CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of March 19, 2015

To:	Planning and Land Use Committee	**Date:**	March 5, 2015
From:	Brian Sikstrom, Senior Planner, Development Services Division		
Subject:	**Development Permit with Variances Application No. 000399 for 120 Gorge Road East**		

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that, after giving notice and allowing an opportunity for public comment, Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No.000399 for 120 Gorge Road East, in accordance with:

1. Plans date stamped February 27, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. Part 3.9.3 – Site coverage increased from 33.3% to 37.95%;
   ii. Part 3.9.7 – Number of buildings increased from one to three;
   iii. Part 3.9.13 (2) – Parking requirement reduced from 1.3 parking spaces per unit (53 spaces) to 0.3 parking spaces per unit (12 spaces).
3. The provision of Transportation Demand Management measures (e.g. the provision of bus passes) to lessen potential off-street parking demand to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services, Sustainable Planning and Community Development Department."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. 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.

Pursuant to Sections 920(8) and (9), where the purpose of designation is the establishment of objectives for the form and character of a commercial, industrial and multi-family development, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design, finish of buildings and other structures but may not include requirements regarding the particulars of the landscaping or of the exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 120 Gorge Road East. The proposal is to construct the second phase of a supported housing development with the addition of a building consisting of 15 units as well as a separate community building.

The proposal requires variances related to increased site coverage, increased number of buildings on a lot and reduced parking.

The following points were considered in assessing this Application:

- the proposal is consistent with the objectives to enhance the place character of established areas in Development Permit Area 16: General Form and Character
- the proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012*
- the requested variances related to site coverage and number of buildings on a lot are supportable based on the landscaping and building locations as shown on the site plan
- the requested variance to permit a reduction in vehicle parking from 53 to twelve stalls is acceptable based on the lower vehicle ownership rates for similar developments within the region, the provision of secure bicycle storage for each unit and the provision of Transportation Demand Management (TDM) measures such as bus passes for tenants.

BACKGROUND

Description of Proposal

The proposal is to construct the second phase of a supported housing development with the addition of a three-storey building consisting of 15 apartment units (four 3-bedroom units, ten 2-bedroom units and one 1-bedroom unit) on the west (Balfour Avenue) side of the property. This new building would replace an existing former motel building. The proposal also includes a separate one-storey community building fronting on Gorge Road between the new building and the recently refurbished (first phase) 26-unit building on the east (Albany Street) side of the property. The interior courtyard created by these buildings is landscaped and includes a rain garden, future water play area and a basketball court.

Materials include: concrete slab on grade, heavy timber, cedar boards, Hardie Panels and asphalt shingles.

The proposed variances are related to:

- increased site coverage due to the addition of a community building, bicycle storage sheds and a colonnade
- more than one building on the lot, with the number of buildings being increased to a total of two residential buildings and a communal gathering building, for a total of three buildings on the lot
- reduced parking from a standard of 1.3 spaces per dwelling unit (53 stalls) to 0.3 spaces per dwelling unit (12 stalls).

Sustainability Features

As indicated in the applicant's letter dated December 22, 2014, the project is registered in the 'LEED for Homes' third party rating system and is seeking a Gold rating.

Existing Site Development and Development Potential

The 3743.8m^2 site is presently occupied by the 26 supported housing units the refurbished two-storey residential building on the east side of the property and the vacant building on the west side.

Under the current R-40 Zone, Gorge Road Apartment District, the property could be developed as a three-storey apartment building with a density of 1:1 Floor Space Ratio (FSR).

Data Table

The following data table compares the proposal with the existing R-40 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	**Proposal**	**Zone Standard R-40**
Density (Floor Space Ratio) - maximum	0.64:1	1:1
Site area (m^2) - minimum	3743.8	920
Total floor area (m^2) - maximum	2396	3743.8
Height (m) - maximum	9.4	10.7
Storeys - maximum	3	3
Site coverage % - maximum	37.95*	33.3
Open site space % - minimum	51.9	30
Number of buildings on a lot	3*	1
Setbacks (m) - minimum Front (Gorge Road) Rear Side (east) Side (west)	 10 10.25 10.5 10.6 4.75	 10 9 for bldg. below 7 m 10.5 for bldg. above 7 m 4.7 4.7
Parking - minimum	12*	53
Visitor parking (minimum) (Included in the overall parking requirement)	1	5
Bicycle parking stalls (minimum) Class 1 Class 2	 42 6	 15 6

Relevant History

The property was previously a 68-unit Travellers Inn motel. An application to convert the motel to 38 rental apartments was approved in 1994 but the motel was not converted to residential use. The property, in receivership, was purchased by the City in 2010 and is in the process of being sold to the Victoria Native Friendship Centre.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 31, 2014, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. A letter dated January 30, 2015 from the Burnside-Gorge Community Association providing comments on the proposal is attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw,* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area #16, General Form and Character

The Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments. The objectives of the designation include the enhancement of place character of established areas through high-quality architecture, landscape and urban design. The proposed building design and landscaping are consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial, April 2012.*

Local Area Plans

The proposal is within the Urban Residential Place Designation of the *Official Community Plan, 2012* and is consistent with built form, place character features, uses and density in this designation.

The *Burnside Neighbourhood Plan, 1992 (revised 2012)* envisages strengthening the residential community through redevelopment of existing motels to apartments.

Other Policy

Gorge Road is designated a Shared Greenway in the *Greenway Plan, 2003.* A Statutory Right-of-Way (SRW) of 4.92m has been registered for future right-of-way improvements to meet the *Official Community Plan* right-of-way standards.

Requested Variances

The requested variance for a small increase in site coverage is largely due to the addition of a proposed community building. The requested variance for number of buildings on a lot is created by the separation of the proposed residential building and community buildings from the existing building. Both of these variances are supportable based on the site and landscape plans as shown.

The requested reduction in vehicle parking from 53 to twelve stalls can be considered based on the lower vehicle ownership rates for similar developments within the region. The applicant has provided data that indicate vehicle ownership rates for comparable developments in the region with an aggregate vehicle ownership rate of 0.47 vehicles per unit. Applying this rate to the proposed development indicates a potential shortfall of eight residential parking spaces and two visitor parking spaces. The applicant has offered to mitigate the potential parking shortfall with Transportation Demand Management (TDM) measures including: the provision of bus passes, food vouchers for the local grocery store, a lease agreement which specifies on-site parking is not available and one

additional bicycle parking space over bylaw requirements. These TDM measures are supported by staff but they cannot be legally tied to the property to ensure it is in place for the life of the development. It is also worth noting that information provided by the applicant indicated that the existing 12 parking spaces are used only by visitors, staff and for drop off and pick up, suggesting that the current 12 parking spaces will be adequate.

Based on the information provided by the applicant, staff support the requested parking variance.

CONCLUSIONS

The proposal is consistent with the objective of enhancing the place character of established areas through high-quality architecture, landscape and urban design. The requested variances for site coverage and number of buildings on a lot would have no negative impact on the surrounding area. The requested parking variance is acceptable based on vehicle ownership rates in similar developments within the region and the proposed provision by the applicant of Transportation Demand Management measures.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00399 for the property located at 120 Gorge Road East.

Respectfully submitted,

Brian Sikstrom Senior Planner
Development Services Division

Alison Meyer, Assistant Director
Sustainable Planning and
Community Development Departmer

Report accepted and recommended by the City Manager:

Jason Johnson

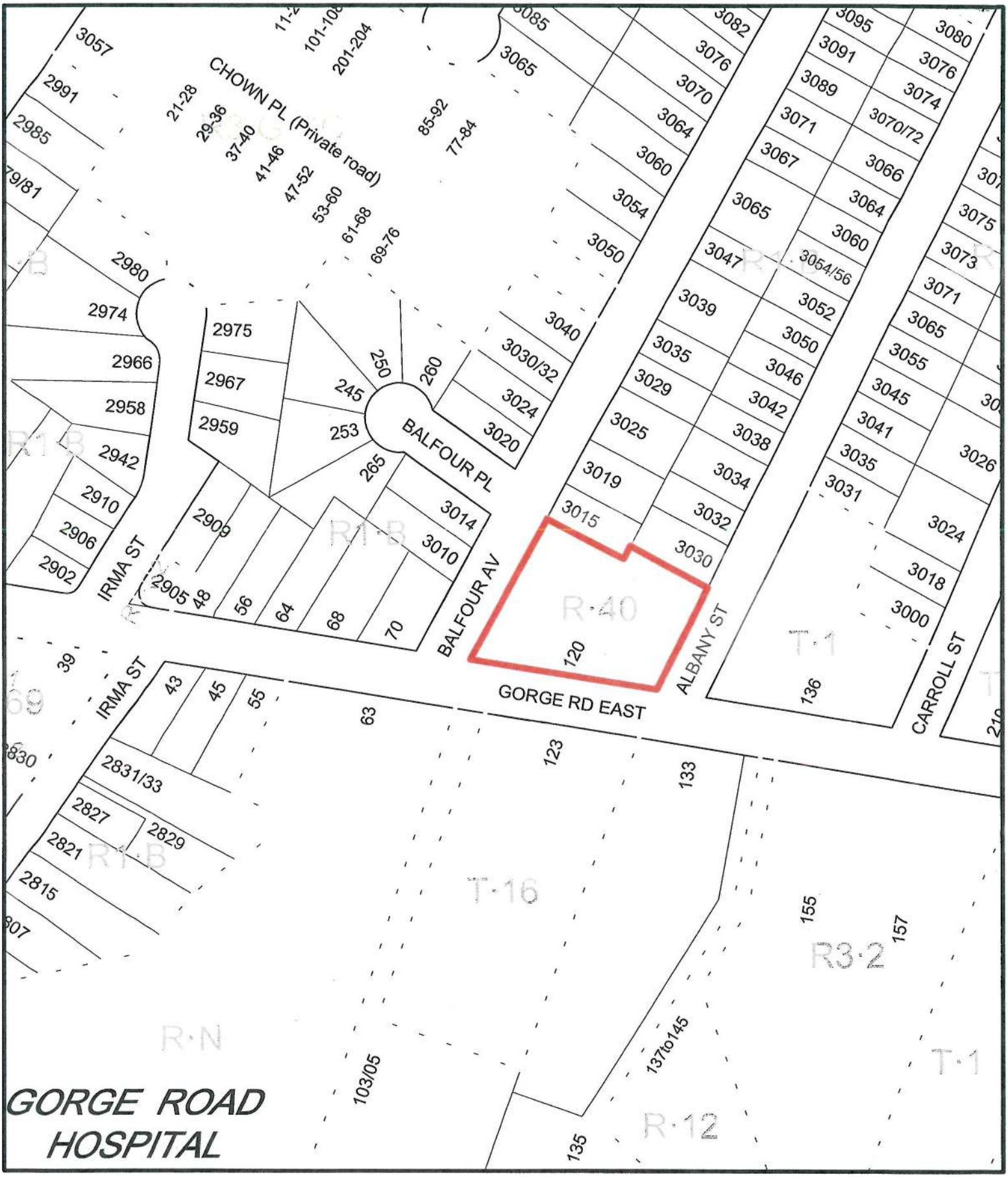
Date: March 11, 2015

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List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated December 22, 2014 and February 27, 2015
- Letter from the Burnside Gorge Community Association dated January 30, 2015
- Plans dated February 27, 2015.



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120 Gorge Road East

Development Permit #000399

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120 Gorge Road East

Development Permit #000399

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Dec 22, 2014

VIA: Hardcopy

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Dear Mayor & Council:

RE: SIEM LELUM PHASE 2, 120 GORGE ROAD EAST
DEVELOPMENT PERMIT APPLICATION
Project No: 1317

Merrick Architecture, on behalf of our client Linda E. Ross Property Management (The authorized representative of the Victoria Native Friendship Centre VNFC)), is pleased to submit for your consideration the attached Development Permit Application for a proposed Multi Unit Supported Housing Building and associated Community Building to compliment an existing supported housing use on the 120 Gorge Road East site.

PROJECT DESCRIPTION

This Development Permit submission represents the final phase of a 2 phased project intended to transform a previously run down and misused motel property on the Gorge Road Corridor, into an urban village serving the local native community and the surrounding neighbourhood. Phase 1 saw the easternmost building renovated and upgraded to provide 26 low income supported living units, mostly bachelor suites, complete with an office for the onsite Tenant Support Worker (TSW). Phase 2 completes the village, by adding two new buildings: a 3 storey multi-unit residence intended for young families and Elders and a one storey Community Building.

