Victoria for employment. I am working full time but currently live in temporary housing due to the shortage of rental housing. The temporary place where I live is right downtown, and I would prefer to be further away from the downtown core and its problems but want to still be close to all the services in metro Victoria.

A few weeks ago, I contacted the people working on this project to ask that my name be put on their list to contact when the units are ready. I want you to know that I support this project as there is a big need for rental housing in Victoria.

I especially like the looks of this building and all of the extra features that the builder is going to include like a balcony so I can get outside whenever possible, the group space for BBQ and relaxing on the rooftop with the other people who live in the building, and the new stores that will be on the main floor so I can visit them and shop there.

I hope that all of you see the value in this new development and ask that you will approve the project as soon as you can. I would really like to have a place to call home soon.

Sincerely,

George Gyuricza

A solid black rectangular box used to redact the signature of George Gyuricza.

May 17, 2020

Elisa Linuzzi  
473 Marigold Road  
Victoria, BC V8Z 4E3

Dear Mayor and Council:

Re: Proposal from PC Urban, WA Architects Ltd. and LADR Landscape Architects regarding the amalgamated properties at 43, 45 and 55 Gorge Rd. East and 2827, 2829, and 2831 Irma St

Please accept this letter as a request that you support and approve the project proposed by PC Urban. The fact that the City of Victoria is seriously challenged for rental properties, and the beautiful developments already created and delivered by PC Urban in many other urban BC areas should be sufficient to show the council that this project proposed by PC Urban et al. must go ahead. We need so much more appropriate, affordable housing such as these rental units that I beg of the council to accept and approve this proposal at the next council hearing.

I have lived in the Burnside Gorge neighbourhood since I was born 53 years ago. My grandparents and my mother lived at 2969 Albina Street since approximately 1949 and our family still owns that property. My parents then built a house on Interurban Road and have lived there since 1967. I have lived on Albina Street, Wilkinson Road, Dunsterville Street and now Marigold Road over the formative years of my adulthood and have done all of my post-secondary schooling here in Victoria at UVic, Camosun College, and completed other distance programs offered through Real Estate Council of BC and Financial Planning Association of Canada. I have lived my entire life here, worked downtown and in Langford, volunteered throughout the city and have been blessed with being able to purchase a home before the early 1990s. However, none of my five children will be in a position to own their own houses, including condominiums, in this housing market in Victoria, BC. Their main hope of remaining in Victoria, particularly in the areas they grew up in, is to have rental units available to them. Not un-licensed secondary suites, not other peoples' condos who don't allow rentals in their buildings which result in people being evicted regularly, not sub-standard duplexes, not rooms in other people's homes, but a legitimate, self-contained rental unit like the ones I used to rent when I was in my early 20s, the ones along Craigflower Road, Esquimalt Road, Gorge Road - that is the type of home that allows people to build families, live and contribute to a community, and take pride in their neighbourhood.

I have been following the PC Urban development over the past few years and would be thrilled to have an opportunity to live in such a building. The rental aspect of the development is one that appeals to me greatly; we do not see many/any purpose-built rental building as the economics of building rental properties is not profitable. I worked in the property development industry for a number of years, and understand the logistic challenges of developers. For PC Urban to be willing to come into a socio-economically depressed area along the Gorge corridor and offer to create such a brilliant addition to an area that is in sore need should make everyone sit up and listen to what they are offering. I personally

would be happy to rent a unit in such a building, with retail or commercial units and shops on the main floors, community spaces, the amenities proposed to the tenants such as car sharing, and the stability of being able to hold a legitimate rental contract with the building owner, without having to worry that in 6 months the house/basement suite/duplex/triplex will be sold out from under me. The security of rental accommodation is a huge aspect of the difficulties that so many people in the Victoria and lower island face. This building dedicated to rental units will be a godsend for 150 – 160 families in our city. PC Urban has already proven their ability to build in our city, with their partnership with PARC Retirement Living to bring hundreds of units in downtown Victoria. Their track record, their ability and their foresight to assemble all of the properties along Gorge Road and Irma Street make it clear that the proposal is good for the families and people of Victoria in general, but particularly for people like me who have a life-long connection to the Gorge and wish to rent housing when it comes time to retire. Also, young families such as my own children want to stay close to Victoria, not having to move out to the Westshore. They have few options to stay, though. They would be thrilled to be able to rent in a building so close to us, so close to their own workplaces, and so close to the places where they themselves grew up to share with their own children.

I hope the council and Mayor are able to see the vital importance of purpose-build rental accommodation, the value of security of purpose-build rental buildings for the working and retired residents of Victoria, and the opportunity to leave your enduring mark on the fabric of our Victoria, and especially our Burnside Gorge neighbourhood, accommodation footprint.

With thanks for your consideration, and with hope for a fast approval to the project in its current form,

Elisa Linuzzi

A solid black rectangular box used to redact the signature of Elisa Linuzzi.

May 20, 2020

City of Victoria  
1 Centennial Square  
Victoria, V8W 1P6

Re: 43-55 Gorge Road East and 2827-2831 Irma Street, Victoria

Dear City of Victoria,

The HousingHub, a newly established division of BC Housing, was created to fulfil a new mandate – to supply housing for the middle-income household. As part of this initiative, the HousingHub seeks to utilize partnerships with the development community and Developers to create projects that serve the needs of the middle-income households in communities across our province. In particular, the HousingHub's Provincial Rental Supply Program aims to increase the supply and range of affordable housing options in the independent range of the Housing Continuum.

In 2019, PC Urban approached the HousingHub to explore the opportunity to develop 43-55 Gorge Road and 2827-2831 Irma Street in Victoria with a partnership. The development would create 153 rental units on the proposed site and would have a positive impact in the community for the supply of rental housing. After initial analyses and review of the opportunity, we found that the development meets the overall program intent, goal, principles, target population and core elements of the HousingHub.

This letter confirms that BC Housing is in support of the development at 43-55 Gorge Road and 2827-2831 Irma Street in Victoria with PC Urban. The development dually accomplishes objectives set by PC Urban and the HousingHub while more importantly, benefiting future residents with the creation of new rental units.

We value this potential partnership and see this as a positive response in alleviating the pressures faced in the neighbourhood with respect to affordable housing and additional supply for middle income households in Victoria.

Yours truly,



Ryan Chiew on behalf of  
Raymond Kwong  
Provincial Director, HousingHub  
BC Housing

**Vancouver**

1210 - 1095 West Pender  
Vancouver BC V6E 2M6  
Phone: 604.733.9440  
Fax: 604.733.9420  
Toll free in BC: 1-888-330-6707

**Victoria**

830B Pembroke Street  
Victoria BC V8T 1H9  
Phone: 250.382.6324  
Fax: 250.382.6006  
Toll free in BC: 1-888-330-6707

May 21, 2020

Mayor Helps and Council  
City of Victoria

Sent via email: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

**Subject: RE: Gorge & Irma - Rental Proposal – Committee of the Whole**

Dear Mayor Helps and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing you on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing 153 new homes for the community.

Anyone following the continuing rental housing crisis in BC will be acutely aware of the fact that as a housing typology, secure purpose-built rental housing has been neglected for over three decades and, to this date, remains extremely challenging to build due to high land and construction costs, developers favouring the generally lower risks and greater rewards associated with building condos, and a legislative environment that isn't particularly conducive to the provision of rental housing.

