



## Planning and Land Use Committee Report

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**Date:** February 7, 2014      **From:** Helen Cain, Senior Planner  
Development Services

**Subject:** **Rezoning Application #00425 and Development Permit Application #000337 for 836 and 838 Broughton Street** - Applications to rezone lands to increase density and to construct an 84 unit residential mixed-use building

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the properties at 836 and 838 Broughton Street. These properties are located in the CHP-CR Zone (Cathedral Hill Precinct Commercial Residential District), which permits a maximum floor space ratio (FSR) of 2.0:1 for a multiple dwelling. The applicant proposes to rezone to increase the density to 5:1 FSR, and to construct an 84-unit residential mixed-use building with underground parking.

The following points were considered in assessing this application:

- The proposal is generally consistent with land use policies and design guidelines in the Official Community Plan, 2012 (OCP) and the applicable local area plans for the Downtown Core Area and Cathedral Hill Precinct.
- While the Downtown Core Area Plan includes the subject site in the "special density area," where there is no prescribed maximum density, the OCP identifies a base of 3:1 FSR and notes that up to approximately 5:1 FSR is supportable where a proposal significantly advances the OCP objectives. Accordingly, the applicant should provide a justification for the increased density from 3:1 FSR to 5:1 FSR.
- Although the proposal is largely consistent with the relevant design guidelines, it would benefit from further design revisions to ensure a positive street relationship is achieved.

Staff support this application advancing for consideration at a Public Hearing subject to the conditions outlined in the recommendation below.

### Recommendations

1. That Rezoning Application #00425 for 836 and 838 Broughton Street proceed for consideration at a Public Hearing, subject to:
  - (a) provision of a third-party land lift analysis that justifies any increase in density that exceeds the floor space ratio of 3:1 FSR with a contribution of 75% of the value of any identified land lift being made to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Building Seismic Upgrade Fund (25%) to be secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

- (b) preparation of a *Zoning Regulation Bylaw* amendment to accommodate the proposal;
  - (c) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - (d) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works for sewage attenuation to mitigate the impact of increased density.
2. Review by the Advisory Design Panel of Development Permit Application #000377 prior to Council considering issuing the permit with special attention to the proposal's street relationship and contextual fit.
  3. Following consideration of Rezoning Application #00425, that Council authorize the issuance of a Development Permit for 836-838 Broughton Street, in accordance with:
    - (a) plans stamped Development Permit #000377 dated January 28, 2014;
    - (b) development meeting all *Zoning Regulation Bylaw* requirements;
    - (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
  4. Following consideration of Rezoning Application #00425, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

Respectfully submitted,

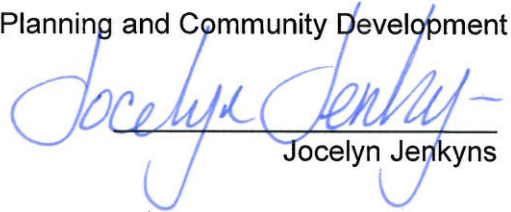


Helen Cain  
Senior Planner  
Development Services



Deb Day  
Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

  
Jocelyn Jenkyns

HC/ljm

## **1.0 Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the properties at 836 and 838 Broughton Street.

## **2.0 Background**

### **2.1 Description of Proposal**

The applicant proposes to rezone the property at 836 and 838 Broughton to permit increased density, from the maximum for a multiple dwelling of 1.2:1 FSR in the existing CHP-CR Zone (Cathedral Hill Precinct Commercial Residential District) to 5:1 FSR. The proposal is for a multi-unit building with two units along the street frontage that would be either live-work, or commercial office or retail, and approximately 82 residential apartments on upper storeys. It is intended that the building be held in strata ownership.

The proposed development, urban design, architecture and landscape include the following details:

- mid-rise building form with primary and secondary street walls along the front (Broughton Street) elevation, and all parking underground
- siding: brick veneer (charcoal) at building base along primary street wall and architectural concrete panels in four colours for secondary street wall (brown), tertiary building face (light grey and dark grey), and accent line feature (white)
- windows and doors: aluminum windows and aluminum sliding doors to balconies, front patios, and roof decks on third and ninth floors; and balcony inset panels in combination of clear and white opaque glazing
- hardscape: mix of decorative and coloured concrete surfaces along frontage and pathway from street to the main building entrance
- trees and plantings: two new street trees and eight new trees on site with shrubs and groundcover along the primary street wall, within the east setback and vines overhanging the ramp to underground parking
- 82 vehicle parking stalls
- 100 Class One bike storage spaces.

### **2.2 Land Use Context**

The subject property is located in north Fairfield and in an area of transition three blocks from the south boundary of the Downtown Core Area. Residential, residential mixed use and commercial development of medium-to-high density are appropriate in this area, where the existing place character includes low-rise commercial buildings, public buildings (Royal Theatre), community facilities (YMCA), and surface parking. Currently, the properties are used for surface parking.

### **2.3 Community Consultation**

The applicant consulted with the Fairfield Gonzales Community Association Land Use Committee (CALUC) on October 21, 2013. Minutes from the CALUC meeting are attached to this report.

## 2.4 Existing Site Development and Development Potential

The data table (below) compares the proposal with the existing CHP-CR Zone (Cathedral Hill Precinct Commercial Residential District). The proposed apartment building is less stringent than the standard zone in criteria identified with an asterisk (\*) below.

| Zoning Criteria   | Proposal  | CHP-CR Zone  |
|---|---|--|
| Site area (m <sup>2</sup> ) – minimum   | 1337.8  | n/a  |
| Total floor area (m <sup>2</sup> ) – maximum  | 6686  | n/a  |
| Density (Floor Space Ratio) – maximum   | 5:1*  | 2:1  |
| Height (m) – maximum  | 32.9*   | 22.5   |
| Storeys – maximum   | 11<br><br>(10 storeys for main building, small washroom/storage and stairs associated with roof top access trigger identification of eleventh storey) | n/a  |
| Site coverage (%) – maximum   | 86  | n/a  |
| Open site space (%) – minimum   | 16  | n/a  |
| Setbacks (m) – minimum<br>south (front)<br><br>north (rear)<br>west (side)<br>east (side) | 2.38<br>Nil (main floor)<br>4.4 m (building face)<br>Nil (1 <sup>st</sup> to 4 <sup>th</sup> floor)<br>5.1  | 2<br><br>n/a<br>n/a<br>n/a                               |
| Parking (stalls) – minimum  | 82*   | 115 – if all residential<br>120 – if ground floor retail |
| Bicycle storage – minimum   | 100   | 85   |
| Bicycle rack – minimum  | 7   | 7  |

## 2.5 Legal Description

Lot 266 and Lot 267, Victoria City

## **2.6 Consistency with City Policy**

### **2.6.1 Regional Growth Strategy**

The proposal contributes to the *Regional Growth Strategy* goal of adding to the supply of housing within the boundaries of the City.

### **2.6.2 Official Community Plan, 2012**

The proposed development is consistent with land use policies of the *Official Community Plan 2012* (OCP). The properties at 836 and 838 Broughton Street are designated as Core Residential, where the OCP envisions diverse housing types, including low, mid and high-rise multi-unit residential and mixed use, as well as commercial and institutional uses. Heights identified in the OCP in this location are “from three storeys up to approximately 20 storeys”. It should be noted, however, that this broad OCP vision for height is more narrowly defined in the *Downtown Core Area Plan, 2011*, detailed in Section 2.6.3 below.

Generally, the OCP envisions a density of 3:1. FSR for those parts of the Core Residential area west of Quadra Street, and this includes the 800-block of Broughton Street. Increased density up to a total of approximately 5:1 FSR may be considered for such locations within the Urban Core, and “where a proposal significantly advances the objectives of this plan”. The subject site at 836 and 838 Broughton Street is eligible for bonus density, insofar as these land parcels are located in the Urban Core.

In accordance with the OCP, the new residential mixed-use apartment building is subject to DPA14 Cathedral Hill Precinct. The objectives of DPA 14 are:

4. (a) *To revitalize an area of commercial use through redevelopment of sites including surface parking lots and public realm improvements to increase vibrancy, complement the adjacent Core Business area and strengthen commercial viability.*
- (b) *To enhance the Cathedral Hill Precinct through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of the central business district in scale, massing and character, while respecting prominent heritage properties and landmarks.*
- (c) *To recognize the transitional nature of the area between a high density of Downtown and the medium to lower density residential neighbourhood through sensitive infill and the enhancement of streetscapes.*

The proposed development at 836 and 838 Broughton Street is consistent with DPA 14 objectives for redevelopment of parking lots specifically, and overall high-quality design.

### **2.6.3 Downtown Core Area Plan, 2011 and Cathedral Hill Precinct Plan, 2004**

With respect to local area plans, the *Downtown Core Area Plan, 2011* (“DCAP”) and the *Cathedral Hill Precinct Plan, 2004* (“CHPP”), apply to the subject site. Within the DCAP, the Core Residential Mixed District (RMD) includes the 800-block of Broughton Street. The latter is both a transitional zone from high-to-medium density, in the “Cross Town Concept”, and where height transitions from high-rise to mid-rise buildings in the “Urban Amphitheatre Concept”.

The DCAP does not identify a maximum density for Broughton Street between Blanshard Street and Quadra Street because this block is located in the "Special Density Area" where the appropriate density is determined on a site-by-site basis. However, policies in the DCAP for form, massing and design considerations, such as height, serve to shape the potential density of a specific site. For instance, "Map 32 - Maximum Building Heights" identifies a height ceiling for the subject properties of up to 30 m, which is approximately ten storeys for residential buildings, or eight commercial storeys. CHPP similarly identifies height of up to eight storeys for the same block, and "Map 3 - Anticipated Redevelopment" includes the location as a priority for redevelopment.

These DCAP policies should also be considered in review of the proposed rezoning and design:

#### Residential Mixed-Use District (RMD) - Objectives and Policies

1. *To encourage multi-unit residential development appropriate to the context and function of each neighbourhood and (that) reflects the differences in allowable building heights and density throughout the RMD along with other land uses, public amenities and services that help to develop complete communities.*
2. *To ensure new residential development includes active street-level businesses where appropriate, to provide commercial services and activities and to increase pedestrian activity within the public realm.*
- 3.102 *Ensure that designs for new buildings and improvements to the public realm located along the edges of the RMD consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to surrounding Districts.*

#### Development Blocks - Policies

- 6.165 *Locate the tallest buildings closer to the middle of the development block, where the development block has an east-west orientation, in order to reduce the potential shading and wind effects on adjacent north-south streets.*

The proposal for a building of maximum height is generally consistent with DCAP Policy 6.165 in terms of the location of the apartment building in the middle of the development block.

### **2.7 Consistency with Design Guidelines**

The proposal is subject to review under DPA 14 Cathedral Hill Precinct. Building form, character, finishes, and landscaping details are controlled and regulated in relation to the applicable guidelines in the *Downtown Core Area Plan, 2011*, and the *Cathedral Hill Precinct Plan, 2004*. The proposal responds well to the design considerations, as summarized below.

#### **2.7.1 Building Separation and Setbacks**

The proposed site plan for the residential mixed use development is consistent with the DCAP guidelines for residential building separation distances and setbacks. Buildings that are up to 30 m in height should have a minimum of 3 m setback for side and rear yards, for the upper storeys of the face of the tower; the proposal fully complies with that criteria. It should be noted that Broughton Street fits the category "narrow street" in the DCAP, where the front setback should be less than 3 m in order to create a sense of animation. Here again the proposal is

generally compliant as the main portion of the building has a setback of 2.38 m; the easterly portion of the front façade does not meet this guideline as an area of side yard needs to be maintained in order to accommodate an easement for the neighbouring property; additionally, the main entrance is set further back from the property line.

### **2.7.2 Building Design**

The proposed building is consistent with the heights outlined in the DCAP and the associated maximum height for the specific block of the subject site. The proposal also complies with Appendix 7 “Building Design Guidelines” in the DCAP and its related Policy 6.185 for “street walls and setbacks - narrow streets”. Overall, the proposed form and massing is organized to demarcate the building base, body and top. An enhanced street presence could be achieved with further refinement to aspects of the design and architecture in order to foster a more human-scaled design and overall appropriate contextual fit. With respect to technical details for building proportions, the proposed design fully complies with the required width, height and setbacks for primary and secondary street wall, and building face above 20 m.

### **2.7.3 Building and Street Interface**

In the DCAP Appendix 5 “Building and Street Interface Guidelines”, this block of Broughton Street is identified as a “commercial street”. In these locations, public realm improvements should be designed to relate to adjacent retail, office and mixed-use land uses, and to provide comfortable, safe and animated pedestrian environments. The proposal includes commercial and/or live work uses at grade and this would contribute to street animation in combination with frontage features such as articulation at the building base, multiple entrances, extensive glazing and awnings for weather protection for pedestrians. Also, two new street trees are proposed along with three trees and a row of plantings along the front (south) property line on site.

## **3.0 Issues**

The following issues are associated with these applications:

- increased density within the Core Residential Areas
- commercial use at street level and potential for design refinements
- building height
- parking and traffic
- encroachment agreement for underpinning.

## **4.0 Analysis**

### **4.1 Increased Density within the Core Residential Areas**

The OCP states that new development in locations that are west of Quadra Street may exceed the maximum density of 3:1 FSR prescribed for Core Residential areas with extra density up to 5:1 FSR where a proposal includes features that “significantly advance” the OCP objectives. For instance, the contribution of a public amenity may justify extra density above 3:1 FSR. The proposed development for 836 and 838 Broughton Street has a density of 5:1 FSR. Should Council wish to approve these applications, the applicant should justify the proposed land lift from the base density of 3:1 FSR envisioned in the OCP for Core Residential areas located west of Quadra Street to permit the increased density of 5:1 FSR, representing 2:1 FSR of bonus density.

The applicant has submitted a letter dated February 3, 2014 (attached) indicating that they have voluntarily undertaken a third-party land lift analysis to quantify the value (if any) of the land lift. They have also requested in this letter that if it is determined that there is value gained from the land lift, that instead of the City's standard requirement to secure 75% of this value, that it be reduced to 25%. This request is based on the policy that applies to a portion of the Central Business District (CBD) between Blanshard and Douglas Streets where applications that were made prior to December 31, 2013, would only be required to contribute 25% in order to provide a "phase-in" period. This "phase-in" period was established in recognition of policies contained in the previous *Downtown Plan*, 1990, that applied to this area and supported higher densities for certain types of development. This property is located outside this area but the application was submitted to the City on December 3, 2013. An alternate motion that would reflect this request is presented later in this report as Option Two.

Additionally, a Section 219 Covenant for sewage attenuation is required for infrastructure improvements to support the proposed increase in density from the 2:1 FSR maximum for multiple dwellings, in the existing zoning entitlement, to 5:1 FSR. Wording to capture this requirement is provided in both Options One and Two of this report.

#### **4.2 Commercial Use at Street Level and Potential for Design Refinements**

The applicant is proposing that two units at grade would be either "live/work" or be used as commercial space such as office or retail. Given that the 800-block of Broughton Street is categorized as a "commercial street" in the DCAP, the proposed mixed-use development is supportable, but the custom zone would need to be flexible in the permitted uses.

The project may benefit from further consideration of the design of the lower levels adjacent to the street in order to help ensure that a positive street presence is fostered. In particular, review of the lower level design, architectural features, entries, windows and materials would be useful. The staff recommendation contains language referring the application to Advisory Design Panel in order to get further input on these aspects of the proposal.

#### **4.3 Building Height**

The proposal is technically considered an eleven storey building because of a washroom, storage area and stairs associated with a roof top deck. These features are connected with the elevator shaft and mechanical apparatus which are normally exempted from the definition of a storey. Given the small area dedicated to these features, this "eleventh storey" will read as part of the mechanical penthouse, giving the building the overall appearance of a ten storey building. If Council chooses to advance the proposal for further consideration at a Public Hearing, the zoning bylaw amendments would be drafted to capture this limitation.

This height is appropriate to the mid-block location of the subject site and would help to create a new place character of mid-to-high rise building forms within the south edges of the Urban Core. While the residential mixed-use development would be a "tower", its height and scale would be modest in relation to Yates Street and Douglas Street, where the DCAP envisions the apex of the skyline to have built forms rising to 20 storeys.



#### **4.4 Parking and Traffic**

The applicant provided a Traffic and Parking Study which has been reviewed by the Transportation Section of the Engineering and Public Works Department. This study provided useful data, enabling staff to better understand the potential impacts of the proposed development and to plan for eventual improvements and changes that will be required, in due course, to ensure that traffic is managed in an effective manner. In terms of parking requirements, the study also bore out that the proposed total number of parking stalls, although slightly less than what is required in Schedule C of the *Zoning Regulation Bylaw* is acceptable. Additionally, the applicant has provided more than the required bicycle storage facilities.