The form of the new buildings and their spatial relationship with the existing building, creates a protected, bright, safe and highly functional courtyard useable by all the residents and invited neighbours. The Community Building, the heart of the village, is intended to function as a space where the residents learn/teach subjects, ranging from cooking to language and culture, where the healing begins and is maintained through generations. The design of the Community Building encourages engagement with the site, as the north façade opens up to the courtyard both visually and spatially through sliding glass doors and a gracious top-lit colonnade. The Community Building will provide daytime office space for the TSW and the Property manager, which will make available a bachelor suite in the existing building.

The current use and users of the site is a marked improvement from the previous, sometimes dangerous and misused site. Several immediate neighbours have indicated that they are pleased with the current program and ongoing improvements. The demolition and proposed build-out will improve the site further, as the existing westernmost building still attracts unwanted attention.

The proposed scheme also contributes positively to the Gorge East streetscape: by adding a new building to replace the tired building stock, by making visible the renewed village's commitment to storm water management, and by exposing the large and sensitively designed cascading rain gardens which treats all the rain water collected onsite. The VNFC plan to install a Coast Salish Welcoming Figure adjacent to the main site

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entry – welcoming residents and the community to the site and people to the City of Victoria (as this property is very close to the municipal border and is on a major arterial road). The project is uniquely sited, as it marks the transition point from small single family residential properties to large multi-unit residential/commercial building types, on the north side of the street. The proposed design considers this transition in the form, massing and relative placement of the multiple buildings presented to the street. The proposed design seeks to create a protected courtyard for the residents, while at the same time shielding neighbours to the north from unwanted street noise.

PROJECT DETAILS

The proposed construction type is a predominantly wood frame building atop a concrete slab on grade. Elements of heavy timber and cedar boards are present in both a structural and expressive capacity. The building is of combustible construction, is sprinklered and employs both 1 hr FRR floors, supported by rated load bearing walls, and 1 hr FRR separations for exits. Cedar and its detailing play an important role in unifying all three buildings together in a material sense in addition to offering an acknowledgement of the traditional building techniques of the First Peoples. The existing east building underwent a façade upgrade in 2014 whereby the stucco was replaced by what recalls the form of Coast Salish Cedar Planking – a horizontal application of rough cut cedar planks in a randomized pattern harkening back to the time when the Salish peoples removed the cedar cladding every time camp was broken, as the planks were the most valuable component of their portable buildings.

The intention to heal and provide learning opportunities is a common thread which runs through the project, from its earliest conceptual ideals to the procurement of construction materials. For example, the Community Building has been designed as a modular building so that native apprentice carpenters have the opportunity to learn their chosen trade by constructing a building for their community in a safe academic setting. The project has a Memorandum of Understanding with Camosun College to use the project as 'course material' for their carpentry program, fostering a sense of pride in their new-found skills and how those skills contributed to building their community. The same intention generated the idea of having the cedar milled by the native inmates at William Head Prison. It is thought that by contributing to their community from within the confines of the prison, that the healing process as well as the future acceptance of their community is greatly improved.

The project is registered in the 'LEED® for Homes' third party rating system, and is seeking a Gold rating. Using LEED® metrics, the project configuration and siting account for a significant number of LEED® points. As an urban, affordable housing project, with small units and the probable use of a Heat Recovery Unit, energy and water efficient appliances, and a landscape design which deals with storm water on site and significant areas of native and adaptive plants, the project will be exemplary.

The project team has scrutinized the design over the last year to ensure the project meets all of BC Housing's (BCH) Design Guidelines, and is deliverable given the finite grant monies available to the project. The current proposal represents the most efficient design that achieves the most of the VNFC programme objectives, while minimizing the number of variances sought by the scheme.

The current proposal is dependent upon and seeks the following variances to the R-40 Zone (referring to R3-A2 Zone):

3- Site Coverage
7- Number of Dwellings – Number of Buildings allowed on site
13- Off Street Parking

VARIANCE REQUESTS

1. Site Coverage – This zone allows no more than 33.3% Site Coverage. The proposed scheme's site coverage is 36.6% - a 3.3% overage.

The project's mandate was to provide 15 multi bedroom units, in order to satisfy the BCH design guidelines, while at the same time being sensitive to the rest of the VNFC's programme requirements. The current design represents a very efficient and affordable project, whose massing allows for a lovely interior courtyard, which contributes to the overall health of the community. The project team tried to eliminate this variance (as it was successful in eliminating another variance), but all considerations reduced the quality of the design to an unacceptable level. We were also encumbered by the existing east building, whose very form represents one of the most inefficient configurations (with respect to the City of Victoria's definition of Site Coverage) – an exterior perimeter circulation system. If the existing building had been designed as a double loaded interior corridor type building, by a conservative calculation, the project would only be 1.2% over. The remaining 1.2% can be accounted for by the inclusion of the exterior colonnade area, attached to the Community Building, which we feel is an essential design element that should not be eliminated from the project.

2. Number of Buildings on the Site – This zone allows only 1 building on site. The proposed scheme has 3 buildings in total. This number accounts for the existing building, and the two new buildings –the multi-unit Residential Building and Community Building.

The intent of the design is to create an urban village, with a welcoming and healthful interior green space accomplished in part by forming and orienting the two new buildings, as shown in the attached documents. Typically villages are made of numerous buildings, of various sizes and functions, and often evolve over time. One rarely sees a village made up of a single building – that configuration is more commonly referred to as an institution. By providing more than one building, we are able to create useful spaces between the structures; the main entry to the site is located between the two new buildings and the area between the Community Building and the existing building is ideal for preparing large community dinners. Attaching the existing exterior loaded non sprinklered building to the new individual structures would have posed significant technical and code issues, whose implications would have rendered this project not feasible.

3. Off Street Parking – This zone requires there to be 1.3 parking stalls per unit. By the zone standard we would need to provide 54 parking stalls (1.3 x 41), 6 of which would be designated as visitor parking. The proposed scheme and its unique use seek a significant variance. The current proposal provides 12 parking stalls for the entire site, or 0.3 stalls per unit.

While this number is small with respect to the zoning requirements, the client, the property managers and the VNFC, feel that this number of stalls will adequately serve the tenants who live on the property. The client group is aware of low income housing projects in the past that have received substantial parking variances in line with the variance this project is seeking. There is also a socio-economic justification; the typical residents simply cannot afford to own and operate a car. In fact there is every reason not to own a car while living on this property, as it is well connected to the rest of the City via public transit (according to LEED® metrics, this site is considered "outstanding" from the vantage point of public transit interconnectedness – the residents can access over 600 transit rides daily within the 800m radius centred on the site, where LEED® considers 125 transit rides outstanding). The property management group maintains a tenancy agreement which does not allow tenants to own cars – see attached. Even the 12 stalls provided are in excess of the needs of this demographic and program.

We look forward to further discussing our Variance Requests and rationale at the pleasure of Mayor and Council, to fully realize this exciting and important redevelopment opportunity.

Yours truly,
MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



SHAUN MCINTYRE
Architect AIBC, MRAIC, M.Arch, B.Ed, LEED® AP
Principal

Encl. Development Permit Variance Application Drawings
c.c. Bruce Parisian, Linda E. Ross, William Ross

TJ/sm

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Feb 27, 2014

VIA: Hardcopy

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Received
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FEB 2 7 2015
Planning & Development Department
Development Services Division

Dear Application Reviewers:

RE: SIEM LELUM PHASE 2, 120 GORGE ROAD EAST
DEVELOPMENT PERMIT APPLICATION REVIEW SUMMARY ISSUES ADDRESSED
Project No: 1317

Merrick Architecture, on behalf of our client, the Victoria Native Friendship Centre (VNFC) and their authorized agent Linda E. Ross Property Management, is pleased to submit for your consideration the revised drawings from the Development Permit Application set (submitted on December 23, 2014). The following numerically itemized list describes the changes that have been made to the drawings as a result of the Application Review Summary (dated January 14, 2015 and appended for your convenience), and correspond to the numbers shown on the revised plans.

ITEMS REQUIRING DRAWING REVISION

1) The West Façade (and as a result the North and East Facades) has been revised to address the City's concerns about enhancing the building's relationship with the Public Realm. A material change (from Hardie panel to Coast Salish Cedar siding) was determined to be the best course of action, as it softens the appearance and adds colour to the rear of the building.
   Please see Drawing DA 3.01 R1 for revision.
   Please note: The Cedar Hedge and a more opaque hatch over Boulevard Trees show the street condition more accurately than the previous DP Submission drawings.
2) Existing on site services are now indicated on the Existing Site Plan.
   Please see Drawing DA 1.00 R1 for revision.
   Existing off site services are now indicated on the Proposed Site Plan
   Please see Drawing DA 1.02 R1 for revision.
3) The Statutory Right of Way is now indicated on the Existing Site Plan and the Proposed Site Plan.
   All permanent landscape elements, structures etc...previously within this area have been removed.
   To provide access to the front doors of both new buildings, the cedar fence location and extent and the trellis location has been revised.
   Please see Drawing DA 1.02 R1 for revision.
   Please see Drawings DA 2.01 R1 through DA 2.04 R1 for revision.
   Please see Drawings 1/DA 4.01 R1 and 2/DA 5.01 R1 for revision.
   Please see Drawings L1.1, L1.2, L2.1
4) 42 Class 2 bicycle parking stalls are now provided in two covered and enclosed secured structures located at the rear of the site.
   Please note: the addition of these two structures have changed the site coverage values and therefore the value of the variance the project is seeking.
   Please see Drawing DA 1.02 R1 for revision.
   Please see Drawing DA 2.01 R1 through DA 2.02 R1 for revision.
   Please see Drawings L1.1, L1.2, L2.1

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ADDITIONAL ITEMS REQUIRING CLARIFICATION

A) Re: Discrepancy regarding numbers of bicycle parking stalls provided in the project.
This item is now addressed (see point #4 above). The project is required to provide 41 Class 2 bicycle parking stalls (1 stall per unit). We are now providing 42 Class 2 stalls, and have coordinated this information across both sets of drawings; Landscape and Architectural

As a result of the aforementioned changes, some of the variance requests sought by the project have changed.

VARIANCE REQUEST CHANGES

1. Site Coverage – This zone allows no more than 33.3% Site Coverage. The Development Permit Application proposed an overage of 3.3% for a total of 36.6%. In order to accommodate the bicycle parking requirements, the requested site coverage variance has increased by 1.35% for a total of 37.95% representing a 4.65% overage.

2. Number of Buildings on the Site – This zone allows only 1 building on site. The proposed scheme has 3 buildings in total. This number accounts for the existing building, and the two new buildings, the multi-unit Residential Building and Community Building. No change as a result of the Application Review Summary.

3. Off Street Parking – This zone requires there to be 1.3 parking stalls per unit. By the existing zone standard 54 parking stalls are required (1.3 x 41), 6 of which would be designated as visitor parking. The proposed scheme and its unique use, seek a significant variance. The current proposal provides 12 parking stalls for the entire site, or a 0.3 stalls/unit utilization rate.

We are proposing no change to this currently requested Variance; however we will expand upon the rationale for our request. The 12 existing parking spaces at Siem Lelum currently only provide parking for visitor, staff, and drop off and pick up. All community members sign a Residential Tenant Agreement which specifies that there is no available parking for their use on site. This has not historically been an issue for the VNFC, as their tenants vehicle ownership rates are significantly lower than average. The few tenants who do actually have listed ownership of a vehicle often store them elsewhere, and in many cases they are either operated by extended family offsite, or unused due to financial burdens. The resident's priorities are not centered on ownership of a vehicle, and the costs to do so continue to exceed the VNFC's tenant income levels. Affordable and immediately available alternate forms of transportation include adjacent access to public transport on both sides of the street, the nearby galloping goose trail, and shuttle transportation provided by the VNFC. The VNFC will also be providing for bus passes to all tenants who require them, in addition to funding for bicycles and helmets. Food Vouchers for the nearby Fairway Market will also be made available.

The VNFC has reached out to other housing societies with similar populations and missions. Pacifica Housing's nearby Medewiwin Studio Apartments at 360 Gorge Road East operates 26 independent supported housing units and has only 5 stalls, but with no tenant parking. Pacifica Housing has provided, for reference, a 2014 parking study detailing averages and demand (utilization rates) for other affordable housing projects geared towards families and single occupants, where parking is provided by permit allocation at a rate of 0.3 stalls per unit.

