

### MOTIONS

1. **To Set Public Hearings for the Council Meeting of Thursday, June 11, 2015 for:**  
It was moved by Councillor Alto, seconded by Councillor Thornton-Joe that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, JUNE 11, 2015, at 7:00 p.m.:**
  3. Development Permit with Variances Application No. 000399 for property known as 120 Gorge Road East  
Carried Unanimously

## **UNFINISHED BUSINESS**

### **3. Development Permit with Variances Application No. 000399 for 120 Gorge Road East**

Council received a report dated April 30, 2015 from the Sustainable Planning and Community Development Department regarding the Development Permit with Variances for 120 Gorge Road East. The report provided Council with additional information and advised that the application may now proceed to a hearing.

#### **Motion:**

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council receive the additional information provided by the applicant and that a meeting of Council to consider the variances be scheduled in accordance with the March 26, 2015 Council motion.

*Councillor Thornton-Joe said that she feels the City should continue the sidewalk along Balfour Avenue.*

*Mayor Helps requested that a motion be brought forward to the next Council meeting so that the suggestion can be considered for 2016 Capital Budget.*

Carried Unanimously



## **Council Report**

**For the Meeting of May 14, 2015**

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**To:** Council **Date:** April 30, 2015

**From:** Brian Sikstrom, Senior Planner, Development Services Division

**Subject:** **Development Permit with Variances Application No. 000399 for 120 Gorge Road East - Application Ready to Proceed to a Meeting of Council to Consider the Variances**

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### **RECOMMENDATION**

Staff recommend that Council receive the additional information provided by the applicant and that a meeting of Council to consider the variances be scheduled in accordance with the March 26, 2015, Council motion.

### **EXECUTIVE SUMMARY**

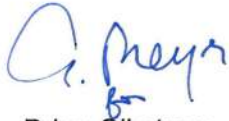
The purpose of this report is to inform Council about the additional information provided by the applicant following the presentation of the Application to the Planning and Land Use Committee (PLUC) on March 19, 2015.

At the PLUC meeting, Committee discussed the proposed screening and entranceway on the Gorge Road frontage as well as the possibility of providing a sidewalk on the Balfour Avenue frontage. In addition, a clearer illustration of the motel in its Gorge Road context was requested. This recommendation was endorsed by Council on March 26, 2015 (minutes and PLUC report attached).

The applicant advises that the affordable nature of this project does not allow for the extra costs associated with the provision of a walkway on the Balfour frontage. In addition, the applicant notes that a sidewalk on this frontage is not shown as a high priority in the Pedestrian Master Plan nor an area where the public has requested a sidewalk. Staff confirm that a sidewalk in this location is not a high priority.

The applicant has provided two illustrations showing the changes to the Gorge Road screening and entranceway from the proposal presented at the Community Association and Land Use Committee (CALUC) meeting. The screening has been significantly reduced and the entranceway enhanced in response to the comments from the community members at the CALUC meeting. In addition, the applicant has provided a larger illustration of the Gorge Road context of the project as was requested.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services Division



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager: \_\_\_\_\_



Jason Johnson

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

May 5, 2015

BMS:aw

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#### List of Attachments

- Letter from the applicant dated April 15, 2015, revised April 28, 2015, with attachments
- Planning and Land Use Committee Report dated Mar 5, 2015
- Planning and Land Use Committee Minutes dated March 19, 2015
- Council Minutes dates March 26, 2015.



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ARCHITECT AIBC,  
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MITCHELL SAKUMOTO  
DIPLOMA, B.Arch,  
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April 15, 2015 – Revised April 28, 2015

**Brian Sikstrom**  
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VIA: *Hardcopy*



Dear Mayor & Council:

**RE: SIEM LELUM PHASE 2, 120 GORGE ROAD EAST  
PLUSC ADDITIONAL INFORMATION REQUEST  
Project No: 1317**

Merrick Architecture, on behalf of our client the Victoria Native Friendship Centre (VNFC), is pleased to submit for your consideration the attached newly created Gorge Road East comparative street elevation, and the following rationale for not providing the requested sidewalk on Balfour along with the explanation of how the front entry and screening along Gorge Road was changed to address the concerns registered by the CALUC, for the proposed Multi Unit Supported Housing Building and associated Community Building presented to the PLUSC on March 19<sup>th</sup> 2015.

**RATIONALE FOR NOT PROVIDING A SIDE WALK ON THE CITY OWNED BOULEVARD ON BALFOUR**

This Supported Housing Development has been made possible by the generous support of BC Housing (BCH), in the form of finite grant monies, intended to fund all project costs. In addition, the City has very graciously provided the land at an exceptional price to the VNFC, for use as a supported housing development to serve the Aboriginal Community in the neighbourhood. Without the continued support of these two institutions this exciting and desperately needed project will never be realized.

The project and implicit scope of work presented to the PLUSC on March 19<sup>th</sup> 2015 represents the most efficient and best use of the Land and the Monies provided by the project's Primary Stakeholders (the City and BCH). An early Class B Cost Estimate, which helps to forecasts project costs, determined that the project, which has never contemplated site work outside the property boundaries, is just slightly under the grant monies provided by BCH.

In short, there is simply no money to provide the off-site sidewalk requested by the City in the January 14 2015 Application Review Summary. This unanticipated addition to the project scope will impose a considerable budgetary hardship on the project and will jeopardize the project's realization.

Maintaining the existing green boulevard has its own advantages for the project and the health of this section of streetscape, in addition to alleviating the aforementioned financial hardships. By not providing the requested sidewalk, the project will not negatively affect the quality and extent of the boulevard green space, will not compromise the root systems of existing City owned boulevard trees, and will not add to the already over taxed Citywide rain water system by increasing the run off from a new and unnecessary area of hardscape. In addition, the 2008 Pedestrian Master Plan indicates on page 57, that this section of the sidewalk has a low Sidewalk Priority Index score of (0-24), and has not been requested by the public (page 63). Indeed there appears to be no current physical indication that a sidewalk, in this location, is needed, as there are no 'desire lines' (worn paths in a landscape as a consequence of foot or bicycle traffic, attempting to short cut a circuitous or incomplete 'official'

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pedestrian route). Please see attached pictures showing evidence that a sidewalk is not necessary on this boulevard due to active use, as there are no 'desire lines' present in either late winter or late spring.

#### EXPLANATION OF SITE ENTRY REDESIGN

The Burnside Gorge Community Association CALUC penned a letter on January 30, 2015 regarding the DP application DP#000399 for the development in question (this letter is attached for your convenience). In the letter the CALUC voiced their concerns over "the wooden palisade the project presents to Gorge Road". They go on to state "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."

Since this time, the design team has become aware of a Statutory Right of Way along the front of the property in favour of the City, to improve the Gorge Road Streetscape. As such, the Gorge Road landscape and subsequently the Cedar Fencing and Site entry was redesigned to ensure that all permanent project elements avoid this considerable swath of land. Please find attached a two page comparative plan showing the design submitted for the DP application to which the CALUC offered their comments, and the redesigned plan showing the differences and how they address some of the architectural concerns the CALUC had with the now superceded DP design.

To summarize the changes; the new design offers more site area visually accessible to the Gorge Road public realm, by reducing the amount of fencing to the bare minimum, and by setting the gate, associated fencing and the trellis back further on to the site, in between the two flanking buildings. The 'palisade' has effectively been 'broken' and now indicates, with more certainty, where the front entrance to the site is located. The actual plantings have changed to avoid the right of way, but the original concept remains the same, a row of shrubs in front of the fence to soften the fence's edges at grade. Incidentally, the street elevations never showed the 'minor' plantings, for instance the aforementioned shrubs, only the major plants, like the street trees, as it was deemed to be graphically less confusing. All in all the redesign due to the statutory right of way encroachment has produced a project which engages the street more in keeping with the CALUC's "stated stance on retaining a pedestrian scale and welcoming streetscape to buildings along Gorge Road".