Fortunately, the City of Victoria, under the leadership of your worship and council, and with the strong support of your very capable staff, have created an environment that has been conducive to the building of new purpose-built rental. This is a good thing and the community, and especially renters, are grateful for your vision. But we all know that we must do more. While new units of rental housing have been added, the vacancy rate in Victoria continues to be persistently low. We must therefore continue to pursue opportunities to add new purpose-built rental housing, recognizing that the current situation is exacerbated by the fact that much of the existing stock is at or near the end of its functional life.

New businesses, like the thriving tech sector, continue to set up shop in Victoria, and with them come the high skill, high income workers that they attract. We must be able to house these folks, most of them young singles and young families knowing that a significant majority of these new workers will be renters when they arrive. So, when we have a proponent prepared to assume the risk and build these critically important homes in our community, we must not miss the opportunity, and therefore it is important that you say yes to this project.



**Vancouver**

1210 - 1095 West Pender  
Vancouver BC V6E 2M6  
Phone: 604.733.9440  
Fax: 604.733.9420  
Toll free in BC: 1-888-330-6707

**Victoria**

830B Pembroke Street  
Victoria BC V8T 1H9  
Phone: 250.382.6324  
Fax: 250.382.6006  
Toll free in BC: 1-888-330-6707

This project as previously noted will provide 153 new homes. It is notable that 50% of the units are family oriented and the balance are 1-bedroom units (ie: no bachelor suites). This suite mix is hugely positive and when combined with the proposed amenity space via a central courtyard and rooftop patio, and 194 bicycle parking spaces (including 2 bike repair stations), this project is perfectly synchronized with your aspirations to add safe and secure rental housing, while at the same time encouraging residents to leverage the city's cycling infrastructure thereby reducing our carbon footprint.

Victoria is a highly desirable place to live and purchasing a home in Victoria is increasingly out of reach for more and more families. We simply do not have enough new secure purpose-built rental housing to provide options for both current and future renters. Renters want the health and safety that comes with these new buildings, and they also want the amenities. This project delivers that, and more.

In closing, I wish to reiterate that LandlordBC strongly supports this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built. Thank you.

Sincerely,



David Hutniak  
CEO  
LandlordBC

Hello Mayor and Council,

My name is Paul Gardner and I'm writing to support the proposal for 43-55 Gorge Rd. and 2827-2831 Irma St. I live in the neighbourhood and have for one year.

I heard about this proposal in its early days and have been following its progress online ever since. In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits, including:

- High number of family sized units (50%) and I think that D's will likely be the first to go if the project is built.
- Great location only 10 minutes from downtown – by bike, transit, or car
- I really like the design of this building, as it fits the context and uses high quality materials especially for rental building
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for socializing, barbecuing, and urban agriculture
- The new retail space that will be created will add new places to eat and/or shop at
- The Plaza is a nice addition with new seating, and integration with the new retail space will create a new vibrancy to the neighbourhood
- PC Urban has mentioned they plan to include public art
- All the units have a patio or balcony

In conclusion, I really hope to see this project approved. I think this is a great opportunity for the renting population Victoria.

Thanks for your time.

Sincerely,

Paul Gardner

Dear Mayor and Council,

My name is Vivolyn Ignacio. I'm writing to support the proposal 43-55 Gorge Rd. and 2827-2831 Irma Street. I have lived in the neighbourhood for a year now.

Since I heard about this proposal last year I have been following its progress online, as I believe it would be a great help to the community – in particular, for renters in the community. First of all, with its location being only 10 minutes from downtown, it would give people easy access to the downtown core for work or recreation. Secondly, the building amenities such as the court yard and rooftop would be appreciated by renters, giving them useful spaces for socializing and barbequing. Additionally, each of the units have a patio or balcony, making these rental units very appealing to renters. Finally, the new retail space that will be created will add new places to eat and shop at, which would be wonderful to see in this area. In fact, the plaza will feature new seating, which combined with the new retail space, will help revitalize the look and feel of this neighbourhood.

Having been a renter myself once, I know how hard it is to find quality rental properties in good neighbourhoods – this would be an amazing opportunity to bring that vision to life for the current, and perhaps even future, renting population of Victoria.

Thank you very much for your time and consideration.

Best regards,

Vivolyn Ignacio

## Richard Elliott

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**From:** Ibarra, Carolina [REDACTED]  
**Sent:** May 26, 2020 1:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** Email of Support for Residential Rental Project 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

I am writing on behalf of Pacifica Housing in support of the proposed PC Urban development on 43-55 Gorge Rd and 2827 Irma St.

Pacifica Housing would be a direct neighbour of the proposed development and have met with PC Urban to discuss and review the project.

The development would bring amenities to the neighborhood through its proposed plaza and retail spaces, as well as add 153 rental homes, which are very much needed in Victoria.

The proposal also provides a positive impact to the streetscape through its design and architecture.

Overall, this development represents a new, secured market rental site close to transit and the amenities of the Burnside Gorge area that is ideally situated for young professionals in our city, bringing fresh vibrancy to the neighborhood.

This is a great opportunity for the renting population of Victoria, and I hope to see it approved.

Regards,



**Carolina Ibarra BA, MSc**  
**Chief Executive Officer**  
Pacifica Housing  
827 Fisgard St | Victoria, BC V8W 1R9  
*Unceded Coast Salish Territory*

[REDACTED]  
[REDACTED] [www.pacificahousing.ca](http://www.pacificahousing.ca)

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**From:** Peter Willis [REDACTED]  
**Sent:** 13 June 2020 09:59  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** Development Gorge and Irma

Hello

Please ensure the development has store front along Gorge rd. (Hub for aria ). Bakery ,pool hall, day care

The building is one story to high.. if it were on the north side it would be ok but it will cast to much of a shadow on the south side

Regards,  
Peter Willis  
Lotus st

## Richard Elliott

---

**From:** Charles Traynor [REDACTED]  
**Sent:** May 28, 2020 4:27 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** SUPPORT for 43-55 Gorge Road and 2827-2831 Irma Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Mayor and Council:

My name is Charles Traynor, and I'm writing to [support the proposal](#) for 43-55 Gorge Road and 2827-2831 Irma Street. I am a long-term resident of this neighbourhood, and live next door to the former Travelodge and across the street from the Cedar Grove Apartments.

With your blatant disregard for previous commitments to put a moratorium on supportive housing in the Burnside Gorge area, I feel that introducing a project that balances the scales even slightly by adding good quality market-rate housing is most welcome.

Unlike city staff, **PC Urban** did engage the community on what we would like to see in a new local development and they have listened and responded to many of our concerns/visions. By purchasing the additional property on Irma they have been able to incorporate more elements from our Neighbourhood Plan (part of the OCP) and show that they have listened.

The Gorge street level retail in this plan provides the city with another opportunity to improve this area by buying up the VIHA parking lot that is seldom used and begin the creation of a compact neighbourhood commercial center (like Cook Village; James Bay Square; Quadra Village, etc) to counteract the drug-use and crime that continues to be imported into this area.

Your approval of this project would go some way toward restoring faith in this council and democracy in general. We look forward to your positive vote and support for our neighbourhood.