The Greater Victoria Housing Society's non-subsidized Pembroke Mews at 2014 Government Street maintains 25 apartments with no tenant parking.

The M'akola Hosing Society's family affordable housing rental housing projects in Victoria have unit sizes similar to Siem Lelum's tenant population, and while they currently have an average utilization rate of 0.52 for their Victoria sites, they indicate that they continue to see low absorption rates for a population similar to Siem Lelum's. They also predict that demand is more likely to decrease rather than increase as families continue to

seek more cost effective and available alternate modes of transportation. For example, M'akola's Langford site provides for only 15 parking stalls for 60 units, and they have yet to be fully utilized after 5 years of operation.

Much of the projects success is dependent upon creating a communal living environment which is emphasized by the creation of a collective central outdoor space, where the former motel parking lot was once located. The requested parking relaxation is a direct investment in the realization of Siem Lelum's housing mission. Creating additional parking onsite for residents who not require them will only serve to restrict the community building opportunities that the current proposal's reconfiguration offers.

Thank you for your consideration of our responses, we look forward to moving ahead with the continued development of this important community.

Yours truly,
MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

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Architect AIBC, MRAIC, M.Arch, B.Ed, LEED® AP
Principal

Encl. Revised Development Permit Variance Application Drawings
c.c. Bruce Parisian, Linda E. Ross, William Ross

TJ/sm

Burnside Gorge Community Association

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DP# 000399

January 30, 2015

Dear Mayor and Council,

Re: **Development Permit #000399 for 120 Gorge Road East**

In response to the letter dated December 31, 2014 outlining three variances from the *Zoning Regulation Bylaw*, the Burnside-Gorge Land Use Committee (BGLUC) submits the following comments:

- **Re: Section 3.9.3 – Site coverage relaxed from 33.3% maximum to 36.62%**
  The BGLUC does not have any issues with this relaxation.

- **Re: Section 3.9.7 – Number of buildings relaxed from 1 maximum to 3**
  The BGLUC does not have an issue with relaxation of the zoning to allow for two additional buildings. We find the three proposed buildings are of an appropriate scale and situation on the site in such a way to complement the adjacent residential neighbourhood, and make possible an inner courtyard which will greatly enhance the quality of life for the residents of Siem Lelum. In addition, we find the central communal building acceptable due to its small size and role in forming the aforementioned courtyard and the privacy that affords residents.

  However, the BGLUC has concerns over the wooden palisade the project presents to Gorge Road. Although we respect and understand the need for privacy for the residents of Siem Lelum, we find the apparent harshness of the facade antithetical to the BGLUC's stated stance on retaining a pedestrian scale and welcoming streetscape to buildings along Gorge Road. Barring an architectural solution addressing this concern, we suggested landscaping measures that could moderate or soften the aspect of the buildings along Gorge Road, and support the application of carved murals as outlined by the design team.

- **Re: Section 3.9.13(2) – Parking requirement relaxed from 1.3 parking spaces per unit (53 spaces) to 0.3 parking spaces per unit (12 spaces)**
  The BGLUC has always advocated for and encouraged active transportation when commenting on land-use applications and variance requests, as a means to promote a friendlier environment for non-vehicular traffic. The ease of access to public transport and the Galloping Goose trail in the Burnside-Gorge neighbourhood makes the support of parking requirement relaxation in variance permit requests a natural choice for the BGLUC. We feel the de-emphasizing of car ownership is a positive goal for an affordable housing project where residents' priorities should be placed elsewhere.

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info@burnsidegorge.ca | www.burnsidegorge.ca

In the specific case of Siem Lelum house, we understand that:

- The residents are very unlikely to own cars and will be asked to sign a tenancy agreement that prohibits parking on site.
- The 12 parking spaces on site are for staff use only.
- Residents who eventually own a car would move to M'akola housing elsewhere that has parking available.
- For the foreseeable future, the site will be used as affordable housing.
- For the success of the project's intent to foster community-building through cooperative living, communal outdoor space (instead of a parking lot) is critical.

We appreciate the opportunity to comment.

Respectfully,

Carolyn Gisborne
Chair, Burnside-Gorge Land Use Committee

cc: Sustainable Planning and Community Development Department

SIEM LELUM
PHASE 2

CLIENT AND STAKEHOLDER LIST

CLIENT:
VICTORIA NATIVE FRIENDSHIP CENTRE
231 REGINA AVENUE
VICTORIA, BC, V8Z 1J6
PHONE: 250 384 3211
FAX: 250 384 1586
CONTACT: BRUCE PARISIAN
brucep@vnfc.ca

PROJECT MANAGER:
LINDA E ROSS PROPERTY MANAGEMENT
387 CONSTANCE AVENUE
VICTORIA, BC, V9A 6N2
PHONE: 250 381 9336
FAX: 250 361 9339
CONTACT: WILLIAM ROSS
william@sundoggroup.ca

CURRENT OWNER:
CITY OF VICTORIA
387 CONSTANCE AVENUE
1 CENTENNIAL SQUARE
VICTORIA, BC, V8W 1P6
PHONE: 250 385 5711

PARTNER:
BC HOUSING
SUITE 201 - 3440 DOUGLAS STREET
VICTORIA, BC, V8Z 3L5
PHONE: 250 475 7550
FAX: 250 475 7551
CONTACT: SCOTT KINGHAM
skingham@bchousing.org

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CIVIL:

11-159-CSP.01	CONCEPTUAL SITE SERVICING PLAN

CONSULTANT LIST

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TIM JUDGE
tjudge@merrickarch.com

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pferguson@mcelhanney.com

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FAX: 250 386 2286
CONTACT: ERIC LINDOKKEN
elindokken@kineticconstruction.com

STRUCTURAL CONSULTANT:
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220-645 TYEE ROAD
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PHONE: 250 386 7794
FAX: 250 381 7900
CONTACT: LEON PLETT
lplett@rjc.ca

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721 JOHNSON STREET
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FAX: 250 382 5998
CONTACT: TOM WILSON
tomwilson@amegroup.ca

ELECTRICAL CONSULTANT:
APPLIED ENGINEERING SOLUTIONS LTD.
3RD FLOOR, 1815 BLANSHARD STREET
VICTORIA, BC, V8T 5A4
2009 WEST 4TH AVE
VANCOUVER, BC, V6J 1N3
PHONE: 250 381 6121
FAX: 250 381 6811
CONTACT: MICHAEL PHILIPS
mphilips@appliedengineering.ca

CODE CONSULTANT:
GHL CONSULTANTS LTD.
701-744 WEST HASTINGS STREET
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FAX: 605 689 4419
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fv@ghl.ca

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No.	Description	Date

Issue	Issue Date
Development Permit Application	Dec 23 2014
DP Application Revisions	Feb 27 2015

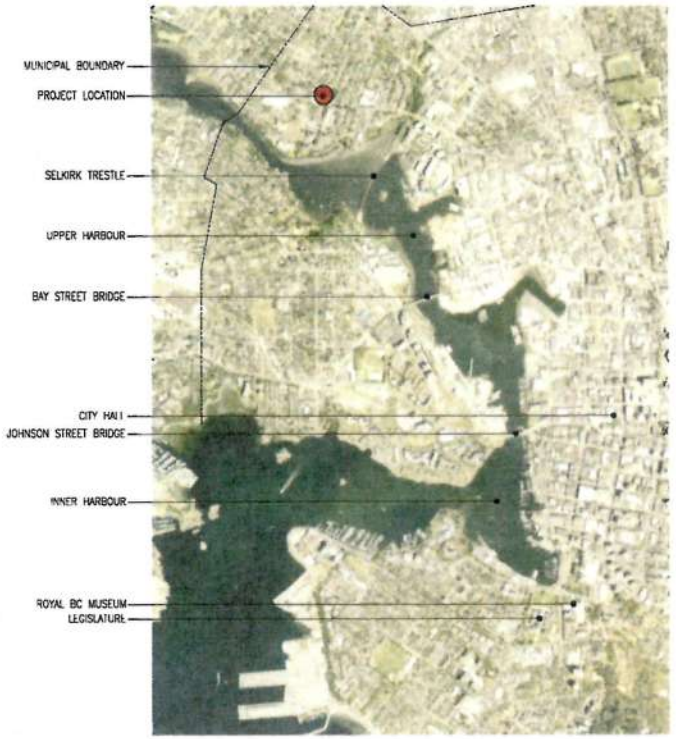
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BC Housing

Project
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

Sheet Title
COVER SHEET

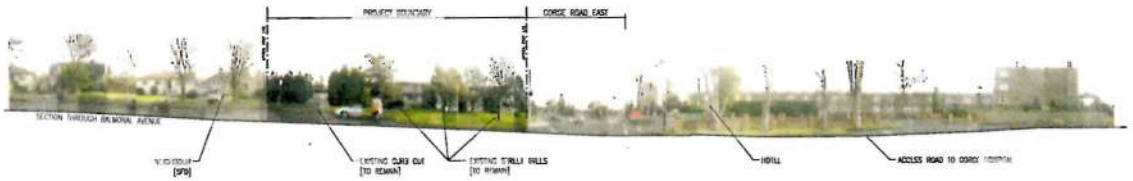
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TJ/DC	SM
Project Number	Scale
1317	AS NOTED
Revision	Sheet Number
-	DA0.01



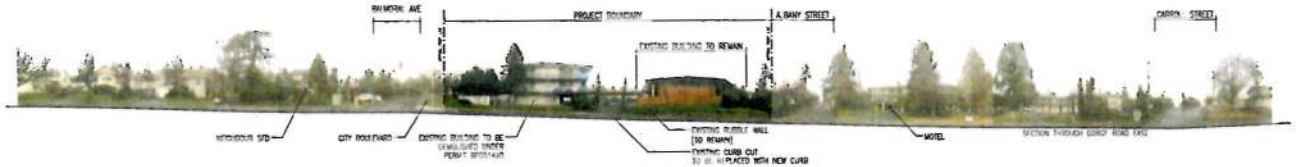
2 / DA0.02 CONTEXT PLAN
SCALE = 1:12500



1 / DA0.02 NEIGHBOURHOOD PLAN – EXISTING
SCALE = 1:1250



3 / DA0.02 STREET ELEVATION GORGE ROAD – EXISTING
SCALE = Approx. 1:500



4 / DA0.02 STREET ELEVATION BALFOUR ROAD – EXISTING
SCALE = Approx. 1:500

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No. Description Date

Issue	Issue Date
Development Permit Application	Dec. 23 2014
DP Application Revisions	Feb. 27 2015

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120 Gorge Road East
Victoria, BC
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EXISTING SITE

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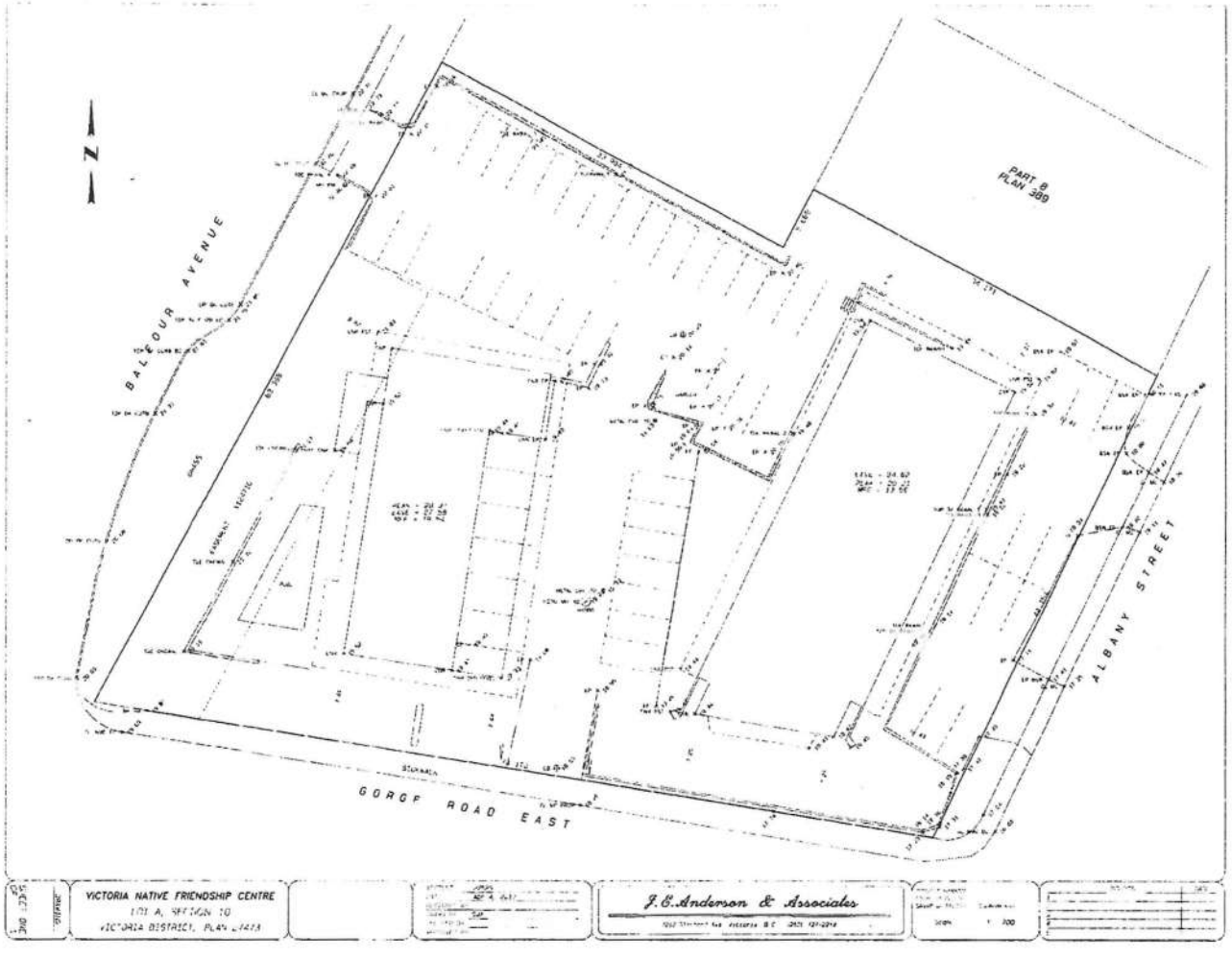
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Sheet Title
SITE PLAN - EXISTING

