

**I.1 Bylaws and Update Report for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue: Rezoning Application No. 00715, Associated OCP Amendment, and DP No. 000567**

*Mayor Helps withdrew from the meeting at 2:38 p.m. due to a pecuniary conflict of interest as she lives near the property in question.*

*Councillor Potts assumed the Chair at 2:39 p.m.*

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the following bylaws **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) No. 21-064
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) No. 21-065

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue) Bylaw (2021) No. 21-066
2. Vining Street and North Park Street Road Closure and Dedication Removal Bylaw, 2021 No. 21-067

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That Council direct staff to deliver notice of its intention to the following operators or utilities or transmission or distribution facilities or works that Council considers will be affected by the closure: Telus, BC Hydro, Shaw, and Fortis.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Alto

Development Permit Application No. 000567

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000567 for 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North

Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in accordance with:

1. Plans date stamped May 28, 2021.
2. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

DRAFT





## Council Report

For the Meeting of October 14, 2021

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**To:** Council **Date:** September 29, 2021

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

**Subject:** **Update Report for Rezoning Application No. 00715 and Associated Official Community Plan Amendment and Development Permit Application No. 000567 for 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue**

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### RECOMMENDATION

1. That the following bylaws **be given introductory readings:**
  - i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) No. 21-064
  - ii. Official Community Plan, Amendment Bylaw (No. 36) No. 21-065
  - iii. Housing Agreement (1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue) Bylaw (2021) No. 21-066
  - iv. Vining Street and North Park Street Road Closure and Dedication Removal Bylaw No. 21-067.
2. Subject to Council giving introductory readings to Vining Street and North Park Street Road Closure and Dedication Removal Bylaw No. 21-067, that Council direct staff to deliver notice of its intention to the following operators or utilities or transmission or distribution facilities or works that Council considers will be affected by the closure: Telus, BC Hydro, Shaw, and Fortis.

### Development Permit Application No. 000567

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000567 for 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in accordance with:

1. Plans date stamped **May 28, 2021.**
2. The Development Permit lapsing two years from the date of this resolution."

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit Applications for the properties located at 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue. The proposal is to rezone from the R-K Zone, Medium Density Attached Dwelling District, and R-2 Zone, Two-Family Dwelling District to a new residential rental tenure zone to increase the density and permit a multi-unit residential development consisting of approximately 158 affordable and below-market rental dwelling units within five buildings. An amendment to the *Official Community Plan* (OCP) from Public Facilities, Institutions, Parks and Open Space and Traditional Residential to Urban Residential is required to facilitate this development.

The application was considered by Council at the Committee of the Whole meeting on May 7, 2020, and it came before Council on May 14, 2020, and again on August 6, 2020, where the following resolutions were approved:

### **Council Motion - May 14, 2020**

#### Rezoning Application No. 00715

1. *That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00715 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, and change the OCP designation from Public Facilities, Institutions, Parks and Open Space and Traditional Residential to Urban Residential.*
2. *That first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:*
  - a. *Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:*
    - i. *a housing agreement to ensure the residential rental units remain affordable or below market in perpetuity in accordance with the City's definition of affordability and below market in the Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022)*
    - ii. *that the applicant provides a minimum of 14 three-bedroom, eight four-bedroom dwelling units, 15 accessible dwelling units in accordance with CAN/CSA-B651-95, the National Standard of Canada for barrier-free design, and private amenity space with a minimum floor area of 139m<sup>2</sup>*
    - iii. *a Statutory Right-of-Way of 3.928m on Grant Street and 1.90m on Vining Street be registered on title to the satisfaction of the Director of Engineering and Public Works*
    - iv. *a Statutory Right-of-Way of 10.85m along the proposed driveway at Grant Street be registered on title to the satisfaction of the Director of Engineering and Public Works*
    - v. *construction of a vehicle turnaround on Grant Street adjacent to the subject properties to the satisfaction of the Director of Engineering and Public Works*

- vi. *construction of community gardens or contribution of cash in lieu equivalent to the installation of such gardens within the 145m<sup>2</sup> road closure area on the north side of North Park Street in consultation with the Fernwood Community Association and the Compost Education Centre and to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Engineering and Public Works*
  - vii. *construction of an 8m wide greenway on the Victoria High lands adjacent to the development site in accordance with the plans dated April 6, 2020 to the satisfaction of the Director of Parks, Recreation and Facilities and the Director of Sustainable Planning and Community Development.*
3. *That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered.*
  4. *That the applicant provide a revised site plan and civil drawing showing a Grant Street turnaround to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.*
  5. *That Council consider who is affected by the proposed changes to the Official Community Plan and determine, pursuant to Section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties.*
  6. *That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act and direct the Director of Sustainable Planning and Community Development to:*
    - i. *mail a notice of the proposed OCP Amendment to the affected persons; and*
    - ii. *post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.*
  7. *That Council specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies because the proposed OCP amendment does not affect them.*
  8. *That Council direct the Director of Engineering and Public Works to bring forward for Council's consideration, a report and bylaws for road closures and necessary restructuring on Vining St and North Park St to accommodate the project.*
  9. *That Recommendations 1 to 8 be adopted on the condition that they create no legal rights for the applicant or any other person, no obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

#### Development Permit Application No. 000567

*That, subject to:*

1. *the preparation and execution of legal agreements to secure housing affordability, unit types, accessible dwelling units, and amenity space, Statutory Right-of-Ways, and the construction of a greenway, to the satisfaction of the Director of Community Planning and Sustainable Development and Direction of Engineering and Public Works.*
2. *revisions to the driveway and underground parkade entrance of the four-storey, multi-unit residential building on Grant Street to accommodate the Grant Street turnaround, to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.*

*That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:*

*“That Council authorize the issuance of Development Permit Application No. 000567 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in accordance with:*

- 1. Plans date stamped April 6, 2020.*
- 2. The Development Permit lapsing two years from the date of this resolution.”*

## **Council Motion – August 6, 2020**

### Rezoning Application No. 00715

*That Council amend condition #2.a.i in the May 14, 2020 Council resolution for the Rezoning Application No. 00715 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue so that it reads:*

- i. a housing agreement to ensure the residential rental units remain affordable or below-market for sixty (60) years in accordance with the City’s definition of affordability and below-market in the Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022).*

## **COMMENTS**

### Community Input on Official Community Plan Amendment

On May 14, 2020, Council directed staff to consult with property owners and occupants within 200m of the subject properties through a mail-out and public notices on the City’s website. To date, the City has received correspondence from 17 members of the public (attached). Additional comments received prior to the Public Hearing will be included in the Council Agenda package at that time.

### Plan Revision

The average grade, site coverage and open site space calculations were incorrect on the original plans dated April 6, 2021. The applicant updated the data table in accordance with the *Zoning Regulation Bylaw*. There were no design changes to the proposal. For consistency purposes, the recommendation for Council’s consideration includes the new date stamp of the revised plans.

### Update on Tree Planting

In the Committee of the Whole report, it states that the applicant is proposing to plant 88 new trees with this development, which does not include the tree planting along the proposed Greenway. In fact, the applicant will be planting 121 new trees, which includes the following breakdown:

- 88 new trees, including four bylaw replacement trees and four municipal trees
- 33 new trees along the proposed greenway.

### Grant Street Turnaround

In response to Council’s motion, the applicant has provided a civil drawing showing a truck turnaround at the end of Grant Street to the satisfaction of the Director of Engineering and Public

Works and the Director of Parks, Recreation and Facilities. To accommodate a truck turnaround area for larger trucks (e.g., garbage trucks, moving trucks, handy-dart, emergency vehicles, etc.), the applicant will remove the existing bollards at the entrance to Haegert Park, and install a new removable bollard in a different location to prevent trucks from driving into the park. If this work results in any disturbance to the existing landscaping and infrastructure, the applicant will return the area to its original condition to the satisfaction of the Director of Parks, Recreation and Facilities.

The applicant has also confirmed and indicated on the revised plans that the driveway access into the development on Grant Street, which forms part of the truck turnaround area, will have grades and vehicle clearances that comply with the requirements of the *Highway Access Bylaw* to the satisfaction of the Director of Engineering and Public Works. The applicant is working on design solutions with the structural and mechanical engineers for the building permit drawings and confirmed that there would be no significant changes to the design of the four-storey multi-unit residential building.

### Vining and North Park Street Road Closures

To facilitate this development, the closure and removal of highway dedication for the portions of Vining Street and North Park Street would be required as shown on the road closure plan attached to this report. The proposed closure of these portions of Vining and North Park Streets will have no impact on the neighbourhood transportation network and would allow for the expansion of community gardens and the Compost Education Centre within the closed portion of North Park Street to compensate for the loss of community gardens adjacent to Vining Street. The remaining portions of Vining and North Park Streets will continue to service all adjacent properties. A road closure bylaw has been prepared for Council's consideration should Council wish to proceed with advancing the application to a Public Hearing.

Section 40(3) and (4) of the Community Charter require Council to provide notice prior to adopting road closure and dedication removal bylaws:

*(3) Before adopting a bylaw under this section, the council must*

*(a) give notice of its intention in accordance with section 94 [public notice], and*

*(b) provide an opportunity for persons who consider they are affected by the bylaw to make representations to council.*

*(4) In addition to the requirement under subsection (3), before adopting a bylaw under subsection (1) (a), the council must deliver notice of its intention to the operators of utilities whose transmission or distribution facilities or works the council considers will be affected by the closure.*

Staff have prepared a public notice in accordance with section 40(3), which will also invite the public to make submissions to Council by those who consider they are affected by the bylaw. In addition, staff have identified that the following utilities have facilities or works in the proposed road closure areas and may be affected by the closure: Telus, BC Hydro, Shaw and Fortis. Should Council proceed to introductory readings of the road closure bylaw, staff are prepared to notify such utilities, so that reasonable accommodations can be made to the utilities if required.

## Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this application, the following legal agreements have been executed by the applicant:

- a Housing Agreement to ensure that the residential rental units remain affordable or below-market in perpetuity in accordance with the City's definition of affordability and below-market in the *Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022)*
- a 3.928m statutory right-of-way (SRW) on Grant Street, 10.85m SRW along the driveway at Grant Street, 1.90m SRW on Vining Street and 8m SRW along the greenway
- Section 219 covenants securing the following items:
  - a minimum of 14 three-bedroom and eight four-bedroom dwelling units; 15 accessible dwelling units in accordance with CAN/CSA-B651-95, the National Standard of Canada for barrier-free design; and private amenity space with a minimum floor area of 139m<sup>2</sup>
  - construction of a vehicle turnaround on Grant Street
  - construction of community gardens or contribution of cash in lieu equivalent to the installation of such gardens within the 145m<sup>2</sup> road closure area on the north side of North Park Street in consultation with the Fernwood Community Association and the Compost Education Centre
  - construction of an 8m wide greenway on the Victoria High lands adjacent to the development site.

The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Leanne Taylor  
Senior Planner  
Development Services Division

Karen Hoesle, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Updated plans dated May 28, 2021
- Attachment B: Grant Street turnaround drawing dated May 27, 2021
- Attachment C: Updated Letter to Mayor and Council dated November 10, 2020
- Attachment D: Road Closure Plan
- Attachment E: Correspondence regarding Official Community Plan amendment.

PROJECT INFORMATION

**CIVIC ADDRESS**  
1230 GRANT STREET  
1209, 1218, 1219, 1220, and 1226 NORTH PARK STREET  
1218 VINING STREET  
1235 CALEDONIA AVENUE  
1211 GLADSTONE AVENUE

**LEGAL DESCRIPTION**  
LOT 4 VIP205 SECTION 8R VICTORIA  
LOT 5 VIP205 SECTION 8R VICTORIA  
LOT 6 VIP205 SECTION 8R VICTORIA  
LOT 7 VIP205 SECTION 8R VICTORIA  
1/36 OF LOT 6 VIP205 SECTION 8R VICTORIA  
REM LOT 8 VIP205 SECTION 8R VICTORIA  
LOT 9 VIP205 SECTION 8R VICTORIA  
LOT 18 VIP205 SECTION 8R VICTORIA  
LOT A SECTION 53, SPRING RIDGE, VIP55528

**SITE AREA**  
8681.1 SM

**PROJECT DESCRIPTION**  
THE PROJECT INVOLVES THE DEVELOPMENT OF 158 AFFORDABLE HOUSING RESIDENTIAL UNITS AND SUPPORT FACILITIES IN 2 APARTMENT AND 3 TOWNHOUSE BUILDINGS OVER ONE BASEMENT LEVEL OF PARKADE.

BUILDING HEIGHTS	BCBC	ZONING
APARTMENT 1	4 STOREYS	4 STOREYS, 12.30 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.58 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.05 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.40 M

BUILDING AREAS	BCBC
APARTMENT 1	872 SM
APARTMENT 2	875 SM
TOWNHOUSE 1	653 SM
TOWNHOUSE 2	652 SM
TOWNHOUSE 3	260 SM

GROSS BUILDING AREAS	BCBC	ZONING
PARKADE	3905 SM	275 SM*
* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEHICLE AND BICYCLE PARKING AND CIRCULATION.		

APARTMENT 1		
LEVEL 1	800 SM	776 SM
LEVEL 2	872 SM	850 SM
LEVEL 3	872 SM	850 SM
LEVEL 4	723 SM	704 SM
TOTAL	3267 SM	3180 SM

APARTMENT 2		
LEVEL 1	789 SM	765 SM
LEVEL 2	658 SM	637 SM
LEVEL 3	631 SM	608 SM
LEVEL 4	631 SM	608 SM
LEVEL 5	690 SM	672 SM
TOTAL	3797 SM	3692 SM

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM**
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2467 SM	2372 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2413 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 3		
LEVEL 1	231 SM	222 SM
LEVEL 2	243 SM	235 SM
LEVEL 3	253 SM	248 SM
TOTAL	727 SM	703 SM

**RESIDENTIAL UNIT SUMMARY**  
**APARTMENTS 1 & 2**

14 STUDIO @	34 SM
38 ONE BED @	47 - 49 SM
7 ACCESSIBLE ONE BED @	53 SM
15 TWO BED @	61 - 78 SM
5 ACCESSIBLE TWO BED @	77 SM
11 THREE BED @	88 - 98 SM
1 ACCESSIBLE THREE BED @	98 SM
8 FOUR BED @	88 - 118 SM
97 TOTAL	

TOWNHOUSES 1-3	
55 TWO BED @	81 - 90 SM
2 ACCESSIBLE TWO BED @	104 SM
2 THREE BED @	118 SM
2 FOUR BED @	130 SM
61 TOTAL	

VEHICLE PARKING	
PARKADE	112
SURFACE	5
TOTAL	117

BICYCLE PARKING	
LONG TERM	194
SHORT TERM	30
TOTAL	224

**VICTORIA ZONING BYLAW SUMMARY**

**ZONING**  
R-X  
R-2

**USE**  
RESIDENTIAL

**FLOOR SPACE RATIO**  
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA  
11193/8681.1 = 1.29

**SITE COVERAGE**  
(SEE A202b FOR CALCULATION)  
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA  
4657/8681.1 = 57%

**OPEN SITE SPACE**  
(SEE A202c FOR CALCULATION)  
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)  
8681.1 - 5225 = 3456.1  
OPEN SITE SPACE/ SITE AREA  
3456.1/ 8681.1 = 40%

**AVERAGE GRADE (GEODETIC)**  
(SEE A202a FOR CALCULATION)

APARTMENT 1	
APARTMENT 2	
TOWNHOUSE 1	
TOWNHOUSE 2	
TOWNHOUSE 3	
BUILDING 1	33.2 M

TOWNHOUSE 2	32.6 M
BUILDING 2	32.6 M

**HEIGHT OF BUILDINGS**  
(AS MEASURED FROM AVERAGE GRADE).

APARTMENT 1	12,300 M
APARTMENT 2	14,980 M
TOWNHOUSE 1	11,050 M
TOWNHOUSE 2	10,650 M
TOWNHOUSE 3	9,400 M

VEHICLE PARKING	
< 45 SM	2 X 14 = 2.8
45 - 70 SM	5 X 58 = 29
> 70 SM	75 X 88 = 66.5
SUBTOTAL	98.3 (98)
VISITOR	1 X 158 = 15.8 (16)
TOTAL REQUIRED	112
PROVIDED	117

BICYCLE PARKING	
LONG TERM	
< 45 SM	14 X 11 = 14
> 45 SM	1.25 X 144 = 180
TOTAL LONG TERM REQUIRED	194
TOTAL PROVIDED	194

SHORT TERM	
RESIDENTIAL (THE GREATER OF)	1 X 158 OR 6 X 5
TOTAL SHORT TERM REQUIRED	30
TOTAL PROVIDED	30

**CODE ANALYSIS**

REFERENCE DOCUMENT BCBC 2018.

**PARKADE**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1)  
BELOW GRADE PARKADE -  
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL

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

**BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY**  
3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED  
FIRE SUPPRESSION - FULL SPRINKLERED  
ALLOWABLE HEIGHT - ANY HEIGHT  
ALLOWABLE AREA - ANY AREA  
CONSTRUCTION - NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 2 HOUR  
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULL SPRINKLERED  
HEIGHT - 1 STOREY  
AREA - 3005 SM  
CONSTRUCTION - NON COMBUSTIBLE  
FLOOR ASSEMBLY - 2 HOUR  
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

**APARTMENT 1**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1)  
GROUP C - RESIDENTIAL

**OCCUPANCY SEPARATIONS** (TABLE 3.1.3.1)

**BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY**  
3.2.2.51 - GROUP C, UP TO 4 STOREYS, SPRINKLERED  
FIRE SUPPRESSION - FULLY SPRINKLERED  
ALLOWABLE HEIGHT - 4 STOREYS  
ALLOWABLE AREA - 1800 SM (BASED ON FOUR STOREYS)  
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 1 HOUR  
SUPPORTING WALLS AND STRUCTURE - 1 HOUR  
ROOF ASSEMBLY - NONE

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULLY SPRINKLERED  
HEIGHT - 4 STOREYS  
AREA - 872 SM  
CONSTRUCTION - COMBUSTIBLE  
FLOOR ASSEMBLY - 1 HOUR  
SUPPORTING WALLS AND STRUCTURE - 1 HOUR  
ROOF ASSEMBLY - NONE

**APARTMENT 2**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1)  
GROUP C - RESIDENTIAL

**OCCUPANCY SEPARATIONS** (TABLE 3.1.3.1)

**BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY**  
3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED  
FIRE SUPPRESSION - FULLY SPRINKLERED  
ALLOWABLE HEIGHT - 6 STOREYS & 18 M  
ALLOWABLE AREA - 1800 SM (BASED ON FIVE STOREYS)  
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 1 HOUR  
SUPPORTING WALLS AND STRUCTURE - 1 HOUR  
ROOF ASSEMBLY - 1 HOUR

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULLY SPRINKLERED  
HEIGHT - 5 STOREYS, 14.98 M  
AREA - 831 SM  
CONSTRUCTION - COMBUSTIBLE  
FLOOR ASSEMBLY - 1 HOUR  
SUPPORTING WALLS AND STRUCTURE - 1 HOUR  
ROOF ASSEMBLY - 1 HOUR

**CODE ANALYSIS CONTINUED**

**TOWNHOUSE 1**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1)  
GROUP C - RESIDENTIAL

**OCCUPANCY SEPARATIONS** (TABLE 3.1.3.1)

**BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY**  
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED  
FIRE SUPPRESSION - FULLY SPRINKLERED  
ALLOWABLE HEIGHT - 3 STOREYS  
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)  
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF - NONE

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULLY SPRINKLERED  
HEIGHT - 3 STOREYS WITH BASEMENT  
AREA - 645 SM  
CONSTRUCTION - COMBUSTIBLE  
FLOOR ASSEMBLY - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF ASSEMBLY - NONE

**TOWNHOUSE 2**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1)  
GROUP C - RESIDENTIAL

**OCCUPANCY SEPARATIONS** (TABLE 3.1.3.1)

**BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY**  
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED  
FIRE SUPPRESSION - FULLY SPRINKLERED  
ALLOWABLE HEIGHT - 3 STOREYS  
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)  
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF - NONE

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULLY SPRINKLERED  
HEIGHT - 3 STOREYS WITH BASEMENT  
AREA - 645 SM  
CONSTRUCTION - COMBUSTIBLE  
FLOOR ASSEMBLY - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF ASSEMBLY - NONE

**TOWNHOUSE 3**  
**OCCUPANCY CLASSIFICATIONS** (TABLE 9.10.2.1)  
GROUP C - RESIDENTIAL

**FIRE-RESISTANCE RATINGS** (TABLE 9.10.8.1)  
USE - RESIDENTIAL (GROUP C)  
MAXIMUM HEIGHT - 3 STOREYS  
MAXIMUM AREA - 600 SM  
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE  
FLOOR ASSEMBLIES - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF ASSEMBLY - NONE

**ACTUAL SIZE AND CONSTRUCTION**  
FIRE SUPPRESSION - FULLY SPRINKLERED  
HEIGHT - 3 STOREYS WITH BASEMENT  
AREA - 253 SM  
CONSTRUCTION - COMBUSTIBLE  
FLOOR ASSEMBLY - 45 MIN.  
SUPPORTING WALLS AND STRUCTURE - 45 MIN.  
ROOF ASSEMBLY - NONE

**DRAWING INDEX**

**ARCHITECTURAL**  
A001 PROJECT INFORMATION  
A002 SURVEY

A101 PARKADE PLAN

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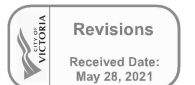
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A402 BUILDING SECTIONS  
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**CIVIL**  
19-028-REZONING CONCEPTUAL SERVICING

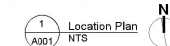
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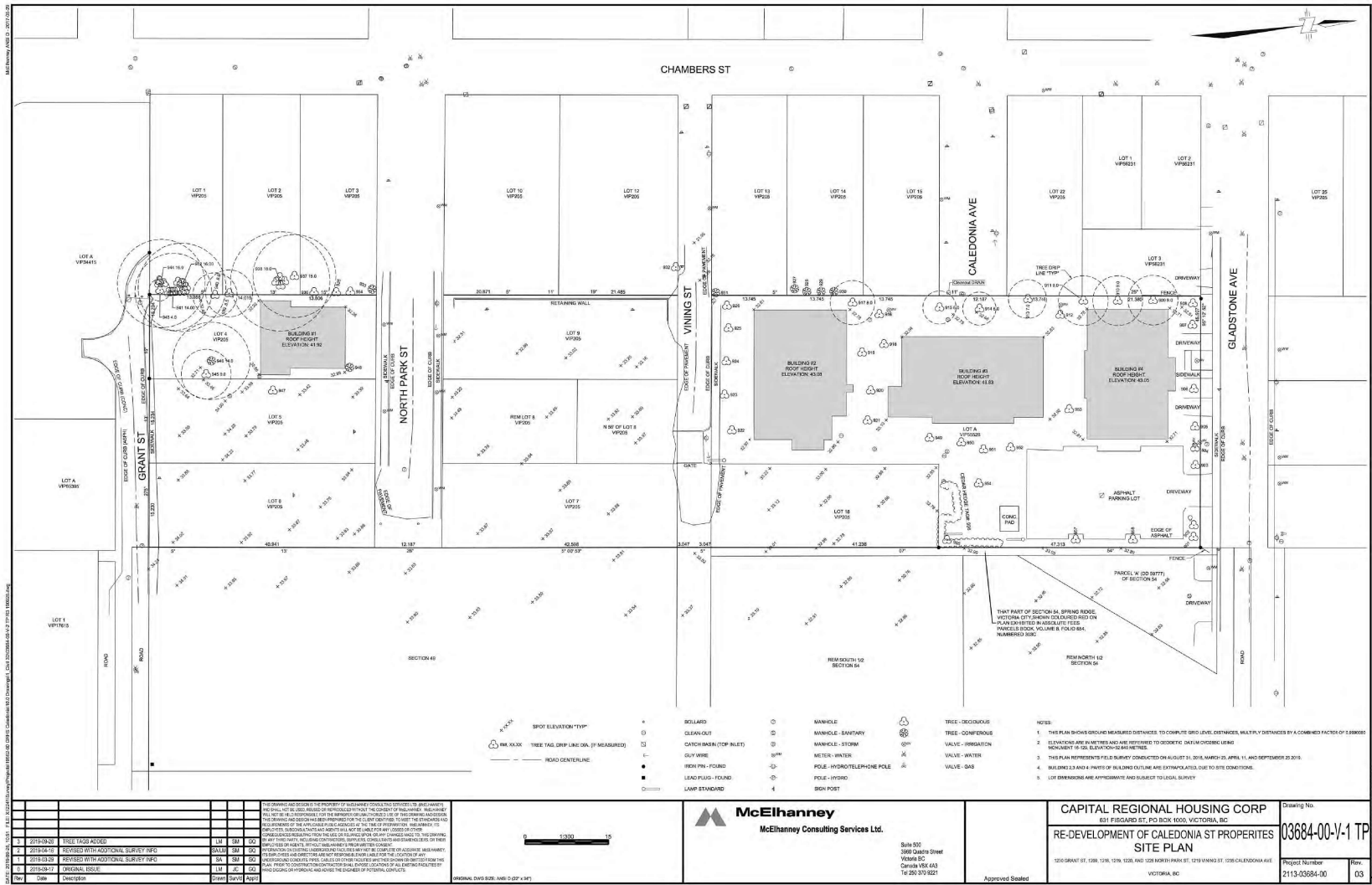


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100	20/01/22	RESPONSE TO PLANNING REVIEW

**ISSUED FOR DP & REZONING**

	<b>dhKarchitects</b> 1111 1111 1111 1111 1111 1111 1111 1111 1111
PROJECT Caledonia Victoria, BC	
Project Information A001 5	





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**ISSUED FOR DP & REZONING**

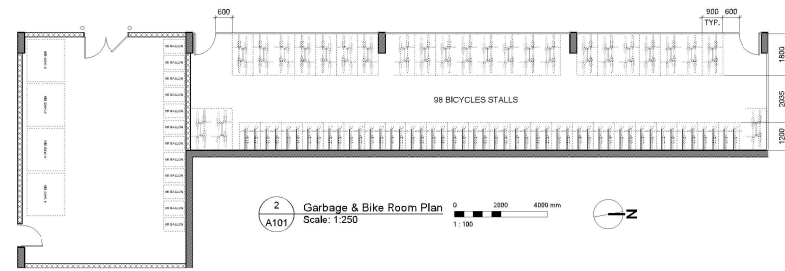
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**Caledonia**  
Victoria, BC

**Survey**  
A002

**5**



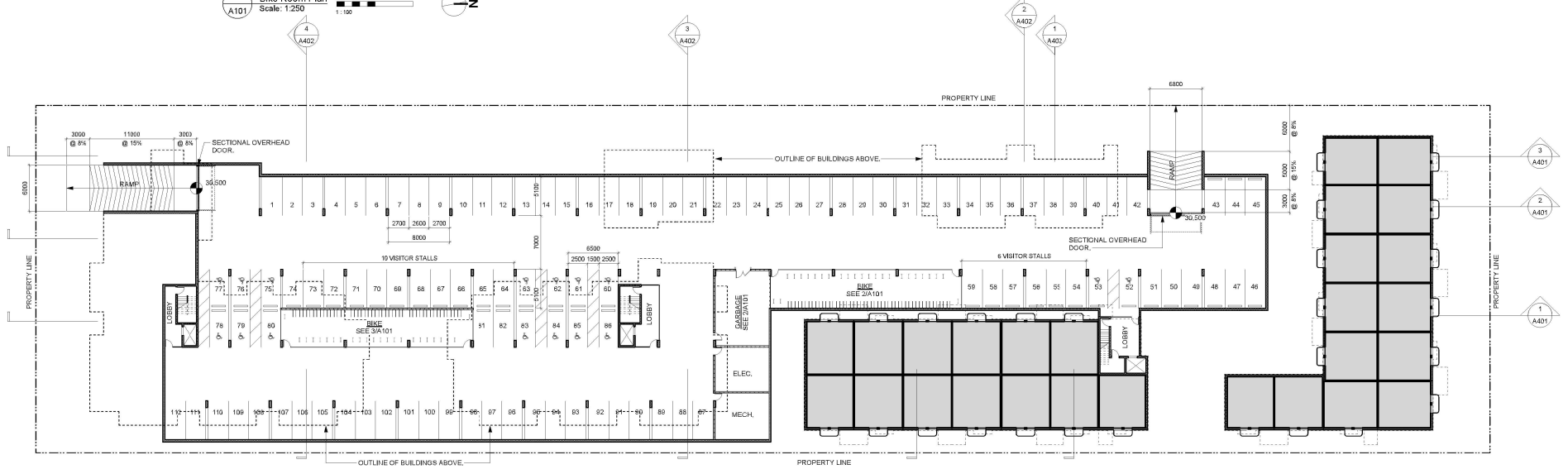


3 Bike Room Plan  
A101 Scale: 1:250

0 2000 4000 mm  
1:100

2

2 Garbage & Bike Room Plan  
A101 Scale: 1:250



1 Parkade & LO Plan  
A101 Scale: 1:250

0 5000 10000 mm  
1:250

N

**VEHICLE PARKING CALCULATION**

UNITS < 45 SM	$14 \times 2 = 28$
UNITS 45-70 SM	$58 \times 5 = 29$
UNITS > 70 SM	$86 \times 75 = 64.5$
SUBTOTAL	96.3 (96)
VISITOR	$158 \times 1 = 15.8 (16)$
TOTAL REQUIRED	112
PROVIDED	117 (5 SURFACE)

**LONG TERM BIKE PARKING CALCULATION**

UNITS < 45 SM	$14 \times 1 = 14$
UNITS > 45 SM	$144 \times 1.25 = 180$
TOTAL REQUIRED	194
PROVIDED	194

5	18/9/01	RE-REQUEST FOR COTW
6	18/9/13	RE-REQUEST FOR COTW
3	18/9/06	REQUEST FOR COTW
2	18/9/15	REQUEST FOR COTW
1	18/12/16	REQUEST TO PLANNING REVIEW
Date	Date	Description
Latest date	SEPTEMBER 2020	Meeting No. TST/2020/PLANNING
Initiator	FMP	Head of Hg
Code	AS EXH001	Project Number TST