#### **4.5 Encroachment Agreement for Underpinning**

With any project of this scale that has small setbacks and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the public right-of-way. The resulting material (typically rock anchors) presents no concerns to the public interest and do not impact underground infrastructure, however an Encroachment Agreement between the City and the developer is required. The staff recommendation includes direction to allow staff to enter into such an agreement, if the rezoning application is approved by Council and if it is deemed necessary to facilitate the construction of the project.

#### **5.0 Resource Impacts**

There are no resource impacts that are associated with this development.

#### **6.0 Options**

##### Option One: (Staff Recommendation)

1. That Rezoning Application #00425 for 836 and 838 Broughton Street proceed for consideration at a Public Hearing, subject to:
  - (a) provision of a third-party land lift analysis that justifies any increase in density that exceeds the floor space ratio of 3:1 FSR with a contribution of 75% of the value of any identified land lift to be made to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Building Seismic Upgrade Fund (25%) to be secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;
  - (b) preparation of a Zoning Regulation Bylaw amendment to accommodate the proposal;
  - (c) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - (d) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works for sewage attenuation to mitigate the impact of increased density.

2. Review by the Advisory Design Panel of Development Permit Application #000377 prior to Council considering issuing the permit with special attention to the proposal's street relationship and contextual fit.
3. Following consideration of Rezoning Application #00425, that Council authorize the issuance of a Development Permit for 836-838 Broughton Street, in accordance with:
  - (a) plans stamped Development Permit #000377 dated January 28, 2014;
  - (b) development meeting all *Zoning Regulation Bylaw* requirements;
  - (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Following consideration of Rezoning Application #00425, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

Option Two: (Applicant Preference for 25% Land Lift Contribution)

1. That Rezoning Application #00425 for 836 and 838 Broughton Street proceed for consideration at a Public Hearing, subject to:
  - a) provision of a third-party land lift analysis that justifies any increase in density that exceeds the floor space ratio of 3:1 FSR with a contribution of 25% of the value of any identified land lift to be made to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Building Seismic Upgrade Fund (25%) to be secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;
  - b) preparation of a Zoning Regulation Bylaw amendment to accommodate the proposal;
  - c) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - d) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works for sewage attenuation to mitigate the impact of increased density.
2. Review by the Advisory Design Panel of Development Permit Application #000377 prior to Council considering issuing the permit with special attention to the proposal's street relationship and contextual fit.
3. Following consideration of Rezoning Application #00425, that Council authorize the issuance of a Development Permit for 836-838 Broughton Street, in accordance with:
  - a) plans stamped Development Permit #000377 dated January 28, 2014;
  - b) development meeting all Zoning Regulation Bylaw requirements;

- c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Following consideration of Rezoning Application #00425, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

Option Three: (Decline)

That Rezoning Application #00425 and Development Permit Application #000377 for 836 and 838 Broughton Street be declined.

## 7.0 Conclusions

This proposed development at 836 and 838 Broughton Street as a high density, mid-rise mixed use development would support the planning objectives for Downtown found in the OCP and the applicable local area plans for the Downtown Core Area and Cathedral Hill Precinct. While the DCAP includes the subject site in the "special density area" where there is no prescribed maximum density, the OCP identifies a base ceiling of 3:1 FSR for Core Residential areas located west of Quadra Street. It also identifies that bonus density up to approximately 5:1 FSR is supportable in these locations where a proposal significantly advances the OCP objectives. Accordingly, the applicant should provide a justification for the increased density from 3:1 FSR to 5:1 FSR based on OCP policy and the land lift analysis.

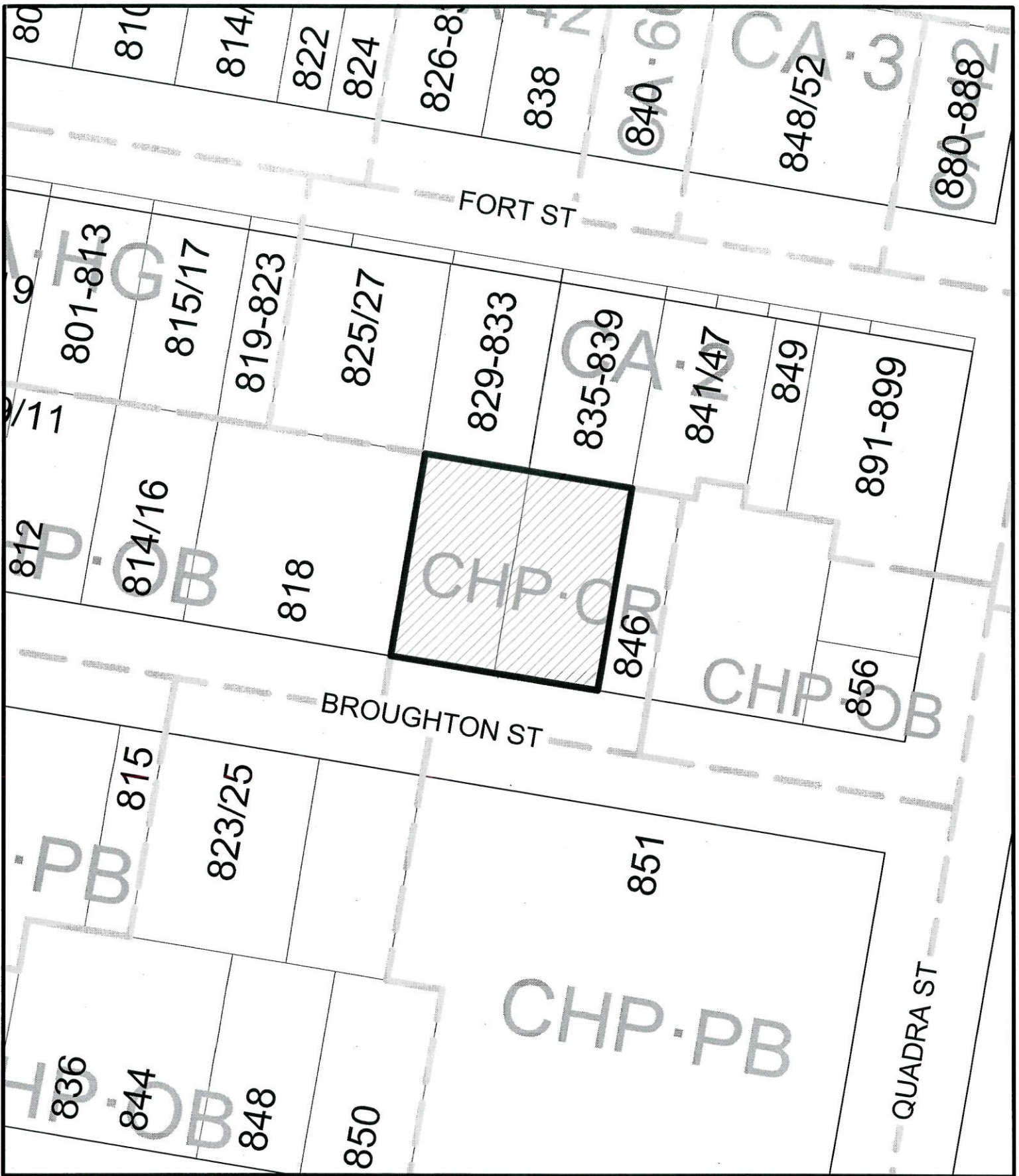
## 8.0 Recommendations

1. That Rezoning Application #00425 for 836 and 838 Broughton Street proceed for consideration at a Public Hearing, subject to:
  - (a) provision of a third-party land lift analysis that justifies any increase in density that exceeds the floor space ratio of 3:1 FSR with a contribution of 75% of the value of any identified land lift to be made to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Building Seismic Upgrade Fund (25%) to be secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;
  - (b) preparation of a Zoning Regulation Bylaw amendment to accommodate the proposal;
  - (c) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - (d) preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works for sewage attenuation to mitigate the impact of increased density.
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3. Following consideration of Rezoning Application #00425, that Council authorize the issuance of a Development Permit for 836-838 Broughton Street, in accordance with:
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  - (b) development meeting all *Zoning Regulation Bylaw* requirements;
  - (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
  
4. Following consideration of Rezoning Application #00425, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

#### **9.0 List of Attachments**

- Zoning map
- Aerial photo
- Letters from architect, stamped December 3, 2013
- Letter from applicant, stamped February 3, 2014
- Plans for Rezoning Application and Development Permit Application, stamped January 28, 2014
- Minutes from Fairfield and Gonzales Community Association Meeting on October 21, 2013.



836 and 838 Broughton Street  
 Development Permit #000337





836 and 838 Broughton Street  
Development Permit #000337





**Musson  
Cattell  
Mackey  
Partnership**

December 2, 2013

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

Attention: **Mayor and Council**

Dear Sirs:

Re: **838 BROUGHTON STREET  
OUR PROJECT NO. 213029.01 – 1.6.1.1  
REZONING AND DEVELOPMENT PERMIT APPLICATION**

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This letter is in support of our application for a Rezoning and Development Permit for the above property. The proposal is for a residential condominium tower with a total floor area of 6,686 square metres (71,970 square feet) and a floor space ratio of 5:1. The proposed building is 10 stories high, with an overall height of 29.9 metres (98 feet), and has a total of 85 residential units.

### **Planning Policy**

This property is situated in the northeast corner of the Fairfield neighbourhood, adjacent to the Downtown and Harris Green neighbourhoods. More specifically, it is within the Cathedral Hill Precinct Plan of Fairfield. In addition to the Official Community Plan and the Cathedral Hill Precinct Plan, the property is also covered by the Downtown Core Area Plan 2011. The Official Community Plan 2012 envisages floor space ratios to a maximum of 5:1 in this area, while the Downtown Core Area Plan 2011 more specifically deals with height limits of 30 metres. These approved policies and documents may be described as generally having the following objectives:

- Provide greater density and housing opportunities in and around the downtown core.
- Facilitate a transition area in terms of height and density between the downtown to the west and the lower density residential areas in Fairfield to the south and east.
- Enhance the streetscape through building and landscape design.

### **Design Response**

This project provides 85 one and two bedroom condominium residential units, generally at a smaller, affordable scale. Ground level units have direct access from the street; all other units have access to roof decks, balconies, or open windows with "Juliet" style balconies. A common rooftop amenity area is provided for the use of all residents; it will have a barbeque and seating areas and landscaping, and will enjoy views in all directions.

The existing street has a mix of uses, scales and heights of buildings; generally most of the existing buildings are in the two-to-three-storey range. In recognition of this, the lower four floors of the proposal are set back approximately 2 metres from the property line, while the above levels 5 to 8 are stepped further back, and levels 9 and 10 are further back again. Setbacks and variations not only provide architectural interest when seen from a distance, but provide a more human scaled view scape for passers-by.

### **Sustainability**

By its nature, a higher density project of this nature serves sustainability goals by providing residential opportunities within walking distance of downtown employment and amenities, and its adjacencies to transit routes. In recognition of these advantages, a lower parking ratio of .65 cars per unit is proposed. There is a large bicycle storage facility conveniently located at the ground level with space for 100 bicycles for the 85 apartments. This room will also have a repair table provided with holding clamps, etc. for the use of cyclists. There is also provision for motor scooters in the first parking level.

The project will be fully compliant with the new energy requirements being incorporated in the British Columbia Building Code as of December 2013. These include:

- High performance building envelopes in terms of insulation values, reduced window areas.
- Energy efficient lighting and electrical systems, including motion sensors lighting, LED lighting and other similar provisions.
- Low flush toilets and high efficiency plumbing fixtures, drought-tolerant landscaping and efficient drip irrigation.
- Construction waste management during construction.

Other than areas for entry / exit, private terraces, and mechanical equipment, a considerable part of the remaining roof is devoted to intensive planting, whether as screening and privacy elements at the ground and second levels, or as part of a roof garden at the top of the building for use by all residents.

The proposed building relies on fresh air ventilation and does not have air-conditioning systems. Efficient electric heating systems will have time-controlled thermostats.

### **CPTED**

As noted above, one of the policy goals of development in this area is to enhance the streetscape and pedestrian experience, including the feeling of safety and security. It is achieved in the project through the design provision of street level units ("eyes on the street"), and an open lobby entry area fully visible from the street and adjacent to the parkade entry.



### **Floor Area Exemption**

Rooms for bicycle parking and storage lockers have been located at the rear of the ground floor. As the ceilings in these rooms will be more than 1.8 metres above grade (will be approximately 2.7 metres), under the Zoning Bylaw they would be included in the total floor area. We are asking that these areas be exempted from the floor area.

From a design perspective, locating these facilities at the rear of the ground floor utilizes space that has no other practical purpose. If the area was treated as private outdoor space for dwelling units, it would mean those units would open into a space surrounded by blank walls to the east and west, with unknown future developments to the north (and currently a fairly unkempt area), and being on the north side, mostly in shadow. It is not a desirable area either for outlook or for an outdoor space.

Locating the bicycle parking and storage lockers at this level provides much better access for residents than locating them in basement levels as is commonly done. This is especially true for bicycle facilities which are used on a daily basis.

It is also worth noting that the Bylaw exempts floor area above grade that is used for motorized vehicle parking. To exempt cars and yet count bicycle space is, we submit, unfair and runs against the broader goal of encouraging cycling and lessening dependence on cars.

### **Adaptable Units**

Fifty percent of the units will be constructed to the City's Adaptable Housing Standards, which allow for fitting out for the infirm and people in wheelchairs.

In summary, we believe this project will help in meeting policy objectives of the City of Victoria for this area, and provide a very livable and affordable opportunity for residents.

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS**



Bill Reid, ARCHITECT AIBC, MRAIC, CP  
William J. Reid Architect Ltd., Partner

BR:eer



February 3, 2014

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

Attention: Ms. Helen Cain, Senior Planner

Dear Ms. Cain,

**Re: Density Bonus - 836/838 Broughton Street, Victoria BC**

Further to our meeting of January 30, 2014 with Deb Day and Alison Meyers, we are writing to advise on our views regarding the City of Victoria Density Bonus Provisions.

Firstly, in our opinion, the Downtown Core Area Density Bonus system is contrary to the City's attempts to implement an OCP and DCAP that will assist in creating a vibrant downtown and an affordable supply of new residential housing. It has the effect of increasing the cost of the end product by introducing a hidden tax and compounding an already challenging set of development and market conditions.

In our view, the City should be encouraging projects in any way possible to achieve downtown rejuvenation and healthy growth as you have outlined in other section of the OCP and DCAP. By working with developers to address affordability issues head-on, the City could support a healthy downtown core alongside the benefits of higher property taxes in perpetuity rather than looking for a onetime 'tax grab' in the form of a density bonus payment.

Secondly, with regards to the proposed rezoning of 836/838 Broughton Street from a base density of 3.0 FSR to 5.0 FSR as outlined and permitted under the City policies, we will undertake the following in an attempt to have our application processed efficiently and in recognition of the City's policies:

1. Undertake a bonus density analysis by one of the two preferred economists selected by the City of Victoria.
2. Request Staff consider that this application be processed using the bonus density policy uplift formula of 25% as outlined in Section 4.15.1 rather than Section 4.15.2 given:
  - The application for rezoning and DP was submitted to the City of Victoria on December 3, 2013.

- The subject property backs onto the downtown area where the 25% land lift value was illustrated.
- We understand that the demarcation line was somewhat arbitrary at the time that Maps 14 and 15 were prepared. We consider a 75% Bonus density uplift to be very punitive with a direct impact on increasing costs of housing within the neighbourhoods that are adjacent to the downtown core.

We expect that the City will likely require 836/838 Broughton to include a sewer attenuation system that will add at a minimum \$250,000 in costs to the development. The size of a 14,400 liter tank is very significant in any urban development and will likely reduce parking stalls by 3 or 4 stalls. The requirement for holding tanks is another challenge and cost to developing in downtown Victoria.


In summary, we request the consideration of City Staff on the following:

1. If a Density Bonus payment is required, have it based on 25% of the land lift value as the application was made prior to December 3, 2013 and given the subject property backs onto the designated area which require a 25% calculation.
2. The elimination of a sewer attenuation tank for the development that imposes increased development costs for the project and increased strata fees arising from maintenance costs for the owners of the suites in the long term.

Should you have any questions or comments on our requests please do not hesitate to call me directly.

Thank you for your consideration.

Yours truly,  
CHARD DEVELOPMENT LTD.