We look forward to presenting this project at an upcoming Public Hearing.

Yours truly,

MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



**SHAUN MCINTYRE**

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

Encl. Comparative Street Elevation Drawings  
c.c. Bruce Parisian, Linda E. Ross, William Ross

TJ/sm





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.



# Burnside Gorge Community Association

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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









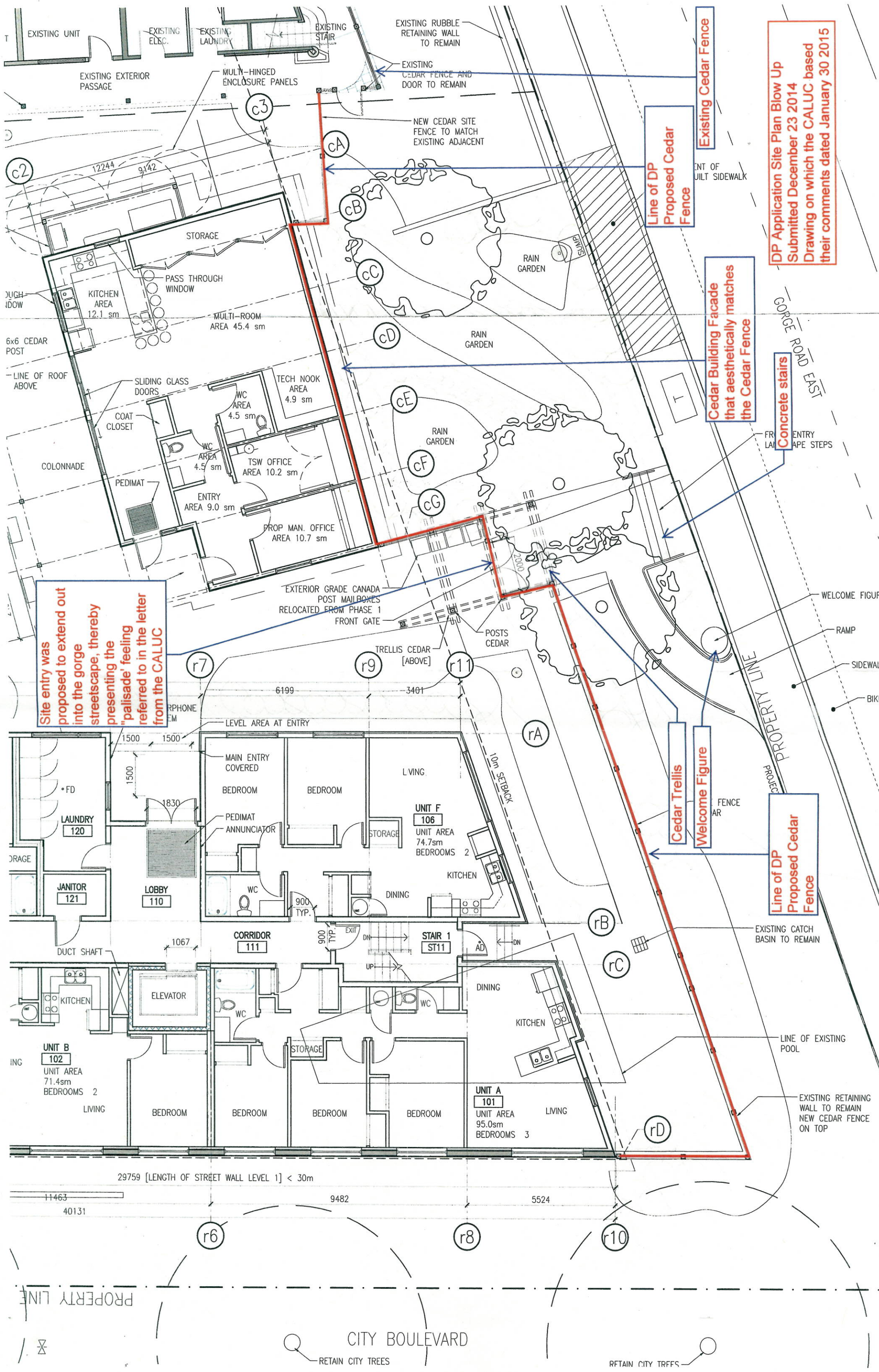












Site entry was proposed to extend out into the gorge, thereby presenting the "palisade" feeling referred to in the letter from the CALUC

Line of DP Proposed Cedar Fence

Cedar Building Facade that aesthetically matches the Cedar Fence

Concrete stairs

DP Application Site Plan Blow Up  
Submitted December 23 2014  
Drawing on which the CALUC based their comments dated January 30 2015

