



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



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

ATTN: Sustainable Planning and Community Development Department, Geordie Gordon, Mayor and Council

CC: NPNA Board, NPNA CALUC, Leigh Stickle, Devin Spence (Townline Development)

Sent via email

Re: Feedback on Rezoning Application for 854-880 Pandora Avenue – Rezoning Application

September 15th, 2023,

Dear Mayor and Council,

On August 21, 2023, the second CALUC meeting was held for the 854-880 Pandora Avenue rezoning application. At this meeting, the community was asked to provide feedback based on the documents and presentation provided by the applicant, Townline Development. A summary of the feedback provided on Engage Victoria, emails, and the CALUC meeting minutes is appended to this letter. The project's key points of feedback, concerns, and positive sentiments have been compiled from the community, and I am pleased to present them for your consideration.

Executive Summary

Overall, the general feedback provided by the community and Land Use Committee members was positive for this development project. The consensus of feedback received has expressed positive sentiments regarding the substantial rental housing this project offers to the community and integrating below-market rental units. Additionally, this project provides ground floor commercial and retail, adding new retail services for the neighbourhood. The key areas in the letter focus on the following:

- Amenities
- Parking
- Traffic
- Building Design
- The Integration of Crime Prevention Through Environmental Design (CPTED) Principals

Amenities

We urge the City to work with the applicant, Townline Development, to secure additional public realm upgrades and amenities. The City has yet to secure adequate public amenities in exchange for the applicant's density bonus Floor Space Ratio (FSR) from 4.5 to 6.2. The City should seek to



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



secure additional amenities that align with the existing plans in exchange for granting the increased FSR. Some suggested amenities could be outlined as follows:

- The construction of a continuous sidewalk, also called a raised crosswalk, along the west side of Quadra Street should extend across Mason Street road. A continuous sidewalk would promote pedestrian safety and would have a public benefit for the broader community identified as desirable within the North Park Neighbourhood Plan (objective 3.1) and Go Victoria (objectives 3.01, 3.02, 4, and 3.17).
- While we recognize that this project is a rental building and is not required to provide Community Amenity Contributions (CACs), a modest community amenity contribution (in the range of \$0.25-\$0.50 per sq. ft) is requested to support the expansion and/or enhancement of public park space in the North Park neighbourhood.

Parking

There was concern regarding the high parking variance for this proposed development. This project plans to include 105 residential parking stalls. Half the units will have parking, supplemented by 21 shared stalls, 11 commercial stalls, and 10-14 residential visitor parking stalls. It is requested that Townline Development reconsider the high parking variance and include more residential parking.

Traffic

With the increase in density from this development, concerns were raised around the increase in vehicles that this project will bring to the neighbourhood. These traffic concerns stemmed from Mason Street being adjacent to Pandora Street, and rush hour traffic going North would be backed up on Quadra Street for traffic turning west onto Mason Street. Public feedback suggested that the applicant works with the City to turn Mason Street into a one-way going east with access off Amelia Street and implement traffic calming techniques along the road.

Building Design

The attendees at the CALUC meeting provided positive feedback regarding the building's colour and design. Attendees liked the building's colour, which follows a two-toned approach to contrast dark and light brick, with panels reflective of natural elements such as the clouds and the sky, brightening the neighbourhood and changing the standard contrast.

The Integration of Crime Prevention Through Environmental Design (CPTED) Principals

Concerns were brought forward regarding the project's location in proximity to the 900 block of Pandora and how it would integrate Crime Prevention Through Environmental Design (CPTED) principles. It was stated that this project would enhance safety through design by limiting sheltered areas and increasing street lighting, and although the applicant is committed to



@WeAreNorthPark
www.npna.ca



North Park Neighbourhood Association
PO Box 661, #185-911 Yates Street,
Victoria, BC, V8V 4Y9



integrating these features, It is still recommended that they consider including more crime prevention principles through their design features.

Conclusion

In conclusion, the community feedback highlights both positive aspects and valid concerns related to the rezoning application for 854-880 Pandora Avenue's rezoning application. We appreciate the efforts made by the applicant, Townline Development, to address these matters and create a project that aligns with the community's goals and values. Thank you for your attention to this letter, and I hope Townline Development and the City of Victoria will consider incorporating these suggestions into the project.