David Chard  
[dave@charddevelopment.com](mailto:dave@charddevelopment.com)

Cc: Alison Meyers – Assistant Director, Development Services  
Deb Day – Director of Planning & Development

**PROJECT INFORMATION**

PROJECT ADDRESS  
 NEIGHBOURHOOD  
 DOWNTOWN CORE AREA PLAN DISTRICT  
 DEVELOPMENT PERMIT AREA  
 LEGAL DESCRIPTION

838 & 838 BROUGHTON STREET, VICTORIA, B.C.  
 FAIRFIELD  
 RESIDENTIAL MIXED USE DISTRICT  
 DPA 14  
 LOTS 266 & 267, VICTORIA

ZONING

CHIP-CR (CATHEDRAL HILL PRECINCT COMMUNES DISTRICT)

LOT AREA

14,400 SF (1,337.8 m<sup>2</sup>)

SITE COVERAGE

12,385 SF / 14,400 SF = 86% (1150.6 m<sup>2</sup> / 1,337.8 m<sup>2</sup> = 86%)

OPEN SITE SPACE

2,233.8 SF / 14,400 SF = 16% (207.5 m<sup>2</sup> / 1,337.8 m<sup>2</sup> = 16%)

TOTAL FLOOR AREA

71,970 SF (6,666 m<sup>2</sup>)  
 70,060 SF (6,506 m<sup>2</sup>) RESIDENTIAL  
 1,920 SF (178 m<sup>2</sup>) RETAIL

FLOOR SPACE RATIO

CURRENT CHIP-CR ZONING: 2:1  
 ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)  
 PROPOSED: 71,970 SF / 14,400 SF = 5 (6,666 m<sup>2</sup> / 1,337.8 m<sup>2</sup> = 5)

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN 65.6' (20m) - 98.4' (30m); max 10,010 SF (930 m<sup>2</sup>)  
 PROPOSED: max 7,746 SF (719.6 m<sup>2</sup>)

AVERAGE GRADE (GEODETTIC)

73.06' (22.27 m) = 0.00 ON PLANS

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 98.4' (30 m)  
 ALLOWED UNDER CHIP-CR ZONING: 73.8' (22.5 m)  
 PROPOSED: 98' (29.9m)

NUMBER OF STOREYS

10 STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)  
 PRIMARY FACE WIDTH: 60% SITE WIDTH: 119.6' (36.4m) x 60% = 71.8' (21.9m)  
 HEIGHT: 32.8' (10m) - 49.2' (15m)  
 SETBACK: 0' (0m) - 9.8' (3m)  
 SECONDARY FACE WIDTH: 10% SITE WIDTH: 11.96' (3.64m) x 30% = 3.59' (10.9m)  
 HEIGHT: 59.1' (18m) - 82' (25m)  
 SETBACK: 9.8' (3m) - 19.7' (6m)  
 SETBACK ABOVE 82' (25m): min 19.7' (6m)

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0' (0m) - 98.4' (30m)  
 EXTERIOR WALL SIDE PROPERTY LINE: min 9.8' (3m)  
 EXTERIOR WALL REAR PROPERTY LINE: min 9.8' (3m)  
 BALCONIES SIDE PROPERTY LINE: min 11.5' (3.5m)  
 BALCONIES REAR PROPERTY LINE: min 11.5' (3.5m)

PARKING

PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C  
 RESIDENTIAL: 123 (1,50UNIT)  
 LIVE / WORK / RETAIL: 3 (1165m<sup>2</sup>)  
 VISITOR PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C  
 7 (10% OF TOTAL)  
 PROPOSED  
 75  
 7 (10% OF TOTAL)  
 82 TOTAL

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C  
 84 (10UNIT)  
 CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C  
 6  
 106 TOTAL

NUMBER OF STORAGE LOCKERS

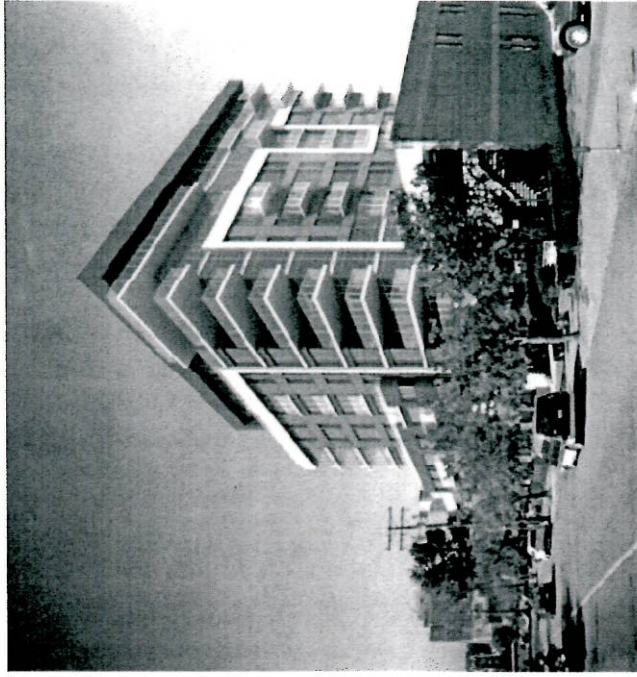
84 (10UNIT)

SUITES TYPES

| TYPE             | SIZE RANGE                                    | QUANTITY |
|------------------|---|----------|
| LIVE / WORK      | 940 - 960 SF (87.3 - 91.0 m <sup>2</sup> )    | 2        |
| 1 BED ROOM       | 490 - 630 SF (45.5 - 58.5 m <sup>2</sup> )    | 44       |
| 1 BED ROOM & DEN | 600 - 810 SF (55.7 - 75.25 m <sup>2</sup> )   | 8        |
| 2 BED ROOM       | 830 - 1,160 SF (77.1 - 107.6 m <sup>2</sup> ) | 21       |
| 2 BED ROOM & DEN | 840 - 1,280 SF (78.0 - 119.0 m <sup>2</sup> ) | 9        |
| TOTAL            |   | 84       |

GROUND ORIENTATED UNITS

2





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838  
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VICTORIA, BC

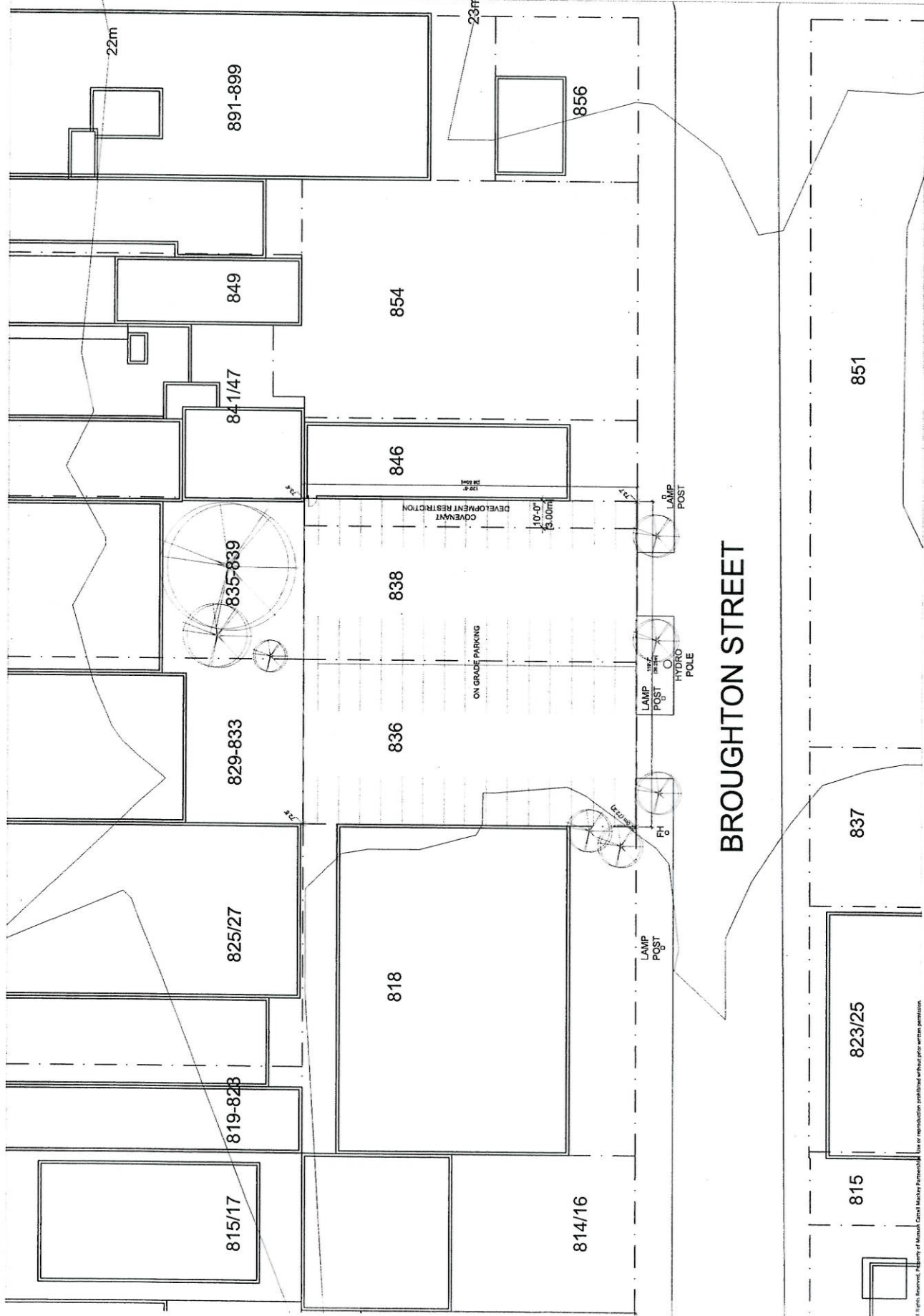
Project #  
213029.1

2 DEC 13 DP SUBMISSION  
28 JAN 14 DP REVISIONS

SITE  
PLAN  
EXISTING

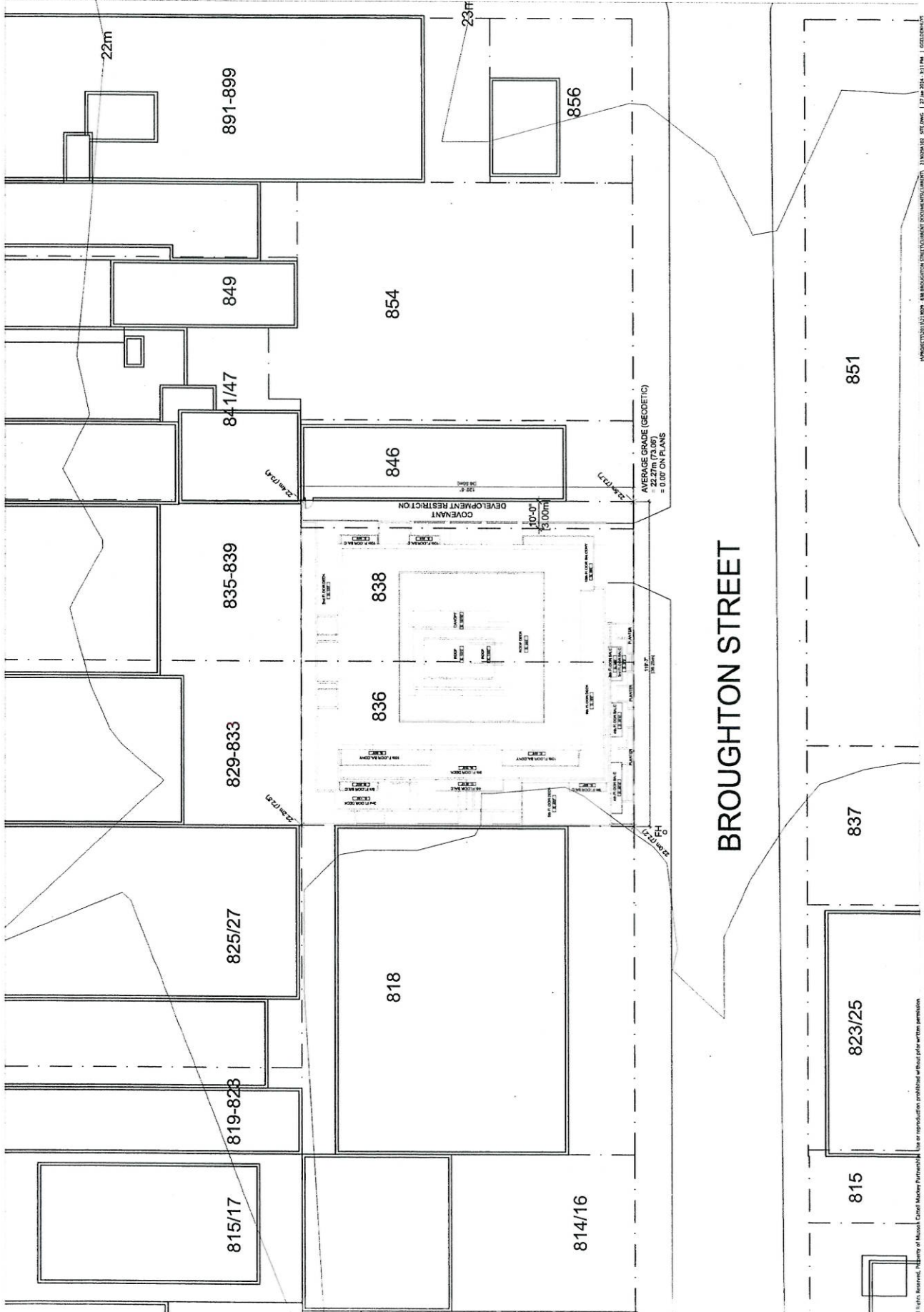
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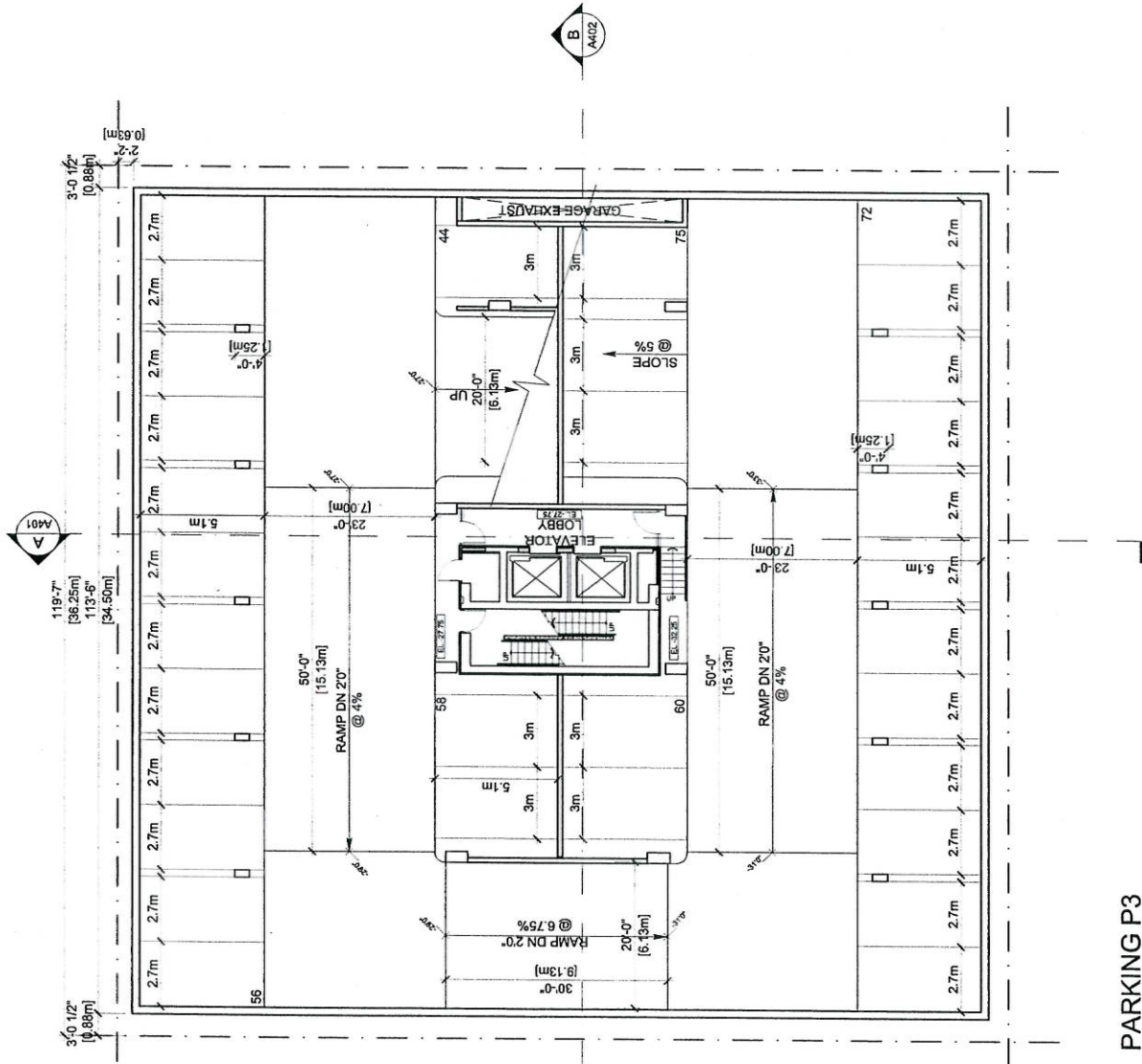
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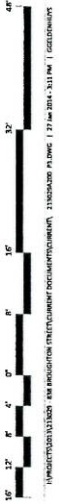
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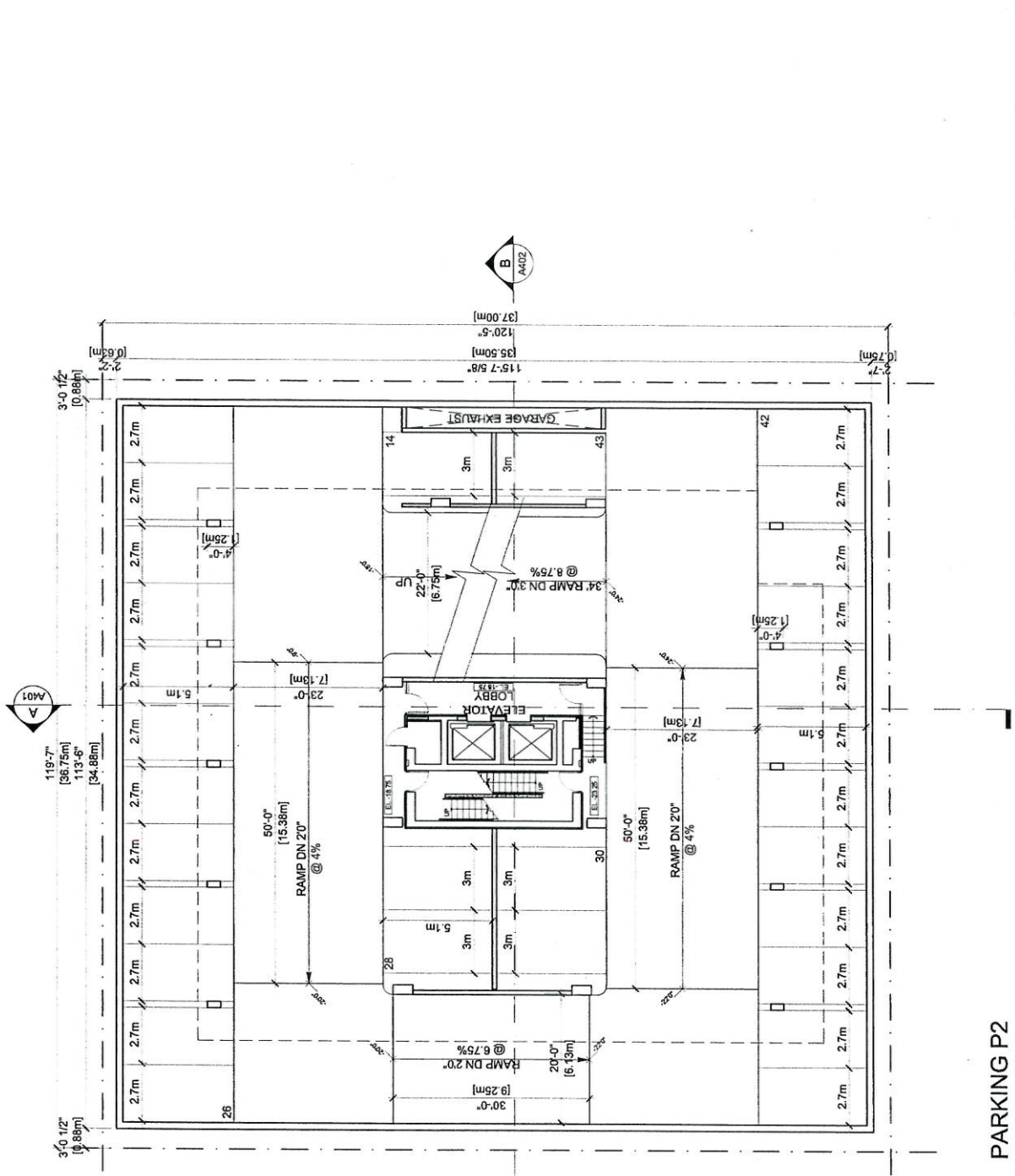