**ISSUED FOR DP  
& REZONING**

**dHKA**

**dHKAarchitects**

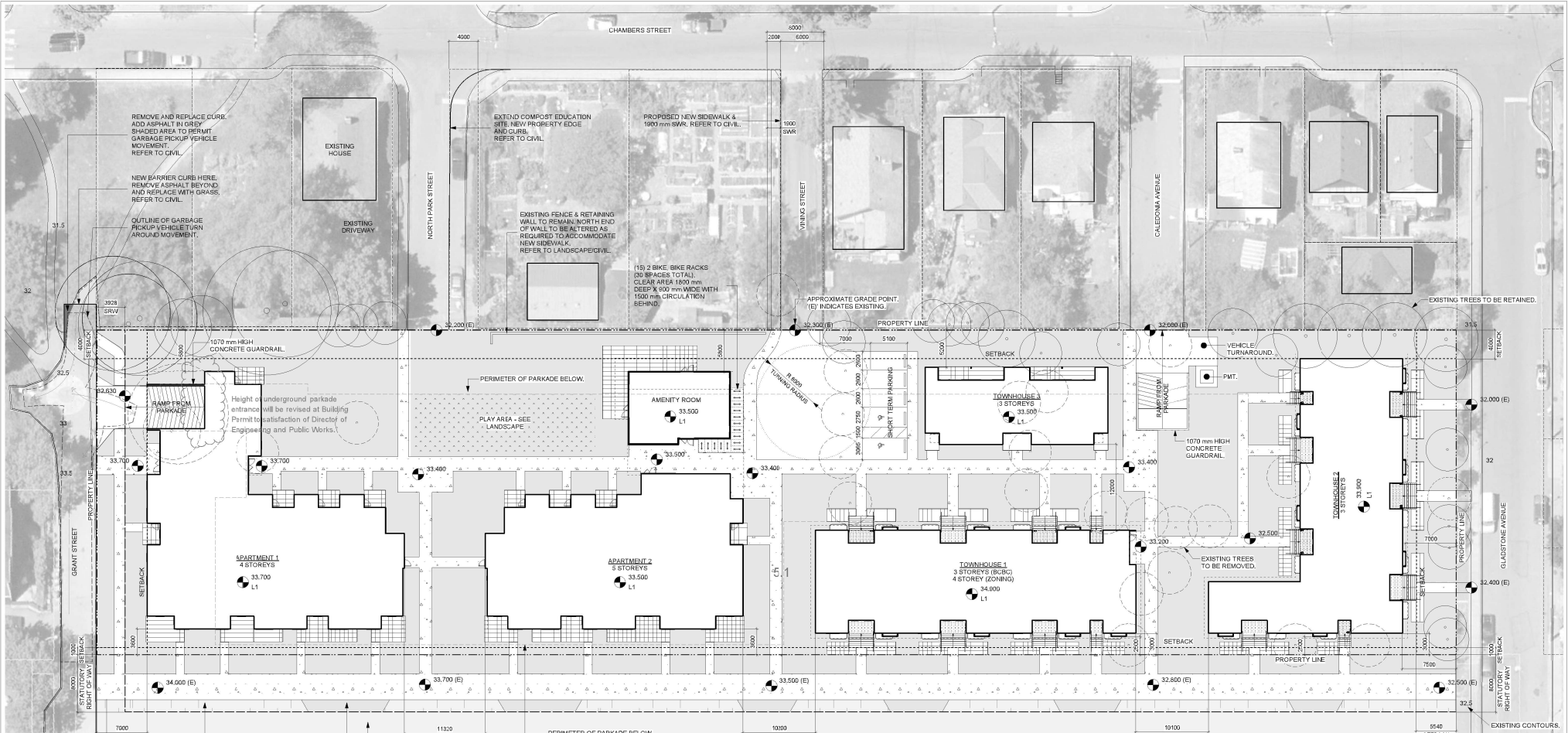
**VICTORIA OFFICE**  
 377 P.O. Box 61  
 1000 BURNHAMTHORPE AVE. S. #203  
 V 1A 5G4-6H4-2367  
 vancouver  
**Caledonia**  
 Victoria BC  
 vancouver

**Parkade & LO Plan**

**COMPANY ADDRESS: THREE PLACES AND  
 TWO ADDRESSES. WE RESERVE THE  
 PROPERTY OF BURNHAMTHORPE TO BE USED FOR  
 OUR PARTIAL PROJECTS. OUR OFFICE IS  
 PROTECTING YOUR PROPERTY TODAY.**

**A101**

**5**




1  
A201  
Site Plan  
Scale: 1:250

PROJECT INFORMATION TABLE			
ZONE (EXISTING)	-	MINIMUM NEW BUILDING SETBACKS (M)	
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH)	7.0
SITE AREA (SM)	8881.1	REAR YARD (NORTH)	5.54
TOTAL NEW FLOOR AREA (SM)	11193	SIDE YARD (WEST)	4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST)	1
FLOOR SPACE RATIO	1.29	COMBINED SIDE YARDS	5
SITE COVERAGE (%)	57%	NEW RESIDENTIAL USE DETAILS	
OPEN SITE SPACE (%)	40%	TOTAL NUMBER OF NEW UNITS	158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14.880 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPES	STUDIO, ONE, TWO, THREE, & FOUR BEDROOM
MAXIMUM NUMBER OF STOREYS	5	NEW GROUND ORIENTED UNITS	46
PARKING STALLS (NUMBER) ON SITE	117	MINIMUM NEW UNIT FLOOR AREA (SM)	34
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	224	TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	10358

SL	2021/05/27	ISSUED FOR COUNCIL
5	18/04/21	RE-ISSUED FOR COTV
4	18/04/21	RE-ISSUED FOR COTV
3	18/04/21	RE-ISSUED FOR COTV
2	20/05/21	ISSUED FOR CDP
1	18/12/20	RESPONSE TO PLANNING REVIEW
Doc	Date	Description
Lab use	SEPTEMBER 2020	Issuing by 18/12/20/2021
Location	THP/PLD	Issued by 20/05/21
Priority	AS SHOWN	Project/submit 18/12/20

NOTE: All dimensions are shown in millimeters.

### ISSUED FOR DP & REZONING

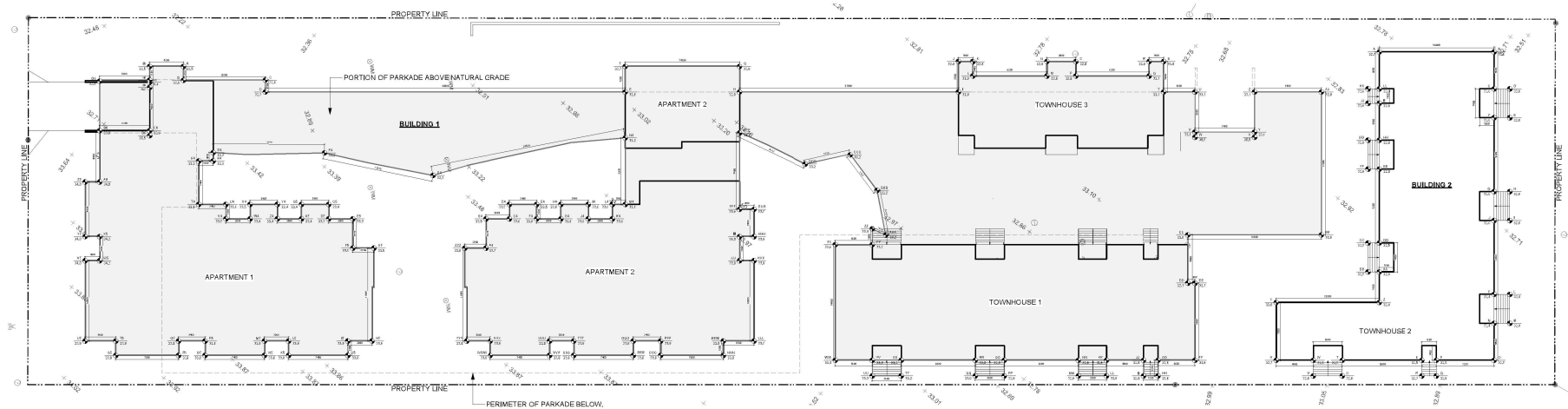


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Victoria BC

Architectural Site Plan  
A201

5.1



## BUILDING 1 - AVERAGE GRADE CALCULATION

INCLUDES SUM OF ALL PORTION OF BUILDINGS OVER PARKADE :

- 1) APARTMENT 1
- 2) APARTMENT 2
- 3) TOWNHOUSE 1
- 4) TOWNHOUSE 3
- 5) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
AKB	32.5	32.6	2	32.6	1.8	57.0
BAC	32.6	32.6	2	32.6	10.3	335.8
CAD	32.6	32.7	2	32.7	1.5	49.0
DAE	32.7	32.8	2	32.8	44.9	1470.5
EAF	32.8	32.7	2	32.8	3.2	104.8
FAG	32.7	32.6	2	32.6	14.2	465.1
GAH	32.8	32.9	2	32.9	3.2	105.1
HBI	32.9	32.6	2	32.8	27.3	894.1
IJJ	32.6	32.6	2	32.6	3.8	123.9
KAL	32.6	32.6	2	32.6	1.8	58.7
KSL	32.6	32.6	2	32.6	1.8	58.7
LAM	32.6	32.8	2	32.7	9.2	300.8
MEN	32.8	32.8	2	32.8	1.8	59.0
NBO	32.8	32.8	2	32.8	3.6	118.1
OPP	32.6	32.6	2	32.6	1.8	58.0
PAQ	32.8	33.1	2	33.0	9.2	303.1
QAR	33.1	33.0	2	33.1	1.8	59.5
RAS	33.0	33.0	2	33.0	1.8	58.4
SAT	33.0	33.1	2	33.1	3.8	125.6
TAU	33.1	33.1	2	33.1	3.8	125.1
UVV	33.1	33.1	2	33.1	5.0	165.5
VWW	33.1	33.0	2	33.0	0.0	0.0
WXX	33.0	33.0	2	33.0	7.4	245.0
XYY	33.0	33.1	2	33.1	0.0	0.0
YZZ	33.1	33.1	2	33.1	5.0	165.5
ZAA	33.1	32.9	2	33.0	8.3	273.9
ABR	32.9	32.8	2	32.9	17.8	584.7
BCD	32.8	32.0	2	32.9	76.6	546.1
CCD	32.0	32.7	2	32.9	6.0	197.1
DDA	32.7	32.7	2	32.7	0.0	0.0
EEFF	32.7	32.8	2	32.8	9.6	314.4
FFGG	32.8	32.8	2	32.8	4.6	150.9
GGHH	32.8	32.8	2	32.8	2.0	64.9
HHII	32.8	32.8	2	32.8	1.8	58.0
IJJJ	32.8	32.8	2	32.8	2.0	64.9
KKLL	32.8	32.8	2	32.8	2.0	64.9
LLMM	32.8	32.8	2	32.8	3.6	118.1
MMNN	32.8	32.8	2	32.8	2.0	64.9
NNOO	32.8	32.9	2	32.9	9.2	303.2
OOPP	32.9	32.8	2	32.9	2.0	64.9
PPQQ	32.8	33.0	2	32.9	3.6	118.4
QQRR	33.0	33.0	2	33.0	2.0	64.9
RRSS	33.0	33.2	2	33.1	9.2	304.5
SSTT	33.2	33.2	2	33.2	2.0	65.1
TTUU	33.2	33.3	2	33.3	3.6	118.1
UUVV	33.3	33.3	2	33.3	2.0	65.1
VVWW	33.3	33.4	2	33.4	4.6	153.4
WWXX	33.4	33.6	2	33.5	14.4	482.4
XXYY	33.6	33.5	2	33.6	4.6	154.3
YYZZ	33.5	33.4	2	33.5	2.0	65.6

## CONTINUED

ZZAA	33.4	33.2	2	33.3	1.8	61.3
AAAB	33.2	33.2	2	33.2	5.6	187.4
BBBC	33.2	33.2	2	33.2	5.6	184.9
CCDD	33.2	33.2	2	33.2	5.7	188.2
DDDE	33.2	33.2	2	33.2	8.1	255.1
EEFF	33.2	33.8	2	33.5	9.5	316.3
FFGG	33.6	33.7	2	33.6	1.8	60.8
GGHH	33.7	33.9	2	33.8	3.4	114.9
HHII	33.9	34.0	2	34.0	1.8	61.1
IIJJ	34.0	33.9	2	34.0	3.0	101.9
JJKK	33.9	33.9	2	33.9	1.8	61.0
KKLL	33.9	33.7	2	33.8	10.0	338.0
LLMM	33.7	33.8	2	33.8	3.6	123.3
MMNN	33.8	33.8	2	33.8	1.8	58.8
NNOO	33.8	33.8	2	33.8	7.8	263.6
OOPP	33.8	33.8	2	33.8	1.8	60.8
PPQQ	33.8	33.8	2	33.8	3.6	116.9
QQRR	33.8	33.8	2	33.8	1.8	60.8
RRSS	33.8	33.8	2	33.8	7.4	250.1
SSTT	33.8	33.8	2	33.8	1.8	60.8
TTUU	33.8	33.8	2	33.8	3.0	101.4
UUVV	33.8	33.8	2	33.8	1.8	60.8
VVWW	33.8	33.8	2	33.8	7.4	250.1
WWXX	33.8	33.8	2	33.8	1.8	60.8
XXYY	33.8	33.8	2	33.8	3.0	101.4
YYZZ	33.8	33.6	2	33.7	11.6	386.7
ZZAA	33.6	33.7	2	33.7	2.0	65.9
AAAB	33.7	33.5	2	33.6	3.6	122.1
BBBC	33.5	33.5	2	33.5	3.0	100.7
CCDD	33.5	33.5	2	33.5	1.8	60.4
DDDE	33.5	33.5	2	33.5	3.4	113.9
EEFF	33.5	33.5	2	33.5	1.8	60.4
FFGG	33.5	33.6	2	33.6	3.0	100.8
GGHH	33.6	33.6	2	33.6	1.8	60.5
HHII	33.6	33.6	2	33.6	3.6	116.2
IIJJ	33.6	33.6	2	33.6	1.8	60.5
JJKK	33.6	33.6	2	33.6	3.0	100.4
KKLL	33.6	33.6	2	33.6	1.8	60.5
LLMM	33.6	33.6	2	33.6	1.6	52.8
MMNN	33.6	33.6	2	33.6	8.3	276.7
NNOO	33.2	33.2	2	33.2	24.5	811.9
OOPP	33.2	33.2	2	33.2	13.8	458.5
PPQQ	33.2	33.2	2	33.2	13.9	460.3
QQRR	33.2	33.3	2	33.3	1.1	35.2
RRSS	33.3	33.3	2	33.3	1.8	58.9
SSTT	33.3	33.8	2	33.6	5.4	181.2
TTUU	33.8	33.8	2	33.7	3.4	114.6
UUVV	33.8	33.6	2	33.6	1.8	60.4
VVWW	33.5	33.5	2	33.5	3.0	100.4
WWXX	33.4	33.5	2	33.5	1.8	60.2
XXYY	33.5	33.4	2	33.5	3.4	113.7
YYZZ	33.4	33.4	2	33.4	1.8	60.1
ZZAA	33.4	33.4	2	33.4	3.0	100.2

## AVERAGE GRADE FOR BUILDING 1

X length of side	TOTAL
Perimeter	682.2
GRADE = TOTAL/Perimeter	33.2

## AVERAGE GRADE FOR BUILDING 2

X length of side	TOTAL
Perimeter	160.4
GRADE = TOTAL/Perimeter	32.8

## GRADE CALCULATION

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
AAB	32.7	32.6	2	32.7	14.4	471.6
BAC	32.6	32.6	2	32.6	4.6	150.0
CAD	32.6	32.6	2	32.6	2.0	63.9
DAE	32.6	32.6	2	32.6	3.6	117.4
EAF	32.6	32.6	2	32.6	2.0	63.9
FAG	32.6	32.6	2	32.6	9.2	299.8
GAH	32.6	32.6	2	32.6	2.0	63.9
HBI	32.6	32.6	2	32.6	3.6	117.4
IJJ	32.6	32.6	2	32.6	2.0	63.9
JKK	32.6	32.4	2	32.5	9.2	299.0
KLL	32.4	32.4	2	32.4	2.0	63.5
LMM	32.4	32.4	2	32.4	3.6	116.6
MNN	32.4	32.4	2	32.4	2.0	63.5
NOO	32.4	32.5	2	32.5	4.6	160.3
OPP	32.5	32.5	2	32.5	7.2	254.0
PAQ	32.5	32.8	2	32.7	2.0	64.9
QAR	32.8	32.8	2	32.8	1.8	59.0
RAS	32.7	32.5	2	32.6	2.0	63.9
SAT	32.5	32.5	2	32.5	10.0	325.9
TAU	32.5	32.8	2	32.7	2.0	64.9
UVV	32.8	32.8	2	32.8	3.6	118.1
VWW	32.8	32.8	2	32.8	2.0	64.9
WXX	32.6	32.7	2	32.7	4.6	150.2
XYX	32.7	32.6	2	32.7	7.2	256.1
YZZ	32.8	32.4	2	32.6	12.8	416.0
ZAA	32.4	32.4	2	32.4	3.6	123.1
ABR	32.4	32.5	2	32.5	1.6	51.9
BBCC	32.5	32.5	2	32.5	3.6	117.9
CCDD	32.5	32.5	2	32.5	1.6	51.9
DDDE	32.5	32.6	2	32.7	9.2	299.0
EEFF	32.8	32.8	2	32.8	1.6	52.5
FFGG	32.8	32.8	2	32.8	3.6	118.1
GGHH	32.8	32.8	2	32.8	1.6	52.5
HHII	32.8	32.8	2	32.8	4.6	150.9
IIJJ	32.8	32.8	2	32.8	1.6	52.5
JKKK	32.8	32.8	2	32.8	1.8	59.0
KKLL	32.8	32.8	2	32.8	1.6	52.5
LLLA	32.8	32.7	2	32.8	4.6	150.7

NO	REVISION	DATE	BY	CHKD
1	18/12/16	RESPONSE TO PLANNING REVIEW		
2	20/01/17	RESPONSE TO PLANNING REVIEW		
3	20/01/17	RESPONSE TO PLANNING REVIEW		
4	20/01/17	RESPONSE TO PLANNING REVIEW		
5	20/01/17	RESPONSE TO PLANNING REVIEW		
6	20/01/17	RESPONSE TO PLANNING REVIEW		
7	20/01/17	RESPONSE TO PLANNING REVIEW		
8	20/01/17	RESPONSE TO PLANNING REVIEW		
9	20/01/17	RESPONSE TO PLANNING REVIEW		
10	20/01/17	RESPONSE TO PLANNING REVIEW		

NOTES: 1. All dimensions are in meters unless otherwise stated.  
2. All dimensions are to the centerline of the road unless otherwise stated.  
3. All dimensions are to the centerline of the road unless otherwise stated.  
4. All dimensions are to the centerline of the road unless otherwise stated.  
5. All dimensions are to the centerline of the road unless otherwise stated.  
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dH Architects  
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Caledonia  
Victoria BC

Average Grade Calculations  
A202a

5







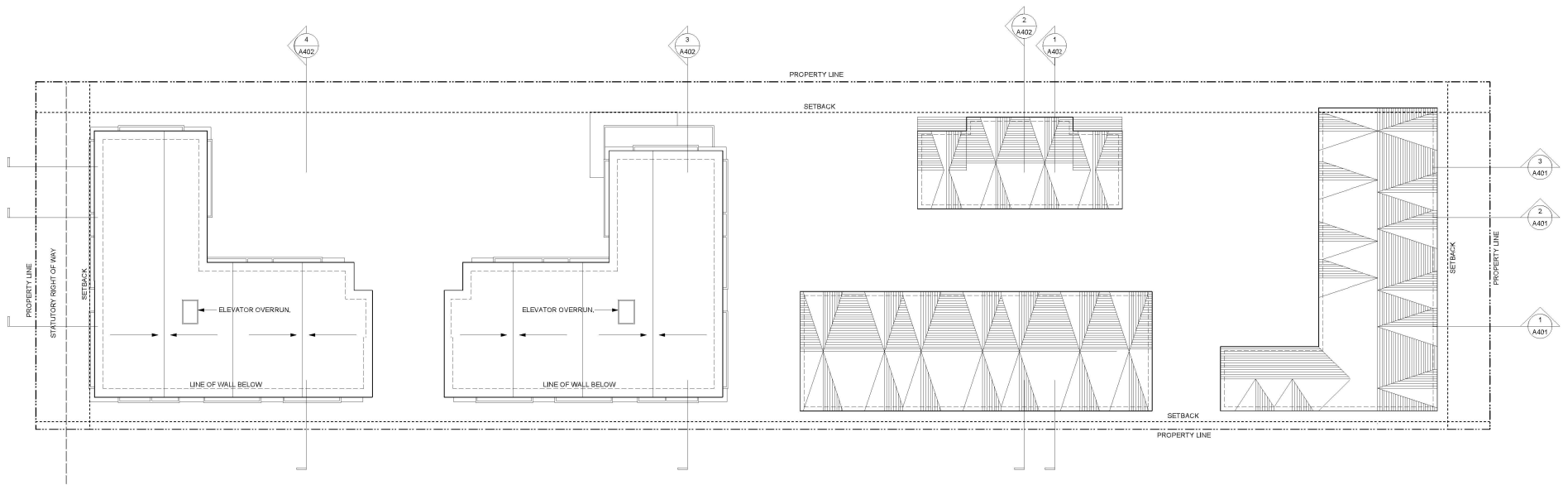












1  
A208  
Roof Plan  
Scale: 1:250



NO.	DESCRIPTION	REMARKS
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99	10000	REMARKS FOR 10000
100	10000	REMARKS FOR 10000

NOTE: All dimensions are in millimeters unless otherwise stated.

### ISSUED FOR DP & REZONING

**dHkarchitects**  
10/100 10/100 10/100  
10/100 10/100 10/100  
10/100 10/100 10/100

Caledonia  
Victoria BC

**Roof Plan**

DATE: 10/10/2020	BY: [Signature]	NO: A208	5
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1 Apartment 1 - North  
A301 Scale: 1:100



2 Apartment 1 - East  
A301 Scale: 1:100



3 Apartment 1 - South  
A301 Scale: 1:100



4 Apartment 1 - West  
A301 Scale: 1:100

#### COLOUR & MATERIALS LEGEND

- |  |   |
|--|---|
| 1 BRICK VENEER - Red - Apartment 1 Only              | 14 FIBRE CEMENT LAP SIDING - White                |
| 2 FIBRE CEMENT PANEL - Teal                          | 15 VINYL WINDOWS & DOORS - Dark Grey              |
| 3 VINYL WINDOWS & DOORS - Teal                       | 16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 METAL FLASHING - Dark Grey                     |
| 5 METAL FLASHING - Teal                              | 18 ASPHALT SHINGLES - Warm Grey                   |
| 6 ACCENT PAINT COLOUR - Rust                         | 19 FIBRE CEMENT SHINGLES - Warm Grey              |
| 7 FIBRE CEMENT LAP SIDING - Soft Brown               | 20 VINYL WINDOWS & DOORS - White                  |
| 8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only  | 21 METAL DOWNSPOUT & FLASHING - Light Warm Grey   |
| 9 SOFFIT - Warm Grey - Apartment 2 Only              | 22 FIBRE CEMENT PANEL - Dark Grey                 |
| 10 PAINTED CONCRETE - Warm Grey                      | 23 FIBRE CEMENT PANEL - Light Grey                |
| 11 FIBRE CEMENT PANEL - Warm White                   | 24 ACCENT PAINT COLOUR - Bright Orange            |
| 12 SOFFIT - Warm White                               | 25 ACCENT PAINT COLOUR - Bright Blue              |
| 13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey        | 26 ACCENT PAINT COLOUR - Chartrause               |

0 2500 5000mm  
1:100

NO.	DATE	REVISION
1	2020/01/01	REVISION FOR CLT/F
2	2020/01/01	REVISION FOR CLT/F
3	2020/01/01	REVISION FOR CLT/F
4	2020/01/01	REVISION FOR CLT/F
5	2020/01/01	REVISION FOR CLT/F
6	2020/01/01	REVISION FOR CLT/F
7	2020/01/01	REVISION FOR CLT/F
8	2020/01/01	REVISION FOR CLT/F
9	2020/01/01	REVISION FOR CLT/F
10	2020/01/01	REVISION FOR CLT/F
11	2020/01/01	REVISION FOR CLT/F
12	2020/01/01	REVISION FOR CLT/F
13	2020/01/01	REVISION FOR CLT/F
14	2020/01/01	REVISION FOR CLT/F
15	2020/01/01	REVISION FOR CLT/F
16	2020/01/01	REVISION FOR CLT/F
17	2020/01/01	REVISION FOR CLT/F
18	2020/01/01	REVISION FOR CLT/F
19	2020/01/01	REVISION FOR CLT/F
20	2020/01/01	REVISION FOR CLT/F
21	2020/01/01	REVISION FOR CLT/F
22	2020/01/01	REVISION FOR CLT/F
23	2020/01/01	REVISION FOR CLT/F
24	2020/01/01	REVISION FOR CLT/F
25	2020/01/01	REVISION FOR CLT/F
26	2020/01/01	REVISION FOR CLT/F

NOTE: All dimensions are shown in millimeters.

#### ISSUED FOR DP & REZONING

<p><b>dH Karchitects</b> VICTORIA OFFICE 1111 1111 1111 1111 1111 1111 1111 1111 1111</p>	<p><b>Caledonia</b> Victoria BC</p> <p><b>Elevations - Apartment 1</b></p> <p><b>A301</b></p>	<p><b>5</b></p>
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- |    |  |    |  |
|----|--|----|--|
| 1  | BRICK VENEER - Red - Apartment 1 only              | 14 | FIBRE CEMENT LAP SIDING - White                |
| 2  | FIBRE CEMENT PANEL - Teal                          | 15 | VINYL WINDOWS & DOORS - Dark Grey              |
| 3  | VINYL WINDOWS & DOORS - Teal                       | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4  | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey                     |
| 5  | METAL FLASHING - Teal                              | 18 | ASPHALT SHINGLES - Warm Grey                   |
| 6  | ACCENT PAINT COLOUR - Rust                         | 19 | FIBRE CEMENT SHINGLES - Warm Grey              |
| 7  | FIBRE CEMENT LAP SIDING - Soft Brown               | 20 | VINYL WINDOWS & DOORS - White                  |
| 8  | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only  | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey   |
| 9  | SOFFIT - Warm Grey - Apartment 2 Only              | 22 | FIBRE CEMENT PANEL - Dark Grey                 |
| 10 | PAINTED CONCRETE - Warm Grey                       | 23 | FIBRE CEMENT PANEL - Light Grey                |
| 11 | FIBRE CEMENT PANEL - Warm White                    | 24 | ACCENT PAINT COLOUR - Bright Orange            |
| 12 | SOFFIT - Warm White                                | 25 | ACCENT PAINT COLOUR - Bright Blue              |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey         | 26 | ACCENT PAINT COLOUR - Charcoal                 |

8	2000/01	REQUIRED FOR CS
9	2000/11	REQUIRED FOR CS
9	2000/08	REQUIRED FOR CS
2	2000/11	REQUIRED FOR CS
7	1911/18	RESPONSE TO PLANNING REQ
Date	Date	Drawings
Issue Date	SEPTEMBER 2008	Issue No. 1987-2-K200 Plans
Revision	SAC	checked by
Scale	AS SHOWN	Project Number

NOTE: All dimensions are shown in millimeters.

**dHKA**  
**VICTORIA OFFICE**  
 577 Full Street  
 Victoria BC V8V 2K9

**Caledonia**  
Victoria BC

### Elevations - Apartment 2

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 ALL PURPOSES.

DATE: 11/1/54

A 303

[illegible]

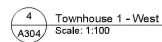
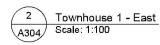


- |    |  |    |  |
|----|--|----|--|
| 1  | BRICK VENEER - Red - Apartment 1 Only              | 14 | FIBRE CEMENT LAP SIDING - White                |
| 2  | FIBRE CEMENT PANEL - Teal                          | 15 | VINYL WINDOWS & DOORS - Dark Grey              |
| 3  | VINYL WINDOWS & DOORS - Teal                       | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4  | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey                     |
| 5  | METAL FLASHING - Teal                              | 18 | ASPHALT SHINGLES - Warm Grey                   |
| 6  | ACCENT PAINT COLOUR - Rust                         | 19 | FIBRE CEMENT SHINGLES - Warm Grey              |
| 7  | FIBRE CEMENT LAP SIDING - Soft Brown               | 20 | VINYL WINDOWS & DOORS - White                  |
| 8  | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only  | 21 | METAL DOWNSPOUT & FLASHINGS - Light Warm Grey  |
| 9  | SOFFIT - Warm Grey - Apartment 2 Only              | 22 | FIBRE CEMENT PANEL - Dark Grey                 |
| 10 | PAINTED CONCRETE - Warm Grey                       | 23 | FIBRE CEMENT PANEL - Light Grey                |
| 11 | FIBRE CEMENT PANEL - Warm White                    | 24 | ACCENT PAINT COLOUR - Bright Orange            |
| 12 | SOFFIT - Warm White                                | 25 | ACCENT PAINT COLOUR - Bright Blue              |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey         | 26 | ACCENT PAINT COLOUR - Charcoal                 |



ISSUED FOR DP  
& REZONING





1	BRICK VENEER - Red - Apartment 1 Only	14	FIBRE CEMENT LAP SIDING - White
2	FIBRE CEMENT PANEL - Teal	15	VINYL WINDOWS & DOORS - Dark Grey
3	VINYL WINDOWS & DOORS - Teal	16	PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
4	PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal	17	METAL FLASHING - Dark Grey
5	METAL FLASHING - Teal	18	ASPHALT SHINGLES - Warm Grey
6	ACCENT PAINT COLOR JR - Rust	19	FIBRE CEMENT SHINGLES - Warm Grey
7	FIBRE CEMENT LAP SIDING - Soft Brown	20	VINYL WINDOWS & DOORS - White
8	FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only	21	METAL DOWNSPUT & FLASHING - Light Warm Grey
9	SOFFIT - Warm Grey - Apartment 2 Only	22	FIBRE CEMENT PANEL - Dark Grey
10	PAINTED CONCRETE - Warm Grey	23	FIBRE CEMENT PANEL - Light Grey
11	FIBRE CEMENT PANEL - Warm White	24	ACCENT PAINT COLOUR - Bright Orange
12	SOFFIT - Warm White	25	ACCENT PAINT COLOUR - Bright Blue
13	FIBRE CEMENT LAP SIDING - Medium Blue-Grey	26	ACCENT PAINT COLOUR - Charreuse

[illegible]

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING





1 Townhouse 2 - North  
A305  
Scale: 1:100



2 Townhouse 2 - East  
A305  
Scale: 1:100



3 Townhouse 2 - South  
A305  
Scale: 1:100



4 Townhouse 2 - West  
A305  
Scale: 1:100

#### COLOUR & MATERIALS LEGEND

- |  |   |
|--|---|
| 1 BRICK VENEER - Red - Apartment 1 Only              | 14 FIBRE CEMENT LAP SIDING - White                |
| 2 FIBRE CEMENT PANEL - Teal                          | 15 VINYL WINDOWS & DOORS - Dark Grey              |
| 3 VINYL WINDOWS & DOORS - Teal                       | 16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 METAL FLASHING - Dark Grey                     |
| 5 METAL FLASHING - Teal                              | 18 ASPHALT SHINGLES - Warm Grey                   |
| 6 ACCENT PAINT COLOUR - Rust                         | 19 FIBRE CEMENT SHINGLES - Warm Grey              |
| 7 FIBRE CEMENT LAP SIDING - Soft Brown               | 20 VINYL WINDOWS & DOORS - White                  |
| 8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only  | 21 METAL DOWNSPOUT & FLASHING - Light Warm Grey   |
| 9 SOFFIT - Warm Grey - Apartment 2 Only              | 22 FIBRE CEMENT PANEL - Dark Grey                 |
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| 11 FIBRE CEMENT PANEL - Warm White                   | 24 ACCENT PAINT COLOUR - Bright Orange            |
| 12 SOFFIT - Warm White                               | 25 ACCENT PAINT COLOUR - Bright Blue              |
| 13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey        | 26 ACCENT PAINT COLOUR - Chartrause               |

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ISSUED FOR DP & REZONING

dhKarchitects

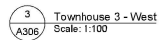
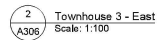
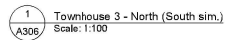
Victoria BC

Elevations - Townhouse 2

A305

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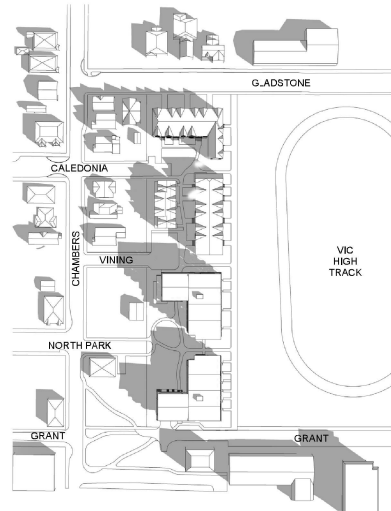
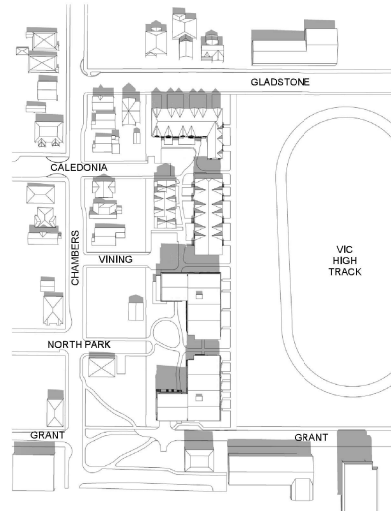
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4	2008/3	RE-ASSUED FOR COTW
8	2008/6	RE-ASSUED FOR COTW
2	2008/11	ASSUED FOR ACP
7	19/12/16	RECEIVED TO PLANNED REVIEW
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date: 15	SEPTEMBER 2008	date: 15
name: Mr	SAC	name: Mr
code	AS SHOWN	code: 1
		project number: 7187

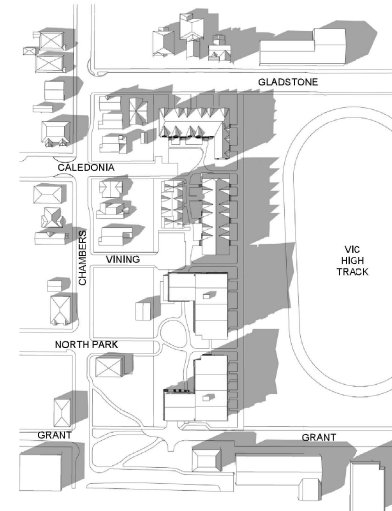
NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**



**PROPOSED****PROPOSED**

An aerial map of the Gladstone area. The map shows a grid of streets including Gladstone, Caledonia, Chambers, Vinin, North Park, Grant, and Vic High Track. Buildings are represented by simple line drawings with shadows. The Vic High Track is a large, oval-shaped area on the right side of the map.