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SITE PLAN - SURVEY
DA1.01 SCALE 1:200

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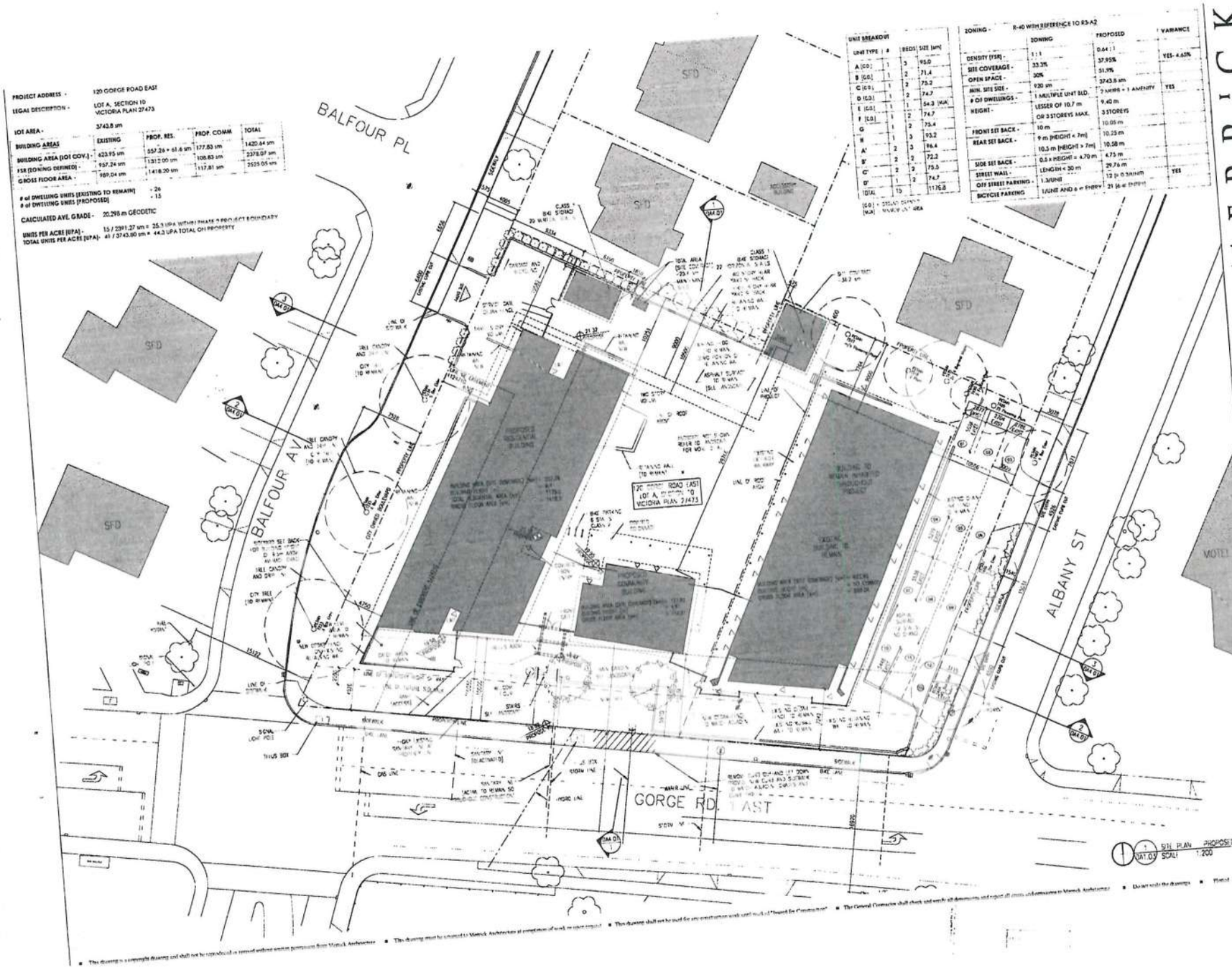
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Project
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
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Sheet Title
SITE PLAN - SURVEY

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PROJECT ADDRESS -	120 GORGE ROAD EAST
LEGAL DESCRIPTION -	LOT A, SECTION 10 VICTORIA PLAN 27473
LOT AREA -	3743.8 sm

BUILDING AREAS	EXISTING	PROP. RES.	PROP. COMM.	TOTAL
BUILDING AREA (LOT COV.) -	423.95 sm	557.26 + 61.6 sm	177.83 sm	1420.64 sm
FSR (ZONING DEFINED) -	957.24 sm	1312.00 sm	108.83 sm	2378.07 sm
GROSS FLOOR AREA -	989.04 sm	1418.20 sm	117.81 sm	2525.05 sm

# of DWELLING UNITS [EXISTING TO REMAIN]	- 26
# of DWELLING UNITS [PROPOSED]	- 15
CALCULATED AVE. GRADE -	20.298 m GEODETIC
UNITS PER ACRE [UPA] -	15 / 2391.27 sm = 25.3 UPA WITHIN PHASE 2 PROJECT BOUNDARY
TOTAL UNITS PER ACRE [UPA]-	41 / 3743.80 sm = 44.3 UPA TOTAL ON PROPERTY

UNIT BREAKDOWN			
UNIT TYPE	#	BEDS	SIZE [sm]
A [GD]	1	3	95.0
B [GD]	1	2	71.4
C [GD]	1	2	75.2
D [GD]	1	2	74.7
E [GD]	1	1	54.3 [NIA]
F [GD]	1	2	74.7
G	1	2	75.4
H	1	3	93.2
A'	2	3	96.4
B'	2	2	72.2
C'	2	2	75.5
D'	1	2	74.7
TOTAL	15		1176.8

[GD] = STACKED TOWNHOUSE
[NIA] = NOT INCLUDED IN AREA

ZONING -	R-40 WITH REFERENCE TO R3-A2		
	ZONING	PROPOSED	VARIANCE
DENSITY (FSR) -	1 : 1	0.64 : 1	
SITE COVERAGE -	33.3%	37.95%	YES- 4.65%
OPEN SPACE -	30%	51.9%	
MIN. SITE SIZE -	920 sm	3743.8 sm	
# OF DWELLINGS -	1 MULTIPLE UNIT BLD.	2 MAIN + 1 AMENITY	YES
HEIGHT -	LESSER OF 10.7 m OR 3 STOREYS MAX.	9.40 m 3 STOREYS	
FRONT SET BACK -	10 m	10.05 m	
REAR SET BACK -	9 m [HEIGHT < 7m] 10.5 m [HEIGHT > 7m]	10.23 m 10.58 m	
SIDE SET BACK -	0.5 x HEIGHT = 4.70 m	4.75 m	
STREET WALL -	LENGTH < 30 m	29.76 m	
OFF STREET PARKING -	1.3/UNIT	12 [= 0.8/UNIT]	YES
BICYCLE PARKING	1/UNIT AND 6 = 21	21 [6 = EXIST]	

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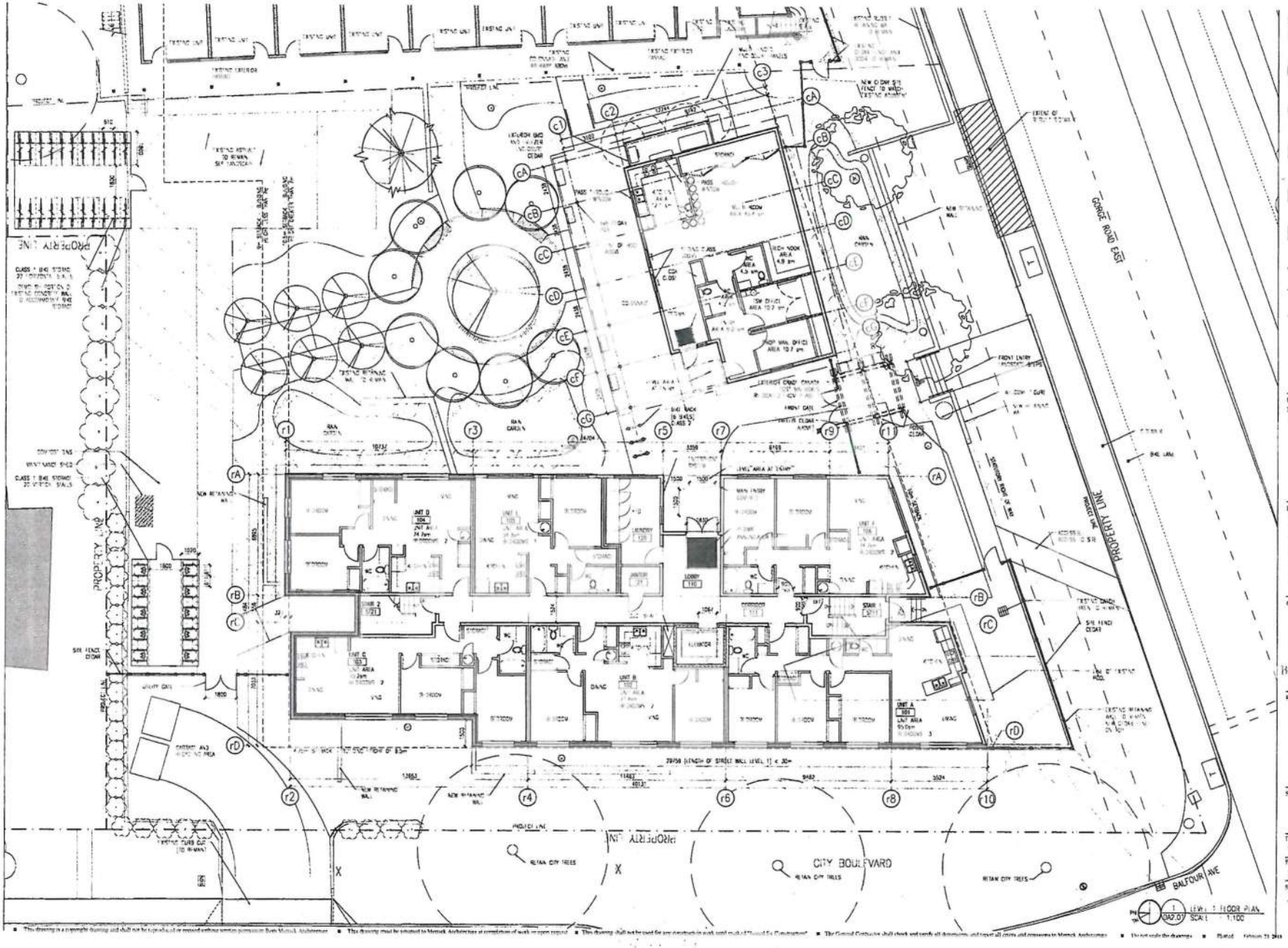
BC Housing

