

F.1.a.e 496 and 498 Cecelia Road and 3130 Jutland Road: Rezoning Application No. 00655 and OCP amendment and Development Permit Application No. 000532 (Burnside)

Moved By Councillor Alto

Seconded By Councillor Andrew

Rezoning application no. 000532

1. That Council instruct staff 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 Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation and execution of the appropriate legal agreements to secure the following:
 - i. that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing's Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
 - ii. that a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided in the development to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iii. provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iv. construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;
 - v. public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;
 - vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works.
 - vii. i. Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.
 - b. That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at

- the time of subdivision to the satisfaction of the Director of Engineering and Public Works.
- c. That Council 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; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of 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.
 - d. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - e. 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 due to the nature of the proposed amendment.
 - f. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - h. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit Application No. 000532

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00655, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road, in accordance with:

1. Plans date stamped December 17, 2020.
2. The applicant provide further details on how the fibre cement panels are fastened to the building to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

E.2 496 and 498 Cecelia Road and 3130 Jutland Road: Rezoning Application No. 00655 and OCP amendment and Development Permit Application No. 000532 (Burnside)

Committee received a report dated January 7, 2021 from the Director of Sustainable Planning and Community Development regarding a proposal to rezone the property to a new residential rental tenure zone to increase the density and construct a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The proposed development will consist of approximately 88 affordable and below-market rental dwelling units. An amendment to the Official Community Plan (OCP) from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

Committee discussed:

- *Whether the close proximity to a heritage site was taken into account in the design of the application.*
- *Whether opportunities for new parks in the area have been explored.*

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

Rezoning application no. 000532

1. That Council instruct staff 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 Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation and execution of the appropriate legal agreements to secure the following:
 - i. that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing's Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
 - ii. that a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided in the development to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iii. provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iv. construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;
 - v. public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;

- vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works;
 - vii. Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.
- b. That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.
 - c. That Council 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; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of 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.
 - d. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - e. 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 due to the nature of the proposed amendment.
 - f. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - h. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

On the main motion:

Rezoning application no. 000532

- 1. That Council instruct staff 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 Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements to secure the following:
 - i. that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing's Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
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 - iii. provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iv. construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;
 - v. public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;
 - vi. **this item of the motion to be considered separately.**
 - vii. Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.
- b. That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.
- c. That Council 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; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of 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.
- d. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
- e. 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 due to the nature of the proposed amendment.

- f. That Council give first reading to the Official Community Plan Amendment Bylaw.
- g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
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- i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit Application No. 000532

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- 3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

Motion to Postpone

Moved By Mayor Helps

Seconded By Councillor Dubow

Rezoning application no. 000532

- 1. a
 - vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of January 28, 2021

To: Committee of the Whole **Date:** January 7, 2020

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

Subject: Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and associated Official Community Plan Amendment

RECOMMENDATION

1. That Council instruct staff 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 Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation and execution of the appropriate legal agreements to secure the following:
 - i. that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing's Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
 - ii. that a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided in the development to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iii. provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;
 - iv. construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;
 - v. public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;
 - vi. construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works;
 - vii. a Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.
 - b. That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.

- c. That Council 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; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of 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.
- d. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
- e. 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 due to the nature of the proposed amendment.
- f. That Council give first reading to the Official Community Plan Amendment Bylaw.
- g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- h. That Council give second reading to the Official Community Plan Amendment Bylaw.
- i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

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

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road. The proposal is to rezone from the R1-B Zone, Single-Family Dwelling District, to a new residential rental tenure zone to increase the density and construct a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The proposed development will consist of approximately 88 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan (OCP)* from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

The following points were considered in assessing this application:

- While the current OCP Urban Place Designation does not envision this form of development, the proposed Large Urban Village designation would support the proposed density of 1.40:1 floor space ratio (FSR) and building heights ranging of four and five storeys.
- The *Burnside Gorge Neighbourhood Plan (BGNP, 2017)* envisions a mixed-use development on the Burnside School site if the site is redeveloped for uses other than school purposes. Creating an urban village consisting of affordable housing, community uses and a central greenspace (plaza) fronting Cecelia Road, is envisioned for the lands. This proposal is consistent with this vision for the site.
- The proposed plaza area will include outdoor seating, picnic tables, boulder play structures, fruit trees and power supply. This plaza advances the BGNP strategy related to providing a central greenspace for the neighbourhood
- Maintaining and enhancing Cecelia Road as a pedestrian-oriented and tree-lined street is strongly encouraged in the BGNP. The application retains two existing London Plane trees and adds several new trees along Cecelia Road, which would enhance the urban forest and provide substantial tree canopy along the street.
- A daycare and out of school care program is proposed which would accommodate approximately 60 children, which would be operated by the Burnside Gorge Neighbourhood Association. This further advances the OCP objective of considering non-profit daycare space as an amenity in new mixed-use developments.
- School District 61 will provide art education and fitness programs in the community flex space provided on site. In the evenings and weekends the space would be available for programs and events provided by the Burnside Gorge Neighbourhood Association.
- The applicant is proposing 8 studios, 34 one-bedroom, 26 two-bedroom, and 20 three-bedroom dwelling units of affordable and below-market rental housing, including ground-oriented and accessible dwelling units that would support aging in place. Over half of the dwelling units would be suitable for families with children.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road from the R1-B Zone, Single Family Dwelling District, to a new residential rental tenure zone to increase the density to 1.40:1 floor space ratio. The application would advance the construction of a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The ground-floor community uses would include a day care and after school care programs, a fitness studio, and educational and art classroom space. The

development will provide approximately 88 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan (OCP)* from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

The new zone would be drafted to reflect the proposed development and the following differences from the existing R1-B Zone related to increasing the density, height, and site coverage, and reducing setbacks would be accommodated in the new zone.

Affordable Housing

The applicant proposes the creation of 88 new residential units which would increase the overall supply of housing in the area. The following mix of studios, one, two, and three-bedroom units would be provided:

Unit Type	Number of dwelling units
Studios	8
One-bedroom	34
Two-bedroom	26
Three-bedroom	20
Total	88

It is recommended that the City enter into a legal agreement with the applicant to secure the two and three-bedroom sized dwelling units.

The applicant is partnering with BC Housing to deliver a mixed-income model under BC Housing's Community Housing Fund in which:

- 20% of the units are deeply subsidized serving very low-income households (<\$26,400), and would be secured at income assistance rates, as determined by the Ministry of Social Development and Poverty Reduction.
- 50% of the units are Rent Geared to Income (RGI) and would be secured at BC Housing's Housing Income Limits. These units will rent at 30% of tenants' specific household incomes and will serve low to moderate incomes (\$26,400 to \$84,500) and are considered affordable and below-market depending on unit size.
- 30% of the units will serve moderate and above moderate-income households (\$74,150 to \$113,040).

The household income targets are considered affordable under BC Housing's program. It is recommended for Council's consideration that the applicant's commitments ensure that the residential rental units remain below-market for at least 60 years in accordance with BC Housing's Community Housing Fund program requirements be secured through a legal agreement.

Tenant Assistance Policy

The site is presently vacant therefore the Tenant Assistance Policy does not apply.

Sustainability

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

Active Transportation

The application proposes to install 110 long-term and 32 short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

The proposed development will generate increased demand on the surrounding road network by all users. An evaluation of the intersection at Jutland Road and Cecelia Road indicates increased vehicle trips will be an outcome of this development, causing congestion, and increasing delay for all road users. To avoid these impacts and ensure the intersection can continue to operate at an acceptable level of service between two higher classified streets, a new traffic signal is required to safely accommodate the new motor vehicle trips generated by this development. Provision of a new traffic signal would be a requirement of this development.

Cecelia Road and this location on Jutland Road are identified in the City's *Greenways Plan* (2003) and *2016 Bicycle Network*. The Burnside Gorge Local Area Plan has also identified this location as a future village hub. Staff had previously identified and planned funding up to \$50,000 for crosswalk upgrades and associated accessibility improvements at this intersection in 2021/2022. As a contribution and recognition of the existing need for enhancements of the crossing, a portion of this previously identified capital funding will now be reallocated toward the implementation of the traffic signal at this intersection. The remainder of all costs for the traffic signal will be covered by the development as a public realm improvement. This improvement would be secured with a legal agreement, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Additionally, the applicant is willing to dedicate 1.38m of road frontage for the construction of a boulevard and sidewalk on Cecelia Road.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is complying with BC Housing and Canadian Mortgage and Housing Corporation's accessibility requirements, which require five percent of residential units to be fully accessible as defined by the BC Building Code. The remaining 95% of residential units and all the common indoor and outdoor areas will be universally-designed and barrier-free.

Land Use Context

The area is characterized by a mix of residential, commercial, and light industrial uses.

Existing Site Development and Development Potential

The site is presently comprised of three lots and functions as a sports field and parking lot. Under the current R1-B Zone, each property could be developed as a public building, or a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	5563.53	460
Density (Floor Space Ratio) – maximum	1.40:1	n/a
Total floor area (m ²) – maximum	7817.40*	420
Height (m) – maximum	18.52*	7.60
Storeys – maximum	5	2
Site coverage (%) – maximum	32.80	40
Open site space (%) – minimum	62.20	n/a
Setbacks (m) – minimum		
Front	14.63	7.50
Rear	6.68*	25.30
Side (east)	2.73	5.75
Side (west)	2.97	5.75
Parking – minimum	89	74
Visitor parking – minimum	9	9
Bicycle parking stalls – minimum		
Long-term	110	110
Short-term	32	15

Relevant History

In 2018, the City completed a memorandum of understanding (MOU) with Pacifica Housing and School District 61 (SD 61) to support the development of affordable housing, childcare space and programming space for SD 61 and the community, on approximately 5563m² of city-owned land behind the Burnside School.

Under the terms of the MOU, the City would enter a 60-year lease for its land with Pacifica Housing at nominal rates to support the proposed affordable housing project, which includes approximately 88 affordable and below-market dwelling units, 372m² of childcare and out of school care space, and 418m² of programming space. Should Council approve the Rezoning application then the City would execute the land lease with Pacifica Housing. If the rezoning application is not approved then the land lease would not be executed, and the MOU between the City, SD 61 and Pacifica would be terminated.

Providing surplus land in support of affordable housing is consistent with the City's 2019-2022 Strategic Plan Objective 3: Affordable Housing - Action 5 to consider using existing City land for affordable housing. The proposal also supports the policy direction provided for in the Victoria

Housing Strategy 2016-2025 to consider opportunities to use existing City lands to support increased affordable housing supply.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on February 26, 2018. A letter dated June 8, 2018 and July 19, 2020 are attached to this report.

ANALYSIS

Official Community Plan

OCP Designation and Proposed Amendment

The current OCP Urban Place Designation of the subject properties is Public Facilities, Institutions, Parks and Open Space Core, which supports recreational, institutional (i.e. government offices), educational buildings and structures within open space. Variable heights ranging from two and a half storeys or higher depending on the adjacent context, and a density of approximately 0.5:1 FSR is supportable.

The applicant is proposing to amend the OCP Urban Place designation to Large Urban Village, which supports mixed-use and multi-unit residential buildings up to six storeys and a density of up to approximately 2.5:1 FSR. The proposal is consistent with the land use, height and density policies for Large Urban Village, and further advances other policies and objectives in the OCP, such as:

- providing 88 affordable and below-market rental dwelling units
- proposing a mix of unit types that are suitable for seniors and households with children as well as accessible units
- providing underground parking and maximizing the amount of open space and outdoor amenities available to residents and visitors
- incorporating a new daycare and community programming space.

With respect to the procedures for an OCP Amendment, the *Local Government Act (LGA)* Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected.

Given that through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation 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 government and its

agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. Although this proposal will have no impact on the two Waste Management Plans, the City's Financial Plan may need to be adjusted in the future to accommodate costs that are anticipated in association with maintenance of the new greenway.

Built Form

The OCP encourages a high quality of architecture, landscape and urban design to enhance the visual identity and appearance of the city. The applicant is proposing a human-scale design with contemporary architectural features that fit in with the existing light industrial neighbourhood context and assist in establishing a new urban village character and identity for this area. The four-storey multi-unit residential building contains ground-oriented units with private entrances and direct connections to the plaza area. The proposed daycare and community space on the ground floor of the five-storey mixed-use building also have individual entrances fronting Cecelia Road and the plaza area. All the residential parking would be provided underground.

The applicant is proposing a large outdoor play area for the daycare, and substantial open space for residents and visitors to foster social interaction and create a sense of place on site.

Housing

This proposal is a result of a partnership between the City, Pacifica Housing, SD 61 and BC Housing, which is consistent with the OCP's aim of advancing innovative approaches to housing that result in a range of market and non-market residential units, through a variety of partnerships.

The OCP also encourages affordable non-market and innovative forms of ground-oriented housing that attract a mix of residents, including seniors and households with children. The applicant is proposing a mix of unit types, including ground-oriented, accessible, and larger family-size units in this development.

Multi-Generational Neighbourhoods

The OCP encourages new development that would attract young people, seniors and households with children and provide community supports for families and employers. Furthermore, the OCP encourages the provision of non-profit daycare space as an amenity in new mixed-use developments secured by a legal agreement. The proposed amenities, such as the daycare and out-of-school care programs, community space and programming, and the plaza area would contribute to creating an equitable and inclusive community on site. The applicant has partnered with the Burnside Gorge Neighbourhood Association to operate the proposed daycare and out-of-school care programs. The applicant is also willing to provide a daycare on site for a minimum of 15 years, secured by a legal agreement registered on title.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan envisions a mixed-use development on the Burnside School site if the site is redeveloped for uses other than school purposes. Expanding the Cecelia urban village and providing affordable housing, community uses and spaces, and a central greenspace (plaza) fronting Cecelia Road is encouraged on the site; therefore,

amending the OCP designation to Large Urban Village is consistent with the land use objectives in the Plan. The Plan encourages the integration of new housing, especially housing attractive to families with children, and strengthening the social and economic vitality of the urban village so that it is a place to live, work and gather. The proposal is consistent with this policy direction in the Plan.

Establishing a greenspace fronting onto Cecelia Road that serves as a central greenspace for the urban village is also encouraged in the Plan. The applicant is proposing an approximately 1290m² plaza area with some lawn to function as a flexible gathering place for the neighbourhood. The plaza area includes outdoor seating, fruit trees, and a few small boulders for play value.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria’s urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This includes a focus on protecting large, healthy trees on public and private property. Based on 2013 LiDAR data, Burnside Gorge is an area of low canopy cover at 13%. The City-wide canopy cover average is 26%.

This project will add an additional 32 trees on the private property. The City sidewalk will be realigned to construct a new grass boulevard which will provide planting space for three new street trees. One additional City street tree will be planted in the sidewalk adjacent to the proposed plaza space.

There are no trees identified for removal. The following three existing large trees will be protected and retained as part of the development:

- a bylaw protected 110 cm DBH London Plane tree located in the southwest corner of the property. This tree has an asymmetric crown shape due to BC Hydro clearance pruning. This tree will be protected and retained throughout the project
- an Austrian Pine tree with a DBH of approximately 100 cm is located on the adjacent property at 3150 Jutland Road. This bylaw protected tree will be protected and retained
- one City owned 57 cm DBH London Plane tree is located on the property frontage. The applicant has proposed to realign the City sidewalk onto their property to allow for sufficient clearance for this tree to be retained. This alignment will require the registration of a Statutory Right of Way over the private property.

Tree Impact Summary

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
On site trees, bylaw protected	1	0	0	0
On site trees, non-bylaw protected	0	0	32	+32
Municipal trees	1	0	4	+4
Neighbouring trees, bylaw protected	1	0	0	0
Neighbouring trees, non-bylaw protected	0	0	0	0
Total	3	0	36	+36

Financial Implications

Summarized in the table below are the annual maintenance costs that would be incurred by the city following the planting of four new street trees, and irrigation system.

Increased Inventory	Annual Maintenance Cost
Four new Street Trees	\$200
Irrigation System – Tree Zones	\$400

CONCLUSIONS

The proposal to increase the density and permit a mixed-use development consisting of approximately 88 affordable and below-market rental dwelling units further advances several policies and objectives in the OCP related to urban design and place-making, affordable housing, parks and open space, and multi-generational neighbourhoods. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Application No. 00655 for the property located at 496 and 498 Cecelia Road and 3130 Jutland Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Subject Map
- Aerial Map
- Plans date stamped December 17, 2020
- Letter from applicant to Mayor and Council dated December 22, 2020
- Letter from Landscape Architect to Mayor and Council dated July 6, 2018
- Community Association Land Use Committee Comments dated June 8, 2018 and July 19, 2020
- Arborist Report dated December 10, 2020
- Advisory Design Panel report dated July 15, 2020
- Minutes for the Advisory Design Panel dated July 22, 2020
- Correspondence (Letters received from residents).



Committee of the Whole Report For the Meeting of January 28, 2021

To: Committee of the Whole **Date:** January 7, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00655, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road, in accordance with:

1. Plans date stamped December 17, 2020.
2. The applicant provide further details on how the fibre cement panels are fastened to the building to the satisfaction of the Director of Sustainable Planning and Community Development.
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road. The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building.

The following points were considered in assessing this Application:

- The subject properties are within Development Permit Area (DPA) 16: General Form and Character. This DPA supports new mixed-use and multi-unit residential buildings that are complimentary to the established place character, including its heritage character. A high quality of architecture, landscape and urban design are strongly encouraged. The DPA also encourages livable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility. The proposal is generally consistent with these policy objectives.
- This proposal introduces some human-scale architectural elements, including ground-oriented dwelling units with individual front entryways facing the plaza. There are multiple entryways for the community-oriented uses on the ground floor of the mixed-use building.
- All off-street parking would be located underground, which results in a site plan that features buildings accompanied by substantial landscaping and open site space for people.
- To create a sense of community on-site, the applicant is proposing a plaza for the neighbourhood, including outdoor seating, picnic tables and fruit trees. The proposed day care would have access to a large separate outdoor play area adjacent.

BACKGROUND

Description of Proposal

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, as well as a four-storey, multi-unit residential building. Specific details include:

Five-storey mixed-use building (Building A):

- a mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails
- main residential and day care entryways facing Cecelia Road
- entryways for the after-school care, fitness studio and classroom space facing the plaza
- balconies for the upper storey dwelling units.

Four-storey multi-unit residential building (Building B):

- a low-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails
- main residential entryway facing the plaza, visible from Cecelia Road
- ground-oriented dwelling units with direct connections to the plaza
- private patios for the ground level units and balconies for the upper storey units.

Landscaping, vehicle and bicycle parking, loading and access:

- a large south-facing public plaza, including outdoor seating, flexible space with power supply, and fruit trees
- private outdoor play area for the daycare and plaza space for classroom workshops and fitness classes

- approximately 36 new trees to be planted on-site
- access to underground parkade from Cecelia Road
- one level of underground parking containing 98 parking spaces
- a total of 110 long-term and 17 short-term bicycle parking spaces.

Affordable Housing

Affordable housing is discussed in the concurrent Rezoning application report.

Sustainability

The applicant has made a commitment through BC Housing to meet Step 3 of the BC Energy Step Code, which requires energy and air tightness testing throughout the project and heat recovery ventilation units for each dwelling unit.

Active Transportation

The application proposes to install 110 long-term and 32 short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with this property.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant is complying with BC Housing and Canadian Mortgage and Housing Corporation's accessibility requirements, which stipulate that five percent of residential units be fully accessible as defined by the BC Building Code. The remaining 95% of residential units and all the common indoor and outdoor areas will be universally-designed and barrier-free.

Existing Site Development and Development Potential

The site is presently comprised of three lots and functions as a sports field and parking lot. Under the current R1-B Zone, each property could be developed as a public building, or a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	5563.53	460
Density (Floor Space Ratio) – maximum	1.40:1	n/a
Total floor area (m ²) – maximum	7817.40*	420

Zoning Criteria	Proposal	Existing Zone
Height (m) – maximum	18.52*	7.60
Storeys – maximum	5	2
Site coverage (%) – maximum	32.80	40
Open site space (%) – minimum	62.20	n/a
Setbacks (m) – minimum		
Front	14.63	7.50
Rear	6.68*	25.30
Side (east)	2.73	5.75
Side (west)	2.97	5.75
Parking – minimum	89	74
Visitor parking – minimum	9	9
Bicycle parking stalls – minimum		
Long-term	110	110
Short-term	32	15

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on February 26, 2018. A letter dated June 8, 2018 and July 19, 2020 are attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

Built form and landscaping

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16: General Form and Character. This DPA supports new mixed-use and multi-unit residential buildings that are complimentary to the established place character, including its heritage character. The proposed buildings are approximately one or two storeys taller than the existing heritage-registered Burnside School. The applicant is proposing similar flat-rooflines as the school and lighter coloured exterior finishes to ensure the heritage building is still the prominent building in the neighbourhood.

The design guidelines specify that new residential development should respect the character of established areas through the form, massing, building height, rooflines and exterior finishes. Breaking up larger and longer buildings into human-scaled proportions and ensuring that ground level residential uses have strong entry features are also encouraged in the design guidelines. The guidelines also state that landscaped open space, accessible from the adjacent right-of-way should be incorporated into a development to soften the impact of larger and longer buildings.

The proposed buildings are larger and longer, partially due to the existing lot shape and the location of the plaza. To break up the massing, the applicant is incorporating architectural elements, such as vertical fin projections around portions of the windows, balconies and roofline projections. Both buildings have legible, prominent and landscaped entryways, which assist in breaking up the ground floor, add visual interest and soften the appearance of the buildings. The applicant has also designed the entrance to the underground parkade to be a subordinate feature, which is strongly encouraged in the design guidelines. The size and shape of the daycare play area and public plaza area as well as the scale and location of trees and other planting materials, compliment the design of the buildings and soften the scale of massing of the buildings as well.

The design guidelines encourage new development to have a strong relationship to the street, particularly when public uses are permitted at the street level. Building A (mixed-use building) fronting on Cecelia Road has a proposed front yard setback of 14.63m, which is greater than the intent for front yard setbacks envisioned in the design guidelines for mixed-use buildings. However, this larger setback allows for the creation of a small plaza area in front of the building with some soft landscaping, benches and short-term bike parking. The daycare play area also projects in front of the mixed-use building and is located relatively close to the sidewalk, which will provide some activation when children are outside playing.

Incorporating high quality and durable exterior materials is strongly encouraged in the design guidelines. The proposed exterior materials include fibre cement panel, metal panel, clear glazing, and metal mesh guardrails. The predominant material on the buildings is fibre cement panel. The fastening method of this material will be key to ensure the buildings do not appear unfinished and therefore, it is recommended that the applicant confirm the fastening method prior to the issuance of the development permit to the satisfaction of the Director of Sustainable Planning and Community Development.

Building Transition and Privacy

The design guidelines state that new development directly abutting land in a different OCP Urban Place Designation, or directly abutting a different Development Permit Area, should provide a transition between areas in ways that respond to the established form and character or potential future development. The neighbouring properties are designated General Employment, General Employment with Limited Residential, Light Industrial with Limited Residential and Urban Residential. The neighbouring properties to the north west are within Development Permit Area 7A: Corridors. The OCP supports buildings up to four and five storeys on the neighbouring properties; therefore, the proposal would fit in with potential future development and building transitions envisioned for the neighbourhood.

Staff have expressed concerns to the applicant about the east and west side yard setbacks, which range between 2.73m to 3.81m. These are small side yard setbacks relative to four and five storey buildings with substantial glazing. The applicant has minimized the number of

windows on the east elevation of Building B (multi-unit residential building), which faces an existing apartment building. However, any future building with residential uses constructed on the adjacent lot to the west would likely require a greater side yard setback if there are windows on the side elevation, to address potential privacy concerns and ensure there is adequate separation distances between buildings.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan envisions a mixed-use development on the Burnside School site if the site is redeveloped for purposes other than school uses. Expanding the Cecelia urban village and providing affordable housing, community-oriented uses and spaces, and a central greenspace fronting Cecelia Road are encouraged on the site. The applicant is proposing a public plaza, which would include outdoor seating, picnic tables, power supply, boulder play structures, and fruit trees. This plaza area will serve as a central gathering place to foster a sense of community on site and within the neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

Tree preservation and the urban forest are discussed in the concurrent Rezoning report.

Other Considerations

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the Development Permit Application at their meeting on July 22, 2020 (minutes attached) and provided the following recommendation for Council's consideration:

"That the Development Permit Application No. 000532 for 496-498 Cecilia Road and 3130 Jutland Road be approved with the following changes:

- *provide a landscape buffer between public walkway and daycare play area*
- *provide shading to the daycare play area compatible with landscape plan and building architecture*
- *additional landscaping along the side of building B*
- *increase lawn area and reduce mulch bed with consideration for community gardening boxes*
- *planters along side of building A to soften appearance of plaza space*
- *consideration for additional materiality of ground floor and inclusion of warmer, natural materials with richer textures around building focal points."*

In response to ADP's recommendation above, the applicant made the following changes:

- added metal cladding along the base of Building A, and at the entryway of Building B
- added shade sails to the day care outdoor play area
- replaced mulch beds with planting beds along the east property line
- removed an exterior stair on the front elevation on Building B and added soft landscaping
- replaced grass with shrubs along the east side of Building B.

CONCLUSIONS

The proposal to construct a five-storey, mixed-use building and a four-storey, multi-unit residential building is generally consistent with the design guidelines. The applicant has made some refinements to the proposal in response to the feedback provided at ADP, which improve the proposal. It is recommended for Council's consideration that this application proceed concurrently with the Rezoning Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000532 for the properties located at 496 and 498 Cecelia Road and 3130 Jutland Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

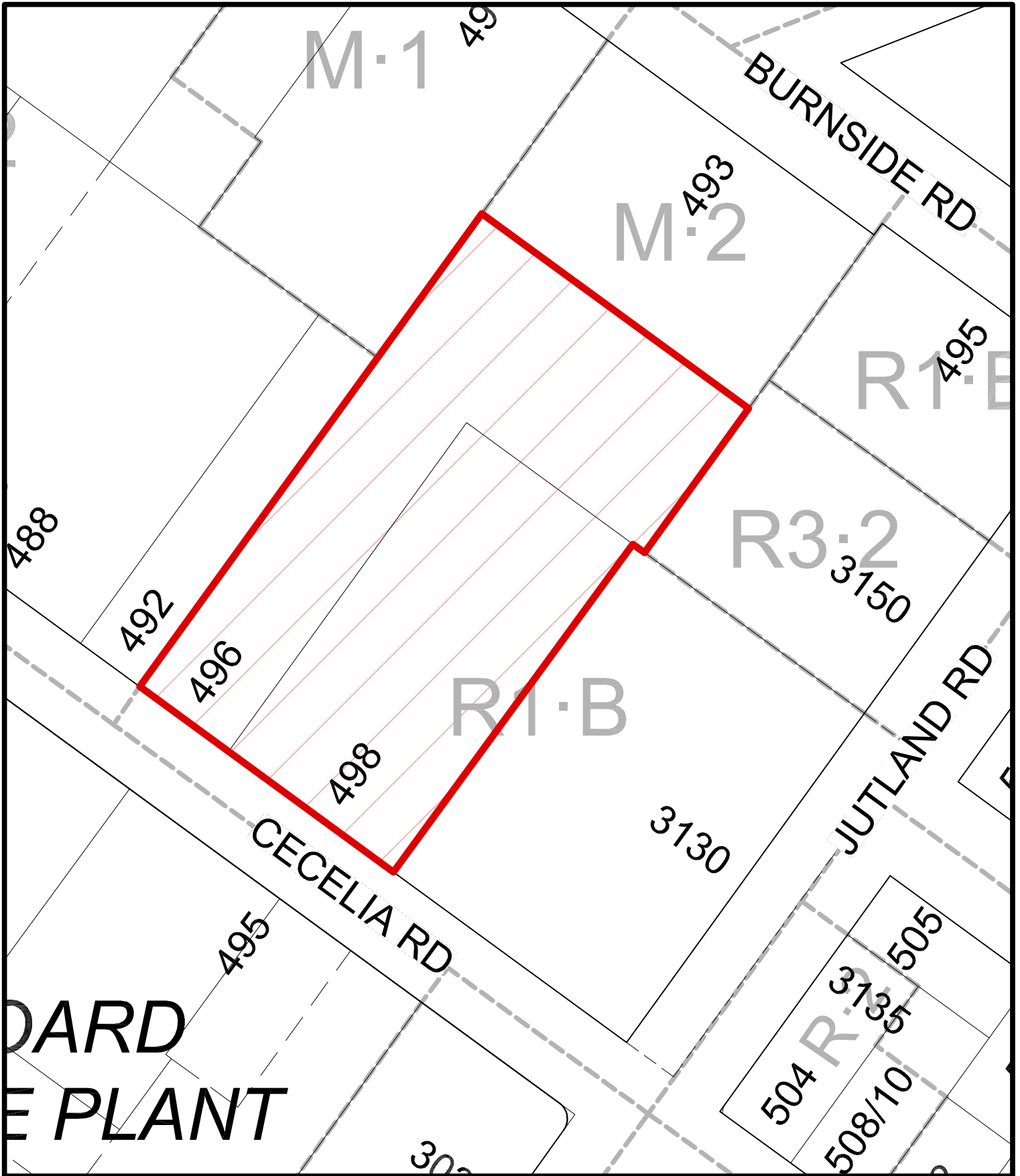
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

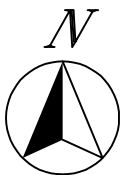
Date: _____

List of Attachments

- Subject Map
- Aerial Map
- Plans date stamped December 17, 2020
- Letter from applicant to Mayor and Council dated December 22, 2020
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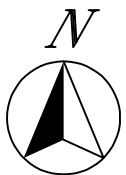


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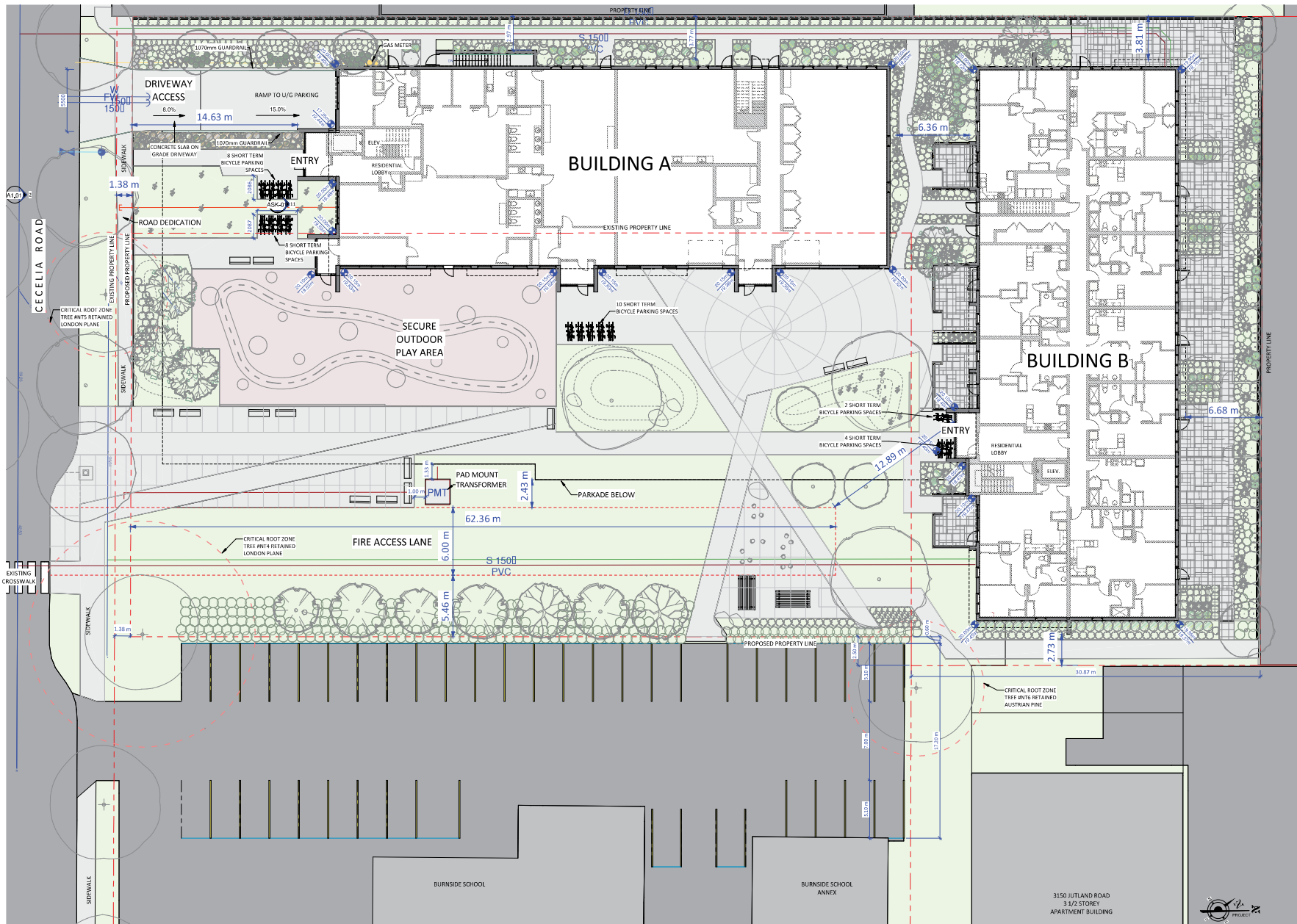
496 / 498 Cecelia Rd. & 3130 Jutland Rd.
 Rezoning No.0000655