Line of DP Proposed Cedar Fence

Cedar Trellis  
Welcome Figure

PROPERTY LINE

CITY BOULEVARD

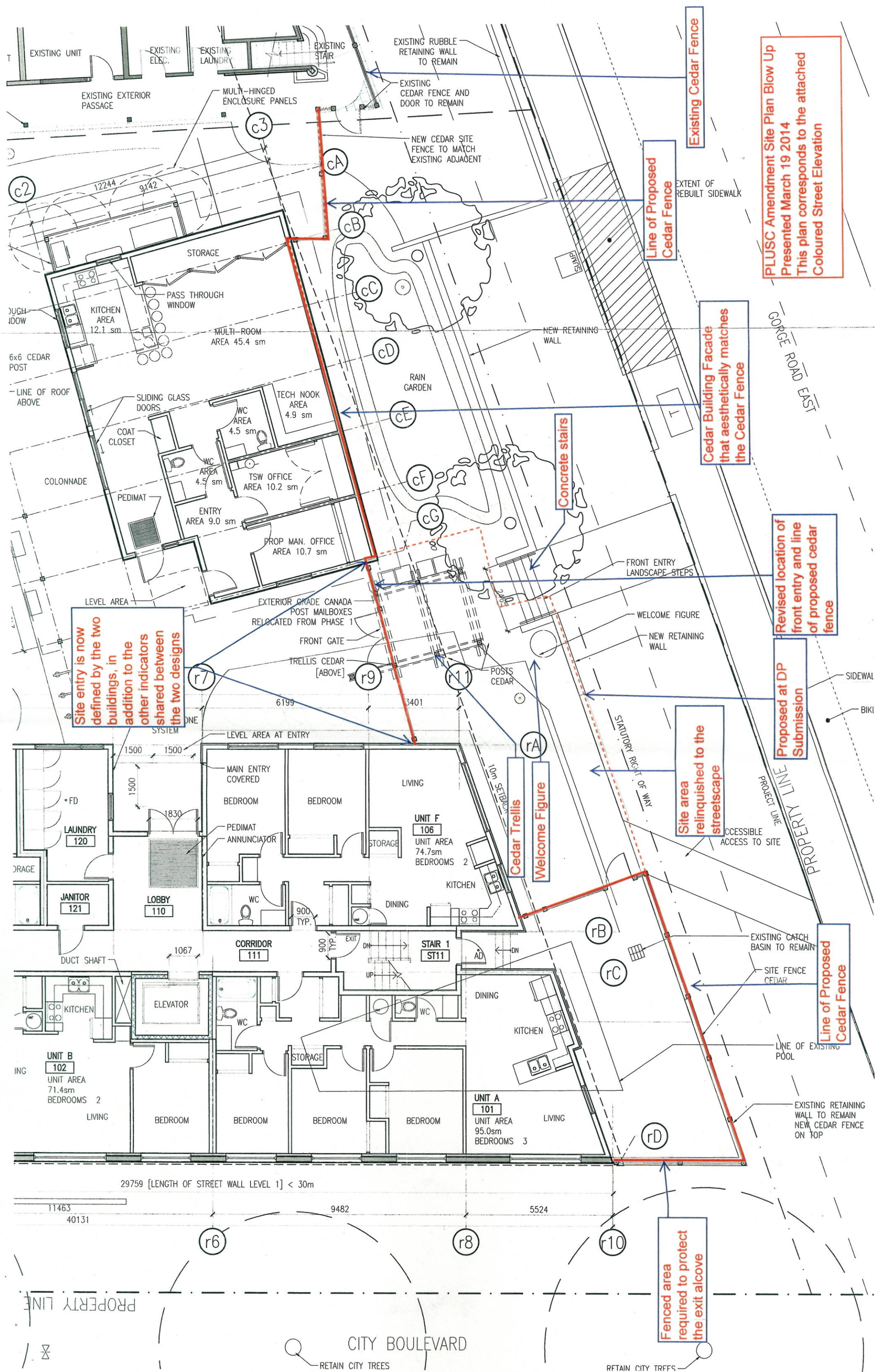
GORGE ROAD EAST

PROPERTY LINE

RETAIN CITY TREES

RETAIN CITY TREES







Revision	No.	Description	Date
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Issue	Issue Date
Additional Information Requested Apr. 15, 2015	

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**Consultant**



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

Sheet Title	COMPARATIVE STREET ELEVATION	
Drawn By	Checked	
TJ/DC	SM	
Project Number	Scale	
1317	AS NOTED	
Revision		Sheet Number

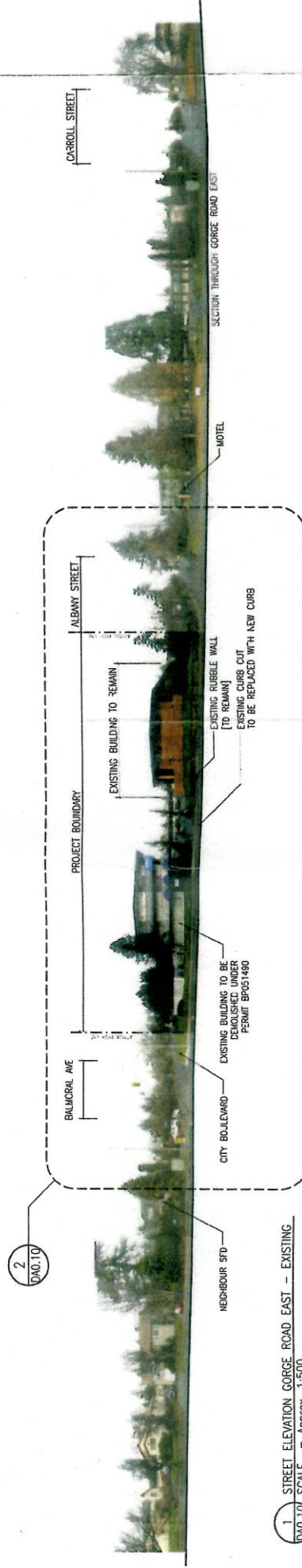
## DAO.10



3 ENLARGED STREET ELEVATION GORGE ROAD EAST - PROPOSED  
D40.10 SCALE = 1:150



2 ENLARGED STREET ELEVATION GORGE ROAD EAST - EXISTING  
DA0.10 SCALE = Approx. 1:150



1 STREET ELEVATION GORGE ROAD EAST - EXISTING  
DA0.10 SCALE = Approx. 1:500





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

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**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

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### 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<sup>2</sup> 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 <sup>2</sup> ) - minimum	3743.8	920
Total floor area (m <sup>2</sup> ) - 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)	10	10
Rear	10.25	9 for bldg. below 7 m 10.5 for bldg. above 7 m
Side (east )	10.5	
Side (west)	10.6	4.7
	4.75	4.7
Parking - minimum	12*	53
Visitor parking (minimum) (Included in the overall parking requirement)	1	5
Bicycle parking stalls (minimum)		
Class 1	42	15
Class 2	6	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 Department



Report accepted and recommended by the City Manager:

Jason Johnson

Date:

March 11, 2015

BMS:aw

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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.









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.

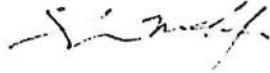
The intent of the design is to create an urban village, with a welcoming and healthful interior green space accomplished in part by forming and orienting the two new buildings, as shown in the attached documents. Typically villages are made of numerous buildings, of various sizes and functions, and often 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  
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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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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 Housing 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.



**SHAUN MCINTYRE**

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Principal

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

TJ/sm







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.



# Burnside Gorge Community Association

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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

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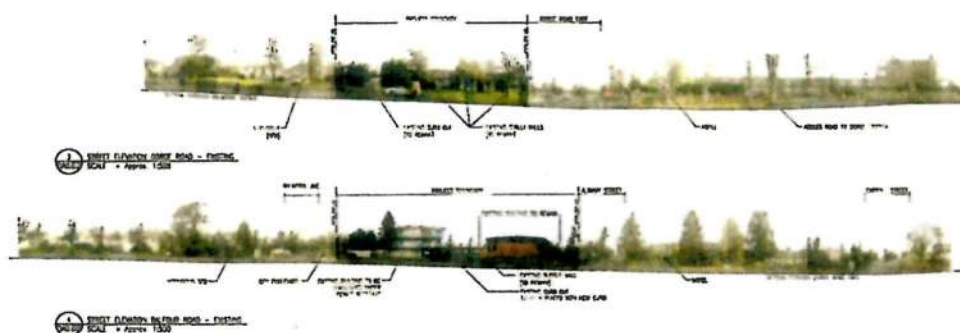
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06	Revised	01/11/2011
07	Revised	01/11/2011
08	Revised	01/11/2011
09	Revised	01/11/2011
10	Revised	01/11/2011