**PROPOSED**

5	18/09/1	REMOVED FOR CO
6	18/09/3	REMOVED FOR CO
5	18/09/6	ISSUED FOR CO
2	18/09/10	ISSUED FOR CO
1	18/12/16	RESPONSE TO PLANNING NEW
Pos	Date	Description
18/09/01	DEPTEN BEY 2020	Meeting No. 100 AGO Shadow Studies
18/09/03	NLC	Meeting No. 100 AGO Shadow Studies
18/09/06	NLC	Meeting No. 100 AGO Shadow Studies

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING





BEFORE - LOOKING WEST - FROM VIC HIGH




AFTER - LOOKING WEST - FROM VIC HIGH

5	100001	REBUILT FOR LOT 5
4	100002	REBUILT FOR LOT 4
3	100003	REBUILT FOR LOT 3
2	100004	REBUILT FOR LOT 2
1	100005	REBUILT FOR LOT 1
6	100006	REBUILT FOR LOT 6
7	100007	REBUILT FOR LOT 7
8	100008	REBUILT FOR LOT 8
9	100009	REBUILT FOR LOT 9
10	100010	REBUILT FOR LOT 10
11	100011	REBUILT FOR LOT 11
12	100012	REBUILT FOR LOT 12
13	100013	REBUILT FOR LOT 13
14	100014	REBUILT FOR LOT 14
15	100015	REBUILT FOR LOT 15
16	100016	REBUILT FOR LOT 16
17	100017	REBUILT FOR LOT 17
18	100018	REBUILT FOR LOT 18
19	100019	REBUILT FOR LOT 19
20	100020	REBUILT FOR LOT 20
21	100021	REBUILT FOR LOT 21
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23	100023	REBUILT FOR LOT 23
24	100024	REBUILT FOR LOT 24
25	100025	REBUILT FOR LOT 25
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29	100029	REBUILT FOR LOT 29
30	100030	REBUILT FOR LOT 30
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33	100033	REBUILT FOR LOT 33
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64	100064	REBUILT FOR LOT 64
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77	100077	REBUILT FOR LOT 77
78	100078	REBUILT FOR LOT 78
79	100079	REBUILT FOR LOT 79
80	100080	REBUILT FOR LOT 80
81	100081	REBUILT FOR LOT 81
82	100082	REBUILT FOR LOT 82
83	100083	REBUILT FOR LOT 83
84	100084	REBUILT FOR LOT 84
85	100085	REBUILT FOR LOT 85
86	100086	REBUILT FOR LOT 86
87	100087	REBUILT FOR LOT 87
88	100088	REBUILT FOR LOT 88
89	100089	REBUILT FOR LOT 89
90	100090	REBUILT FOR LOT 90
91	100091	REBUILT FOR LOT 91
92	100092	REBUILT FOR LOT 92
93	100093	REBUILT FOR LOT 93
94	100094	REBUILT FOR LOT 94
95	100095	REBUILT FOR LOT 95
96	100096	REBUILT FOR LOT 96
97	100097	REBUILT FOR LOT 97
98	100098	REBUILT FOR LOT 98
99	100099	REBUILT FOR LOT 99
100	100100	REBUILT FOR LOT 100

NOTE: All dimensions are approximate.

ISSUED FOR DP  
& REZONING

	<b>dH Architects</b> 1000 1000 1000 1000 1000 1000 1000 1000 1000
<b>Caledonia</b> Victoria BC	
<b>View Analysis</b>	
<b>A308</b>	<b>5</b>



5	30/9/17	REQUESTED FOR COST
6	30/9/17	REQUESTED FOR COST
8	30/9/2016	ISSUED FOR COST
9	30/9/17	ISSUED FOR COST
1	18/1/16	RESPONSE TO PLANNING REVIEW
Date	Date	Description
activity	SEPTEMBER 2020	Meeting No. 1001 AGO Shadow Builders.com
location	NLC	at school St. ROAD
code	NLSB	pnp/pmp/mr
		1997

NOTE: All distances are shown in millimeters.

**ISSUED FOR DP  
& REZONING**

 <p><b>dKa</b></p> <p>Victoria Office 107 Pitt Street Victoria BC V6B 3H3 T: 604-681-8844, F: 604-681-8845</p> <p>production</p>	<p><b>dHKarchitects</b></p> <p>consultant office 103-110 Dundas West Nashville BC V6T 2H8 T: 604-681-8845</p>
<p><b>Caledonia</b></p> <p>Victoria BC</p>	
<p>concept/develop</p> <p><b>View Analysis</b></p> <p>CONCEPT: REVISITING THESE PLACES AND CONSIDERING HOW WE CAN BEST PRESERVE AND ENHANCE THEM. THE CHALLENGE OF THE PROJECT: DESIGNING HOW WE CAN BEST PRESERVE AND ENHANCE THEM.</p>	
<p>commentary</p> <p><b>A309</b></p>	<p>studio/office</p> <p><b>5</b></p>



BEFORE LOOKING EAST - FROM CALEDONIA AVE.



BEFORE LOOKING EAST - FROM NORTH PARK ST.



AFTER LOOKING EAST - FROM CALEDONIA AVE.




AFTER LOOKING EAST - FROM NORTH PARK ST.

1	1000001	REBUILT FOR COTY
2	1000002	REBUILT FOR COTY
3	1000003	REBUILT FOR COTY
4	1000004	REBUILT FOR COTY
5	1000005	REBUILT FOR COTY
6	1000006	REBUILT FOR COTY
7	1000007	REBUILT FOR COTY
8	1000008	REBUILT FOR COTY
9	1000009	REBUILT FOR COTY
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14	1000014	REBUILT FOR COTY
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97	1000097	REBUILT FOR COTY
98	1000098	REBUILT FOR COTY
99	1000099	REBUILT FOR COTY
100	1000100	REBUILT FOR COTY

NOTE: All information is based on the best available information. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided as is and without warranty. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided as is and without warranty.

**ISSUED FOR DP  
& REZONING**

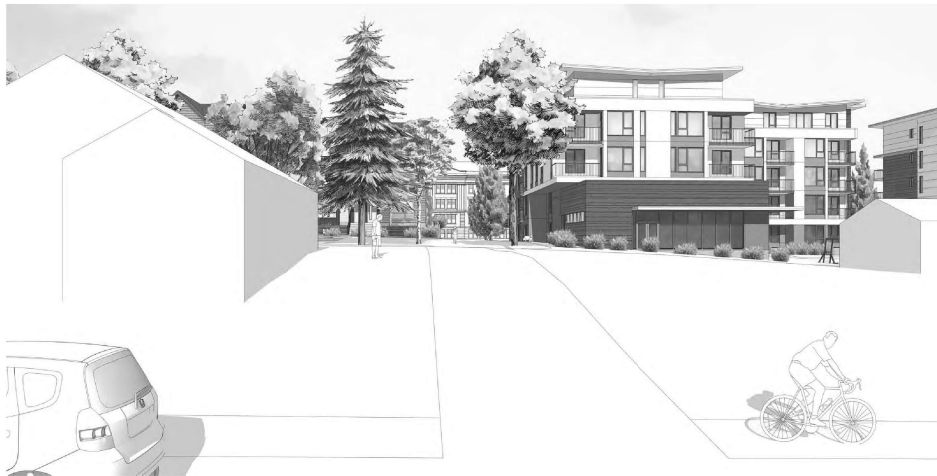
	<b>dHkarchitects</b>
1000000000 1000000000 1000000000 1000000000 1000000000	1000000000 1000000000 1000000000 1000000000 1000000000
Caledonia Victoria BC	
View Analysis	
A310	5



LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

Item	Description	Quantity	Unit	Value
1	1000001	1	sqm	1000001
2	1000002	1	sqm	1000002
3	1000003	1	sqm	1000003
4	1000004	1	sqm	1000004
5	1000005	1	sqm	1000005
6	1000006	1	sqm	1000006
7	1000007	1	sqm	1000007
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96	1000096	1	sqm	1000096
97	1000097	1	sqm	1000097
98	1000098	1	sqm	1000098
99	1000099	1	sqm	1000099
100	1000100	1	sqm	1000100

NOTE: All dimensions are in millimeters.

**ISSUED FOR DP & REZONING**

**dHkarchitects**  
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**Caledonia**  
 Victoria BC

**Perspective Studies**

**A311** **5**

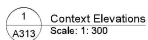


5	18/09/1	RESPONSE FOR CO
6	18/9/13	RESPONSE FOR CO
3	18/9/206	RESPONSE FOR CO
2	20/9/10	RESPONSE FOR CO
1	18/12/16	RESPONSE TO PLANNING REV
No.	Date	Description
cell note	SEPTEMBER 2023	Meeting No 1901 ASD Shadow Studies
minutes	NLC	planning committee
agenda	NLC	planning committee

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

[illegible]



3	2008/01	REQUESTED FOR COST	
4	2008/03	REQUESTED FOR COST	
5	2008/06	ISSUED FOR COST	
2	2009/15	ISSUED FOR ACP	
1	19/12/15	RESPONSE TO PLAINDIA REVIEW	
Date	Date	Description	
deadline	SEPTEMBER 2008	Final date	1987.2 ADD. PLAINDIA
deadline	PLAINDIA	deadline for	PLAIN
code	AC SHOW	Project Number	1987

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**







**dHKA architects**

**WTT & Co. OFFICE**  
 WTT & Co. Office  
 103-5100 Quail Way  
 Richmond BC V6X 3E9  
 T 604-275-1010

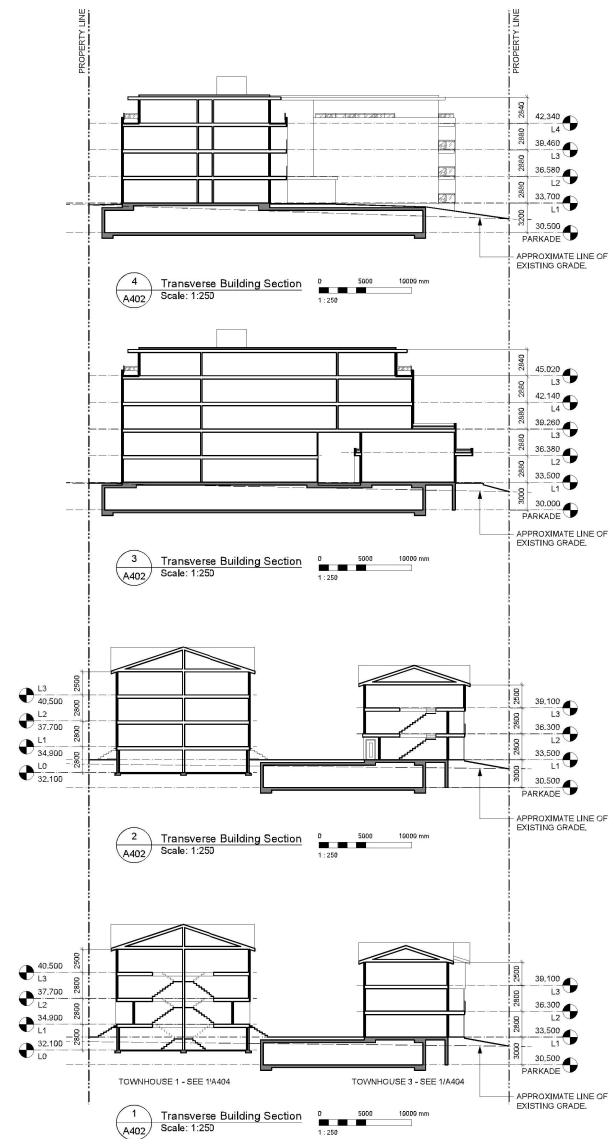
**WTT & Co. HOME**  
 WTT & Co. Home  
 103-5100 Quail Way  
 Richmond BC V6X 3E9  
 T 604-275-1010

**WTT & Co. MOBILE**  
 WTT & Co. Mobile  
 103-5100 Quail Way  
 Richmond BC V6X 3E9  
 T 604-275-1010

**Caledonia**  
 Victoria BC

**Building Sections**

**A401**

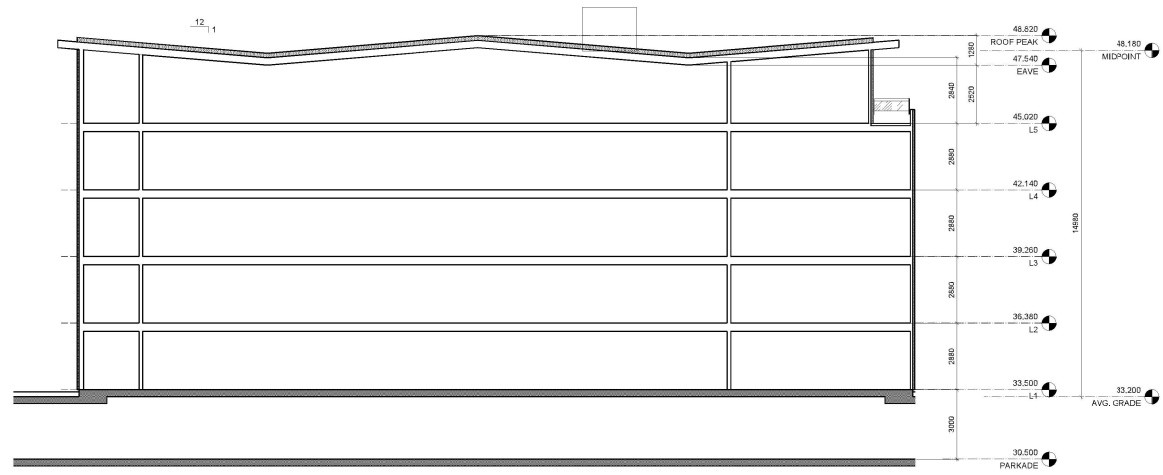


NO.	DESCRIPTION	REMARKS
1	10/10/10	REMARKS FOR LAYOUT
2	10/10/10	REMARKS FOR LAYOUT
3	10/10/10	REMARKS FOR LAYOUT
4	10/10/10	REMARKS FOR LAYOUT
5	10/10/10	REMARKS FOR LAYOUT
6	10/10/10	REMARKS FOR LAYOUT
7	10/10/10	REMARKS FOR LAYOUT
8	10/10/10	REMARKS FOR LAYOUT
9	10/10/10	REMARKS FOR LAYOUT
10	10/10/10	REMARKS FOR LAYOUT

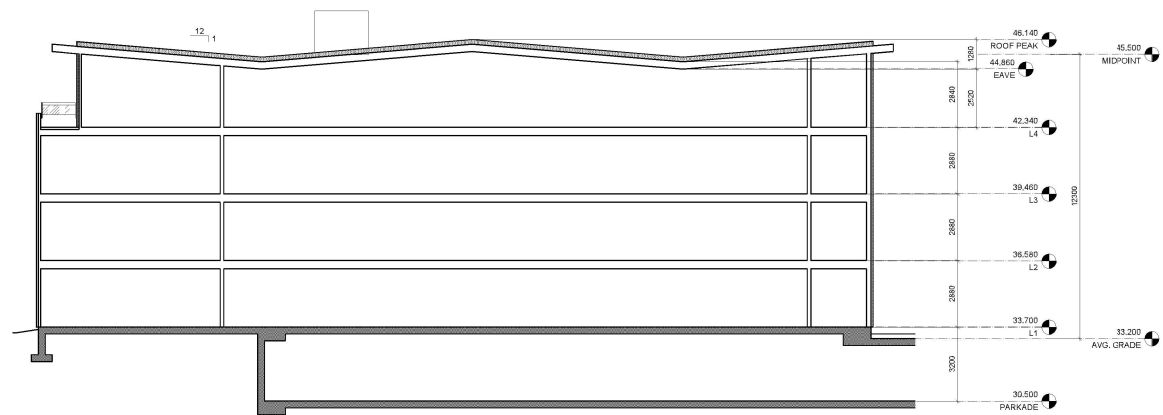
NOTE: ALL DIMENSIONS ARE IN METERS

## ISSUED FOR DP & REZONING

	<b>dH Karchitects</b>
1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111	1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111
<b>Caledonia</b>	
Victoria BC	
<b>Building Sections</b>	
<b>A402</b>	<b>5</b>



2 Apartment 2 Building Section  
Scale: 1:100  
A403



1 Apartment 1 Building Section  
Scale: 1:100  
A403

NO.	REVISION	DATE
1	ISSUED FOR DP	2023-10-10
2	ISSUED FOR DP	2023-10-10
3	ISSUED FOR DP	2023-10-10
4	ISSUED FOR DP	2023-10-10
5	ISSUED FOR DP	2023-10-10
6	ISSUED FOR DP	2023-10-10
7	ISSUED FOR DP	2023-10-10
8	ISSUED FOR DP	2023-10-10
9	ISSUED FOR DP	2023-10-10
10	ISSUED FOR DP	2023-10-10

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

### ISSUED FOR DP & REZONING

**dHkarchitects**  
1111 1111 1111 1111  
1111 1111 1111 1111  
1111 1111 1111 1111

**Caledonia**  
Victoria BC

**Building Sections**

**A403**

**5**



5	18/10/17		REQUESTED FOR COTW
4	18/10/17		REQUESTED FOR COTW
3	18/10/16		REQUESTED FOR COTW
2	18/10/16		REQUESTED FOR COTW
1	18/10/15		RESPONSE TO PLANNING REVIEW
Date		Date	
at date	SEPTEMBER 2020	meeting to	18/12/2020 Planning
made	PAWELL	checked by	REAG
checked	AS SHOWN	approved by	18/07

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**





2 L1 Plan - Apartment 1  
Scale: 1:100



1 L1 Plan - Apartment 2  
Scale: 1:100

1	101/101	RESIDENTIAL FOR CLOTH
2	101/102	RESIDENTIAL FOR CLOTH
3	101/103	RESIDENTIAL FOR CLOTH
4	101/104	RESIDENTIAL FOR CLOTH
5	101/105	RESIDENTIAL FOR CLOTH
6	101/106	RESIDENTIAL FOR CLOTH
7	101/107	RESIDENTIAL FOR CLOTH
8	101/108	RESIDENTIAL FOR CLOTH
9	101/109	RESIDENTIAL FOR CLOTH
10	101/110	RESIDENTIAL FOR CLOTH
11	101/111	RESIDENTIAL FOR CLOTH
12	101/112	RESIDENTIAL FOR CLOTH
13	101/113	RESIDENTIAL FOR CLOTH
14	101/114	RESIDENTIAL FOR CLOTH
15	101/115	RESIDENTIAL FOR CLOTH
16	101/116	RESIDENTIAL FOR CLOTH
17	101/117	RESIDENTIAL FOR CLOTH
18	101/118	RESIDENTIAL FOR CLOTH
19	101/119	RESIDENTIAL FOR CLOTH
20	101/120	RESIDENTIAL FOR CLOTH
21	101/121	RESIDENTIAL FOR CLOTH
22	101/122	RESIDENTIAL FOR CLOTH
23	101/123	RESIDENTIAL FOR CLOTH
24	101/124	RESIDENTIAL FOR CLOTH
25	101/125	RESIDENTIAL FOR CLOTH
26	101/126	RESIDENTIAL FOR CLOTH
27	101/127	RESIDENTIAL FOR CLOTH
28	101/128	RESIDENTIAL FOR CLOTH
29	101/129	RESIDENTIAL FOR CLOTH
30	101/130	RESIDENTIAL FOR CLOTH
31	101/131	RESIDENTIAL FOR CLOTH
32	101/132	RESIDENTIAL FOR CLOTH
33	101/133	RESIDENTIAL FOR CLOTH
34	101/134	RESIDENTIAL FOR CLOTH
35	101/135	RESIDENTIAL FOR CLOTH
36	101/136	RESIDENTIAL FOR CLOTH
37	101/137	RESIDENTIAL FOR CLOTH
38	101/138	RESIDENTIAL FOR CLOTH
39	101/139	RESIDENTIAL FOR CLOTH
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41	101/141	RESIDENTIAL FOR CLOTH
42	101/142	RESIDENTIAL FOR CLOTH
43	101/143	RESIDENTIAL FOR CLOTH
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45	101/145	RESIDENTIAL FOR CLOTH
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93	101/193	RESIDENTIAL FOR CLOTH
94	101/194	RESIDENTIAL FOR CLOTH
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97	101/197	RESIDENTIAL FOR CLOTH
98	101/198	RESIDENTIAL FOR CLOTH
99	101/199	RESIDENTIAL FOR CLOTH
100	101/200	RESIDENTIAL FOR CLOTH

NOTE: All dimensions are in millimeters.

ISSUED FOR DP  
& REZONING

- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE

**dHArchitects**  
1111 11th Street  
Victoria, BC V8W 2E1  
Tel: 250.688.1234  
Fax: 250.688.1235  
www.dharchitects.com

**Caledonia**  
Victoria BC

**L1 Plan - Apartments**

Project: A601

Sheet: 5



2 L2 Plan - Apartment 1  
Scale: 1:100



1 L2 Plan - Apartment 2  
Scale: 1:100

- GRAPHIC LEGEND:**
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE

NO.	DESCRIPTION	REMARKS
1	101/101	REMARKS FOR L2/101
2	101/102	REMARKS FOR L2/102
3	101/103	REMARKS FOR L2/103
4	101/104	REMARKS FOR L2/104
5	101/105	REMARKS FOR L2/105
6	101/106	REMARKS FOR L2/106
7	101/107	REMARKS FOR L2/107
8	101/108	REMARKS FOR L2/108
9	101/109	REMARKS FOR L2/109
10	101/110	REMARKS FOR L2/110

**ISSUED FOR DP & REZONING**

**dHkarchitects**  
1111 1111 1111 1111  
1111 1111 1111 1111  
1111 1111 1111 1111

**Caledonia**  
Victoria BC

**L2 Plan - Apartments**

**A602** **5**



2 L3 Plan - Apartment 1  
Scale: 1:100



1 L3 Plan - Apartment 2  
Scale: 1:100

NO.	DESCRIPTION	REMARKS
1	101/101	REMARKS FOR L3 PLAN
2	101/102	REMARKS FOR L3 PLAN
3	101/103	REMARKS FOR L3 PLAN
4	101/104	REMARKS FOR L3 PLAN
5	101/105	REMARKS FOR L3 PLAN
6	101/106	REMARKS FOR L3 PLAN
7	101/107	REMARKS FOR L3 PLAN
8	101/108	REMARKS FOR L3 PLAN
9	101/109	REMARKS FOR L3 PLAN
10	101/110	REMARKS FOR L3 PLAN

NOTE: 1. All dimensions are in millimeters (mm).

ISSUED FOR DP  
& REZONING

- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE

**dHArchitects**

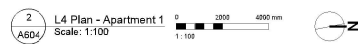
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Caledonia  
Victoria BC

L3 Plan - Apartments

A603

5



5	18/9/01	REISSUED FOR COTW
6	18/9/01	REISSUED FOR COTW
9	18/9/06	ISSUED FOR COTW
12	18/9/10	ISSUED FOR ACP
1	18/1/16	RESPONSE TO PLANNING REVIEW
Date	Date	Description
date sent	SEPTEMBER 2020	Planning file
date received	JANUARY 2021	1937-2-AD38 PERMITS
code	A5 CHOWAN	group number
		1937

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**



☐ STUDIO  
☐ 1 BEDROOM  
☐ 2 BEDROOM  
☐ 3 BEDROOM  
☐ 4 BEDROOM  
☐ ACCESSIBLE

**dHKA**  
**dHKAarchitects**  
 VICTORIA OFFICE  
 1111 Fair Street  
 Victoria BC V8V 0H2  
 T 1-250-634-2261

**Caledonia**  
Victoria BC

L4 Plan - Apartments

A604

5





1  
A605  
L5 Plan - Apartment 2  
Scale: 1:100



- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE

1	101101	RESERVED FOR LOT 101
2	101102	RESERVED FOR LOT 102
3	101103	RESERVED FOR LOT 103
4	101104	RESERVED FOR LOT 104
5	101105	RESERVED FOR LOT 105
6	101106	RESERVED FOR LOT 106
7	101107	RESERVED FOR LOT 107
8	101108	RESERVED FOR LOT 108
9	101109	RESERVED FOR LOT 109
10	101110	RESERVED FOR LOT 110
11	101111	RESERVED FOR LOT 111
12	101112	RESERVED FOR LOT 112
13	101113	RESERVED FOR LOT 113
14	101114	RESERVED FOR LOT 114
15	101115	RESERVED FOR LOT 115
16	101116	RESERVED FOR LOT 116
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18	101118	RESERVED FOR LOT 118
19	101119	RESERVED FOR LOT 119
20	101120	RESERVED FOR LOT 120

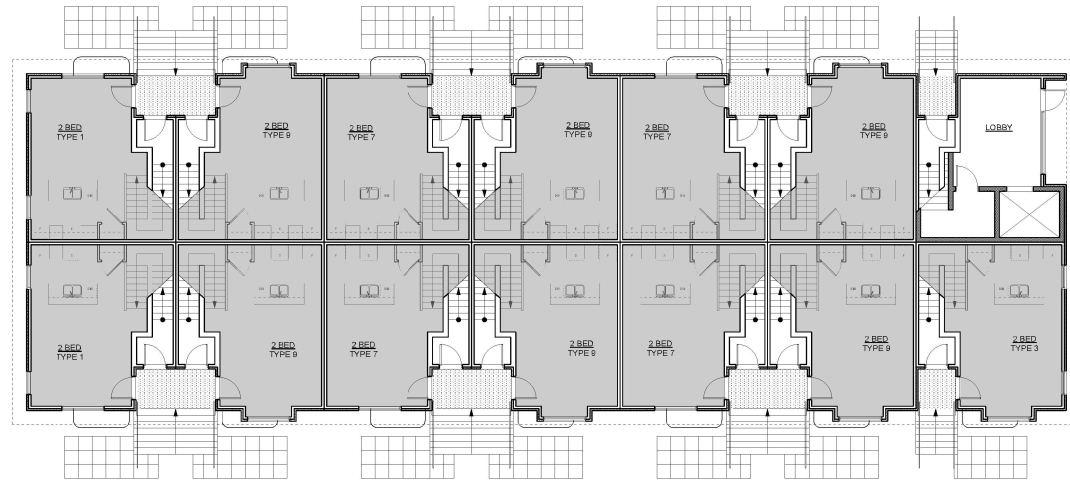
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& REZONING

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Victoria BC  
L5 Plan - Apartments  
A605

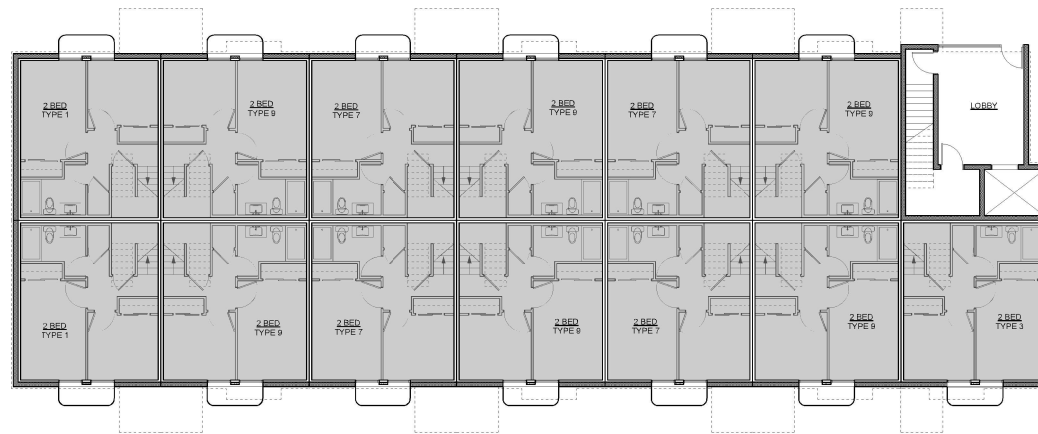
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- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



2 L1 Plan  
A606 Scale: 1:100

0 2000 4000 mm  
1:100



1 L0 Plan  
A606 Scale: 1:100

0 2000 4000 mm  
1:100



NO.	DATE	DESCRIPTION
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5	18/11/20	REVISION FOR L4 PLAN
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74	18/11/20	REVISION FOR L73 PLAN
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77	18/11/20	REVISION FOR L76 PLAN
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88	18/11/20	REVISION FOR L87 PLAN
89	18/11/20	REVISION FOR L88 PLAN
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99	18/11/20	REVISION FOR L98 PLAN
100	18/11/20	REVISION FOR L99 PLAN
101	18/11/20	REVISION FOR L100 PLAN

ISSUED FOR DP  
& REZONING

**dHarchitects**  
ARCHITECTS  
1111 1111 1111  
1111 1111 1111

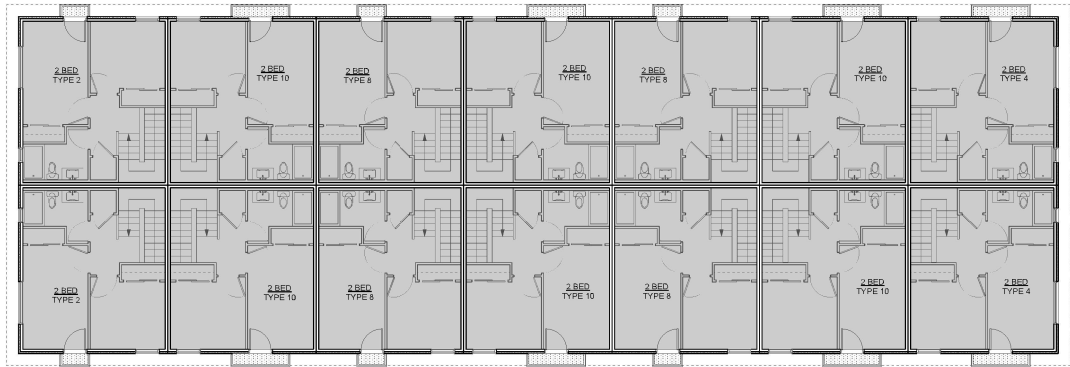
**Caledonia**  
Victoria BC

**Townhouse 1**

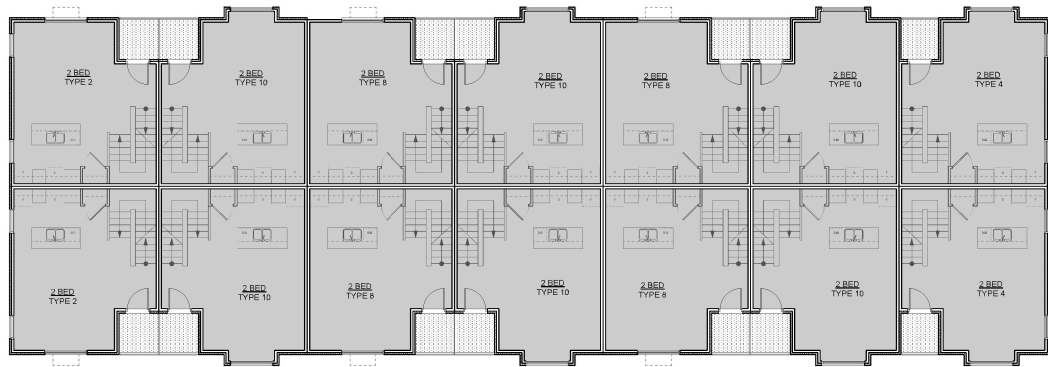
**A606**

**5**

- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



2 L3 Plan  
A607 Scale: 1:100



1 L2 Plan  
A607 Scale: 1:100



NO.	DATE	DESCRIPTION
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99	15/12/15	RECEIVED FOR L3 PLAN
100	15/12/15	RECEIVED FOR L3 PLAN

NOTE: All dimensions are given in millimeters.