Project
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

Sheet Title
SITE PLAN - PROPOSED

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BC Housing

Project

Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

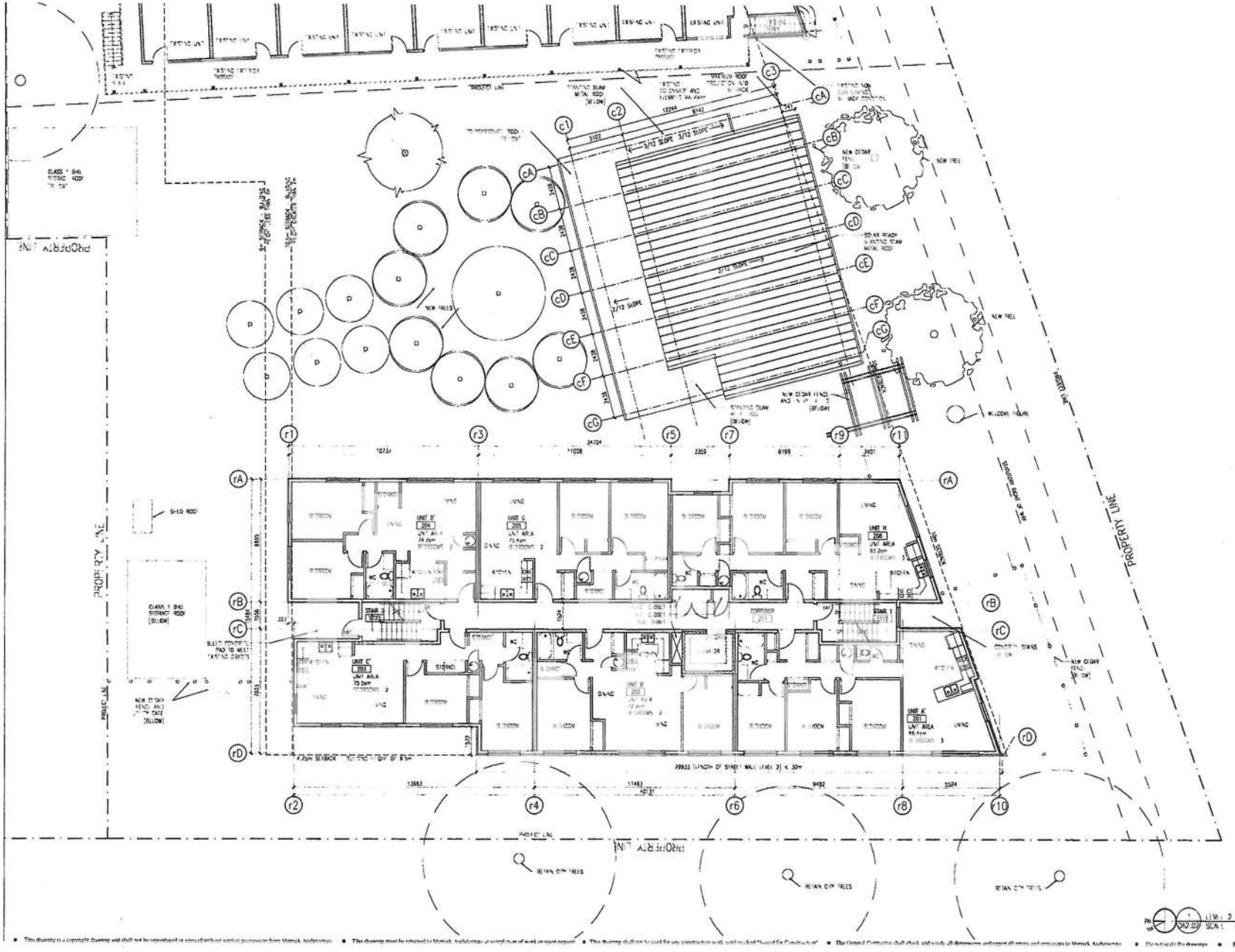
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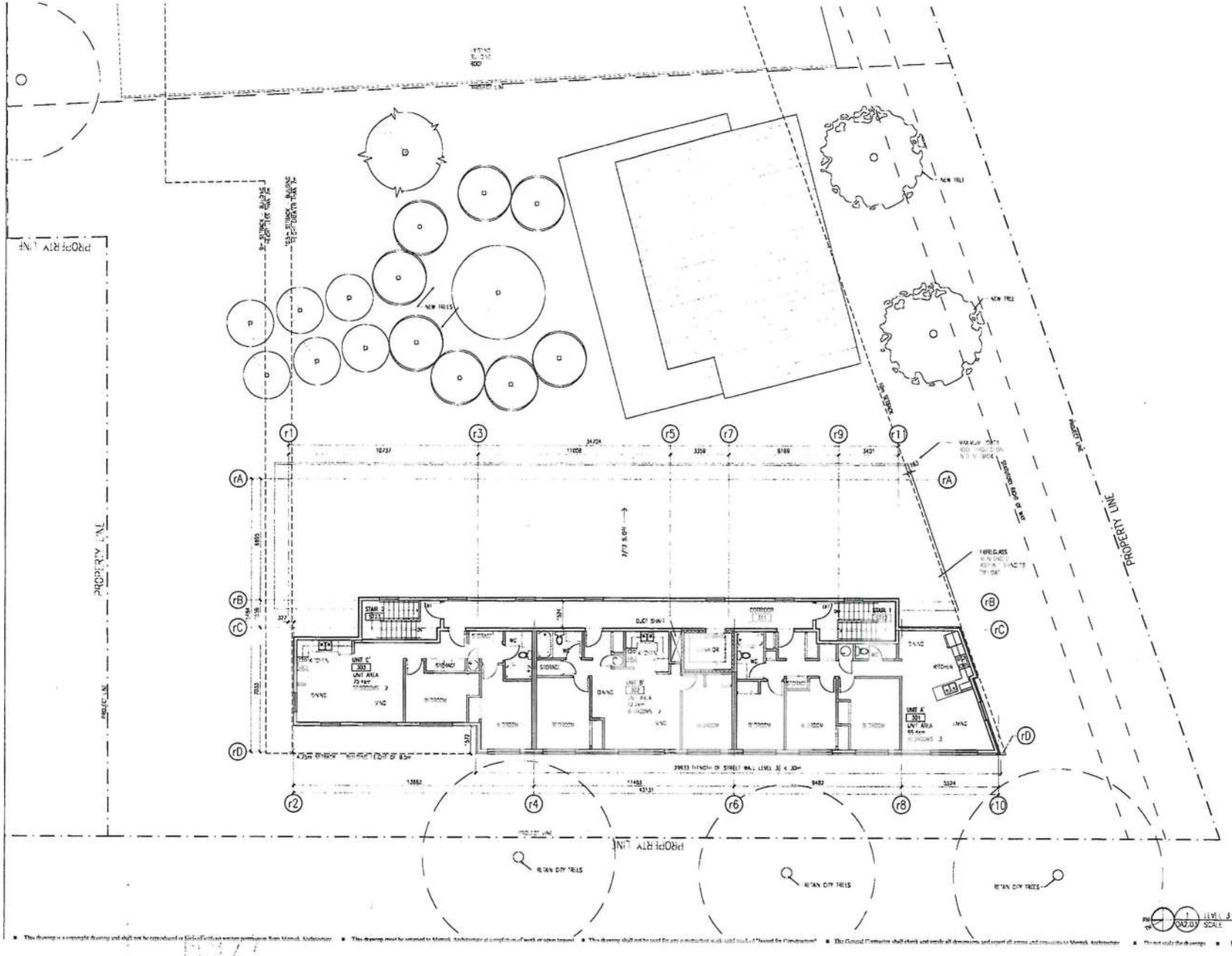
FLOOR PLAN - LEVEL 1

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FEB 27 2015


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
NEW TREES
NEW CEDAR FENCE AND GATE
SHED ROOF
CLASS 1 BIKE STORAGE
NEW CEDAR FENCE
RETAIN CITY TREES
RETAIN CITY TREES
RETAIN CITY TREES
3/12 SLOPE
3/12 SLOPE
3/12 SLOPE
SOLAR READY
NEW TREE
NEW TREE
NEW TREE
NEW CEDAR FENCE
NEW CEDAR FENCE
NEW CEDAR FENC



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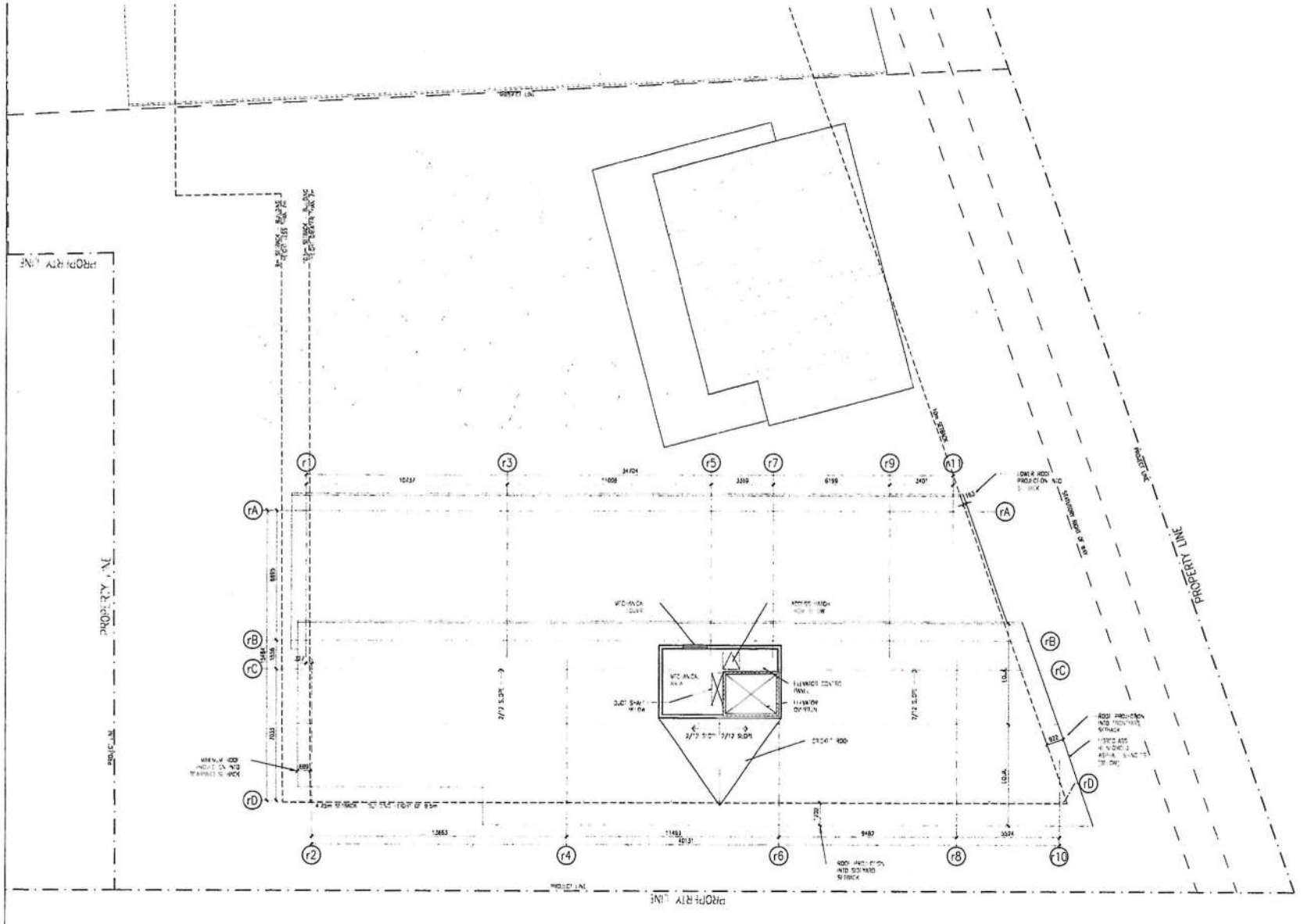
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Project
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120 Gorge Road East
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Sheet Title
FLOOR PLAN - LEVEL 3

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Siem Lelum Phase 2
120 Gorge Road East
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For
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Sheet Title
FLOOR PLAN - ROOF LEVEL

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ROOF LEVEL FLOOR PLAN
SCALE: 1:100