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

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Checked By: SM  
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Revised	No.	Description	Revised
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DP Application Reviews	Feb. 27, 2012
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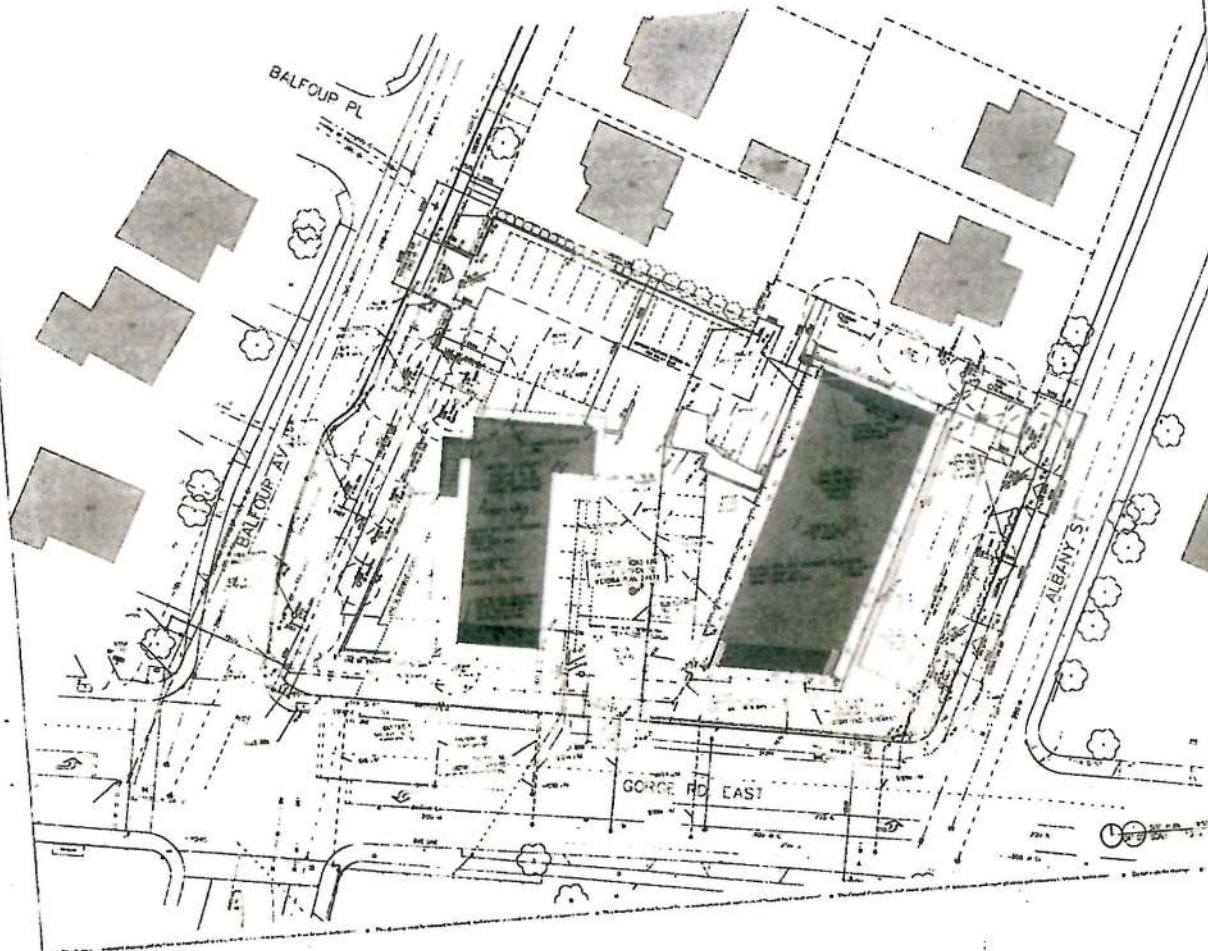
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For  
Victoria Native Friendship Centre

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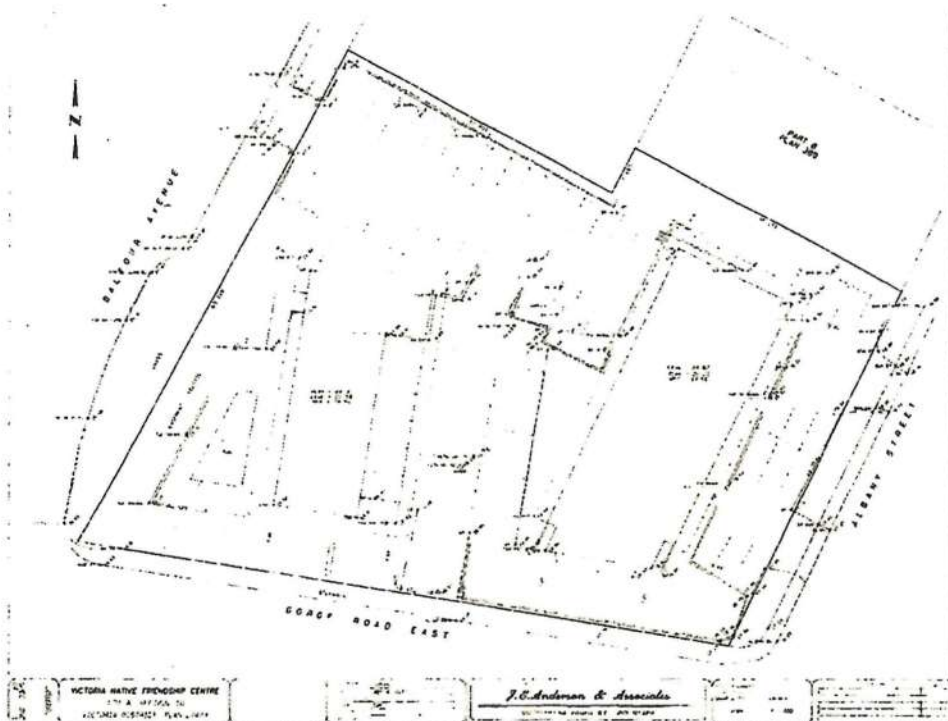
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 Project: 130 Gorge Road East  
 Client: Victoria House Partnership Centre

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 130 Gorge Road East  
 Victoria, BC  
 For  
 Victoria House Partnership Centre

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 Checked by: [Signature]  
 Date: 06/27/2013

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 Victoria, BC  
 For  
 Victoria Home Friendship Centre

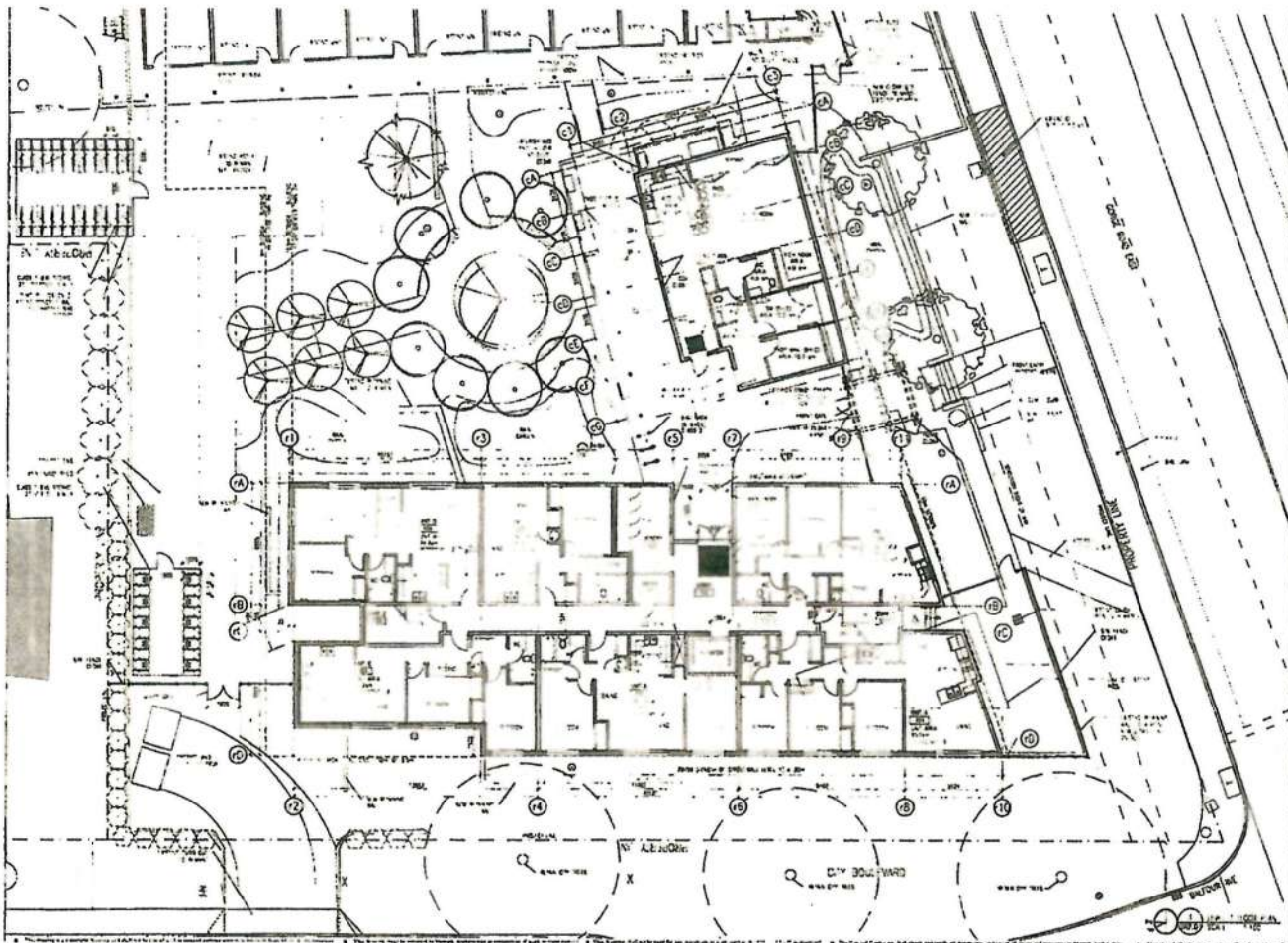
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10	1	2010-01-15

