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July 6, 2018

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

Attn: Mayor and Council

**Re: 496/498 Cecelia Road Rezoning/Development Permit Application
Community Involvement in Landscape Design and "Village Green"**

Dear Mayor and Council,

On behalf of LADR Landscape Architecture, this letter outlines the approach the firm has taken in partnership with the project's proponents to receive community and interest group feedback for the landscape design of the 496/498 Cecelia Road affordable housing project. As the subject property is owned by the City of Victoria and the project would require a OCP amendment from its current "Parks and Open Space" designation, City Staff identified early on that the landscaped area should serve as a public amenity and gathering space, labeled as a "village green." Special attention has been included in the design of the landscape area for public use, and to ensuring community feedback is incorporated to the best of our abilities.

LADR Landscape Architects has been involved with the design of the proposed project starting in early 2018, and our landscape design has evolved through the course of receiving feedback from City of Victoria Staff, the surrounding neighbourhood, the Burnside Gorge Community Association, representatives from School District 61, and the project's proponents: Pacifica Housing and TL Housing Solutions.

A CALUC meeting presented by Pacifica Housing and LADR was held in February of 2018 at the Burnside Gorge Community Centre, where LADR presented our initial landscape design. Comments were collected both from the public and the Burnside Gorge Community Association. Feedback from the community included their desire for the following:

- more green space for informal ball games
- preserve hardscape near Building A entrance for community events (food trucks, performances, etc.)
- open lines of sight across Cecelia Road frontage to encourage community members to enter the village green



In response to the comments received from the community, LADR then further refined the design of the village green. These changes were then presented to representatives of the School District No. 61's Burnside Continuing Education Centre, who were able to provide further comments on the needs and desires of the Burnside School students who would be using the space frequently. Through these comments, the following further revisions were made:

- inclusion of harvestable fruit trees for community use
- switching out adult fitness equipment in favour of seating areas for students to eat lunch and gather
- inclusion of a clear pathway running from the edge of the Burnside School property line into the landscaped area

Following the incorporation of the School District feedback, further directions regarding the boulevard design were sought from the City of Victoria Planning, Parks, and Engineering Departments. After comments from all stakeholders were incorporated, Pacifica Housing and LADR then went back to the Burnside Gorge Community Association and presented our new revised design in late May during a voluntary second community meeting. LADR had the opportunity to present both to the BGCA board, and also to members of the community during a 3-hour drop-in session at the Burnside Gorge Community Centre. Comments collected during this second community feedback session were also incorporated into the design.

The landscape plan you see today is a compilation of multiple public voices we have had the opportunity to consult over the past few months. We feel our resulting landscape plan will create a vibrant "village green" hub for the community. We welcome further comments and questions from City Staff as this proposal advances.

Kind regards,

LADR Landscape Architects

Bev Windjack, BCSLA, AALA, CSLA, ASLA, LEED® AP BD+C, ERPSC