Sincerely,

Board of Directors

North Park Neigh. Association
board@npna.ca

Courtenay Miller

Land Use Planning Advisor
landuse@npna.ca

Appendix A: Comments Raised by the Public

August 15th, 2023 - September 8th, 2023

Date	Provided Through	Comments
Aug 15, 2023	Engage Victoria	It would be a much better idea to preserve the well-being of residence at 1602 Quadra street if the tall portion of this proposal were to be reversed!!! This way, there would be NO invasion of privacy and block the views of greenery, lending to the well-being of the residence.
Aug 21, 2023	CALUC	The amount of market-rate rental housing options that this development project provides is great. I love that this project is not integrating below-market rental options as well.
Aug 21, 2023	CALUC	I have a lot of concerns about the traffic that this building will bring to the neighbourhood. The City of Victoria and Townline Development need to work together to manage the increase in traffic to the region.
Aug 21, 2023	CALUC	I generally love this building's design and features. However, seeing more opportunities in this development for families would be nice. It is important to ensure that families can find housing in the inner city.
Aug 21, 2023	CALUC	Positive feedback on increased lighting on Mason Street and the exterior of the building.
Aug 21, 2023	CALUC	There were several comments brought up regarding the large parking variance and concern with the increase in parked cars on the street.
Sept 2, 2023	Email	<p>We own a small mixed-use property (920 Pandora Ave) within 100 m of the above development and attended the online meeting hosted by Townline on August 21, 2023.</p> <p>Overall, we like the proposed development as it will provide much-needed rental accommodation in the area. We have had people knocking on our door looking for a vacancy, and unfortunately, it has been an extremely tight market for a long time.</p>

		Also, the area has a large street population. The proposed building should bring in a number of new working and retired residents to the area to help improve the character of the neighbourhood.
Sept 5, 2023	Email	<p>I am writing to you all regarding the proposal to build a 20-story high rise at the corner of Pandora and Quadra, at the addresses covering 854, 858, and 880 Pandora. I have a new proposal that will be much less impactful for not only our community but, more importantly, will help preserve key aspects and development of our city's history to make it accessible to all future historians and tourists without ostracizing the existing community. Everyone has a right to walk on this earth.</p> <p>Initially, this project was for a 13-story building but now has been "upgraded" to a 20-story high rise. This proposal has taken quite a "leap". This jump from 13 stories to 20 stories affects this proposal greatly and totally changes the conversation in our community.</p> <p>To build more housing appears to be a priority of our rapidly growing city, and I both understand and welcome that. My proposal is not about stopping this development but rather reconfiguring the existing proposal so that it upholds not only the integrity of the beautiful historic buildings and all of the Churches and vista of them up along Quadra (including the Nelson Music sign on the side of 1602 Quadra a heritage building formerly a Baptist Church).</p> <p>The existing proposal of having the 20-story part of the building right on Pandora and Quadra will obscure and disrupt not only all of the formerly mentioned buildings but totally cast 1602 Quadra in shadow and relegate its historical importance to a back laneway obscured from view.</p> <p>My proposal is that this proposed building's architecture be flipped so that the 20-storey part of this proposal be at the end of Pandora by Amelia Street and the "low impact," ie. two-story part of the building be on Pandora and Quadra. This idea is much more friendly and conducive to maintaining the integrity of the historic row of churches and historical buildings without compromising the present view and openness.</p> <p>I implore the council and city planners to consider the points laid out in this email to amend this high-rise proposal so that there is the least amount of impact on the existing community and more importantly, to maintain this beautiful part of history that the plan will obliterate as it stands. Thanking you for your time and consideration,</p>
August 30, 2023	Email	<p>Hello,</p> <p>Thanks for hosting the CALUC meeting re: 854-880 Pandora on August 21st. Here is my written feedback on this iteration of the project, which will be entirely unsurprising.</p>



@WeAreNorthPark
www.npna.ca



North Park Neighbourhood Association
PO Box 661, #185-911 Yates Street,
Victoria, BC, V8V 4Y9



	<p>First I want to state this clearly: I support more housing being built in Victoria, and on the whole, I am in full support of this project moving forward.</p> <p>That said, it's my view that the city has not yet secured adequate public amenities in exchange for the density bonus being sought by the project proponent. The city should insist on additional amenities in the form of coordinating infrastructure upgrades and potentially some investment in neighbourhood parks.</p> <p>Since the first time the project was presented, six floors have been added to the building, increasing the planned FSR from 4.5 to ~6.2. The new FSR significantly exceeds the FSR guidelines for this location within Victoria's Official Community Plan (OCP).</p> <p>To be clear, the increased density doesn't disqualify the project. But section 19 of the OCP clearly states that the city should consider all requests for a 'density bonus' through a strategic lens. The city should seek to secure additional amenities that align with existing plans in exchange for granting the density bonus. My understanding of the plan presented at the meeting is that the benefit requested by the city is expected to take the form of 6 units (10% of the units added by the density bonus) of a planned 197, being considered as "non-market" units. The details of how exactly the units will be "non-market" are yet to be determined. I think the city can and should seek additional public benefits as a condition of the expected density bonus. Specifically, I have these three suggestions:</p> <ol style="list-style-type: none"> 1) A requirement to build a continuous sidewalk (sometimes also called a raised crosswalk) along the west side of Quadra St., extending across the Mason St. road allowance. A continuous sidewalk would promote pedestrian safety, which should be prioritized at this particular location in recognition of the fact that the development will result in a large increase in vehicle traffic along Mason St. and will also increase pedestrian traffic along that side of Quadra St. This amenity would have a public benefit for the broader community and has been identified as desirable within the North Park Neighbourhood Plan (objective 3.1) and Go Victoria (objectives 3.01, 3.02 (4) and 3.17) 2) A requirement that electrical service to the new building is underground, which will result in the removal of existing hydro poles in the vicinity of the site. The proponent has indicated they already plan to do this voluntarily so securing it via permit condition or legal agreement seems like an easy request which would not generate any disagreement. 3) A modest community amenity contribution (in the range of \$0.25-\$0.50 psf) to support the expansion and/or enhancement of public park space in the North Park neighbourhood.
--	--