Charles Traynor  
Chapman Point  
137/141/145 Gorge Rd East



## Richard Elliott

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**From:** Ashley David [REDACTED]  
**Sent:** May 20, 2020 10:05 AM  
**To:** Victoria Mayor and Council  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street

Good Morning,

My name is Ashley David. I am a resident of Victoria and support the development listed in the subject line. I feel that Greater Victoria does need more rental properties as there seems to always be a high demand raising costs in our community. More rentals mean more reasonable rental prices that would allow our community to flourish and not put so much stress on the average person to spend large portions of income on living expenses.

Thank you,



**Ashley David**  
**Distribution Center Manager**  
**Coca-Cola Canada Bottling Limited**  
[REDACTED]  
[REDACTED]

#105 – 765 Vanalman Ave Victoria BC V8Z 3B8

## Richard Elliott

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**From:** Kristin Tange Steffins [REDACTED]  
**Sent:** May 20, 2020 3:20 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for 43-55 Gorge Road and 2827-2831 Irma Street  
**Attachments:** Support for 45-55 Gorge\_2827-2831 Irma.pdf

Please find attached a letter of support for the Gorge + Irma project.

Thank you. Kristin

**Kristin Tange Steffins, BSc, PhD**

Managing Partner  
Banyan Group of Companies Ltd.  
Licensed Residential Builder  
107-401 Garbally Road, Victoria, BC V8T 5M3  
[REDACTED]

[www.banyangroup.ca](http://www.banyangroup.ca)

**YOUR PROJECT OUR SOLUTIONS**



**Banyan Group of Companies Ltd.**

107 – 401 Garbally Road  
Victoria, BC V8T 5M3

May 20, 2020

Hello Mayor and Council

My name is Kristin Tangen Steffins and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I am a Managing Partner of Banyan Group and we have an office in the Selkirk waterfront not far from the Gorge and Irma project.

I have had a chance to review the Gorge + Irma proposal and believe that it would be a positive addition to the Gorge neighborhood.

As you know we are in dire need of additional rental housing in Victoria. The Gorge neighborhood is central and on major transportation routes which makes an ideal candidate for development of more rental housing.

The Gorge + Irma project offers a large proportion of family suites which are even more rare in Victoria and desperately needed by local families. The bulk of family rental housing is currently outside of Victoria proper which is an added challenge for working parents who work in the city centre.

The building design is attractive and in keeping with the style of higher end buildings of the such as the Selkirk waterfront which is a few blocks away. We would be thrilled to see more high-quality rentals in the neighborhood where we work.

I am pleased to see the generous use of green space for socializing as well as to beautify the neighborhood for the general public.

I also support the addition of new retail space as I am sure will the adjacent neighbors where it will create more walkable options and add vibrancy to the neighbourhood.

Thank you for your time.

Sincerely,

Kristin Tangen Steffins  
Managing Partner

## Richard Elliott

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**From:** Jack Campbell [REDACTED]  
**Sent:** May 21, 2020 6:55 PM  
**To:** Victoria Mayor and Council  
**Subject:** Letter of Support for - 43-55 Gorge Road and 2827-2831 Irma Street  
**Attachments:** Letter of Support.pdf

Dear Mayor and Council,

My name is Jack Campbell, I am a student at the University of Victoria and a member of the Prime Minister's Youth Council. First and foremost, from my experience being on a council, I want to start off by saying thank you for your service, I know how much time, reading and listening goes into making difficult decisions.

Today, I am writing to you in support PC Urban's proposed development 43-55 Gorge Road and 2827-2831 Irma Street. When I am trying to make decisions to advise the Prime Minister and his Cabinet, my advice comes from a mix of primary and secondary data. I was not able to find any data online for Victoria, however, I went out and conducted my own mini-research project (pre-covid).

I grew up in West Vancouver, an area where hearing about controversial developments is a regular occurrence. I completely understand that construction is an annoyance. I also understand and feel for the neighbours who feel that this development is going to change the feel of the neighbourhood or affect their view from the backyard.

For the people on council who oppose this development or any other development in Victoria. I want to share with you the findings of my research.

I went to the Mustard Seed Church and sat down with one of the directors, Wendy. (Pre-COVID). If you are familiar with the church, you know that there is a large food bank connected to the church. Initially, I thought that the people relying on the food bank would be exclusively homeless people. She told me that of the roughly 5,000 people who rely on the food bank, only about 10% of the population are homeless. This statistic was surprising to me and when I asked why she thought this was the case, she responded, "for most of the 90% of the non-homeless community, they have to make the decision, rent or food this week." The jobs and wages that Victoria offer do not match up with the extremely high rent prices. Rent is not magically going to come down unless the supply is increased.

Talking with my father who is has been in finance for over 25 years, he would not advise taking out a mortgage or renting a home if the monthly cost is higher than 35% of your post-tax salary. If you go against this advice, your quality of life may be impacted. However, talking with many of my peers at the University of Victoria, many students pay 60%-70% of their income to afford living in Victoria.

As someone who votes and had roughly 70 other young people living in Victoria ask for advice when deciding who to vote for during the last federal election. I will be looking at who is working towards increasing the supply of housing and who isn't.

To the neighbours and elderly people who oppose this development and future developments. Please ask yourselves, is the view in my backyard more important than the people relying on food stamps. Also ask yourself, do I want my children and grandchildren to be able to live close to me.

Thank you.

4258 Shelbourne Street

\*All views I share are my own and I do not speak on behalf of other members of the Prime Minister's Youth Council or the Prime Minister.\*

## Richard Elliott

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**From:** Madsen Canitz [REDACTED]  
**Sent:** May 21, 2020 5:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** 43-55 Gorge Road and 2827-2831 Irma Street  
**Attachments:** Gorge + Irma Package.pdf

I support this development because we need more rental stock and better access to public seating and affordable rental units in Victoria.

The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Madsen







Trees		Size	
Quantity	47' pot	Quantity	47' pot
Total 34	47' pot	Total 34	47' pot
#1	47' pot	#1	47' pot
#2	47' pot	#2	47' pot
#3	47' pot	#3	47' pot
#4	47' pot	#4	47' pot
#5	47' pot	#5	47' pot
#6	47' pot	#6	47' pot
#7	47' pot	#7	47' pot
#8	47' pot	#8	47' pot
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#93	47' pot	#93	47' pot

**Notes:**

1. All work to be completed to current CSLA Landscape Standards
2. All soil landscape to be irrigated with an automatic irrigation system
3. Minimum 7.5m<sup>3</sup> soil volume per tree provided for construction trees
4. Pavers to be set on a concrete sub base with polymeric sand set joints.
5. Fumishings to be mounted through paving field into concrete sub base.

\* Proposed replacement tree

## CHARACTER IMAGES



## TREE SPECIES



# L1 Gorge + Irma Landscape Concept Plan









## Richard Elliott

---

**From:** Rowan Damant [REDACTED]  
**Sent:** May 21, 2020 10:02 PM  
**To:** Victoria Mayor and Council  
**Subject:** Letter of support for Gorge + Irma Rental Building  
**Attachments:** Letter of Support for Gorge + Irma Development.pdf

Dear Mayor and Council,

Please find attached my letter of support for the Gorge + Irma Rental Building.