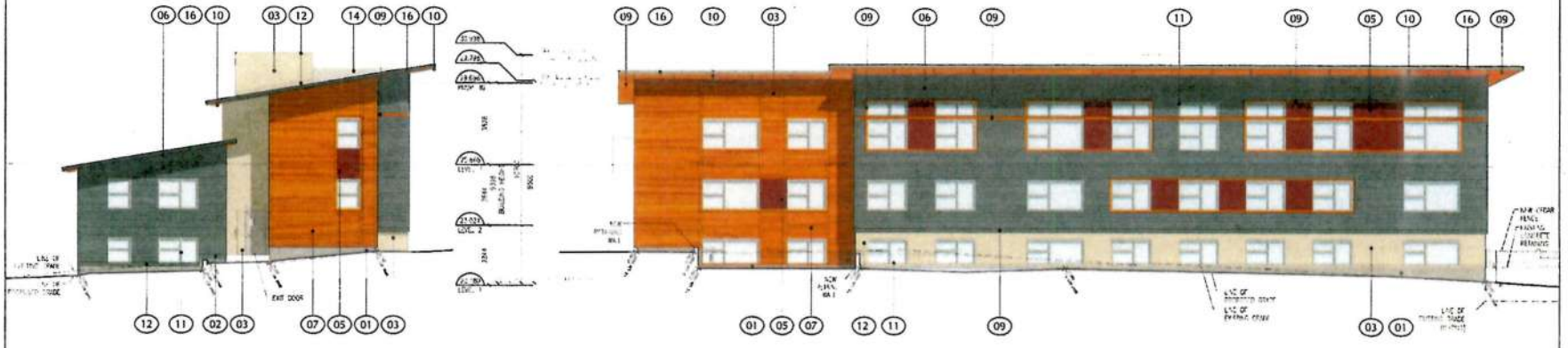
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FEB 27

ELEVATION MATERIALS LEGEND

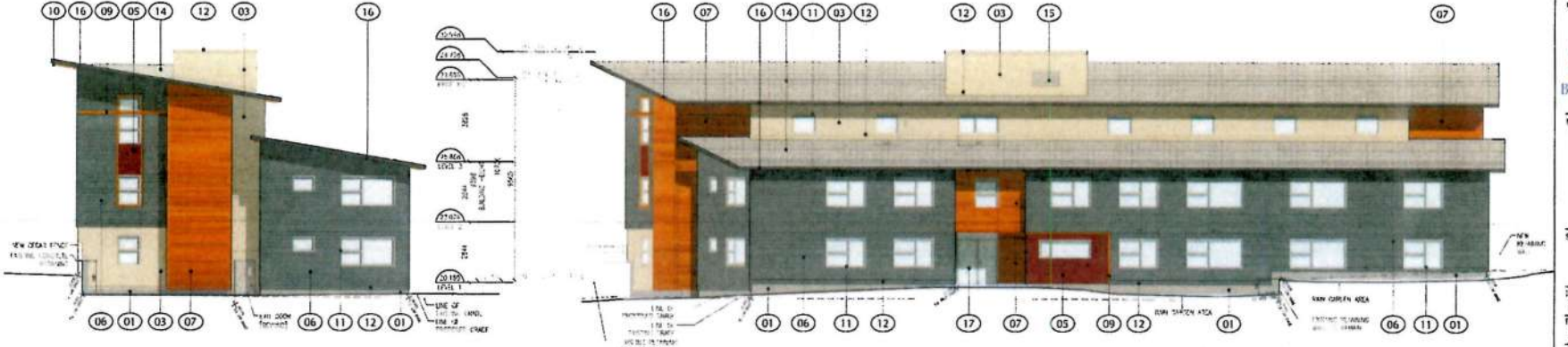
(00) MATERIALS REFERENCE TAG AS SHOWN IN DRAWINGS

01. CONCRETE FOUNDATION WALL
02. INSULATED CONCRETE FOUNDATION WALL
03. HARDIE PANEL RAINSCREEN CLADDING - TAUPE
04. HARDIE PANEL RAINSCREEN CLADDING - BOOTH BAY BLUE
05. HARDIE PANEL RAINSCREEN CLADDING - RED
06. HARDIE PLANK RAINSCREEN CLADDING - BOOTH BAY BLUE
07. COAST SALISH CEDAR RAINSCREEN CLADDING
08. COAST SALISH CEDAR FENCE TO MATCH EXISTING ADJACENT
09. CEDAR BOARDS - TRIM, BATTENS, SOFFIT, FASCIA
10. CEDAR REVEALS
11. PVC WINDOW FRAME - GREY
12. PRE-FINISHED METAL FLASHING TO MATCH ADJACENT COLOUR
13. PRE FINISHED STANDING SEAM METAL ROOF
14. LIGHT COLOURED FIBRE REINFORCED ASPHALT SHINGLES
15. PRE FINISHED METAL ART PANEL AT LOUVRE
16. PRE FINISHED METAL FASCIA AND/OR GUTTER
17. GLAZED STOREFRONT ENTRY
18. CLEAR POLYCARBONATE ROOF SUPPORTED BY CEDAR POSTS



4 NORTH ELEVATION
DA3.0 1:100

2 WEST ELEVATION
DA3.2 1:100



3 SOUTH ELEVATION
DA3.1 1:100

1 EAST ELEVATION
DA3.1 1:100

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Sheet Title
BUILDING ELEVATIONS - RESIDENTIAL BUILDING

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Project Number	Scale
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—	DA3.01

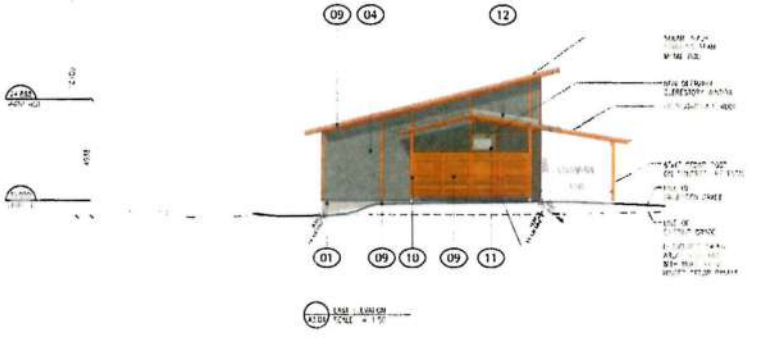
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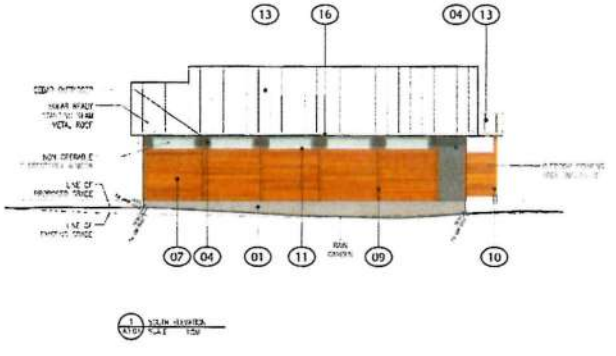
ELEVATION MATERIALS LEGEND

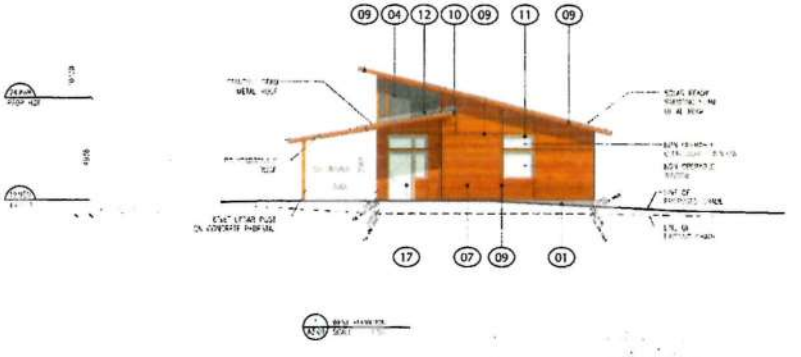
(00) MATERIALS REFERENCE TAG AS SHOWN IN DRAWINGS

01. CONCRETE FOUNDATION WALL
02. INSULATED CONCRETE FOUNDATION WALL
03. HARDIE PANEL RAINSCREEN CLADDING - TAUPE
04. HARDIE PANEL RAINSCREEN CLADDING - BOOTH BAY BLUE
05. HARDIE PANEL RAINSCREEN CLADDING - RED
06. HARDIE PLANK RAINSCREEN CLADDING - BOOTH BAY BLUE
07. COAST SALISH CEDAR RAINSCREEN CLADDING
08. COAST SALISH CEDAR FENCE TO MATCH EXISTING ADJACENT
09. CEDAR BOARD - TRIM, BATTENS, SOFFIT, FASCIA
10. CEDAR MEMBER
11. PVT WINDOW FRAME - GREY
12. PRE-FINISHED METAL FLASHING TO MATCH ADJACENT COLOUR
13. PRE-FINISHED STANDING SEAM METAL ROOF
14. LIGHT COLOURED FIBRE REINFORCED ASPHALT SHINGLES
15. PRE FINISHED METAL MECHANICAL LOUVRE
16. PRE FINISHED METAL FASCIA AND DRIP FLASHING
17. GLAZED STOREFRONT ENTRY
18. CLEAR POLYCARBONATE ROOF SUPPORTED BY CEDAR PURLINS









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Revision

No.	Description	Date

Issue	Issue Date
Development Permit Application	Dec. 23 2014
DP Application Revisions	Feb. 27 2015
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Consultant

BC Housing

Project

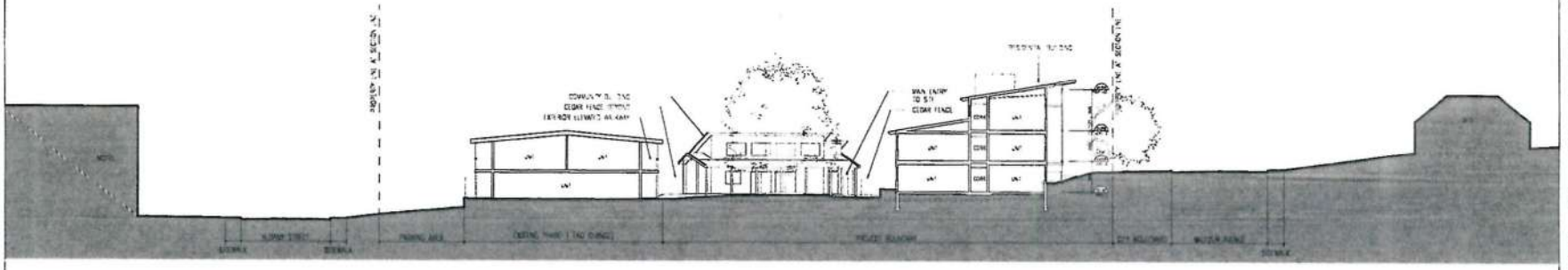
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

Sheet Title

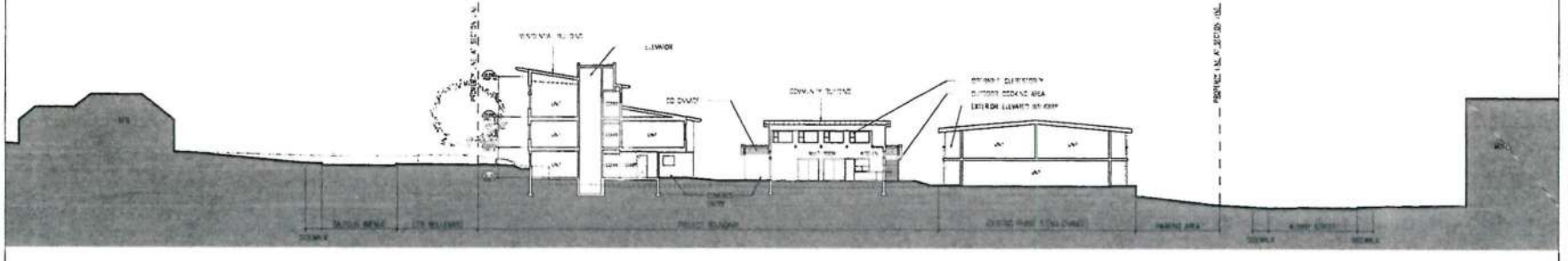
BUILDING ELEVATIONS - COMMUNITY BUILDING