### ISSUED FOR DP & REZONING

**dH Architects**  
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 1111 111 1111  
 1111 111 1111

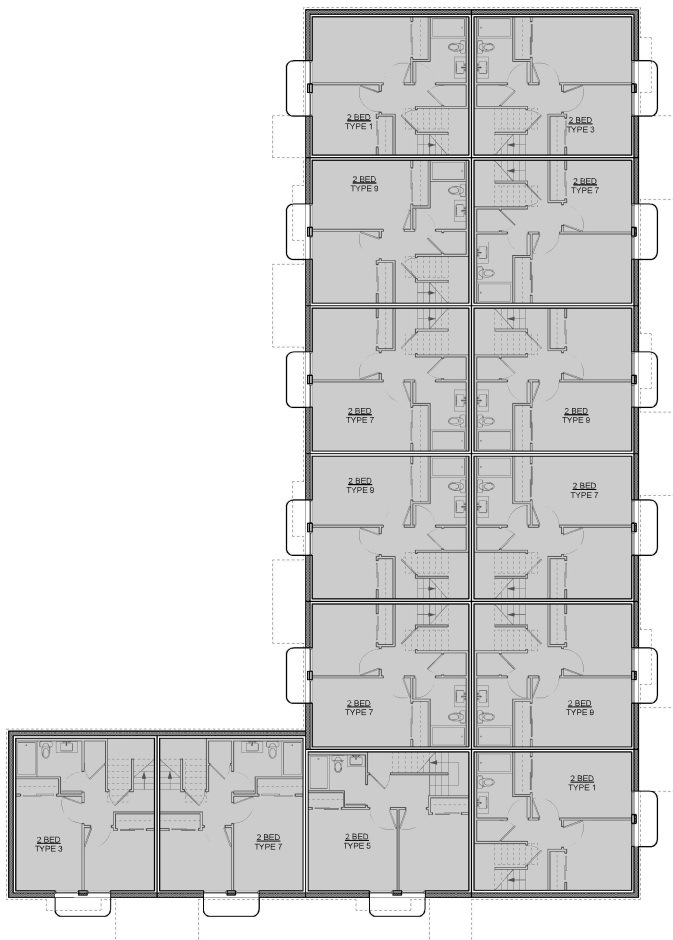
**Caledonia**  
 Victoria BC

**Townhouse 1**

Project	A607	Sheet	5
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3 L1 Plan  
A608 Scale: 1:100



1  
A608

L0 Plan  
Scale: 1:100



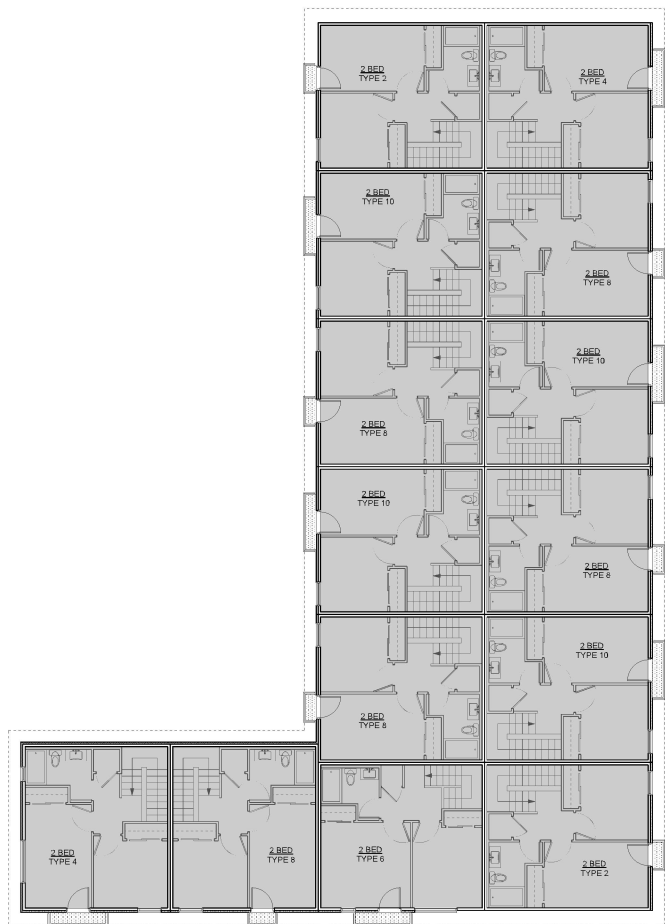
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1	18/12/16	RESPONSE TO PLANNING REV
Date	Date	Description
Issued	DECEMBER 2020	Issued By: INST-2-2020 Plans
Classified	FWP	Classified By: 2
Code	AS-2020-0001	Project Number: 18/09/0001

NOTE: All distances are shown in miles but

ISSUED FOR DP  
& REZONING



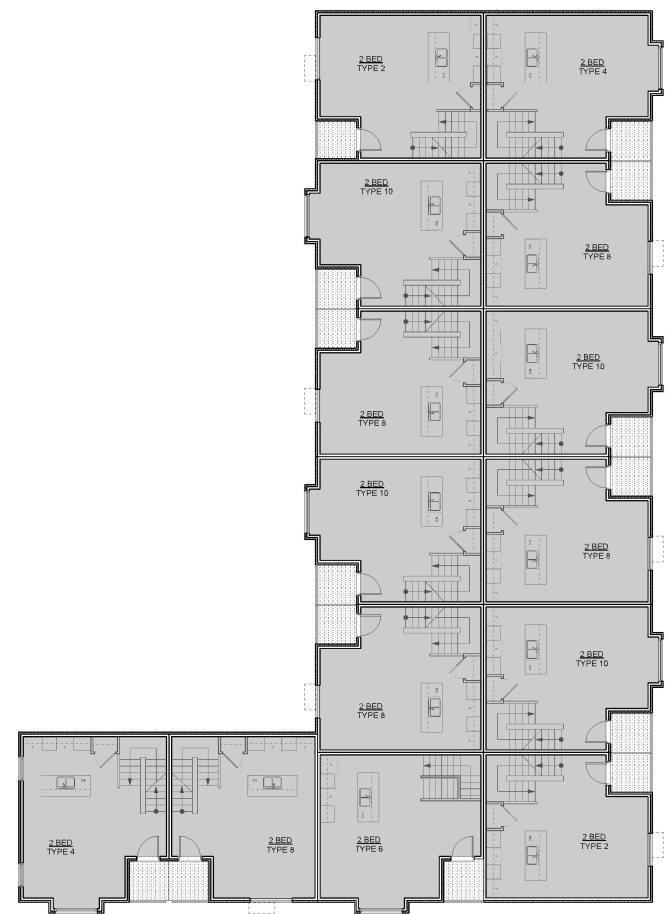
- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



3 L3 Plan  
Scale: 1:100

0 2000 4000 mm  
1:100

North arrow pointing up.



1 L2 Plan  
Scale: 1:100

0 2000 4000 mm  
1:100

North arrow pointing up.

Unit	Area	Remarks
1	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
2	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
3	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
4	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
5	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
6	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
7	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
8	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
9	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN
10	10.00m <sup>2</sup>	REMARKS FOR L2 PLAN

NOTE: All dimensions are given in millimeters.

### ISSUED FOR DP & REZONING

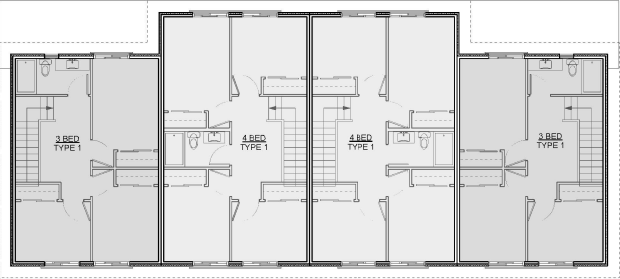
**dHkarchitects**  
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**Caledonia**  
 Victoria BC

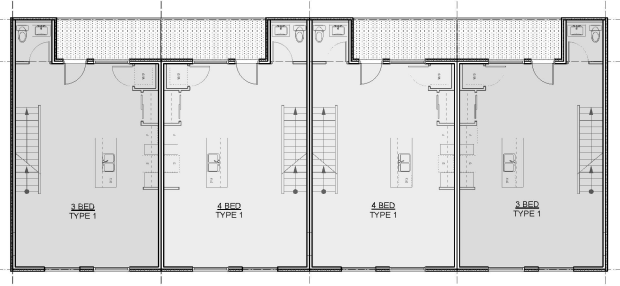
**Townhouse 2**

Project: A609  
 Sheet: 5

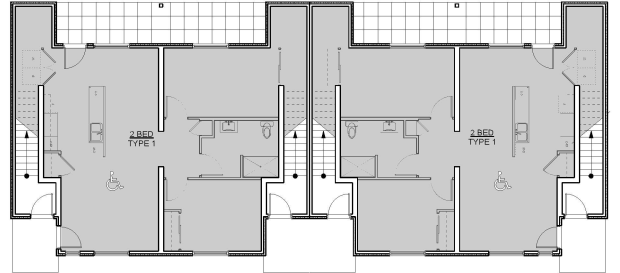
- GRAPHIC LEGEND:
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



3 L3 Plan - Townhouse 3  
Scale: 1:100



2 L2 Plan - Townhouse 3  
Scale: 1:100



1 L1 Plan - Townhouse 3  
Scale: 1:100

NO.	DATE	DESCRIPTION
1	15/01/2021	ISSUED FOR CONSTRUCTION
2	15/01/2021	ISSUED FOR CONSTRUCTION
3	15/01/2021	ISSUED FOR CONSTRUCTION
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6	15/01/2021	ISSUED FOR CONSTRUCTION
7	15/01/2021	ISSUED FOR CONSTRUCTION
8	15/01/2021	ISSUED FOR CONSTRUCTION
9	15/01/2021	ISSUED FOR CONSTRUCTION
10	15/01/2021	ISSUED FOR CONSTRUCTION

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

### ISSUED FOR DP & REZONING



**dH Architects**

1111 1111 1111 1111  
1111 1111 1111 1111  
1111 1111 1111 1111

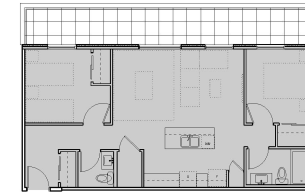
**Caledonia**  
Victoria BC

**Townhouse 3**

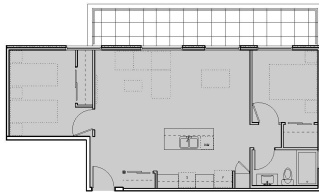
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Sheet: 5

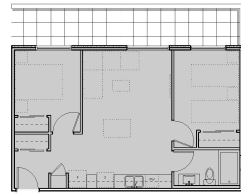
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  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



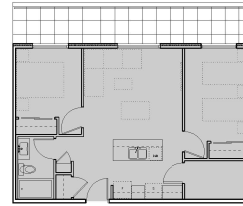
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14 2 Bed Type 7  
A701 Scale: 1:100



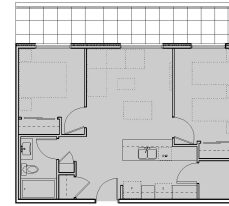
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A701 Scale: 1:100



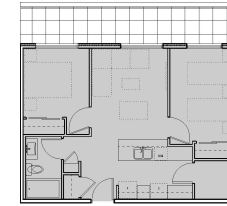
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12 2 Bed Type 5  
A701 Scale: 1:100



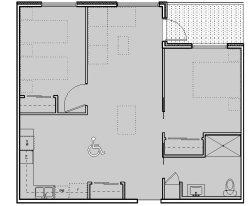
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A701 Scale: 1:100



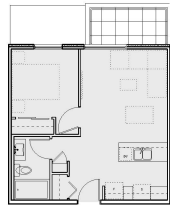
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10 2 Bed Type 3  
A701 Scale: 1:100



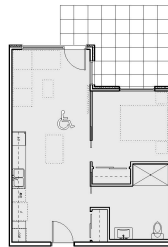
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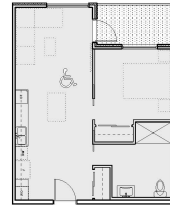
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A701 Scale: 1:100



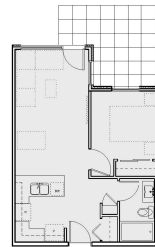
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A701 Scale: 1:100



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A701 Scale: 1:100



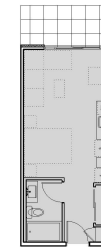
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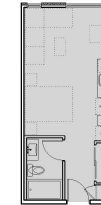
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A701 Scale: 1:100



AREA  
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3 1 Bed Type 1A  
A701 Scale: 1:100



AREA  
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2 Studio Type 1B  
A701 Scale: 1:100



AREA  
QUANTITY 34 SM  
10  
1 Studio Type 1A  
A701 Scale: 1:100



NO.	REVISION	DATE
1	ISSUED FOR DP & REZONING	10/10/2023
2	ISSUED FOR DP & REZONING	10/10/2023
3	ISSUED FOR DP & REZONING	10/10/2023
4	ISSUED FOR DP & REZONING	10/10/2023
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6	ISSUED FOR DP & REZONING	10/10/2023
7	ISSUED FOR DP & REZONING	10/10/2023
8	ISSUED FOR DP & REZONING	10/10/2023
9	ISSUED FOR DP & REZONING	10/10/2023
10	ISSUED FOR DP & REZONING	10/10/2023
11	ISSUED FOR DP & REZONING	10/10/2023
12	ISSUED FOR DP & REZONING	10/10/2023
13	ISSUED FOR DP & REZONING	10/10/2023
14	ISSUED FOR DP & REZONING	10/10/2023

ISSUED FOR DP & REZONING

**dHkarchitects**

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1111 1111 1111 1111  
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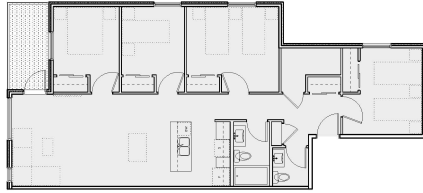
**Caledonia**  
Victoria BC

**Apartment Unit Plans**

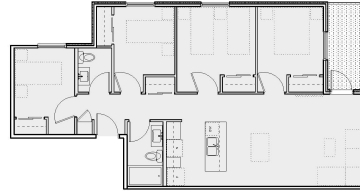
UNIT PLAN  
A701

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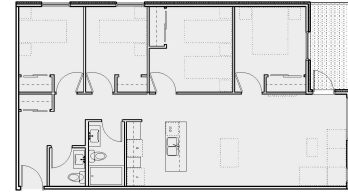
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- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - 4 BEDROOM
  - ACCESSIBLE



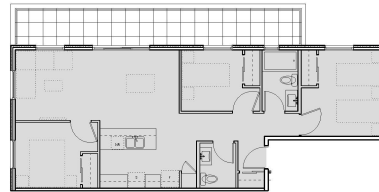
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9 4 Bed Type 3  
A702 Scale: 1:100



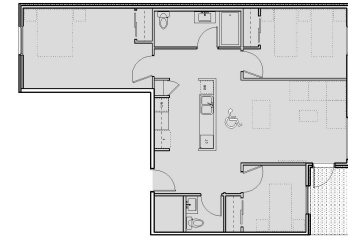
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8 4 Bed Type 2  
A702 Scale: 1:100



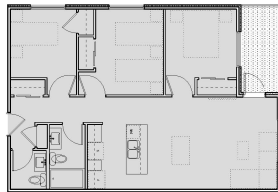
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7 4 Bed Type 1  
A702 Scale: 1:100



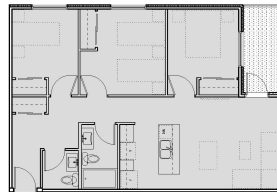
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6 3 Bed Type 5  
A702 Scale: 1:100



AREA  
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1  
5 3 Bed Type 4 - Accessible  
A702 Scale: 1:100



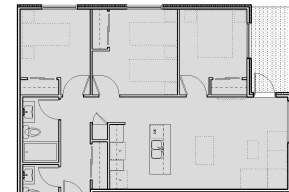
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4 3 Bed Type 3  
A702 Scale: 1:100



AREA  
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2  
3 3 Bed Type 2  
A702 Scale: 1:100



AREA  
QUANTITY 88 SM  
2  
2 3 Bed Type 1B  
A702 Scale: 1:100



AREA  
QUANTITY 88 SM  
5  
1 3 Bed Type 1A  
A702 Scale: 1:100

NO.	DESCRIPTION	REMARKS
1	101101	REVISION FOR CUPB
2	101102	REVISION FOR CUPB
3	101103	REVISION FOR CUPB
4	101104	REVISION FOR CUPB
5	101105	REVISION FOR CUPB
6	101106	REVISION FOR CUPB
7	101107	REVISION FOR CUPB
8	101108	REVISION FOR CUPB
9	101109	REVISION FOR CUPB
10	101110	REVISION FOR CUPB

NOTE: 1. All dimensions are in millimeters.

## ISSUED FOR DP & REZONING

<b>Caledonia</b> Victoria BC	<b>Apartment Unit Plans</b> A702
1:100 0 2000 4000 mm	5





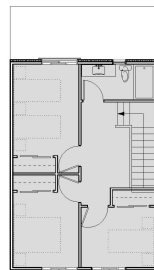
The floor plan shows a central corridor with a large circular area in the middle. To the left of the corridor are several rooms, including a bathroom and a kitchen. To the right of the corridor is a staircase and a large open area. The plan is oriented with the entrance at the top.

3  
A704

4 Bed Type 1  
Scale: 1:100



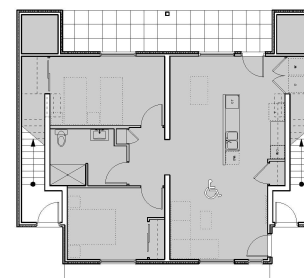
LG - FIRST FLOOR



2 3 Bed Type 1  
A704 Scale: 1:100



L0 - FIRST FLOOR



1  
A704 2 Bed Type 1 - Accessible  
Scale: 1:100



5	18/09/1	REMOVED FOR CO
6	18/09/1	REMOVED FOR CO
3	18/09/6	ISSUED FOR CO
2	18/09/11	ISSUED FOR CO
1	18/12/16	RESPONSE TO PLANNING NEW
Date	Date	Description
18/09/01	SEPTEMBER 2020	Meeting No. 18/2-2-2020 Plans
18/09/06	FVP	Final of G
18/09/11	ISSUE PLAN	Final of G

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING



**dHKharchitects**

10-3-10 10-3-10 10-3-10  
10-3-10 10-3-10 10-3-10  
10-3-10 10-3-10 10-3-10

**VERFONTOFFEN**

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10-3-10 10-3-10 10-3-10  
10-3-10 10-3-10 10-3-10

**Caledonia**

Victoria BC

**Townhouse 3 Unit Plans**

**A704**



## APARTMENTS 1 & 2



## TOWNHOUSES 1, 2 & 3



### COLOUR & MATERIAL LEGEND

- ① BRICK VENEER - Red - *Apartment 1 Only*
- ② FIBRE CEMENT PANEL - Teal
- ③ VINYL WINDOWS & DOORS - Teal
- ④ PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
- ⑤ METAL FLASHING - Teal
- ⑥ ACCENT PAINT COLOUR - Rust
- ⑦ FIBRE CEMENT LAP SIDING - Soft Brown
- ⑧ FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
- ⑨ SOFFIT - Warm Grey - *Apartment 2 Only*
- ⑩ PAINTED CONCRETE - Warm Grey
- ⑪ FIBRE CEMENT PANEL - Warm White
- ⑫ SOFFIT - Warm White
- ⑬ FIBRE CEMENT LAP SIDING - Medium Blue-Grey

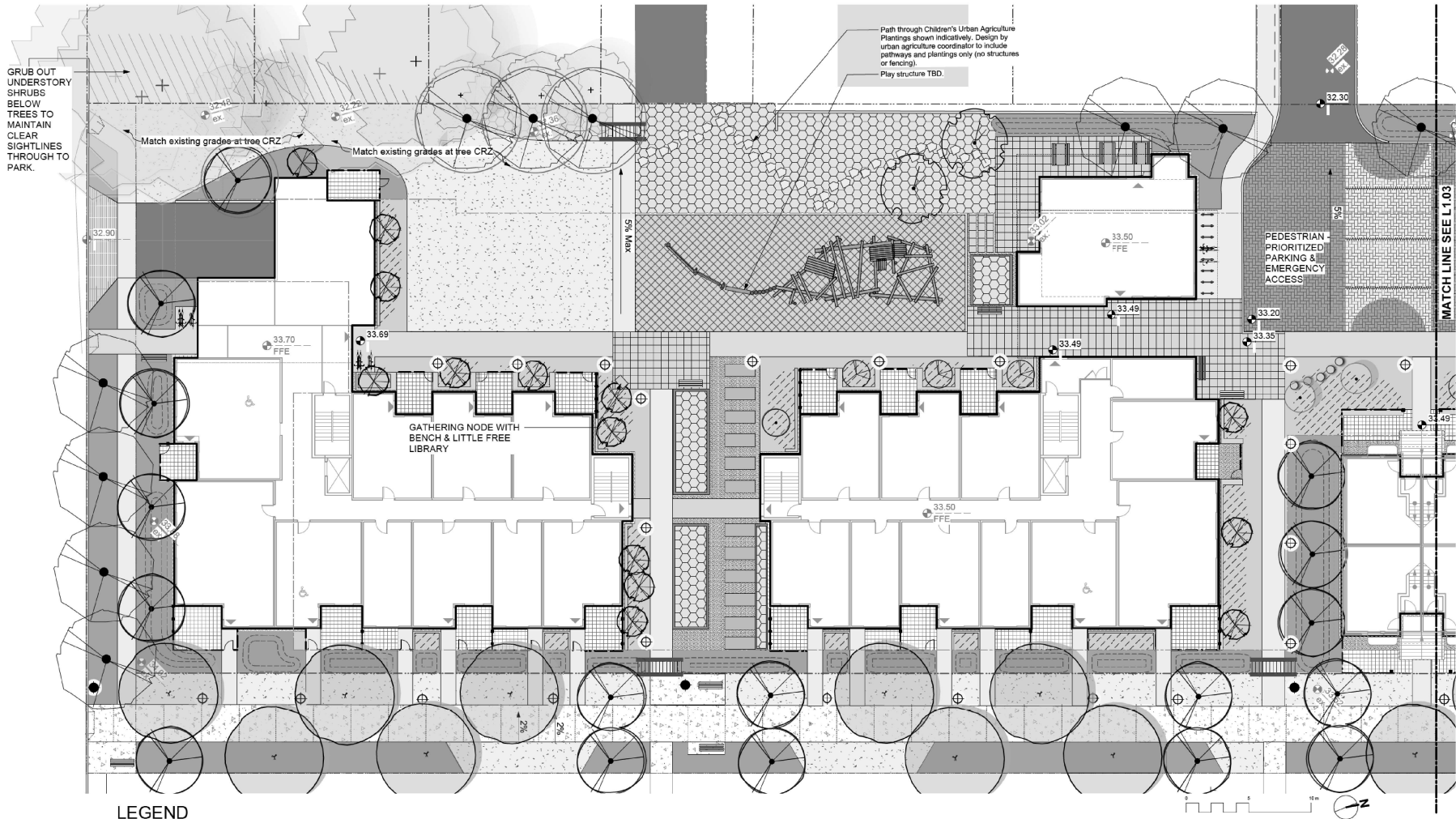
- ⑭ FIBRE CEMENT LAP SIDING - White
- ⑮ VINYL WINDOWS & DOORS - Dark Grey
- ⑯ PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
- ⑰ METAL FLASHING - Dark Grey
- ⑱ ASPHALT SHINGLES - Warm Grey
- ⑲ FIBRE CEMENT SHINGLES - Warm Grey
- ⑳ VINYL WINDOWS & DOORS - White
- ㉑ METAL DOWNSPOUT & FLASHING - Light Warm Grey
- ㉒ FIBRE CEMENT PANEL - Dark Grey
- ㉓ FIBRE CEMENT PANEL - Light Grey
- ㉔ ACCENT PAINT COLOUR - Bright Orange
- ㉕ ACCENT PAINT COLOUR - Bright Blue
- ㉖ ACCENT PAINT COLOUR - Chartreuse

NO.	DATE	REVISION
1	2024/01/11	ISSUED FOR DP & REZONING
2	2024/01/11	ISSUED FOR DP & REZONING
3	2024/01/11	ISSUED FOR DP & REZONING
4	2024/01/11	ISSUED FOR DP & REZONING
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18	2024/01/11	ISSUED FOR DP & REZONING
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23	2024/01/11	ISSUED FOR DP & REZONING
24	2024/01/11	ISSUED FOR DP & REZONING
25	2024/01/11	ISSUED FOR DP & REZONING
26	2024/01/11	ISSUED FOR DP & REZONING

ISSUED FOR DP & REZONING	
PROJECT	Caledonia
LOCATION	Victoria BC
DATE	2024/01/11
BY	dhKarchitects
CHECKED	dhKarchitects
APPROVED	dhKarchitects
SCALE	1:100
PROJECT NO.	A801
DATE	5







## LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway, Toolcut control joints on 3m spacing with Green Fresh applied after tooling to increase path smoothness		Raised Planter for Common Urban Agriculture		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Lawn Area		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth		Bike Rack (2 Stalls): Total 30 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounted Soil on Slab, to 600mm depth		Gravel Maintenance Edge, 300mm wide
	Proposed Landscape Grade		Asphalt Paving		Existing Tree for Retention (Refer to Arbores Report and Tree Retention & Removal Plan for full details and management strategies)		Bollard Light: Landscape Forms Ashbury Path Light
	TW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb		Rubber Playground Surfacing		Critical Root Zone		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV
	TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs		Rain Garden Area				Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks
	Retaining/Parter Wall						
	Retaining/Parter Sealing Wall						
	Landscape Screen, 1800 mm height						
	Wood Picket Fence, 1000 mm height						

## DRAWING NOTES

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

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
6	RZDP Revision	20.04.03	
5	For DOTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZDP Revision	19.12.16	
1	RezonningDP	19.09.26	



client  
CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

sheet title  
Landscape  
Materials South

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PBG
revision no.	sheet no.

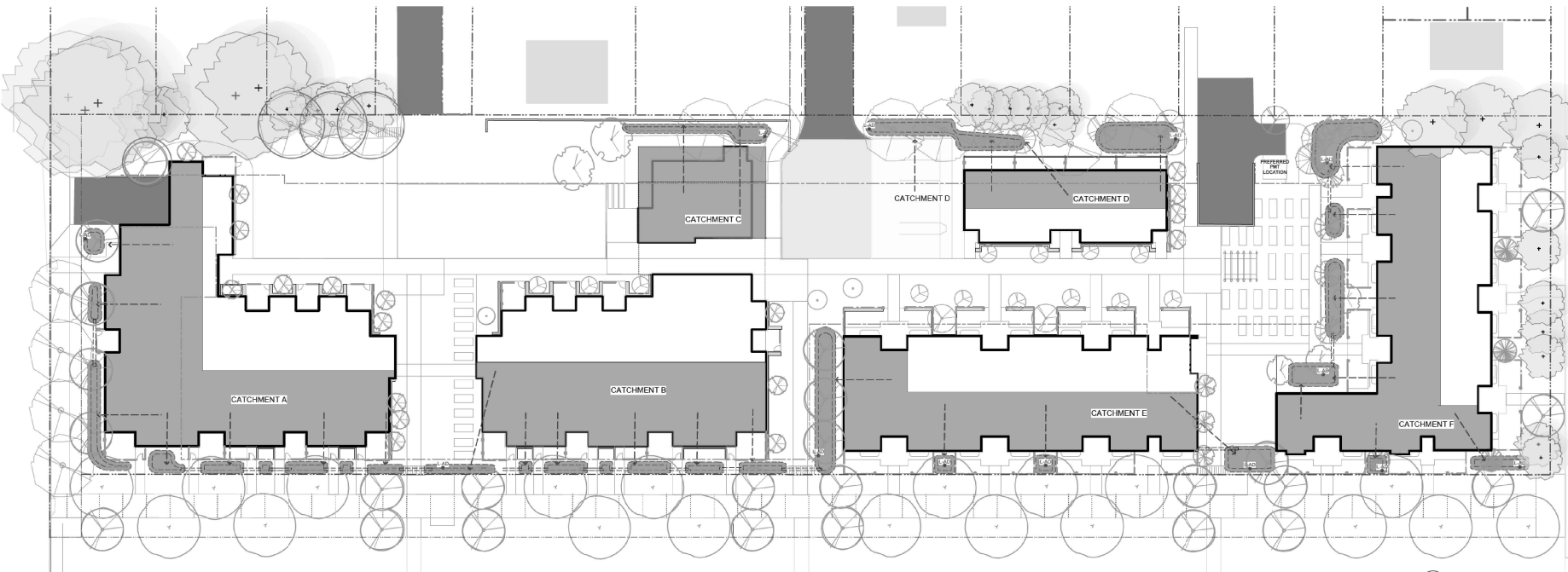
L1.02



revision no.  sheet no. **L1.03**

1. **DO NOT SCALE DRAWING:** Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plant dimensions are to be given in their natural dimensions.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all plants to current IRBC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. Contractor and subcontractors are to be jointly responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of site work.