PARKING P3  
13 125 ft<sup>2</sup>



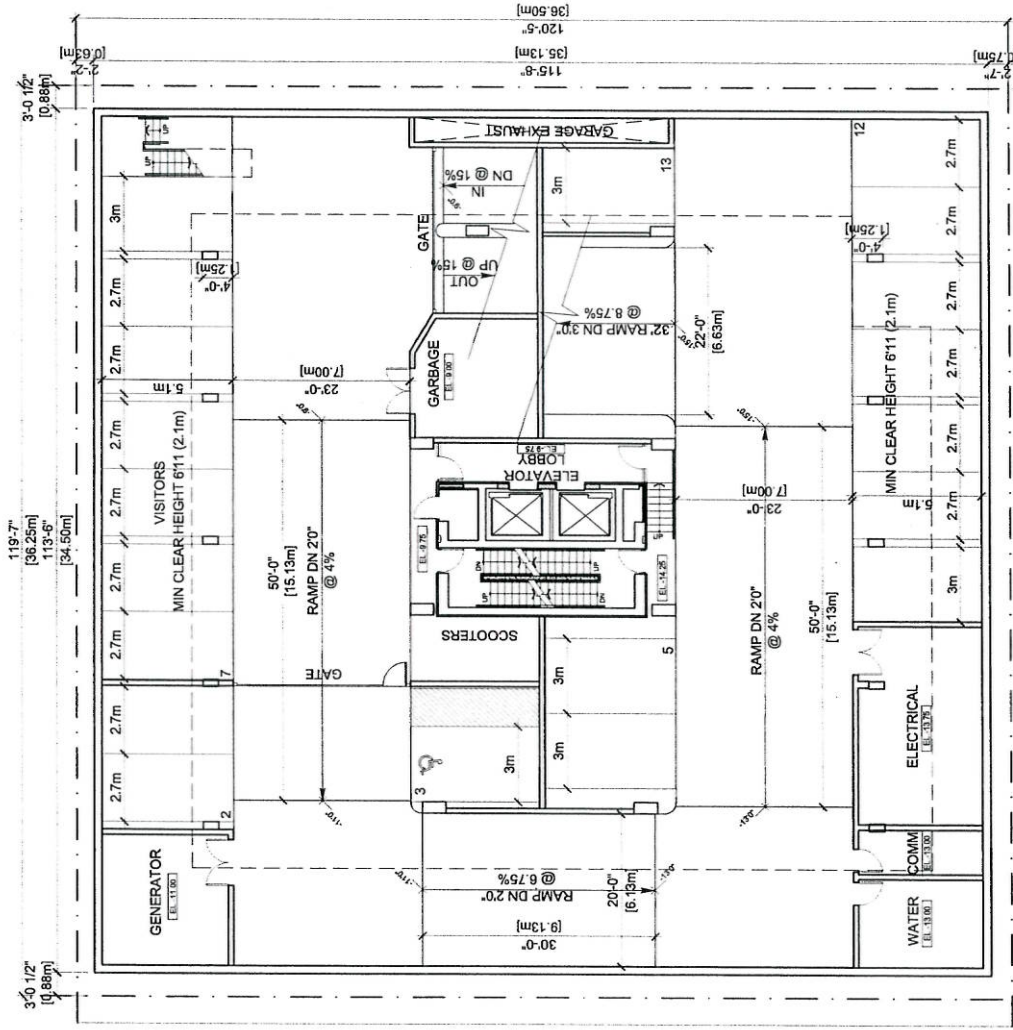
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PARKING P2  
13 125 ft<sup>2</sup>

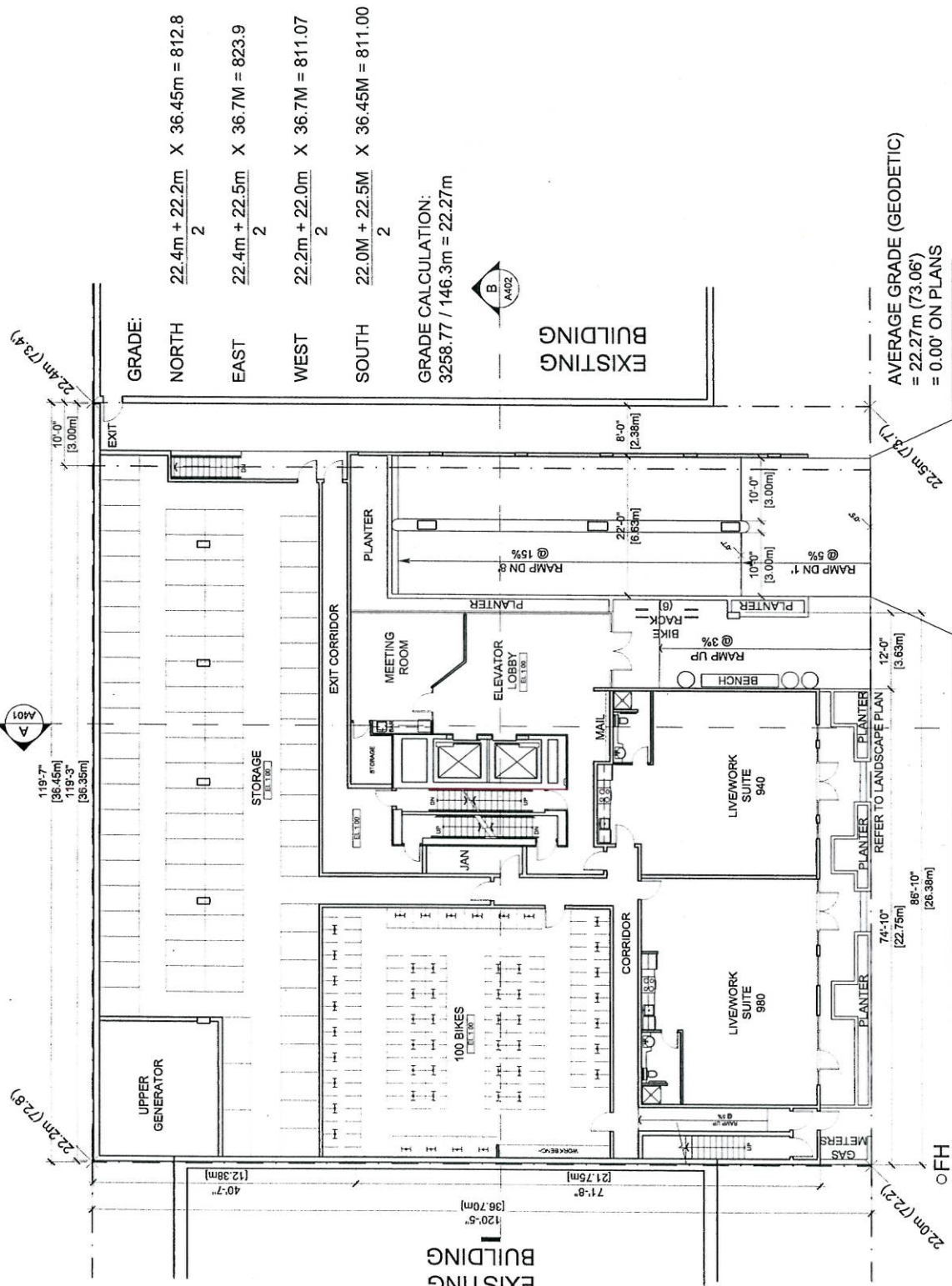
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PARKING P1  
13 125 ft<sup>2</sup>

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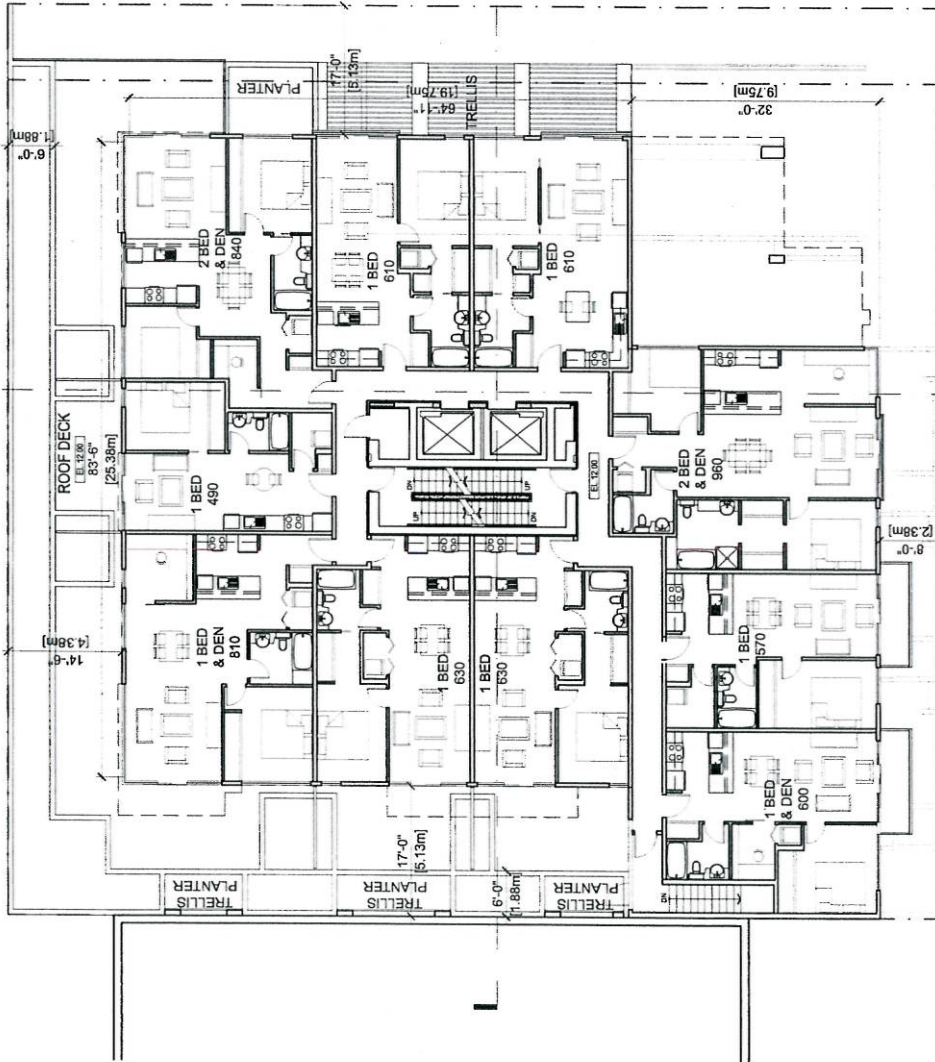
1/16" = 1'-0" (1:12) 0 12 24 36 48



GROUND FLOOR  
4 382 ft<sup>2</sup>  
BROUGHTON STREET



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SECOND FLOOR  
7 736 ft<sup>2</sup>