496 / 498 Cecelia Rd. & 3130 Jutland Rd.
Rezoning No.0000655





Christine Lintott Architects Inc.
 Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.364.2969
 www.lintottarchitects.ca

Issue Date
 Rezoning & DP JUNE 22, 2018

No.	Description	Date
1	Parking Ramp Relocated	June 25, 2018
2	Relocation of Primary Entrances	June 25, 2018
3	Residential Entrances at Grade, Building B	June 25, 2018
4	Building moved 2.6m from rear property	Nov. 18, 2019
5	Sections B proposed property lines clarified	Nov. 18, 2019
6	Dimensions at proposed property lines	Nov. 18, 2019
7	Clarified Existing Property Line	July 10, 2020
8	Driveway material added	July 10, 2020
9	Revised Bicycle Parking	July 10, 2020
10	Parade entry simplified. Exterior stair at Building B deleted.	Sept. 18, 2020
11	Exterior stair at Building A enclosed.	Sept. 18, 2020
12	Localized setback at Building A parade stair.	Sept. 18, 2020
13	Relocated PMT	Sept. 18, 2020
14	Revised Sidewalk	Sept. 18, 2020
15	Tree ID numbers & CRZ for retained trees.	Sept. 18, 2020
16	Moved sidewalk & boulevard trees, added bollards.	Dec. 16, 2020

Consultant

SYMBOL LEGEND

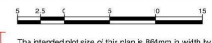
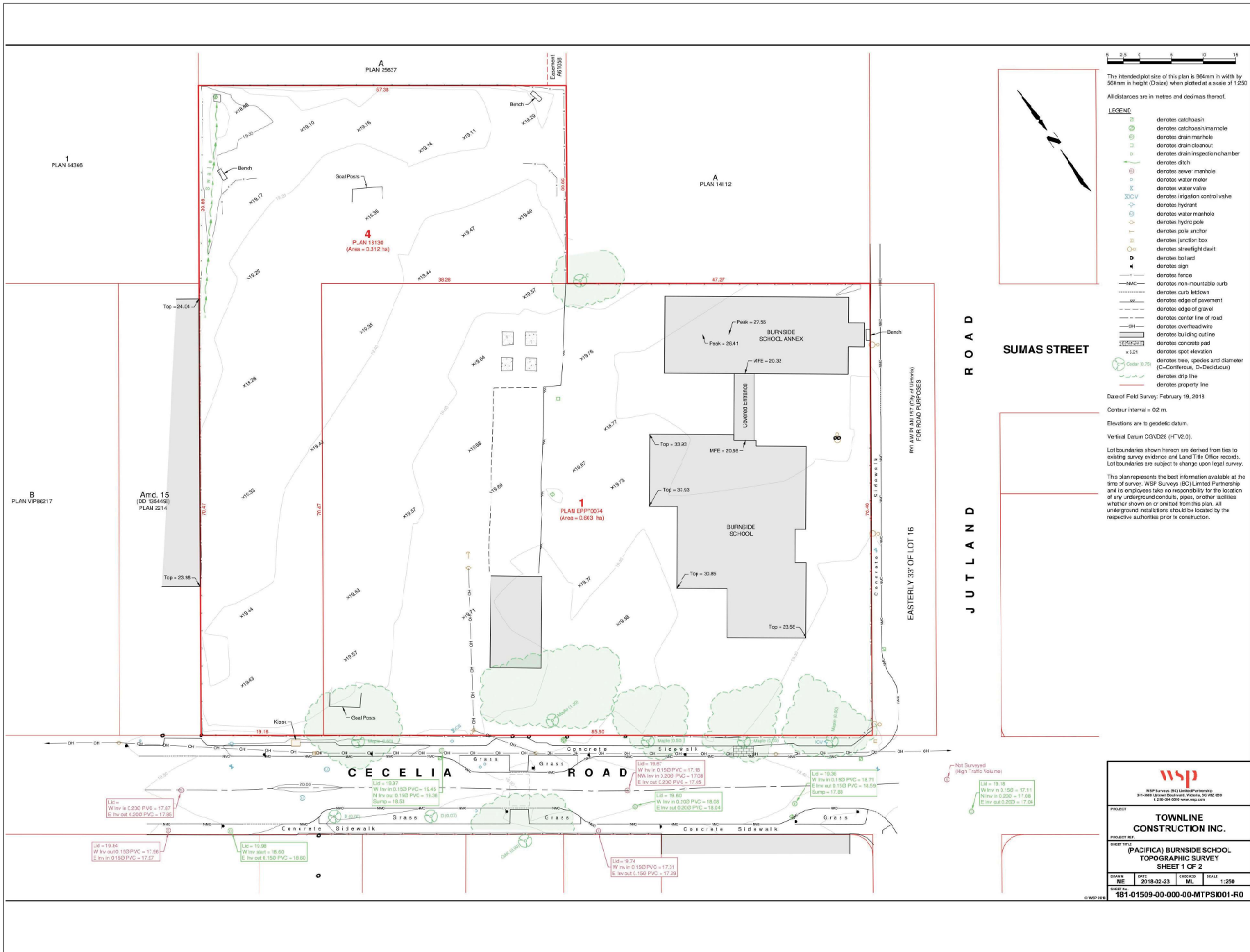
Burnside School Property
 496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Site Plan

Date 2020-12-16 3:24:47 PM
 Drawn by CC
 Checked by CL

A0.01
 Scale As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.



The intended plot size of this plan is 864mm in width by 568mm in height (D size) when plotted at a scale of 1:250. All distances are in metres and decimals thereof.

- LEGEND**
- deroses catchbasin
 - deroses catchbasin manhole
 - deroses drain manhole
 - deroses drain chamber
 - deroses drain inspection chamber
 - deroses ditch
 - deroses sewer manhole
 - deroses water meter
 - deroses water valve
 - deroses irrigation control valve
 - deroses hydrant
 - deroses water manhole
 - deroses hydrant pole
 - deroses pole anchor
 - deroses junction box
 - deroses streetlight davit
 - deroses bollard
 - deroses sign
 - deroses fence
 - deroses non-mountable curb
 - deroses curb cutdown
 - deroses edge of pavement
 - deroses edge of gravel
 - deroses center line of road
 - deroses overhead wire
 - deroses building outline
 - deroses concrete pad
 - deroses spot elevation
 - deroses tree, species and diameter (C=Cotifera, D=Deciduous)
 - deroses drip line
 - deroses property line

Date of Field Survey: February 19, 2013

Contour Interval = 0.2 m

Elevations are to geodetic datum.

Vertical Datum CGVD22 (H'VZ.0).

Lot boundaries shown herein are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Christine Lintott Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8W 1M5
 Telephone: 250.384.3569
 www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant

Burnside School Property
 496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Survey & Existing Site Plan

Date: 2020-09-21 4:16:07 PM

Drawn by: CC

Checked by: CL

A0.02

Scale: 1:250

wsp
 WSP Surveys (BC) Limited Partnership
 310-268 University Street, Victoria, BC V8W 2R9
 1-250-363-6866 www.wsp.ca

PROJECT: **TOWNLINE CONSTRUCTION INC.**

SHEET: **(PACIFIC) BURNSIDE SCHOOL TOPOGRAPHIC SURVEY SHEET 11 OF 2**

DRAWN BY: ME	DATE: 2018-02-23	CHECKED BY: MC	SCALE: 1:250
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PROJECT NO: **181-01509-00-000-00-MTPS001-R0**

© WSP 2018

1 PLAN 14396

B PLAN V1P8217

Artc. 15 (OO (S448)) PLAN 2214

PLAN 13130 (Area = 0.312 ha)

PLAN EPPT0004 (Area = 0.063 ha)



① Building A - 3D South Elevation



② Building A - 3D East Elevation



③ Building A - 3D North Elevation



④ Building A - 3D West Elevation

Christine Lintott Architects Inc.



Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.2560
www.lintottarchitect.ca

Issue Date

Rezoning & DP JUNE 22, 2018

Revision

No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

3D Perspective Elevations -
Building A

Date 2020-09-21 4:16:33 PM

Drawn by CC

Checked by CL

A0.03

Scale



① Building B - 3D South Elevation



② Building B - 3D East Elevation



③ Building B - 3D North Elevation



④ Building B - 3D West Elevation

Christine Lintott Architects Inc.



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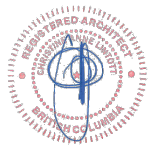
Issue Date

Rezoning & DP JUNE 22, 2018

Revision

No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

3D Perspective Elevations -
 Building B

Date 2020-09-21 4:17:06 PM

Drawn by CC

Checked by CL

A0.04

Scale

Building Code Analysis - Building 'A'

GENERAL INFORMATION - BUILDING A			
ALL	ITEM	DESCRIPTION	APPROVALS
A-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
A-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
A-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C	DIVA - 1,3,3
A-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.
A-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3, 3.2.2.7.
A-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
A-7	OCCUPANT LOAD	<input type="checkbox"/> 418 OCCUPANTS (REFER TO CALCULATIONS)	3.1.17.
A-8	BUILDING AREA (m ²)	<input type="checkbox"/> 1,098	1.4.1.2.
A-9	GRADE ELEVATION (m, GEODETIC)	<input type="checkbox"/> 19.36	1.4.1.2.
A-10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE ¹ AND ACCESS STAIR SHAWY ² 1 STOREYS BELOW GRADE ³ 5 STOREYS (BUILDING HEIGHT) ⁴	1 PER 3.2.1.1, ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR SHAWY 1.4.1.2. & 3.2.1.1(1) & 3.2.1.2. 2 PER 3.2.1.2, 2HR F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING 3.2.1.2.
A-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1(1)
A-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED ¹ <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.2.50. & 3.2.2.50. & 3.2.2.85. & 3.2.5.12
A-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(2)(c)
A-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
A-15	NUMBER OF STREETS FACING	1 STREETS FACING	1.4.1.2.
A-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
A-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
A-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
A-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
A-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
A-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
A-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
A-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 2-5) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
A-24	CONSTRUCTION TYPE(S)	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input checked="" type="checkbox"/> NON-COMBUSTIBLE	NON-COMBUSTIBLE CLADDING OR FIRE RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50(3)
A-25	ASSEMBLY FIRE-RESISTANCE RATINGS	<input checked="" type="checkbox"/> MIN. F.R.R. (INDUSTR.) 1 FLOOR 1 MEZZANINE 1 ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
A-27	BUILDING AREA (m ²)	1,440 MAXIMUM 1,093 PROPOSED	
CONSTRUCTION CLASSIFICATION (GROUND LVL) GROUP A, DIVISION 2 - UP TO 6 STOREYS, ANY AREA, SPRINKLERED			3.2.2.24.
A-28	CONSTRUCTION TYPE(S)	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> NON-COMBUSTIBLE	GROUND LEVEL REQUIRED TO BE NON-COMBUSTIBLE CONSTRUCTION
A-29	ASSEMBLY FIRE-RESISTANCE RATINGS	<input checked="" type="checkbox"/> MIN. F.R.R. (INDUSTR.) 1 FLOOR 1 MEZZANINE 1 ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-30	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
A-31	BUILDING AREA (m ²)	UNLIMITED MAXIMUM 1,093 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
A-32	CONSTRUCTION TYPE(S)	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> NON-COMBUSTIBLE	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
A-33	ASSEMBLY FIRE-RESISTANCE RATINGS	<input checked="" type="checkbox"/> MIN. F.R.R. (INDUSTR.) 1 FLOOR 1 MEZZANINE 1 ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-34	BUILDING HEIGHT (IN STOREYS)	1 PERMITTED 1 PROPOSED	
A-35	BUILDING AREA (m ²)	5,600 MAXIMUM 3,494 PROPOSED	

Building Code Analysis - Building 'B'

GENERAL INFORMATION - BUILDING B			
ALL	ITEM	DESCRIPTION	APPROVALS
B-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
B-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
B-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C	DIVA - 1,3,3
B-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.
B-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3, 3.2.2.7.
B-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
B-7	OCCUPANT LOAD	<input type="checkbox"/> 166 OCCUPANTS (REFER TO CALCULATIONS)	3.1.17.
B-8	BUILDING AREA (m ²)	<input type="checkbox"/> 1,020	1.4.1.2.
B-9	GRADE ELEVATION (m, GEODETIC)	<input type="checkbox"/> 19.33	1.4.1.2.
B-10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE ¹ AND ACCESS STAIR SHAWY ² 1 STOREYS BELOW GRADE ³ 4 STOREYS (BUILDING HEIGHT) ⁴	1 PER 3.2.1.1, ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR SHAWY 1.4.1.2. & 3.2.1.1(1) & 3.2.1.2. 2 PER 3.2.1.2, 2HR F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING 3.2.1.2.
B-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1(1)
B-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED ¹ <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.2.50. & 3.2.2.85. & 3.2.5.12
B-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(1)(c)
B-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
B-15	NUMBER OF STREETS FACING	1 STREETS FACING	1.4.1.2.
B-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
B-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
B-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
B-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
B-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
B-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
B-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
B-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 1-4) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
B-24	CONSTRUCTION TYPE(S)	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input checked="" type="checkbox"/> NON-COMBUSTIBLE	NON-COMBUSTIBLE CLADDING OR FIRE RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50(3)
B-25	ASSEMBLY FIRE-RESISTANCE RATINGS	<input checked="" type="checkbox"/> MIN. F.R.R. (INDUSTR.) 1 FLOOR 1 MEZZANINE 1 ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 4 PROPOSED	
B-27	BUILDING AREA (m ²)	1,800 MAXIMUM 3,017 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
B-28	CONSTRUCTION TYPE(S)	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> NON-COMBUSTIBLE	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
B-29	ASSEMBLY FIRE-RESISTANCE RATINGS	<input checked="" type="checkbox"/> MIN. F.R.R. (INDUSTR.) 1 FLOOR 1 MEZZANINE 1 ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-30	BUILDING HEIGHT (IN STOREYS)	1 PERMITTED 1 PROPOSED	
B-31	BUILDING AREA (m ²)	5,600 MAXIMUM 3,494 PROPOSED	

Occupant Load Calculations - Building 'A' + Parkade

SEE A-7	ROOM/SUITE	OCCUPANCY TYPE	AREA (m ²)	AREA PER PERSON (m ²)	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS	3.1.17.
LEVEL 5 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 5	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 5	2-BEDROOM	-	-	4	3	12	
	LEVEL 5	3-BEDROOM	-	-	6	3	18	
LEVEL 4 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 4	2-BEDROOM	-	-	4	3	12	
	LEVEL 4	3-BEDROOM	-	-	6	3	18	
LEVEL 3 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 3	2-BEDROOM	-	-	4	3	12	
	LEVEL 3	3-BEDROOM	-	-	6	3	18	
LEVEL 2 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 2	2-BEDROOM	-	-	4	3	12	
	LEVEL 2	3-BEDROOM	-	-	6	3	18	
GROUND FLOOR / LEVEL 1 (DAYCARE/SCHOOL + RESIDENTIAL LOBBY)								LEVEL SUBTOTAL: 190
	DAYCARE & AFTER-SCHOOL CARE	CLASSROOM	398	-	-	-	100	1
	SCHOOL DISTRICT SHARED CLASSROOM		422	-	-	-	90	2
¹ DAYCARE & AFTER-SCHOOL CARE SPACE TO HAVE 100 OCCUPANTS MAX. TO BE INDICATED WITH PERMANENT SIGNAGE AS PER 3.1.17.(7). ² SCHOOL DISTRICT SHARED SPACE TO HAVE 80 OCCUPANTS MAX. TO BE INDICATED WITH PERMANENT SIGNAGE AS PER 3.1.17.(7).								
PARKADE (BELOW GRADE)								LEVEL SUBTOTAL: 68
	PARKADE	STORAGE GARAGE	2776	46.00	-	-	60	
	BICYCLE STORAGE	STORAGE	341	46.00	-	-	7	
	RESIDENT STORAGE	STORAGE	45	46.00	-	-	1	
¹ PARKADE FORMS PART OF DWELLING UNITS; OCCUPANT LOAD CALCULATED FOR EXITING PURPOSES ONLY; SEE ALSO ITEM KP-1								
TOTAL OCCUPANTS:							418	

Occupant Load Calculations - Building 'B'

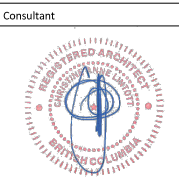
SEE B-7	ROOM/SUITE	OCCUPANCY TYPE	AREA (m ²)	AREA PER PERSON (m ²)	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS	3.1.17.
LEVEL 4 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 4	2-BEDROOM	-	-	4	3	12	
	LEVEL 4	3-BEDROOM	-	-	6	3	18	
LEVEL 3 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 3	2-BEDROOM	-	-	4	3	12	
	LEVEL 3	3-BEDROOM	-	-	6	3	18	
LEVEL 2 (APARTMENTS)								LEVEL SUBTOTAL: 40
	LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10	
	LEVEL 2	2-BEDROOM	-	-	4	3	12	
	LEVEL 2	3-BEDROOM	-	-	6	3	18	
LEVEL 1 (APARTMENTS)								LEVEL SUBTOTAL: 44
	LEVEL 1	BACHELOR / 1 BED	-	-	2	7	14	
	LEVEL 1	2-BEDROOM	-	-	4	1	12	
	LEVEL 1	3-BEDROOM	-	-	6	3	18	
PARKADE (BELOW GRADE)								LEVEL SUBTOTAL: SEE BLDG A
INCLUDED WITH BUILDING 'A' OCCUPANT CALCULATIONS ONLY								
TOTAL OCCUPANTS:							164	

Christine Lintott Architects Inc.

 Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.3560
 www.lintottarchitects.ca

Issue Date
 Rezoning & DP JUNE 22, 2018

Revision No. Description Date



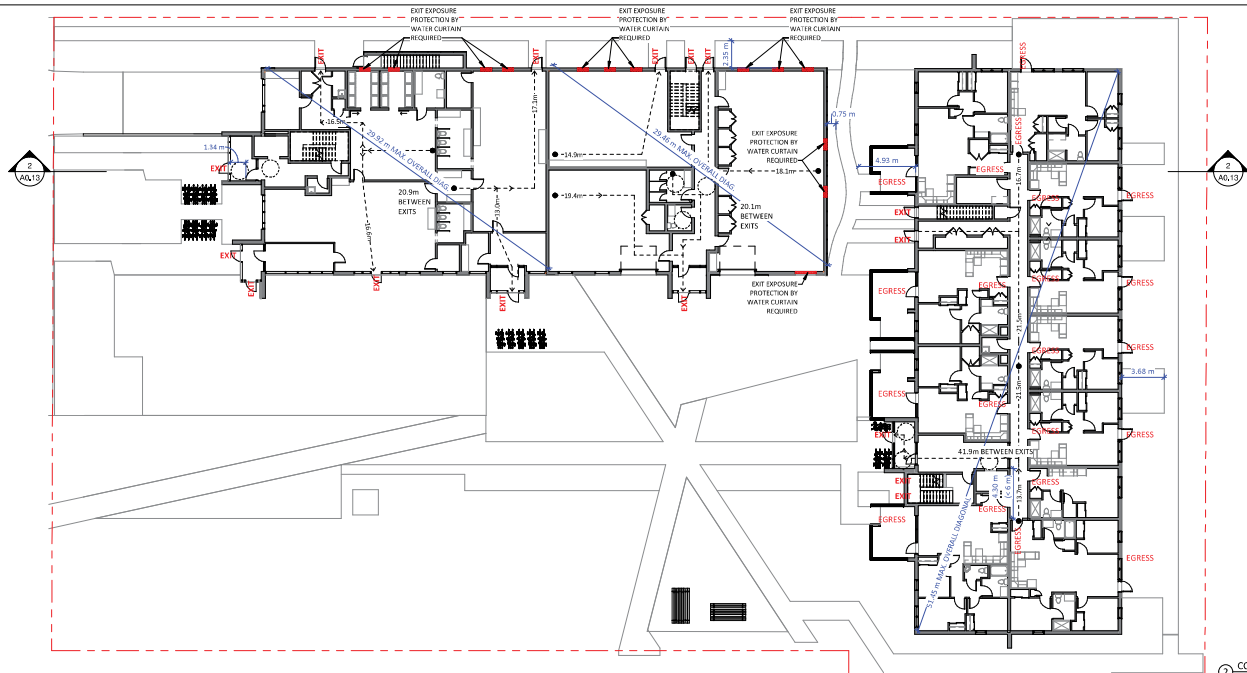
Burnside School Property
 496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Building Code Analysis

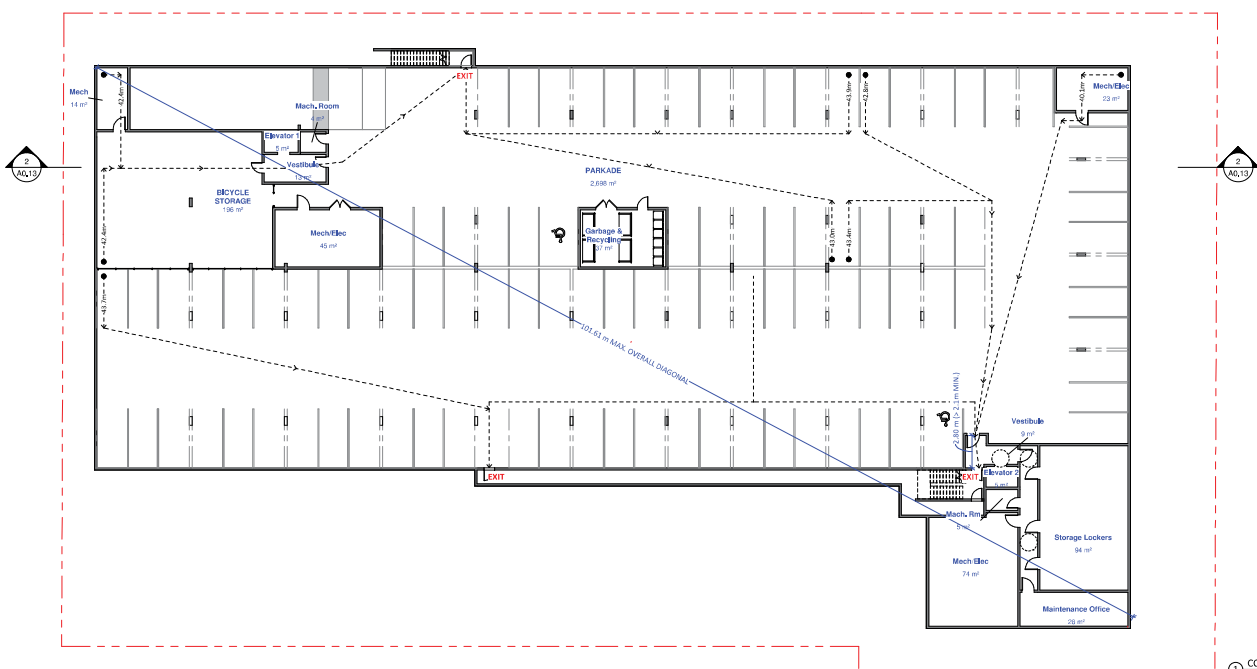
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 Drawn by CC
 Checked by CL

A0.10

Scale 1:1



① CODE PLAN - GROUND FLOOR LEVEL
1 : 200



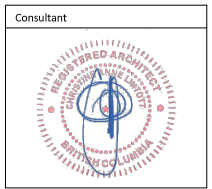
① CODE PLAN - PARKADE
1 : 200

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Christine Lintott Architects Inc.
Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.3569
www.lintottarchitects.ca

Issue: Rezoning & DP
Date: JUNE 22, 2018

Revision No. Description Date



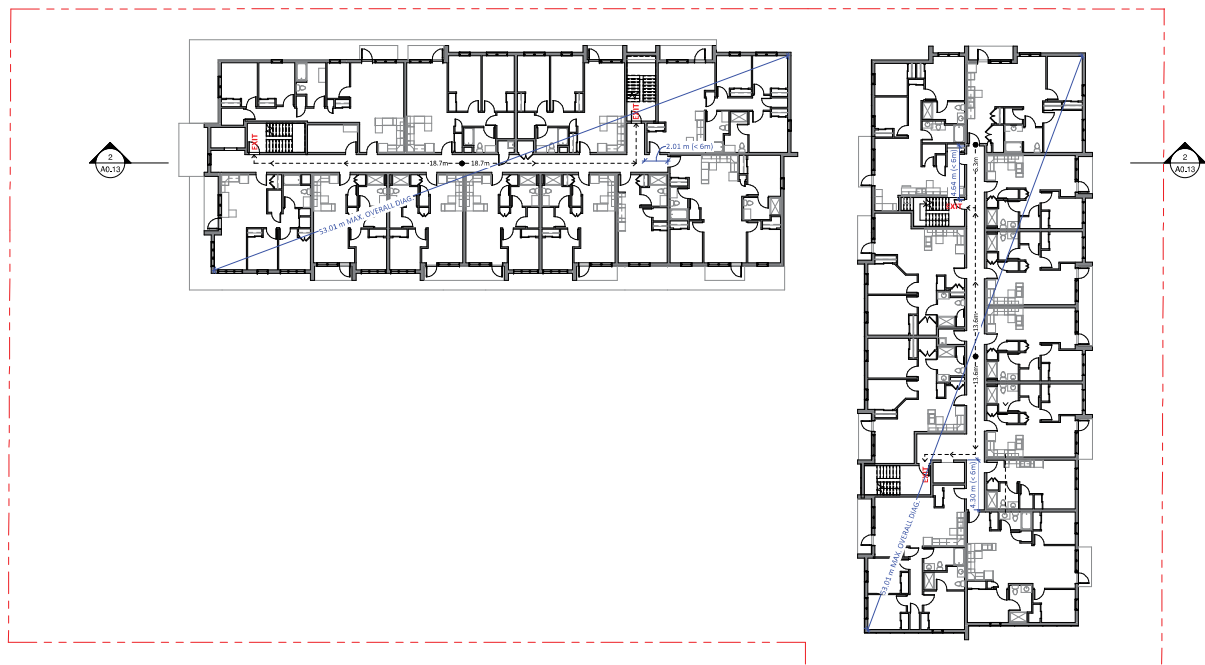
Burnside School Property
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Building Code Compliance Plans

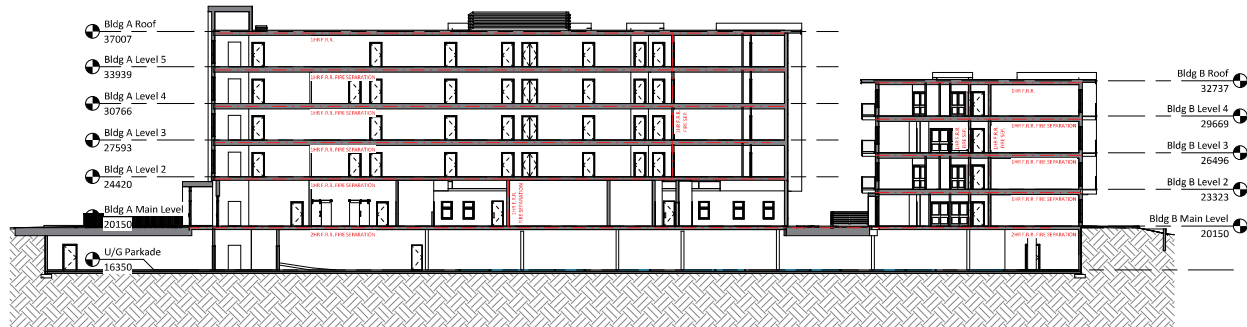
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Scale: 1 : 200



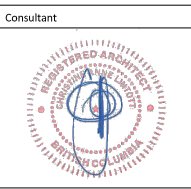
① CODE PLAN - TYPICAL (BLDG 'A' LVL 2-5 & BLDG 'B' LVL 2-4)
1 : 200



② CODE SECTION - TYPICAL
1 : 200

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Burnside School Property
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Building Code Compliance Plans & Sections

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Drawn by	CC
Checked by	CL

A0.13

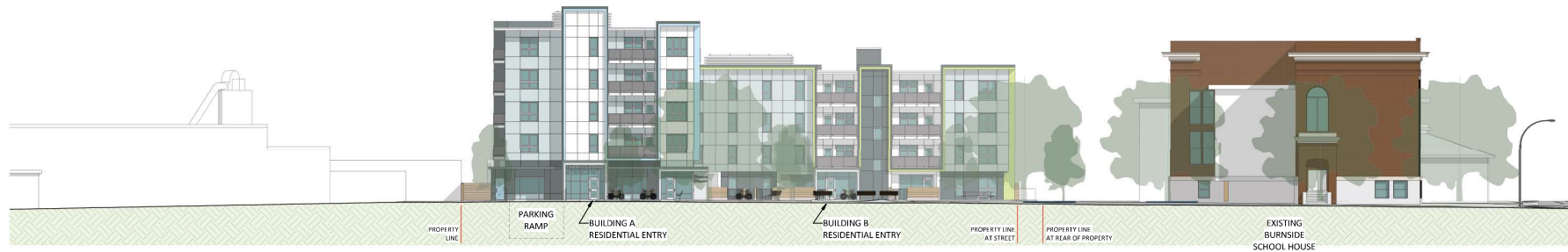
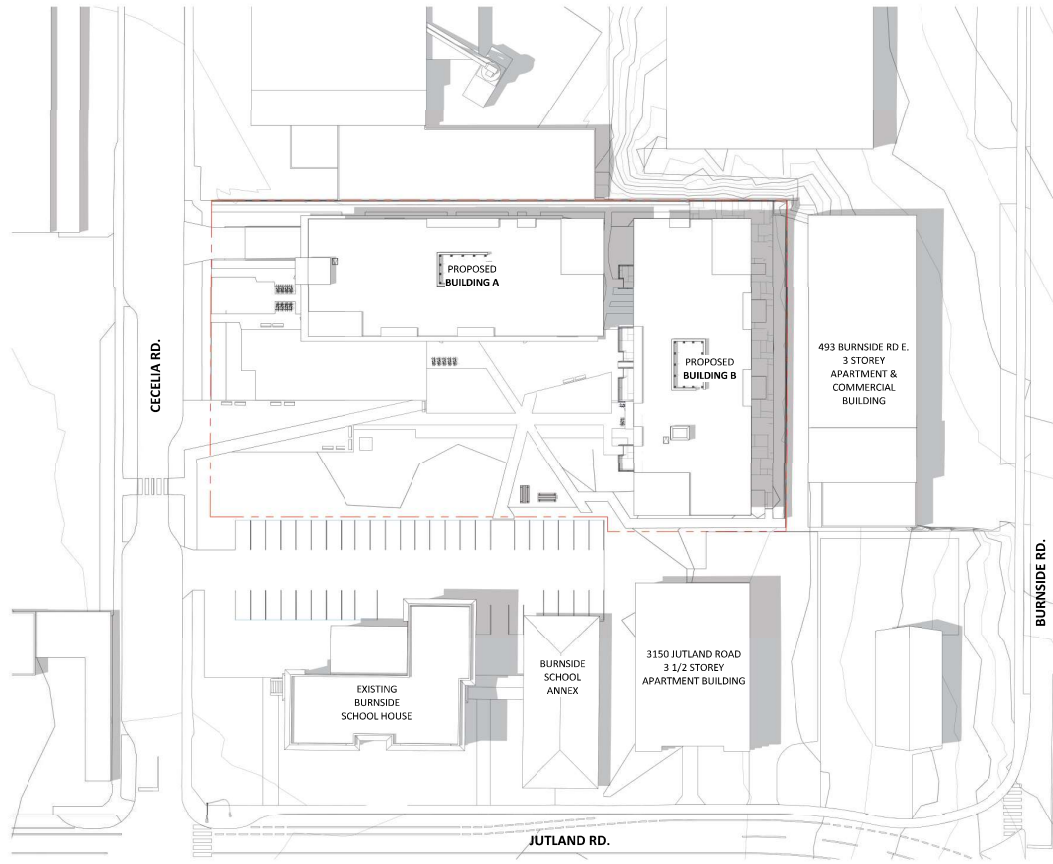
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CONTEXT AERIAL RENDERING FROM CECELIA RD. SHOWING THE COURTYARD



CONTEXT RENDERING FROM CECELIA RD. FACING EAST



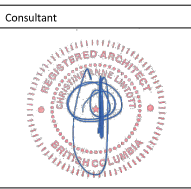
2 Cecelia Road Context Elevation 1:200

Christine Lintott Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1W5
 Telephone: 250-364-2969
 www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
1	Final Site Indicated	June 23, 2018
2	Relocation of Primary Entrances	June 25, 2018
3	Neighborhood context Renderings added	Jan. 20, 2020