NOT FOR CONSTRUCTION

10	RZDP Revision	20.11.24
9	RZDP Revision	20.07.10
8	RZDP Revision	20.04.27
7	RZDP Revision	20.04.07
6	RZDP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZDP Revision	19.12.16
1	RezonningDP	19.09.26
rev no	description	date

**Murdoch de Greeff**  
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180-124 Columbia Road  
Victoria, BC V8E 1G1  
Phone: 250-410-0881  
Fax: 250-410-0882

**BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS**  
REGISTERED MEMBER  
393  
2020-11-24

client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project  
**Caledonia Redevelopment**  
Caledonia Ave.  
Victoria, BC

sheet title  
**Stormwater Management**

project no.	119.18
scale	1:### @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

**L1.04**

**Rain Garden Capacity Calculations**

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu. m./day)	(cu. m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	190.0	9.5	0.60	0.8	13.0	9.8	0.3	7.8
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	16.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2170.0	108.5			204.0	146.8	38.3	122.4

- Assumptions
- Design storm is a 2 year storm event which equals 5 cm of water in a 24 hr period.
  - Rain Garden design based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

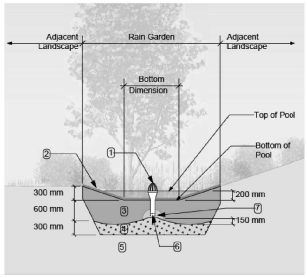
**RAIN WATER MANAGEMENT NOTES**

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2-year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



- RAIN GARDEN MATERIALS**
- Overflow drain, 200 mm domed grate + adaptor
  - Composted mulch, 50-70 mm depth
  - Bio-retention growing medium, 600 mm depth
  - Scarified subgrade, 300 mm depth
  - Existing subgrade/native material
  - 100 mm diameter (min) perforated pipe
  - 25 mm diameter drain rock, 100 mm depth

**1 Typical Rain Garden**  
Scale: 1:50

**LEGEND**

**Property line**

**Rain garden - TOP OF POOL**

**Rain garden - BOTTOM OF POOL**

**Existing Landscape Grade**  
Architectural grade, provided for reference only

**Proposed Landscape Grade**  
TW Top of Wall  
BW Bottom of Wall  
TQC Top of Curb  
BC Bottom of Curb  
TP Top of Pool  
BP Bottom of Pool  
TS Top of Stairs  
BS Bottom of Stairs

**Rain Garden on Grade**

**Roof Drains to Rain Garden**

**Hardscape Drains to Rain Garden**

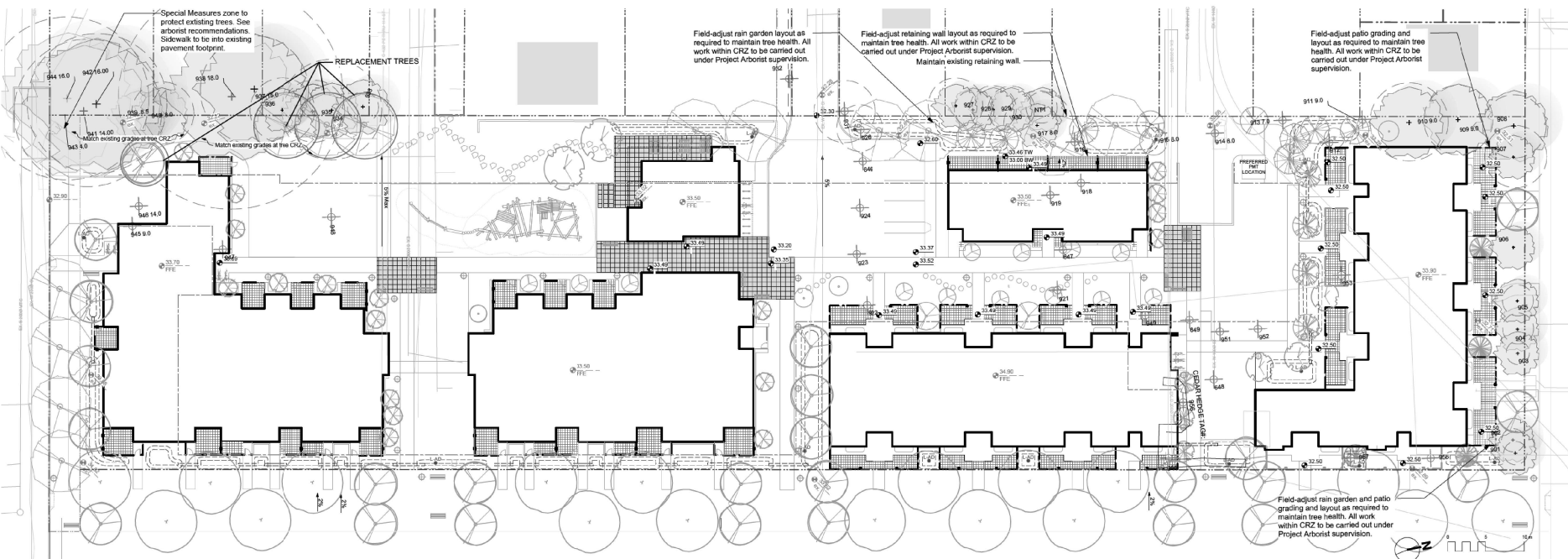
**Roof / Road / Hardscape Drains Directly to Storm System**

**Flow Path (Schematic)**

**Rain Garden Overflow Drain to Storm System**

**Culvert Rain Garden Connection**

1



- DRAWING NOTES**
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  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
  - Landscape installation to carry a 1 year warranty from date of acceptance.
  - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
  - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.
  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

TREE SUMMARY*	
TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

\* Based on Arborist's Report received from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

**LEGEND**

Property line

Extent of Parkade, below

Rain garden - TOP OF POOL

Rain garden - BOTTOM OF POOL

Existing Landscape Grade

Architectural grade, provided for reference only

Proposed Landscape Grade

TW Top of Wall TP Top of Pool  
BW Bottom of Wall BP Bottom of Pool  
TOC Top of Curb TS Top of Stairs  
BC Bottom of Curb BS Bottom of Stairs

Existing Tree for Retention  
(Refer to Arborist Report for full details and management strategies).

Critical Root Zone

Tree Tag

Existing Tree to be Removed  
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Tree Tag

Replacement Tree  
(Species and location to be determined with City of Victoria Parks)

NOT FOR CONSTRUCTION

10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
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2	RZDP Revision	19.12.16	
1	RezonningDP	19.09.26	
rev	no	description	date

**Murdoch de Greeff INC**  
Landscape Planning & Design  
100 - 104 Cranberry Road  
Victoria, BC V8E 1G1  
Phone: 250-410-0881  
Fax: 250-410-0882

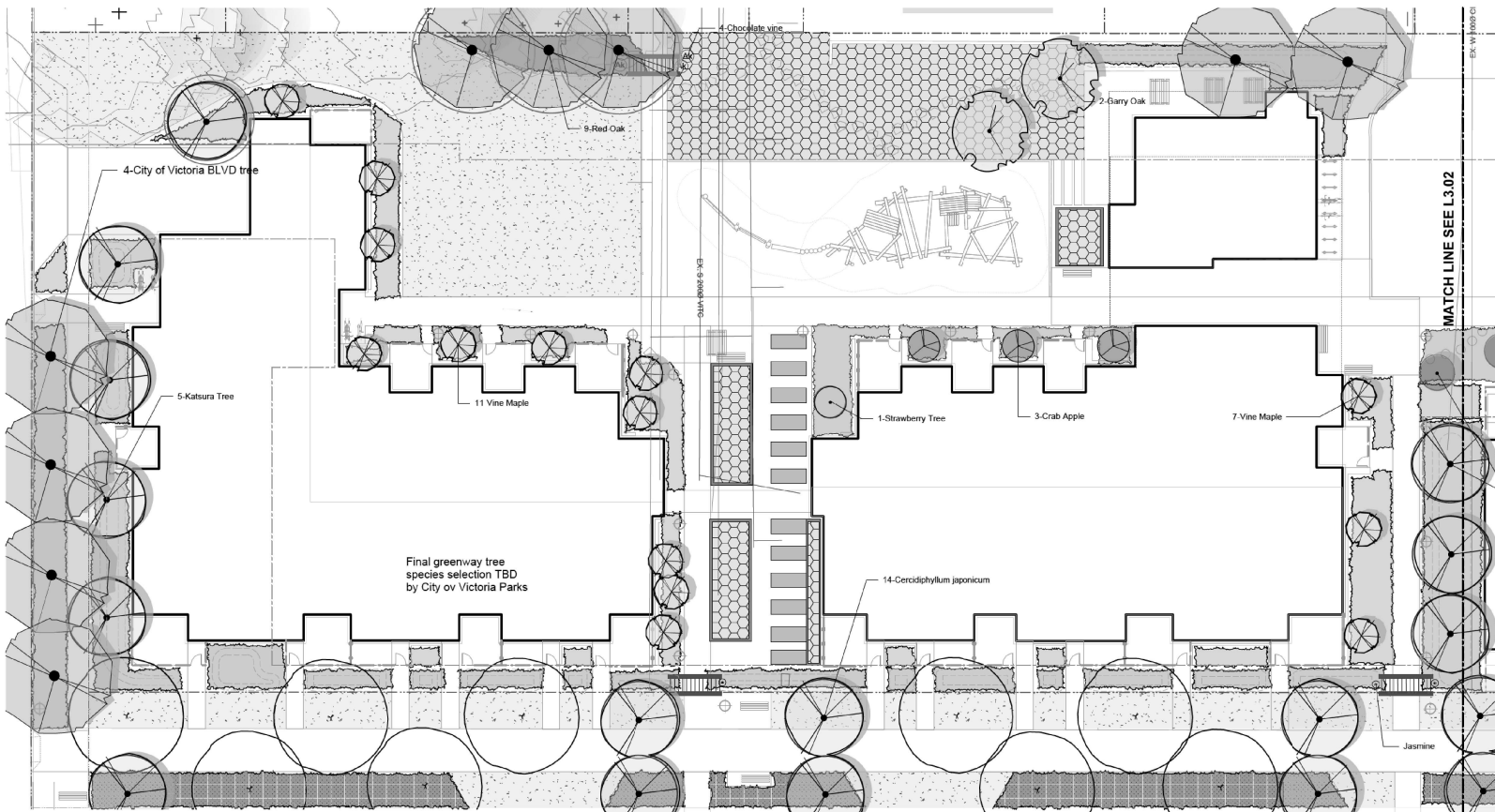
**BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS**  
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Victoria, BC

sheet title  
**Tree Retention & Removal Plan**

project no. 119.18  
scale 1:250 @ 24"x36"  
drawn by TB  
checked by P&G  
revision no. sheet no.  
**L1.05**



#### PLANT LIST

##### TREES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
18	1	Acer circinnatum	Vine Maple	1.5 m ht.
1	1	Arbutus unedo	Strawberry Tree	1.2 m ht. b&b
4	1	Calocedrus decurrens	Incense Cedar	1.5 m ht. b&b
25	1	Cercidiphyllum japonicum	Katsura Tree	5.0m cal. b&b
5	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht.
4	1	City of Victoria BLVD tree	As PER COV Parks	5.0m cal. b&b
2	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht. b&b
2	1	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal. b&b
1	1	Corylus 'Felix'	Petite Hazelnut	1.5m height. b&b
3	1	Corylus 'Jefferson'	Jefferson Hazelnut	1.5m height. b&b
2	1	Ficus carica 'Mission'	Black Mission Fig	#10 pot
13	1	Malus 'Sugar Tyme'	Crab Apple	#10 pot, Min 1.2m ht.
3	1	Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht. b&b
3	1	Picea omorika	London Planetree	1.5m ht. b&b
19	1	Platanus acerifolia	London Planetree	4.0 cm cal. b&b
2	1	Pseudotsuga menziesii	Douglas Fir	1.5m ht. b&b
5	1	Quercus garryana	Garry Oak	4.0m cal. b&b
9	1	Quercus rubra	Red Oak	5.0m cal. b&b

##### HERB & POLLINATOR PLANTINGS

Ana	134	Aster novae angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinacea purpurea	Purple Coneflower	#1 pot
Lw	110	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Ol	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	33	Rosmarinus officinalis	Rosemary	#2 pot
Rt	144	Ruthecia latifolia	Black-Eyed Susan	#1 pot
Sam	134	Salvia 'sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	15	Vaccinium 'Sunshine Blue'	Blueberry	#0 pot

##### VINES

Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Ja	4	Jasminum nudiflorum	Jasmine	#1 pot
Alk	4	Alicia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#0 pot

#### PLANT LIST

##### RAIN GARDEN PLANTS:

Co	972	Carex obnuptia	Slough Sedge	#1 pot
Csc	108	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	433	Cornus sericea 'Kelsey'	Dwarf Red-twigged Dogwood	#1 pot
Jag	972	Juncus 'Carmens Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot

##### NATIVE & EDIBLE SHRUB PLANTINGS

Fve	186	Fraxinus vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	417	Gaultheria shallon	Sail	#1 pot
Myr	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	290	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Pri	44	Prinosyris levisii	Mock Orange	#3 pot
Pm	530	Polystichum maritimum	Sword Fern	#1 pot
Ruc	186	Ribes uva-crispa	Gooseberry	#2 pot
Rh	113	Rosa nutkana	Noctika Rose	#1 pot
Sd	44	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vo	106	Vaccinium ovatum 'Thunderbolt'	Evergreen Huckleberry	#3 pot
Vh	290	Vancouveriana hexandra	Inside-out Flower	Sp3

##### GREENWAY NATIVE PLANTS:

Gsh	76	Gaultheria shallon	Sail	#1 pot / 40cm o.c.
Ma	126	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	126	Mahonia repens	Prostrate Oregon Grape	#1 pot
Sa	126	Symphoricarpos alba	Snowberry	#1 pot

## PLANTING LEGEND

#### NATIVE SHRUB PLANTINGS

- Sword Fern
- Snowberry
- Evergreen Huckleberry

#### RAIN GARDEN PLANTINGS

- Soft Common Rush
- Hardhack
- Slough Sedge
- Dwarf Arctic Blue Leaf Willow
- Red-twig Dogwood
- Dwarf Red-twigged Dogwood

#### URBAN AGRICULTURE ZONE

Plantings to be designed & managed by Community Partner, Volunteers and Residents.

#### ALLOTMENT GARDEN BOX

#### GREENWAY NATIVE PLANTINGS

- Snowberry
- Oregon Grape
- Sail
- Prostrate Oregon Grape

One species per bed

#### HERBS & POLLINATOR PLANTINGS

- Purple Coneflower
- White Spike Lavandin
- New England Aster
- Black-Eyed Susan
- May Night Salvia
- Snow Pavement Rose
- Mexican Feathergrass
- Feather Reed Grass
- Blueberry
- Rosemary
- Culinary Sage
- Garden Oregano

#### SHADY NATIVE & EDIBLE PLANTINGS

- Sail
- Gooseberry
- Sword Fern
- Hardhack
- Woodland Strawberry
- Mock Orange
- Evergreen Huckleberry
- Redwood Sorrel
- Inside-out Flower

#### SCREENING HEDGE

- Pacific Wax Myrtle

#### LAWN AREA

#### BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
- Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grand Street, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

#### GENERAL PLANTING NOTE

- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

#### ON-SLAB TREE PLANTING NOTES

- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A diemple board (drain mat) will be installed over the root barrier in most applications.
- Parkade walls and foundation walls will be protected with a diemple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
6	RZDP Revision	20.04.03	
5	For COTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZDP Revision	19.12.16	
1	Revised/DP	19.09.26	



client

CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project

Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

sheet title

Planting Plan South

project no. 119.18

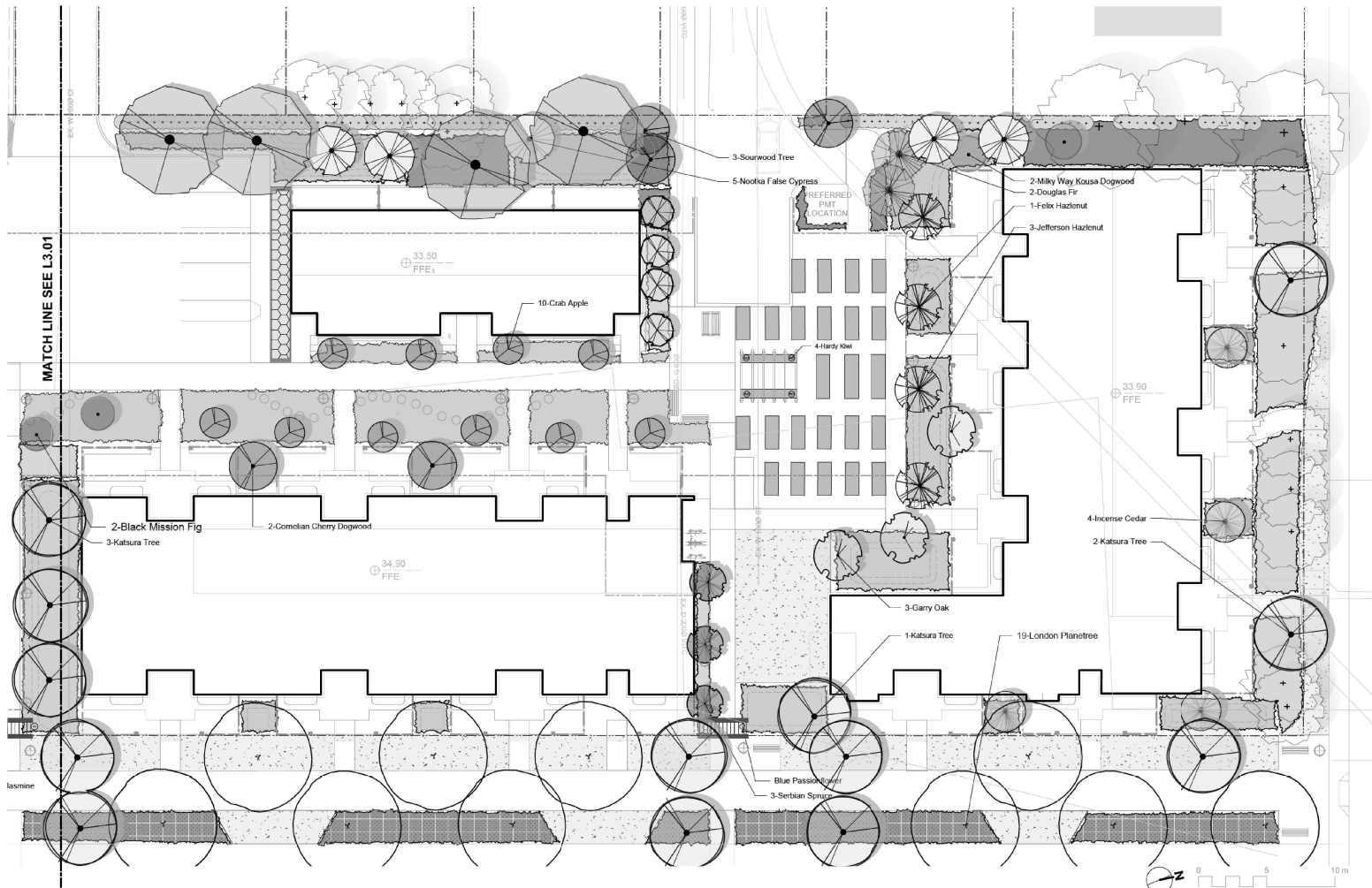
scale 1: 150 @ 24"x36"

drawn by TB

checked by P&G

revision no. sheet no.

**L3.01**



#### BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due to their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

#### GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

#### ON-SLAB TREE PLANTING NOTES

1. For on slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following conditions exist in on-grade planting areas: a) where trees less than 5m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 5m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

#### PLANTING LEGEND

<b>NATIVE SHRUB PLANTINGS</b>	<b>GREENWAY NATIVE PLANTINGS</b>	<b>SHADY NATIVE &amp; EDIBLE PLANTINGS</b>
Sword Fern Snowberry Evergreen Huckleberry Salal	Snowberry Oregon Grape Salal Prostrate Oregon Grape	- Salal Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel Inside-out Flower
<b>RAIN GARDEN PLANTINGS</b>	<b>HERBS &amp; POLLINATOR PLANTINGS</b>	<b>SCREENING HEDGE</b>
Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Red twig Dogwood Dwarf Red-twigged Dogwood	Purple Coneflower White Spike Lavandin New England Aster Black-eyed Susan May Night Salvia Snow Pavement Rose Mexican Feathergrass Feather Reed Grass Blueberry Rosemary Culinary Sage Garden Oregano	Pacific Wax Myrtle
<b>URBAN AGRICULTURE ZONE</b>	<b>LAWN AREA</b>	
Plantings to be designed & managed by Community Partner, Volunteers and Residents.		
<b>ALLOTMENT GARDEN BOX</b>		

PLANT LIST SEE L3.01

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZ/DP Revision	20.11.24	
9	RZ/DP Revision	20.07.10	
8	RZ/DP Revision	20.04.27	
7	RZ/DP Revision	20.04.07	
6	RZ/DP Revision	20.04.03	
5	For COTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZ/DP Revision	19.12.16	
1	Revising/DP	19.09.26	



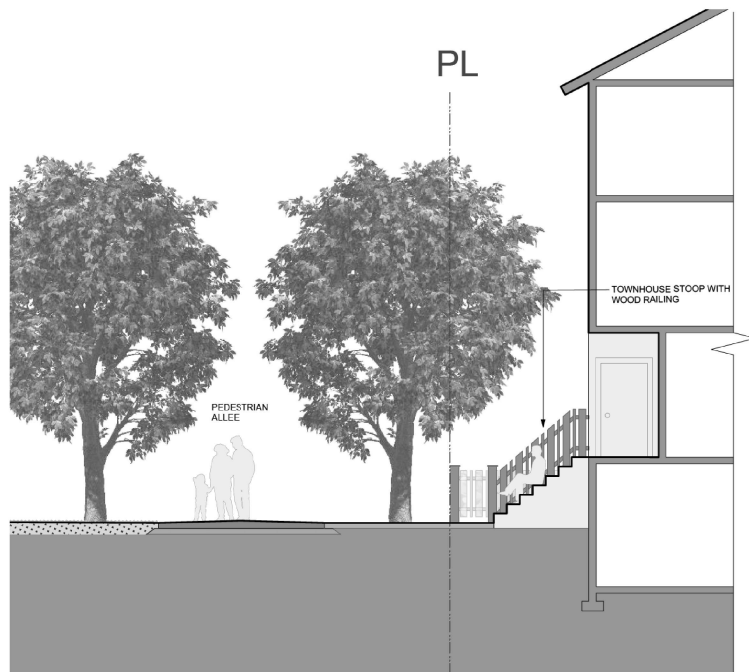
client  
CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

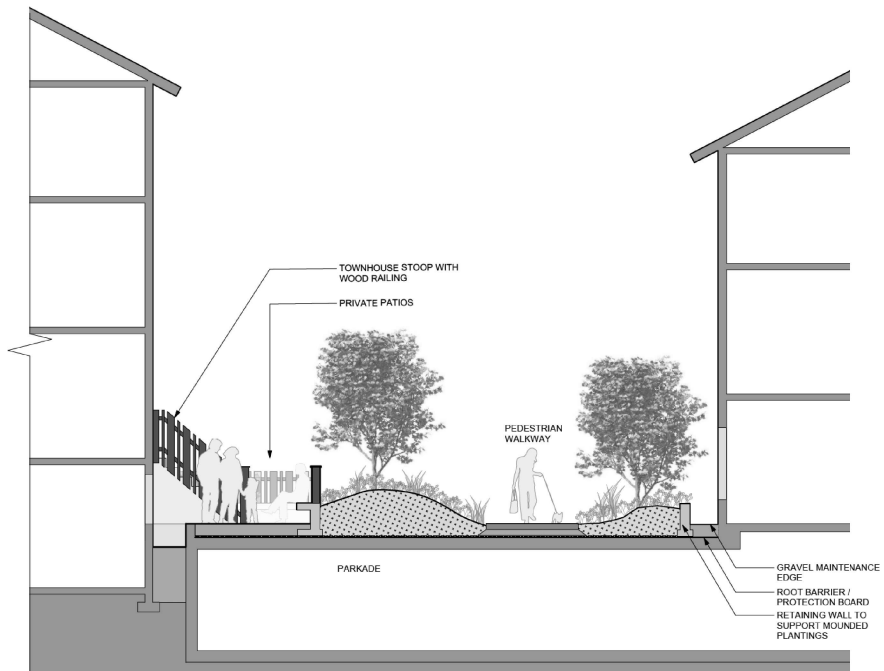
sheet title  
**Planting Plan North**

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

**L3.02**



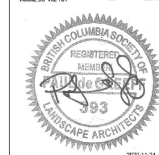
1 Section at Pedestrian Allee and Townhouses  
Scale: 1:50



2 Section at Pedestrian Walkway  
Scale: 1:50

NOT FOR CONSTRUCTION

rev no	description	date
10	RZDP Revision	20.11.24
9	RZDP Revision	20.07.10
8	RZDP Revision	20.04.27
7	RZDP Revision	20.04.07
6	RZDP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZDP Revision	19.12.16
1	RezoningDP	19.09.26



client

CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project

Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

sheet title

Landscape Sections

project no. 119.18

scale 1: 250 @ 24"x36"

drawn by TB

checked by P&G

revision no. sheet no.



L5.01

DEVELOPMENT  
BOUNDARYLOT 2  
PLAN VIP205LOT 1  
PLAN VIP205BOLLARDS TO BE REMOVED  
AND RETURNED TO VICTORIA  
WORKS YARD (TYP)TIE-IN TO EXISTING SIDEWALK  
(REGRADE TO SUIT)LANDSCAPE IN DISTURBED AREA  
TO BE RETURNED TO ORIGINAL  
CONDITION TO THE SATISFACTORY  
OF THE CITY OF VICTORIAWHEELCHAIR RAMPS AS PER  
CoV STD. DWG. SD C9b

REMOVABLE BOLLARDS (TYP)

TIE-IN TO EXISTING SIDEWALK

LOT A  
PLAN VIP34415  
#1202TIE-IN TO EXISTING  
NON-MOUNTABLE CURBAPARTMENT 1  
(SEE ARCHITECTURAL)

GRANT ST.

DRIVEWAY DROP AS PER SCHEDULE 'B'  
HIGHWAY ACCESS BYLAW 91-38. LETDOWN  
AS PER CoV STD. DWGS. SD C7a AND SC  
C7c. EASTERN FLARE TO BE EXTENDED  
TO SUIT VEHICLE TURNING MOVEMENT.LOT A  
PLAN VIP85395  
#1222SAWCUT AND MATCH  
EXISTING ASPHALTEXISTING ASPHALT AND CURB TO BE  
REMOVED TO THE EXTENT SHOWNAPPROX EXTENT OF COMMERCIAL VEHICLE  
MOVEMENT INCLUDING VEHICLE OVERHANG  
(PROVIDED BY ARCHITECT)NOTE: DESIGN SUBJECT TO  
CHANGE DURING DETAILED  
DESIGN AND PERMIT APPROVALSTHIS DRAWING AND DESIGN IS THE PROPERTY  
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THIS DRAWING AND DESIGN.UNDERGROUND INFRASTRUCTURE  
NOT SHOWN FOR CLARITY0 5 15m  
1:250**McElhanney**301-3061 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-6021CALEDONIA REDEVELOPMENT  
GRANT STREET IMPROVEMENTS SKETCHSCALE: 1:250  
DRAWN BY: NCD  
DATE: MAY 27/21  
DRAWING No: SKETCH 1



**Regional Housing**  
 625 Fisgard Street, PO Box 1000  
 Victoria, BC V8W 1R7

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 F: 250.361.4970  
[www.crd.bc.ca](http://www.crd.bc.ca)

November 10, 2020

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

Dear Mayor Helps and Council:

**Re: Proposed Caledonia Redevelopment**

1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street,  
 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue

The CRHC is excited to bring forward a Rezoning and Development Permit Application for the Caledonia Redevelopment, a comprehensively designed affordable rental redevelopment in the heart of Fernwood. The Caledonia project will provide for 158 new Affordable Rental Units made available in a manner that is sensitive to the surrounding context, attractive, affordable, sustainable and most importantly provide long term affordability and security for those most in need.

This proposal provides an opportunity for four levels of government to partner to realize the strategic goals and objectives contained within the City of Victoria's Official Community Plan and the Victoria Housing Strategy that align with the Capital Regional Districts Board Priorities to create desperately needed new affordable rental housing. Further, the development has enabled the Capital Region Housing Corporation (CRHC) to collaborate with neighbourhood groups to develop an integrated proposal that balances the needs and concerns of the local and broader community.

Existing Land Use

The proposed development site consists of assembling nine vacant and under-utilized properties that span from Gladstone Avenue to Grant Street. One of the properties is the existing Caledonia site at 1211 Gladstone Avenue, and currently contains 18 vacant units within three attached townhouse buildings. Another vacant property, previously known as M'akola's Tonto Rosette Building, located at 1209 North Park Street, contains a two-storey four-unit house. The remaining seven properties are vacant brownfield lots that were previously home to the Fairey Tech Building.

## **Caledonia Redevelopment – Rezoning & Development Permit**

All nine properties will be consolidated into a single parcel to realize a comprehensive redevelopment that will create 158 affordable rental residential units. The development will also feature an amenity building for use by the neighbourhood, improvements to the surrounding streetscapes, construction of new interconnected pathways and a variety of outdoor place-making features including a playground, seating areas, community allotment gardens and other native plantings.

Located in the heart of Fernwood, the Caledonia redevelopment is set back from the Victoria High School Track and is adjacent to low-density residential homes, Haegert Park, the Compost Education Centre and the Fernwood Allotment Gardens.