1/16" = 1'-0" (1:96) ARCHITECTURAL PAPER (ANSI Z39-18) 213029.1 28 JAN 14 DP REVISIONS 213029.1 28 JAN 14 DP REVISIONS



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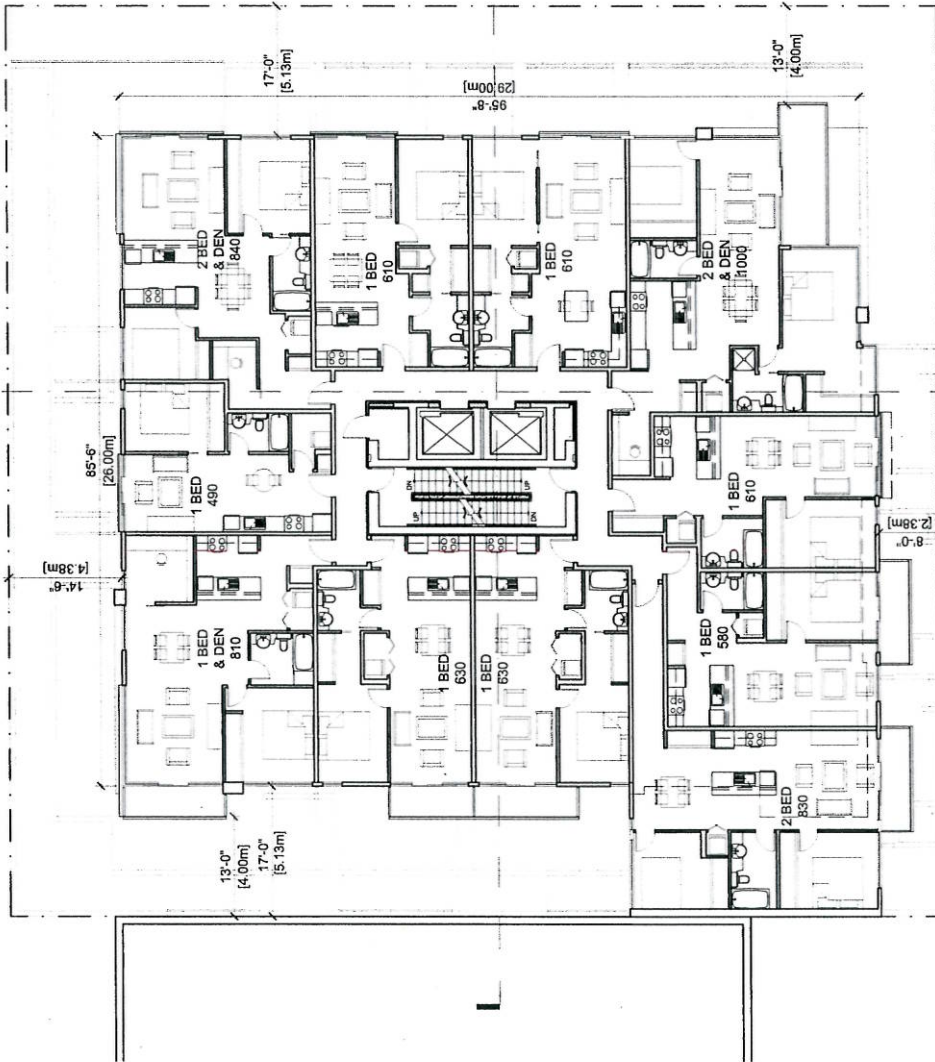
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28 JAN 14 DP REVISIONS

THIRD & FOURTH  
FLOOR  
PLAN

1/16" = 1'-0"

A.205

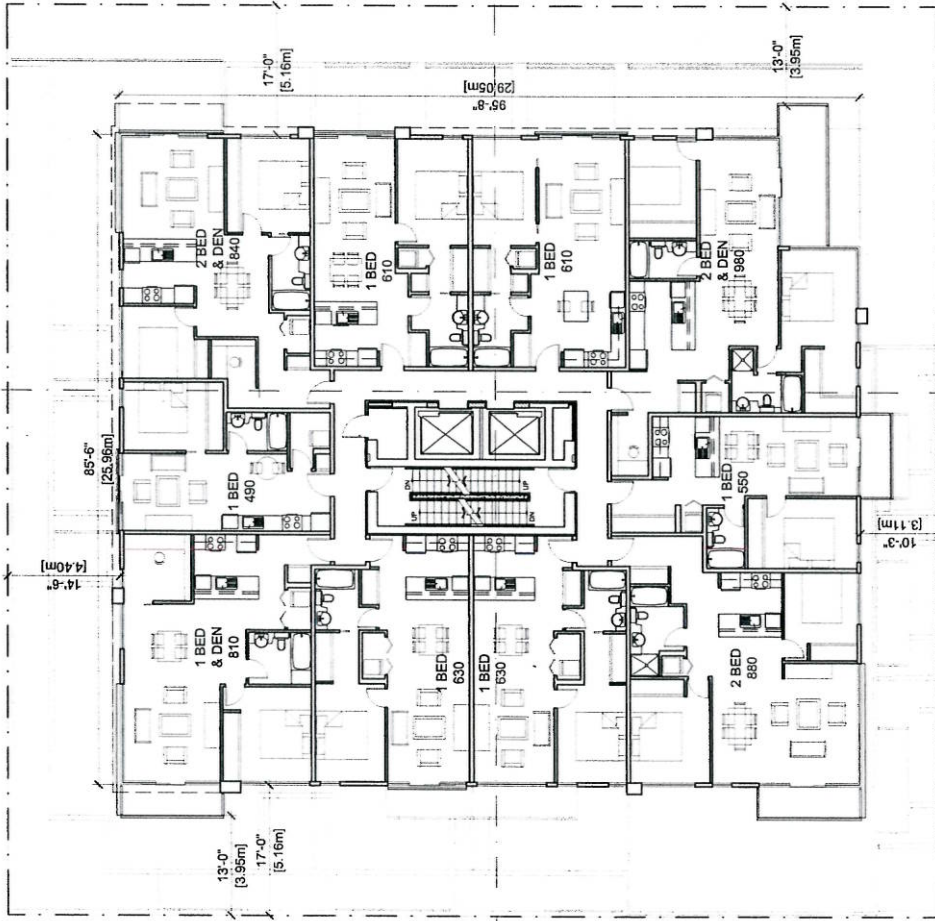


THIRD & FOURTH FLOOR  
8 396 ft<sup>2</sup>

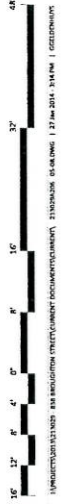


UNIVERSITY MICROFILMS INTERNATIONAL, 300 N ZEEB RD, ANN ARBOR, MI 48106-1500

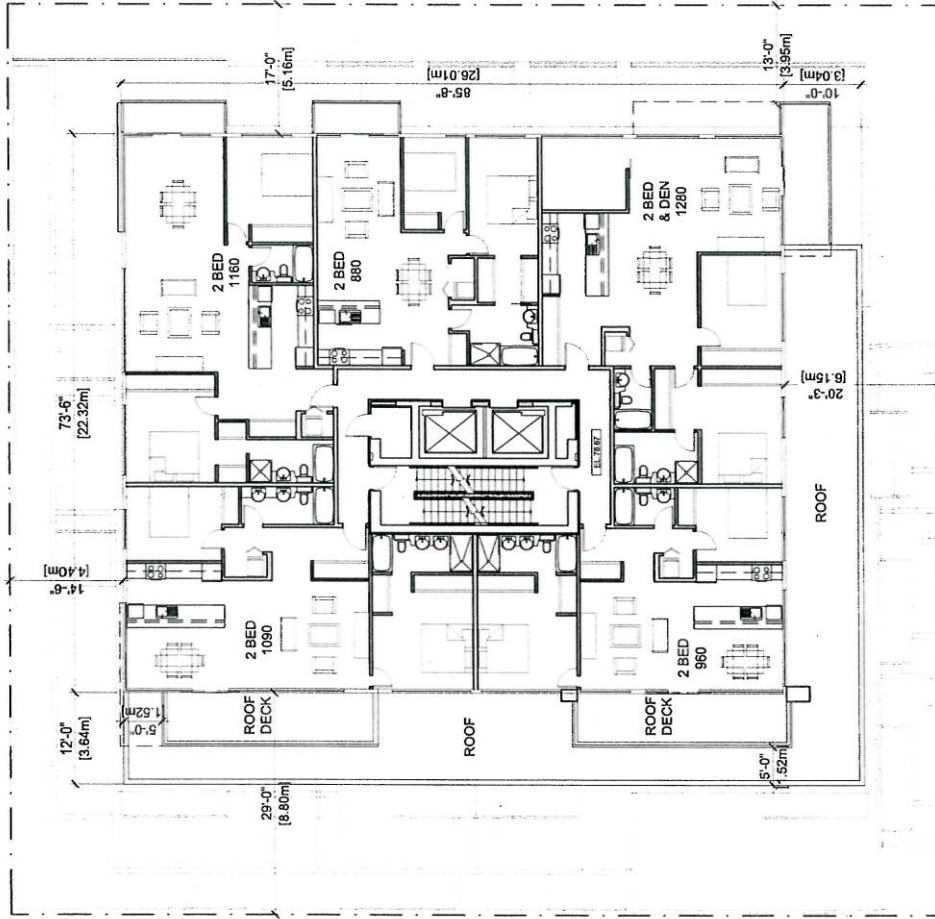
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FIFTH THRU EIGHTH FLOOR  
7 746 ft<sup>2</sup>



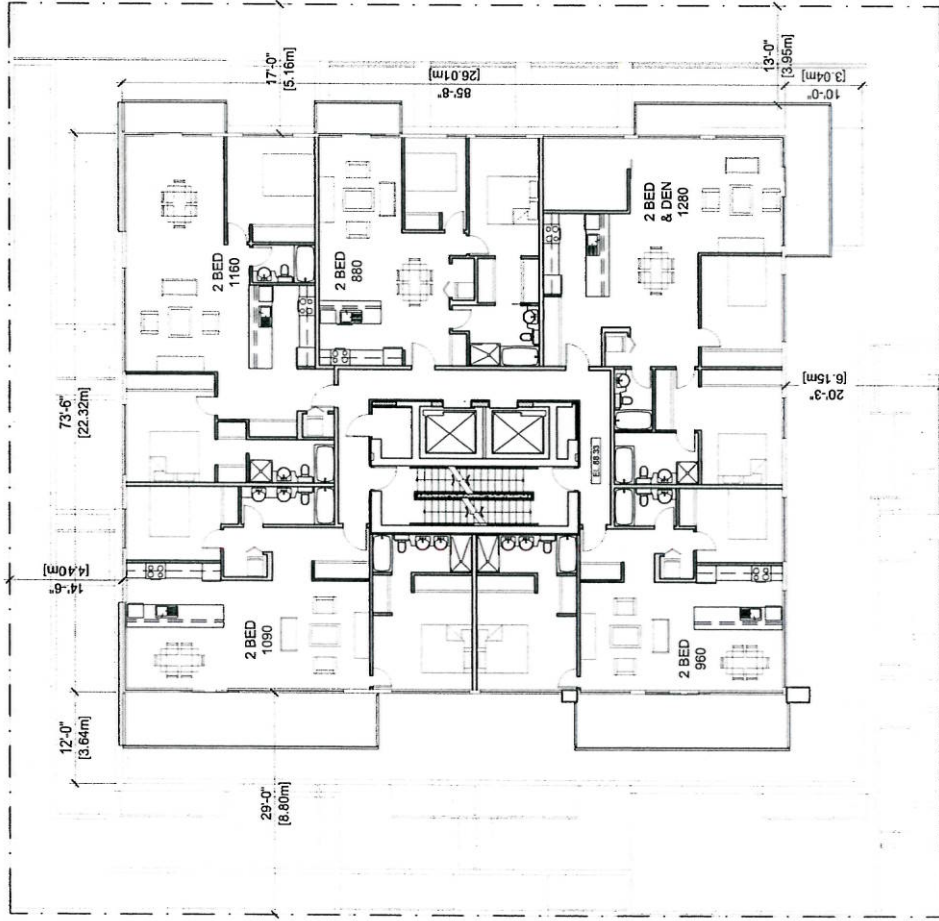
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NINTH FLOOR  
6 036 ft<sup>2</sup>



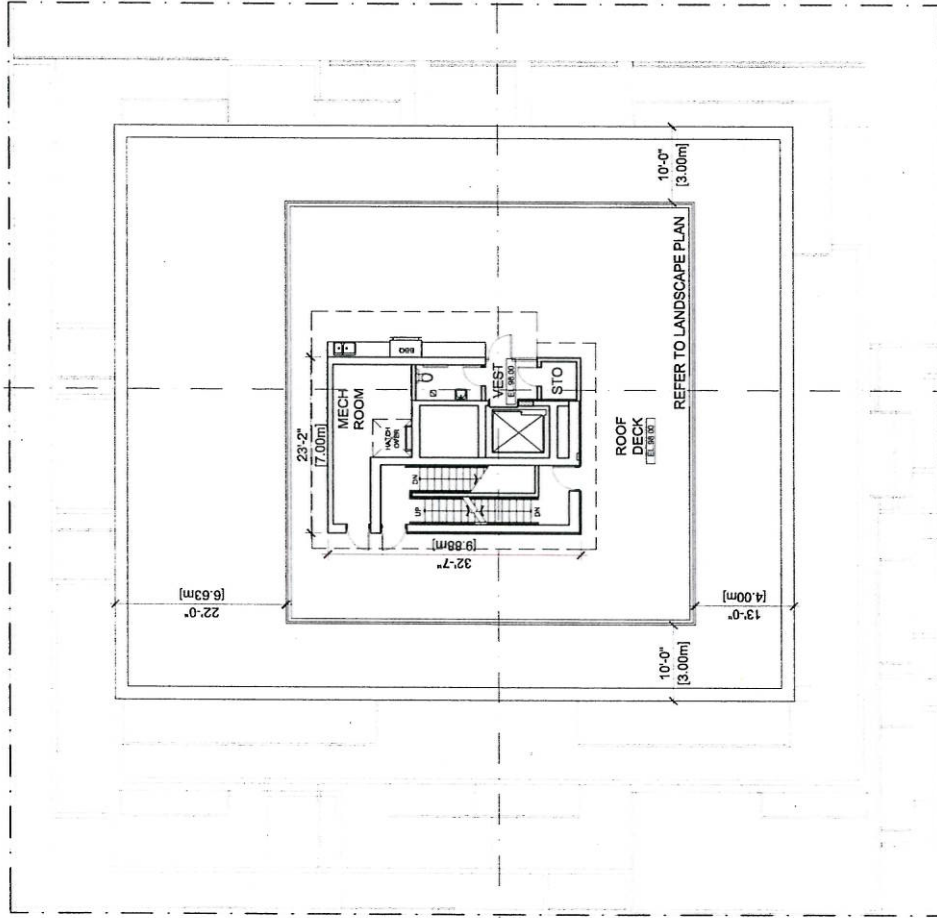
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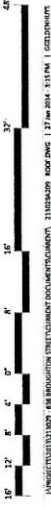
TENTH FLOOR  
6 036 ft<sup>2</sup>

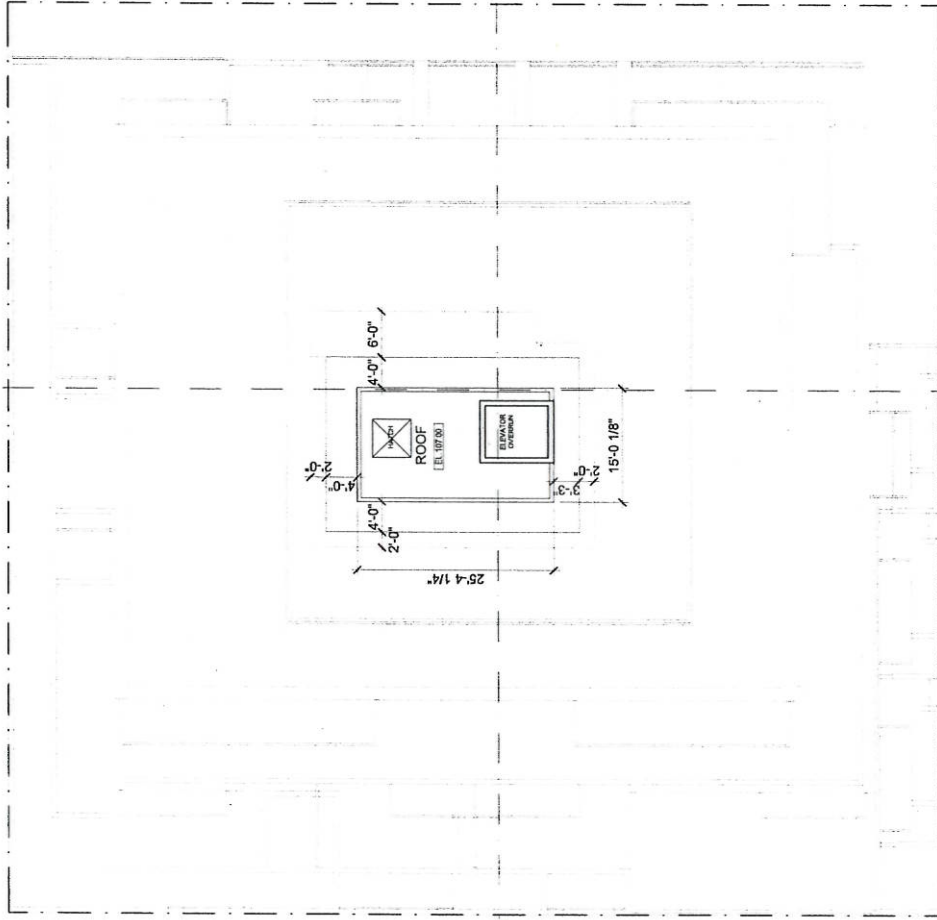






ROOF DECK  
650 ft<sup>2</sup>





ROOF PLAN



1/16" = 1'-0" ARCHITECTS DESIGNERS PLANNERS 213029.1 28 JAN 14 DP REVISIONS 2 DEC 13 DP SUBMISSION



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SOUTH  
ELEVATION

1/16" = 1'-0"