Thank you for your consideration of my thoughts.

Sincerely,

Rowan Damant

May 21, 2020

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

Submitted by email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mayor and Council

Subject: Letter of support for Gorge + Irma Rental Building

I am writing to you today to voice my support for the proposed development of 43-55 Gorge Road and 2827-2831 Irma Street. I know that this development will create value for the people of Victoria through increased density and the project's proximity to downtown.

Victoria is a wonderful place to live, but, unfortunately, it is also an inaccessible place to live. Victoria is a great city that many people want to live in and, subsequently, demand for housing is through the roof; it follows that rent is too. There simply isn't enough housing to go around. As a lifelong Victoria resident and UVic student in the beginning stages of my career, I worry about whether or not I will be able to afford to live in the city I grew up in. I know that many other students and young people who love living in Victoria share my worries. I also know that many understand that densification as a major part of the solution to this issue, which is something that projects like this one bring.

In addition to the increased density, I support this project due to its proximity to downtown. The site is only 10 minutes to downtown, where many of its tenants will undoubtedly work, via bicycle or bus, so fewer tenants will need a car for their daily commute. As a result, the increased traffic caused by a growing population will be minimal. This project provides necessary densification in the right location.

I thank council for their consideration of my thoughts and ask that they support this project in full.

Sincerely,

Rowan Damant

215 Beechwood Avenue  
Victoria, BC V8S 3W6



## Richard Elliott

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**From:** Harry White [REDACTED]  
**Sent:** May 27, 2020 12:11 PM  
**To:** Victoria Mayor and Council  
**Cc:** David Vinnels Property Mgmt; [REDACTED]  
**Subject:** Support letter - 43-55 Gorge Rd / 2827-2831 Irma St

Hello Mayor and Council,

My name is Harry White and I am a home owner near Selkirk Village. I am writing in support of the proposal for 43-55 Gorge Rd and 2827-2831 Irma St.

In my opinion

higher density neighbourhoods close to  
downtown encourage less car usage.  
T

his project would be a really great addition to the community, offering new housing units and retail only 10 minutes from downtown - by bike, transit.

Thanks for your time.

Harry

1

**Rezoning Application No. 00720  
and  
Development Permit Application No. 00135  
for  
43, 45 and 55 Gorge Road East  
2827, 2829 and 2831 Irma Street**



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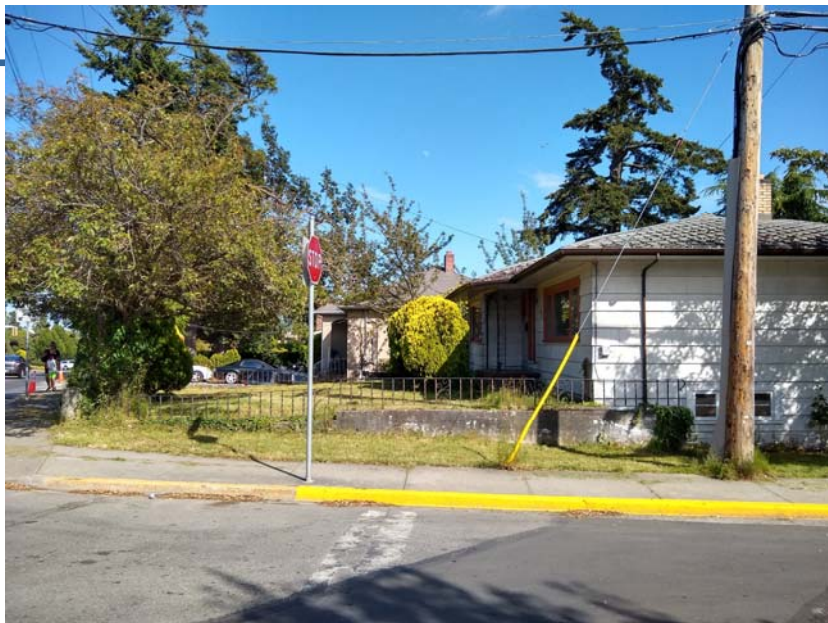


Subject Properties along Gorge Road East



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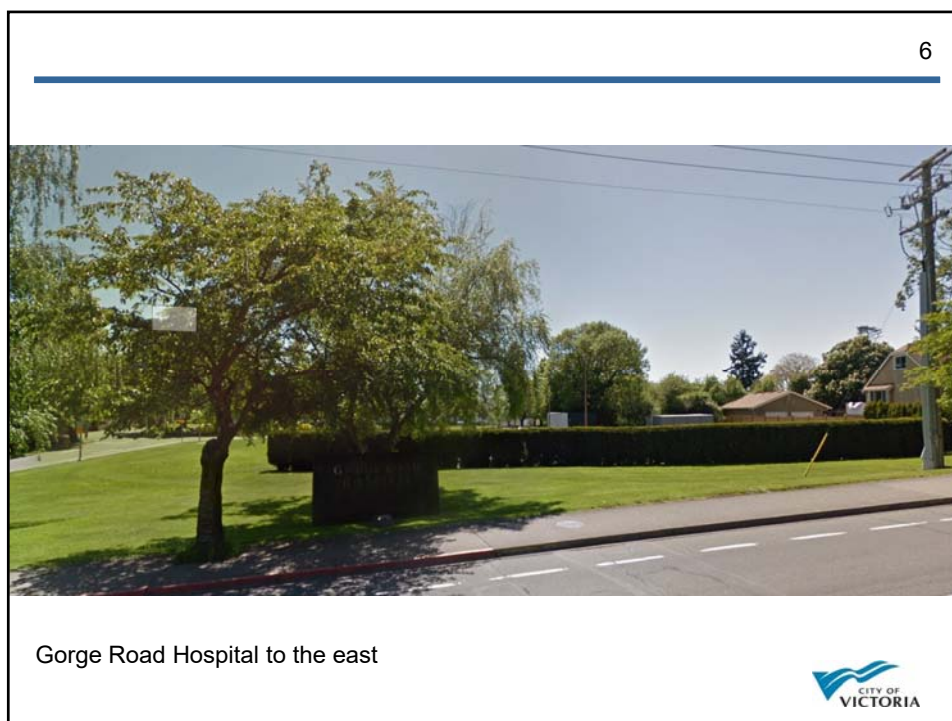
Subject Property – corner of Gorge Road East and Irma Street