The School District 61 (SD61), BC Housing, the City of Victoria and the CRHC have signed a letter of intent and letters of authorization to facilitate the rezoning application and subsequent land exchange. The land swap and lot consolidation are subject to successfully rezoning the property. The final agreement will see the SD61 as the sole owner of the consolidated lot and the CRHC signing a new 60-year lease agreement.

### Proposed Rezoning

The consolidated lot will require rezoning from the current R-K and R-2 zones to a site specific zone. The proposal increases the allowable density from an FSR of 0.6:1, which would allow for redevelopment of approximately 78 units, to an FSR of 1.29, allowing for the proposed 158 units.

### Form of Development & Massing

The proposed site layout includes five separate buildings, consisting of three 3 to 4 storey attached townhouse buildings, as well as one 5-storey and one 4-storey apartment building. The townhouses are positioned at the north end of the site, adjacent to single family lots. The apartment buildings are positioned towards the south end of the site, near Haegert Park and neighbouring apartment buildings along Grant Street. Massing was carefully considered to maximize the use of the site while being sensitive to the character of the neighbourhood.

The 5-storey building is located between North Park Street and Vining Street, which does not border residential properties. The 4-storey apartment building is located at the south section of the site fronting Grant Street. The top floor of both apartment buildings step back on all sides to reduce the massing effect as seen from the street level.



## **Caledonia Redevelopment – Rezoning & Development Permit**

### Residential Unit Mix

The total development will consist of 158 rental units including 14 studio units, 45 one-bedroom units, 77 two-bedroom units, 14 three-bedroom units and 8 four-bedroom units. The two apartment buildings will consist of 97 units while the townhouses will consist of 61 units.

### On-Site Parking

There are 117 onsite parking stalls proposed, 112 in the underground parkade and 5 stalls at grade. This on-site parking supply exceeds the City of Victoria's parking bylaw for affordable housing projects. There will be two separate underground parkade entrances, accessed from Caledonia Avenue and Grant Street. This component of the design splits the traffic flow from the site for tenants traveling east and west respectively, with direct routes to arterial roads, which minimizes the additional volume on the local neighborhood streets.

### Policy and Design Considerations

The proposed development requires an Official Community Plan (OCP) amendment to change the land use designations from Traditional Residential and Parks to Urban Residential. There are several applicable OCP policies and references which support this alternative designation:

- 6.1.6 Urban Residential areas are generally located within 400 metres of the Urban Core
- 12.17 Continue to support and enable the private development of green buildings
- 13.9 Support 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

The project will also achieve the energy performance benchmarks as adopted by the City of Victoria for the B.C. Energy Step Code and in line with related energy reduction targets. The proposed development is also consistent with many of the City of Victoria's strategic objectives, policies and guidelines, including:

- Prosperity and Economic Inclusion: People who work in Victoria can afford to live in Victoria
- Affordable Housing: Increase in rental apartment and housing vacancy rate
- Sustainable Transportation: Increase in residents using public transit, walking and cycling
- Strong, Liveable Neighbourhoods: Increase in number of opportunities for engagement with neighbourhoods

## **Caledonia Redevelopment – Rezoning & Development Permit**

The configuration of the development and building designs reflect the following applicable Design Guidelines:

- 1.1 New development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative
- 2.2.1 Massing that gives the impression of small blocks.
- 7.1 A high standard of accessibility in site, building and landscape design is encouraged to address the needs of all users, including people who have disabilities.

### Neighbourhood Benefits and Impacts

The proposal has significant benefits for the local and broader community through its increase in the supply of affordable housing. This form of inclusive housing reinforces the vibrancy of the Fernwood community.

The Caledonia Redevelopment provides for:

- Family oriented affordable housing, where 63% of the proposed units are two bedrooms and greater
- 8 new 4 bedroom units, which are infrequently available in new housing stock;
- 15 accessible units, which includes a mix of one, two and three bedrooms to allow for live-in caregivers. These units may be operated by the Independent Living Housing Society (ILHS);
- Energy efficient building design to perform to BC Energy Step Code - Step 3;
- Open view corridors along east to west directions that recognize the prominence and heritage status of Victoria High School;
- Additional housing to meet the proposed population growth within walking distance of North Park Village;
- Integration with the broader community through partnerships with community groups such as Fernwood NRG and Compost Education Center to provide additional urban agriculture space and a 1450 ft<sup>2</sup> amenity room with a 14 foot ceiling to host neighbourhood programming and events;
- Pedestrian pathways across the site and a connecting greenway from Grant Street to Gladstone Avenue which facilitates long term access and increases walkability and connectivity within the neighborhood
- Architectural design that sensitively transitions to adjacent properties and respects the form and character of the neighbourhood
- Landscaping that includes several rain gardens, tree preservation, and 121 new trees onsite.

## **Caledonia Redevelopment – Rezoning & Development Permit**

### Tenant Relocation and Funding

All tenants within the existing townhouses of Caledonia have been successfully relocated to other subsidized housing offerings within the CRHC portfolio or other social housing providers, as determined by their individual needs. Tenant supports have been provided in accordance with the CRHC's Tenant Relocation Policy, that exceeds the minimum standards established by the City of Victoria's Tenant Assistance Plan.

### Project Funding & Affordability

The Caledonia Redevelopment has received approval under the Building BC: Community Housing Fund program which facilitates the development of mixed income, affordable rental housing projects for independent individuals, families and seniors.

Under this funding model, projects must reflect the following mix of rents and incomes:

- 30% Affordable housing (moderate income)
- 50% Rent geared to income (low income, housing income limit)
- 20% Deep subsidy (very low income, refers to provincial income assistance rates)

### Community Feedback & Design Revisions

During the extensive planning of this proposal the design team and CRHC staff met with and presented to existing tenants, various neighbourhood groups, and school board trustees more than 22 times.

Throughout the process, the team has received a variety of design input and has incorporated revisions into the project that we feel is of great benefit to the Fernwood neighbourhood, the City of Victoria and the Capital Region. The design changes include:

- Eliminating an apartment building and replacing it with an additional 3- storey townhouse complex;
- Re-orienting townhouses to front onto Gladstone, creating an enhanced pedestrian scaled frontage and minimizing shadows on neighbouring properties to the west;
- Enhanced connectivity within and around the Caledonia development that will better integrate with the existing community;
- Adjusting the unit mix to include more studio units to meet the demographic needs of a growing seniors population.
- A revision to unit mix enabled the reduction of building height from 5-storey to a 4-storey building bordering Grant St;
- Addition of a new central amenity building for use by a prominent neighbourhood group to host

## Caledonia Redevelopment – Rezoning & Development Permit

independent events;

- Incorporating a playground structure to create a welcoming family-oriented environment;
- Reducing the number of courtyards and on-site surface parking to reduce impervious surface treatment and increase greenspace on site;
- Providing for private outdoor space on all ground-floor units;
- Including urban agriculture areas and community allotment gardens;
- Relocating the Grant St parkade ramp from the courtyard to within the footprint of the building to add more greenspace and retain more trees

### Conclusion

The CRHC is pleased to submit this Rezoning and Development Permit Application for the Caledonia Redevelopment. This project gives the opportunity to bring much needed affordable housing within an important area of Victoria where it is greatly needed. It also brings a cohesive and sensitive resolution to a significant brownfield site in the heart of the Fernwood community. Through the partnerships across multiple levels of government this project aligns key municipal and regional strategic objectives, policies and guidelines and looks to deliver on these mandates while balancing the needs and concerns of the local community. We look forward to further discussion on this important application.

Sincerely,



Kimberly Lemmon, MCIP, RPP

Senior Project Coordinator /Acting Manager, Planning & Development

Capital Region Housing Corporation

# REFERENCE PLAN TO ACCOMPANY BYLAW 21-067 (CITY OF VICTORIA) TO CLOSE PARTS OF ROAD DEDICATED ON PLAN 205 IN SPRING RIDGE, VICTORIA CITY, VICTORIA DISTRICT.

PLAN EPP88785

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER.

BCGS 92B.044

0 25 50 m  
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 17 (CITY OF VICTORIA)  
NAD83 (CSRS) 3.0.0.BC.1.CRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 16-39 AND 16-41

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 16-39 AND 16-41

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996063 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 16-39

## LEGEND:

SYMBOLS	DESCRIPTION
FOUND	PLACED
	CONTROL MONUMENT
	VICTORIA BOXED MONUMENT
	STANDARD IRON POST
	LEAD PLUG
	DENOTES SQUARE METRE(S)
REM	DENOTES REMAINDER
Wt	DENOTES WITNESS
NF	DENOTES NOTHING FOUND

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT

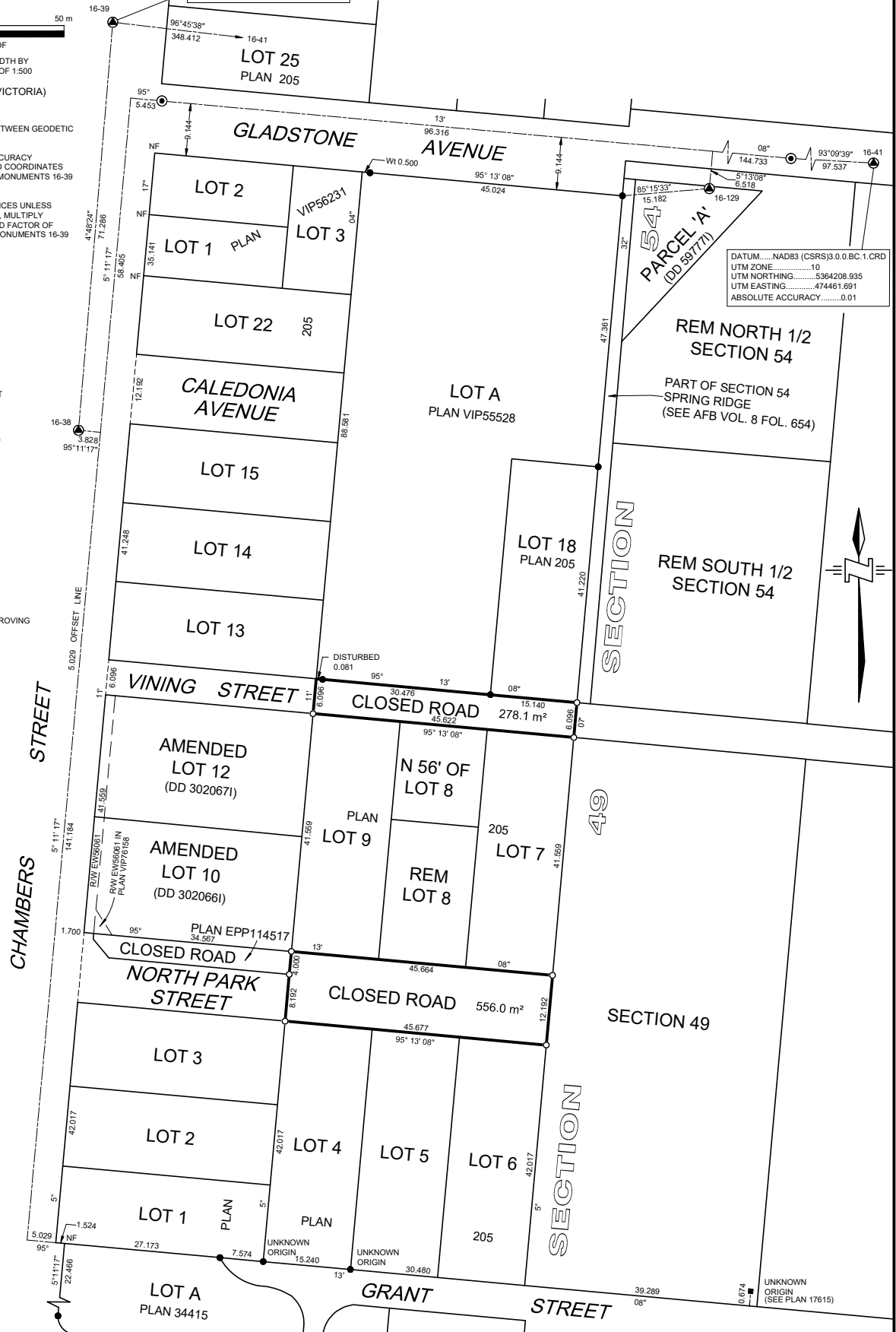
NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

SOME POSTS ARE EXAGGERATED FOR CLARITY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF VICTORIA

DATUM.....NAD83 (CSRS)3.0.0.BC.1.CRD  
UTM ZONE.....10  
UTM NORTHING.....5364249.934  
UTM EASTING.....474115.838  
ABSOLUTE ACCURACY.....0.01

DATUM.....NAD83 (CSRS)3.0.0.BC.1.CRD  
UTM ZONE.....10  
UTM NORTHING.....5364208.935  
UTM EASTING.....474461.691  
ABSOLUTE ACCURACY.....0.01



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 18th DAY OF JUNE, 2020  
GLEN A. QUARMBY, BCLS #710, CLS



McELHANNAY ASSOCIATES  
LAND SURVEYING LTD.  
Suite 500  
3960 Quadra Street  
Victoria BC  
Canada V8X 4A3  
Tel 250 370 9221

OUR FILE NO. 2241-19562-00  
OUR DRAWING NO. 19562-00-V-RF-1.DWG

## PLAN EPP114517

BCGS 92B.044



THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:500





INTEGRATED SURVEY AREA No. 17 (CITY OF VICTORIA)  
NAD83 (CSRS) 3.0.0.BC.1.CRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC  
CONTROL MONUMENTS 16-39 AND 16-41

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 16-39 AND 16-41

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996063 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 16-39.

SYMBOLS		DESCRIPTION
FOUND	PLACED	

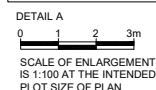
	CONTROL MONUMENT
	VICTORIA BOXED MONUMENT
	STANDARD IRON POST
	LEAD PLUG
m <sup>2</sup>	DENOTES SQUARE METRE(S)
REM	DENOTES REMAINDER
Wt	DENOTES WITNESS
NF	DENOTES NOTHING FOUND

THIS PLAN LIES WITHIN THE  
CAPITAL REGIONAL DISTRICT

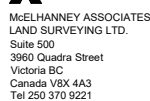
NOTE:  
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS  
WHICH ARE NOT SET ON THE TRUE CORNER(S)

SOME POSTS ARE EXAGGERATED FOR CLARITY

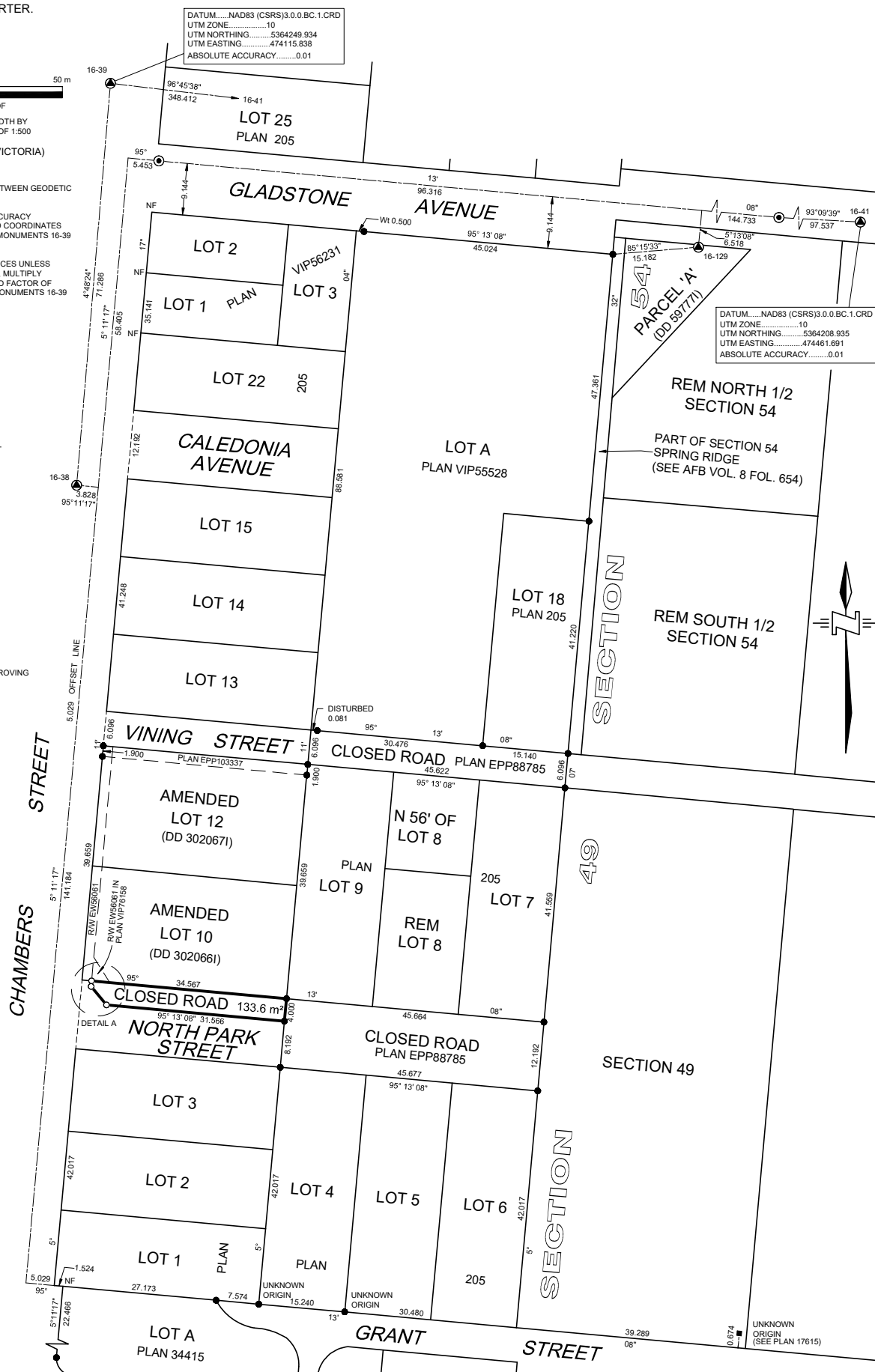
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING  
OFFICER FOR THE CITY OF VICTORIA



THE FIELD SURVEY REPRESENTED  
BY THIS PLAN WAS COMPLETED  
ON THE 18th DAY OF JUNE, 2020  
GLEN A. QUARMBY, BCLS #710, CLS



OUR FILE NO. 2241-19562-00  
OUR DRAWING NO. 19562-00-V-RF-2.DWG



C Fern Heffernan  
5, 1620 Camosun Street  
Victoria, BC V8T 3E6

June 30,2020

Leanne Taylor  
Senior Planner  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Leanne,

**Re: Proposed rezoning of Fernwood (Gladstone Ave, Caledonia Ave, Vining St, and Grant St) Rezoning No. 00715**

Victoria needs affordable housing.

I have several concerns regarding the rezoning.

My first concern is if the area is rezoned, can the city and the architects scrap the plan and put up a six-story, concrete apartment block?

If the answer is yes, I will say absolutely NO to rezoning this area.

I need the assurance that plan layout presented would be the one followed including building locations and the green spaces indicated.

I do not want the apartments higher than Vic High.

I conducted a web search of Vic High and found this statement:

**Victoria High School**, commonly referred to as **Vic High**, is a [high school](#) located in [Victoria, British Columbia](#), Canada. It is the oldest high school in the province, and is often cited as "the oldest public high school in [Western Canada](#)."

From Wikipedia, the free encyclopedia

I also found this statement from SD61

**Victoria High**

[vichigh.sd61.bc.ca](http://vichigh.sd61.bc.ca)

**Vic High** is located in the heart of historic Fernwood, an area renowned for beautiful Victorian era architecture and a thriving artistic community. Our towering...\*

I was unable to locate the full quotation; however, the intent is that Fernwood is a historic community, with several buildings and some gardens over 100 years old. The towering school should remain towering. Thus, no apartments or townhouses in close proximity to the school should be higher than the school.

I am also concerned that the architectural style does not fit the community. If something is to be built in the middle of a quiet, historic community, it should fit in. My view would be different if it was being built at a busy intersection, or downtown.

[\\*https://www.google.com/search?rlz=1C1CHBF\\_enCA877CA877&biw=1366&bih=625&sxsrf=ALeKk00\\_BRyOPNand3d6uJM2SQGAmW2R7Q%3A1593585367527&ei=1y78Xt7QH9HO0PEPjsOu2Aw&q=Vic+High+is+located+in+the+heart+of+historic+Fernwood%2C+an+area+renowned+for+beautiful+Victorian+era+architecture+and+a+thriving+artistic+community.+Our+towering\\*&oq=Vic+High+is+located+in+the+heart+of+historic+Fernwood%2C+an+area+renowned+for+beautiful+Victorian+era+architecture+and+a+thriving+artistic+community.+Our+towering\\*&gs\\_lcp=CgZwc3ktYWIQDFAAWABgj3BoAHAAeACAAQCIQCSAQCYAQcAQdnd3Mtd2l6&sclient=psy-ab&ved=0ahUKEwiemlCOuKvqAhVRJzQIH6hC8sQ4dUDCAw](https://www.google.com/search?rlz=1C1CHBF_enCA877CA877&biw=1366&bih=625&sxsrf=ALeKk00_BRyOPNand3d6uJM2SQGAmW2R7Q%3A1593585367527&ei=1y78Xt7QH9HO0PEPjsOu2Aw&q=Vic+High+is+located+in+the+heart+of+historic+Fernwood%2C+an+area+renowned+for+beautiful+Victorian+era+architecture+and+a+thriving+artistic+community.+Our+towering*&oq=Vic+High+is+located+in+the+heart+of+historic+Fernwood%2C+an+area+renowned+for+beautiful+Victorian+era+architecture+and+a+thriving+artistic+community.+Our+towering*&gs_lcp=CgZwc3ktYWIQDFAAWABgj3BoAHAAeACAAQCIQCSAQCYAQcAQdnd3Mtd2l6&sclient=psy-ab&ved=0ahUKEwiemlCOuKvqAhVRJzQIH6hC8sQ4dUDCAw)

My approval depends on the answers to my concerns.

Sincerely

]

C Fern Hfferman



Dear Mayor and Council:

I am writing to express my opposition to the Caledonia plan as it stands now.

1. PROCESS

Not so long ago, Victoria's CALUCs wrote to the city asking that approval of large developments that do not follow OCP guidelines not be approved through amendments to the OCP. Unfortunately, that request has been ignored in this proposal. This is a very complex project that needs a full review, not sweeping it through as a means of avoiding robust land use and community discussions.

I have pasted in two sections from a longer article “Hard Questions about Vancouver’s New Affordability Approach”, by Patrick Condon and Scot Hein, The Tyee, 19 July 2018

***“ Avoid a one-size-fits-all approach to neighbourhoods.***

*... How will the city ensure that new affordable housing forms are contextually appropriate to each neighbourhood and easily approvable? How will the city ensure that each neighbourhood accommodates its “fair share” of new units? How will the city acknowledge, and credit, those neighbourhoods that already contribute affordable capacities?*

***“Recognize citizens as responsible leaders in change.***

*Meaningful stakeholder involvement is the best way to share challenges and achieve creative solutions. A successful stakeholder process invites citizens to become champions for change over the long implementation time lines required for thoughtful city building. Hastily prepared Making Room policies, without meaningful stakeholder involvement, would forgo the opportunity to tap the passions, talents and shared sense of responsibility by Vancouverites. Let’s take a chance on citizens rising to the challenge of creating stronger neighbourhoods. Let’s require that making room only happens in the form of a citizen directed city-wide plan.”*

a The current proposal did not come close to being an open, transparent, and collegial process that engaged the community from the start. It was presented holus-bolus in well-known developer strategy involving slick graphics with no opportunity for residents to do anything but tweak small and non-essential details.

The complex and confusing land swap between the City of Victoria and School District #61 was barely explained. The “consultation” meetings were hosted separately by the City, the School District or the CRHC. If residents asked questions about the arcane relationship among the three, the proponents declined to answer saying it wasn't in their bailiwick. The three entities behaved like three separate

silos. This made it impossible for neighbourhood residents to get straight answers. Clearly the proponents were not there to listen and respond to citizen concerns.

In general, the community members at the “consultations” found the proposal too large, too tall, and not in keeping with the neighbourhood. When residents asked if the proposal could be scaled down, the response from CRHC was a flat “NO, that's the math”. If “the math” is the only consideration, then something's rotten in the state of Victoria / Fernwood.

This project is being shoe-horned onto Vic High's limited school grounds. The proposal will be built on the former Fairey Tech land which we were promised would be replanted and greened. That promise has not been kept. Since it's been left a rubble field, we're now told it's open for a mega-development.

## 2. AFFORDABILITY

I respect those in favour of this proposal in that most support the idea of “affordable housing”. I too, am deeply committed to low income housing in a city that is becoming an ever more expensive place to live. Unfortunately, I'm not sure that many supporters understand how limited this project is when it comes to low income housing. I am pasting in a copy of my letter to the Times Colonist on May 21, 2020 in case some of you missed it:

*“Caledonia project not affordable enough”*

*Dear Editor:*

*Recently, city council voted to send the Caledonia project to public hearing on the basis of its provision of affordable housing. Unfortunately, this project is nowhere near affordable enough. Only 18% of the proposed units are truly affordable. The rest will be middle-income suites in five-storey buildings. This proposal is not supported by Fernwood's neighbourhood plan and the city's official community plan. Vic High's green space, already less than what is required by the Ministry of Education, will be further reduced.*

*Other schools in the school district have a great deal more green space proportionately.*

*Let's keep the existing 18 units on the site and approve a smaller project with more low-income suites than the current 154-unit proposal provides.*

*Then let the Capital Regional Housing Corp. build the middle-class housing that makes up the bulk of the current Caledonia proposal on the extensive lands of these other schools.*

*Vic High is our inner-city high school. This project is a Trojan horse, touting its “affordability” while ushering in a whack of middle-income housing. We need housing at all levels but it is patently unfair to dump this project on Vic High's scant land.*

*Let's go for some equity here.*

*Dorothy Field,*

*Victoria”*

There has also been misinformation spread at top levels. A federal housing representative claimed that there will be “32 new homes for people with very low income”. Yes, but in fact, there will only be 14 additional units, less than half the number of current subsidized units. The current 18 units will be demolished because they suffer from leaky condo syndrome and thus

their tenants have struggled with severe mould issues for decades. The whole project will create 154 suites. If you do the math, that means only 20% of the proposed suites will be subsidized and truly affordable to those most in need. The new subsidized suites will also be smaller than the current suites. Those resident in the former units have had to live with severe mould issues over the last decades. The CRHC cites the high cost of remediation as their reason for doing nothing. Given this, I am concerned about the CRHC's poor record on insuring tenant health and safety.

### 3. ADDITIONAL ISSUES

a. There is much concern that the proposal doesn't consider the additional stress to the neighbourhood posed by the Caledonia project. It would come on top of the several new towers built or still in construction near Pandora and Cook, plus the proposed development where the co-housing was planned and failed. All of these are already on line to feed students into our over-stressed neighbourhood schools, George Jay in particular.

b. Vic High already has safety issues with traffic on Fernwood's narrow streets, given the congestion when kids are being dropped off or picked up. Residents have brought this up but to my knowledge it has not been addressed. Nor is the fact that narrow Chambers Street has already become a speedway for cars avoiding the stops on Cook. 154 additional units will surely make this worse. All this has been deemed irrelevant. In no way can this be seen as recognizing "citizens as responsible leaders in change".

c. This project opens the way for densification all the way to Cook Street. Small, relatively affordable houses will come down and, with densification, the land values will increase, edging out current middle income residents.

### 4. EQUITY

Regarding equity, Burnside Gorge, Quadra Hillside, North Park, and Fernwood are expected to take any development with "affordable" or social service components. Neighbourhoods such as Rocklands and Fairfield are not asked to accept these developments. Why not? Since much of the new suites are for middle income people, more affluent neighbourhoods should be willing to accept "missing middle" developments on their green space.

It makes sense for those with low incomes to live closer to downtown and the services they need, but middle income folks can manage a bit more commute, by car, bus, or walking, with a fair amount of ease. Clearly, we need a better public transit system to get people out of their cars. That should be part of the

thinking rather than  
neighbourhood.

plunking a proposal of this size into one close-to-downtown

I suggest again, that the middle income suites be built on the generous school grounds of schools that are farther out and better endowed. The above named less prosperous neighbourhoods already house the various agencies, co-op housing, and other services geared to those with lower incomes or complex needs. The current design, with small modifications, could be kept and moved to another location. Thus

design time would not be lost. If all of us are really to be seen as equals, more prosperous neighbourhoods need to take some of the gift of increased density.

That's equity.

## 5. COMMUNITY FALL OUT

Among the fall-out of the Caledonia proposal is a deep split within the Fernwood community. This could have been avoided had we had chances for real discussion with an openness as to what the word “affordable” means and the actual numbers of truly affordable suites. We needed firm figures from the start on salary ceilings and the project's financial requirements. The word “affordable” has become meaningless. The very rich can afford houses worth several million dollars. I expect that when the city uses that word, it means within reach of those with the greatest need. This is not true for 80% of the planned suites.

## 6. 6. CLOSING

Residents felt and still feel that this is a done deal, one without any real or substantive attempt to engage us. Consultation only counts if citizen input is taken seriously. “Consultation” when all but the minor details are already set in stone is no consultation at all. It is window dressing.

I suggest that the complex interrelations of the existing community with the proposed new community hold numerous consequences that have not been seriously studied. I suggest deeper studies of the traffic issues and school population impacts on the community beyond the boundaries of the Caledonia project be done.

I've lived in Fernwood for the last 16+ years. I love this neighbourhood and the vibrant mix of people who share it. We are not NIMBYs here and this is not a NIMBY argument. I, like so many others, want the best for all of us here. We want our vision, our energy, and our care for our students to be taken seriously. We don't want to be sacrificed on the altar of a too quick fix that doesn't pay attention to Fernwood's and Victoria's needs.

A project which might have been received with great celebration has left many of us deeply mistrustful of the process. This needn't have been the case if the process had been open and transparent. As I've indicated, this has not been true for the project to date.

I have no doubt this project will go through. The City, School District #61, and the CRHC have made it clear that they are behind it. They've spent way too many hours cobbling this together to let it fail now.

I ask you: SLOW DOWN. THINK AGAIN.

Think with the broad scope necessary to strengthen and enliven our communities at all levels. Think about the issues of real affordability, densification and its impacts, as well as true citizen consultation.

I ask you to prove us wrong.

Respectfully,

Dorothy Field  
1560 Gladstone Avenue  
Fernwood, Victoria

**From:** gabriel gaultier [REDACTED]  
**Sent:** June 30, 2020 5:35 PM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** Rezoning Application REZ00715

Attn: Leanne Taylor

C/o: The City of Victoria

Re: Rezoning Application REZ00715

As the City is requesting feedback, please accept this input regarding the proposed rezoning application to a portion of the Fernwood community currently consisting of 1235 Caledonia Ave, 1211 Gladstone Ave, 1230 Grant St, 1219 Vining St, and 1218/1219/1220/1226 North Park St.

In short, we are in support of building and managing safe, affordable, inclusive, and structured housing to support our economy and those in need of under market and/or subsidised housing, however; we are adamantly opposed to the proposed rezoning application.