Appendix B: CALUC Meeting Minutes

North Park Neighbourhood Association
August 21, 202, CALUC Meeting

DATE: Monday, August 21, 2023
TIME: 6:30 pm
LOCATION: Zoom Link: <https://us02web.zoom.us/j/82082194299>

6:30: Welcome + Territorial Acknowledgement

Our neighbourhood association acknowledges that we gather here today as visitors on the traditional territory of the Lekwungen peoples, the Esquimalt and Songhees nations.

Attendance

Guests: 15 people

6:30 pm: Townline Presentation

Project Overview:

Townline Developments is in the pre-application stages, anticipating the third submission of a rezoning and development permit application for September 2023. This project will construct a 12-15 storey rental building consisting of ground floor commercial uses on the main floor with approximately 120-140 rental units above.

- See the project details and submit comments on the Development Tracker here: <https://tender.victoria.ca/webapps/ourcity/Prospero/Details.aspx?folderNumber=CLC00402>

Project Timeline:

- 1st CALUC: February 2023
- Rezoning/Development Application Submission: March 2023
- Resubmission of Rezoning/Development Application: May 2023
- Project Redesign: July 2023
- 2nd CALUC Meeting: August 2023
- 3rd Submission of Rezoning/Development Application: September 2023



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



Project Updates:

- 60 additional units with below-market housing
- Improved public realm, including but not limited to the following:
 - Increased green space
 - Additional public seating
 - Widened sidewalks
 - Public art insulation

7:15 pm: Q & A

- What are you anticipating rental rates will be?
 - Generally, around \$4 per sq. ft a month
 - Depends on the market at the time of tenancy
- How much parking will be available?
 - 105 residential stalls will be available for residential tenants
 - Half the units will have parking with the additional stalls:
 - 21 shared stalls
 - 11 commercial stalls
 - 10-14 residential visitor parking stalls
- What are the main changes with the application?
 - The height: An additional six storeys
 - A green roof
 - Mural wall
 - Parking component
 - Bike stall design
 - Ground floor landscaping
- Are you requesting any variance?
 - A parking variance
- What is the NEW FSR?
 - Previous: 4.5 FSR
 - Current: 6.17 FSR
- How was the building colour chosen for this development?
 - There is a two-toned approach to the colouring of the building
 - Provides contrast between the dark and the light brick
 - The panels are reflective of the clouds, sky, etc.
- Do you envision a second tower?
 - No, not at this time. However, the development provides the space for someone else to develop besides the project if desired.
- How does this project meet the City's heritage requirements?
 - Through respect and care in consideration of the design
 - The tower placement is constrained to the site, and the choice of the materials used to honour the heritage design



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



- Does this project still plan to install an underground hydro line?
 - They plan to have this done before construction, and it is much cheaper than above-ground hydro
- The integration of below-market rental
 - Due to the increase in height and number of units, 10% of the additional density will be designated for below-market rental housing.
 - Will be partnering with BC Housing and signing a housing agreement
 - The below-market units will be designed as 30% of the tenant's income
- Does the increased density require an OCP amendment?
 - No, It doesn't require an OCP amendment as long as it is meeting other strategic goals.
- Rental and affordability will be secured through the rental agreement
- Does this project require a Community Amenity Contribution (CAC)?
 - No, because purpose-built rental has exempted this project from a CAC
- Townline has prioritized smaller commercial units to try and local shops to be in the area
- What have you done for crime prevention measures in this development?
 - Limiting sheltered and dark places
 - Hopeful that there will be enough traffic from the commercial units to bring more people to the area
 - Increased street lighting

Comments:

- Positive feedback on the amount of rental housing that this project offers
- This building will improve the crime and streetscape of the area
- The design looks modern and welcoming
- Concerns around the large parking variances
- Concerns around traffic in the region with the increased density
 - There was especially a concern around increased traffic on Mason St. and questions about potentially closing it off.
 - There is currently no plan to close off Mason St.
 - Based on the Traffic Impact Assessment (TIA), that was not a recommendation from the study.
- Positive feedback on the unit breakdown of the building, providing opportunities for families to move into the neighbourhood

Appendix C: March 28th CALUC Letter

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

ATTN: Sustainable Planning and Community Development Department, Geordie Gordon, Mayor and Council

CC: NPNA Board, NPNA CALUC, Leigh Stickle, Devin Spence (Townline Development)

Sent via email

Re: 854-880 Pandora Avenue – Rezoning Application

March 28, 2023,

Dear Mayor and Council,

On February 28th, 2023, the first CALUC meeting was held for a rezoning application of 854-880 Pandora Avenue. At this meeting, the community was asked to provide feedback based on the documents and presentation provided by the applicant, Townline Development. A summary of the feedback provided on Engage Victoria, emails, and the CALUC meeting minutes is appended to this letter.

Executive Summary

Overall, the general feedback provided by the community and Land Use Committee members was positive for this development project. Adding a significant number of new rental housing units along with ground floor commercial and retail will help address the housing shortage and hopefully provide new retail services for the neighbourhood. However, the Land Use Committee members have identified changes and improvements to meet the neighbourhood's needs better.

- Amenities
- Parking
- Waste Management
- Mason Street Public Realm Upgrades
- Bike Infrastructure

Amenities



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



We urge the City of Victoria to work with the developer to secure additional public realm upgrades and amenities, including increased street trees to enhance the urban tree canopy and a public washroom facility along Pandora Avenue. These tangible and practical public amenities would benefit the North Park neighbourhood greatly. While we recognize that this project is a rental building and is not required to provide Community Amenity Contributions (CACs), providing public realm upgrades either in collaboration with the developer or through the use of Development Cost Charges (DCCs) would help alleviate some of the community's urgent needs.

Investments in public amenities will serve both future residents of the building and the broader community. The North Park neighbourhood lacks highly desirable amenities that would drastically increase the quality of life for all residents. The Townline Development project provides various amenities, such as a dog run, additional outdoor green space, and programming, that must be available to the general public, not only residents of this project. The City has received an influx of money from developments over the past decade, with little money going back into community amenities.

Parking

There has been significant concern regarding parking for this proposed development. This project proposes 78 parking stalls, only having one parking stall for every two units. With the loss of parking in the area, businesses in the North Park neighbourhood are suffering, causing public concern that the proposed development will exacerbate this issue. It was addressed in the CALUC meeting that the minimal number of parking stalls available is due to the high costs of underground parking infrastructure. We hope that Townline Development will address this concern by providing car share services and that the number of available parking stalls is reconsidered, providing enough parking for residents and commercial tenants.

Waste Management

There were concerns addressed about waste management and its potential impact on current residents of the area. Currently, how the waste is managed is highly disruptive to the area. The City is moving waste disposal to different areas, specifically lower/middle-income streets. Suppose waste needs to be moved for this project. In that case, we ask that Townline Development discuss future waste management practices with the City before construction to ensure that it is not disruptive to current residents.

Mason Street Public Realm Upgrades

Additionally, the public raised concerns regarding the traffic flow on Mason Street, which is already a very narrow roadway. We hope the applicant and City mitigate this increased vehicle traffic the project will bring to the 800 block of Mason Street. Additionally, it would be valuable for



@WeAreNorthPark
www.npna.ca



North Park Neighbourhood Association
PO Box 661, #185-911 Yates Street,
Victoria, BC, V8V 4Y9



the project to consider burying the electrical lines and building a continuous sidewalk along Quadra at Mason Street.

Bike Infrastructure

Finally, it is desired that this application include bike racks for public and visitor use and that these racks be EV-ready to provide built-in infrastructure for e-bike charging. The bike rooms in this project should consist of larger spaces for non-standard bike types, such as cargo bikes, and be equipped with automatic door openers. The vertical racks should also allow for the frame to be easily lockable. High standards for biking infrastructure are essential, given the high reduction in parking spaces.

Thank you for your attention to these concerns, and I hope Townline Development and the City of Victoria will consider incorporating these suggestions into the project.

Sincerely,

Board of Directors

North Park Neigh. Assoc.

board@npna.ca

Ammar Mahimwalla

CALUC Chair

caluc@npna.ca

Courtenay Miller

Land Use Planning Advisor

landuse@npna.ca