Burnside School Property

496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

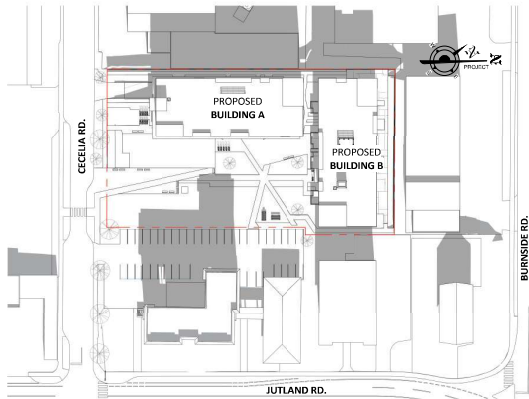
Context Site Plan & Elevation

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Drawn by	CC
Checked by	CL

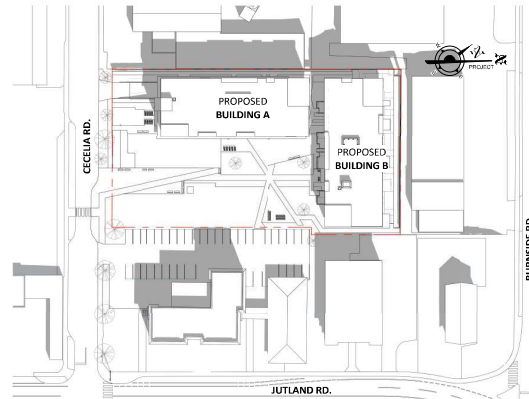
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Scale As indicated

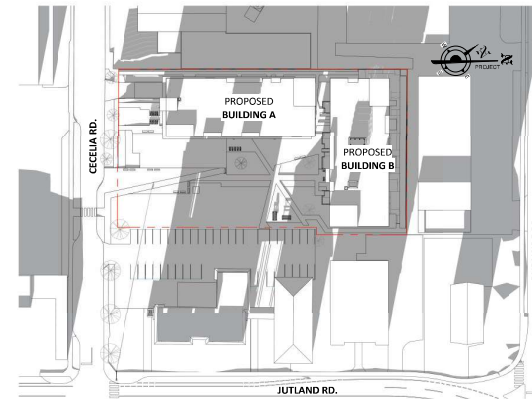
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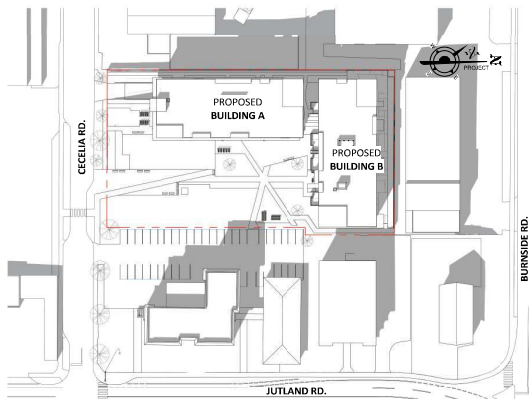
① Shadow Study - Spring Equinox 10am
1 : 800



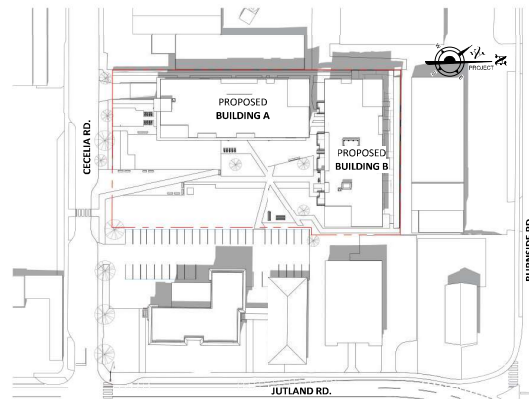
④ Shadow Study - Summer Solstice 10am
1 : 800



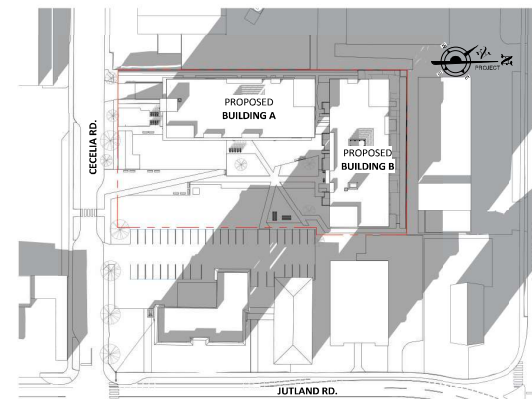
⑦ Shadow Study - Winter Solstice 10am
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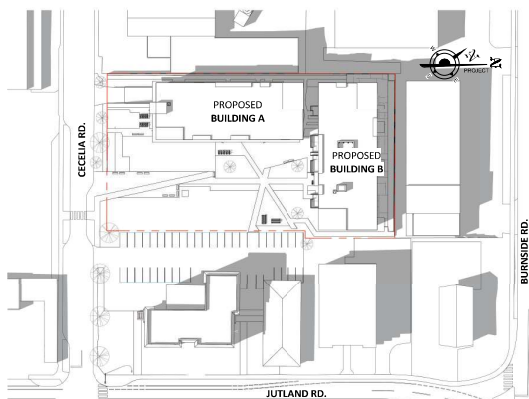
② Shadow Study - Spring Equinox 12pm Noon
1 : 800



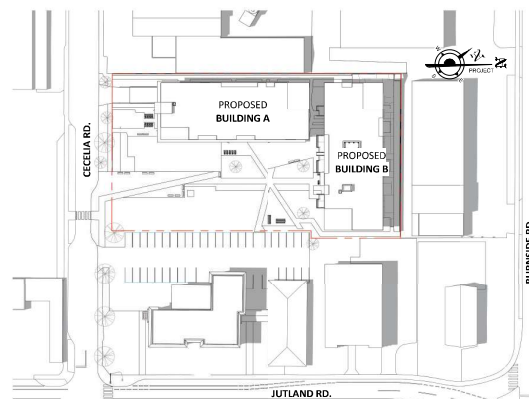
⑤ Shadow Study - Summer Solstice 12pm Noon
1 : 800



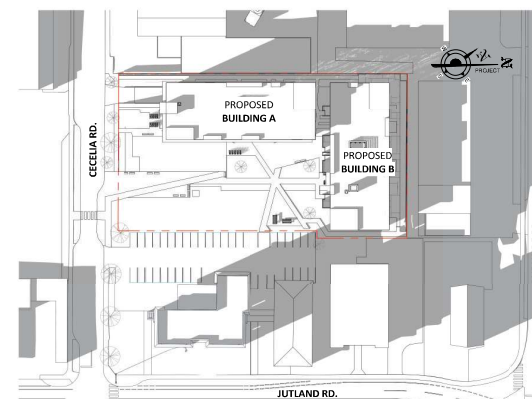
⑧ Shadow Study - Winter Solstice 12pm Noon
1 : 800



③ Shadow Study - Spring Equinox 2pm
1 : 800



⑥ Shadow Study - Summer Solstice 2pm
1 : 800



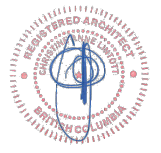
⑨ Shadow Study - Winter Solstice 2pm
1 : 800

Christine Lintott Architects Inc.
Suite 1, 864 Queens Avenue, Victoria, BC V8T 1W5
Telephone: 250.384.3569
www.lintottarchitects.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant



Burnside School Property

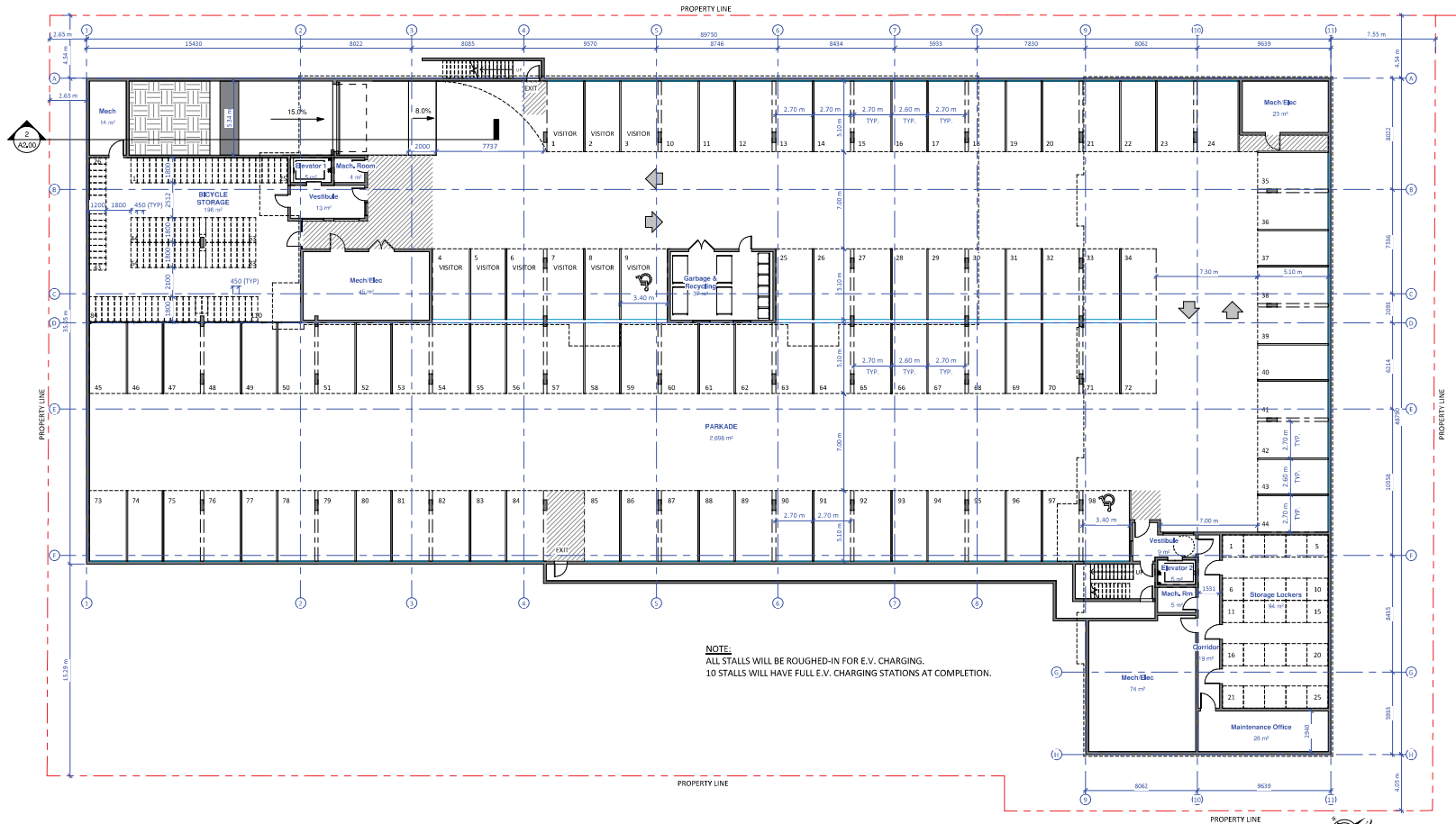
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Shadow Studies

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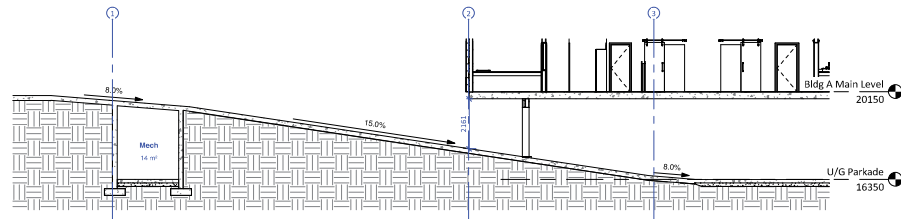
A1.02

Scale	1 : 800
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NOTE:
ALL STALLS WILL BE ROUGHED-IN FOR E.V. CHARGING.
10 STALLS WILL HAVE FULL E.V. CHARGING STATIONS AT COMPLETION.

1 U/G Parkade Plan
1 : 150



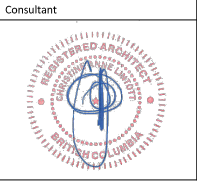
2 Ramp Section
1 : 100

Christine Lintott Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8W 1M5
Telephone: 250.384.3969
www.lintottarchitects.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
1	Final Set as Indicated	June 23, 2018
2	Building moved 2.6m from rear property	Nov. 15, 2019
3	Vehicle & bike parking stalls dimensioned	Nov. 15, 2019
4	Visitor label added to parking stalls	July 10, 2020
5	Parkade entry simplified. Exterior stair at Building B deleted.	Sept. 18, 2020



Burnside School Property

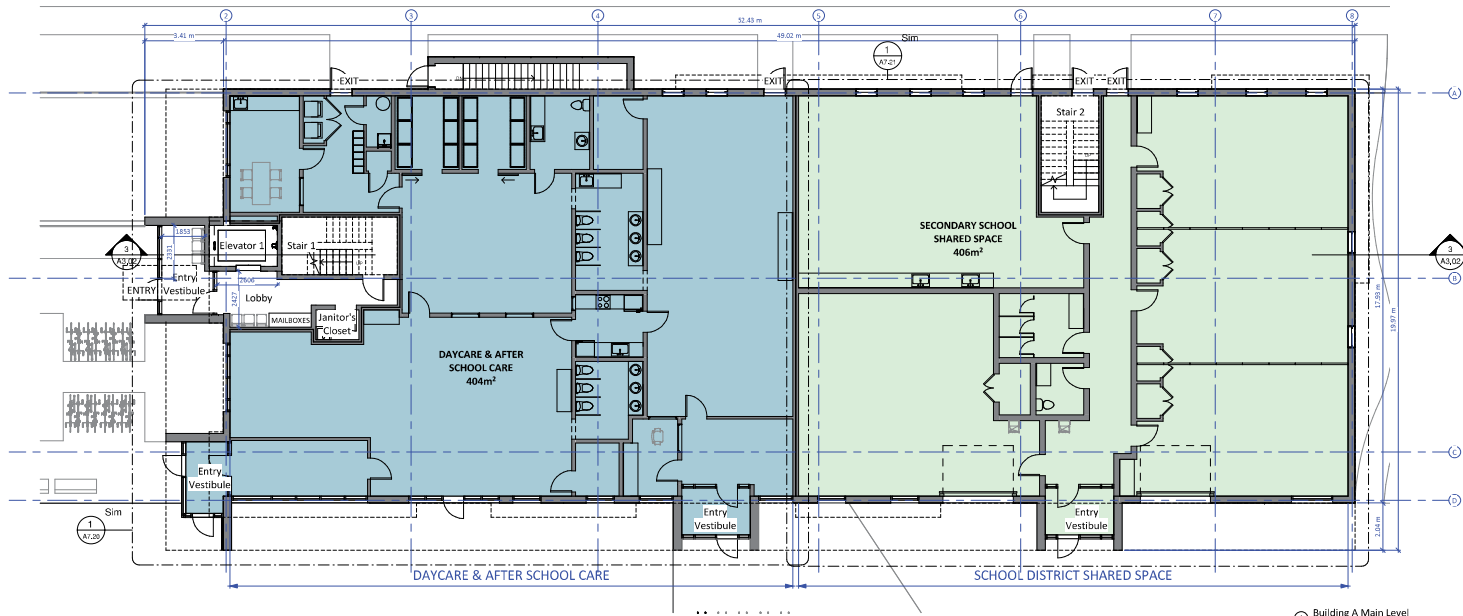
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

U/G Parkade Plan

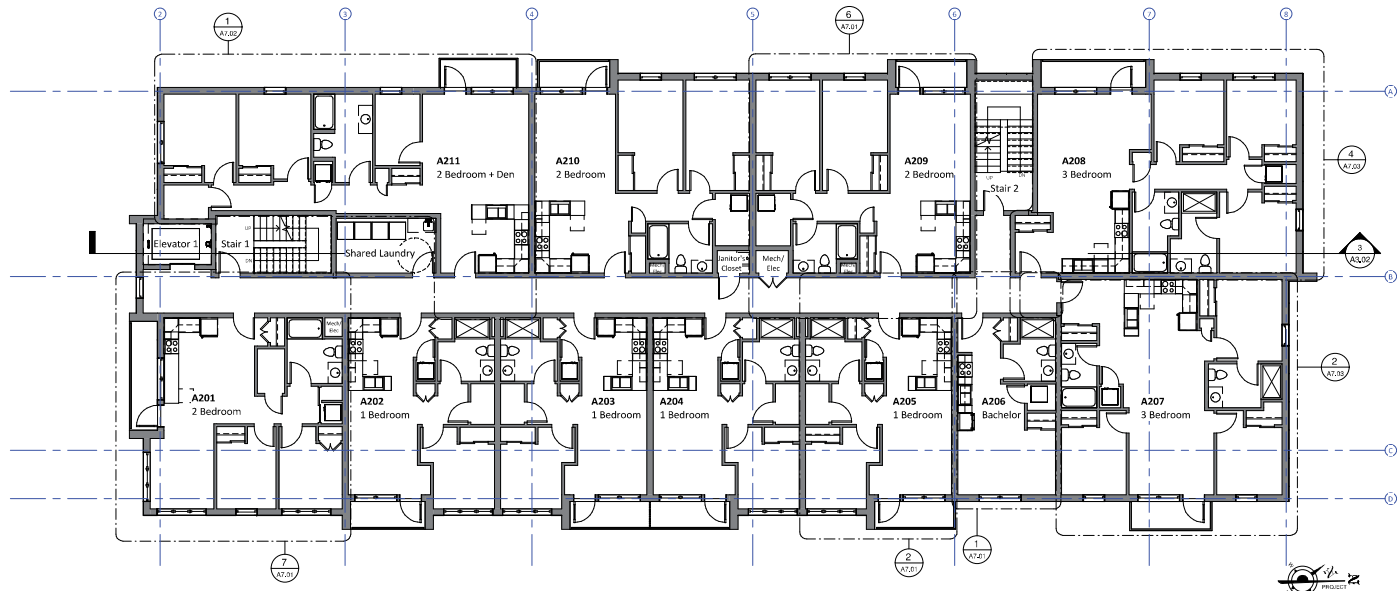
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Checked by	CL

A2.00

Scale As Indicated



① Building A Main Level
1:100



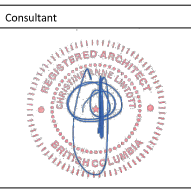
② Building A Level 2
1:100

Christine Lintott Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8W 1M5
 Telephone: 250.364.1969
 www.lintottarchitects.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
1	Final Set - Indicated	June 23, 2018
2	Relocation of Primary Entrances	June 25, 2018
3	Clarification of area use	July 10, 2020
4	Exterior stair at Building A enclosed.	Sept. 18, 2020



Burnside School Property

496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

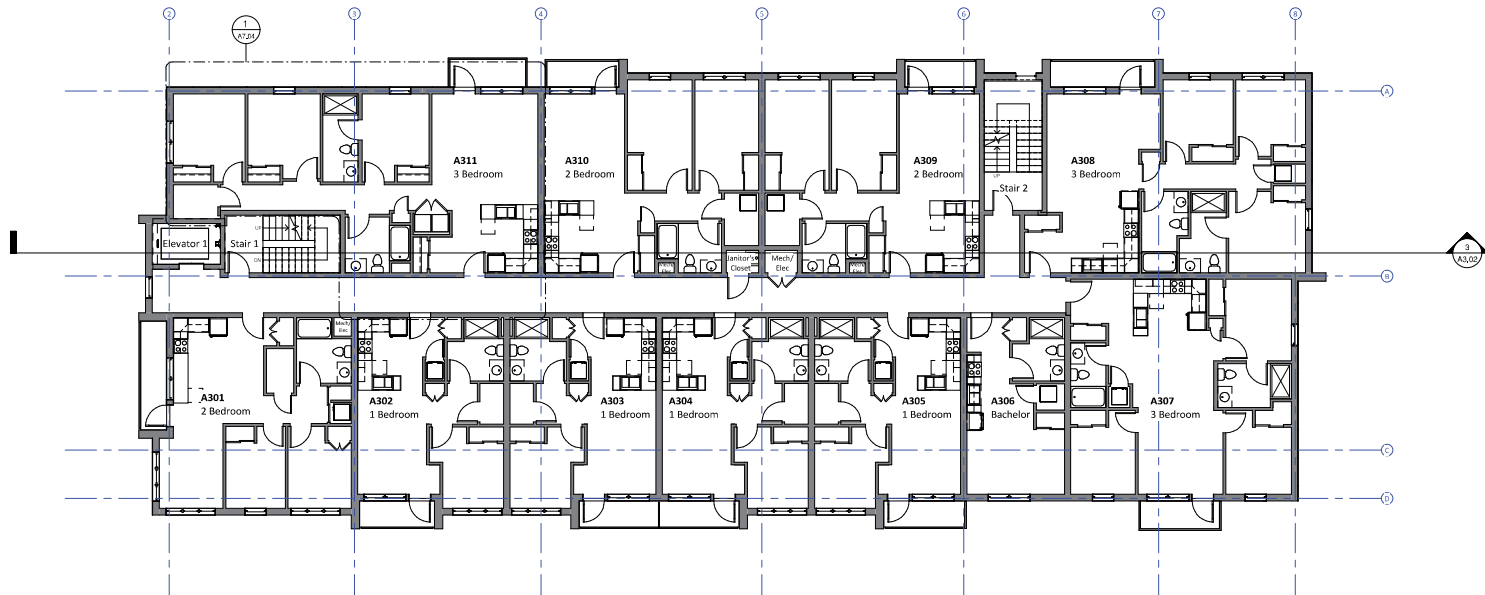
Floor Plans - Building A

Date	2020-09-21 4:22:06 PM
Drawn by	CC
Checked by	CL

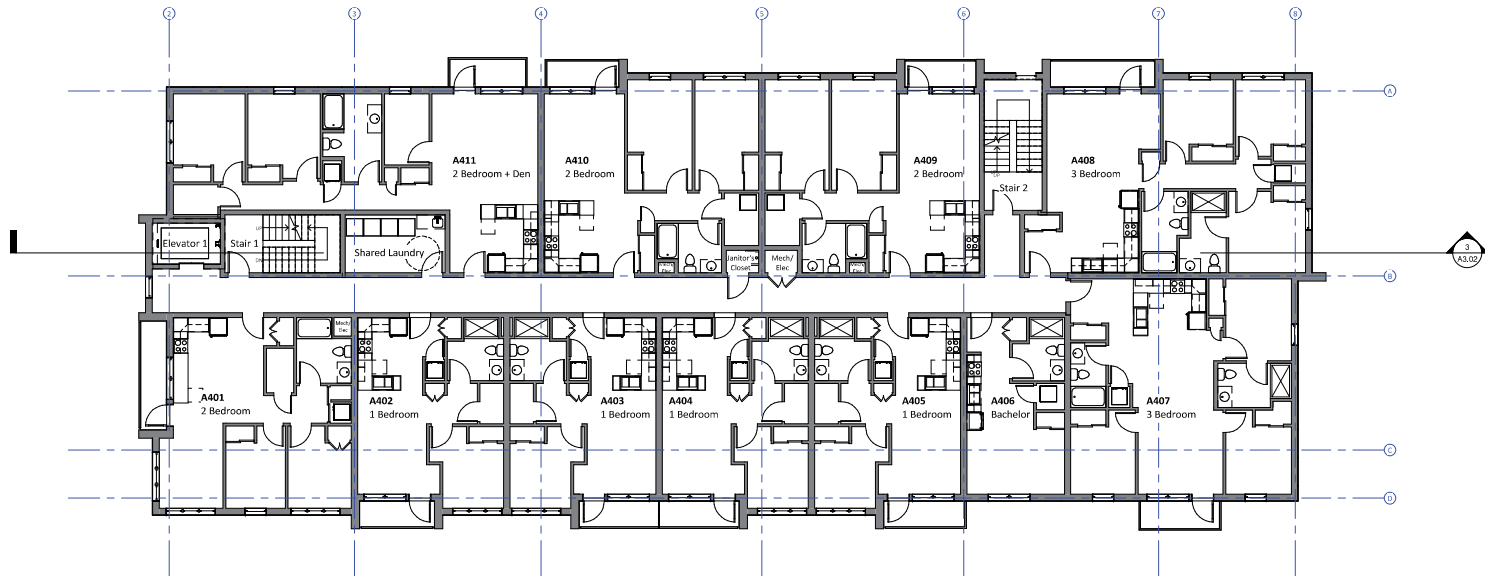
A2.01

Scale 1:100

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① Building A Level 3
1 : 100



② Building A Level 4
1 : 100

Christine Lintott Architects Inc.



Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1369
www.lintottarchitects.ca

Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Floor Plans - Building A

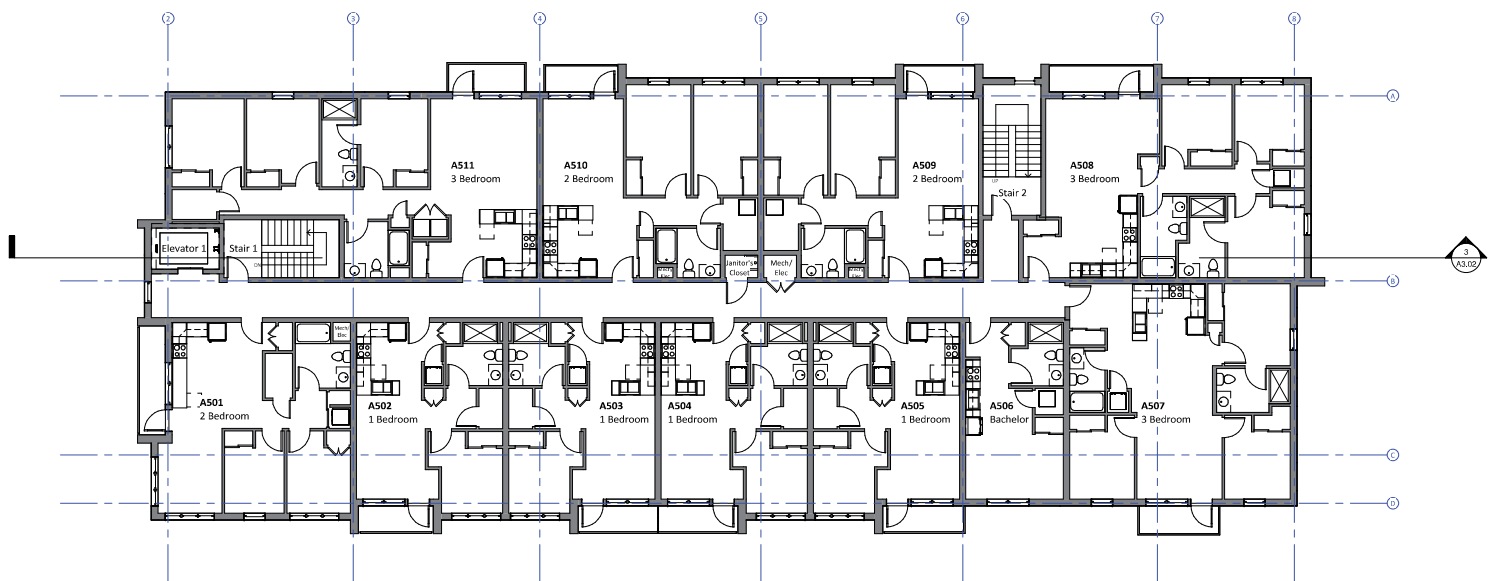
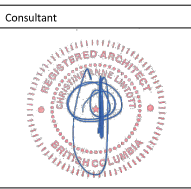
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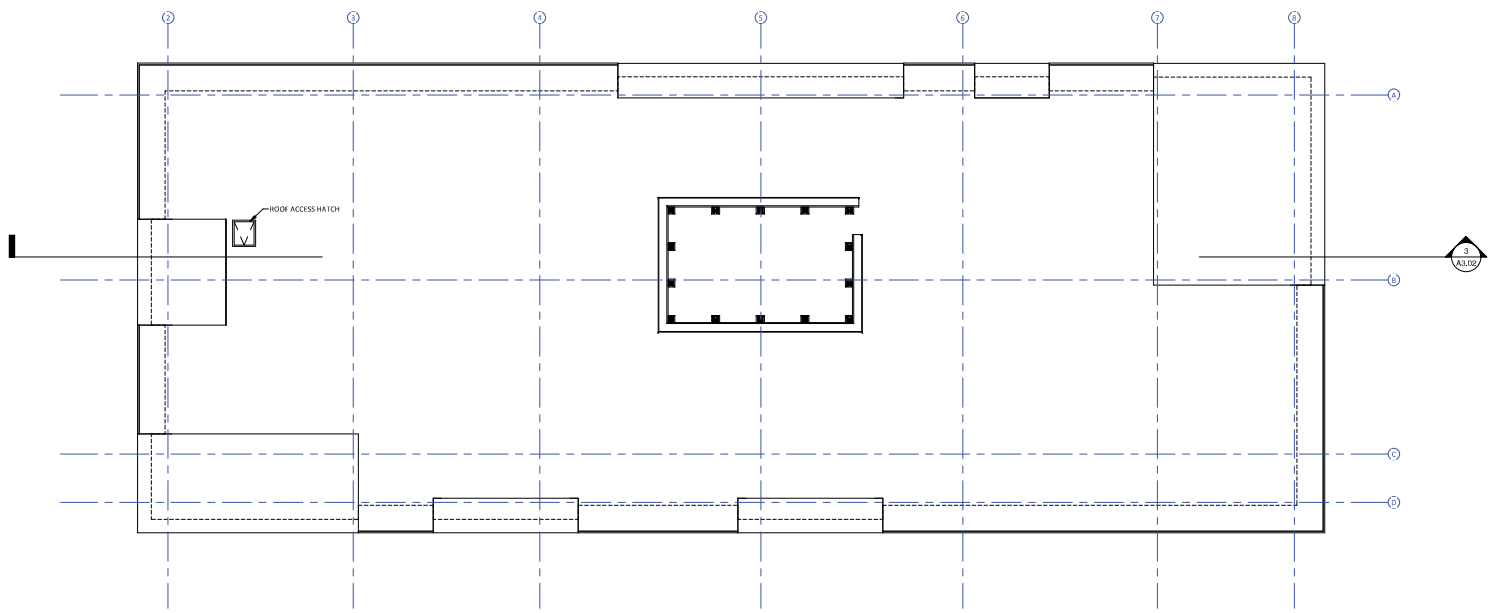
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A2.02

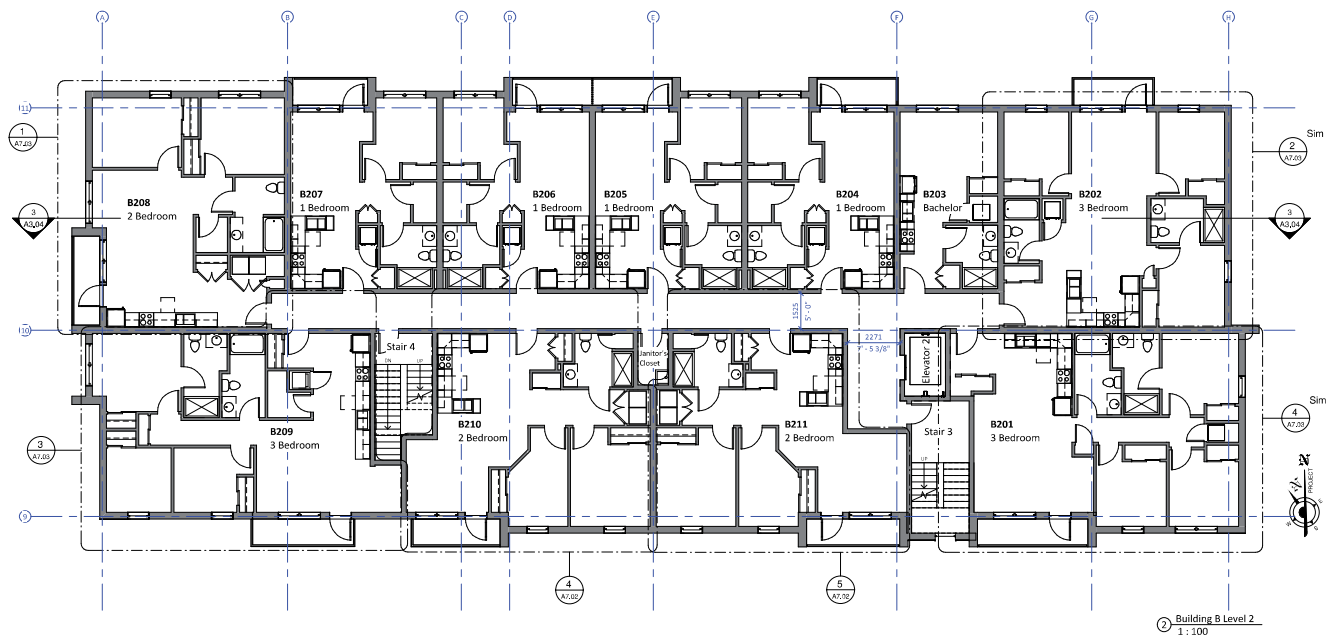
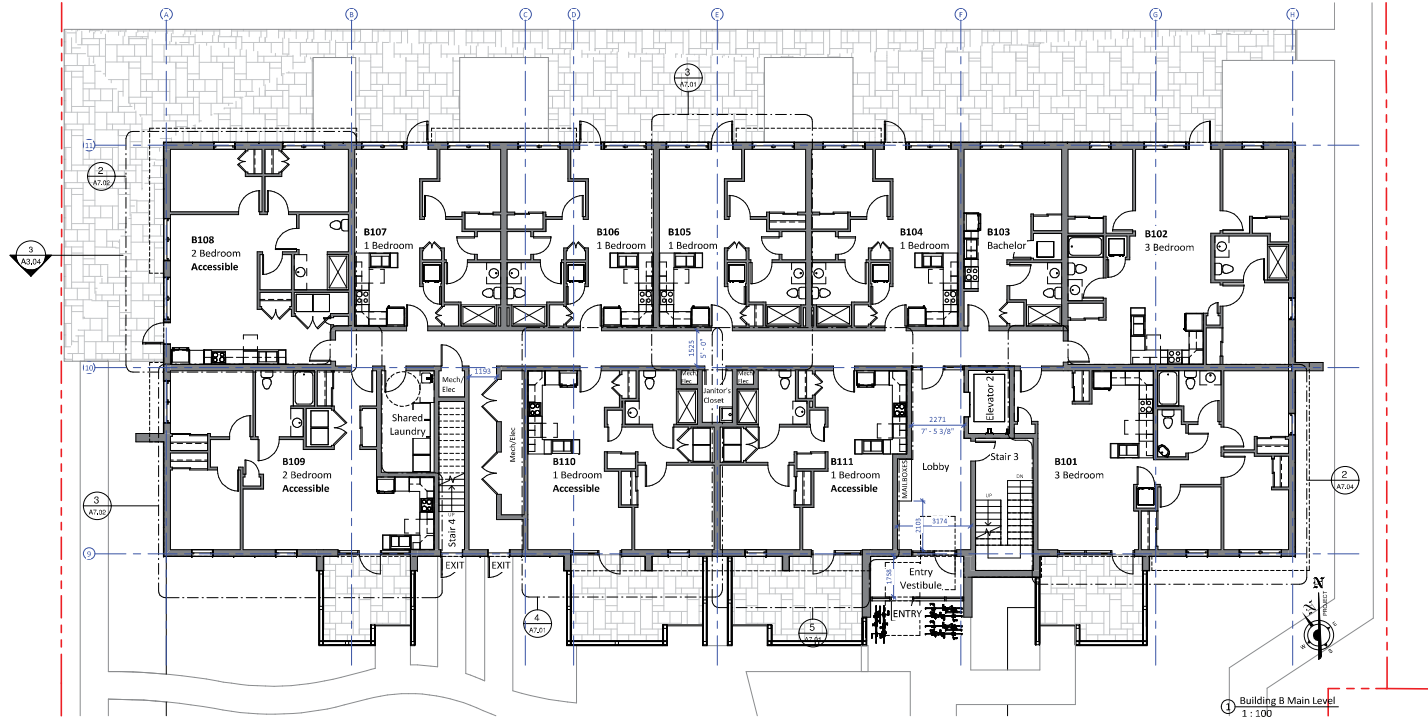
Scale 1 : 100