Drawn By	Checked
TJ/DC	SM
Project Number	Scale
1317	AS NOTED
Revision	Sheet Number
—	DA3.02

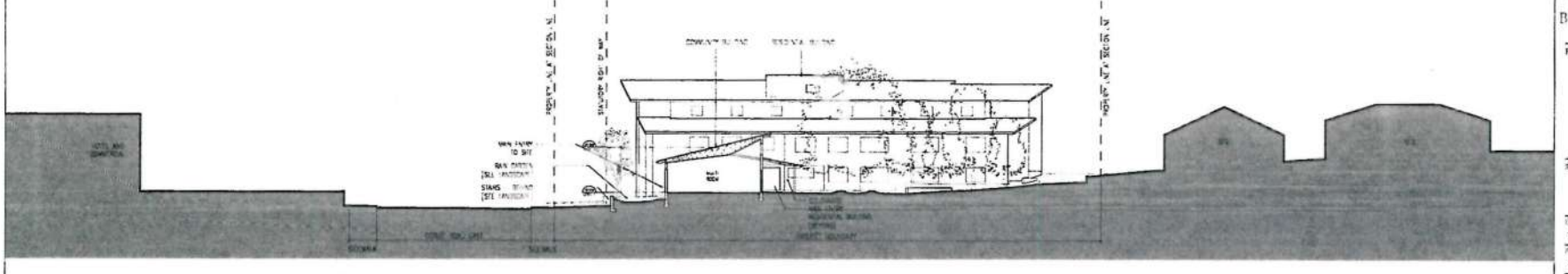
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3 / DA4.01 SITE SECTION EAST W/ST LOOKING SOUTH
SCALE 1:200



2 / DA4.01 SITE SECTION EAST W/ST LOOKING NORTH
SCALE 1:200



1 / DA4.01 SITE SECTION NORTH SOUTH LOOKING W/ST
SCALE 1:200

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Revisions

No	Description	Date
1	DP Application Revisions	Feb 27, 2015

Issue	Issue Date
Development Permit Application	Dec 23 2014
DP Application Revisions	Feb 27 2015

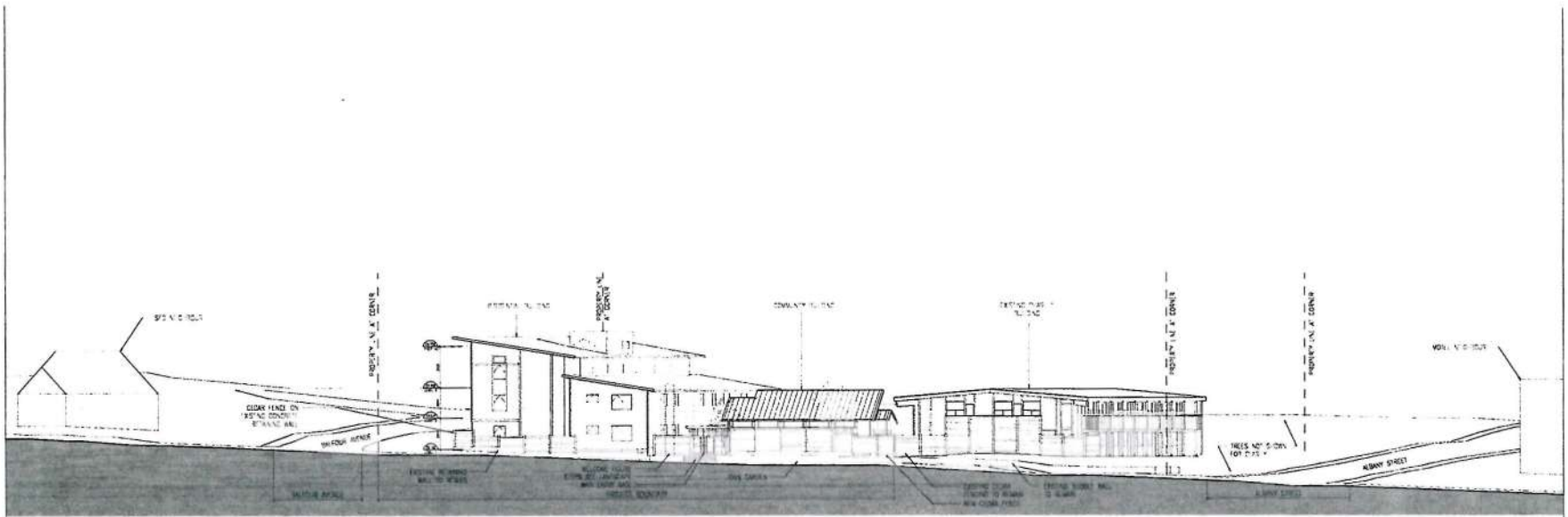
Consultant

BC Housing

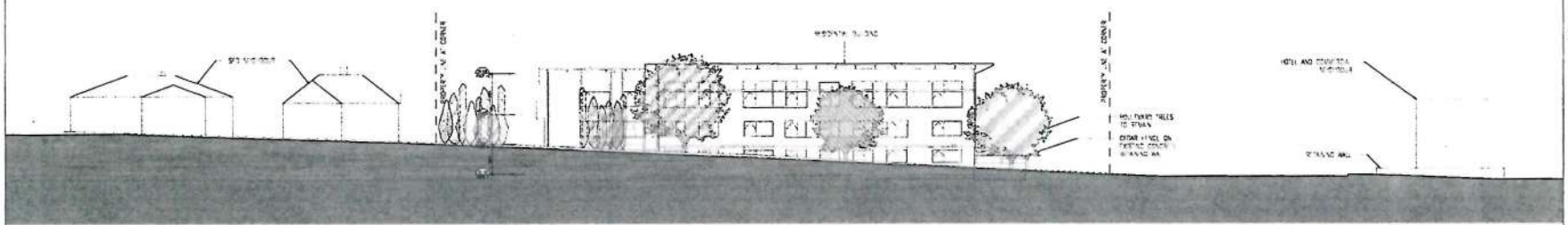
Project
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

Sheet Title
BUILDING SECTIONS

Drawn By	Checked
TJ/JC	SM
Project Number	Scale
1317	AS NOTED
Revision	Sheet Number
---	DA4.01



2 SITE ELEVATION SOUTH
DA5.01 SCALE 1:200



1 SITE ELEVATION WEST
DA5.01 SCALE 1:200

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Revision No	Description	Date
1	DP Application Revisions	Feb 27, 2015

Issue	Issue Date
Development Permit Application	Dec 23 2014
DP Application Revisions	Feb 27 2015
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Consultant

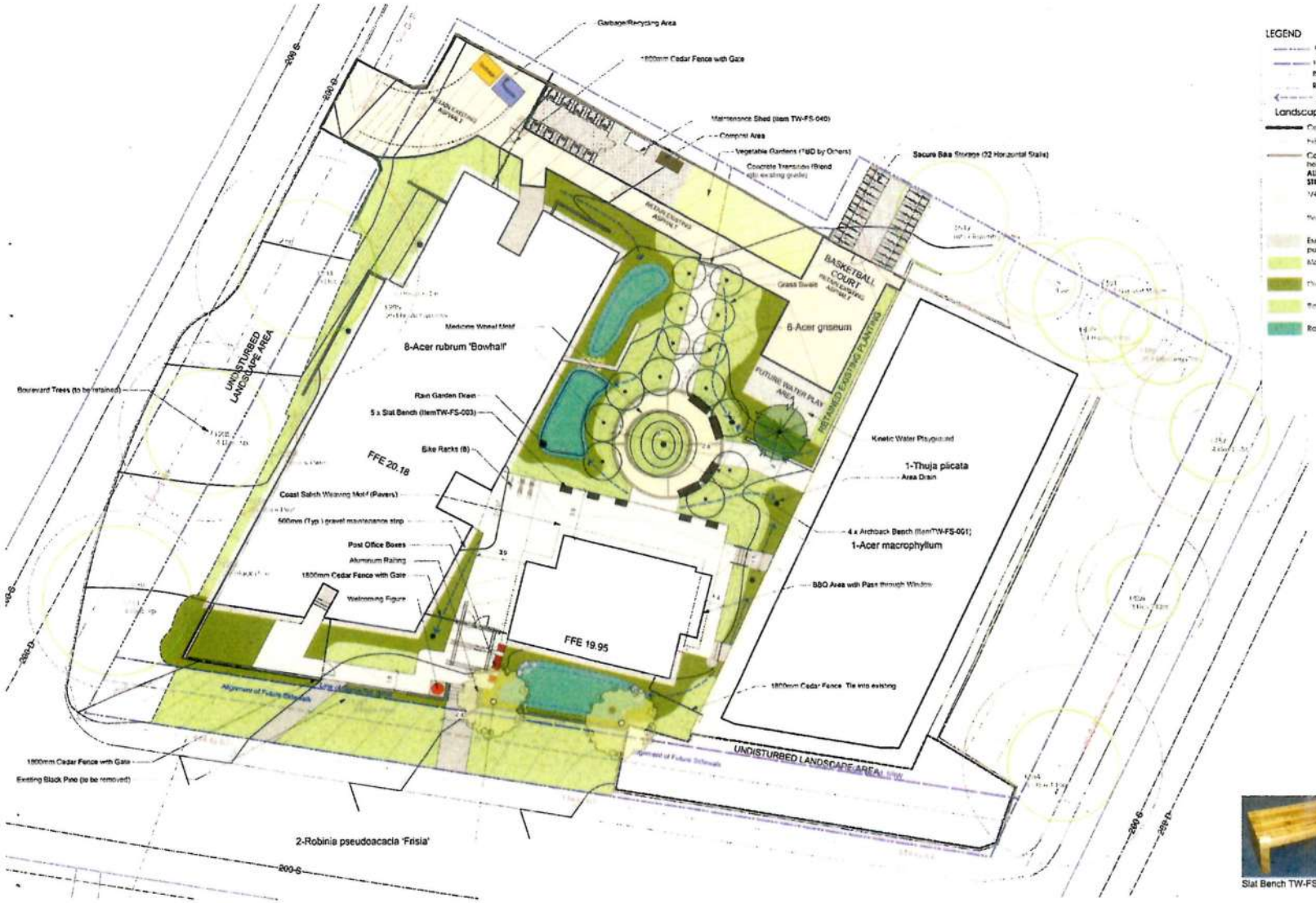
BC Housing

Project
Siem Lelum Phase 2
120 Gorge Road East
Victoria, BC
For
Victoria Native Friendship Centre

Sheet Title
STREET ELEVATIONS

Drawn By	Checked
TJ/DC	SM
Project Number	Scale
1317	AS NOTED
Revision	Sheet Number
—	DA5.01

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LEGEND

- Property line
- Hydro R.O.W.
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Grass swale (with direction of overland flow)

Landscape Materials

- Cedar Fence, 1800 mm in height
- Retaining Retaining Wall to be retained.
- Concrete Retaining Wall (Grading Plan (L1.2) for wall heights, unless otherwise noted). ALL WALLS > 1.2 M HEIGHT TO BE DESIGNED BY STRUCTURAL ENGINEER
- 1/4" minus Pathway Blend
- Reinforced Concrete Unit Pavers
- Existing Cast in place concrete paving
- Maintained Grass Area
- Ornamental Planting Area
- Retained Landscape Area
- Rain Garden Area

PRELIMINARY
NOT FOR CONSTRUCTION

Site Furniture



Garden Tool Shed TW-FS-40



Shade Shelter for Compost Area TW-FS-043

Slat Bench TW-FS-003



Archback Bench TW-FS-001

no.	description	date
4	DP Revised	14.12.23
3	DP	14.12.16
2	BCH Review	14.09.24
1	For Project Approval	14.09.11

Murdoch deGreeff inc
Landscape Planning & Design

N

client
Victoria Native Friendship Centre
VICTORIA, BC

project
SIEM LELUM
VICTORIA, BC

sheet title
Landscape Plan

project no.	14.05
scale	1:150
drawn by	SM/ER
checked by	SM/RdG
revision no.	sheet no.
/4	L1.1

DRAWING NOTES

1. DO NOT SCALE DRAWING! Verify all property lines and existing structural information to remain prior to commencing work.
2. All plan dimensions to planter wall at datum dimensions in millimeters.
3. Plant quantities on Plans shall take precedence over count for quantities.
4. Contractor to confirm location and condition of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all portions to current MMCC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
9. General Contractor for onsite work shall be responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing for existing trees to be installed prior to commencement of any site work.