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 www.merrickarch.com  
 info@merrickarch.com

Revised: 11/20/2011 Date: Feb 23, 2011  
 By: DP Architectural Services Ltd.

Item	Description	Unit	Quantity	Unit Price	Total Price
1	Professional Project Fee (10% of total)	\$	100,000.00		100,000.00
2	Site Visit Fee (10% of total)	\$	10,000.00		10,000.00
3	Design Fee (10% of total)	\$	10,000.00		10,000.00
4	Construction Fee (10% of total)	\$	10,000.00		10,000.00
5	Permit Fee (10% of total)	\$	10,000.00		10,000.00
6	Other Fees (10% of total)	\$	10,000.00		10,000.00
7	Subtotal	\$			140,000.00
8	Tax (10% of subtotal)	\$			14,000.00
9	Total	\$			154,000.00



**Siem Lelum Phase 2**  
 120 George Road East  
 Victoria, BC  
 (For  
 Victoria Metro Township Council)

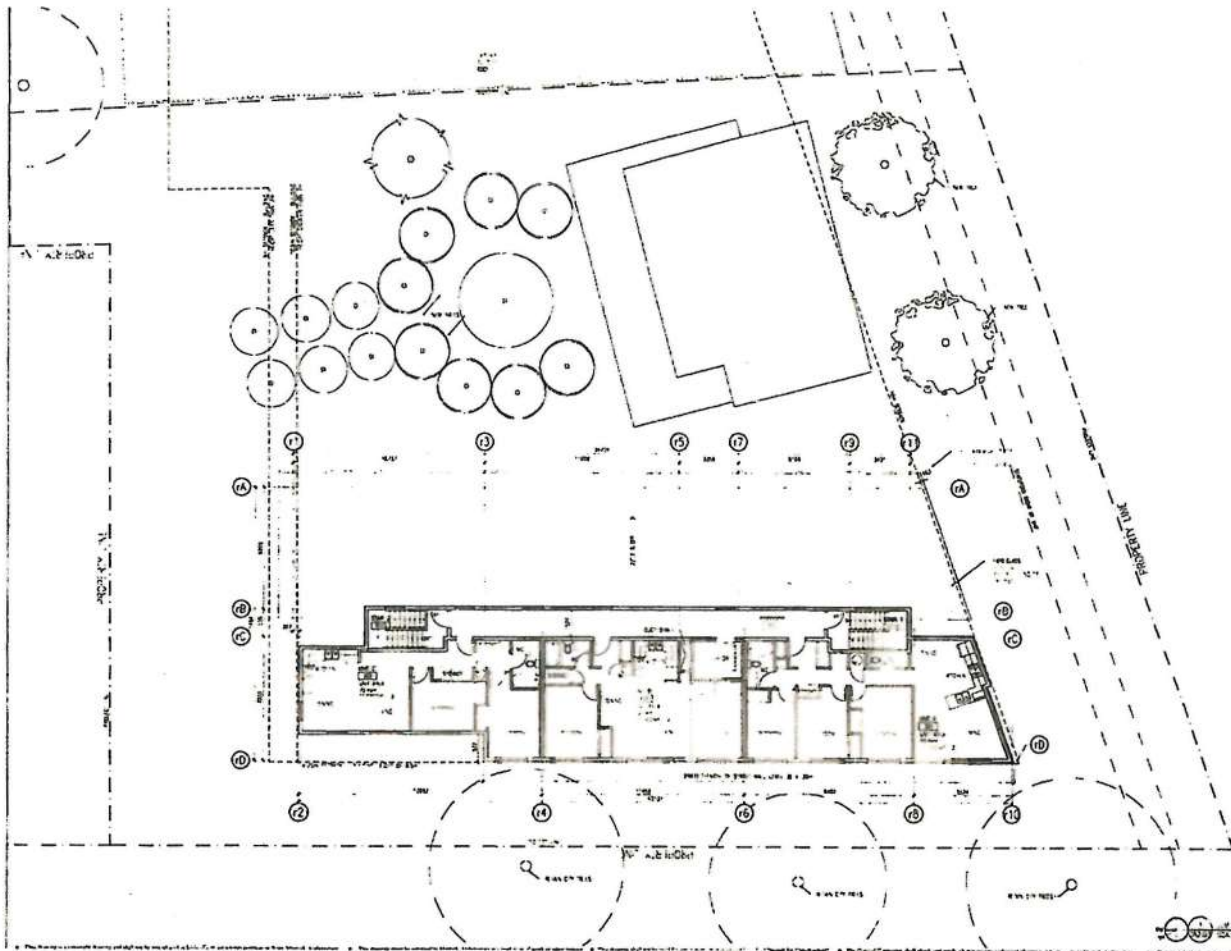
Sheet 1 of 1  
**FLOOR PLAN - LEVEL 1**

Project No.	120GE	Project Name	Siem Lelum Phase 2
Client	120GE	Architect	AS NOTED
Scale	1:100	Sheet Number	DA2.01

**DA2.01**







**MERRICK**  
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**SAKUMOTO**  
**FLIIG**  
 URBAN

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 Vancouver BC  
 V6B 2P6  
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 (604) 681-9113

**VICTORIA**  
 12 Service Square  
 Victoria BC  
 V8W 2R8  
 (250) 482-3311  
 (250) 482-3313  
 www.merrickarch.com  
 info@merrickarch.com

Project Name: DP - Victoria - Kamloops  
 Date: Feb 27, 2013

Sheet: 1 of 1  
 Project: DP - Victoria - Kamloops  
 Date: Feb 27, 2013  
 Title: DP - Victoria - Kamloops