1. Make it work with existing zoning. We have been to the community meetings put on by the Capital Regional Housing Commission and there was overwhelming concern with the significant increase in density in this one pocket of our community. People want to support the housing initiative, but on a more reasonable scale. Yes, there is underutilized land, but it is in a residential neighbourhood, with existing zoning that was prepared and agreed upon by community members in the Official Community Plan, so any existing zoning should be respected and adhered to. The current zoning limitations would allow for 78 units, so the request to more than double this with 154 unit density is quite frankly outrageous. We would like to recommend that the proposal come back to the community with a much more reasonable revised plan that can meet the concerns of the citizens while still working toward achieving the shared vision of affordable housing.
2. Approving zoning for projects that are driven by government initiatives (i.e. the Capital Regional District's jointly funded Regional Housing First Program) will be construed as favouritism. This change in zoning will set a precedent and be the catalyst for

additional rezoning applications to our already densely populated neighbourhood. Unless the residents in the community come together to revise the community plan in favour of this type of rezoning in our community, we do not believe it should be up to the government to be able to overturn such community interests and beliefs for the sake of benefiting an initiative in which they are directly benefiting from.

3. We don't have the facilities to accommodate the influx of this magnitude. Another common voice of concern at these community input meetings was – how will we support these new community members if we don't currently have enough services to support the existing ones? There is especially a concern for the services for young children and families. The two existing childcare facilities have nearly two year waiting lists and George Jay Elementary is exceeding capacity and can't serve the existing population of the surrounding neighbourhoods. Changing the zoning, not only impacts existing families that require these services, but it also limits options for the proposed new residents who may have no options to look outside their community for this type of support. The rezoning application letter addressed to council in September 2019 mentions that this project addresses the OCP objective of ensuring "residents can enjoy convenient access to basic needs, community parks and amenities" and this is not the case.
4. The project planning team has not addressed existing public consultation concerns. If rezoning is the last step before development approval, then the CRHC needs to take a step (or two) back to first address existing concerns. Although they claim that they are meeting the OCP plan by "actively engaging citizens and community stakeholders and valuing and respecting their contributions", to many, they have not attempted to meet this need. Some examples are in relation to reducing the overall density, coming back with a plan that limits the number of stories from 5 to 4, creating social and community spaces that can facilitate services and or provide amenities to a broader community base, providing significant traffic calming measures on particularly on the already challenging Caledonia and Chambers streets, and

The best intentions of affordable housing should not overshadow existing community plans and neighbourhood concerns. Residents have repeatedly expressed concerns on traffic, density, services, and changes to zoning and although it seems like the CRHC has heard these concerns, they are not coming back with any significant or meaningful changes to their plans. From speaking with many neighbours in the community, the consensus is that the CRHC doesn't feel much of a need to drastically change their plans, as they already have the support from the City of Victoria and School District 61. What is the point of public engagement and consultation, if it

is only seen as a façade falling on deaf ears to push through a plan that was already destined to be approved? Hopefully this letter will help those involved in this project reflect on that and come back to the community with our concerns taken more seriously by way of drastic revisions and more in depth holistic partnerships to gain the trust and support of our resilient community.



**From:** Peter Renner <[REDACTED]>  
**Sent:** June 5, 2020 5:00 PM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** Proposed development at 1211 Gladstone Avenue

I support the development of affordable housing and wish to raise two initial concerns.

**1. Density.** The letter states that the Urban Residential designation goes to 1.2:1, yet the proposal is for an overall density of 1.29:1. Which is to be?

**2. Natural spaces.** According to the Parks and Open Spaces Master Plan (2017), this city “supports health and wellness for all”. An article in *Children, Youth and Environments* reinforces this stance by stating that in our “rapidly urbanizing environment, nearby, accessible natural spaces allow children to interact daily with nature, resulting in physical, cognitive, psychological and social health benefits” [10.7721/chilyoutenvi.22.2.0164](#). Unfortunately, the proposal omits any mention of open/green/play space for 158 families and their children. Two nearby parks, Stevenson and Haegart, won't meet their legitimate needs.

Submitted by Peter Renner  
Owner, 1140 Grant Street

**From:** Hope Hickli [REDACTED]  
**Sent:** June 6, 2020 7:48 PM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** Re: 1230 Grant Street, etc. multi-unit residential building

Hi,

I am a homeowner on Spring Road in Fernwood. I'd just like to offer my voice of support for this development. We need more affordable housing in this city, and more density as well.

Assuming all the units are affordable (which, from what I could see, they are), I am in favour.

Thanks!

Hope Hickli  
[REDACTED]

From: Joanna Pettit <[REDACTED]>  
Sent: June 6, 2020 4:38 PM  
To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
Subject: Feedback on proposal to amend the OCP (Caledonia Project)

Please reconsider the plans for this proposed four and five-storey development. It is not in the best interests of the neighbourhood because of the height and the density adjacent to Victoria High School. The proposal includes four and five storey buildings in an area of one and two story homes. While I don't understand the meaning of the density ratios in the letter I received, I do know that 158 dwelling units is far too dense for this area and will irrevocably change the feeling of this neighbourhood. As residents of Yukon Street we are concerned about the traffic resulting from such density. Not to mention the looming facade of a five storey building across Grant Street.

We support affordable and below-market housing, but we do not want to see four and five storey buildings on this piece of land. Please revise this proposal to be in keeping with the neighbourhood plan.

Sincerely,  
Joanna Pettit  
1221 Yukon Street  
Victoria BC V8T 1B6

From: Paul Crozier Smith <[REDACTED]>  
Sent: June 6, 2020 2:14 PM  
To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
Subject: Fairy Tech deveolpment in Fernwood area

Linda Taylor:

The only objection I have to the development is the height. Five storeys (sp?) is too high! Three is more in keeping with the buildings in the area.

Paul Crozier Smith

1148 Balmoral Rd.

**From:** zebraplus [REDACTED]  
**Sent:** June 6, 2020 1:05 PM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** Development concerns at 1211 Gladstone ave.

Dear Leanne,

I reside at Cook and Caledonia. I am a realtor with over 15 years of experience. I came up from a poor family that used to live exactly in the type of development that is proposed to be build at 1211 Gladstone. I am against this development because it is not the right place for it. It is best used to place a public facility such as new crystal pool that require substantial size of land to develop. The development that is proposed will assist individuals with lower-income. This is a great idea, but a bad spot for it. As mentioned above when I was growing up and lived in Montreal and such a development, even though, it was beneficial financially, people hated residing there and were trying to get out as fast as they could. When you focus multiple buildings in a development around low income residence, it create a stigmas of assumed bad nature individuals living there, it assumes crime and drug use for every member of that community. The best solution to it is when you scatter such buildings through the city so that they do not stand out, so no stigma, and still serve their purpose of helping individuals with lower-income. Even better solution that I have seen in other countries, is when developers are required to provide a certain percentage of units to a low-income individuals either permanently or temporarily. This is even better solution to prevent stigmas and for individuals not to be singled out as being worse off financially or otherwise different then others.

You may wonder, why aforesaid stigmas and being singled out are important. This is the basis for being bullied at school, being denied employment and other benefits when employers will see where the candidate is residing. At the beginning of the project people will love living there, but after 4 years or so, because the world around reacts to people in such development with prejudice, stigmas are born , people start to be ashamed to live in the environment they're in, good people start to move out, leaving vacancy for more of crime oriented individuals to move in.

In few years, this development will become a problem, instead of the benefit it is being proposed for. As I have seen from personal experience, and you most likely aware, many individuals with financial needs tend to be substance users, who will qualify to reside at the proposed development. One quick way for such individuals to make money is to remix a dose and split it then sell it. Now, the fact that a high school is full of vulnerable kids and it is NEXT door, makes it a sweet distribution opportunity.

I apologize for creating a negative light for this development. Most people see optimistic opportunities for such developments, while silencing concerns. I see the true and potential outcomes based on what I see around the city and my personal life experience.

As I mentioned above, being the next door resident to the development, I am completely and absolutely against it. It will have a better use for new crystal pool or another public facility.

Thank you

Yuri King [REDACTED]

--

Sent from myMail for Android

From: Rena [REDACTED]  
Sent: June 9, 2020 11:30 AM  
To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
Subject: 1211 Gladstone Ave. Rezoning No. 00715

I have been a resident of Fernwood and a close neighbour of the properties under discussion for over 40 years. I have a number of concerns about the development, which are listed below.

Along with many other community members, I am concerned by the size and scale of this project. More than 150 units are being planned, of which only 20%, or 32 units, are designated as low income housing. Since 18 households were demovicted from the property, this will provide only 14 new subsidized units on this property. While all 158 units are intended for people with "low to moderate incomes", this is defined as 50% with household income up to \$64,000 and 30% with income up to \$74,000. According to the Victoria Foundation, Victoria's median income is closer to \$45,000.

Adding this level of density to the neighbourhood, with a very low proportion of new subsidized units, will put pressure on social amenities, especially for seniors. Traffic on Chambers Street will be dramatically increased. Pressure for increasing density will be intensified by approval of this project - for example, the project at the corner of Chambers and North Park, which Allan Lowe has suggested may be upscaled after this project goes ahead.

I also have strong objections, shared by many community members, to using land designated for public education to build housing which will benefit few low income residents.

There was no public consultation or dialogue prior to the announcement received this week. At an information session last year, representatives of the various entities could not respond to questions posed, e.g. around traffic mitigation, and presented misleading drawings, e.g. depicting a paved fire lane as a narrow grassy path between tall trees.

I object to perceived conflicts of interest between the Capital Region Housing Corporation and the Victoria Council.

I object to any amendment of the OCP to accommodate this plan, especially the five story building.

I await the public hearing.

Rena Miller

**From:** Quinn Yu <[REDACTED]>  
**Sent:** June 10, 2020 10:50 AM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** 1211 Gladstone Avenue - Rezoning Application

Hi Leanne,

Thanks for your letter dated June 2, 2020 regarding the proposed official community plan amendment for the 1211 Gladstone Avenue corridor. As a resident on the adjacent Caledonia Avenue and an active community member, I appreciate the opportunity to provide some feedback and thoughts.

1) Based on the documents on the [www.victoria.ca/devtracker](http://www.victoria.ca/devtracker), I see 114 parking spots and required, and 117 parking spots are provided. As you likely know, the neighbouring roads and properties are primarily designated multi-family residential with multiple cars per household. This creates quite a bit of pressure on parking, and I don't believe 114 parking spots is sufficient for a 158 dwelling unit. Unless the City intends to use public policy and municipal parking rules to enforce parking matters, the disconnect between dwelling units and parking spots inherently creates a pressure on parking in the neighbouring areas.

2) I support the concept of affordable and below-market rental dwelling units. As your letter notes, the OCP originally identified these properties are public facilities, institutions, parks/open spaces; is there no way to provide affordable rental units alongside public facilities/institutions/parks? Perhaps mixed-use to a certain extent? I am concerned the City is valuing residential units over spaces for recreational, institutional, and educational. I encourage the City to be future-oriented and consider the impacts of building only residential dwellings with no spaces for other use. The City of Richmond and the City of Surrey are both good examples and jurisdictions to research should your team seek some examples of mixed-use developments that have had a significant impact to positively growing a community. In particular, the City of Richmond's mixed-use development around the Olympic Oval has become a case study for urban planning and development.

3) Can you advise how the 158 dwelling units will be managed? For example, will there be an onsite manager who will help enforce rules and manage the occupants? Is this something the City is willing to require as part of the development approval? There are significant implications to having an unmanaged development of this size - especially in an already crowded space where everyone is sharing the air and the roads.

4) Are there any considerations the City has during the construction phase? For example, when heavy machinery and equipment is transported, there is damage caused to the roads and private property. This was very apparent during the 1008 Pandora Avenue construction, where Pandora Avenue and Vancouver Street had significant concrete damage to the public roadways. I note those roads are still not repaired at this time. Perhaps the City can require the developer to repave the designated road intended to bring supplies in and out?

Let me know if you'd like further clarification or have any questions on my feedback and thoughts.

Thanks,  
Quinn



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

From: Terrence Leah <[REDACTED]>

Sent: June 16, 2020 1:47 PM

To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>

Subject: Re: Rezoning No.00715

Thank you. From what you have said the start date has not yet been confirmed? Could you please confirm you do not have a planned start date and if you do, what is it? What's planned there is a bad very bad idea because of what's going to happen with the traffic and parking. There's already so many non residents taking up spots on Caledonia even right now at this moment. Caledonia is going to be like the Indy 500. You yes you are ruining the neighborhood. How would you and the elected like this past your front door. If you look in the rental adds you would see there is no longer a rental shortage due to the Airbnb situation. There is obviously money being exchanged here. I went to a city meeting on it where the residents tried to voice their concerns and it was like talking to the wall. The mayor was late, and busy texting, so were half the other officials. It's like the tax paying workers no longer matter. Any resident who tried to say a valid point was shut right down. It was pretty obvious who was to financially gain from this project. It's so frustrating to see council so out of touch with how they are affecting the people who work so hard to pay the way for those who feel entitled just because.

From: Jeff Dean <[REDACTED]>  
Sent: June 26, 2020 8:28 AM  
To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
Subject: Rezoning No.00715

Hi Leanne,

I am opposed to the change to the bylaw.

Have a happy Canada Day!

Best regards,

Jeff Dean  
1216 Pembroke st.  
Victoria, B.C.  
V8T 1J8

Response to City of Victoria, regarding the OCP amendment for the upcoming Caledonia Project  
Attention: Leanne Taylor, Senior Planner  
June 19, 2020

Writing from the perspective of Fernwood residents for the past 17 years, senior, and strata owners, we have mixed feelings about the upcoming changes to our neighbourhood. This appears to be a fairly significant change to the OCP, that could have future ramifications on development in Fernwood. We do support an increase in affordable housing opportunities for Victoria. It has been an area that has been neglected for many years. However, this project seems to be pushing the limits of density and urbanization, that could change our neighbourhood from what we all enjoy about living here, a sense of slower pace, a residential feel, less dense than the downtown, and easy access to interesting amenities, and a balance between urban and community feel.

We are not professional urban planners, but the significant increase in the density ratio and the change from residential housing to urban housing is unsettling. The proposed project seems more fitted for downtown than it does for our residential neighbourhood. Our concern is that this will open the doors to more urban development in Fernwood, continued higher density development, and permanently change the ambience, character, and neighbourhood feeling that we have here. We would be more comfortable with a smaller project, that created less density, and created additional green space (something we saw very little of in the recent downtown development process). The development seems to be trying to pack as many homes into the space as possible. We would also be good with leaving some land to the school district for future needs.

For us it will probably be a loss of quality of life. For the City of Victoria and for prospective renters it could be considered a win/gain, as the City sees an increase in affordable housing as an important agenda item. It looks like Fernwood will be becoming an extension of the downtown, something many of the residents would not be happy about.

Over the years living here, we have seen some very positive changes in Fernwood. ...and we would hope that can continue for future residents as well as the current ones. It has become a safer neighbourhood, an increase in better amenities, a younger demographic of residents, upgrades in property, and less party and drug houses. This project may be a tipping point where we begin to see a reversal in quality of life...Why not try to move ahead with smaller steps? Allowing the residents time to absorb and assess the changes. Rather than go full steam ahead and hope for the best. I think it stands a better chance of success if the project were a smaller footprint.

On another note, after walking by or through Spring Common every day for many years, I can say that this property is highly underused and needs a re- think or re-design. It virtually has almost no community use or activity. It would be better off as a simple green space or park.

Josh and Nan Keller  
[REDACTED] Chamber St  
Victoria

I am pleased to see we are following UN's Agenda 21, which encourages the use of the same language and catch phrases in all urban planning meetings throughout Canada, the U.S. and Europe and has been extremely helpful in crafting this rezoning proposal.

It is important to reduce green space in the inner city, to increase vehicle traffic on narrow streets, to increase density by decreasing living space within housing units, to create larger, more anonymous communities, all affecting mental health and in particular, to ignore or manipulate OCP's, rendering them meaningless.

I understand that although no similar initiatives have previously reduced housing prices in the Capital Region, it is still beneficial to make that assertion.

With all this in mind, as an affected property owner, I support the proposed changes to the Grant/North Park/Vining/Gladstone/Caledonia Avenue development.

Alyson Culbert

 Chambers Street  
North Park Street

Please do not at any time or in any place record or relate the last paragraph, without including all other paragraphs for context.

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

From: m knowles [REDACTED]  
Sent: June 27, 2020 4:11 PM  
To: Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
Subject: 1211 Gladstone Ave et al proposal

Hi Leanne

I have lived in the Wedgewood Estates apartment building on Chambers (between Pandora and Balmoral) for the past 5 years, having living in Oak Bay for 22 years prior to that. I am responding to the notice dated June 2, 2020 that I received from the City of Victoria regarding the proposed Official Community Plan amendment for 1211 Gladstone Ave. et al.

I am adding my comments to the summarized comments that were received through public consultation (under '2.1- CALUC Meeting & Open House') of the "Caledonia Rezoning Application" package dated September 2019.

I understand that this proposal has been the dream of many people in Fernwood for some time. I am not opposed to the development itself, but am concerned that the addition of 158 units in an area of single family homes all at once could have a significant effect on the neighbourhood. I notice that there is also a proposal to add an additional 21 units of multi-family units at the corner of Chambers and North Park St. that will further affect the neighbourhood. The cumulative effect of these additions over a short period of time, could be very disruptive.

I was happy to see that a proposed 5 storey building, which would be out of scale for the neighbourhood is now proposed to be only 4 storeys, which is more in keeping with the apartments further up Chambers Street. I hope that is still the case. It is also important that the new buildings do not affect the community gardens at North Park and Chambers.

My main concern is the potential effect of the addition of all these units on the traffic in this area, particularly on Chambers Street, which already has problems with the current population, not too mention the fact of traffic coming from Pandora to cut over to Caledonia. It's a bit of a rabbit warren with one-way streets, dead-end streets, and narrow roads. There is often no more than one-lane of traffic right now on Chambers, depending on where cars are parked or if there are large trucks, such as recycling, on the road.

I predict that there will be congestion at Caledonia and Chambers where vehicles will be accessing one of the underground parking garages in the new development. One of the diagrams shows egress to Cook Street via North Park and Grant as well, but that is more fiction than fact. Grant is really no more than a lane with very limited two-way traffic, and Cook Street is already congested during the day. Caledonia and Vining running east off of Chambers are more lanes than streets. The second parking garage exits onto Grant Street, which is also narrow, as well as being adjacent to Victoria High School. This will lead to more traffic on Fernwood off Grant, another potential bottleneck.

Parking will also be an issue, given the reduced number of parking spaces for the proposed units for both the developments noted above. It is true that the area has a high walkability score, but the fact remains that most households have at least one car in order to travel effectively within the greater Victoria area. With the loss of Wellburns, I use a car to get my groceries as I do not enjoy walking to the

new Save-On Foods Store on Vancouver and Pandora. The shops on Yates street are too far for me to walk to.

Our transit system does not work for everyone and not everyone can ride a bike, let alone use one to commute to work or do all their errands. I can see the bike lanes on Pandora east of Cook Street from my apartment and they are not well used, despite having been there for many years. I rarely see more than one cyclist at a time.

There may be a proposal to have a car-share available for residents. If so, that would help.

Parking in this area of Fernwood is at a premium. There is very little street parking available for visitors, and the parking that is marked "Residential" is generally fully occupied.

Wedgewood Estates has 60 units over 4 floors. There are 55 parking spots behind the building, 3 of which are designated for Visitors. The other spots are always fully occupied despite the fact that a number of residents use bicycles as their only mode of transport. The parking lot can be accessed from Pandora and also Balmoral.

Another concern is the impact of where workers will park during construction of the Gladstone development, especially if upgrades to Victoria High School are going on at the same time, since there isn't street parking available. That could really upset neighbours - especially if the construction is drawn out, like a number of projects nearby on Johnson St.

There has been a 6-storey condo being built at Johnson and Chambers over the last few years. I no longer try to access Johnson Street during the week, as I have had too many near misses from trying to turn left from Chambers. There are either trucks or garbage bins obstructing the view west on Johnson. I now go east on Balmoral, cross Camosun gingerly, as there are always vehicles parked on that street, and go up to Fernwood, in order to head SE from my apartment.

If I am heading NE, I go north along Chambers winding my way to Fernwood Road, since Chambers does not go through directly to Bay.

Finally, I could find no mention of how the proposed development and the loss of part of the parking lot off Gladstone might affect the operation of the Belfry Theatre on Gladstone and Fernwood. True, it is not a direct neighbour, but it certainly has been a vital part of Fernwood for over 40 years. It needs parking for its patrons, who come from far and wide, to not only enjoy the theatre, but also patronize the restaurants, cafes and pubs in the area. I wonder if they have ever been consulted.

Thank you for the opportunity to provide some feedback.

Sincerely,  
Marcia Knowles

June 29, 2020

Attention: Leanne Taylor, Senior Planner

**Regarding: OCP Amendment for 120 Grant Street/ 1209, 1218, 1219, 1220 and 1226 North Park Street/ 1219 Vining Street/ 1235 Caledonia Avenue/ 1211 Gladstone Avenue**

Dear Ms. Taylor,

I am writing in regard to the request for OCP Amendment associated with the development at the location specified above. I am a neighbour living at 1220 Pandora Avenue. My apartment building is located between Pandora and Balmoral Avenues, one block from the development site.

I have concerns about this project and as a neighbour do not support the request for OCP Amendment. One of the reasons that the OCP exists is to protect the character and livability of the neighbourhood. I am deeply concerned by the precedent this would set for high density buildings greater than 4 storeys in our neighbourhood. Already there are many recent builds, recent applications, and recent planned developments that are high density, pushing at the boundaries of the residential areas in Fernwood.

What Fernwood needs more than anything is family dwellings. The current zoning for 1211 Gladstone Avenue and 1209-1215 North Park Street supports duplexes and attached dwellings. I would be in favour of converting the remaining properties, which are currently non-residential, to the Traditional Residential zoning to allow for the creation of more townhouses in the space. I would also support an OCP variance allowing three storeys for all townhouse units.

As someone who dwells in an apartment, I can tell you, it is hard to get to know your neighbours. It is hard to feel a part of something. People who need affordable housing are also in need of community connections. They need to be a part of the neighbourhood – to have homes that are integrated into the neighbourhood where they can walk among the existing streets, rather than living in a large structure with an internal courtyard that discourages people from wandering beyond the limits of their property. They need to be able to put down roots and feel like they belong. That begins with good design.

Housing is urgently needed. However, it is also essential to preserve the walkability, sight lines, accessibility, and serviceability of our community. And it is essential that we do not allow large scale developments to encroach on our neighbourhood simply because we are adjacent to downtown.

I hope that you will seriously consider the implications of the proposed OCP amendment in terms of:

- 1) What matters (more than just creating the largest number of units possible) is the quality of life you are enabling with housing. Gentler density will allow for more families, more personal and shared green space, and more integration with the existing dwellings.
- 2) The implications for over-development in Fernwood. Ultimately, this opens the door for future large developments which would not be affordable housing, making Fernwood even less accessible to future residents than it is now.

Thank you for your consideration.

Sincerely,



Dr. Kristin Atwood, PhD  
403-1220 Pandora Avenue, Victoria BC, V8V 3R4

[Redacted contact information]



**From:** Nancy [REDACTED]  
**Sent:** June 29, 2020 11:03 AM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** 1211 Gladstone

Dear Ms. Taylor,

I own the property at 1911 Chambers. I have reviewed the information on the proposed development and I have a few questions and comments. I found it very confusing to read and understand, so I hope you can clarify some of this for me.

First, my particular concerns. What will happen to the beautiful trees that currently back our property at 1911 Chambers and provide some visual screening and privacy? Will they be preserved? Replaced? I cannot see what is being done to give us some space/privacy from this massive development.

I cannot work out what happens at the end of Caledonia. There seems to be some kind of guardrail. Is there an entrance to an underground parking garage? If so, what is the expected traffic? How many parking spots are in that garage? I can't see that information.

I think the buildings themselves look very nice as proposed.

However, my real concern, which I have stated before, is that if this development goes ahead, you will be taking land away from a school and that land, once gone, can never be reclaimed. This is a school with a growing population and my understanding is that there was a promise to the neighbourhood that these lands would be preserved. It seems both short-sighted and unfair to the students who will attend Vic High that their school grounds should be given over to a housing development.

This development is quite literally in my back yard, so I hope you will take the time to help me understand what the impact will be.

Regards, Nancy Weatherley

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-17 Zone, Gladstone Comprehensive Development District, and to rezone land known as 1211 Gladstone Avenue from the R-K Zone, Medium Density Attached Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development District, and land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, and 1235 Caledonia Avenue from the R-2 Zone, Two-Family Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1234)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 12 – Comprehensive Development Zones by adding the following words:

"12.17 CD-17, Gladstone Comprehensive Development District"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.16 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, which are shown hatched on the attached map, are removed from the R-2 Zone, Two-Family Dwelling District, and the R-K Zone, Medium Density Attached Dwelling District, and placed in the CD-17 Zone, Gladstone Comprehensive Development District:

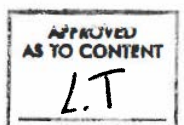
- a) 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, and 1235 Caledonia Avenue, legally described as:

PID: 005-002-443 Lot 4, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-338 Lot 5, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-290 Lot 6, Section 50, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-265 Lot 7, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-231 Lot 8, Spring Ridge, Victoria City, Plan 205, except the northerly 56 feet thereof  
PID: 009-226-257 The Northerly 56 feet of Lot 8, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-214 Lot 9, Spring Ridge, Victoria City, Plan 205  
PID: 017-710-545 Lot 18, Spring Ridge, Victoria City, Plan 205.

- b) 1211 Gladstone Avenue, legally described as:

PID: 018-007-503 Lot A, Section 53, Spring Ridge, Victoria City, Plan VIP55528

- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential Rental Tenure Properties, the lands described in section 4(a) and (b).



READ A FIRST TIME the	day of	2021
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READ A SECOND TIME the	day of	2021
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Public hearing held on the	day of	2021
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READ A THIRD TIME the	day of	2021
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ADOPTED on the	day of	2021
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CITY CLERK

MAYOR

## PART 12.17 – CD-17 ZONE, GLADSTONE COMPREHENSIVE DEVELOPMENT DISTRICT

### 12.17.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- b. uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- c. multiple dwelling, subject to the regulations in this Part.
- d. daycare.

### 12.17.2 Number of Buildings, Building Separation Distance

- a. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.
- b. No more than two buildings are permitted on a lot.
- c. Minimum separation distance between buildings, excluding steps, must be at least 9.8m.

### 12.17.3 Location of Uses

- a. Public building and daycare uses are only permitted on the first storey of a multiple dwelling

### 12.17.4 Lot Area

- a. Lot area (minimum) 8680m<sup>2</sup>

### 12.17.5 Floor Space Ratio, Floor Area

- a. Floor space ratio (maximum) 1.29:1
- b. Total floor area (maximum) 11,200m<sup>2</sup>
- c. Combined floor area for public building and daycare (maximum) 140m<sup>2</sup>

# **PART 12.17 – CD-17 ZONE, GLADSTONE COMPREHENSIVE DEVELOPMENT DISTRICT**

## **12.17.6 Height**

- |                           |   |        |
|---------------------------|---|--------|
| a.                        | <u>Building height</u> (maximum)  | 15m    |
| Except for the following: |   |        |
| i.                        | a <u>building</u> or portion of a <u>building</u> within 89.58m of Gladstone Avenue (maximum)   | 11.25m |
| ii.                       | a <u>building</u> or portion of a <u>building</u> between 48.60m and 74.38m of Gladstone Avenue and within 16.05m of the west property line (maximum) | 9.5m   |

## **12.17.7 Setbacks**

- |  |   |       |
|--|---|-------|
| a.   | Gladstone Avenue <u>setback</u> (minimum) | 7m    |
| Except for the following maximum projection into the <u>setback</u> :  |   |       |
| i.   | Steps                                     | 1.46m |
| b.   | Grant Street <u>setback</u> (minimum)     | 7m    |
| c.   | <u>Side yard setback</u> (east) (minimum) | 2.50m |
| Except for the following maximum projections into the <u>setback</u> : |   |       |
| i.   | Steps                                     | 1.50m |
| d.   | <u>Side yard setback</u> (west) (minimum) | 4m    |

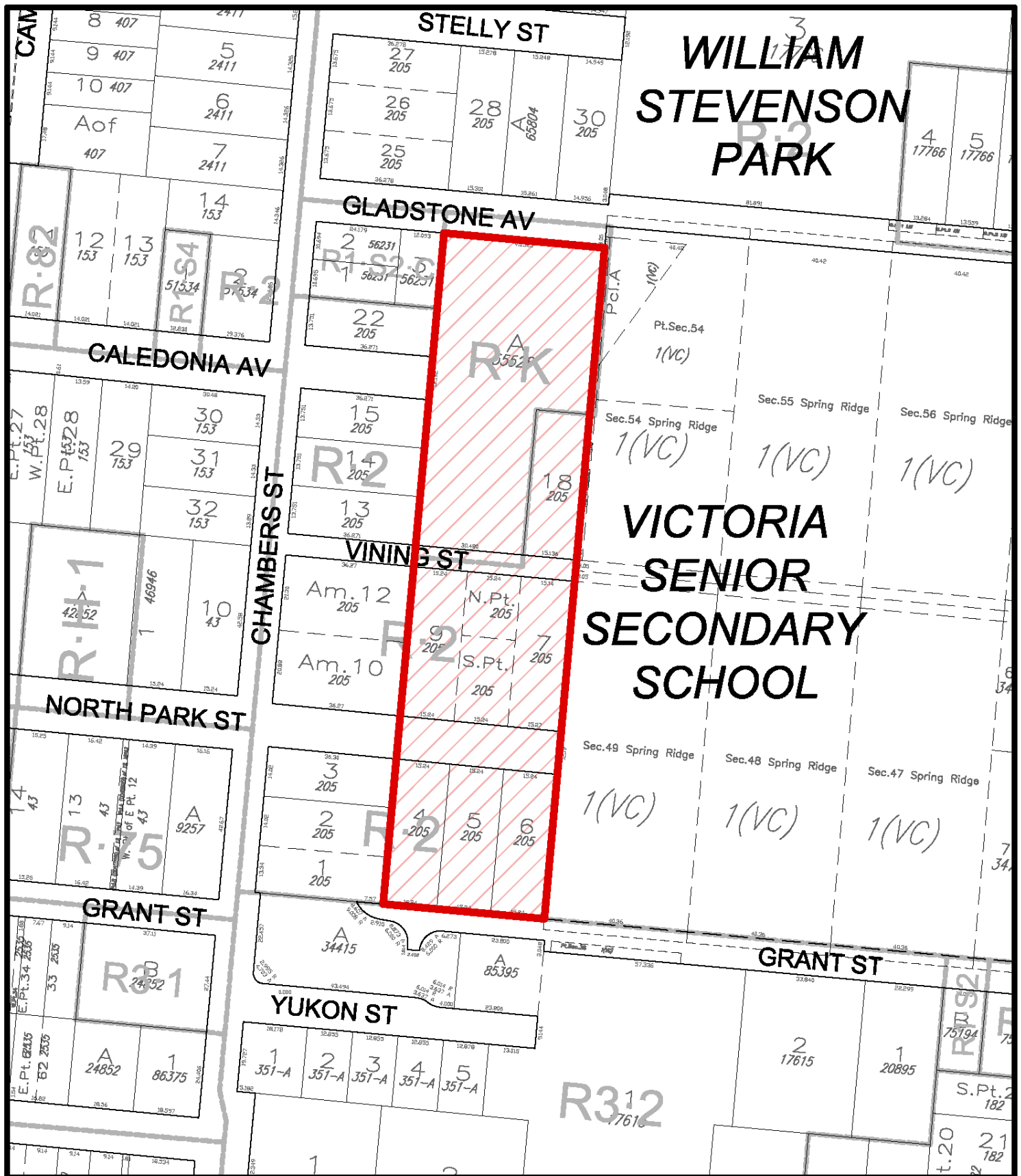
## **12.17.8 Site Coverage, Open Site Space**