4

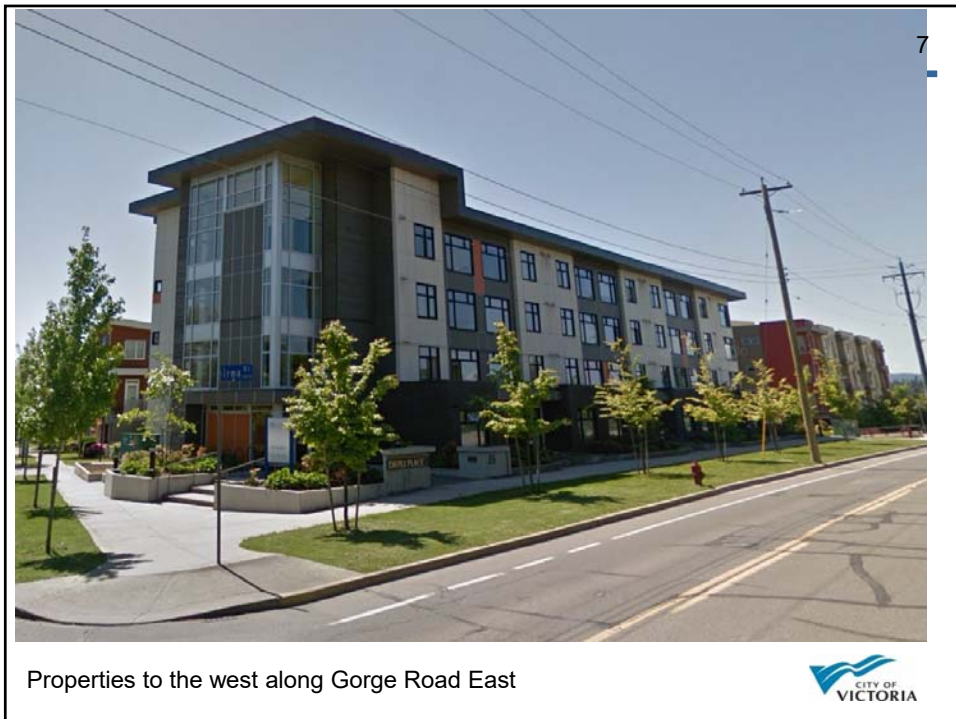


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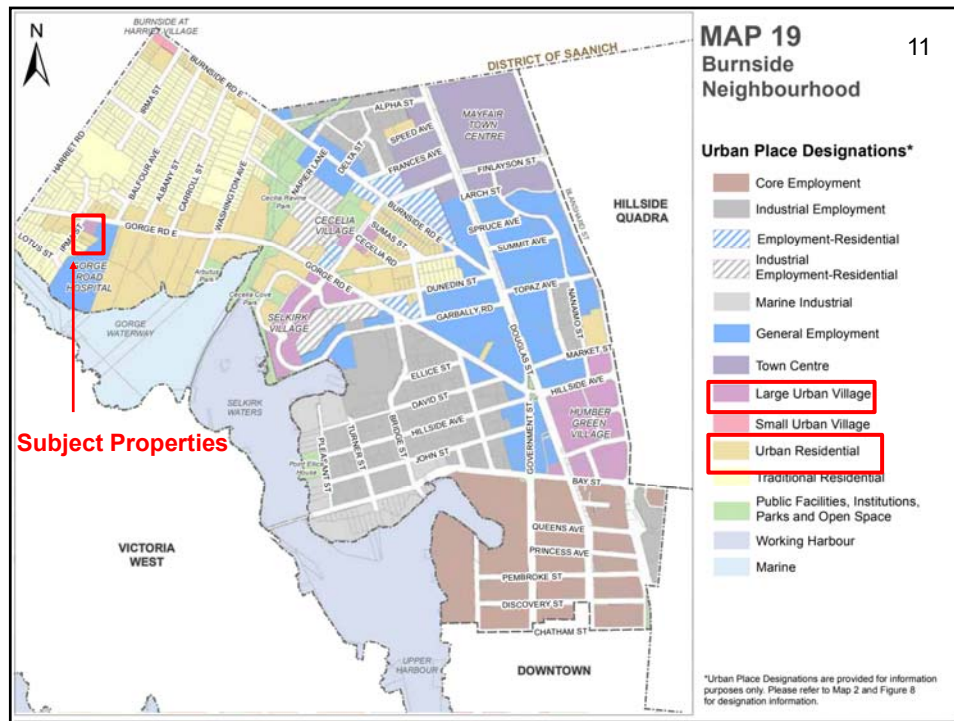


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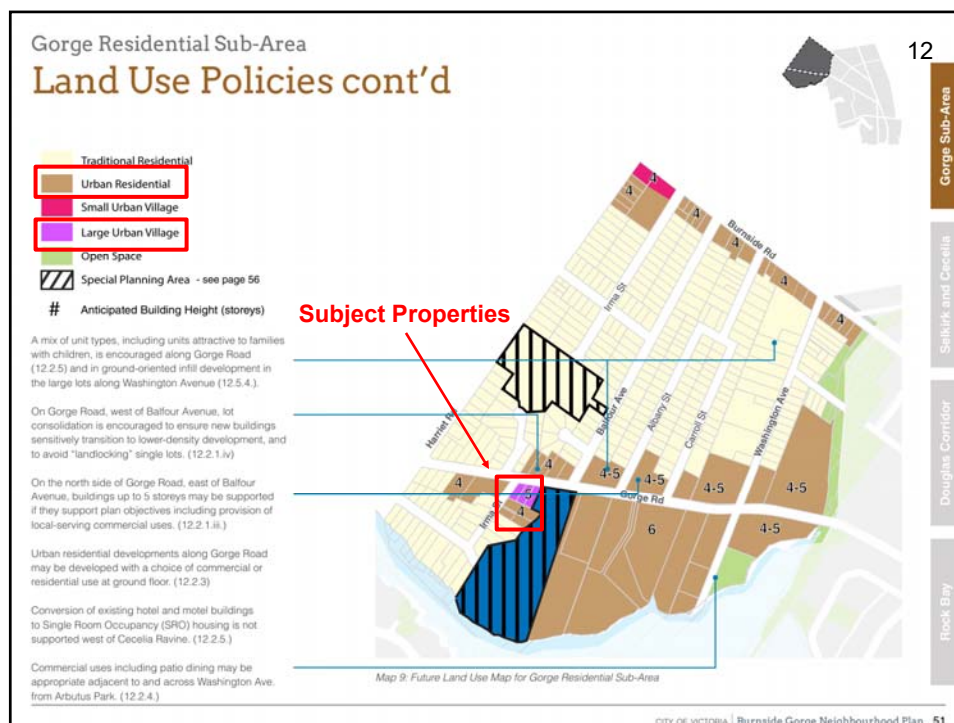


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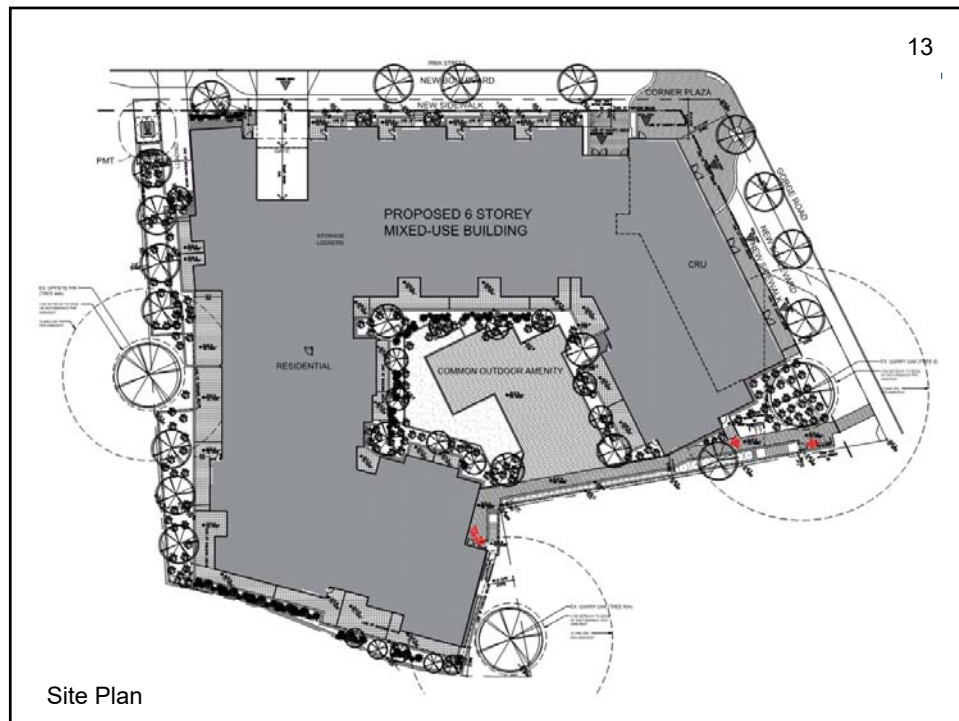