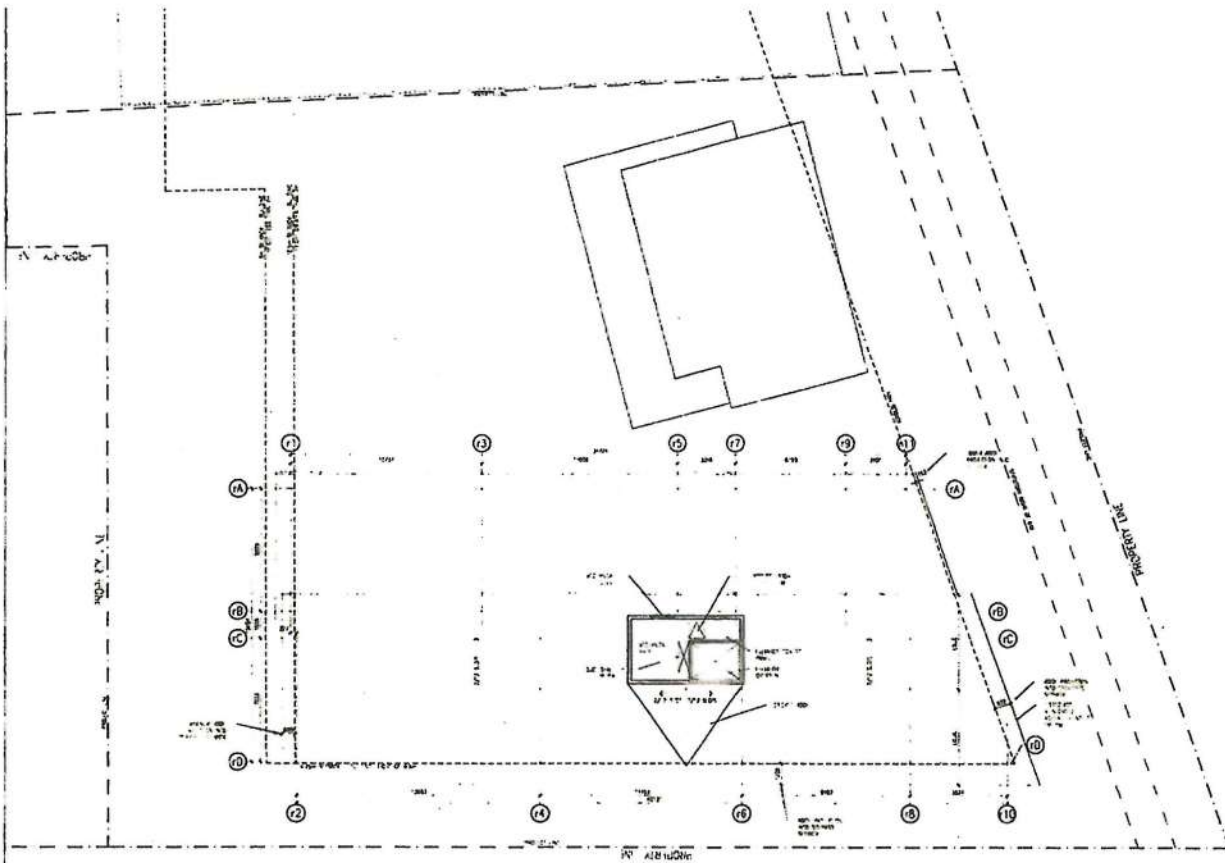
**Siem Lelum Phase 2**  
 120 Great Road East  
 Victoria BC  
 V8W 2R8  
 Victoria Native Friendship Centre

Sheet Title: FLOOR PLAN - LEVEL 2

Drawn By: T3DC  
 Checked By: SM  
 Project Number: 1317  
 AS NOTED

DA2.03





**MERRICK**  
**ARCHITECTURE D**  
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 SAKUMOTO  
 FLIIG  
 LITTLE

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 Suite 200  
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 Vancouver BC  
 V6B 2G9  
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 604.683.3323

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 1.250.462.7813  
 250.462.3113  
 www.merrickarch.com  
 merrick@merrickarch.com

Project No. 123456789  
 Date 10/21/2014

Sheet No. 1 of 1  
 Date 10/21/2014  
 Project 123456789



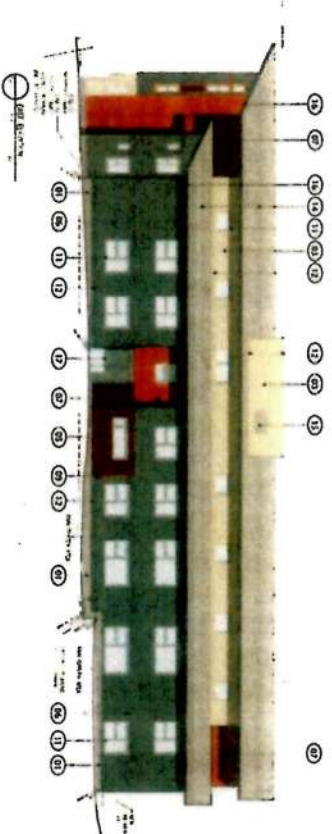
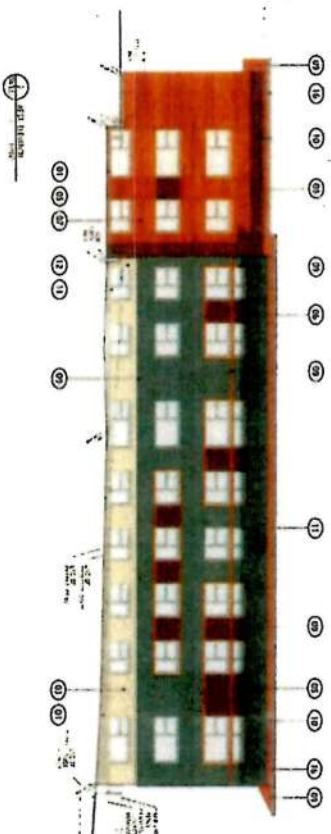
**Siem Lelum Phase 2**  
 123456789 Road East  
 Victoria, BC  
 T123456789

Sheet Title  
**FLOOR PLAN - ROOF LEVEL**

Project No. 123456789  
 T123456789  
 123456789  
 AS NOTED

**DA2.04**

46. Estimated earnings  
47. Per share earnings  
48. Per share earnings, adjusted for stock split and dividends  
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60. Per share earnings, adjusted for stock split and dividends



**M E R R I C K**

**MERRICK  
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SALOMATO  
Fung**

**MANCHESTER**  
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9000 Commerce Street  
Manchester, NH 03103  
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Fax: 603-251-1112

**NATICK**  
10 Bedford Street  
Natick, MA 01905  
Tel: 508-548-1111  
Fax: 508-548-1112

**NEWTON**  
1000 North Street  
Newton, MA 02459  
Tel: 617-552-1111  
Fax: 617-552-1112

	Product	Year	Percentage	Case
1	EPP (polypropylene)	2008-2011	64%	27%

Project	Issue Date
Project A - Issue Approved	06/23/2014
Project B - Issue Approved	06/27/2014



**Siem Lelum Phase 2**  
120 Freeway Road East  
Victoria, BC  
V8W 2E6  
Tel: 250-383-1111  
Fax: 250-383-1112  
www.siemlelum.com

BUILDING ELEVATIONS - RESIDENTIAL BUILDING	
DRAWING NO. 1517	1. SCALE AS NOTED
PROJECT LOCATION 1517	SHEET NO. 1517
DATE 1517	DRAWN BY 1517

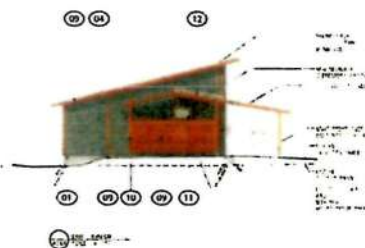
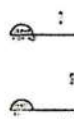
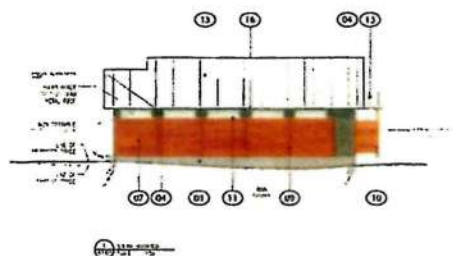
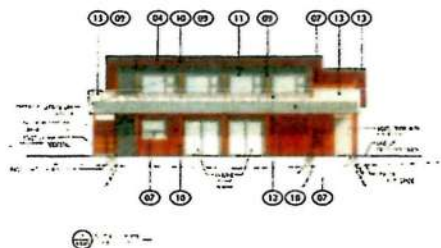
DA3.01

DA3.01



802. *Worms* (Platyhelminthes) are flat, unsegmented, bilaterally symmetrical animals.  
 803. They are found in both aquatic and terrestrial environments.  
 804. Some are free-living, while others are parasitic.  
 805. They have a simple body plan with a gastrovascular cavity.  
 806. They lack a true coelom.  
 807. They have a simple nervous system.  
 808. They have a simple reproductive system.  
 809. They have a simple circulatory system.  
 810. They have a simple excretory system.