① Building A Level 5
 1:100



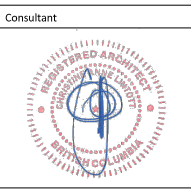
② Building A Roof
 1:100



Christine Lintott Architects Inc.
Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.364.3969
www.lintottarchitects.ca

Issue Date
Rezoning & DP JUNE 22, 2018

Revision No.	Description	Date
1	Reception of Primary Entrances	June 23, 2018
2	Residential Entries at Grade, Building B	June 25, 2018
3	Parkade exiting simplified. Exterior stair at Building B deleted.	Sept. 18, 2019



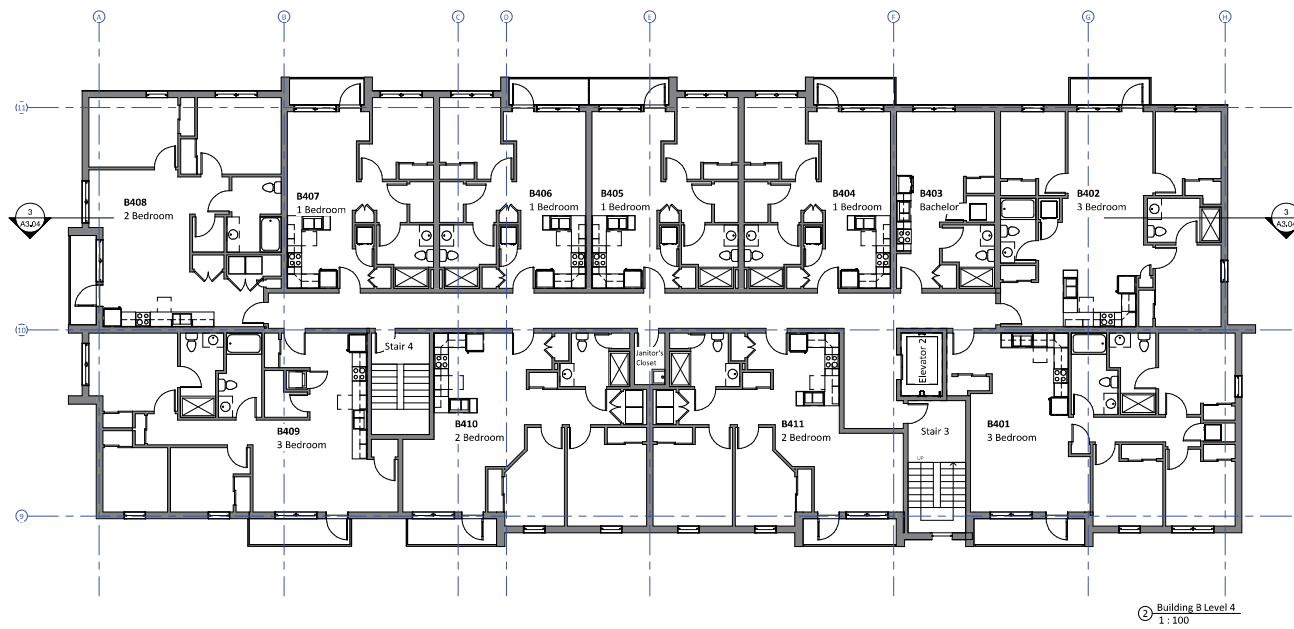
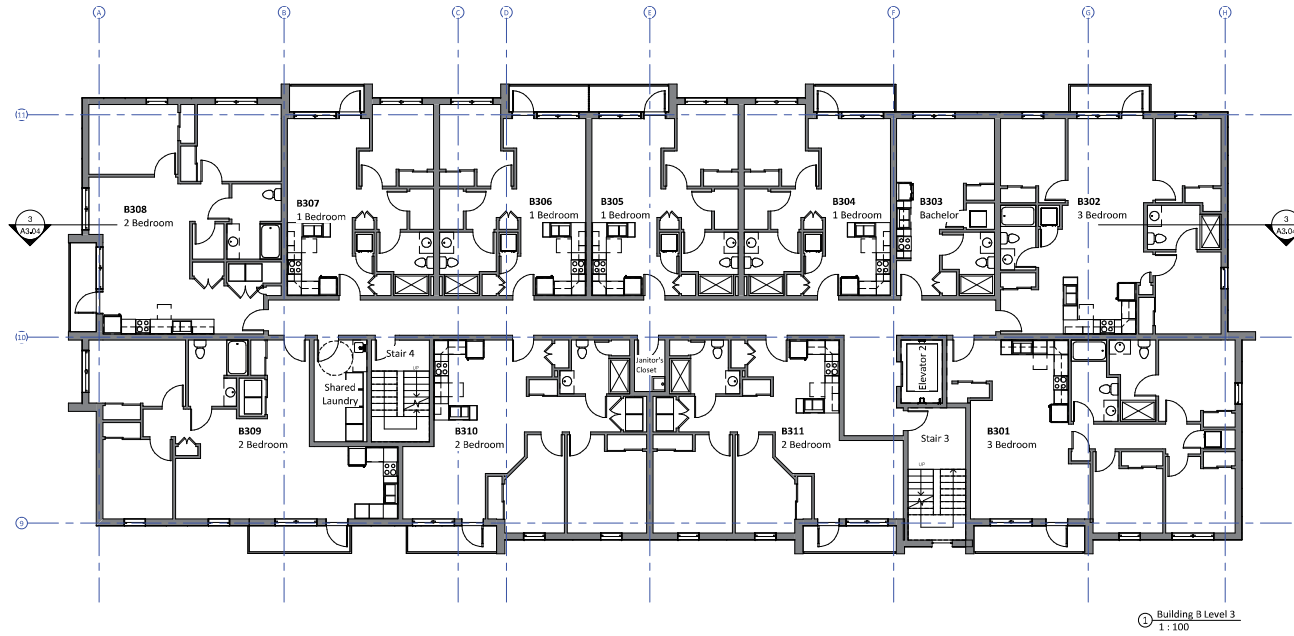
Burnside School Property
496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Floor Plans - Building B

Date 2020-09-21 4:22:15 PM
Drawn by CL
Checked by CL

A2.04

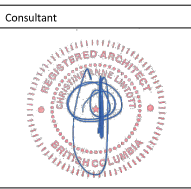
Scale 1 : 100



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 Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.2560
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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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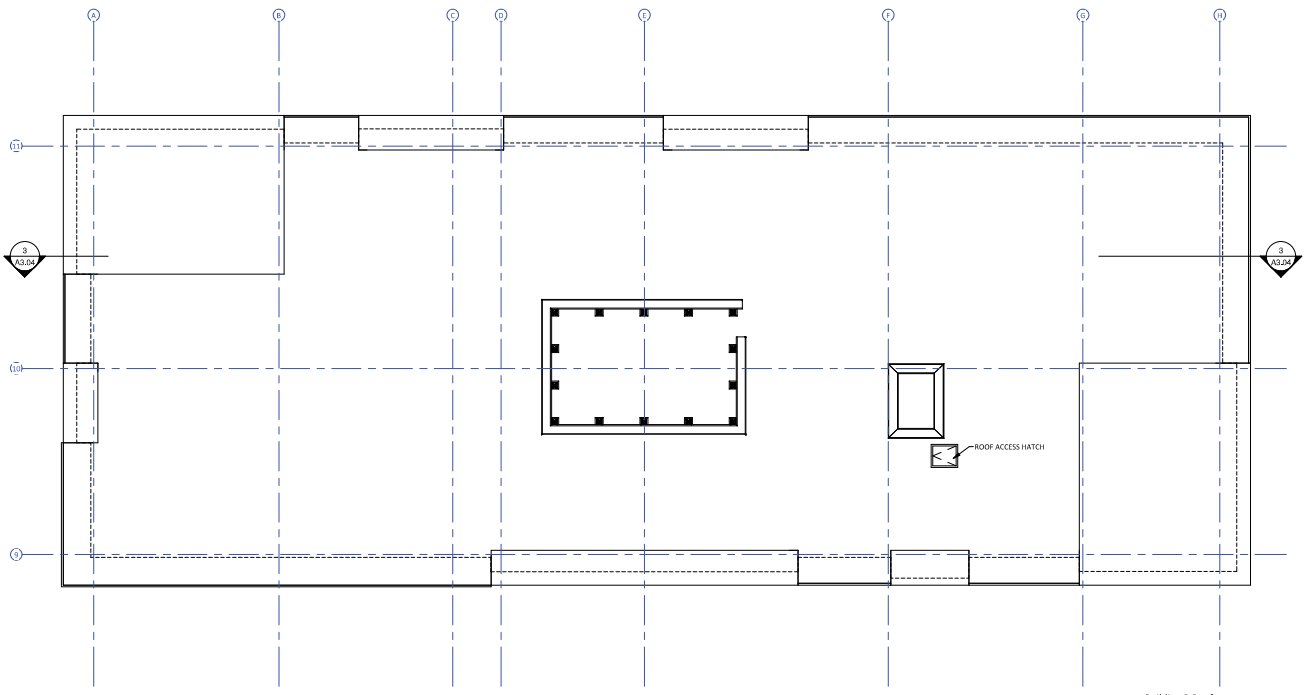
Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Floor Plans - Building B

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Drawn by	CC
Checked by	CL

A2.05

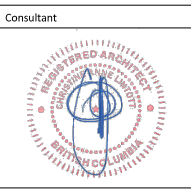
Scale 1:100



Christine Lintott Architects Inc.
 Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1369
 www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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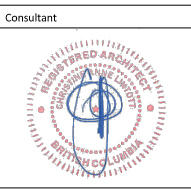


Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Floor Plans - Building B

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Drawn by	CC
Checked by	CL

A2.06
 Scale 1:100

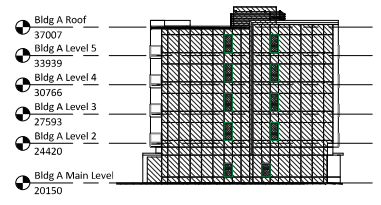


Burnside School Property
 496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

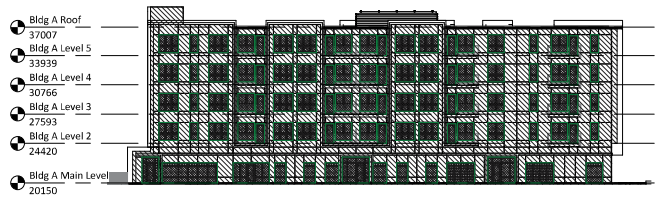
Exterior Elevations - Spatial Separations

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 Drawn by CC
 Checked by CL

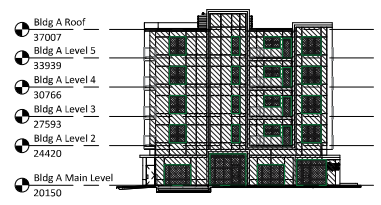
A3.00
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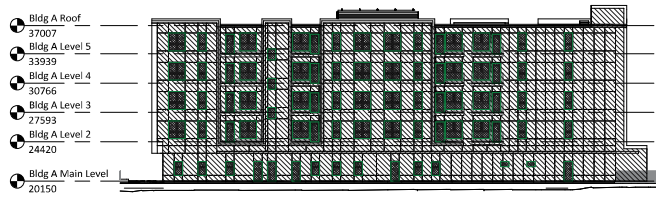
2 SPATIAL SEPARATIONS - BLDG A (NORTH)
 1: 250



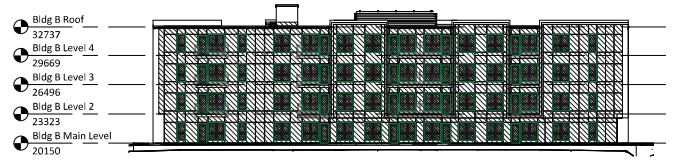
3 SPATIAL SEPARATIONS - BLDG A (EAST)
 1: 250



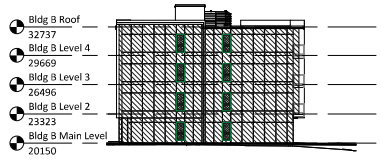
4 SPATIAL SEPARATIONS - BLDG A (SOUTH)
 1: 250



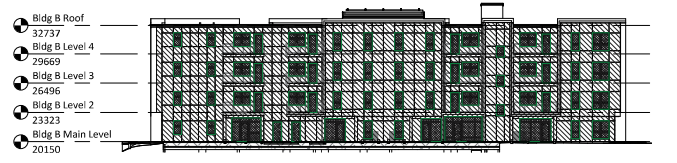
5 SPATIAL SEPARATIONS - BLDG A (WEST)
 1: 250



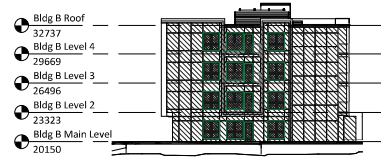
6 SPATIAL SEPARATIONS - BLDG B (NORTH)
 1: 250



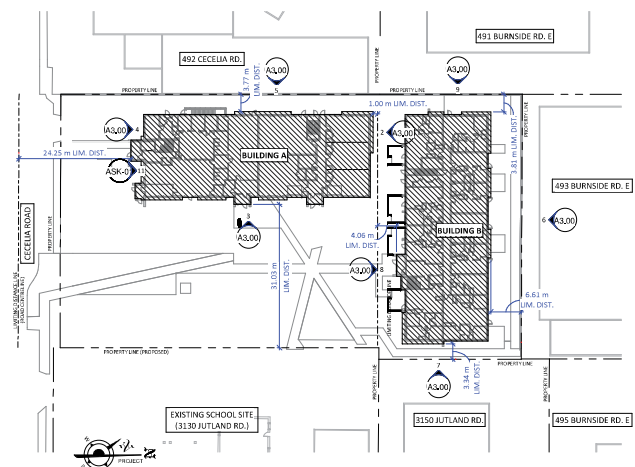
7 SPATIAL SEPARATIONS - BLDG B (EAST)
 1: 250



8 SPATIAL SEPARATIONS - BLDG B (SOUTH)
 1: 250



9 SPATIAL SEPARATIONS - BLDG B (WEST)
 1: 250



1 KEY PLAN - SPATIAL SEPARATIONS
 1: 500

Legend to Spatial Separation Elevations

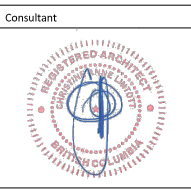


Building Code Analysis - Spatial Separations

6- SPATIAL SEPARATIONS								
NO.	ITEM	DESCRIPTION				REFERENCE		
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	BUILDING A	WALL AREA (m ²)	LIMITING DISTANCE (m)	OPENINGS (m ²)	Table 3.2.3.1.D		
		NORTH (TO BLDG. B):	324.8	1.00	11.67		5.10	
		EAST (PROPERTY LINE):	863.4	31.03	100		36.95	
		SOUTH (ROAD CENTRE):	328.1	24.25	100		36.98	
		WEST (PROPERTY LINE):	866.5	3.77	28.16		21.70	
		BUILDING B						
		NORTH (PROPERTY LINE):	635.9	6.65	60.54		32.49	
		EAST (PROPERTY LINE):	243.9	3.34	24.72		5.74	
		SOUTH (TO BLDG. A):	630.6	6.06	30.6		24.87	
		WEST (PROPERTY LINE):	246.41	4.11	31.10		20.12	
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	BUILDING A	WALL (m ²)	NON-COMBUSTIBLE REQUIREMENTS?	CLADDING	Table 3.2.3.7.		
		NORTH:	1	WALL	N/A		CLADDING	
		EAST:	1	WALL	N/A		W/3	CLADDING
		SOUTH:	1	WALL	N/A		W/3	CLADDING
		WEST:	3/4	WALL	N/A		CLADDING	
		BUILDING B						
		NORTH:	3/4	WALL	N/A		CLADDING	
		EAST:	1	WALL	N/A		CLADDING	
		SOUTH:	3/4	WALL	N/A		CLADDING	
		WEST:	3/4	WALL	N/A		CLADDING	

¹ NOTE THAT FIRE RESISTANCE REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.1.7. ADDITIONAL REQUIREMENTS FOR LOAD-BEARING WALLS AND ELEMENTS MAY ALSO APPLY. REFER TO BUILDING CODE ANALYSIS FOR ADDITIONAL INFORMATION.
² NOTE THAT NON-COMBUSTIBLE CLADDING REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.7. CONSTRUCTION CLASSIFICATION 3.2.2.50. REQUIRES NON-COMBUSTIBLE CLADDING FOR ALL SIDES OF BOTH BUILDINGS.

No.	Description	Date
1	EXTERIOR MATERIALS	NOV 23, 2017
2	Delete Balcony Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
5	Soffit materials identified	Nov. 18, 2019
6	Exterior colours have been reconsidered	Nov. 18, 2019
7	Variation added to the roof lines	Nov. 18, 2019
8	Window shades increased	Nov. 18, 2019
9	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
10	Solar shades removed from design.	Sept. 18, 2020
11	Exterior stair at Building A enclosed.	Sept. 18, 2020



Consultant

NEW COLOUR ELECTRICAL PANEL

Burnside School Property
 496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Exterior Elevations - Building A

Date: 2020-09-21 4:22:58 PM
 Drawn by: CC
 Checked by: CL

A3.01

Scale: As indicated



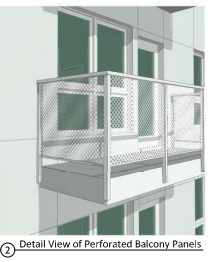
1 Building A - West Elevation
 1: 100

- EXTERIOR MATERIALS LEGEND**
- 1 FIBRE-CEMENT PANELS - CHARCOAL GREY 1
 - 2 FIBRE-CEMENT PANELS - GREY 1
 - 3 FIBRE-CEMENT PANELS - WHITE 1
 - 4 FIBRE-CEMENT PANELS - BLUE 1
 - 5 FIBRE-CEMENT PANELS - GREEN 1
 - 6 METAL PANEL CLADDING - "TITANIUM METALLIC" 1,2
 - 7 METAL PANEL CLADDING - "METALLIC WHITE" 1,2
 - 8 FLASHING - WHITE
 - 9 VINYL WINDOW SILL - WHITE
 - 10 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - 11 METAL MESH GUARDS W/ ALUM. CLEAR ANODIZED POSTS
 - 12 OVERHEAD DOOR - ALUMINUM & GLASS

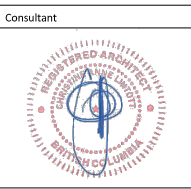
NOTES:
 1 FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
 ROCKET CHANNELS ARE TO BE COLOUR MATCHED.
 2 METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



3 Building A - East Elevation
 1: 100



No.	Description	Date
1	Permitting Revisited	Nov. 23, 2017
2	Exterior Materials	June 25, 2018
3	Delete Balcony Columns	June 25, 2018
4	Relocation of Primary Entrances	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
6	Soffit materials identified	Nov. 14, 2019
7	Exterior colours have been reconsidered	Nov. 15, 2019
8	Window added to the roof lines	Nov. 18, 2019
9	Window size increased	Nov. 18, 2019
10	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
11	Solar shades removed from design.	Sept. 18, 2020



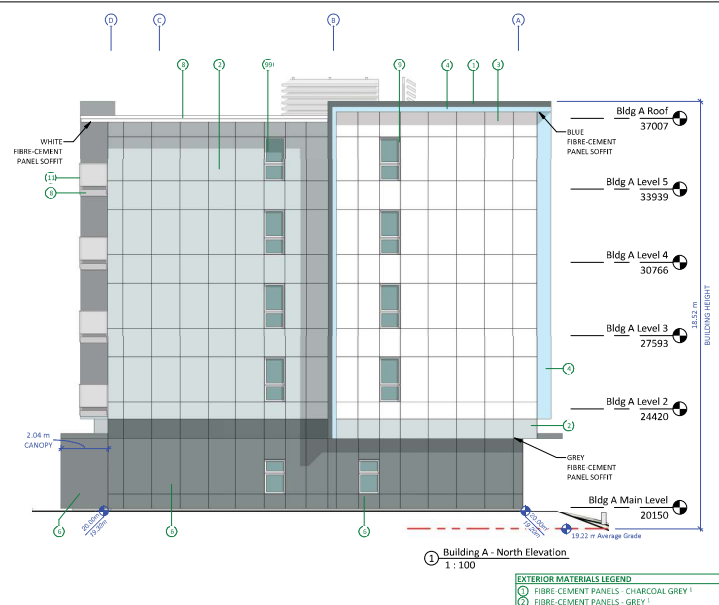
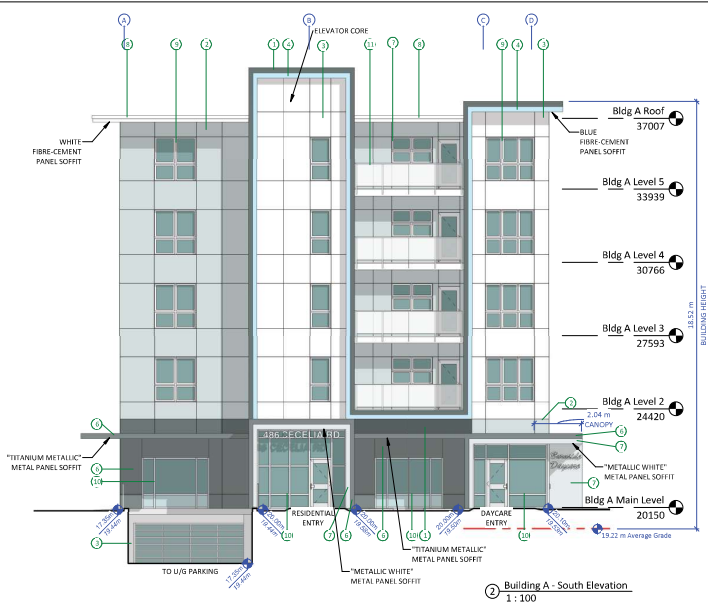
SYMBOL LEGEND

- NEW WORK
- EXISTING

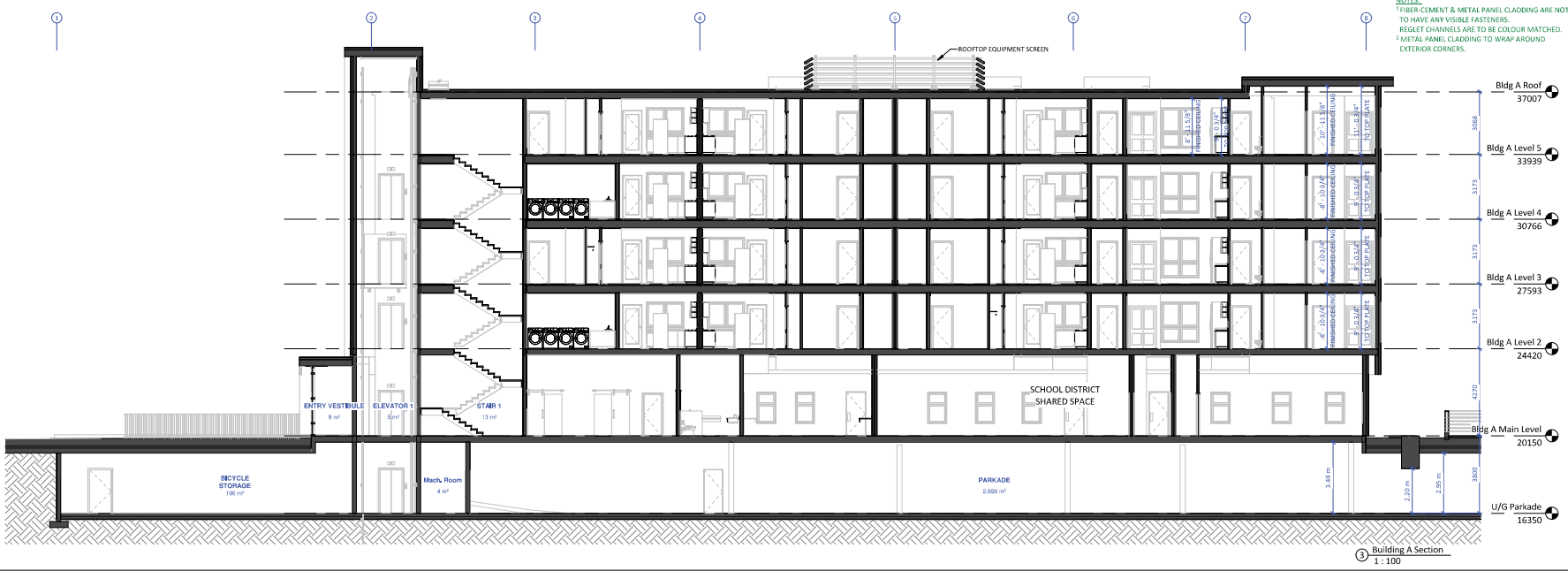
Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Exterior Elevations & Section - Building A

Date	2020-09-21 4:23:10 PM
Drawn by	CC
Checked by	CL
A3.02	
Scale	As indicated



- EXTERIOR MATERIALS LEGEND**
- FIBRE CEMENT PANELS - CHARCOAL GREY¹
 - FIBRE CEMENT PANELS - GREY¹
 - FIBRE CEMENT PANELS - WHITE¹
 - FIBRE CEMENT PANELS - BLUE¹
 - FIBRE CEMENT PANELS - GREEN¹
 - METAL PANEL CLADDING - "TITANIUM METALLIC"^{1,2}
 - METAL PANEL CLADDING - "METALLIC WHITE"^{1,3}
 - FLASHING - WHITE
 - VINYL WINDOWS - WHITE
 - GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - METAL MESH GUARDS w/ ALUM. CLEAR ANODIZED POSTS
 - OVERHEAD DOOR - ALUMINUM & GLASS
- NOTES:**
- ¹FIBRE CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
 - ²REGLET CHANNELS ARE TO BE COLOUR MATCHED.
 - ³METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
1	EXERCISES	NOV 23, 2017
2	Delete Bakery Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Residential Entries at Grade, Building B	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Cores	June 25, 2018
6	Soffit materials identified	Nov. 18, 2019
7	Exterior colours have been reconsidered	Nov. 18, 2019
8	Window added to Building B stairwell	Nov. 18, 2019
9	Variation added to the roof lines	Nov. 18, 2019
10	Ground floor unit entries at Building B made distinct from the other residential entries	Nov. 18, 2019
11	Window size increased	Nov. 18, 2019
12	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
13	Solar shades removed from design.	Sept. 18, 2020
14	Parade entry simplified. Exterior stair at Building B added.	Sept. 18, 2020

Consultant

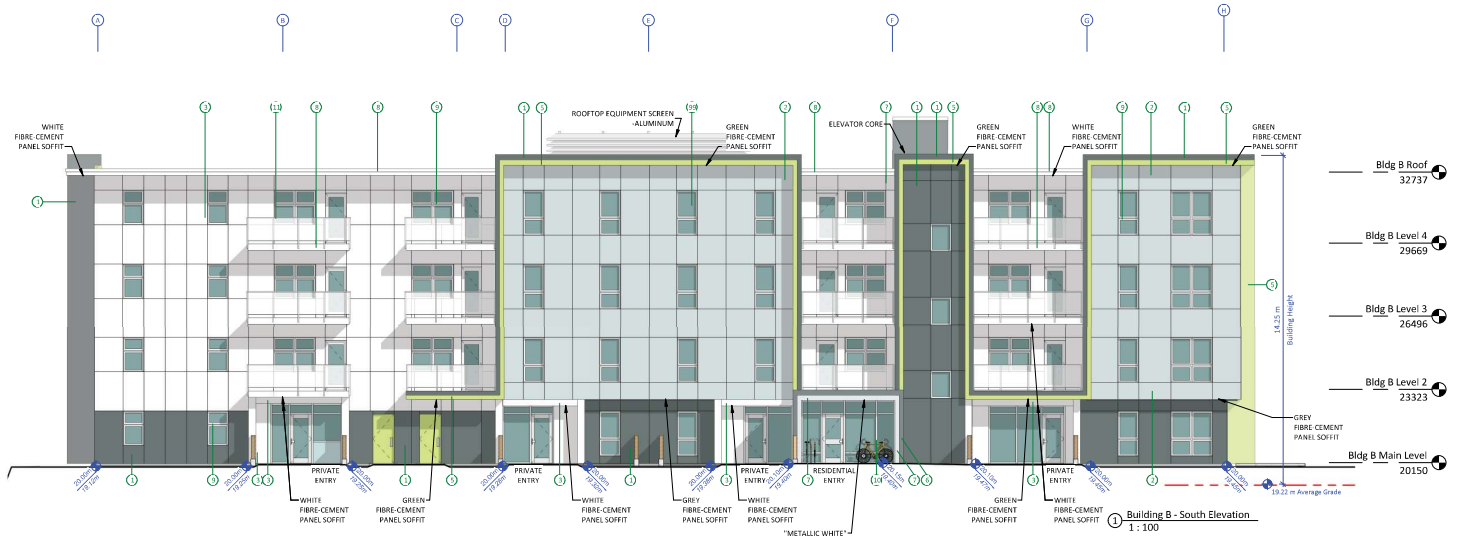
SYMBOL LEGEND

- NEW WORK
- ELECTRICAL

Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

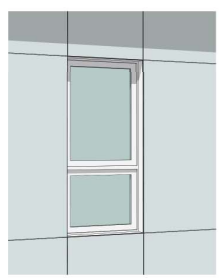
Exterior Elevations - Building B

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Checked by	CL
A3.03	
Scale	As indicated



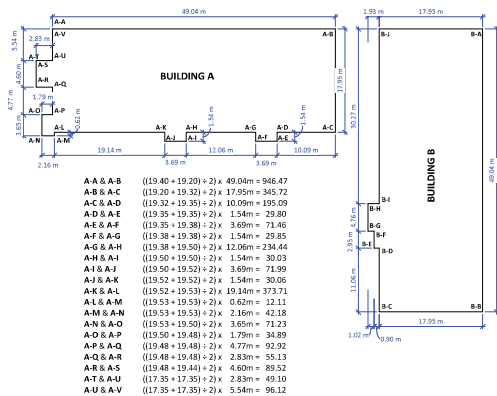
- EXTERIOR MATERIALS LEGEND**
- ① FIBRE-CEMENT PANELS - CHARCOAL GREY¹
 - ② FIBRE-CEMENT PANELS - GREY¹
 - ③ FIBRE-CEMENT PANELS - WHITE¹
 - ④ FIBRE-CEMENT PANELS - BLUE¹
 - ⑤ FIBRE-CEMENT PANELS - GREEN¹
 - ⑥ METAL PANEL CLADDING - "TITANIUM METALLIC"^{1,2}
 - ⑦ METAL PANEL CLADDING - "METALLIC WHITE"^{1,2}
 - ⑧ FLASHING - WHITE
 - ⑨ VINYL WINDOWS - WHITE
 - ⑩ GLAZING WALL - ALUMINUM, CLEAR ANODIZED
 - ⑪ METAL MESH GUARDS W/ ALUM, CLEAR ANODIZED POSTS
 - ⑫ OVERHEAD DOOR - ALUMINUM & GLASS

NOTES:
¹FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
²REGLET CHANNELS ARE TO BE COLOUR MATCHED.
³METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.