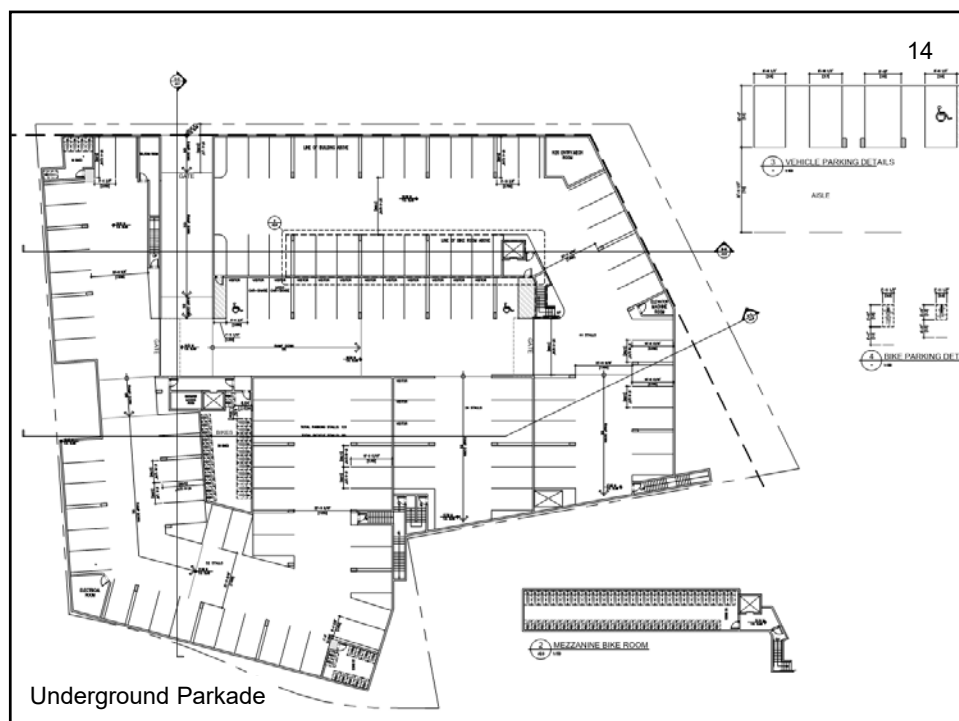
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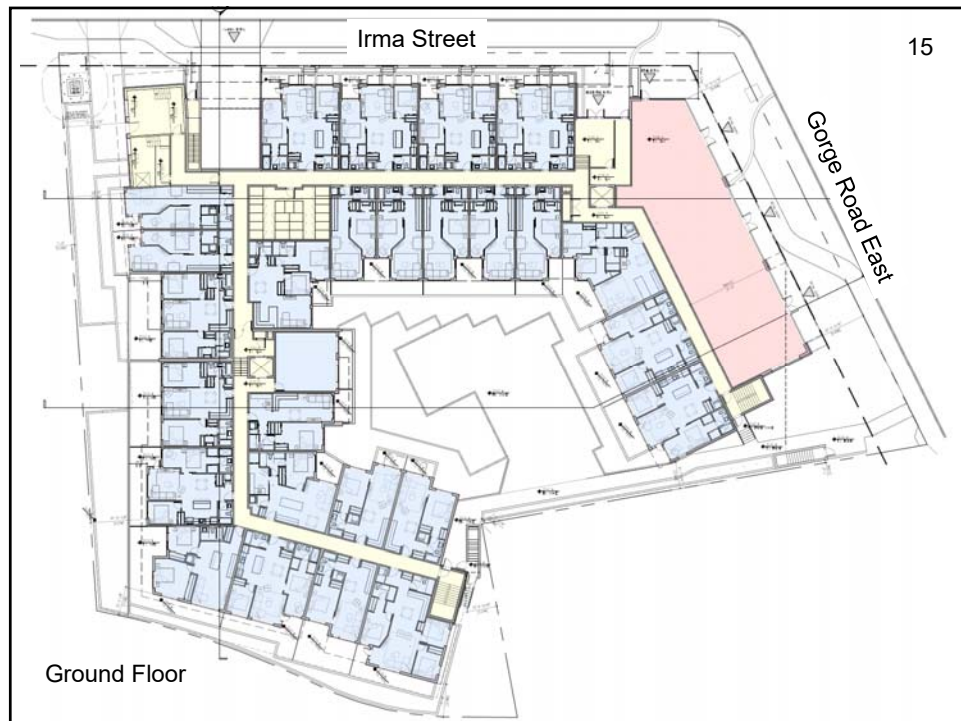
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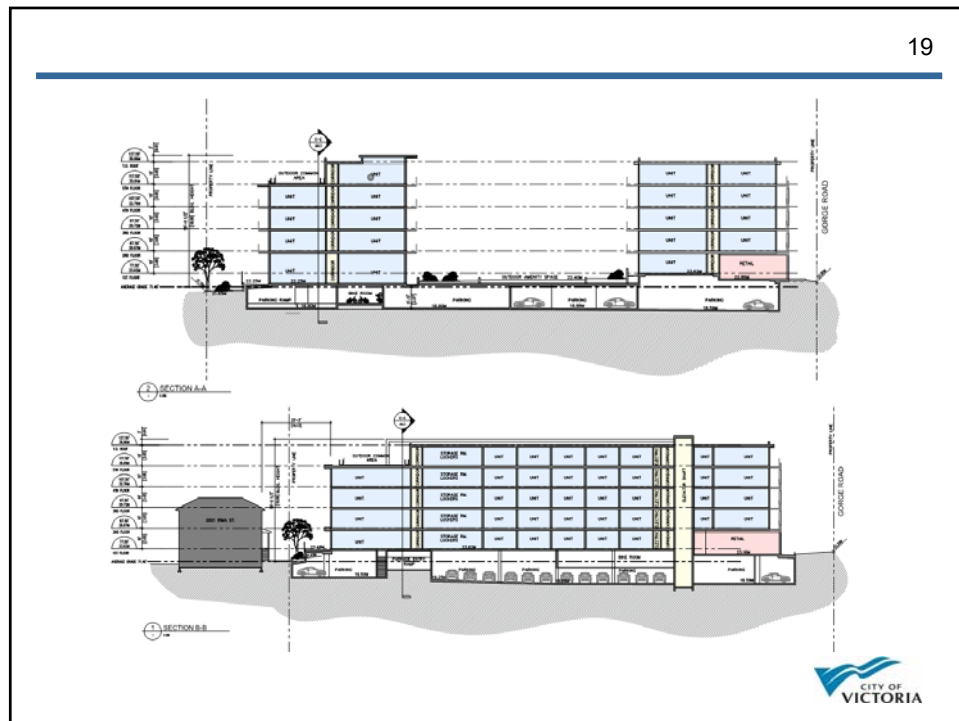