10. **STRENGTH TRAINING**
11. **PHYSICAL FITNESS**
12. **HEALTHY LIFESTYLE**
13. **MENTAL HEALTH**
14. **EMOTIONAL WELL-BEING**
15. **RELATIONSHIPS**
16. **WORK/LIFE BALANCE**
17. **FINANCIAL WELL-BEING**
18. **ENVIRONMENTAL WELL-BEING**



**MERRICK**  
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1997 F.T.D.

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FAX 604-683-7913

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Victoria B.C.  
V8W 1Y7  
1-250-464-2011  
1-250-464-0175  
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info@merrick-arch.com

No.	Therapeutic	Dose
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Issue	Issue Date
Final Review of Pending Applications	Dec. 29, 2004
RFI Applications Received	Feb. 27, 2005

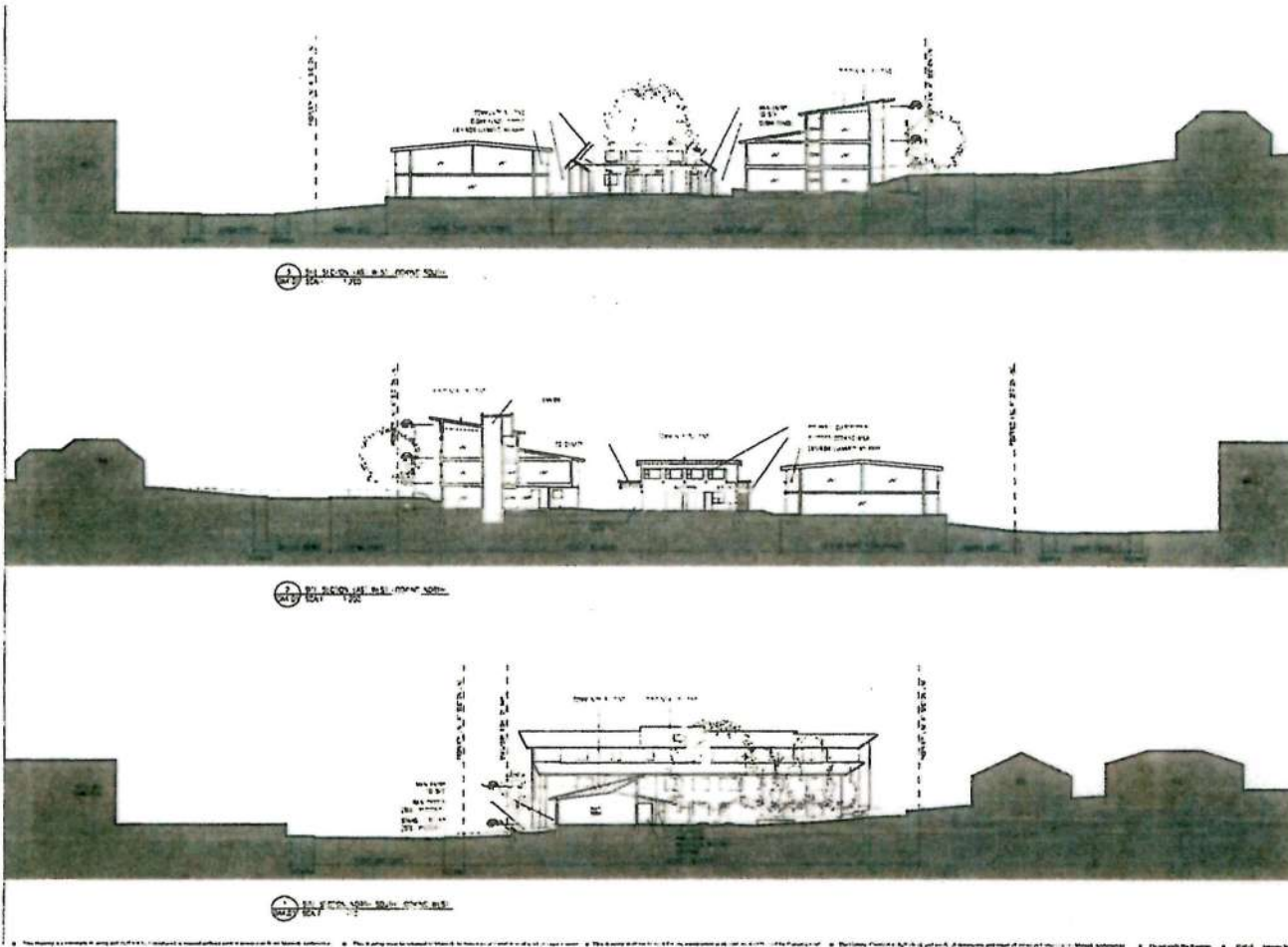


**Siem Lelum Phase 2**  
120 George Road East  
Victoria, BC  
For  
Victoria's Native Friendship Centre

**BUILDING ELEVATIONS -  
COMMUNITY BUILDING**

Drawn By	TJDC	Checked	SM
Project Number	(317	Notes	AS NOTED
Revision		Sheet Number	

DA3.02



**MERRICK**  
**MERRICK ARCHITECTURE**  
**BOROWSKI**  
**SAKUMOTO**  
**FLIGG**  
 URBAN

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 604.683.4132

**VICTORIA**  
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 250.683.4111  
 250.683.4112  
[www.merrickarch.com](http://www.merrickarch.com)  
[info@merrickarch.com](mailto:info@merrickarch.com)