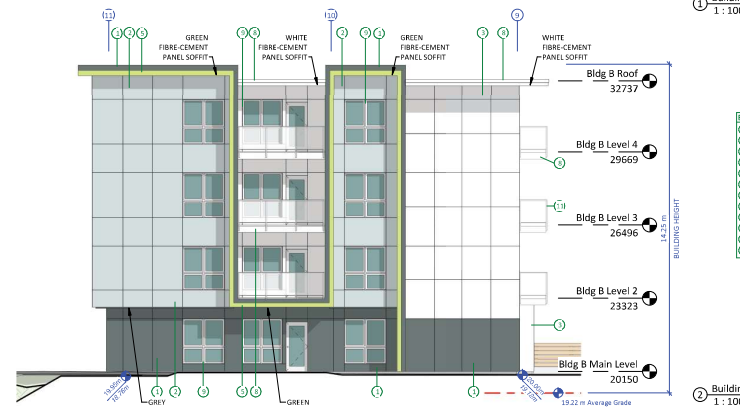
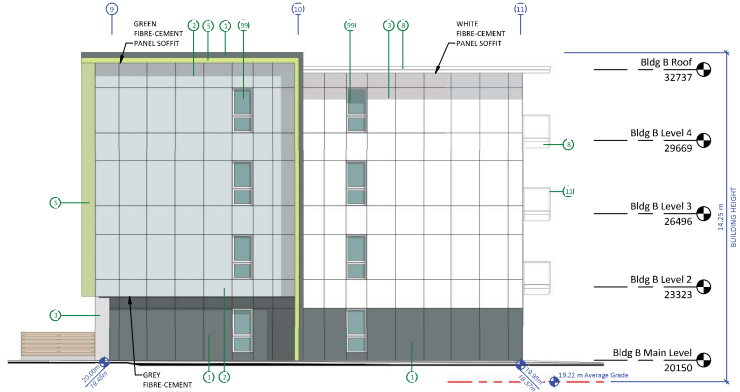


③ Window Shade Detail - Building B





4 Height Calculation Plans
1:400

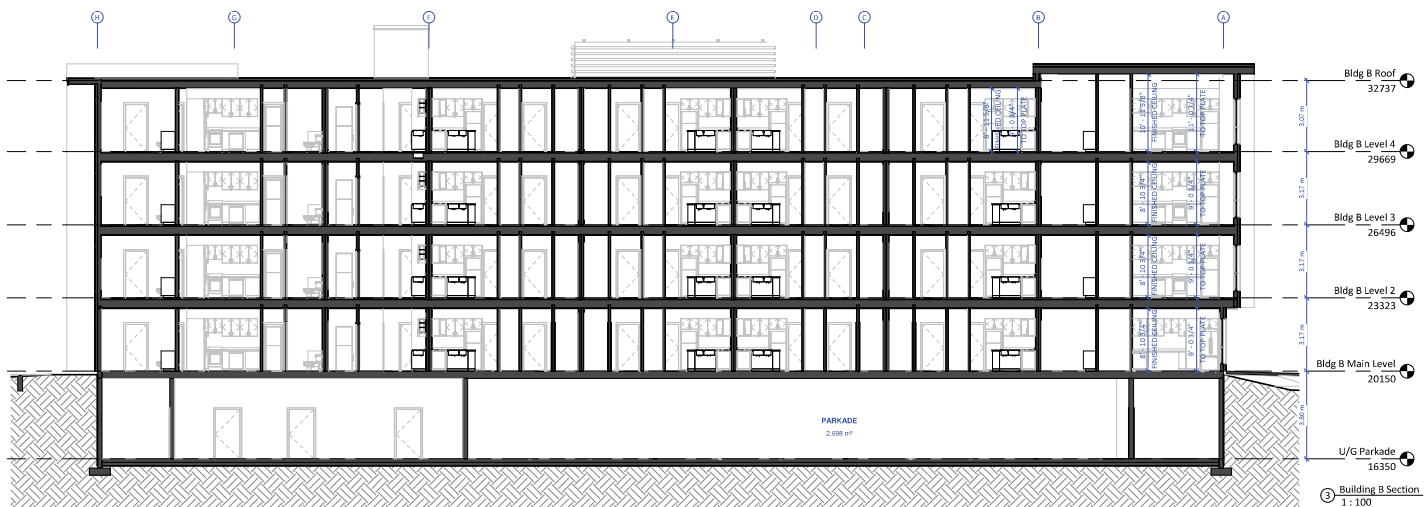


EXTERIOR MATERIALS LEGEND

- ① FIBRE-CEMENT PANELS - CHARCOAL GREY 1
- ② FIBRE-CEMENT PANELS - GREY 1
- ③ FIBRE-CEMENT PANELS - WHITE 1
- ④ FIBRE-CEMENT PANELS - BLUE 1
- ⑤ FIBRE-CEMENT PANELS - GREEN 1
- ⑥ METAL PANEL CLADDING - "TITANIUM METALLIC" 1,2
- ⑦ METAL PANEL CLADDING - "METALLIC WHITE" 1,2
- ⑧ FLASHING - WHITE
- ⑨ VINYL WINDOWS - WHITE
- ⑩ GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- ⑪ METAL MESH GUARDS W/ ALUM. CLEAR ANODIZED POSTS OVERHEAD DOOR - ALUMINUM & GLASS.

NOTES:

- 1 FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
- 2 RESET CHANNELS ARE TO BE COLOUR MATCHED.
- 3 METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



Christine Lintott Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.2969
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
1	Issue Notices	Nov. 23, 2018
2	Delete Bakery Columns	June 25, 2018
3	Soffit materials identified	Nov. 18, 2019
4	Average grade calculated as one building	Nov. 18, 2019
5	Exterior colours have been reconsidered	Nov. 18, 2019
6	Variation added to the roof lines	Nov. 18, 2019
7	Window sizes increased	Nov. 18, 2019
8	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
9	Solar shades removed from design.	Sept. 18, 2020

Consultant

SYMBOL LEGEND

NEW CONCRETE
EXISTING CONCRETE

Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

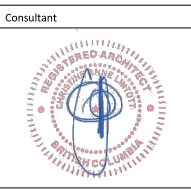
Exterior Elevations & Section - Building B

Date	2020-09-21 4:23:30 PM
Drawn by	CC
Checked by	CL
A3.04	
Scale	As Indicated

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Exterior Elevations - Facing
 Building Cross Views

Date	2020-09-21 4:23:42 PM
Drawn by	CC
Checked by	CL

A3.05

Scale As indicated

DISTANCE BETWEEN BUILDINGS IS 11.3m

HEAVY DASHED LINES DENOTE EXTENTS OF WALL TO NEIGHBOURING APARTMENT BUILDING (493 BURNSIDE ROAD EAST)

LIGHT DASHED LINES AND BLUE HATCHES DENOTE APPROXIMATE LOCATIONS OF WINDOWS IN NEIGHBOURING APARTMENT BUILDING (493 BURNSIDE ROAD EAST)

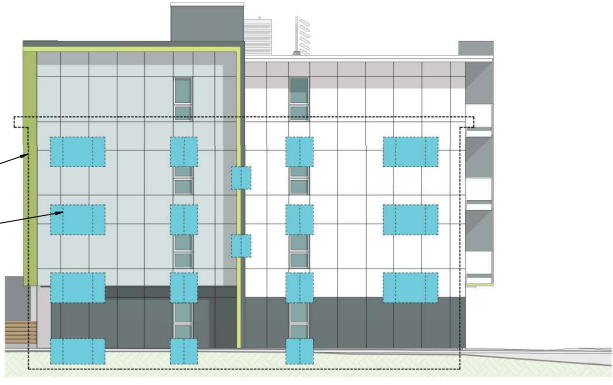


① BUILDING B - NORTH ELEVATION - CROSS VIEW STUDY (493 BURNSIDE E)
 1:100

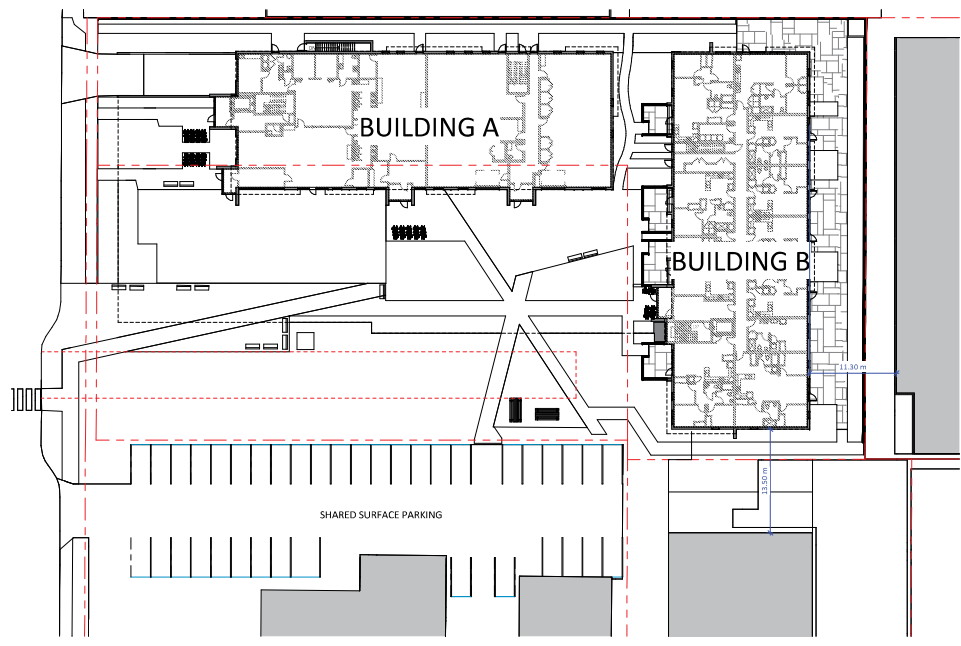
DISTANCE BETWEEN BUILDINGS IS 13.5m

HEAVY DASHED LINES DENOTE EXTENTS OF WALL TO NEIGHBOURING APARTMENT BUILDING (3130 JUTLAND ROAD)

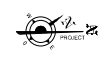
LIGHT DASHED LINES AND BLUE HATCHES DENOTE APPROXIMATE LOCATIONS OF WINDOWS IN NEIGHBOURING APARTMENT BUILDING (3130 JUTLAND ROAD)

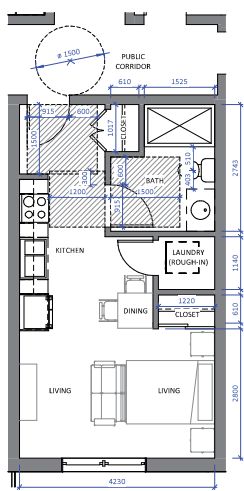
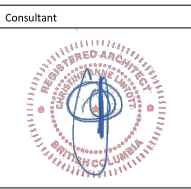


② BUILDING B - EAST ELEVATION - CROSS VIEW STUDY (3130 JUTLAND)
 1:100

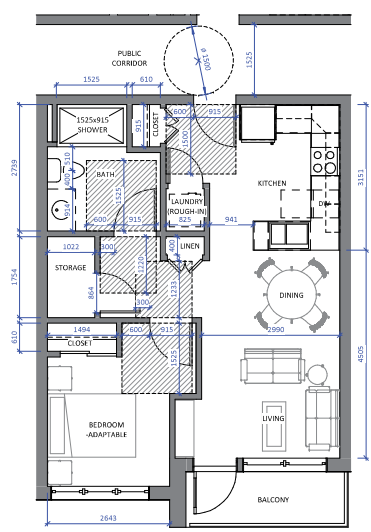


③ SITE PLAN
 1:300

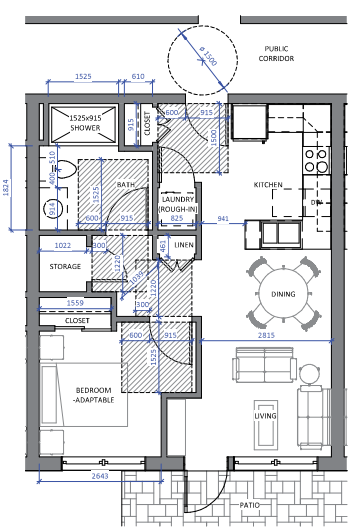




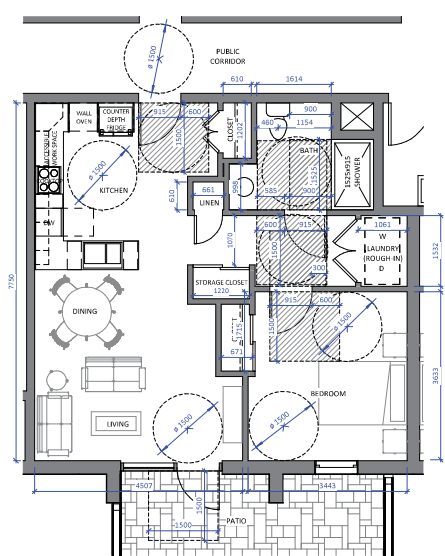
① Unit Plan - Bachelor
 1:50



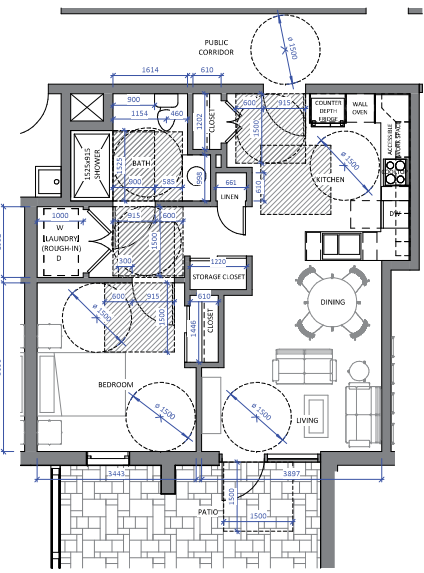
② Unit Plan - 1 Bedroom, Typical
 1:50



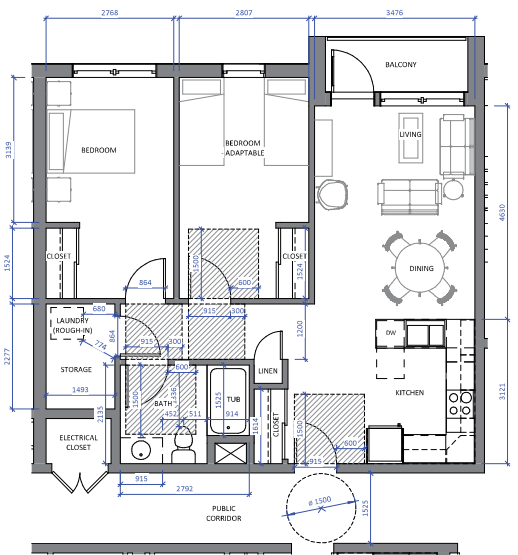
③ Unit Plan - 1 Bedroom, Building B, Main Level
 1:50



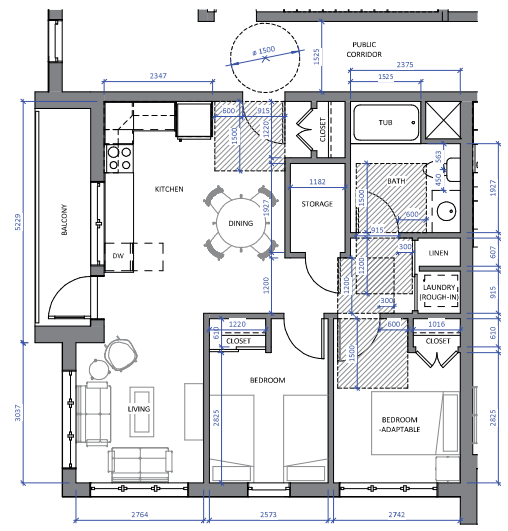
④ Unit Plan - 1 Bedroom, Accessible Type 1
 1:50



⑤ Unit Plan - 1 Bedroom, Accessible Type 2
 1:50

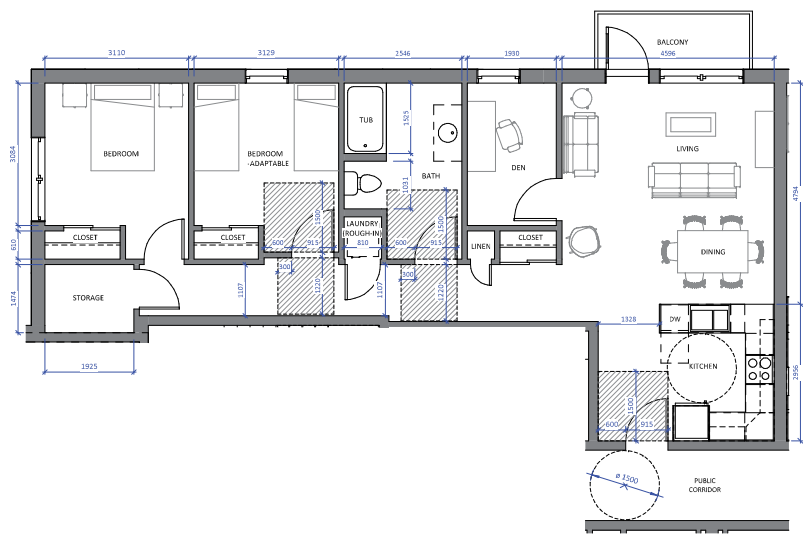
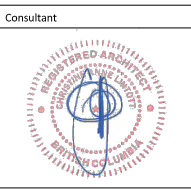


⑥ Unit Plan - 2 Bedroom, Typical Building A
 1:50

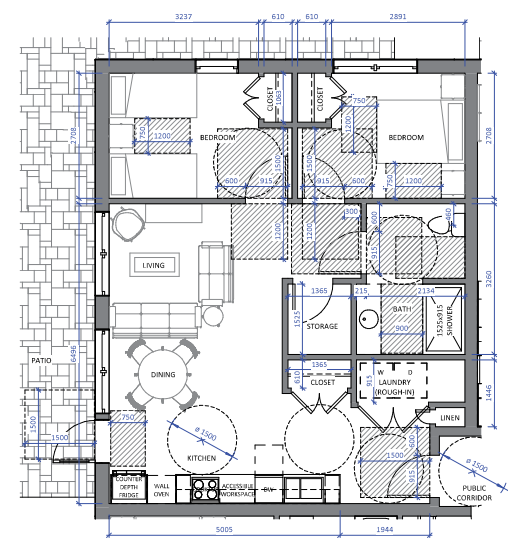


⑦ Unit Plan - 2 Bedroom, Corner Building A, Type 1
 1:50

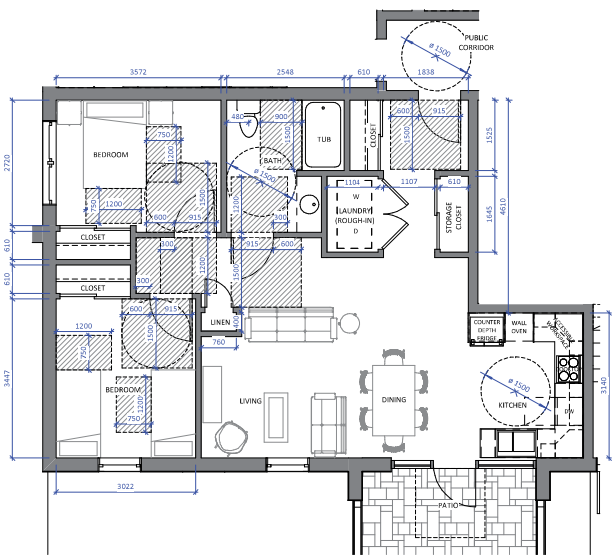
NOTE: STORAGE IS AVAILABLE AT THE PARKING LEVEL FOR BACHELOR UNITS.



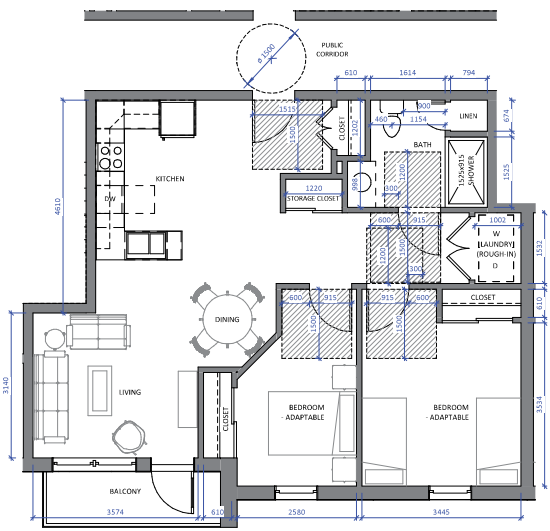
① Unit Plan - 2 Bedroom - Den, Corner Building A, Type 2
 1:50



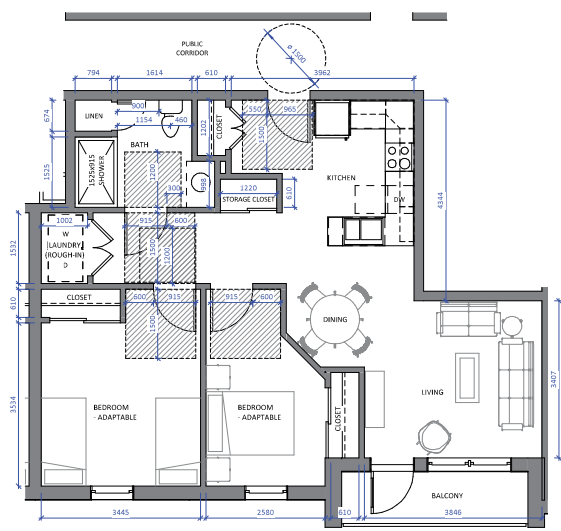
② Unit Plan - 2 Bedroom, Accessible, Building B, Type 1
 1:50



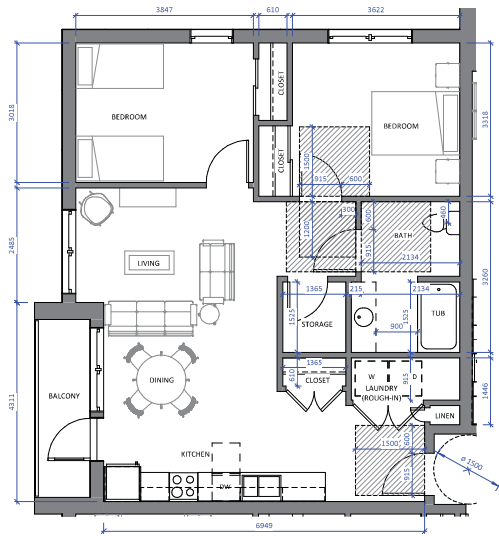
③ Unit Plan - 2 Bedroom, Accessible, Building B, Type 2
 1:50



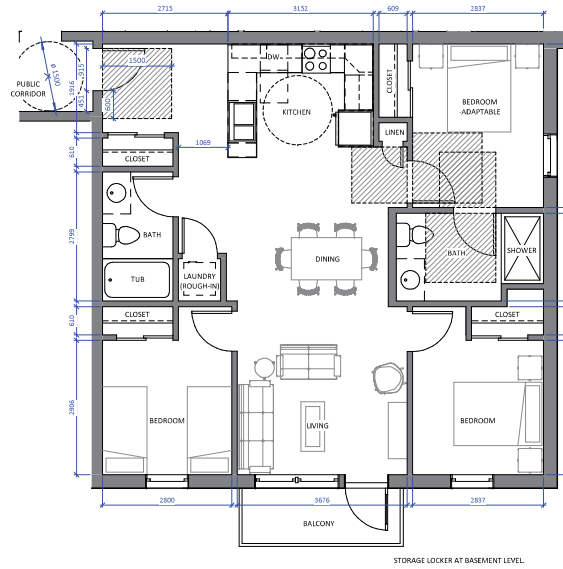
④ Unit Plan - 2 Bedroom, Building B, Type 1
 1:50



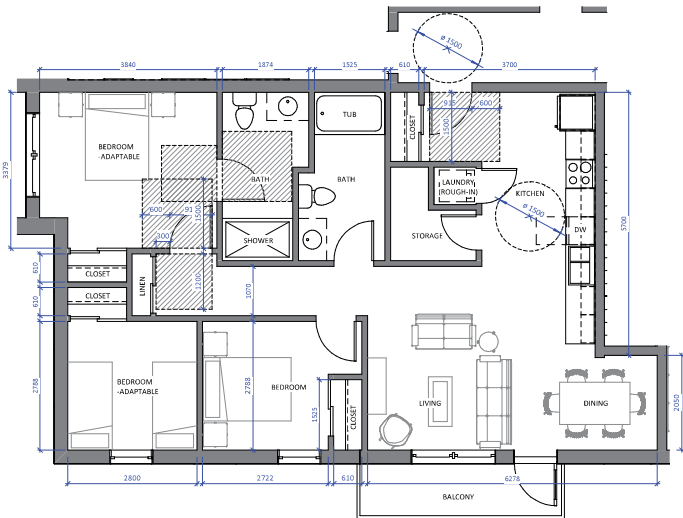
⑤ Unit Plan - 2 Bedroom, Building B, Type 2
 1:50



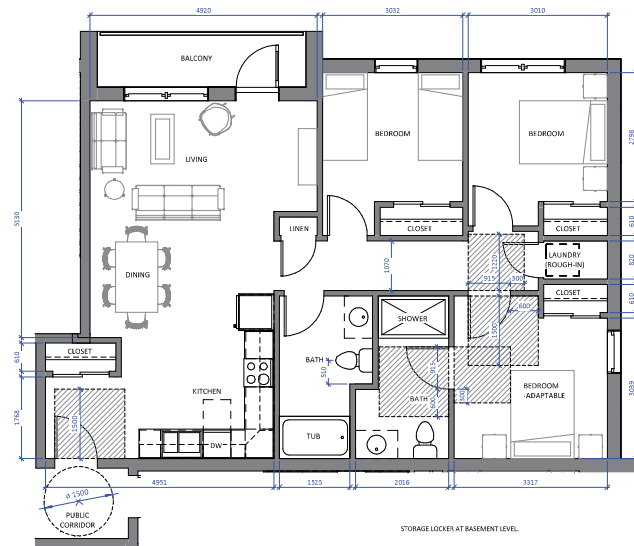
① Unit Plan - 2 Bedroom, Corner, Building B, Type 1
1 : 50



② Unit Plan - 3 Bedroom, Typical, Type 1
1 : 50



③ Unit Plan - 3 Bedroom, Building B, Type 1
1 : 50



④ Unit Plan - 3 Bedroom, Type 2
1 : 50

Christine Lintott Architects Inc.



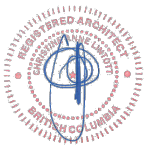
Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.364.1360
www.lintottarchitects.ca

Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road &
3130 Jutland Road,
Victoria, BC

Unit Plans

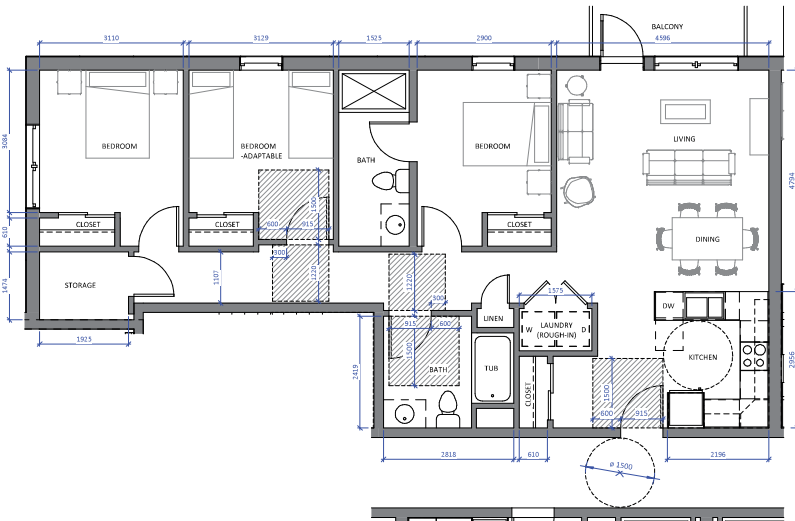
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Drawn by CC

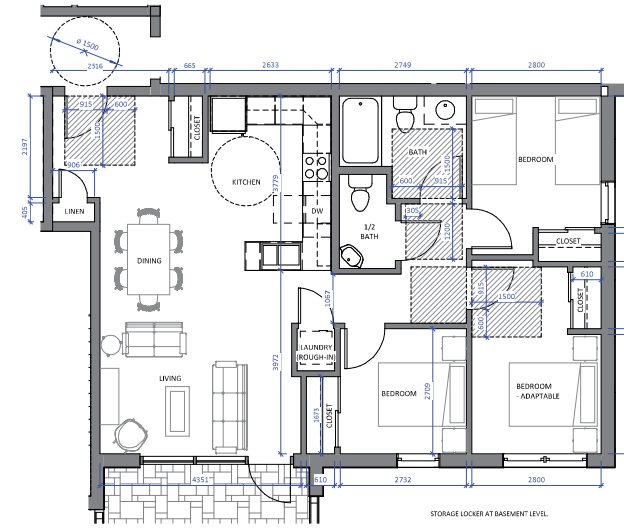
Checked by CL

A7.03

Scale 1 : 50



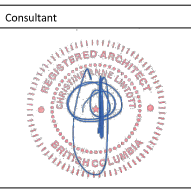
① Unit Plan - 3 Bedroom, Building A, Type 3
1:50



② Unit Plan - 3 Bedroom, Building B, Main Level
1:50

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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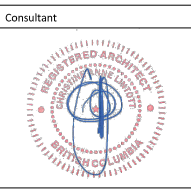
Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Unit Plans

Date	2020-09-21 4:23:54 PM
Drawn by	CC
Checked by	CL

A7.04

Scale 1:50



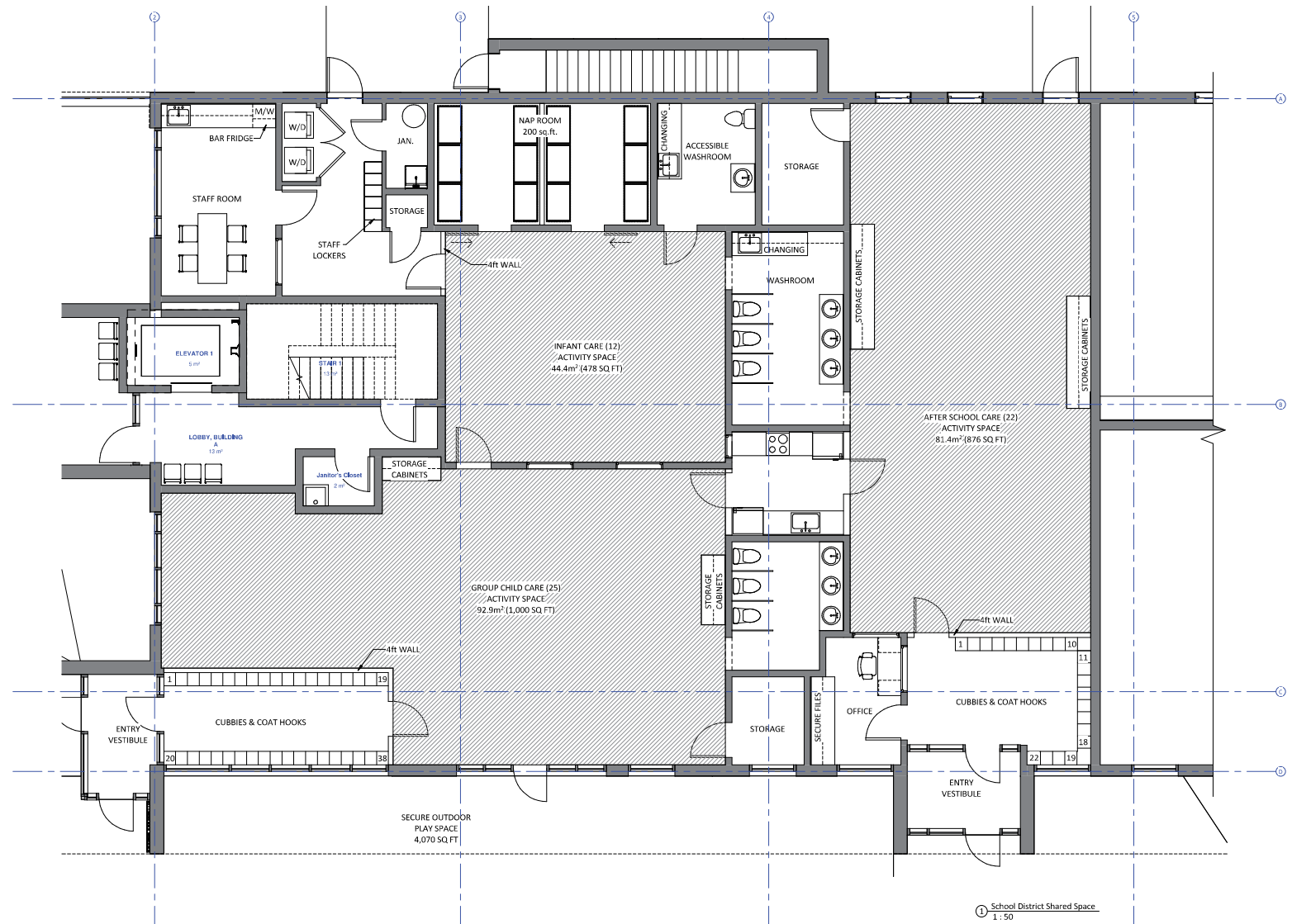
Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Daycare & After School Space