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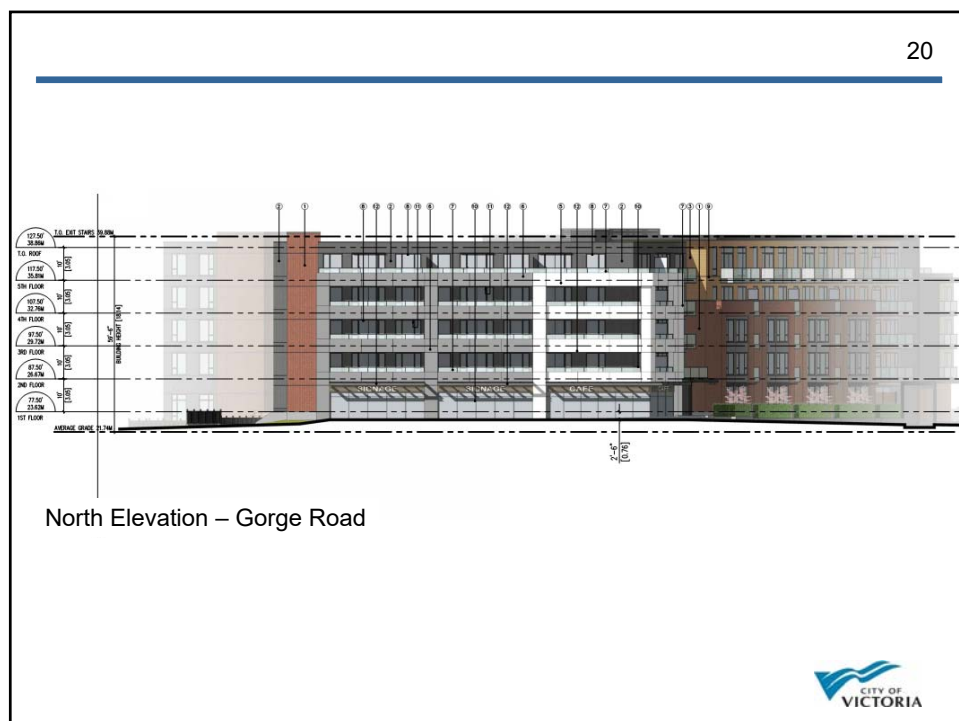


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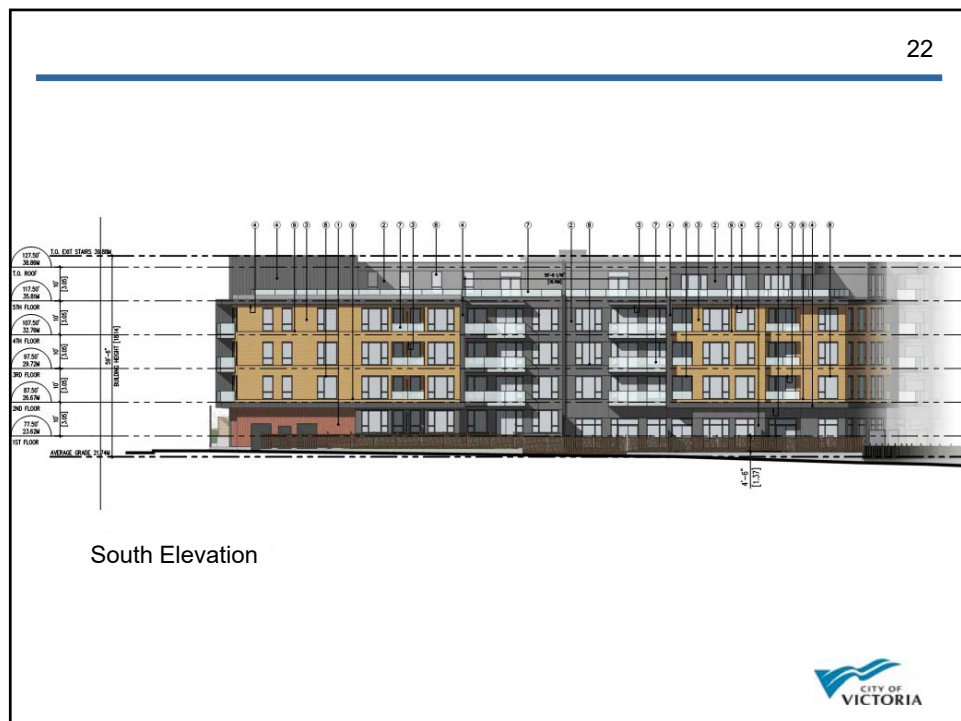
19



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22



23



North East Elevations



23

24



GORGE ROAD		IRMA STREET	
1 BRICK - RED	5 CEMENTITIOUS PANEL - WHITE	9 FLASHING - BLACK	13 LOUVERED STEEL CANOPY - BLACK
2 CORRUGATED METAL SIDING - MEDIUM GREY	6 CEMENTITIOUS PANEL - GREY	10 STOREFRONT - SILVER	14 STOREFRONT - BLACK
3 SIDING / SOFFIT - WOODGRAIN	7 GLASS GUARDRAIL - BLACK (WITH LIGHT GREY SPANDREL)	11 SOFFITS - WHITE	
4 STANDING SEAM ROOFING / SOFFITS - CHARCOAL	8 VINYL FRAME WINDOWS - BLACK	12 STEEL AND GLASS CANOPY - GREY	

Exterior Materials

24

25



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View from the corner of Gorge Road East and Irma Street