A.301

**MATERIAL LEGEND**

- 1 ALUM. FRAMED, DOUBLE GLAZED, CLEAR, LOW-E INSULATED UNIT
- 2 ALUM. FRAMED, DOUBLE GLAZED, CLEAR, LOW-E WINDOW WALL SYSTEM WITH INSULATED SPANDREL PANELS
- 3 COMPOSITE PANEL RAIN SCREEN SYSTEM ON STEEL STUD (COLORS AS PER LEGEND BELOW / COLOR ELEVATIONS)
- 4 CLEAR GLASS PANELS IN ANODIZED ALUM. GUARDRAIL
- 5 WHITE LAMINATED GLASS FRONT PANEL IN ANODIZED ALUM. GUARDRAIL
- 6 GLASS ALUM. CANOPY
- 7 CAST IN PLACE ARCHITECTURAL CONCRETE
- 8 BRICK VENEER, CHARCOAL



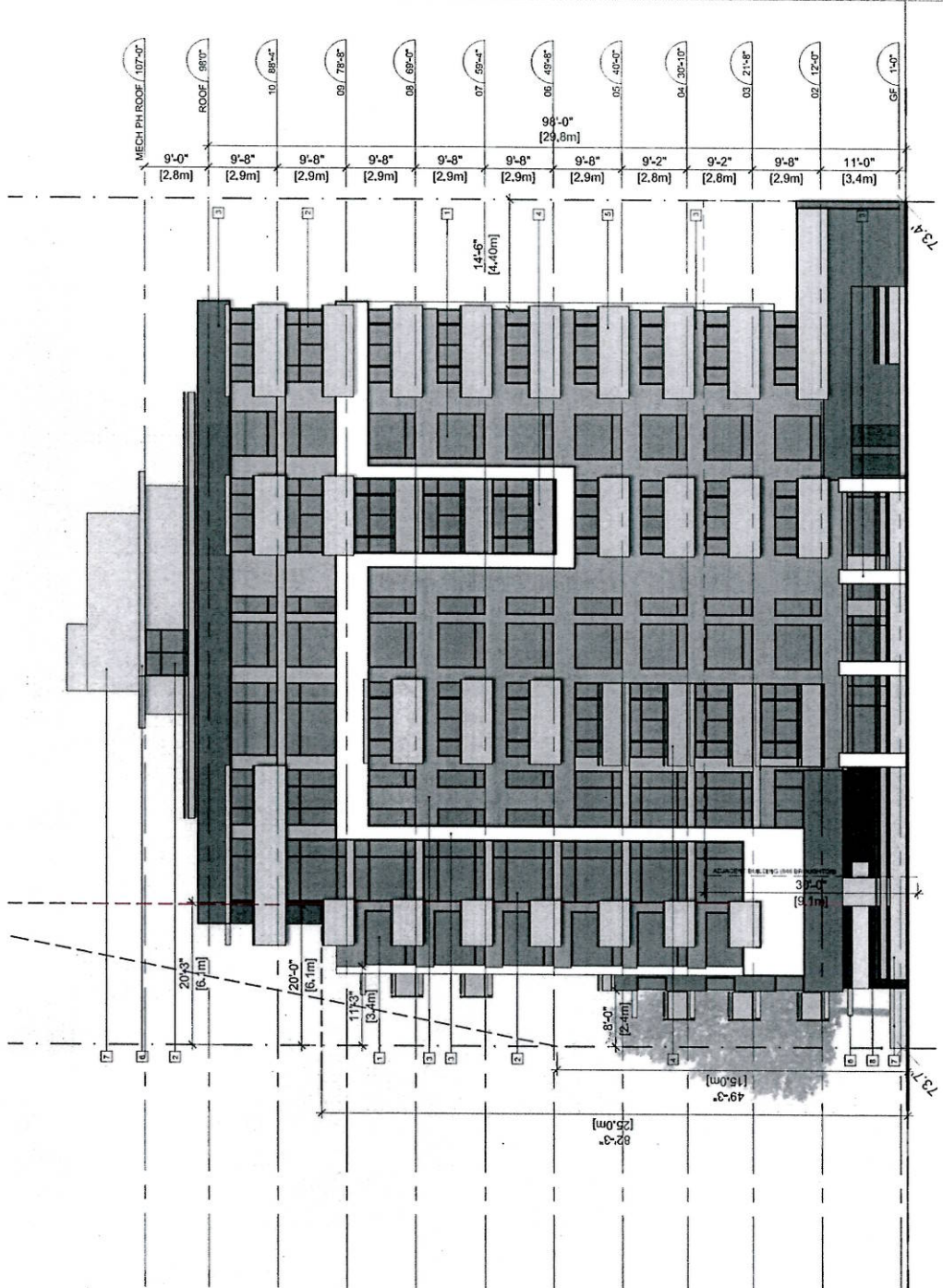
STREET ELEVATION



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### MATERIAL LEGEND

- 1 ALUM. FRAMED, DOUBLE GLAZED, CLEAR, LOW-E INSULATED UNIT
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- 8 BRICK VENEER, CHARCOAL



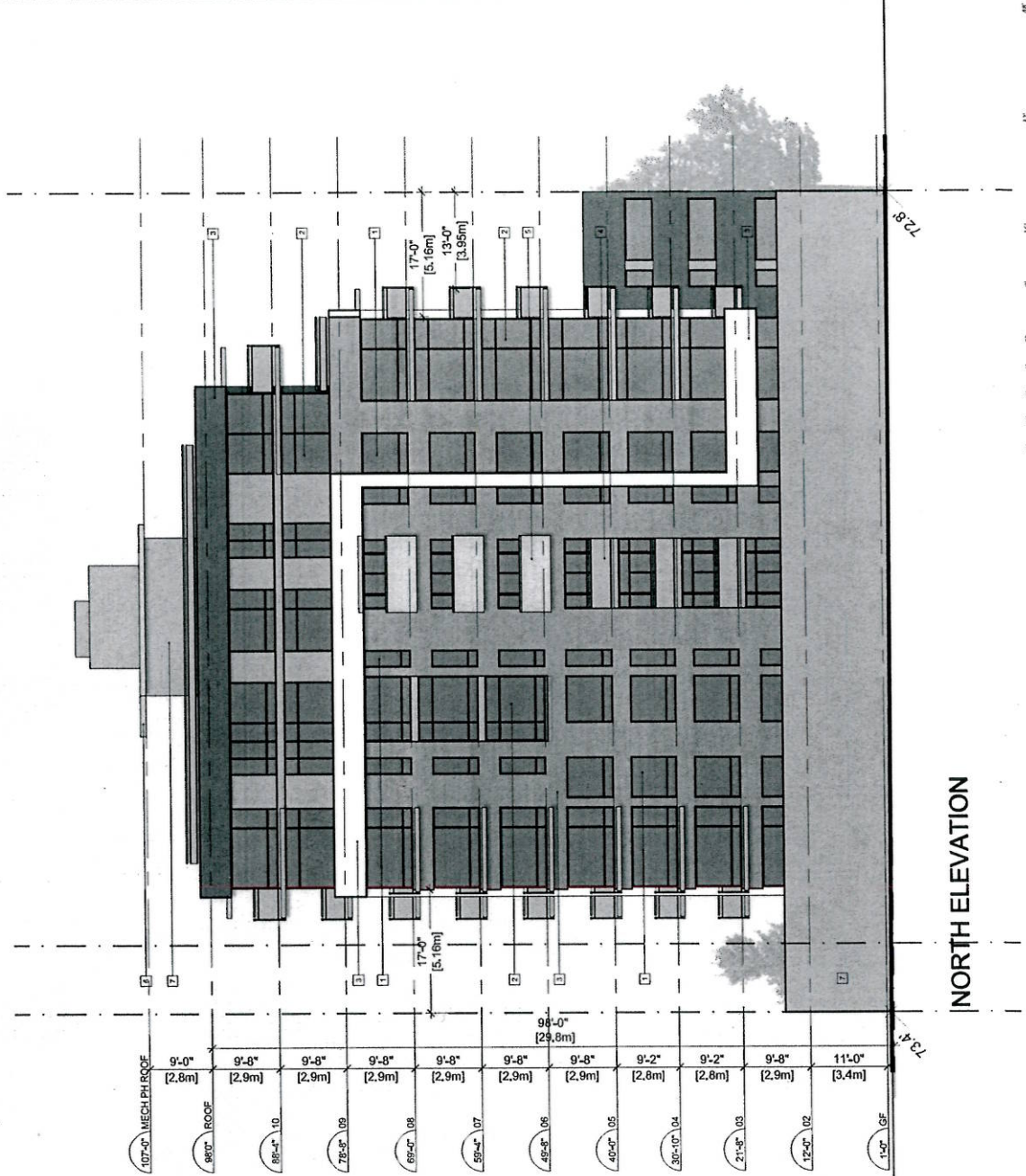
EAST ELEVATION





MATERIAL LEGEND

- 1 ALUM. FRAMED, DOUBLE GLAZED, CLEAR, LOW-E INSULATED UNIT
- 2 ALUM. FRAMED, DOUBLE GLAZED, CLEAR, LOW-E WINDOW WALL SYSTEM W/ INSULATED SPANDREL PANELS
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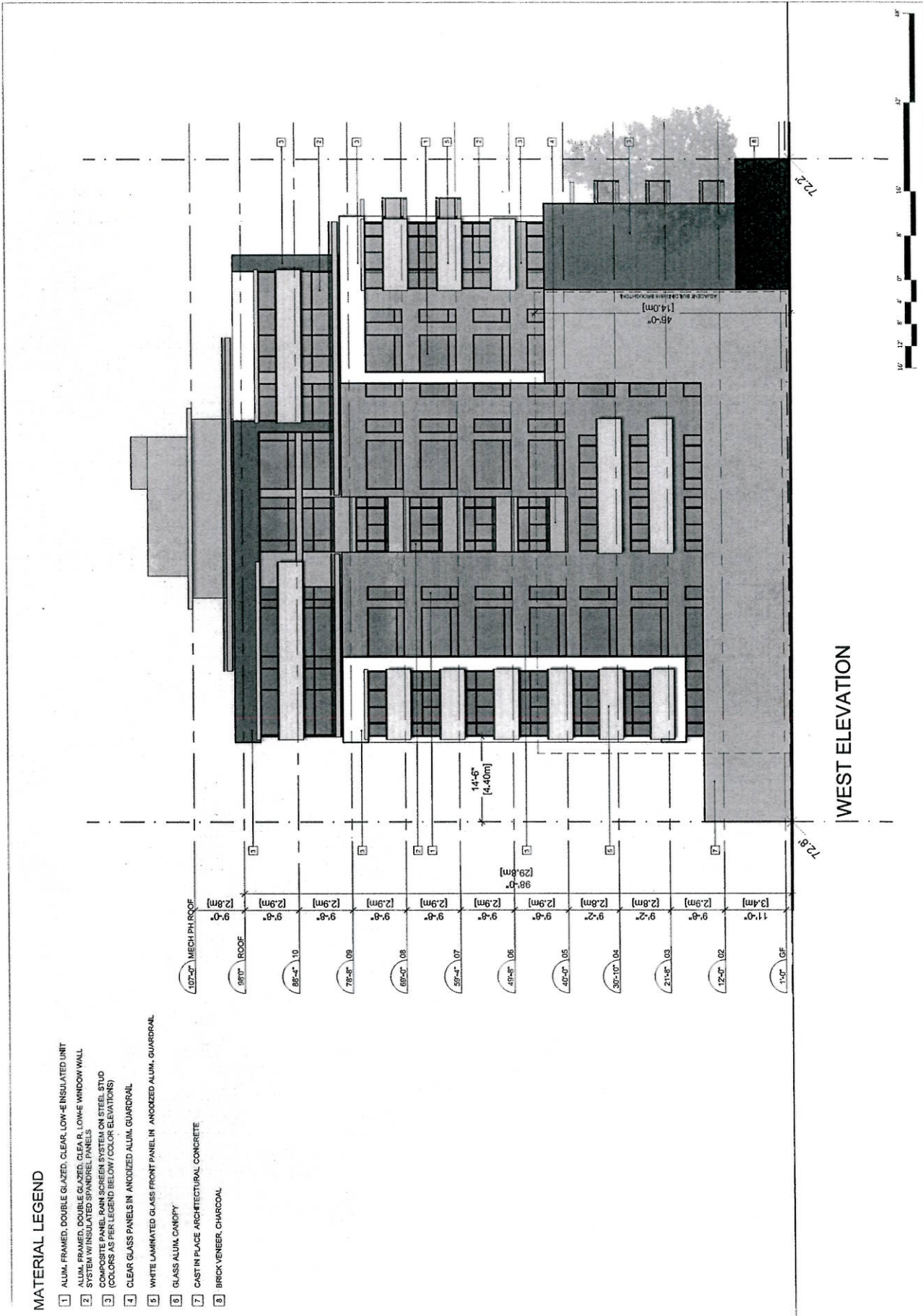
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28 JUN 14 10P REVISION

**WEST  
ELEVATION**

1/16" = 1'-0"



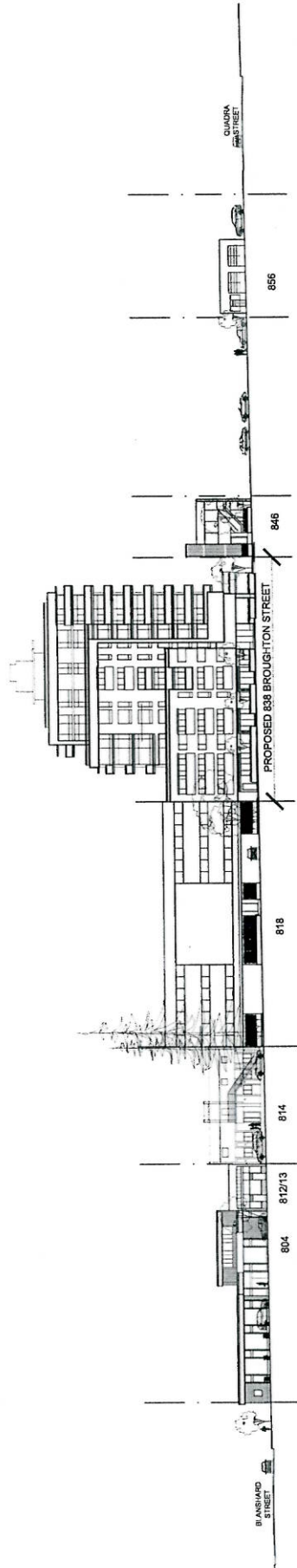
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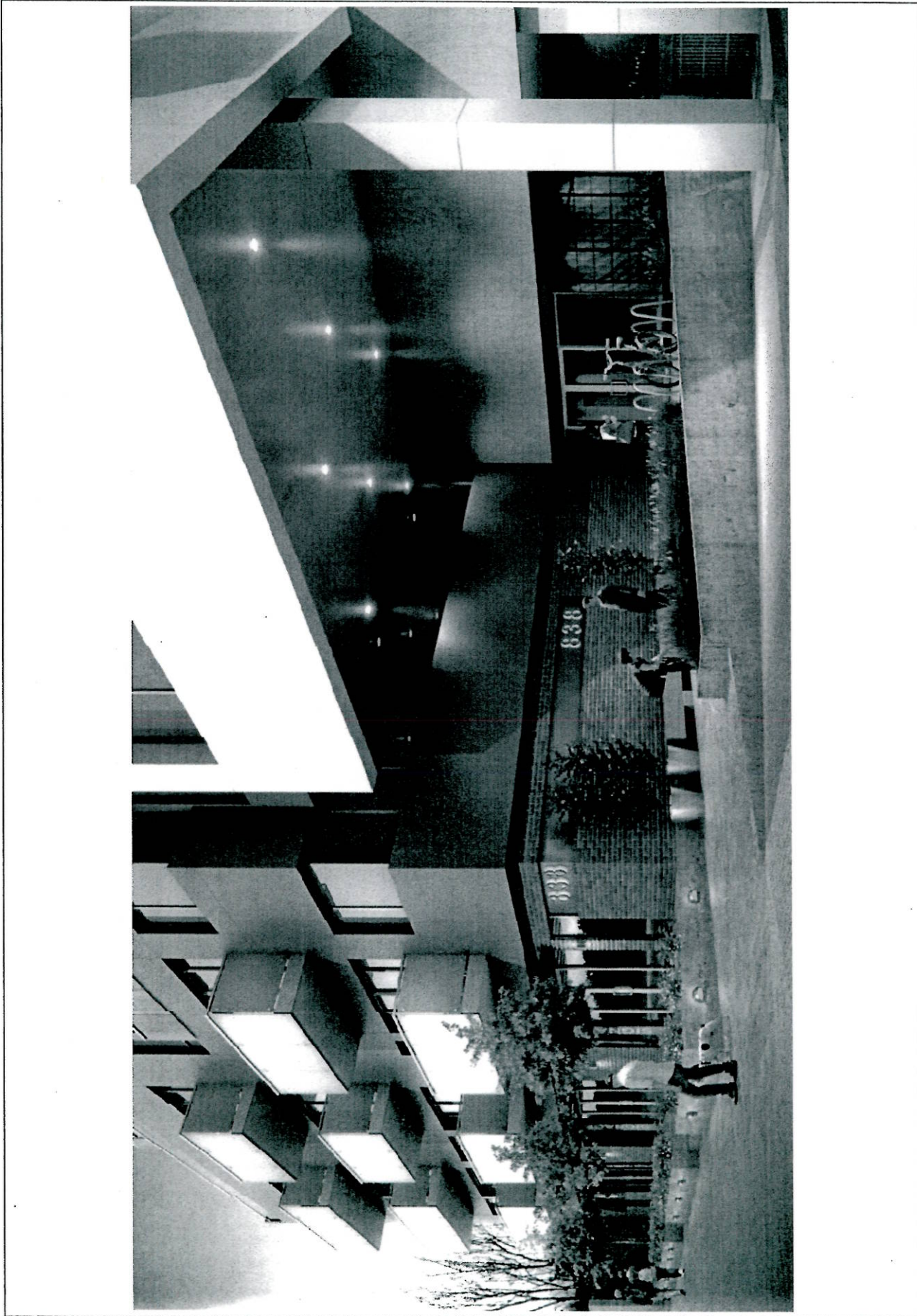