Landscape — Rain Gardens, Edible Native Shrub Plantings, and Medicinal Herb Beds

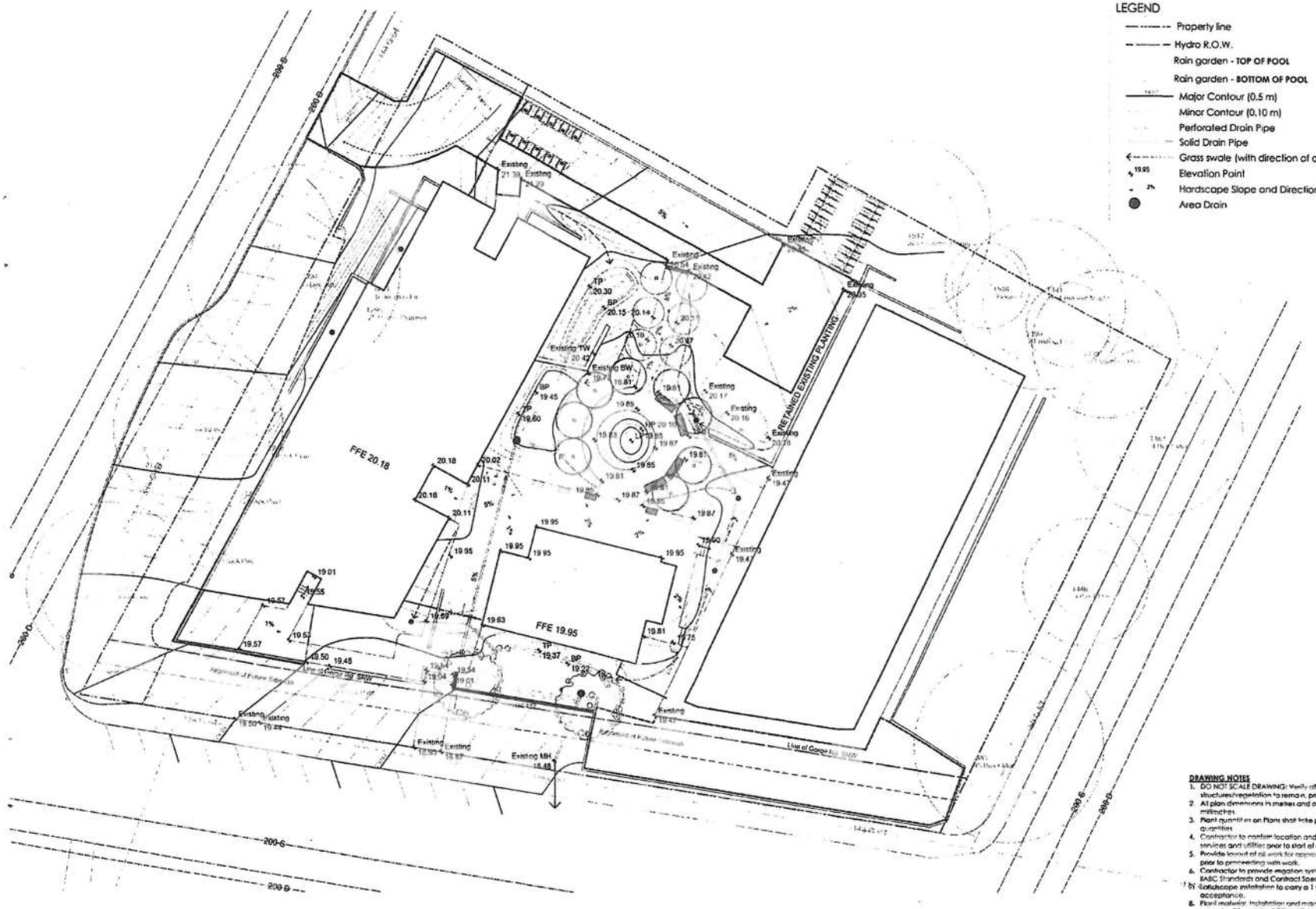




Paving — Custom Basket Weave paving motif from recycled paving stones



Art — Entry pole/ Carving



DRAWING NOTES

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

PRELIMINARY
NOT FOR CONSTRUCTION

rev no	descriptor	date
2	DP Revised	15.02.27
1	DP	14.12.16

Murdoch deGreeff INC.
Landscape Planning & Design

N

client
Victoria Native Friendship Centre
VICTORIA, BC

project
SIEM LELUM
VICTORIA, BC

sheet title
Grading Plan

project no.	114.05
scale	1:150
drawn by	NI
checked by	SM/PdG
revision no.	sheet no.
2	**L1.2**

FEB 27 2015



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		TREES:		
	6	Acer tataricum	Amur Maple	4.0cm cal. B&B
	1	Acer macrophyllum	Bigleaf Maple	7.0m B&B
	9	Acer rubrum 'Bowhall'	Bowhall Red Maple	6.0cm cal. B&B
	2	Robinia pseudoacacia 'Frisia'	False Acacia	5.0cm cal. B&B
	1	Thuja plicata	Western Red Cedar	3.0m ht. B&B
		SHRUBS:		
Aa	4	Amelanchier alnifolia	Saskatoon	#3 pot
Afl	15	Athyrium filix-femina ssp. cyclosorum	Northern Lady Fern	#1 pot
Bs	15	Blechnum spicant	Deer Fern	#1 pot
Cv	13	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	#3 pot
Hd	4	Hydrangea quercifolia	Oakleaf Hydrangea	#2 pot
Mg	64	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#3 pot
Ms	3	Mahonia aquifolium	Oregon Grape	#3 pot
Mnd	45	Mahonia nervosa 'Kidding'	Kidding Longleaf Mahonia	#1 pot
Oc	7	Philadelphus lewisii	Mock Orange	#3 pot
Pm	6	Polystichum munitum	Sword Fern	#1 pot
Rg	1	Ribes sanguineum	Red Flowering Currant	#3 pot
Rs	7	Ribes speciosum	Fuchsia Flowered Gooseberry	#3 pot
Sn	26	Rosa nutkana	Nootka Rose	#1 pot
Sub	15	Symphoricarpos albus 'Hancock'	Common Snowberry	#1 pot
Sao	26	Sorbus aucuparia	Mountain Ash	#1 pot
Vo	13	Viburnum opulus 'Roseum'	European Cranberry Bush	#3 pot
	0			
		GROUNDCOVERS AND VINES:		
		RAINGARDEN:		

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures & vegetation to remain, prior to commencing work.
2. All plan dimensions in meters and all detail dimensions in millimeters.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Contractor to call all utilities for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planted to current BCSLA Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCNLA Landscape Standards.
9. General Contractor and/or sub-contractors are responsible for all costs related to product or plant substitution to remainder of all landscape work, including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

Notes:
1. Max. depth of planting pit = rootball depth + 150 mm.
2. Place stakes parallel to prevailing wind direction.
3. Wooden stakes to remain for one growing season only.
4. Do not drive stakes through root ball.
5. Set tree at original grade of nursery (trunk flare visible).

50mm dia. pressure treated wood stakes 2m long.

1 metre diameter mulch ring. Planted and Mulched as per specifications.

Follow supply nursery's instructions on removal of rope, burlap and wire baskets

Growing medium rootball depth + 150 mm

Scarify subsoil to a depth of 100mm before installing growing medium

Tamp growing medium below root ball to prevent settling

1" finish from flare (Arbour Tie or equivalent) @ 1/3 tree height.

Ensure trunk flare is visible above soil surface

1100

150

1500 min

1 Tree planting detail
L2.1 Scale 1:20


Robinia pseudoacacia


Acer macrophyllum,


Acer grseum


Acer rubrum 'Bowhall'


Thuja plicata

PRELIMINARY
NOT FOR CONSTRUCTION

rev no	description	date
3	DP Revised	15.02.27
2	DP	14.12.16
1	For Budget Approval	14.08.11

Murdoch de Greeff inc
Landscape Planning & Design

N

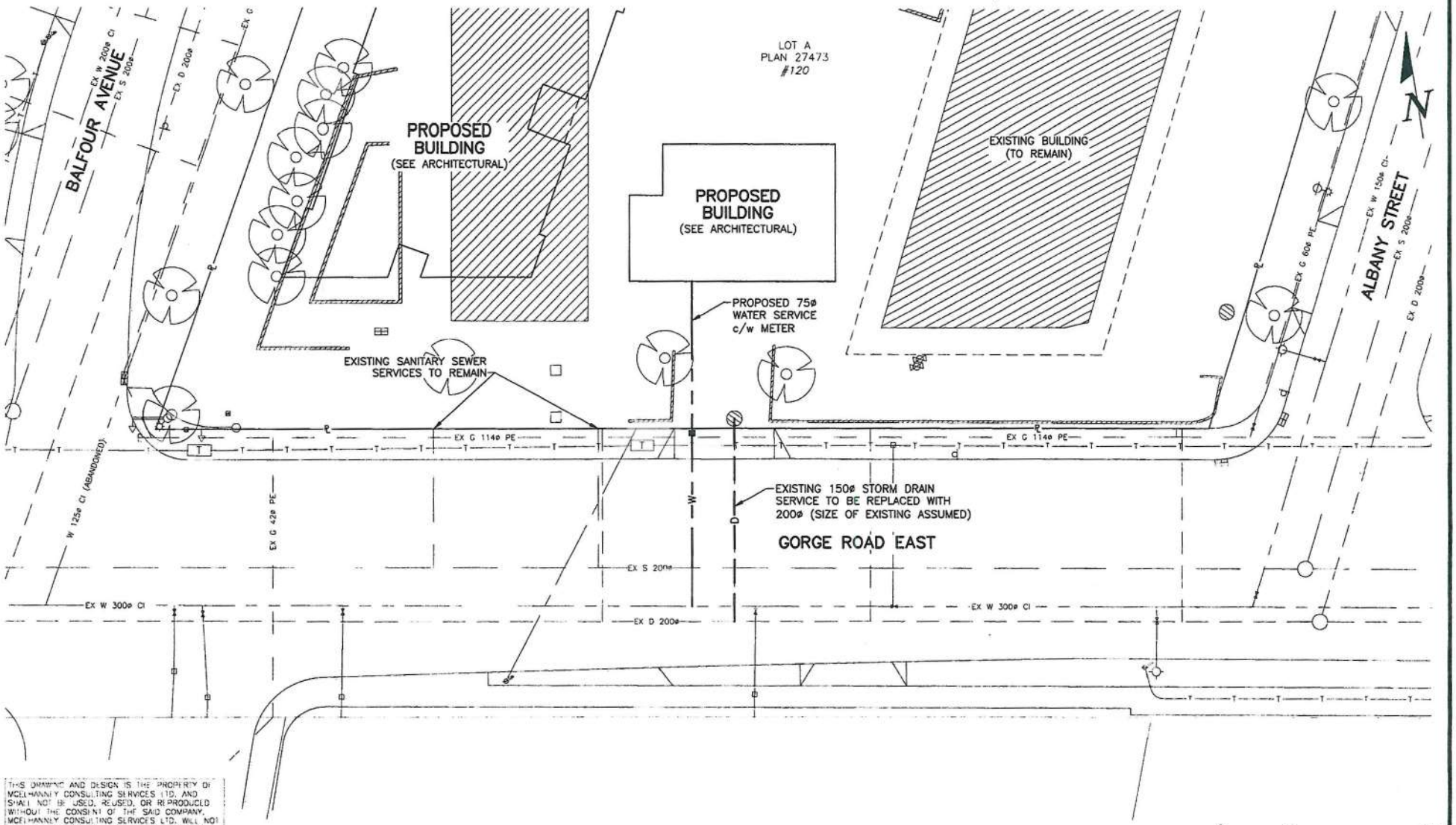
0 5 10 m

client
Victoria Native Friendship Centre
VICTORIA, BC

project
SIEM LELUM
VICTORIA, BC

sheet title
Planting Plan

project no. 114.05
scale 1:150
drawn by SM/TR
checked by SM/PdG
revision no. sheet no. L2.1



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SIEM LELUM DEVELOPMENT
120 GORGE ROAD EAST
CONCEPTUAL SITE SERVICING PLAN

SCALE:	1:250
DRAWN BY:	MTK
DATE:	MAY 20, 2012
DRAWING No:	11-159-CSP.01

~McELHANNEY~ 20-MAY-14 16:13 P:\11-159 SIEM LELUM DEVELOPMENT\11-159 (10) DRAWINGS\11-159-DESIGN.DWG