27

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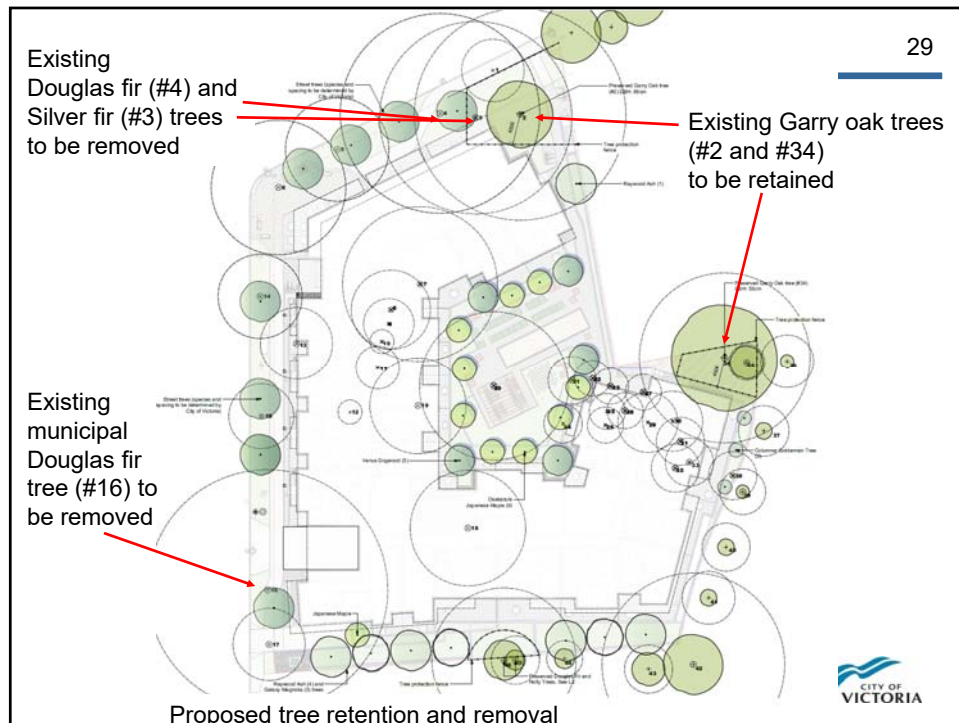


View looking east on Irma Street

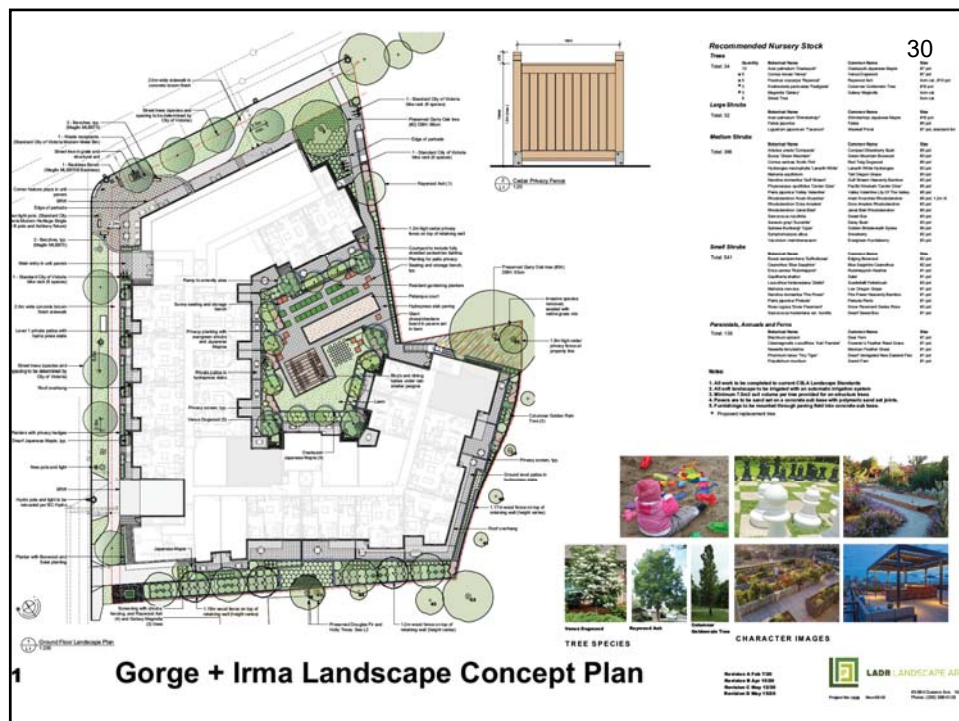


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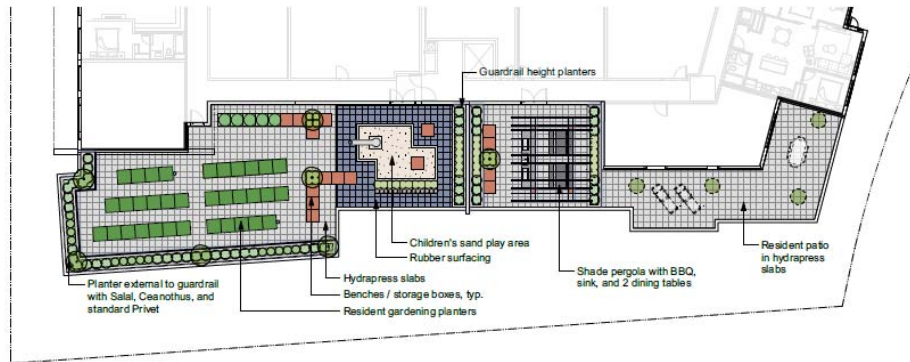


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Fifth Floor Rooftop Amenity Space



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View from the corner of Gorge Road East and Irma Street



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## Richard Elliott

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**From:** Reed Kipp [REDACTED]  
**Sent:** June 24, 2020 1:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Letter of Support: 43-55 Gorge Road and 2827-2831 Irma Street (PC Urban)

**Importance:** High

Dear City of Victoria Mayor & Council,

Please receive this email as my formal letter of support for the development project: 43-55 Gorge Road and 2827-2831 Irma Street put forward by the team at PC Urban. Please add this piece of correspondence to the COTW report.

As a City of Victoria resident, homeowner, business owner and commercial real estate owner, I would like to whole heartedly support this development project proposed by PC Urban – adding 153 new rental suites to a region that (to date) has been underserved in regard to new multi-family rental development. As we all know, the Gorge Road region has never been the most desirable area in the City of Victoria (despite its proximity to beautiful parks, waterways, walkways, retail and transportation) and is currently experiencing various challenges as a result of [recent additions to the neighbourhood](#). The proposed development at 43-55 Gorge Road and 2827-2831 Irma Street by PC Urban is a thoughtful, well-designed project that will add much needed vibrancy in the Burnside-Gorge region, through creative design and development in a location in great need of revitalization. In addition, we are well aware of the rental housing supply ‘crisis’ throughout Greater Victoria and the City of Victoria – of which this project will provide much-needed rental housing supply to continue with the broader theme of the private sector bringing rental homes to market for the benefit of the broader rental community in Greater Victoria.

The proposed development provides the following benefits to the regional community:

- High number of family sized units (50%), which from Devon Properties’ experience these suites will be highly sought after
- First class, underappreciated location in close proximity to the Downtown Core
- Design-forward, high quality development, which fits well into the community design
- All rental units will have a patio or balcony – providing a livable rental experience
- Resident amenities including an expansive courtyard and large rooftop amenity, offering residents the opportunity to create a sense of community through socializing, BBQing and urban agriculture
- New retail space will add resident and community amenities in the form of eateries and shopping
- Plaza will provide seating for residents and the community alike; integrating the new retail space with the broader neighbourhood and creating a vibrancy that was previously lacking
- Commitment to include public art, which is a fantastic value-add as part of the development and often overlooked

To close, PC Urban is focused on enhancing the urban experience in the City of Victoria through thoughtful, design-forward multi-family apartment development – as illustrated by the proposed project. I fully support this project and look forward to hearing Mayor & Council’s decision.

Best Regards,

Reed

Reed B. Kipp - CEO  
DEVON PROPERTIES LTD.



990 Fort Street, Suite #100 | Victoria, BC V8V 3K2

[REDACTED]

[REDACTED]

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