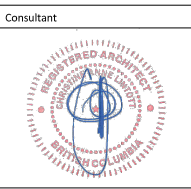
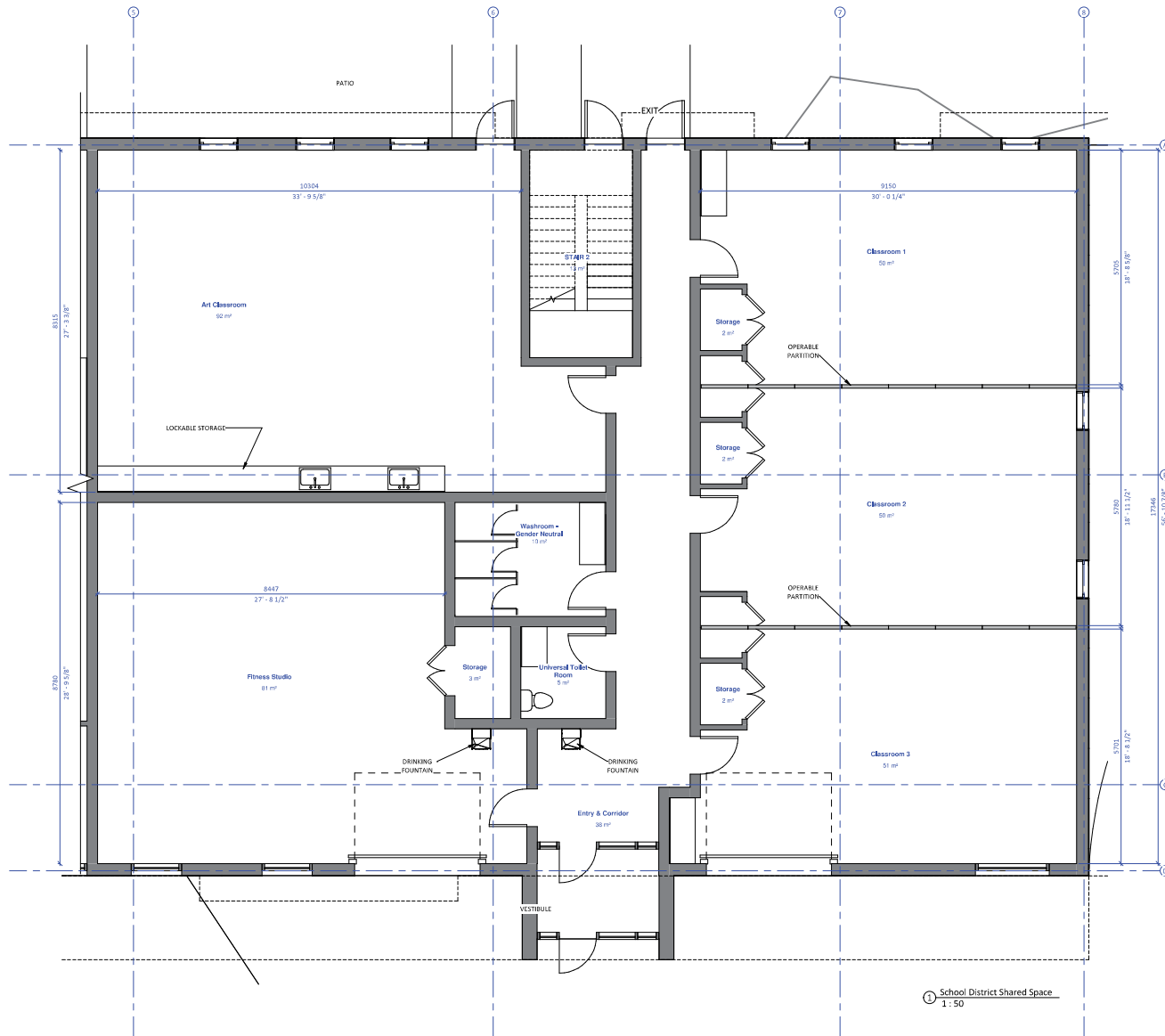
Date: 2020-09-21 4:23:56 PM
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A7.20

Scale: 1 : 50



① School District Shared Space
 1 : 50



Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

School District Shared Space

Date: 2020-09-21 4:23:57 PM
 Drawn by: CC
 Checked by: CL

A7.21

Scale: 1:50

Plant List

Trees

36	Botanical Name	Common Name	Size
	<i>Acer palmatum</i>	Green Leaf Japanese Maple	6cm cal.
	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Japanese Maple	4cm cal.
	Boulevard Tree	TBD by Parks	7cm cal.
	<i>Malus Evereste</i>	Domestic Apple	4cm cal.
	<i>Malus</i> 'Jonagold' (Semi-Dwarf)	Jonagold Apple	4cm cal.
	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	5cm cal.
	<i>Prunus subhirtella</i> 'Autumnalis'	Autumnalis Cherry	6cm cal.
	<i>Pyrus communis</i> 'Bosc'	Bosc Pear	4cm cal.

Large Shrubs

26	Botanical Name	Common Name	Size
	<i>Fatsia japonica</i>	Japanese Fatsia	#15 pot
	<i>Hamamelis x intermedia</i> 'Diane'	'Diane' Witchazel	#5 Pot

Medium Shrubs

556	Botanical Name	Common Name	Size
	<i>Gaultheria shallon</i>	Salal	—
	<i>Mahonia aquifolium</i>	Tall Oregon grape	#3 pot
	<i>Paxistima myrsinites</i>	Oregon Boxwood aka False Boxwood	#2 pot
	<i>Rhododendron</i> 'Hino-Crimson'	Hino Evergreen Azalea	—
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	<i>Sarcococca ruscifolia</i>	Sweetbox	#3 pot

Small Shrubs

430	Botanical Name	Common Name	Size
	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	#1 pot
	<i>Cistus</i> 'Sunset'	Cistus Rock Rose	#3 Pot
	<i>Daphne x transatlantica</i> 'Summer Ice'	Summer Ice Daphne	#2 pot
	<i>Erica x darleyensis</i> 'Silberschmelze'	Silberschmelze Heather	#1 pot
	<i>Gaultheria shallon</i>	Salal	#5 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 Pot
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 Pot
	<i>Rhododendron</i> 'Elvira'	Elvira Rhododendron	—

Perennials, Annuals and Ferns

591	Botanical Name	Common Name	Size
	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	#1 pot
	<i>Actaea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Bugbane	#1 pot
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	#1 pot
	<i>Blechnum spicant</i>	Deer Fern	—
	<i>Eryngium amethystinum</i>	Blue Sea Holly	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Polypodium glycyrrhiza</i>	Licorice Fern	—
	<i>Polystichum munitum</i>	Western Sword Fern	#1 pot
	<i>Smilacina racemosa</i>	False Solomon's Seal	#1 pot

Notes:

1. All work to be completed to current BC Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system



Green Leaf Japanese Maple



Coral Bark Japanese Maple



Kwanzan



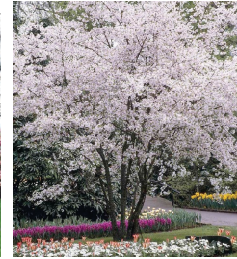
Crabapple



Jonagold Apple



Kwanzan Cherry



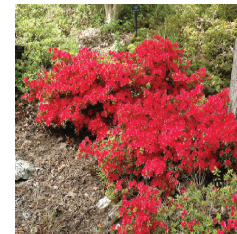
Autumnalis Cherry



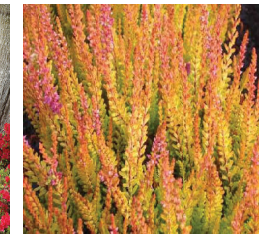
Bosc Pear



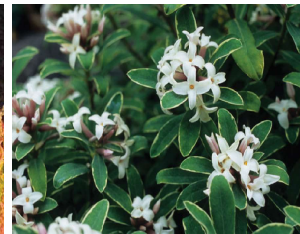
Diane Witch Hazel



Hino Crimson Azalea



Firefly Heather



Summer Ice Daphne

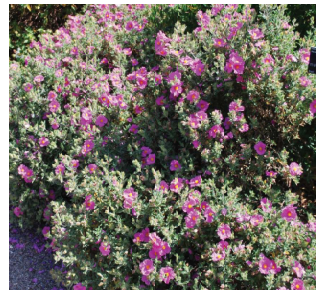
Excerpt From Arborist's Report re Site Trees:

NT 4 London Plane
Platanus x acerifolia, DBH: ~100cm, Crown: 22.0m CRZ: 10.0m.
 Relative Tolerance: Good, Health: Fair, Structure: Fair
 Private tree, tag and dbh measurement not accessible due to existing barrier fencing. Extended endweighted limbs. Small cavity openings in upper crown. Three 20cm pruning wounds; asymmetric form due to hydro clearance pruning. Retain

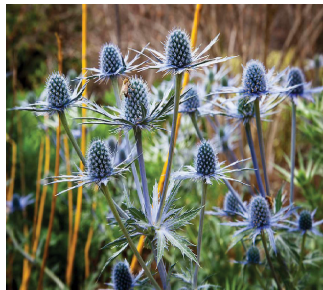
NT 5 London Plane
Platanus x acerifolia, DBH: 55cm, Crown: 9m, CRZ: 5.5m
 Relative Tolerance: Good, Health: Fair, Structure: Fair/poor
 Municipal tree, Asymmetric crown due to severe hydro clearance pruning. Small amount of dieback visible at branch tips. Retain

NT 6 Austrian Pine
Pinus nigra, DBH: 100.0cm, Crown: 12m, CRZ: 12.0m.
 Relative Tolerance: Moderate, Health: Good, Structure: Fair/poor
 Neighbour's. Codominant structure beginning at 2m with reaction wood below unions, some unions with included bark, 1.3m north of fence and 3m east of fence. Retain

Project Arborist: Talbot Mackenzie & Associates.



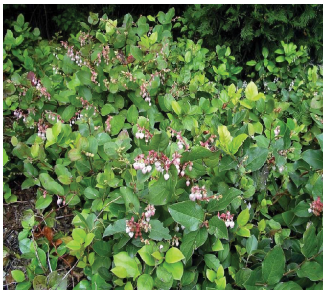
Sunset Rock Rose



Blue Sea Holly



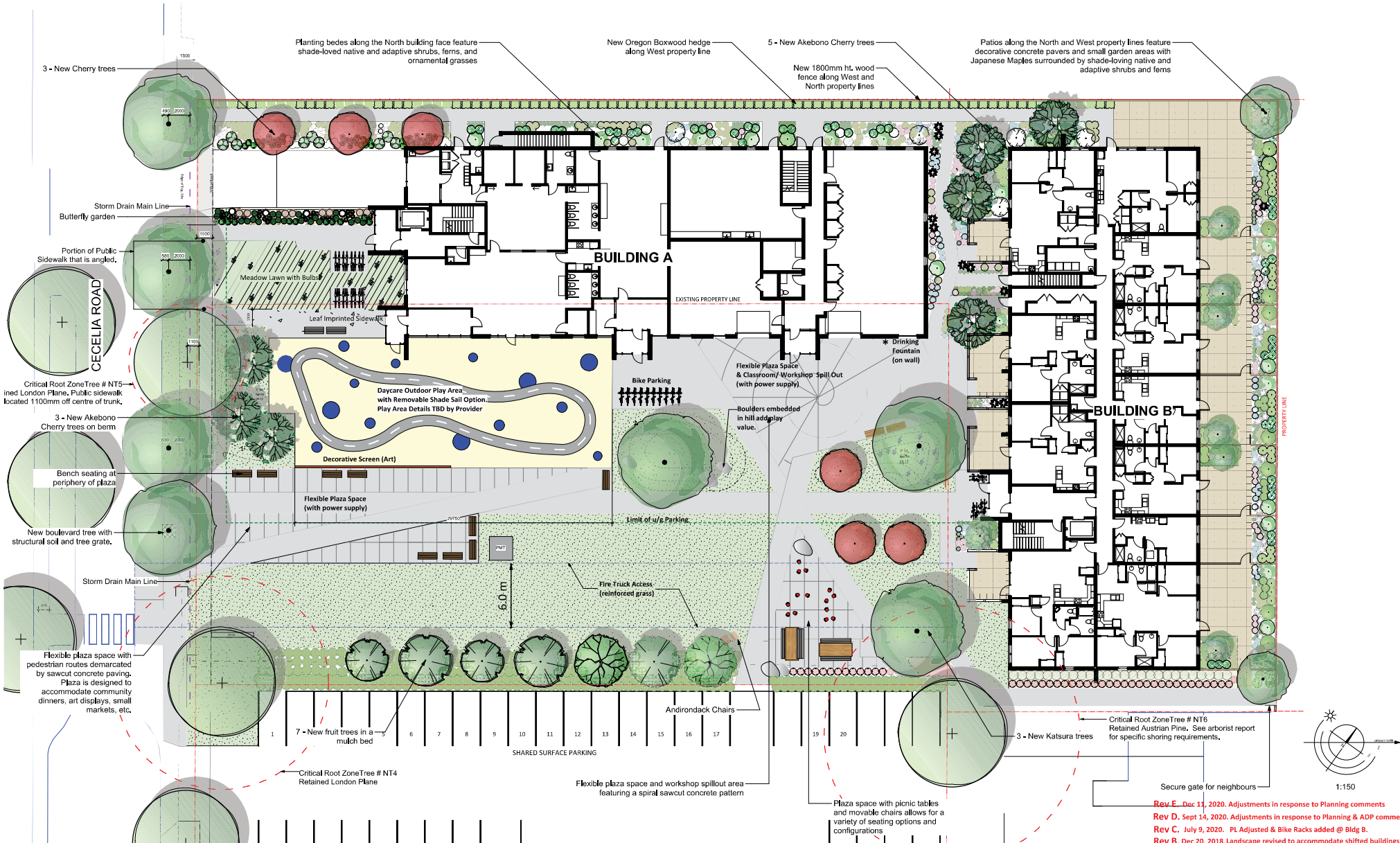
Blue Oat Grass



Salal

3130 Jutland Rd. | Landscape Concept

Rev B. Dec. 11, 2020. Plant List updated.
 Rev A. Sept. 14, 2020. Plant List updated & Arborist notes added.



3130 Jutland Rd. | Landscape Concept Plan

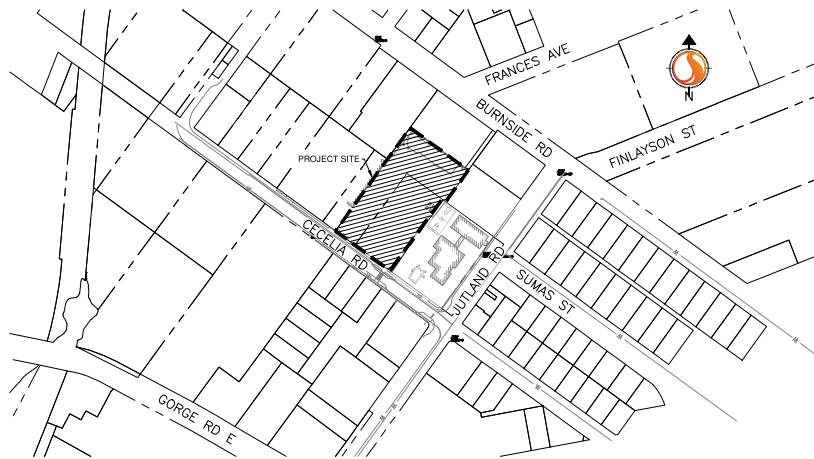
REV E. Dec 11, 2020. Adjustments in response to Planning comments
 REV D. Sept 14, 2020. Adjustments in response to Planning & ADP comments
 REV C. July 9, 2020. PL Adjusted & Bike Racks added @ Bldg B.
 REV B. Dec 20, 2018. Landscape revised to accommodate shifted buildings.
 REV A. June 25, 2018

TOWNLINE HOUSING SOLUTIONS

BURNSIDE SCHOOL PROJECT

DEVELOPMENT PERMIT RESUBMISSION

SEPTEMBER 18, 2020



LOCATION PLAN
SCALE: 1:2000

DRAWING LIST

SHEET NUMBER	SHEET TITLE
C000	COVER
C102	PROPOSED SITE SERVICING

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	TOE OF BANK	---
---	FENCE	---
---	WALL	---
---	DRAIN	---
---	PERFORATED DRAIN	---
---	DRAIN SERVICE	---
---	DITCH	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	POWER CONDUIT	---
---	GAS	---
---	TELECOM CABLE	---
⊗	TREE	⊗
⊗	AREA DRAIN	⊗
⊗	STORM MANHOLE	⊗
⊗	WATER VALVE	⊗
⊗	CATCHBASIN	⊗
⊗	FIRE HYDRANT	⊗
⊗	SIGN	⊗
⊗	WATER METER	⊗
⊗	POWER LAMP POLE	⊗
⊗	JUNCTION BOX	⊗
⊗	WATER SERVICE	⊗
⊗	UTILITY POLE	⊗
⊗	SANITARY MANHOLE	⊗

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO BRITISH COLUMBIA BUILDING CODE ON-SITE PLUMBING EDITION 2012 AND FOR ANY OFF-SITE WORKS, CITY OF VICTORIA BY-LAWS, MMCD PLATINUM ADDITION, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DRAWINGS.
- ALL PERMITS TO BE OBTAINED BY THE CONTRACTOR.
- ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED.
- ELEVATIONS ARE GEODETIC DATUM.
- ALL PIPE BEDDING TO BE IN ACCORDANCE WITH MMCD GRADATION TABLES.
- GRANULAR ROADBASE PER MMCD SHALL BE USED UNDER OR WITHIN 1.5m OF ALL ROADS AND DRIVEWAYS (MATCH EXISTING THICKNESS).
- PROVIDE A MINIMUM 1.0m COVER TO BE PROVIDED ON WATER MAINS AND SERVICES.
- MAINTAIN A MINIMUM OF 3m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION BETWEEN WATER MAINS AND STORMWATER AND SANITARY SEWER SERVICES. WHERE THE ABOVE-NOTED SEPARATIONS CANNOT BE ACHIEVED, NOTIFY THE ENGINEER IMMEDIATELY.
- REFER TO DRAWINGS FOR SITE SPECIFIC NOTES, COMMENTS AND DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SURVEY LAYOUT. STANTEC WILL PROVIDE DIGITAL FILE FOR LAYOUT PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM LOCAL MONUMENTS/CONTROL PRIOR TO CONSTRUCTION. SURVEY MONUMENTS AND COORDINATES ARE AVAILABLE AT THIS LOCATION. DIGITAL DRAWINGS ARE AVAILABLE FOR CONTRACTOR USE. ALL LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ANY REPAIRS AND ASSOCIATED COST TO EXISTING UTILITIES AND ASPHALT REQUIRED DUE TO DAMAGE BY CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. ALL RESIDENCES POTENTIALLY AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF SEVEN DAYS PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING AMENITIES DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EXISTING OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
- LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING WHERE REQUIRED. EXISTING SERVICE LOCATIONS ARE SHOWN TO INDICATE THE EXISTENCE OF THE SPECIFIED SERVICE ONLY AND ARE NOT NECESSARILY COMPLETE OR SHOWN IN THE CORRECT LOCATION. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING: BC ONE CALL 1-800-474-6886 ("6886") PRIOR TO ANY EXCAVATION.

ENVIRONMENTAL NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. CONTRACTOR TO REFER TO CURRENT LATEST DEPARTMENT OF FISHERIES REQUIREMENTS AND CITY OF VICTORIA STANDARDS FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.



400 - 655 Yee Road
Victoria BC
www.stantec.com

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ORIGINAL SHEET - 80 AT

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Consultants

Legend

Notes

Revision	By	Appr.	Y/M/D
3 PLANNING COMMENTS	AF	DL	20.12.16
2 DEVELOPMENT PERMIT RESUBMISSION	DF	DL	20.09.18
1 FOR RECOGNIZING DEVELOPMENT PERMIT	AF	DL	18.09.20
Issued	By	Appr.	Y/M/D
File Name: ta_c102.dwg	AT	DL	17.12.20
	Drawn:	Checked:	Design:

Permit-Seal

Client/Project

TOWNLINE HOUSING SOLUTIONS

BURNSIDE SCHOOL PROJECT

VICTORIA BC

Title

PROPOSED
SITE SERVICING

Project No.
111720059

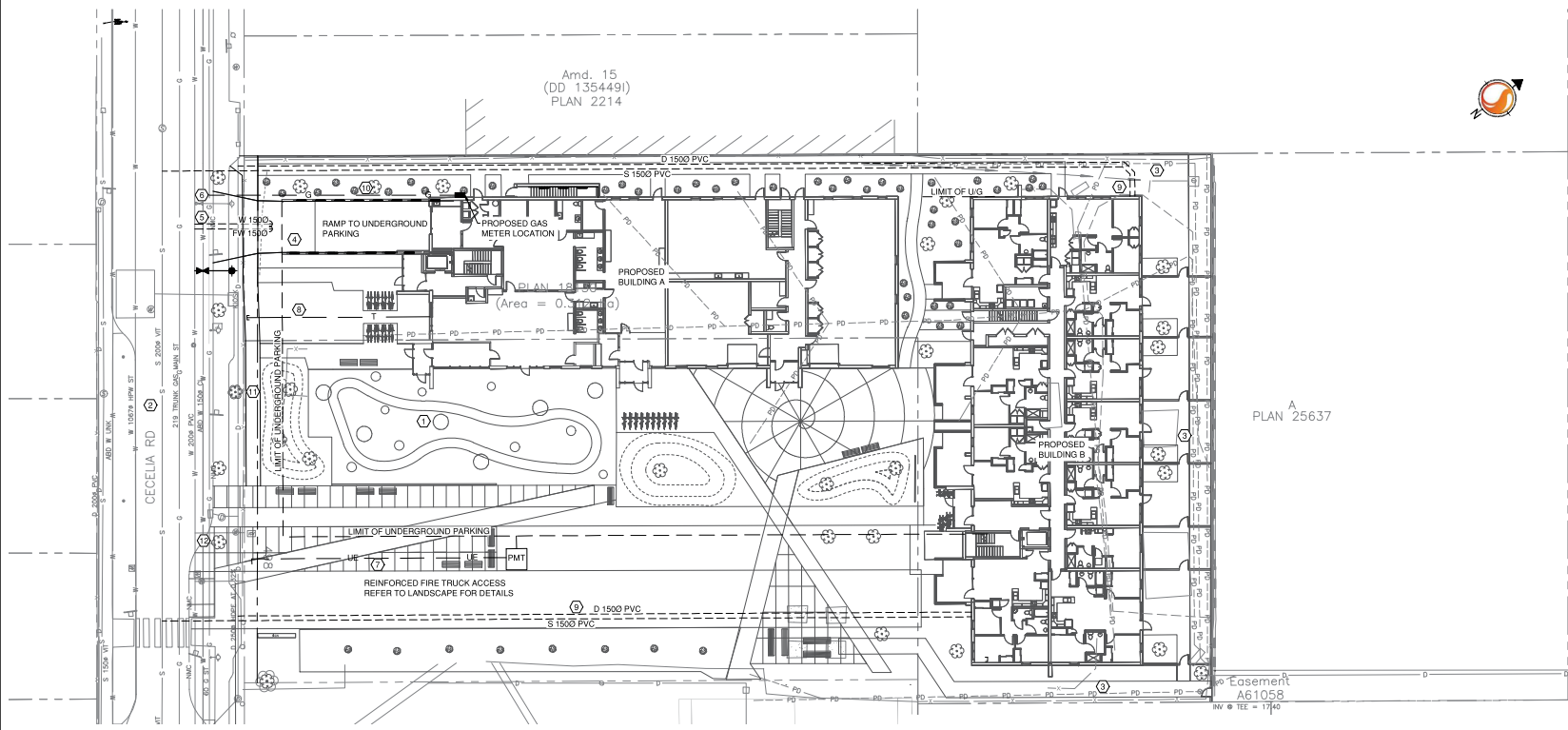
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Drawing No.

Sheet
Revision

C102

of



DESIGN NOTES:

- ALL ON-SITE CIVIL SERVICING TO BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE PLUMBING EDITION 2012
- ALL OFF-SITE WORK TO BE IN ACCORDANCE WITH THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS
- PROTECT AND RETAIN EXISTING UNDERGROUND PERFORATED DRAINAGE PIPING AND CONNECTION TO EASEMENT A61058 WITHIN 2.0m OF THE N.W., N.E., AND S.E. PROPERTY LINES OTHERWISE REMOVE
- NEW 5.0m WIDE TYPE 'A' DRIVEWAY ACCESS TO CITY OF VICTORIA STANDARDS
- PROPOSED 1000 Q900 PVC DOMESTIC AND 1500 C900 PVC FIRE WATER CONNECTIONS
- RELOCATE EXISTING FIRE HYDRANT 7.0m S.E. BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
- PROPOSED ELECTRICAL SERVICE 2x103mm PVC PER ELECTRICAL DESIGN WITH RELOCATED PMT
- PROPOSED TELLS/SHAW SERVICE 2x103mm CONDUIT PER ELECTRICAL DESIGN
- PROPOSED SANITARY SEWER AND STORM DRAIN SERVICES
- GAS SERVICE AND METER LOCATION
- RELOCATE EXISTING CITY SIDEWALK AS SHOWN. PROVIDE 1.1m FROM THE CENTRELINE OF THE EXISTING TREE # NTS. ARBORIST TO BE ON-SITE DURING EXCAVATION. REFER TO LANDSCAPE DRAWINGS AND TALBOT MCKENZIE ARBORIST REPORT(S) CONSTRUCTION IMPACT ASSESSMENT & TREE PRESERVATION PLAN 3130 JUTLAND RD, VICTORIA BC DATES MAY 18, 2018 AND DEC 10, 2020 FOR DETAILS
- NEW BOULEVARD TREE IN STRUCTURAL SOIL CELL WITH TREE GRATE TO CITY STANDARDS

SUITE 1212, 450 SW MARINE DRIVE 604 301 3999
VANCOUVER, BC, CANADA V5X 0C3 TLHOUSINGSOLUTIONS.CA



December 22nd, 2020

Mayor Helps and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Attn: Mayor Helps and Council

Re: Rezoning & Development Permit Application (with OCP Amendment) for 496/498 Cecelia Road

Dear Mayor Helps and Council,

TL Housing Solutions, in partnership with Pacifica Housing Advisory Association and in conjunction with BC Housing, are proud to bring forward a combined rezoning (with OCP amendment) and development permit application for the 496 & 498 Cecelia Road properties, ie the grass field adjacent to the SJ Burnside Continuing Education Centre. This unique partnership with the City of Victoria (as the land owner), the Burnside Gorge Community Association, and SD61 proposes 88 units of BC Housing-funded affordable rental housing, a 59-child daycare and after school care program, a shared SD61 community learning space, and a public outdoor plaza. This proposal has come to fruition following the identification of need in the Burnside Gorge Community for affordable workforce housing. The needs of working singles, couples, and families are at the forefront of this proposal, which includes a mix of thoughtfully designed 1, 2 and 3-bedroom units in addition to a widely-sought affordable daycare service meant to support local families.

Neighbourhood Context and Community Need

The Burnside Gorge Neighbourhood Plan, completed earlier in 2018, lists expanded housing diversity and an increase in quality community gathering places as the top 2 neighbourhood concerns. This proposal addresses both of those neighbourhood interests. With the inclusion of 3-bedroom units (a proven rare service in Victoria), this application will provide housing that is attractive to families with young children, and the adjoining daycare will provide much-needed family support services. The Neighbourhood Plan also identifies the corner of Cecelia and Jutland as being a new neighbourhood centre, with the intention that the community will gather around this corner. With this intended use in mind, this proposal includes a landscaped "village green," which has drawn from community, BGCA, School District, and municipal staff feedback to create a multi-functional neighbourhood outdoor plaza.

OCP Amendment

Currently, 496 /498 Cecelia is designated as “Public Facilities, Institutions, Parks and Open Space” under the Official Community Plan. The property is a grass sports field adjacent to Burnside School, and was historically used for student recreation. This proposal is requesting an OCP amendment to allow for both residential and commercial uses.

Through the Burnside Gorge Neighbourhood Plan, the corner of Jutland and Cecelia, and particularly the Burnside School site, are envisioned as a new urban village area holding a mix of commercial and residential uses. The plan forecasts that future development and improvements to transit in the region could add up to “1,500 residents to the area near Ceceila Road, Jutland Road and Selkirk Village...” (pg. 63). This proposal would contribute to the desired new residences in the area and allow for young families and working individuals to live in the community. Additionally, the plan envisions “village commercial uses...at the ground level particularly at the corner of Jutland and Cecelia Road,” which is also achieved through the daycare and after school care uses included in our proposal (pg. 64).



Community village green area with proposed buildings in background, as viewed from Cecelia Road

Building Design

The project has been designed by Christine Lintott Architects, with a focus on family housing and public use of the landscaped plaza. The project holds 88 units of affordable rental housing split between two buildings. The building closest to Cecelia Rd (Building A), is comprised of a 1-storey concrete podium

holding childcare and school district space, with 4 levels of wood frame construction containing 44 residential units above. Building B at the north end of the property is a 4-storey wood frame building containing an additional 44 residential units. Underneath both buildings is a 1-storey underground parkade holding 98 parking stalls. The residential unit breakdown per suite type includes:

- 8 bachelor suites
- 34 1-bedroom suites
- 26 2-bedroom suites
- 20 3-bedroom suites

The proposed design has been presented to City Planning Staff starting in early 2018 for feedback and suggestions. The project has been challenged by a relatively narrow but deep parcel size, which has required creativity and collaboration to fit required services, multiple residential and commercial entries and exits, and fire truck accessibility onto the site's Cecelia Road frontage. In adherence to City of Victoria design guidelines, principal residential and commercial entries are oriented towards the street, and the parkade entrance has been pushed to the corner of the site to keep as much of the Cecelia frontage open and visible to the public as possible.

The building's exterior facades have been modified since our original application in 2018 in response to requests from Planning staff for more distinct colour and textural differentiations in the facades and visual indications between residential and commercial building entryways. The building design has also been influenced by BC Housing's design guidelines for provincially-funded housing, which requires durable and cost-efficient exterior materials to be prioritized wherever possible; this requirement has been addressed through our project design through the inclusion of cementitious panels in a variety of neutral base and accent colours, which provide visual interest and a sense of welcoming and direction for individuals approaching the building from the landscaped area or Cecelia Road.

The building design was approved unanimously at the City of Victoria's Advisory Design Panel in July of 2020, where panel members commended the architect's creative use of a cost-efficient and long-enduring building material to create visual and textural interest in the building façade.

Environmental Design

This proposed project has made a commitment through BC Housing to meet Step 3 of the BC Energy Step Code, which we understand is an expectation that is shared by the City of Victoria. This commitment requires a sophisticated mechanical heat recovery system including the use of centralized Heat Recovery Ventilator (HRV) units, which will ensure greater energy efficiencies (and lower utility bills) for future tenants, thus helping to preserve affordability. This project also complies with CMHC's requirements for energy efficiency, namely a 25% (or greater) reduction of both energy consumption and GHG emissions compared to the 2015 National Energy Code for Buildings (NECB) guidelines; this proposal surpasses these requirements with a 33% reduction against the NECB baseline.

In addition to the green building features mentioned above, thought has been given to ensuring the landscaped “village green” area will provide educational opportunities for both students of Burnside School and the wider community. Fruit trees available for harvesting have been proposed along the shared border with Burnside School. Further, Pacifica Housing in tandem with LADR Landscape Architects are exploring an opportunity to create a native plant garden in collaboration with members of the local First Nations community which would serve as a community learning tool.