**MATERIAL LEGEND**

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- 8 BRICK VENEER, CHARCOAL

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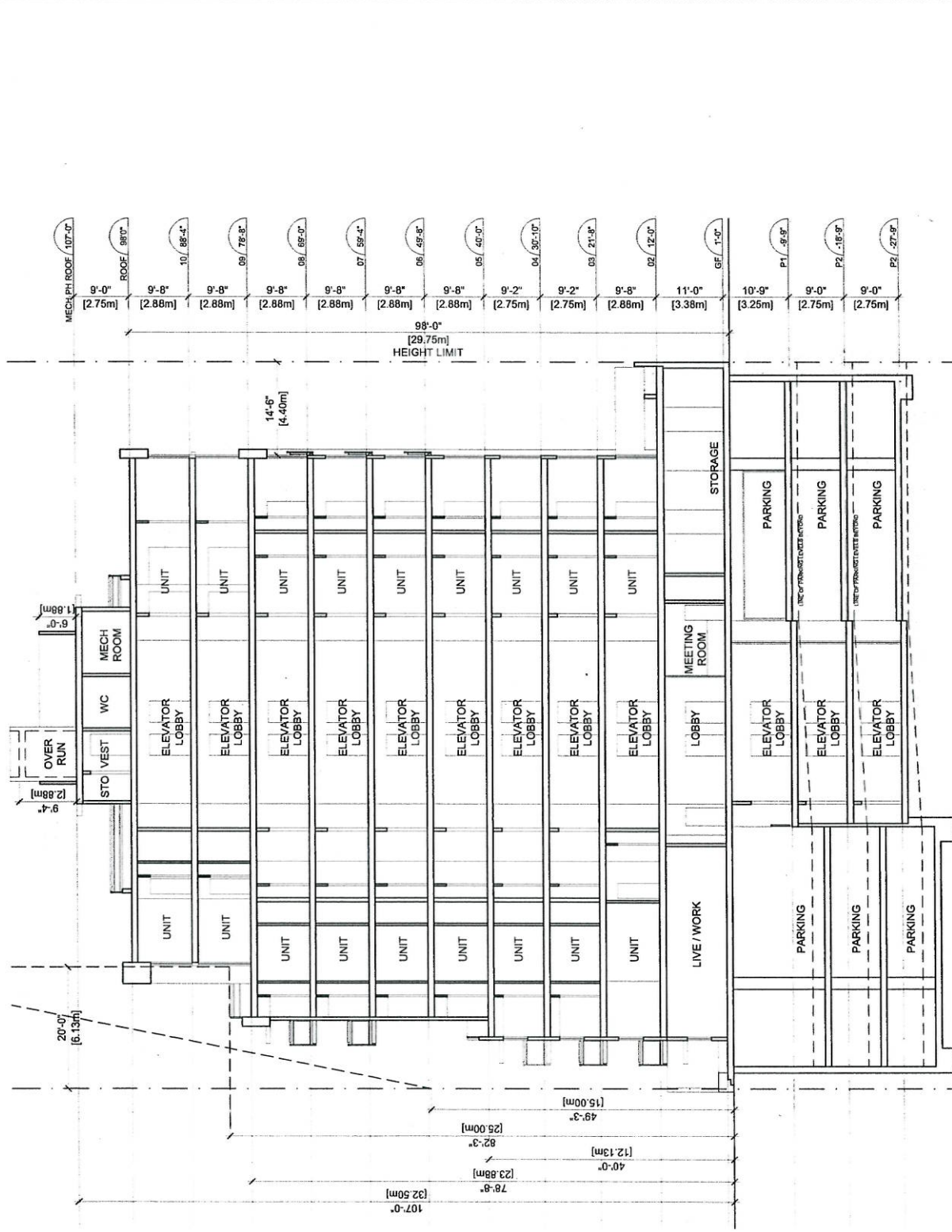
2 DEC 13 DP SUBMISSION  
26 JAN 14 DP REVISIONS

SECTION A

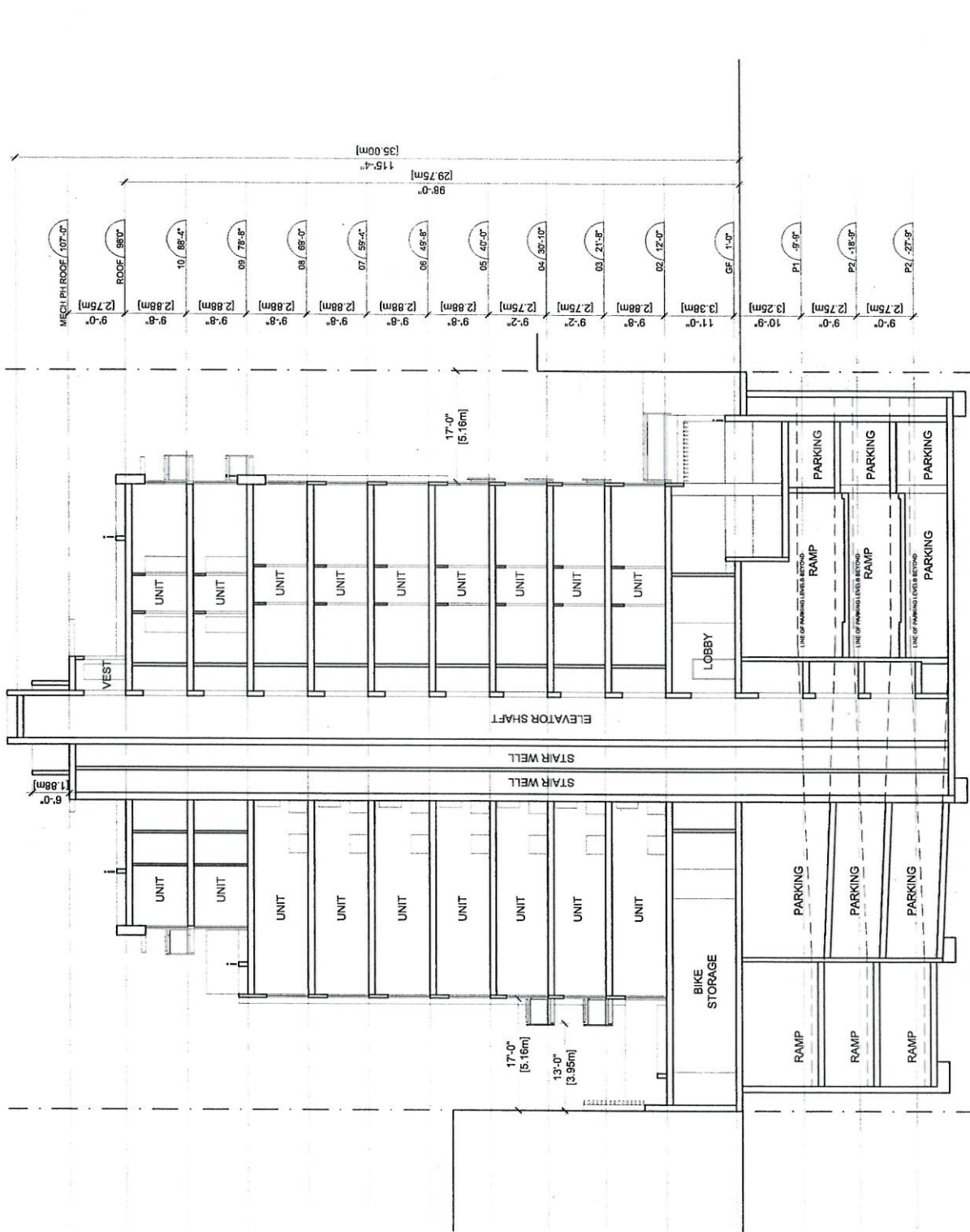
1/16" = 1'-0"



A.401



SECTION A



SECTION B

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B Jan 27-14 Issued for DP  
A Nov 27-13 Issued for DP



LADR LANDSCAPE ARCHITECTURE  
28-495 Duglin Rd. Victoria, B.C. V8C 1B8  
Phone: (250) 598-0105 Fax: (250) 417-0596

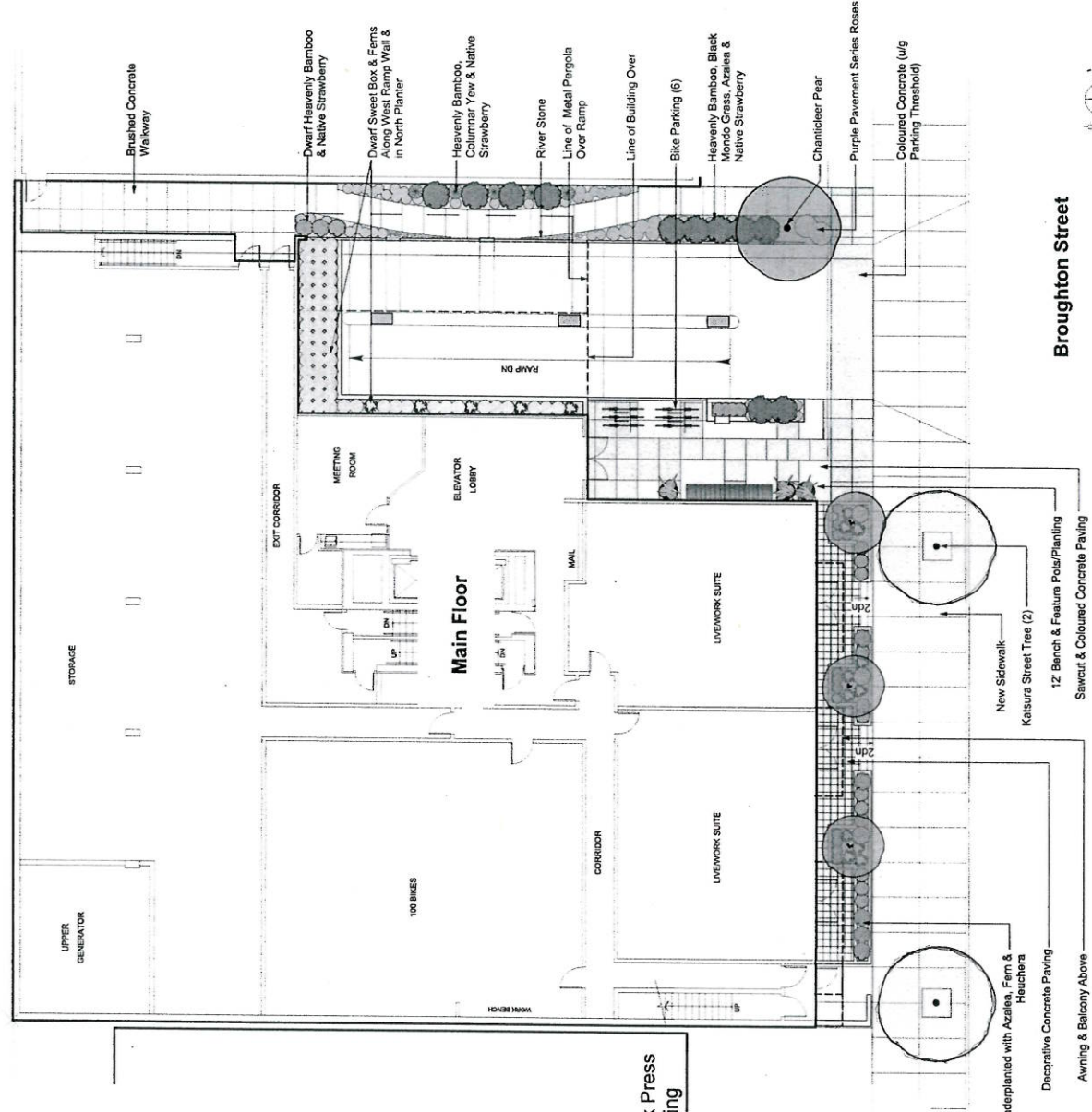
PROJECT  
838 Broughton Street  
Victoria, BC