- |    |                                  |     |
|----|----------------------------------|-----|
| a. | <u>Site Coverage</u> (maximum)   | 57% |
| b. | <u>Open site space</u> (minimum) | 40% |

## **12.17.9 Vehicle and Bicycle Parking**

- |    |                           |  |
|----|---------------------------|--|
| a. | Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. | Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

**[NOTE:** Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]

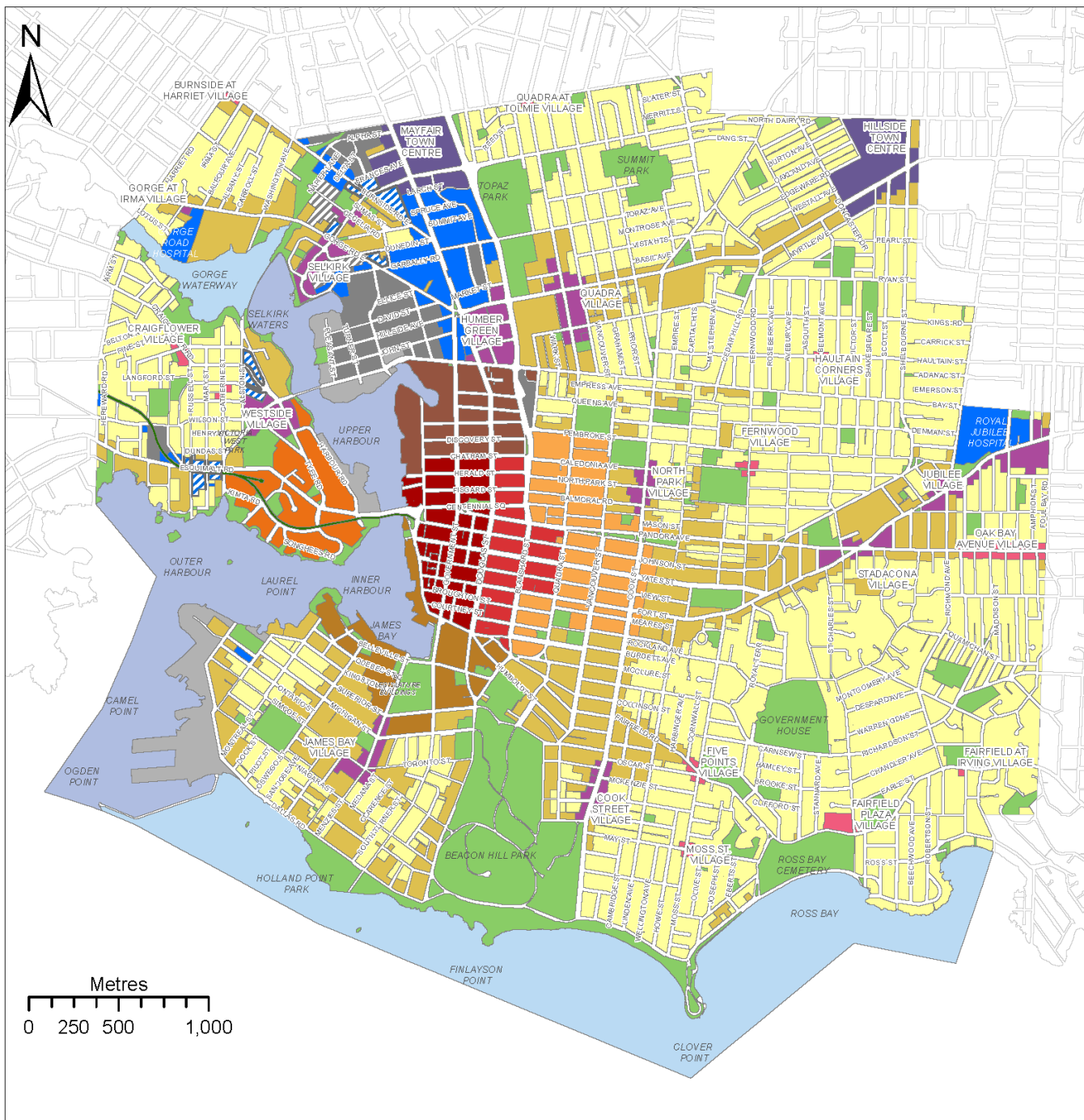


1211 Gladstone Ave, 1235 Caledonia Ave, 1219 Vining St,  
1230 Grant St, and 1209 - 1226 North Park St

Rezoning No.00715





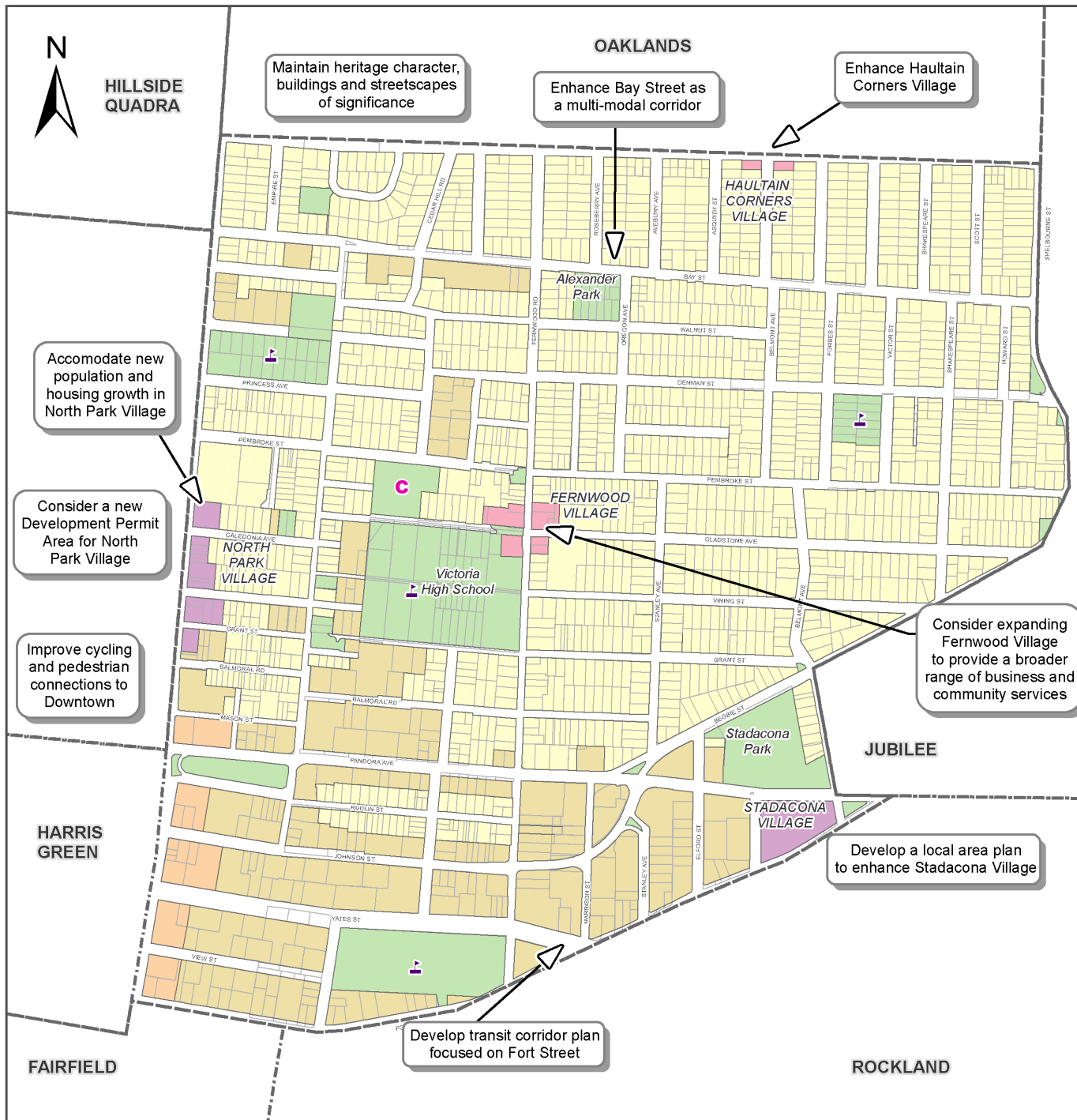


## MAP 2 Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Urban Place Designations extend to the centerlines of adjacent streets.





# MAP 22

## Fernwood Strategic Directions

### Urban Place Designations\*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

### Public Facilities

- Existing Public School
- Community Centre

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

**HOUSING AGREEMENT (1230 GRANT STREET,  
1209, 1218, 1219, 1220 and 1226 NORTH PARK STREET, 1219 VINING STREET,  
1235 CALEDONIA AVENUE AND 1211 GLADSTONE AVENUE) BYLAW**  
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for affordable and below market rental housing for the lands known as 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

**Title**

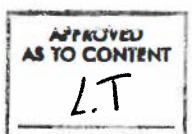
- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (1230 GRANT STREET, 1209, 1218, 1219, 1220 AND 1226 NORTH PARK STREET, 1219 VINING STREET, 1235 CALEDONIA AVENUE AND 1211 GLADSTONE AVENUE) BYLAW (2021)".

**Definitions**

- 2 **"Development"** has the meaning ascribed to that term in the housing agreement attached to this bylaw at Schedule A.

**Agreement authorized**

- 3 Subject to the Development receiving the necessary funding approvals from BC Housing within one year of the date of adoption of this bylaw, the Director of Sustainable Planning and Community Development is authorized to execute the housing agreement:
  - (a) substantially in the form attached to this bylaw as Schedule A;
  - (b) between the City and The Board of Education of School District No. 61 (Greater Victoria), the City, Provincial Rental Housing Corporation, or other registered owners from time to time of the lands described in subsection (c); and
  - (c) that applies to the lands known as 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, Victoria BC, legally described as:
    - i. PID: 018-007-503 Lot A, Section 53, Spring Ridge, Victoria City, Plan VIP55528
    - ii. PID: 005-002-443 Lot 4, Spring Ridge, Victoria City, Plan 205
    - iii. PID: 009-226-338 Lot 5, Spring Ridge, Victoria City, Plan 205
    - iv. PID: 009-226-290 Lot 6, Section 50, Spring Ridge, Victoria City, Plan 205
    - v. PID: 009-226-265 Lot 7, Spring Ridge, Victoria City, Plan 205
    - vi. PID: 009-226-231 Lot 8, Spring Ridge, Victoria City, Plan 205, except the northerly 56 feet thereof
    - vii. PID: 009-226-257 The Northerly 56 feet of Lot 8, Spring Ridge, Victoria City, Plan 205



- viii. PID: 009-226-214 Lot 9, Spring Ridge, Victoria City, Plan 205
- ix. PID: 017-710-545 Lot 18, Spring Ridge, Victoria City, Plan 205.

READ A FIRST TIME the day of 2021

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2021

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2021

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2021

CITY CLERK

MAYOR

**HOUSING AGREEMENT**  
(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

**THE CORPORATION OF THE CITY OF VICTORIA**  
1 Centennial Square  
Victoria, BC V8W 1P6  
  
(the "City")

AND:

**THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 61**  
**(GREATER VICTORIA)**  
556 Boleskine Road, Victoria, BC V8Z 1E8 (the "Board")

**THE CORPORATION OF THE CITY OF VICTORIA**  
1 Centennial Square, Victoria, BC V8W 1P6 (the "City")

**PROVINCIAL RENTAL HOUSING CORPORATION, INC. NO. 52129**  
1701 - 4555 Kingsway, Burnaby, BC V5H 4V8 ("PRHC")

(the Board, the City and PRHC are herein collectively called the "Owners"  
and individually, an "Owner")

**WHEREAS:**

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- C. Lands in the City of Victoria, British Columbia, with civic addresses of 1211 Gladstone Avenue, 1235 Caledonia Avenue, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1230 Grant Street Victoria, B.C. are legally and beneficially owned and legally described as follows:
  - 1) PRHC is registered owner of:
    - (a) PID: 005-002-443; LOT 4, SPRING RIDGE, VICTORIA CITY, PLAN 205;
  - 2) The Board is registered owner of:
    - (a) PID: 009-226-338; LOT 5, SPRING RIDGE, VICTORIA CITY, PLAN 205;
    - (b) PID: 018-007-503; LOT A, SECTION 53, SPRING RIDGE, VICTORIA CITY, PLAN VIP55528;
    - (c) PID: 009-226-214; LOT 9, SPRING RIDGE, VICTORIA CITY, PLAN 205;
    - (d) PID: 009-226-231; LOT 8, SPRING RIDGE, VICTORIA CITY, PLAN 205, EXCEPT THE NORTHERLY 56 FEET THEREOF;

- (e) PID: 009-226-257; THE NORTHERLY 56 FEET OF LOT 8, SPRING RIDGE, VICTORIA CITY, PLAN 205; and
    - (f) PID: 009-226-265; LOT 7, SPRING RIDGE, VICTORIA CITY, PLAN 205; and
  - 3) The City is registered owner of:
    - (a) PID: 009-226-290; LOT 6, SECTION 50, SPRING RIDGE, VICTORIA CITY, PLAN 205
    - (b) PID: 017-710-545; LOT 18, SPRING RIDGE, VICTORIA CITY, PLAN 205
- (together referred to as the "Lands").
- D. The Owners have granted to the Capital Region Housing Corporation (CRHC) the right to apply to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 in relation to the Lands.
  - E. Subject to the fulfilment of certain conditions, including the adoption of a rezoning bylaw, PRHC and the City intend to transfer to the Board the Lands they own, and the Board intends to consolidate the Lands and lease the Lands (the "Lease") to CRHC, and CRHC intends to construct the Development on the Lands and operate the Dwelling Units as affordable or below-market rental residential rental units, as described herein.
  - F. The City and the Owners wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owners that all Dwelling Units on the Lands will be used and held only as affordable or below-market rental housing.

**NOW THIS AGREEMENT WITNESSES** that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "Agreement"), the parties agree each with the other as follows:

## 1.0 DEFINITIONS

### 1.1 In this Agreement:

"**Affordable Rent**" means a rent level that does not exceed 30% of the respective Median Household Income Limit for studio, one, two, or three bedroom Dwelling Units;

"**Below-Market Rent**" means a rent level higher than Affordable Rent but below Market Rent;

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia;

"**Development**" means the new multi-unit residential buildings to be constructed on the Lands consisting of approximately 158 residential units, as authorized and contemplated by the rezoning bylaw and all permits issued by the City in respect thereof;

"**Director**" means the City's Director of Sustainable Planning and Community Development or their authorized nominee;

"**Dwelling Units**" means any or all, as the context may require, of an anticipated 158 self-contained residential dwelling units within the Development and includes any dwelling unit

that is developed on the Lands during the term of this Agreement, whether as part of the Development or otherwise, and "**Dwelling Unit**" means any of such residential dwelling units located on the Lands;

"**Immediate Family**" includes a person's spouse, partner, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse;

"**Income**" means the total income before tax from all sources for each tenant;

"**Land Title Act**" means the Land Title Act, R.S.B.C. 1996, c.250;

"**Lands**" means that certain parcel of land described in Recital C, and includes any parcel into which some or all of such land is consolidated or subdivided;

"**Local Government Act**" means the Local Government Act, R.S.B.C. 2015, c. 1;

"**Market Rent**" means the rent (as determined by a professional appraiser acceptable to the City in the City's sole and absolute discretion) that a willing tenant would pay to a willing landlord to rent the Dwelling Unit in question pursuant to a Tenancy Agreement, on the open market in Victoria, British Columbia, having regard to any utility or other services or amenities available to the tenant or provided by the Owner as landlord;

"**Median Gross Annual Household Income**" means the median gross annual household income for renters in the City of Victoria, as reported in Statistics Canada's most recent census data, and in the event that Statistics Canada no longer reports median gross annual household income for renters in the City, the median total income of households in the City of Victoria as reported in Statistics Canada's most recent census data will be used instead;

"**Median Household Income Limit**" means the maximum annual collective household income for a Dwelling Unit, as determined by making the following calculations and rounding the result to the nearest ten:

- (a) for studio Dwelling Units, Median Gross Annual Household Income x 0.7925, which, for reference purposes only, equated to \$35,000 in 2015,
- (b) for one-bedroom Dwelling Units, Median Gross Annual Household Income x 0.9510, which, for reference purposes only, equated to \$42,000 in 2015,
- (c) for two-bedroom Dwelling Units, Median Gross Annual Household Income x 1.1774, which, for reference purposes only, equated to \$52,000 in 2015, and
- (d) for three and four-bedroom Dwelling Units, Median Gross Annual Household Income x 1.5850, which, for reference purposes only, equated to \$70,000 in 2015;

"**Non-owner**" means a person other than a Related Person or the Owner;

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands or the Development and is thereby bound by this Agreement, as referred to in section 10.3;

**"Related Person"** includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
  - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
  - (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner;

**"Tenancy Agreement"** means an agreement, lease, licence, or other right of a Non-owner to occupy a residential unit;

**"Strata Plan"** means a strata plan filed in respect of the Lands or any subdivided portion thereof pursuant to the *Strata Property Act*;

**"Strata Property Act"** means the *Strata Property Act* SBC 1998 c. 43;

**"Subdivided Parcel"** has the meaning ascribed to that term in section 5.2; and

**"Term"** means 60 years, beginning on the date the City issues a final occupancy permit for the Development.

## **2.0 DWELLING UNITS TO BE RENTED AND USED ONLY AS RENTAL UNITS**

- 2.1** Each Owner covenants and agrees that the Dwelling Units on any of the Lands owned by that Owner shall only be used as rental housing during the Term, and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner who owns the respective parcel of Lands and the Non-owner who occupies the Dwelling Unit.

## **3.0 DWELLING UNITS TO BE RENTED AT AFFORDABLE OR BELOW-MARKET RENTAL RATES**

- 3.1** Each Owner covenants and agrees during the Term, that the Dwelling Units on any of the Lands owned by that Owner shall only be rented at Affordable Rent levels or Below-Market Rent levels in accordance with this Agreement.

## **4.0 NO RESTRICTIONS ON RENTALS**

- 4.1** Each Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit on any of the Lands owned by that Owner from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 4.2** Without limiting the generality of section 4.1, each Owner covenants and agrees that it will not make application to deposit a Strata Plan for or in respect of any of the Lands the

Owner owns or a building on those Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

## **5.0 SUBDIVISION**

**5.1 Subdivision Generally.** If the Lands are subdivided at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, or under other similar legislation enacted from time to time, then upon the deposit of a plan of subdivision, a Strata Plan, or similar plan as the case may be, and subject to section 5.2:

- (a) the rights and benefits of this Agreement herein granted will be annexed to and run with each of the new parcels, lots or other subdivided parcels and areas so created; and
- (b) the burdens, obligations, agreements and covenants contained in this Agreement will continue to be noted on each of the new parcels, lots or other subdivided parcels and areas so created.

**5.2 Release of Notice.** For certainty, if the portion of the Lands containing the Development is subdivided and any of the parcels created as a result of such subdivision do not contain any of the Dwelling Units (the "Subdivided Parcel"), then the Owner or Owners of such Subdivided Parcel may apply to the City to release the Notice (as defined in section 7.1) from title to the Subdivided Parcel and the City agrees to execute and deliver a release of this Housing Agreement from title to the Subdivided Parcel, provided however that: (a) the City will have no obligation to execute any such release until a written request therefor from the owner or owners of the Subdivided Parcel has been received by the City, which request will include the form of release in registerable form; (b) the cost of preparation of such release and the cost of registration of same in the Land Title Office will be paid by the Owner or Owners requesting the release; and (c) the City will have a reasonable time within which to execute such release and return the same to the Owner or Owners for registration.

## **6.0 REPORTING**

**6.1** Each Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within thirty (30) days of the Director's written request, a report in writing confirming that:

- (a) all Dwelling Units on any of the Lands owned by that Owner are being rented to Non-owners or are vacant,
  - (b) rent levels for the Dwelling Units on any of the Lands owned by that Owner are at Affordable Rent or Below-Market Rent levels; and
  - (c) all other requirements of this Agreement are being complied with by that Owner,
- along with such other information as may be requested by the Director from time to time.

**6.2** Each Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**6.3 Appraised Market Rent.** The Owners will determine, and inform the City of, the



appraised Market Rent for each Dwelling Unit on any of the Lands owned by that Owner:

- (a) prior to the City issuing a final occupancy permit for the Development; and
- (b) thereafter, at any other time that the City may reasonably request, provided that without reasonable cause, the City will not request an appraisal less than 12 months after the date of the last previous such appraisal.

## **7.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE**

- 7.1** Notice of this Agreement (the "Notice") will be registered in the Land Title Office by the City at the cost of the Owners in accordance with section 483 of the *Local Government Act*.

## **8.0 SUBLEASING AND ASSIGNMENT**

- 8.1** An Owner will not consent to the assignment of an agreement relating to a Dwelling Unit or the subletting of a Dwelling Unit on any of the Lands owned by that Owner without the prior written consent of BC Housing if there is an operator agreement in force between BC Housing and the operator with respect to the Dwelling Unit to be assigned or subleased.

## **9.0 LIABILITY**

- 9.1** Each Owner agrees to indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of that Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 9.2** Each Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which that Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

## **10.0 GENERAL PROVISIONS**

- 10.1 NOTICE.** If sent as follows, notice under this Agreement is considered to be received:

- (a) seventy-two (72) hours after the time of its mailing (by registered mail),
- (b) on the date of dispatch if delivered by email or fax before 5:00 pm on a regular Business Day, and otherwise on the next regular Business Day thereafter, and
- (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

City of Victoria

1 Centennial Square  
Victoria, BC V8W 1P6

Attention: Director of Sustainable Planning and  
Community Development  
Fax: 250-361-0386  
Email: [khoese@victoria.ca](mailto:khoese@victoria.ca)

and in the case of the Board or PRHC, at their respective addresses first set out above, and in the case of CRHC, addressed to:

Capital Region Housing Corporation  
631 Fisgard Street  
Victoria, BC V8W 1R7

Attention: Don Elliott, Senior Manager, Regional Housing  
Fax: 250 361 4970  
Email: [delliott@crd.bc.ca](mailto:delliott@crd.bc.ca)

If an Owner identifies alternate contact information in writing to the City, then notice is to be given in accordance with that alternate information.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause, then the party sending notice must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

**10.2 TIME.** Time is of the essence of this Agreement.

**10.3 BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and is binding on an Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

**10.4 WAIVER.** The waiver by a party of any failure on the part of another party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

**10.5 HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.

**10.6 LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.

**10.7 LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment

as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

- 10.8 EQUITABLE REMEDIES.** Each Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 10.9 CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 10.10 FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 10.11 AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owners and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and each Owner provided however, that each Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.
- 10.12 LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 10.13 NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
  - (b) relieve an Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 10.14 SEVERABILITY.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
- 10.15 JOINT AND SEVERAL.** If a party to this Agreement consists of more than one person, then each such person will be jointly and severally liable to perform that party's obligations under this Agreement.
- 10.16 COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

**10.17 EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals as of the day and year last below written.

**OWNERS:**

**THE BOARD OF EDUCATION OF SCHOOL  
DISTRICT NO. 61 (GREATER VICTORIA)** by  
its authorized signatories:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

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

**THE CORPORATION OF THE CITY OF  
VICTORIA**  
by its authorized signatory(ies):

\_\_\_\_\_  
Mayor Lisa Helps

\_\_\_\_\_  
Curt Kingsley, City Clerk

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

**PROVINCIAL RENTAL HOUSING  
CORPORATION**

by its authorized signatory(ies):

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

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

**CITY:**

**THE CORPORATION OF THE CITY OF VICTORIA**

by its authorized signatory(ies):

\_\_\_\_\_  
Karen Hoese, Director of Sustainable Planning  
and Community Development

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

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to close to traffic certain portions of two public highways known as Vining Street and North Park Street and remove the dedication of such highways.

In accordance with sections 40(3), 40(4) and 94 of the *Community Charter*, the Council of the Corporation of the City of Victoria may, by bylaw, close all or part of a highway that is vested in the municipality to some or all types of traffic and may remove the dedication of a highway that has been or is being closed.

**Contents**

1. Title
2. Highway closures
3. Removal of highway dedications
4. Effective date

Under its statutory powers, including sections 40(1)(a) and 40(2) of the *Community Charter*, the Council of the Corporation of the City of Victoria, enacts the following provisions:

**Title**

1. This Bylaw may be cited as the "Vining Street and North Park Street Road Closure and Dedication Removal Bylaw, 2021".

**Highway Closures**

2. The following portions of public highway marked "Closed Road" on the Reference Plans EPP88785 and EPP114517 prepared by Glen A. Quarmby BCLS, dated June 18, 2020, a reduced copy of which is attached hereto as Schedule "A", are closed to traffic:
  - a) the 278.1 square metre portion of public highway known as Vining Street;
  - b) the 556.0 square metre portion of public highway known as North Park Street; and
  - c) the 133.6 square metre portion of public highway know as North Park Street.

**Dedication Removal**

3. The highway dedication of those parts of Vining Street and North Park Street described in section 2 and shown in Schedule A is hereby cancelled and removed.

**Effective Date**

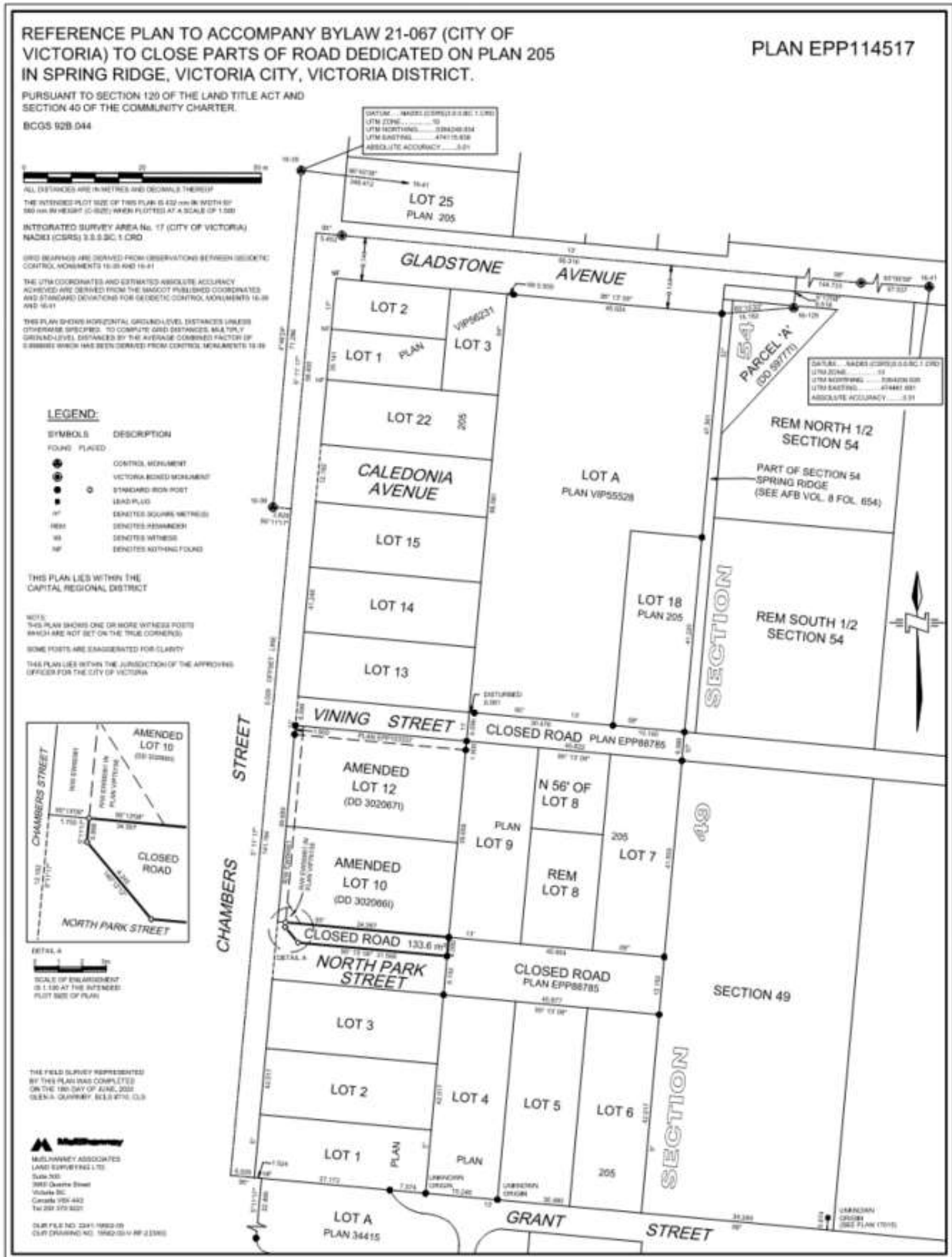
4. This Bylaw comes into force on adoption.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	2021
READ A THIRD TIME the	day of	2021
ADOPTED the	day of	2021

CITY CLERK

MAYOR

# Schedule A



REFERENCE PLAN TO ACCOMPANY BYLAW 21-067 (CITY OF VICTORIA) TO CLOSE PARTS OF ROAD DEDICATED ON PLAN 205 IN SPRING RIDGE, VICTORIA CITY, VICTORIA DISTRICT.

PLAN EPP88785

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER.

BCGS 928 044



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 540 mm IN HEIGHT (5:362) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 17 (CITY OF VICTORIA)  
NAD83 (CSRS) 3.3 S.S.B.C. 1.0 RD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 16-38 AND 16-41

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MAGNETIC PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 16-38 AND 16-41

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. NO COMPLETE GRID DISTANCES. MAXIMUM GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 3.36666 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 16-38

LEGEND:

SYMBOLS DESCRIPTION  
FOUND PLACED

- CONTROL MONUMENT
- VICTORIA-BASED MONUMENT
- STANDARD IRON POST
- LEAD PLUG
- DENOTES SQUARE METRES
- DENOTES HEMLOCK
- DENOTES WITHNESS
- DENOTES NOTHING FOUND

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS

SOME POSTS ARE ENLARGED FOR CLARITY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF VICTORIA

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 18th DAY OF JUNE, 2023  
GLEN A. QUAINBY, BCLS 4710, CLS

**MULHURNEY ASSOCIATES**  
LAND SURVEYING LTD  
Suite 202  
3660 Quatre Street  
Victoria BC  
Canada V8K 4A2  
Tel: 250-375-5221

COURT FILE NO. 2021-10962-01  
COURT DRAWING NO. 1950-024-RP-1-0000