Transportation

This proposal meets all municipal Schedule C requirements and slightly surpasses the residential parking requirement, as it was noted during community consultation that neighbours were concerned that the proposed project would heighten on-street parking constraints on Cecelia Road. Pacifica Housing has allowed for a surplus of underground stalls onsite so as not to affect residential on-street parking. The proposed parking count is as follows:

	<i>Schedule C Requirement</i>	<i>Proposal</i>
<i>Residential Parking Stalls</i>	54	78
<i>Visitor Parking Stalls</i>	9	9
<i>Childcare Parking Stalls</i>	5	5
<i>School Use Parking Stalls</i>	6	6
<i>Class A Bike Stalls</i>	110	110
<i>Class B Bike Stalls</i>	15	32
<i>Total Parking</i>	74 Parking Stalls; 125 Bike Parking Stalls	98 Parking Stalls; 142 Bike Parking Stalls

The project team commissioned traffic impact assessments in both 2018 and 2020 which investigated whether a signalized intersection at the corner of Jutland and Cecelia would be necessary based on increased traffic expected to be generated by this proposal. While both reports from Stantec Consulting cited no recommendation for signalization, municipal transportation and planning staff requested in the Fall of 2020 that the project team include the intersection signalization in the proposed project design, resulting in an unanticipated addition of approximately \$350,000 to the project’s capital budget. Our project team understands through discussions with municipal transportation staff in early December 2020

that a municipal contribution of between \$30,000 and \$50,000 from the City of Victoria is expected to assist in offsetting this \$350,000 expense, which has been difficult for the affordable housing project proforma to absorb.

Funding Considerations

Project funding for this affordable housing project is anticipated to come primarily through BC Housing's Community Housing Fund program, offering both grant and financing opportunities for eligible projects which align with BC Housing's targeted levels of rental affordability, agreed to through an Operating Agreement to be signed between Pacifica Housing as the operator and BC Housing closer to construction-start. The project team understands that a Housing Agreement between Pacifica Housing and the City of Victoria, and in conjunction with BC Housing, will be required of the applicant. It is expected that the Housing Agreement will reference the terms of the provincial housing authority's Operating Agreement and relevant rental rate terms. The project team has not received a draft of the Housing Agreement from staff, who have indicated that the draft HA document will be ready for circulation following COTW review of the proposed project.

Additional funding has been sought in the form of grants from both CMHC through the National Housing Co-Investment Fund, and through the provincial Ministry of Children and Family Development via the Childcare BC New Spaces Fund, for which grant dollars have already been secured via the latter for the provision of the daycare and after school care spaces, to be operated by the Burnside Gorge Community Association. The project lands have also been contributed via a long-term lease to Pacifica Housing by the City of Victoria; the lease is anticipated to be finalized in the new year.

Summary

TL Housing Solutions and Pacifica Housing are proud to submit this combined rezoning (with OCP amendment) and development permit application for municipal review. This partnership between the City of Victoria, BC Housing, the BGCA, SD61, and Pacifica Housing has created a unique opportunity for community development and neighbourhood health. It is a sincere pleasure to operate in the City of Victoria and serve its residents' needs. We welcome all questions and feedback regarding our proposal.

Sincerely,



Lauren Antifeau

Senior Development Manager, TL Housing Solutions

CC: Carolina Ibarra, Executive Director, Pacifica Housing

CC: Malcolm McNaughton, Director of Regional Development, BC Housing



#3-864 QUEENS AVE
VICTORIA, BC
V8T 1M5

P. 250.598.0105
ADMIN@LADRLA.CA
WWW.LADRLA.CA

July 6, 2018

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

Attn: Mayor and Council

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

Dear Mayor and Council,

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

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

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

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



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

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

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

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

Kind regards,

LADR Landscape Architects

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

June 8, 2018

Mayor and Council
City of Victoria
1 Centennial Square

Re: 496/498 Cecelia Road Rezoning/Development Permit Application

Dear Mayor and Council,

I'm writing on behalf of the Burnside Gorge Community Association (BGCA) Board of Directors to express our support for the proposal being put forward by Pacifica Housing for 496/498 Cecelia Road.

Pacifica's proposal to repurpose the field behind the former Burnside Elementary School to create affordable housing, daycare, and spaces for community use, fits in well with the vision for the site laid out in the Neighbourhood Plan for Burnside Gorge. This project, along with a reactivated Burnside School, will form an integral part of the Urban Village envisioned in the plan. The BGCA has long advocated for much needed affordable housing for families, seniors and youth, and the creation of new licensed infant/toddler, preschool and school-aged childcare spaces is a great benefit to the community.

BGCA is partnering on the project as the operator of the proposed childcare spaces. We have had the opportunity to participate in the design of the space so far in order to ensure that it will suit our needs as operators, and also the needs of the community. We are satisfied with the design progression of the childcare spaces to-date, recognizing that the final design and finishes may be dependent on feedback and input from the licensing department of Island Health and other regulatory bodies.

We are currently exploring a joint-use agreement for a shared community space adjacent to the child care facilities, in partnership with Pacifica and School District 61. This space is intended to be used by students of the Burnside Education Centre for school activities during the day and then available for community use in the evenings.

Pacifica's development team has been very responsive to community concerns. They presented at a CALUC Community Meeting in February of this year. They took the feedback from residents and returned with revised plans they shared at an Open House in May to gather further community feedback on the proposed "village green" included in the project.

We appreciate the opportunity to show our support for this development that will revitalize and bring new energy to the community. It is our hope that Mayor and Council share this vision.

Sincerely,



Avery Stetski
President

July 19, 2020

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC comment on the proposal at 496-498 Cecilia Road – Burnside School Site

The Burnside Gorge Land Use Committee (BGLUC) fully supports the proposal by Pacifica Housing and Greater Victoria School District for redevelopment of the Burnside School Property.

Focusing on the latest landscaping plans the BGLUC appreciates the extensive, well planned, mixed use concept. That said the BGLUC would like to comment on the following:

- We would encourage an increase in the number of seating groups throughout the site for social gatherings.
 - Replacement of concrete paving with brick paves where possible. Minimally at locations to designate pedestrian routes.
 - Question on whether the 6.0m fire truck access could be relocated to the parallel driveway on the adjacent school parking lot. The access to any building for firefighters would not be compromised as the adjacent parking lot extends to a greater length than the proposed access.
- We question the long term viability of the "reinforced grass" area

The Burnside Gorge LUC is endorsing this proposal as fitting in with the BG LAP plans as a future Village centre and anticipate it will encourage community friendly development along Jutland Road.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Lauren Antifeau TL housing Solutions, Pacifica Housing



TALBOT MACKENZIE & ASSOCIATES

CONSULTING ARBORISTS

3130 Jutland Road, Victoria, BC

**Construction Impact Assessment &
Tree Management Plan**

PREPARED FOR: TL Housing Solutions
1212 – 450 SW Marine Drive
Vancouver, BC
V5X 0C3

PREPARED BY: Talbot, Mackenzie & Associates
Noah Talbot – Consulting Arborist
ISA Certified # PN-6822A
Tree Risk Assessment Qualified

DATE OF ISSUANCE: December 10, 2020

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APPENDICES

Appendix A Tree Management Plan (T1)

Appendix B Site Photographs

REVISION RECORD

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
0	Original TPP report.	2018-05-18	MM
1	Revision to original TPP report to update the tree inventory, update the construction impact assessment – based on review of updated architectural, civil servicing and landscape design drawings and report on the findings (found in section 8.1.1 below) of an exploratory excavation within the crz of municipal London Plane (NT5).	2020-12-10	NT

1. INTRODUCTION

Talbot Mackenzie & Associates was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	3130 Jutland Road - West portion of property, (496 and 498 Cecelia Road)
Municipality	City of Victoria
Client Name:	TL Housing Solutions
Dates of Site Visit:	April 9, 2018 & December 9, 2020
Site Conditions:	Grass field. No ongoing construction activity. Relatively Flat topography
Weather During Site Visit:	Clean and sunny

The purpose of this report is to address requirements of the City of Victoria arborist report terms of reference, and Tree Preservation Bylaw No. 05-106. The construction impact assessment section of this report (section 8), is based on plans reviewed to date, including the: Architectural site plan (prepared by Christine Lintott Architects), Civil servicing plan (prepared by Stantec), and Landscape plan (prepared by LADR Landscape Architects). At this time, we have not been provided with a preliminary grading plan to review (Once a grading plan has been prepared, it is recommended that the project arborist review the proposed grading and update this report, if necessary).

2. TREE INVENTORY METHODOLOGY

We initially inventoried the existing bylaw protected onsite and offsite trees on April 9, 2018 – as part of the initial development application. We returned to the site on December 9, 2020 to update the tree inventory. Prior to our site visits, we were provided with surveyed tree locations from the project surveyor (WSP). For the purpose of this report, the size, health, and structural condition of trees was documented. Trees were not tagged (identified as NT 4 – NT 6). Each tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

3. EXECUTIVE SUMMARY

The proposed underground parkade foundation is located approximately 5.6 meters from the municipal London Plane NT 5 and 8 meters from the neighbour's Austrian Pine NT 6. If shoring techniques are used to limit the extent of excavation to just outside the footprint of the underground parkade, we do not anticipate the health of the London Plane NT 5 will decline as a result. In its proposed location, the sidewalk is conflicting

with the root flare of municipal London plane (NT 5). It will not be possible to construct a concrete sidewalk at grade, without severing a major structural root. If the sidewalk is constructed using asphalt (to avoid additional working space for concrete form works) and raised above the grade of the root flare of the tree it may be possible to retain the tree (to be confirmed upon review of a grading plan). Alternatively, if the sidewalk were shifted to the East 1.1 meters from the center of the tree, root flare conflicts would be avoided (see section 8.1.1 for the summary of the findings of our exploratory excavation and follow up recommendations).

We do not anticipate a significant impact to the health of the Austrian Pine if excavation for cut slope is not required beyond two metres from the underground parkade footprint. Both trees have fair to poor structural characteristics. Excavation will be required within the CRZ of onsite London Plan (NT 4) for the installation of the proposed storm and sanitary sewer services and a fire access lane (on modified grass). If low impact techniques are utilized during these installations the health of this tree will likely not be significantly impacted.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Dripline: Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure.

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

Rating: Suitable.

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Rating: Conditional.

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, in order to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

Rating: Unsuitable.

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

Retention Status:

- Remove - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain * - See report for more information regarding potential impacts

Table 1. Tree Inventory

ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes /No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
				Common	Botanical					Health	Structural					
Nt4	Yes	On	Yes	London Plane	Platanus x acerifolia	110	20	11.55	11	Fair	Fair	Good	Good	Tag 744, asymmetric crown on South side associated with historic hydro clearance pruning, history of large limb pruning with associated surface decay. End weighted limbs, small cavity openings in the upper crown.	* Excavation for storm and Sanitary services and a fire access lane (on modified grass surface) within the CRZ. The project arborist to supervise all excavation and fill placement required within the CRZ. Shoring recommended to minimize excavation requirements within the CRZ.	Retain*
Nt5	Yes	City	Yes	London Plane	Platanus x acerifolia	57	15	5.99	8	Fair	Fair/poor	Good	Good	Municipal tree, asymmetric crown on South side associated with historic hydro clearance pruning, history of large limb pruning with associated surface decay, existing concrete sidewalk, 20cm from South side of root collar.	*New sidewalk proposed within the CRZ. The parkade foundation proposed within the CRZ. If this tree is retained, the new sidewalk will need to be constructed using asphalt and raised above the grade of the buttress of the tree. If a concrete surface is required, the sidewalk should be shifted East – to avoid conflicts with the root flare of the tree. Recommend that the project arborist review a grading plan – once one is prepared. The project arborist to supervise all excavation and fill placement required within the CRZ.	Retain*
Nt6	Yes	Off	Yes	Austrian pine	Pinus nigra	100~	25	10.5	6	Good	Fair/poor	Good	Good	Multiple stems form at 2 and 4 m above grade - included unions, reaching wood visible below unions, crown raise pruned above the existing parking lot.	*The parkade foundation proposed within the CRZ. A sidewalk proposed within the CRZ. The project arborist to supervise all excavation and fill placement required within the CRZ. Shoring recommended to minimize excavation requirements within the CRZ.	Retain*

*Critical root zone (CRZ) calculated above and drawn as follows on Tree Management Plan (T1): CRZ + 0.5 * d.b.h. (drawn from the center of the stem)

5. SITE INFORMATION & PROJECT UNDERSTANDING

The development site consists of one urban lot (3130 Jutland Road - West portion of property, (496 and 498 Cecelia Road), in Victoria, B.C.. It is our understanding that the proposal is to create 2 new buildings, underground parking, fire truck access, underground utility connections, frontage improvements, plaza spaces and new landscape features and plantings.

Below is a general observation of the tree resource, as it appeared at the time of our site visit:

6. FIELD OBSERVATIONS

The onsite tree resource consists of 1 London Plane tree (NT 4), located at the Southwest corner of the property. The offsite tree resource consists of 1 London Plane tree (NT 5) located on the Cecelia Road frontage, and 1 Austrian pine (NT 6) located on the neighbouring property at 3150 Jutland Road. The subject site is an open field, and all three trees included in the inventory are growing singularly, in open landscape conditions (see *figure 1*). London Plane NT 4 and NT 5 have been heavily side pruned historically for hydro clearance pruning (see photographs 1 and 2 - *appendix B*). Offsite Austrian pine (NT 6) was observed to have included bark at the stem unions (see photograph 3 – *appendix B*).

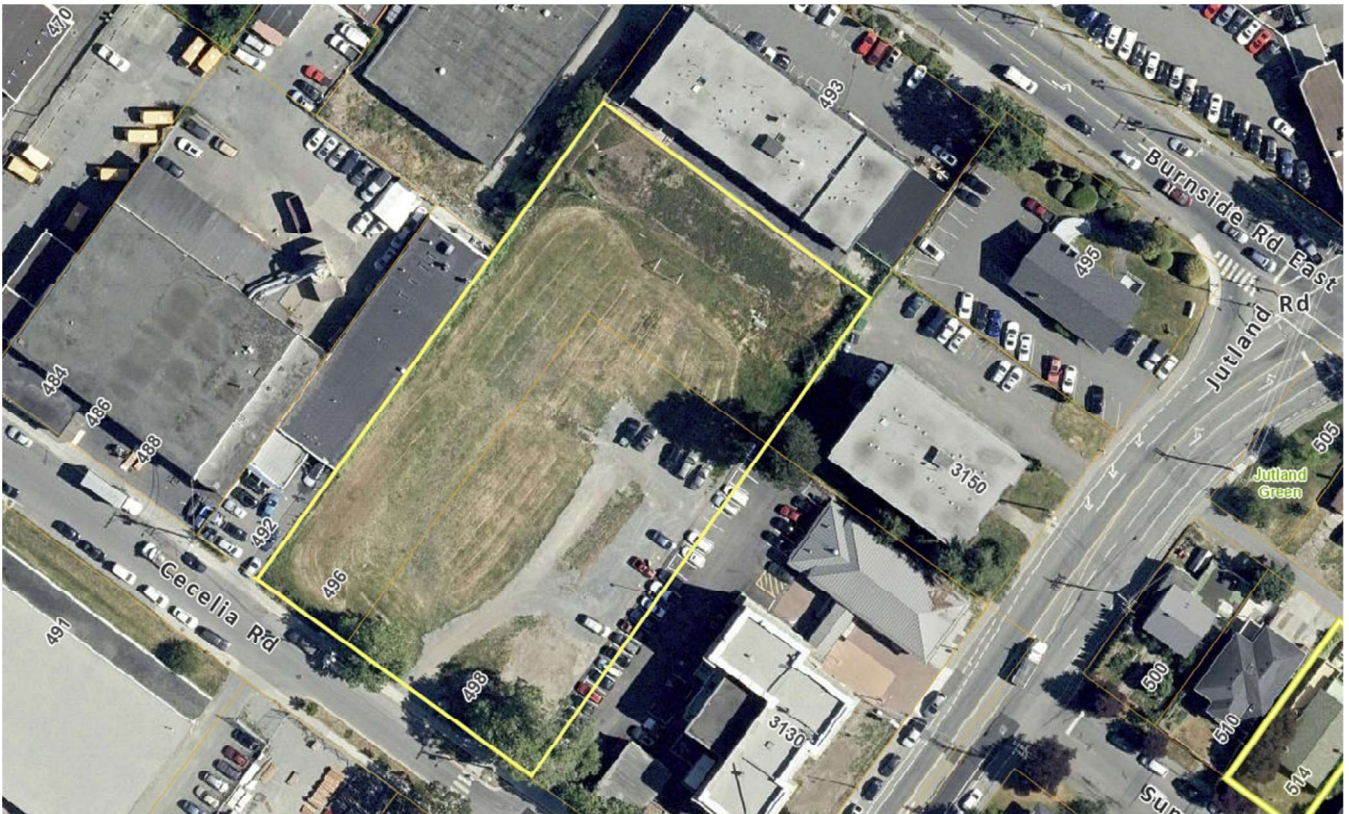


figure 1: Site context air photo: The boundary of the subject site is outlined in Yellow.

7. TREE RISK ASSESSMENT

During our November 09 2020 site visit and in conjunction with the tree inventory update, onsite trees were assessed for risk, on a limited visual assessment basis (level 1), and in the context of the existing land uses. The time frame used for the purpose of our assessment is one year (from the date of the December 09, 2020 tree inventory update). Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

Existing Land Uses

We did not observe any trees that were deemed to be moderate, high or extreme risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 1-year timeframe). Targets considered during this TRAQ assessment include: occupants of vehicles travelling on Cecelia Road (frequent use), occupants of vehicles parked onsite (occasional use), pedestrians travelling along the existing sidewalk (frequent use), hydro lines (constant use).

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal tree (indicated by ID #) is located where it is possible for retention providing that its critical root zones are adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within its critical root zone (shown on the tree management plan (T1) in *appendix A*):

Retain and protect 1 municipal tree

- *NT5

*Note – Retention will only be possible using a modified sidewalk design. A grading plan should be reviewed to determine the grade of the proposed sidewalk in relation to the root collar of NT 5.

See below for the findings of an exploratory excavation along the edge of the proposed sidewalk footprint.

8.1.1. Findings of Exploratory Excavation and Recommendations

An exploratory excavation was performed by the project arborist on December 9, 2020 to determine the depth of root system of NT 5 within the footprint of the proposed sidewalk. Below is a summary of the findings:

- Hand excavation was performed along the existing fence line (which is approximately the property boundary). The West edge of the exploratory trench is 0.8 meters from the center of the stem of NT 5.
- The depth of the exploratory excavation was 0.4 meters below the existing grade (at the location of the proposed sidewalk footprint).

- A large buttress root (approximately 35 cm diameter) was encountered (see photographs 4 and 5 in [appendix B](#)) at 0.8 meters distance from the center of the stem of NT5). This root was observed to grow sharply downward at approximately the property boundary, then grows horizontally at 1.1 meters from the center of the stem.
- The topside of the root is approximately 40 cm below the existing grade – at a distance of 1.1 meters from the center of the stem of NT 5.
- No other roots were encountered from this tree, along the limits of our exploratory excavation.
- Based on the results of the exploratory excavation, the proposed new sidewalk is conflicting with the root flare of the tree; therefore the following is recommended:
 - An asphalt sidewalk is recommended, within the critical root zone of NT5, due to the close proximity of the proposed sidewalk to the trunk and root flare. There will not be sufficient working space for concrete forming on the West side of the proposed sidewalk.
 - The sidewalk must be constructed above the elevation of the buttress root that was exposed by exploratory excavation. If the sidewalk is constructed in its proposed location, excavation cannot occur below the existing grade that would require the removal of this structural root.
 - If a narrower sidewalk is possible, or if it can be shifted East – no closer than 1.1 meters from the center of the tree, it would avoid the conflicts with the root flare of NT 5, and could be constructed at grade (using concrete).
 - It is recommended that the project arborist review a grading plan, once one is available, to review the proposed site grading within the critical root zone of NT 5.

***Note that the municipality will need to provide consent, prior the removal of any trees that are located on Municipal property.**

8.2. RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

The following private offsite tree (indicated by ID #) is located where it is possible for retention providing that its critical root zones are adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within its critical root zone (shown on the tree management plan (T1) in appendix A):

Retain and protect 1 private offsite tree

- NT6

***Prior written consent from the neighbouring owner is required prior to the removal of any trees located on neighbouring properties. Unsurveyed trees may require surveying to verify ownership.**

8.3. RETENTION AND REMOVAL OF ONSITE TREES

The following Bylaw protected size onsite tree (indicated by tag #) is located where it is possible for retention providing that its critical root zone can be adequately protected during construction. The project arborist must be onsite to supervise and excavation or fill placement required within the critical root zones (shown on the tree management plan (T1) in *appendix A*):

Retain and protect 1 bylaw protected onsite tree

- NT4.

9. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix A* for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

1. Onsite London plane (NT 4):
 - All excavation within the critical root zone during proposed storm and sanitary sewer service installations (refer to Stantec civil servicing drawing).
 - All excavation and fill placement required within the critical root zone to remove the existing turf and install new reinforced grass, for the proposed fire truck access (refer to LADR Landscape Architects - Landscape drawing).
2. Municipal London Plan (NT 5):
 - All excavation within the critical root zone to remove the existing City sidewalk (refer to Stantec civil servicing drawing) and any planting, soil or turf installation within the critical root zone (refer to LADR Landscape Architects - Landscape drawing).
 - All excavation and fill placement within the critical root zone during installation of the new sidewalk along the new road dedication line (refer to Stantec - civil servicing drawing).
 - All excavation within the critical root zone during exaction required for the footprint of the proposed underground parkade (refer to Christine Lintott Architects - architectural site plan).
3. Private offsite Austrian pine (NT 6):
 - All excavation within the critical root zone during exaction required for the footprint of the proposed underground parkade (refer to Christine Lintott Architects - architectural site plan).
 - All excavation and fill placement required within the critical root zone to remove the existing turf and install new walkway (refer to LADR Landscape Architects - Landscape drawing).

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.

Blasting: Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the

surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Windthrow: Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading-edge trees.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

10. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

11. IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talbot Mackenzie & Associates

Prepared by:



Noah Talbot, BA
ISA Certified Arborist PN – 6822A
Tree Risk Assessment Qualification
Email: tmtreehelp@gmail.com

12. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

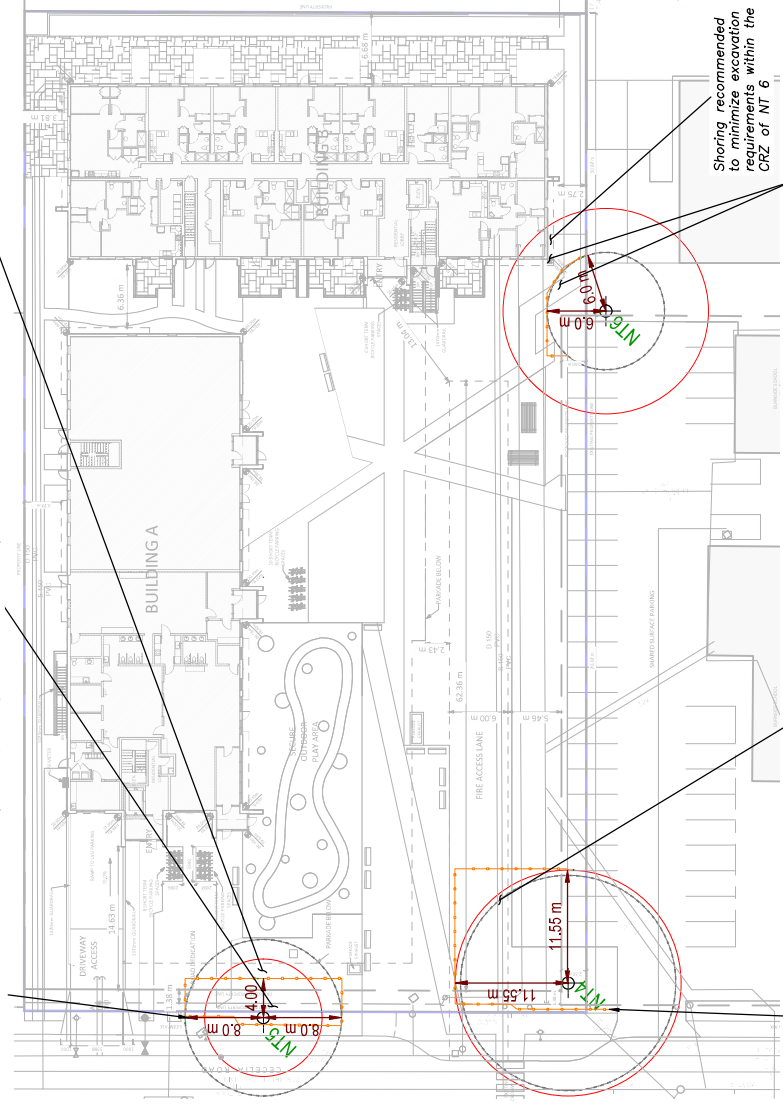
The City of Victoria Tree Preservation Bylaw No. 05-106.

APPENDIX A - TREE MANAGEMENT PLAN (T1)

THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL SURVEY PLAN AND ARCHITECTURAL PLANS.

The project arborist to supervise all excavation within the critical root zone of NT 5 to remove existing sidewalk and install the new sidewalk. Refer to December 10, 2020 tree management report for findings of exploratory excavation and mitigation recommendations.

Field fit tree protection fencing along edge of existing sidewalk

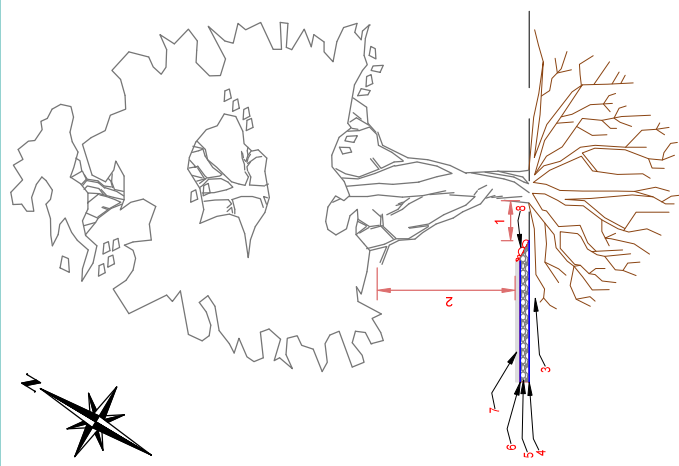


The project arborist to supervise all excavation required to install proposed new storm and sanitary sewer services.

Shoring recommended to minimize excavation requirements within the CRZ of NT 6

The project arborist to supervise all excavation and fill placement required within the critical root zone.

SIDEWALK ABOVE TREE ROOTS DETAIL



SIDEWALK ABOVE TREE ROOTS NOTES

- Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
- Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
- Excavate the new footprint of the sidewalk under the supervision of the project arborist. Excavation will be limited to the removal of the existing sod layer. Excavation around root structures must be performed by hand, airspade, or hydroexcavation.
- Install a two-dimensional (such as Combrid 33) or Three-dimensional geogrid reinforcement.
- Install a 150mm minimum depth layer of clear crushed gravel (no fines) using 20mm and/or 75mm diameter material or approved equivalent.
- Install felted filter fabric over the clear crushed gravel layer to prevent fine particles of sand from infiltrating this layer.
- The bedding or base layer and new sidewalk surface (asphalt surface recommended - so additional working space is not required for concrete form work) can be installed on top of the felted filter fabric.
- Fill slopes - where possible install loose stacked boulders to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.
- It is recommended that the project arborist review a grading plan, once one is available, to ensure that the proposed grades do not conflict with the root collar of Municipal/London plans NT 5.



TREE PROTECTION NOTES

Demolition: The demolition of existing houses, driveways, and any services that must be removed or abandoned must take the critical root health of trees and mitigating construction related impacts and overall perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between them be covered with 100% snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place throughout the project. Signs should be posted around the protection zone to indicate the depth and nature of the excavation. All excavation occurring within the critical root zone of protected trees must be completed under the supervision of the project arborist. All excavation occurring within the critical root zone of protected trees must be completed under the supervision of the project arborist. All excavation occurring within the critical root zone of protected trees must be completed under the supervision of the project arborist. All excavation occurring within the critical root zone of protected trees must be completed under the supervision of the project arborist.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall perimeter of the critical root zone. The mulch should be applied in 5-8cm deep, no-mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic. The mulch should be applied in 5-8cm deep, no-mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

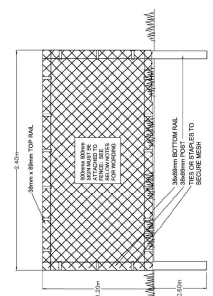
Blading and rock removal: Care must be taken to ensure that the area of the trees to be retained. Prior to installation, we recommend the irrigation lines and multiple small channels designed to pre-charge the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low photoactivity and techniques that will cause minimal damage should be used. Provisions must be made to ensure that the root zone and debris are stored away from the critical root zones of trees.

Scaffolding: This assessment has not included impacts from the scaffolding including canopy clearance pruning requirements. If scaffolding is required for the project, the project arborist should be consulted. Depending on the extent of the scaffolding, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or project arborist to supervise all excavation and fill placement required within the critical root zone.

LEGEND



TREE PROTECTION FENCING DETAIL



- FENCE WILL BE CONSTRUCTED USING 38mm X 89mm WOOD FRAME TOP, BOTTOM AND SIDES, ATTACHED TO 38mm X 89mm WOOD FRAME 100mm X 100mm. THE FENCE SHALL BE SECURED TO THE WOOD FRAME WITH 3x4 WOOD FRAME 100mm X 100mm. THE FENCE SHALL BE 1.5m HIGH AND 1.5m WIDE.
- ATTACH 4 SIDES OF 38mm X 89mm WOOD WITH THE FOLLOWING WORDING PROTECTED ROOT TO BE MAINTAINED. THIS SIGN SHALL BE AFFIXED TO THE WOOD FRAME AT LEAST EVERY 1.5m.
- IN ROCKY AREAS, METAL POSTS (FLANK OR REBAR) DRILLED INTO ROCK WILL BE ADAPTED.

Tree Management Plan - T1

Burnside School
3130 Jutland Road
Victoria, BC

DATE: December 10, 2020
PREPARED FOR: TL Housing Solutions Ltd.
SCALE: 1:500 @ 11" X 17"
DRAWN BY: NT
REVISION: 0

TALBOT MCKENZIE & ASSOCIATES
CONSULTING ENGINEERS
VICTORIA, BC V8S 2T2
EMAIL: tmm@tmka.com
www.tmmka.com

APPENDIX B - PHOTOGRAPHS



Photograph 1. Onsite London Plane (NT 4).



Photograph 2. Municipal London Plane (NT5).



Photograph 3. Offsite Austrian pine (NT6).



Photograph 4 – Municipal London Plane (NT5) – Exploratory excavation to determine root depth within the proposed sidewalk footprint.



Photograph 5 – Large buttress root (painted orange) found within the exploratory trench. No other roots were found during exploratory excavation.



Advisory Design Panel Report For the Meeting of July 22, 2020

To: Advisory Design Panel **Date:** July 15, 2020

From: Leanne Taylor, Senior Planner

Subject: **Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 496-498 Cecelia Road and 3130 Jutland Road and provide advice to Council.

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The ground-floor community uses would include a day care and after school care programs, a fitness studio, and educational and art classroom space. The applicant is proposing a total of 88 affordable rental dwelling units. A rezoning and an amendment to the *Official Community Plan (OCP)* to change the urban place designation from Public Facilities, Institution, Parks and Open Space to Large Urban Village would also be required to facilitate this development.

The *Burnside Gorge Neighbourhood Plan* identifies the subject site as a "Special Planning Area," which envisions the redevelopment of the vacant lots into a mixed-use development consisting of community uses and space as well as affordable housing. The proposal is consistent with the land use policies outlined in the Plan.

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

- heritage context
- design of the ground floor of the mixed-use building
- community and residential entryways
- private amenity space for residents
- application of building materials
- open spaces and landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

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

BACKGROUND

Applicant:	Ms. Lauren Antifeau TL Housing Solutions
Architect:	Ms. Christine Lintott, MAIBC Christine Lintott Architects Inc.
Development Permit Area:	Development Permit Area 16: General Form and Character
Heritage Status:	Registered

Description of Proposal

The proposal is for a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The applicant is proposing a total of 88 affordable rental dwelling units. The proposed density is 1.40:1 floor space ratio (FSR). The proposal includes the following major design components:

Five-storey mixed-use building (Building A):

- a mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, clear glazing, and metal mesh and clear glass guardrails
- main residential and day care entryways facing Cecelia Road
- entryways for the after-school care, fitness studio and classroom space facing the plaza
- balconies for the upper storey dwelling units.

Four-storey multi-unit residential building (Building B):

- a low-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior building materials include fibre cement panel, clear glazing, and metal mesh and clear glass guardrails
- main residential entryway facing the plaza, visible from Cecelia Road
- ground-oriented dwelling units with direct connections to the plaza
- private patios for the ground level units and balconies for the upper storey units.

Landscaping, vehicle and bicycle parking, loading and access:

- a large south-facing public plaza, including outdoor seating, flexible space with power supply, and fruit trees
- private outdoor play area for the day care and plaza space for classroom workshops and fitness classes
- approximately 36 new trees to be planted on-site
- access to underground parkade from Cecelia Road
- one level of underground parking containing 98 parking spaces
- a total of 110 long-term and 17 short-term bicycle parking spaces.