TITLE  
Landscape Concept Plan  
Ground Level &  
Nursery Schedule

SCALE  
1/8"=1'-0"  
DRAWN NW/BW  
CHECKED

PROJECT NO 1325

DATE  
Nov 26-13  
L1 of 2  
SHEET



**Recommended Nursery Stock**

| Tree ID             | Quantity | Common Name            | Scientific Name               | Size   |
|---------------------|----------|------------------------|-------------------------------|--------|
| <b>Small Shrubs</b> |          |                        |                               |        |
| 101                 | 10       | Red-Twig Dogwood       | <i>Cornus alternifolia</i>    | #1 pot |
| 102                 | 10       | Winterthur Spirea      | <i>Spiraea winterthurii</i>   | #1 pot |
| 103                 | 10       | Japanese Spirea        | <i>Spiraea japonica</i>       | #1 pot |
| 104                 | 10       | Japanese Barberry      | <i>Berberis thunbergii</i>    | #1 pot |
| 105                 | 10       | Japanese Holly         | <i>Ilex pedunculata</i>       | #1 pot |
| 106                 | 10       | Japanese Quince        | <i>Elaeagnus japonica</i>     | #1 pot |
| 107                 | 10       | Japanese Nandina       | <i>Nandina domestica</i>      | #1 pot |
| 108                 | 10       | Japanese Pieris        | <i>Pieris japonica</i>        | #1 pot |
| 109                 | 10       | Japanese Camellia      | <i>Camellia japonica</i>      | #1 pot |
| 110                 | 10       | Japanese Forsythia     | <i>Forsythia japonica</i>     | #1 pot |
| 111                 | 10       | Japanese Weigela       | <i>Weigela japonica</i>       | #1 pot |
| 112                 | 10       | Japanese Abutilon      | <i>Abutilon japonicum</i>     | #1 pot |
| 113                 | 10       | Japanese Anemone       | <i>Anemone japonica</i>       | #1 pot |
| 114                 | 10       | Japanese Hosta         | <i>Hosta japonica</i>         | #1 pot |
| 115                 | 10       | Japanese Iris          | <i>Iris japonica</i>          | #1 pot |
| 116                 | 10       | Japanese Lonicera      | <i>Lonicera japonica</i>      | #1 pot |
| 117                 | 10       | Japanese Philadelphus  | <i>Philadelphus japonicus</i> | #1 pot |
| 118                 | 10       | Japanese Viburnum      | <i>Viburnum japonicum</i>     | #1 pot |
| 119                 | 10       | Japanese Ligustrum     | <i>Ligustrum japonicum</i>    | #1 pot |
| 120                 | 10       | Japanese Euonymus      | <i>Euonymus japonicus</i>     | #1 pot |
| 121                 | 10       | Japanese Sarcocolla    | <i>Sarcocolla japonica</i>    | #1 pot |
| 122                 | 10       | Japanese Chamaecyparis | <i>Chamaecyparis japonica</i> | #1 pot |
| 123                 | 10       | Japanese Podocarpus    | <i>Podocarpus japonicus</i>   | #1 pot |
| 124                 | 10       | Japanese Taxus         | <i>Taxus japonica</i>         | #1 pot |
| 125                 | 10       | Japanese Juniper       | <i>Juniperus japonica</i>     | #1 pot |
| 126                 | 10       | Japanese Cedrus        | <i>Cedrus japonica</i>        | #1 pot |
| 127                 | 10       | Japanese Cypress       | <i>Cyperus japonicus</i>      | #1 pot |
| 128                 | 10       | Japanese Palm          | <i>Chamaedorea japonica</i>   | #1 pot |
| 129                 | 10       | Japanese Fern          | <i>Adiantum japonicum</i>     | #1 pot |
| 130                 | 10       | Japanese Moss          | <i>Funaria japonica</i>       | #1 pot |
| 131                 | 10       | Japanese Orchid        | <i>Cymbidium japonicum</i>    | #1 pot |
| 132                 | 10       | Japanese Begonia       | <i>Begonia japonica</i>       | #1 pot |
| 133                 | 10       | Japanese Impatiens     | <i>Impatiens japonica</i>     | #1 pot |
| 134                 | 10       | Japanese Dianthus      | <i>Dianthus japonicus</i>     | #1 pot |
| 135                 | 10       | Japanese Anemone       | <i>Anemone japonica</i>       | #1 pot |
| 136                 | 10       | Japanese Hosta         | <i>Hosta japonica</i>         | #1 pot |
| 137                 | 10       | Japanese Iris          | <i>Iris japonica</i>          | #1 pot |
| 138                 | 10       | Japanese Lonicera      | <i>Lonicera japonica</i>      | #1 pot |
| 139                 | 10       | Japanese Philadelphus  | <i>Philadelphus japonicus</i> | #1 pot |
| 140                 | 10       | Japanese Viburnum      | <i>Viburnum japonicum</i>     | #1 pot |
| 141                 | 10       | Japanese Ligustrum     | <i>Ligustrum japonicum</i>    | #1 pot |
| 142                 | 10       | Japanese Euonymus      | <i>Euonymus japonicus</i>     | #1 pot |
| 143                 | 10       | Japanese Sarcocolla    | <i>Sarcocolla japonica</i>    | #1 pot |
| 144                 | 10       | Japanese Chamaecyparis | <i>Chamaecyparis japonica</i> | #1 pot |
| 145                 | 10       | Japanese Podocarpus    | <i>Podocarpus japonicus</i>   | #1 pot |
| 146                 | 10       | Japanese Taxus         | <i>Taxus japonica</i>         | #1 pot |
| 147                 | 10       | Japanese Juniper       | <i>Juniperus japonica</i>     | #1 pot |
| 148                 | 10       | Japanese Cedrus        | <i>Cedrus japonica</i>        | #1 pot |
| 149                 | 10       | Japanese Cypress       | <i>Cyperus japonicus</i>      | #1 pot |
| 150                 | 10       | Japanese Palm          | <i>Chamaedorea japonica</i>   | #1 pot |
| 151                 | 10       | Japanese Fern          | <i>Adiantum japonicum</i>     | #1 pot |
| 152                 | 10       | Japanese Moss          | <i>Funaria japonica</i>       | #1 pot |
| 153                 | 10       | Japanese Orchid        | <i>Cymbidium japonicum</i>    | #1 pot |
| 154                 | 10       | Japanese Begonia       | <i>Begonia japonica</i>       | #1 pot |
| 155                 | 10       | Japanese Impatiens     | <i>Impatiens japonica</i>     | #1 pot |
| 156                 | 10       | Japanese Dianthus      | <i>Dianthus japonicus</i>     | #1 pot |
| 157                 | 10       | Japanese Anemone       | <i>Anemone japonica</i>       | #1 pot |
| 158                 | 10       | Japanese Hosta         | <i>Hosta japonica</i>         | #1 pot |
| 159                 | 10       | Japanese Iris          | <i>Iris japonica</i>          | #1 pot |
| 160                 | 10       | Japanese Lonicera      | <i>Lonicera japonica</i>      | #1 pot |
| 161                 | 10       | Japanese Philadelphus  | <i>Philadelphus japonicus</i> | #1 pot |
| 162                 | 10       | Japanese Viburnum      | <i>Viburnum japonicum</i>     | #1 pot |
| 163                 | 10       | Japanese Ligustrum     | <i>Ligustrum japonicum</i>    | #1 pot |
| 164                 | 10       | Japanese Euonymus      | <i>Euonymus japonicus</i>     | #1 pot |
| 165                 | 10       | Japanese Sarcocolla    | <i>Sarcocolla japonica</i>    | #1 pot |
| 166                 | 10       | Japanese Chamaecyparis | <i>Chamaecyparis japonica</i> | #1 pot |
| 167                 | 10       | Japanese Podocarpus    | <i>Podocarpus japonicus</i>   | #1 pot |
| 168                 | 10       | Japanese Taxus         | <i>Taxus japonica</i>         | #1 pot |
| 169                 | 10       | Japanese Juniper       | <i>Juniperus japonica</i>     | #1 pot |
| 170                 | 10       | Japanese Cedrus        | <i>Cedrus japonica</i>        | #1 pot |
| 171                 | 10       | Japanese Cypress       | <i>Cyperus japonicus</i>      | #1 pot |
| 172                 | 10       | Japanese Palm          | <i>Chamaedorea japonica</i>   | #1 pot |
| 173                 | 10       | Japanese Fern          | <i>Adiantum japonicum</i>     | #1 pot |
| 174                 | 10       | Japanese Moss          | <i>Funaria japonica</i>       | #1 pot |
| 175                 | 10       | Japanese Orchid        | <i>Cymbidium japonicum</i>    | #1 pot |
| 176                 | 10       | Japanese Begonia       | <i>Begonia japonica</i>       | #1 pot |
| 177                 | 10       | Japanese Impatiens     | <i>Impatiens japonica</i>     | #1 pot |
| 178                 | 10       | Japanese Dianthus      | <i>Dianthus japonicus</i>     | #1 pot |
| 179                 | 10       | Japanese Anemone       | <i>Anemone japonica</i>       | #1 pot |
| 180                 | 10       | Japanese Hosta         | <i>Hosta japonica</i>         | #1 pot |
| 181                 | 10       | Japanese Iris          | <i>Iris japonica</i>          | #1 pot |
| 182                 | 10       | Japanese Lonicera      | <i>Lonicera japonica</i>      | #1 pot |
| 183                 | 10       | Japanese Philadelphus  | <i>Philadelphus japonicus</i> | #1 pot |
| 184                 | 10       | Japanese Viburnum      | <i>Viburnum japonicum</i>     | #1 pot |
| 185                 | 10       | Japanese Ligustrum     | <i>Ligustrum japonicum</i>    | #1 pot |
| 186                 | 10       | Japanese Euonymus      | <i>Euonymus japonicus</i>     | #1 pot |
| 187                 | 10       | Japanese Sarcocolla    | <i>Sarcocolla japonica</i>    | #1 pot |
| 188                 | 10       | Japanese Chamaecyparis | <i>Chamaecyparis japonica</i> | #1 pot |
| 189                 | 10       | Japanese Podocarpus    | <i>Podocarpus japonicus</i>   | #1 pot |
| 190                 | 10       | Japanese Taxus         | <i>Taxus japonica</i>         | #1 pot |
| 191                 | 10       | Japanese Juniper       | <i>Juniperus japonica</i>     | #1 pot |
| 192                 | 10       | Japanese Cedrus        | <i>Cedrus japonica</i>        | #1 pot |
| 193                 | 10       | Japanese Cypress       | <i>Cyperus japonicus</i>      | #1 pot |
| 194                 | 10       | Japanese Palm          | <i>Chamaedorea japonica</i>   | #1 pot |
| 195                 | 10       | Japanese Fern          | <i>Adiantum japonicum</i>     | #1 pot |
| 196                 | 10       | Japanese Moss          | <i>Funaria japonica</i>       | #1 pot |
| 197                 | 10       | Japanese Orchid        | <i>Cymbidium japonicum</i>    | #1 pot |
| 198                 | 10       | Japanese Begonia       | <i>Begonia japonica</i>       | #1 pot |
| 199                 | 10       | Japanese Impatiens     | <i>Impatiens japonica</i>     | #1 pot |
| 200                 | 10       | Japanese Dianthus      | <i>Dianthus japonicus</i>     | #1 pot |

**Black Press Building**

Notes:  
1. All work to be completed to current BCCLA Landscape Standards.  
2. All left landscape to be irrigated with an automatic irrigation system.

Broughton Street



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REVISIONS  
 B Jan 27-14 Issued for DP  
 A Nov 27-13 Issued for DP



LADR LANDSCAPE ARCHITECTURE  
 218-605 Dwyer Rd. Victoria, B.C. V8Z 1R8  
 Phone: (250) 598-0105 Fax: (250) 472-9898

PROJECT

838 Broughton Street  
 Victoria, BC

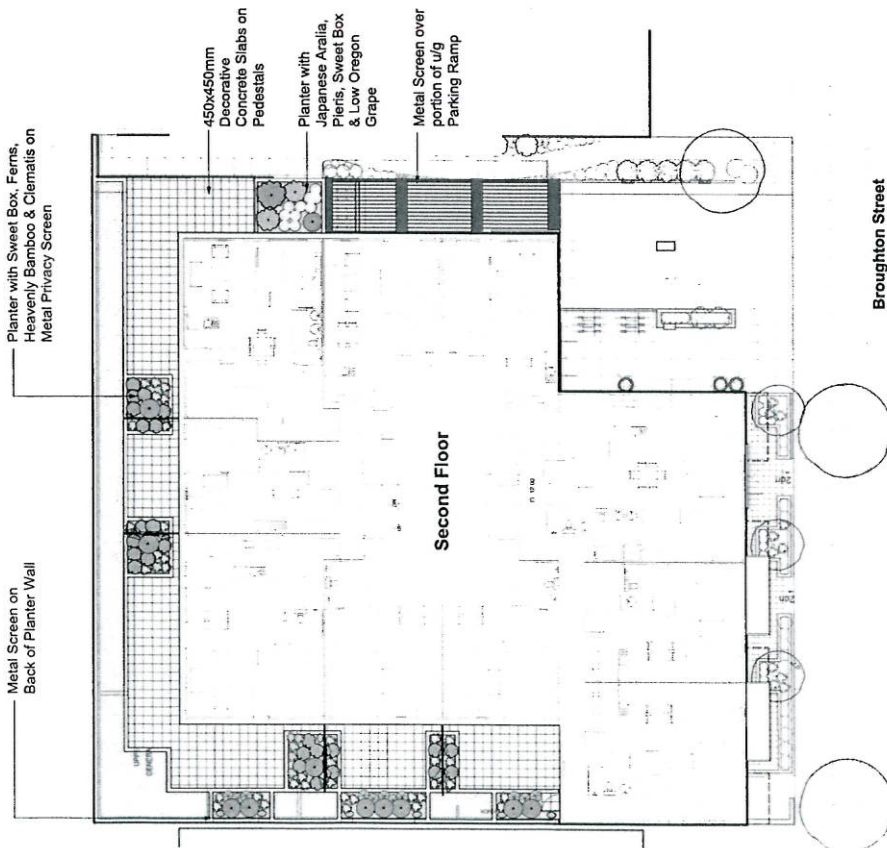
TITLE

Landscape Concept Plan  
 Second Floor & Roof

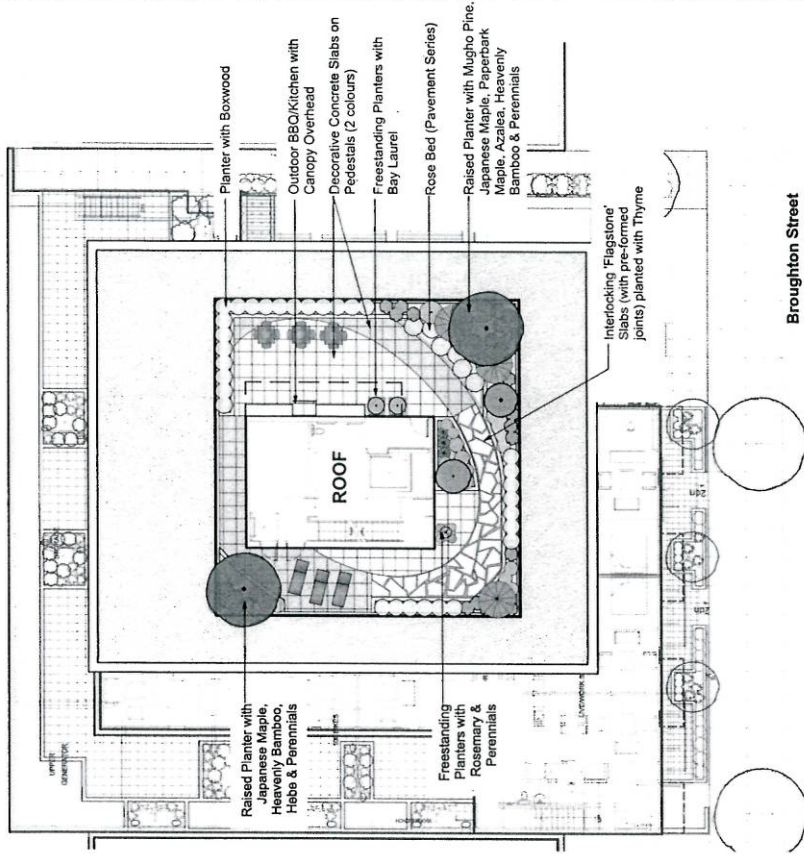
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 DRAWN NW/BW  
 CHECKED

PROJECT No. 1325

DATE Nov 24-13  
 SHEET L2 of 2



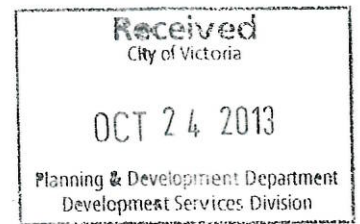
Second Floor Plan



Roof Garden



**Planning and Zoning Committee  
Fairfield Gonzales Community Association  
October 21, 2013**



**Members of FGCA Planning and Zoning Committee:**

Paul Brown (chair), George Zador, Jim Masterton and Bill Rimmer

**Subject Property:**

818, 836, 838 Broughton Street. Proposed 10 storey residential building, approx 100 units plus rezoning of existing Black Press Building

13 attendees

**Attendee Questions & Comments from Attendees:**

- Will adjacent buildings on Fort Street be landlocked?
- Concern regarding removal of pay parking for patrons of the YMCA and Royal Theatre
- Will there be a mid-block walkway?
- What about security measures for the dead end pathway to back of Fort Street building?
- Not seeking any type of building certification
- Will be 3 raised 'City Home Units' that are not live/work
- All units will be condos
- 3 underground parking levels
- Some blasting will be required, however it is believed excavation will be mostly clay
- Projecting construction in 18 months and 22 months for construction
- What might the City want in return for density bonus? \$, rentals, amenities
- Why residential here?
- What steps will be taken to protect heritage building across street (former CFA Building) from blasting? Good studies, engineering and planning; inspection of adjacent buildings prior to blasting
- Will contribute shoppers and security to the neighbourhood
- Intent is to keep Black Press Building (with improvements) for the foreseeable future
- Exterior will use composite panels – very durable
- Target market: mid-price ranges, lots of one bedrooms, smaller units
- Both proponent and attendees stressed importance of use of quality materials for aesthetics

**Subject Property:**

1030-1038 McClure Street. Proposed 4-story bldg with 36 condo units, 36 underground parking. Rezoning variance sought on bldg. height, setback and parking.

9 attendees

**Attendee Questions & Comments from Attendees:**

To note: Planning and Zoning Committee chair Paul Brown's own home is within the notification area of subject project, therefore he recused himself from chairing this session. Chair and minutes taker was George Zador.

Attendee questions and comments:

- impression was that ,generally ,the residents were satisfied with the proposal and were content to just comment on details
- difference in setback between subject and other properties on the block
- exterior colour scheme
- exterior cladding material cement board and brick; would like to see more brick
- "a very large building among much smaller structures"
- "prefer fewer units with more parking"
- what care will be taken when excavating, blasting, to protect existing structures
- concern expressed regarding impact on visitor street parking availability for existing buildings
- timing and duration of construction, working hours, noise
- "appreciate the intended quality of the development"
- Will there be any low rental units for families? We keep building for the rich.