The following data table compares the proposal with the R3-2 Zone, Multiple Dwelling District, and the existing R1-B Zone, Single-Family Dwelling District. An asterisk is used to identify where the proposal differs from the R3-2 Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard (R3-2 Zone)	Zone Standard (existing R1-B Zone)	OCP and Local Area Plan Policy
Site area (m ²) – minimum	5563.53	920	460	
Density (Floor Space Ratio) – maximum	1.40	1.60	n/a	2.5 (Large Urban Village designation in OCP and Local Area Plan)
Total floor area (m ²) – maximum	7805.47	8901.64	420	
Height (m) – maximum	18.52*	18.50	7.60	
Storeys – maximum	5	n/a	2	6 (Large Urban Village OCP Designation) 5 (Large Urban Village designation in Local Area Plan)
Site coverage (%) – maximum	32.80*	30	40	
Open site space (%) – minimum	62.20	60	n/a	
Setbacks (m) – minimum				
Front (Cecelia Road)	14.63	12	7.50	
Rear (S)	6.68*	9.66	25.30	
Side (E)	2.73*	9.66	5.75	
Side (W)	3.77*	9.66	5.75	

Zoning Criteria	Proposal	Zone Standard (R3-2 Zone)	Zone Standard (existing R1-B Zone)	OCP and Local Area Plan Policy
Vehicle parking – minimum				
Residential	53		53	
Visitor	9		9	
Institutional	9		9	
Bicycle parking stalls – minimum				
Long-term	110		110	
Short-term	17		15	

Sustainability Features

The project would meet BC Energy Step Code 3, which includes a combination of high efficiency windows and highly efficient mechanical systems in each dwelling unit.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP), 2012 designates the subject site Public Facilities, Institutions, Parks and Open Space, which supports institutional and recreational uses and a density of approximately 0.5:1 FSR. The applicant is proposing to amend the OCP designation to Large Urban Village, which supports low to mid-rise multi-unit residential and mixed-use buildings up to six-storeys and a density of up to approximately 2.5:1 FSR provided that the proposal further advances other Plan objectives. The proposal is consistent with the Large Urban Place designation and further advances several Plan objectives related to affordable rental housing, community development, place-making and the public realm, and parks and open space.

The OCP also identifies the subject properties within Development Permit Area 16: General Form and Character. This DPA supports new mixed-use developments that are complementary to the established place character of a neighbourhood, including its heritage-character (Burnside School is a heritage-registered building on the City’s Heritage Registry). A high quality of architecture, landscape and urban design are strongly encouraged. The DPA also encourages livable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility.

Burnside Gorge Neighbourhood Plan (2017)

The *Burnside Gorge Neighbourhood Plan* (2017) identifies the subject site as a “Special Planning Area,” which envisions the redevelopment of the vacant lots into a mixed-use development consisting of community uses and space as well as affordable housing. The Plan encourages a scale of development that is consistent with the land use policies for Large Urban Village, which includes the support of multi-unit residential and mixed-use buildings up to five storeys and a density of up to 2.5:1 FSR, subject to community amenities. A large green space, fronting on Cecelia Road, serving as a central green for the urban village is also strongly encouraged in the Plan.

The Plan does encourage new buildings to be built up to the street and to include village commercial uses along the street frontage, with parking generally located to the rear of buildings or underground. The five-storey, mixed-use building is setback significantly from the street as a result of meeting the driveway grade requirements for underground parking and the BC Energy Step Code 3 requirements for an energy efficient building envelope. The applicant is proposing community-oriented uses that are desired by the neighbourhood and in the Plan at this location.

Design Guidelines for Development Permit Area 16: General Form and Character

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010)

ISSUES AND ANALYSIS

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

Heritage context

The design guidelines state that new buildings should respect the skyline prominence of heritage buildings identified in the OCP and local area plans. Staff invite the ADP’s input on the overall fit of this proposal from a design perspective with the neighbouring heritage-registered Burnside School.

Design of the ground floor in the mixed-use building

The design guidelines encourage larger and longer buildings to have a well-designed and prominent building base. Staff have concerns with the proposed design of the ground floor of the mixed-use building and its lack of a distinct prominence especially along the street frontage and facing the plaza. The proposed floor-to-floor height is approximately 4.27m, which results in a ceiling height of several inches less for the proposed day care, fitness studio and classroom space. Staff invite the ADP’s input on the design of the ground floor of the mixed-use building and the proposed floor-to-floor height.

Community and residential entryways

The design guidelines encourage prominent and architecturally differentiated entryways for residential and commercial uses (includes community-oriented uses) in mixed-use buildings. Staff invite the ADP's input on the proposed main entryways for the residential and the community-oriented uses in Building A, and the main residential entryway as well as the individual entryways for the ground-oriented dwelling units in Building B.

Private amenity space for residents

The design guidelines encourage the inclusion of private open space in residential developments in the form of courtyards, recessed balconies, terraced balconies or rooftop gardens. The proposal includes private patios or balconies for each dwelling unit as well as a large public plaza; however, there is no indoor amenity space for the residents to foster a sense of community and encourage activities and social interactions on site. Staff invite the ADP's input on the proposed private outdoor space and the absence of indoor amenity space for the residents.

Application of building materials

The design guidelines encourage high quality and durable exterior finishes that are also capable of weathering gracefully. The design guidelines also encourage rich and varied architectural materials in order to enhance and articulate street frontages. The applicant is proposing different colours of fibre cement panel as the exterior finish on both buildings as well as clear glass and metal mesh guardrail systems. Staff have concerns with extensive use of fibre cement panel and invite the ADP's input on this aspect of the design.

Open spaces and landscaping

The design guidelines encourage useable, attractive and well-integrated open spaces and landscaping with the design of buildings. The applicant is proposing substantial outdoor amenity space for the community and the planting of new trees; however, given the importance of this aspect of the proposal, staff welcome the ADP's input on the design and integration of the open spaces and landscaping.

OPTIONS

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

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000532 for 496-498 Cecelia Road and 3130 Jutland Road does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

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

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped March 4, 2020
- Applicant's letter dated June 29, 2018.

cc: TL Housing Solutions, Applicant; Christine Lintott Architects inc, Architect.

From: Avery Stetski [REDACTED] >
Sent: Sunday, April 5, 2020 3:23 PM
To: Lauren Antifeau [REDACTED]
Cc: 'Suzanne Cole' [REDACTED]
Subject: RE: Burnside School Affordable Housing Project

[EXTERNAL EMAIL]:

Hi Lauren,

I have reviewed the updated plans and can say that there are no issues with the changes.

The revised building & accent colours are a nice change. The small changes in area of the Group Children's Activity room which is 20 square feet smaller at 990 sq. ft. shouldn't affect any of the Burnside Gorge Community Association's Centre's activities.

The Burnside Gorge LUC supports this proposal and look forward to seeing this project completed. If there is anything I can assist you with on this proposal please contact me.

Regards,
Avery

----- Forwarded message -----

From: Lauren Antifeau [REDACTED]
Date: Wed, Apr 1, 2020 at 2:41 PM
Subject: Burnside School Affordable Housing Project
To: [REDACTED]
Cc: Suzanne Cole [REDACTED] <[REDACTED]>, [REDACTED]
<[REDACTED]>

Hi Avery,

It's been quite a while since we last spoke, I hope you are keeping well in the midst of this new world order of ours!

I'm checking in to let you know that our team is preparing to resubmit our combined rezoning and development permit application for the Burnside School Affordable Housing Project at 496/498 Cecelia Road. Suzanne has been included in our ongoing legal reviews as we prepare the mountain of related paperwork for this project including leases and operating agreements. She has been a fantastic team member!

Aside from the legal review though, we'd like to ensure that you're both up to speed with the content of our municipal resubmission and that you feel comfortable with the updated drawings. Would you please review our updated DP drawing set by following the link below when you have a moment? We'd like to hear your thoughts on our updated plans, understanding that it has been close to two years since plans

were last circulated. I've attached the letter we received from you in support of our project in June of 2018 to jog your memory.

<https://ca.workplace.datto.com/filelink/692a2-582a6af-185033d4de-2>

We look forward to hearing your comments!

Best wishes,

LAUREN ANTIFEAU

DEVELOPMENT MANAGER

**TL HOUSING
SOLUTIONS** 
110 – 780 FISGARD STREET
VICTORIA, BC V8W 0E1

T 778 247 0234

C 778 679 9922

E LAUREN.ANTIFEAU@TLHOUSINGSOLUTIONS.CA

TLHOUSINGSOLUTIONS.CA

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Suzanne Cole

Executive Director
Burnside Gorge Community Centre
471 Cecelia Road
Victoria BC, V8T 4T4
Phone: (250) 388-5251 ext. 238
Fax: (250) 388-5269

Rezoning Application No. 00655
and
Development Permit Application No. 000532
for
3130 Jutland Road and
496 and 498 Cecelia Road



1



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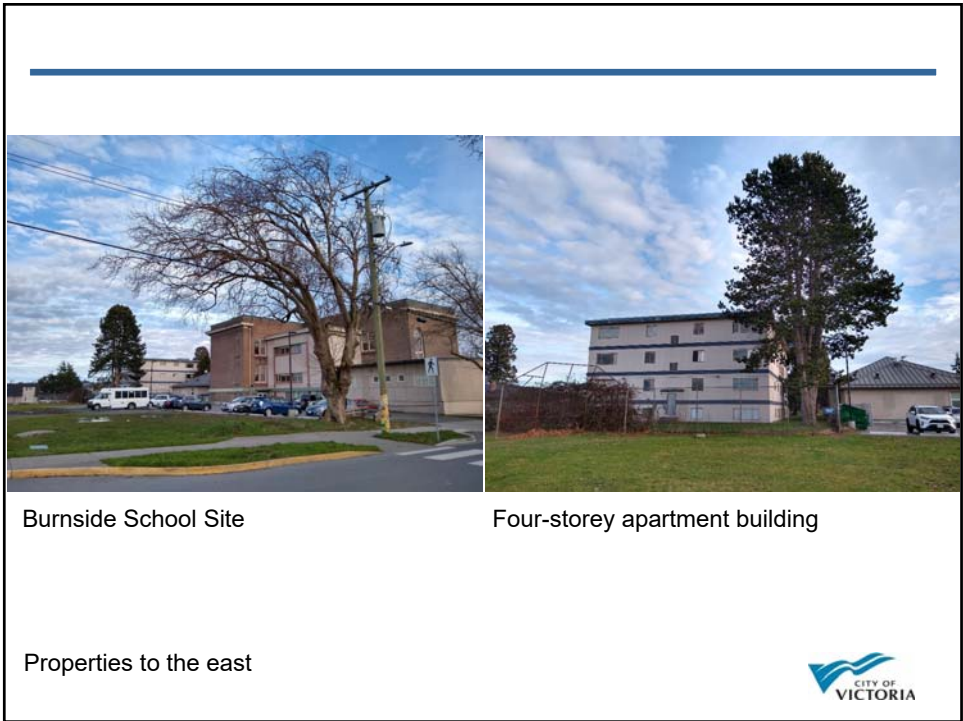
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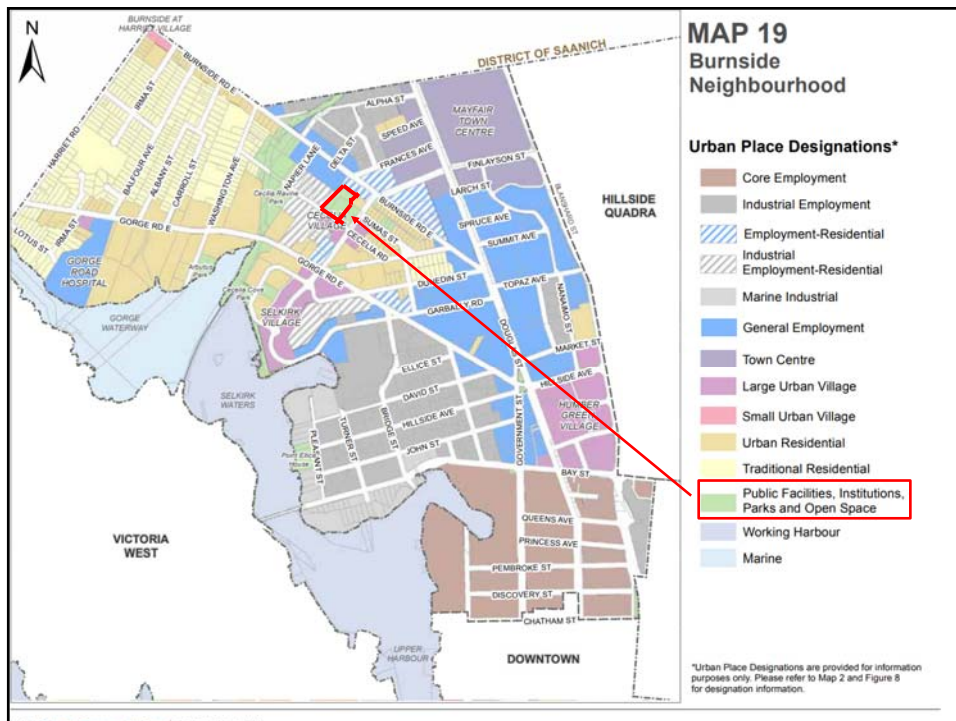
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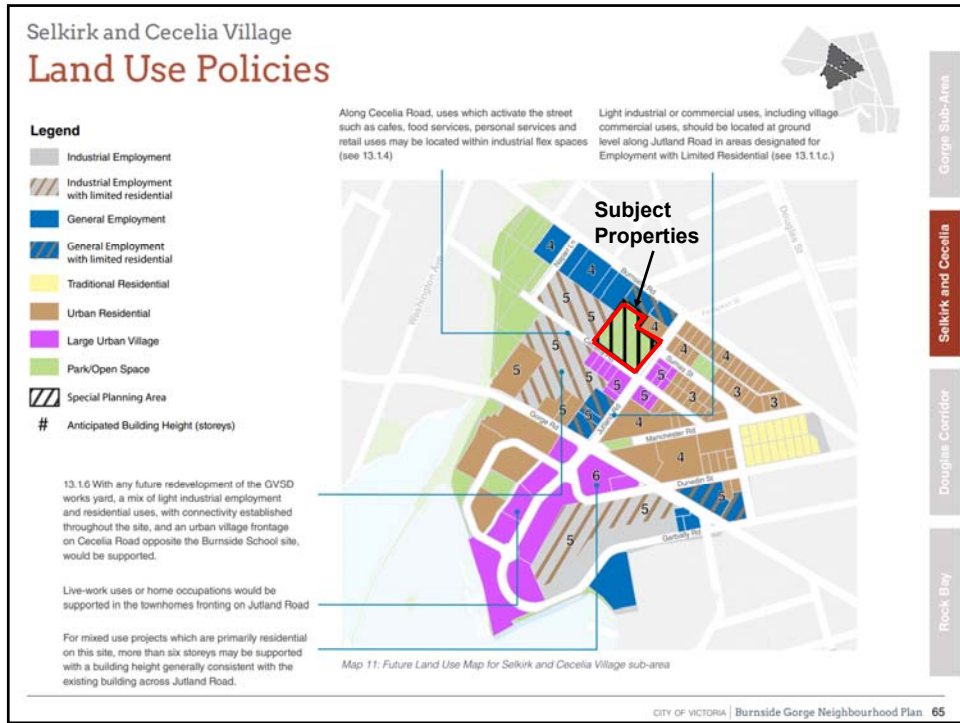
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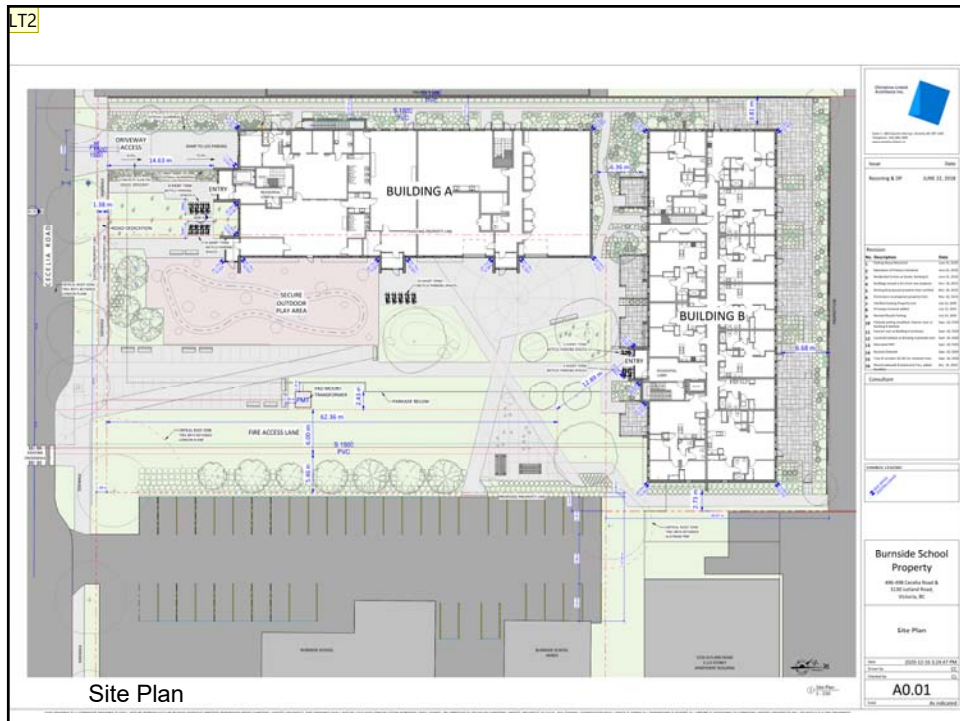
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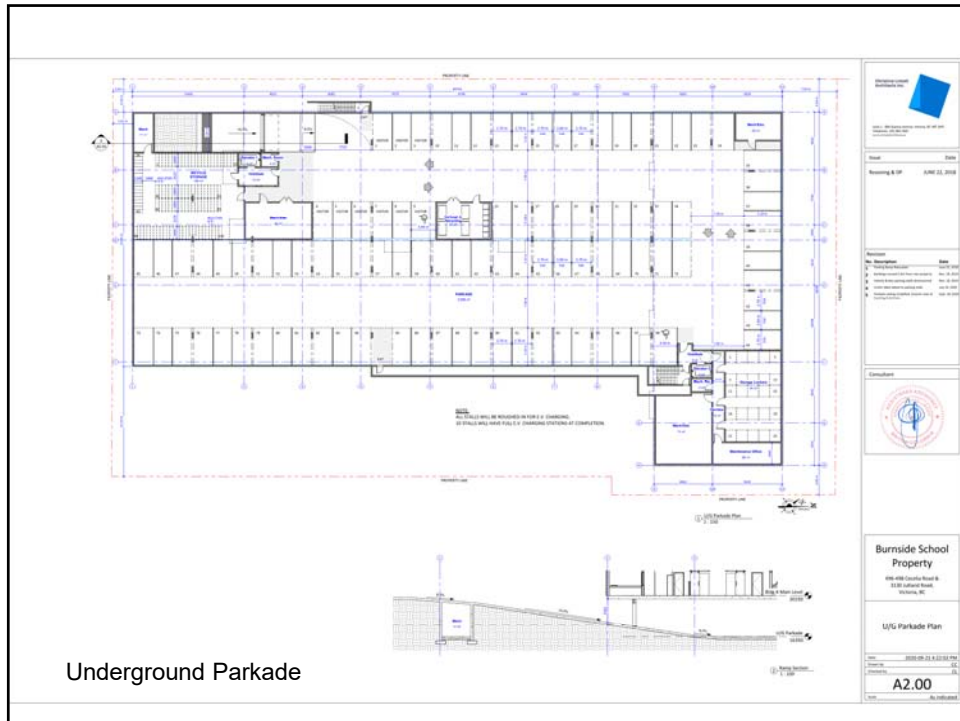


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Slide 10

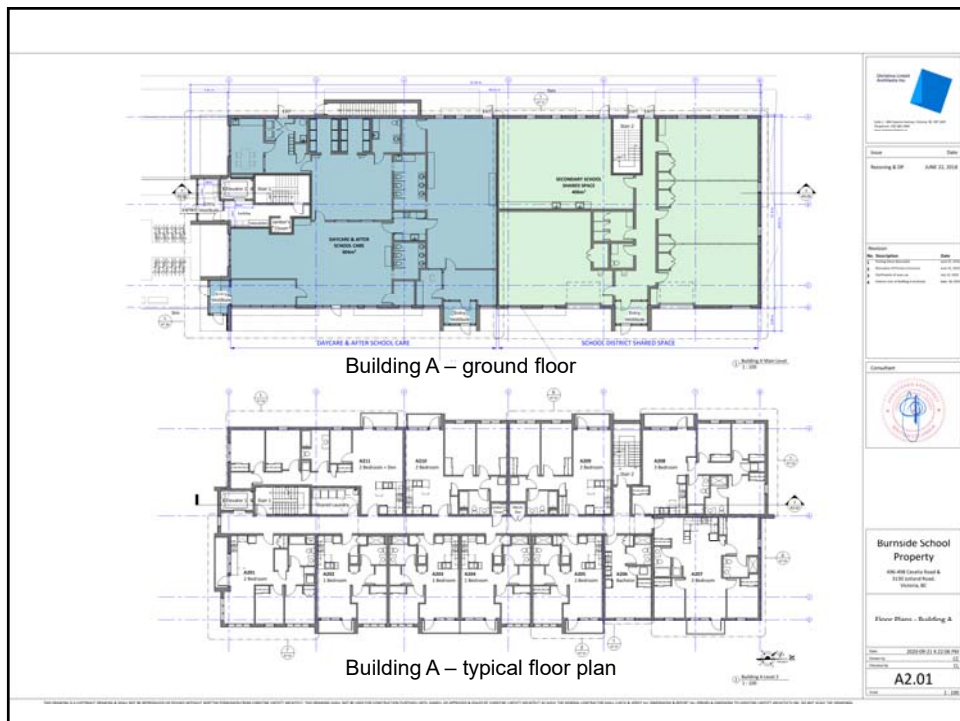
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Leanne Taylor, 2021-01-18



Underground Parkade

11



Building A – ground floor

Building A – typical floor plan

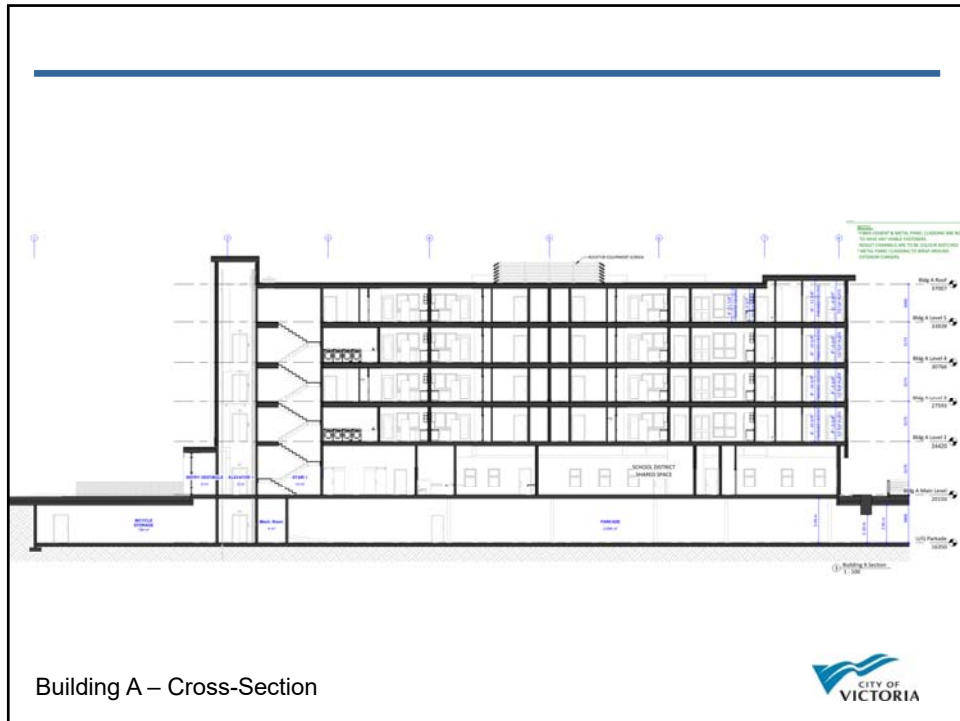
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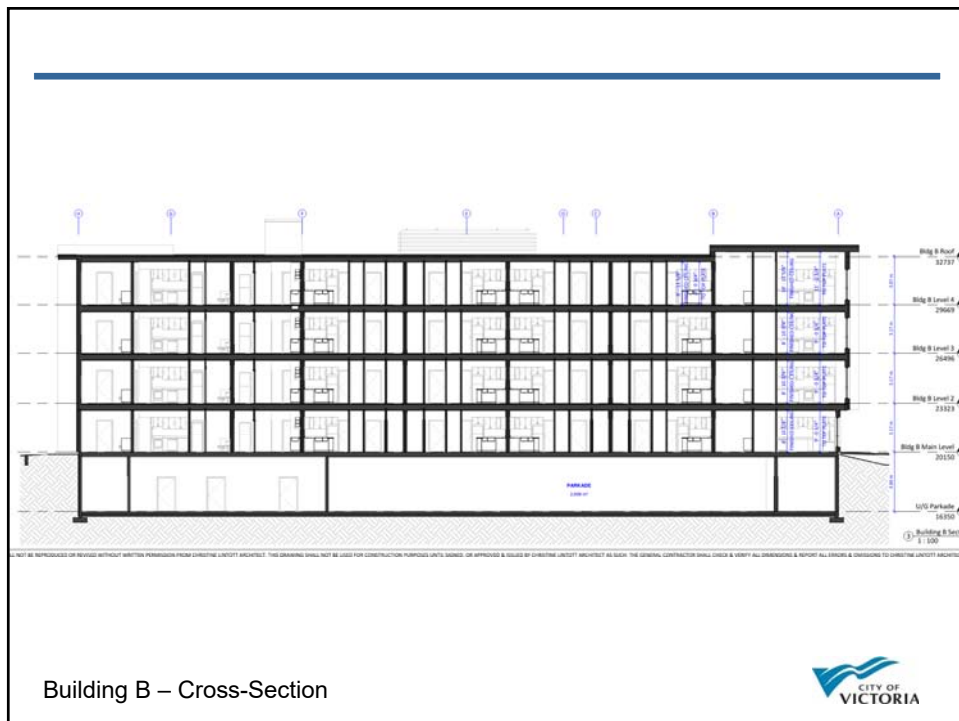
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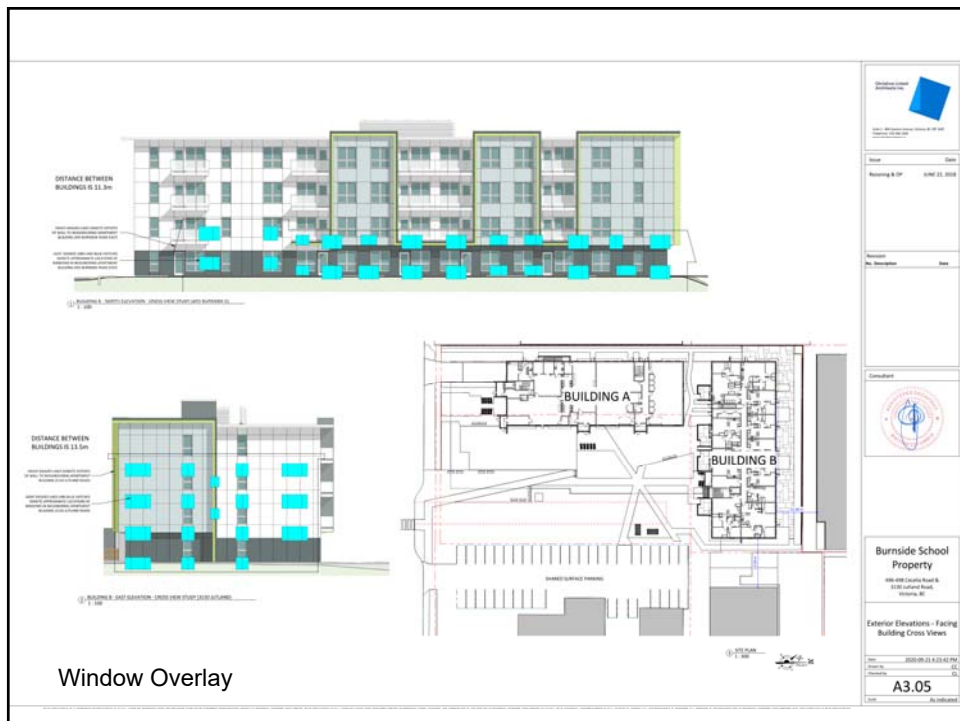
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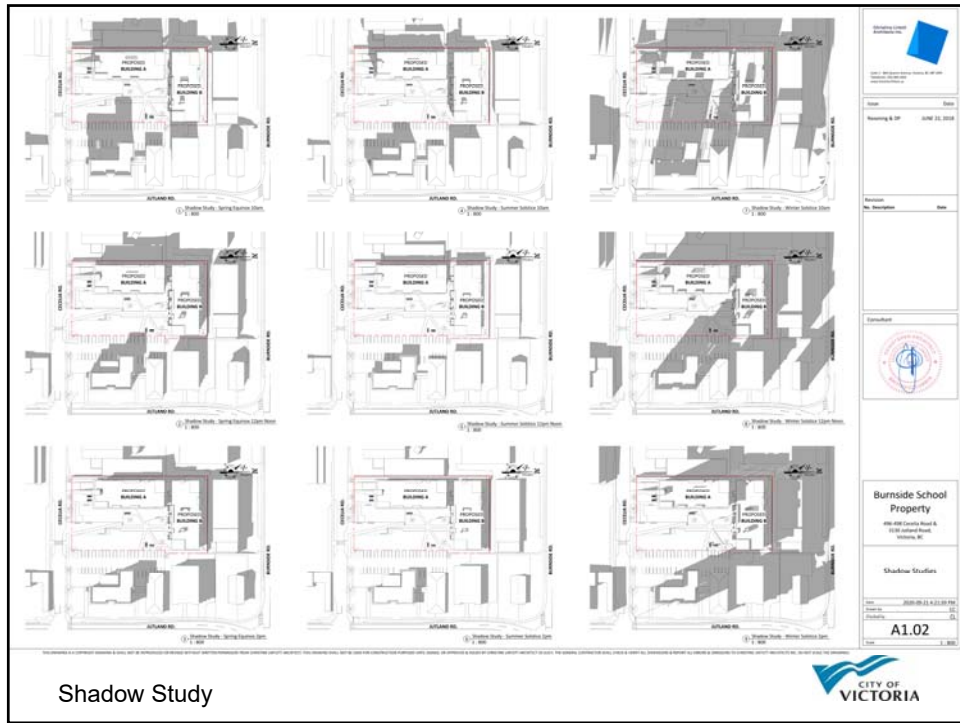
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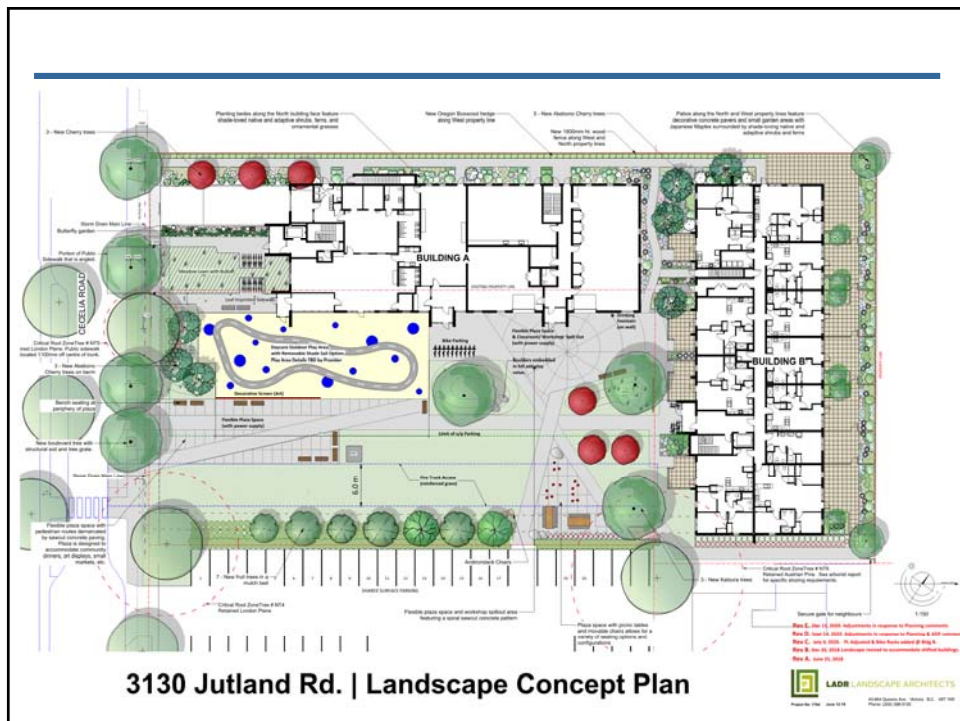
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