Project: **Siem Lelum Phase 2**  
 Date: **Feb 27, 2013**

Drawn: **DA4.01**  
 Checked: **DA4.01**  
 Date: **Feb 27, 2013**

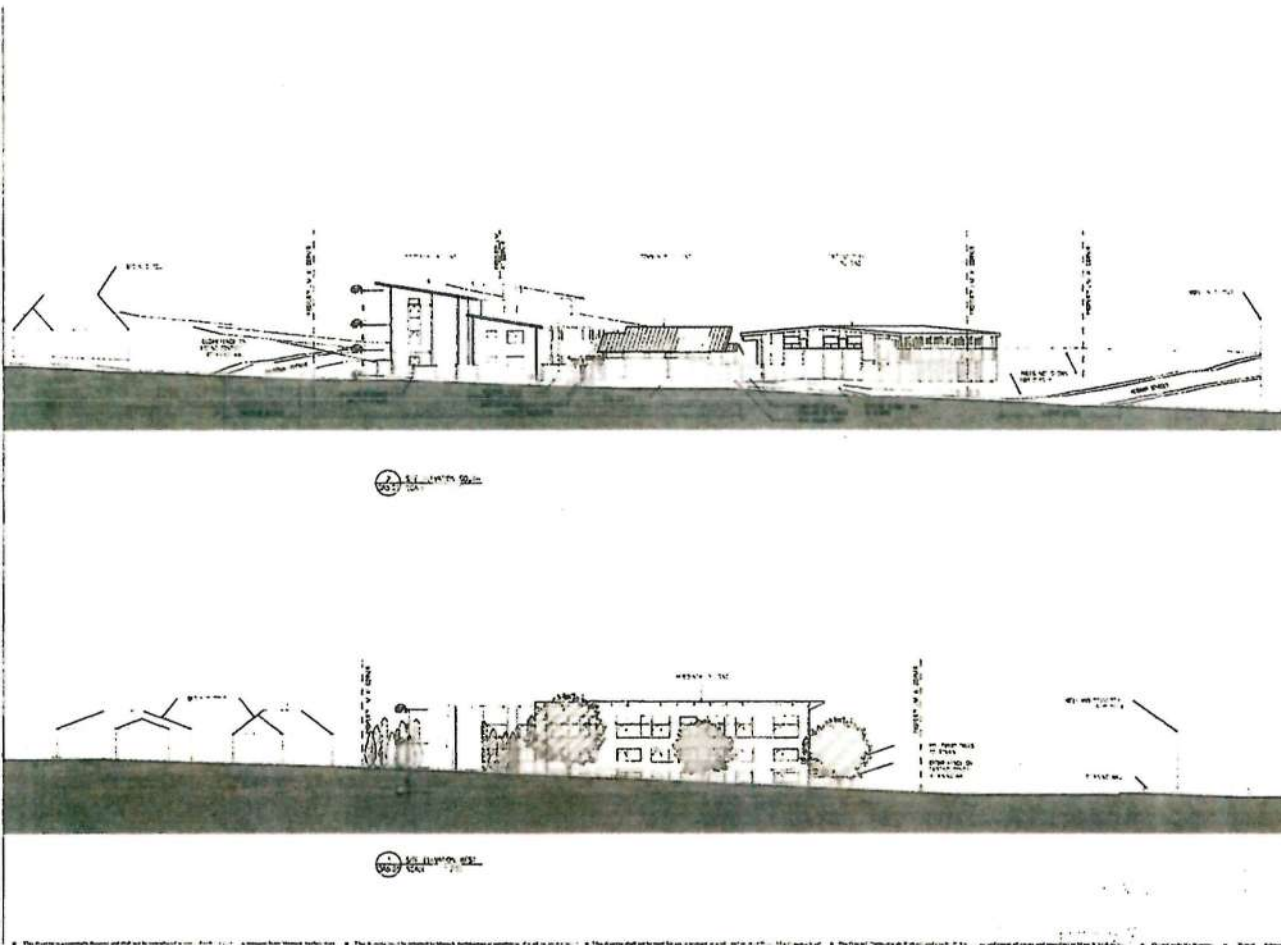


**Project**  
**Siem Lelum Phase 2**  
 120 George Road East  
 Victoria, BC  
 For  
 Victoria Home Partnership Corp

**Draw Title**  
**BUILDING SECTIONS**

Version: **1** Date: **Feb 27, 2013**  
 YHIC: **DA4.01**  
 1317 **AS NOTED**  
 Revision: **DA4.01**





**MERRICK**  
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**BOROWSKI**  
**SAKUMOTO**  
**FLIGG**  
 Architects

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 604.683.9712

**VICTORIA**  
 1400 Douglas Street  
 Victoria BC  
 V8W 2K7  
 250.486.7811  
 250.486.5288  
[www.merrickarch.com](http://www.merrickarch.com)  
[info@merrickarch.com](mailto:info@merrickarch.com)

Project Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Project Location: \_\_\_\_\_ Date: Feb 27, 2013

Sheet: \_\_\_\_\_ Total: \_\_\_\_\_  
 Project Name: \_\_\_\_\_ Date: 23/04/13  
 Project Location: \_\_\_\_\_ Date: 23/04/13



**Siem Lehum Phase 2**  
 120 George Road  
 Victoria, BC  
 T4A  
 Vietnam Veterans Friendship Centre

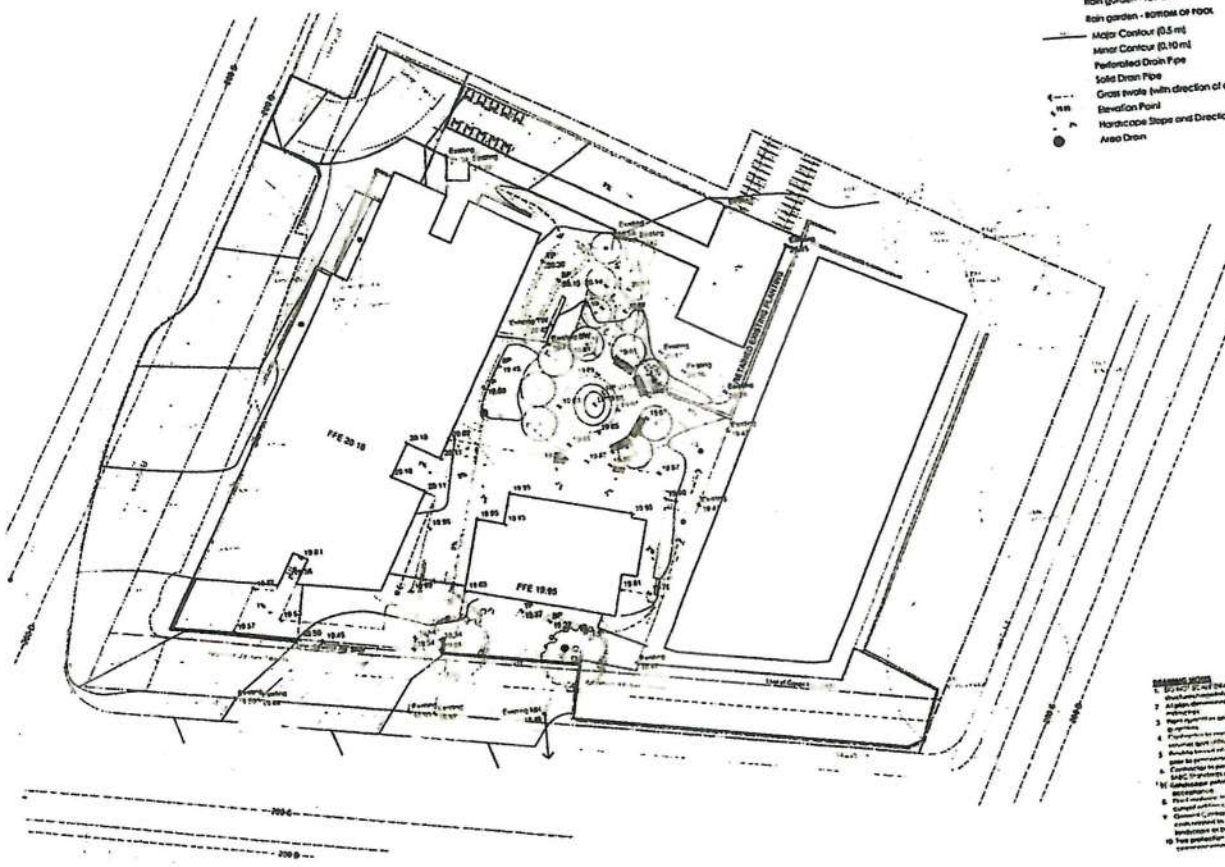
Sheet Title: \_\_\_\_\_  
 STREET ELEVATIONS

Project No: \_\_\_\_\_ Project: \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_  
 1/1/17 AS NOTED

**DA5.01**







- LEGEND**
- Property line
  - Hydro R.O.W.
  - Rain garden - TOP OF FOOT
  - Rain garden - BOTTOM OF FOOT
  - Major Contour (0.5 m)
  - Minor Contour (0.10 m)
  - Perforated Drain Pipe
  - Solid Drain Pipe
  - Grass Swale (with direction of overland flow)
  - Elevation Point
  - Hardscape Slope and Direction
  - Area Drain

PRELIMINARY  
NOT FOR CONSTRUCTION



N  
Victoria Institute of Technology  
VICTORIA, BC

Grading  
Plan

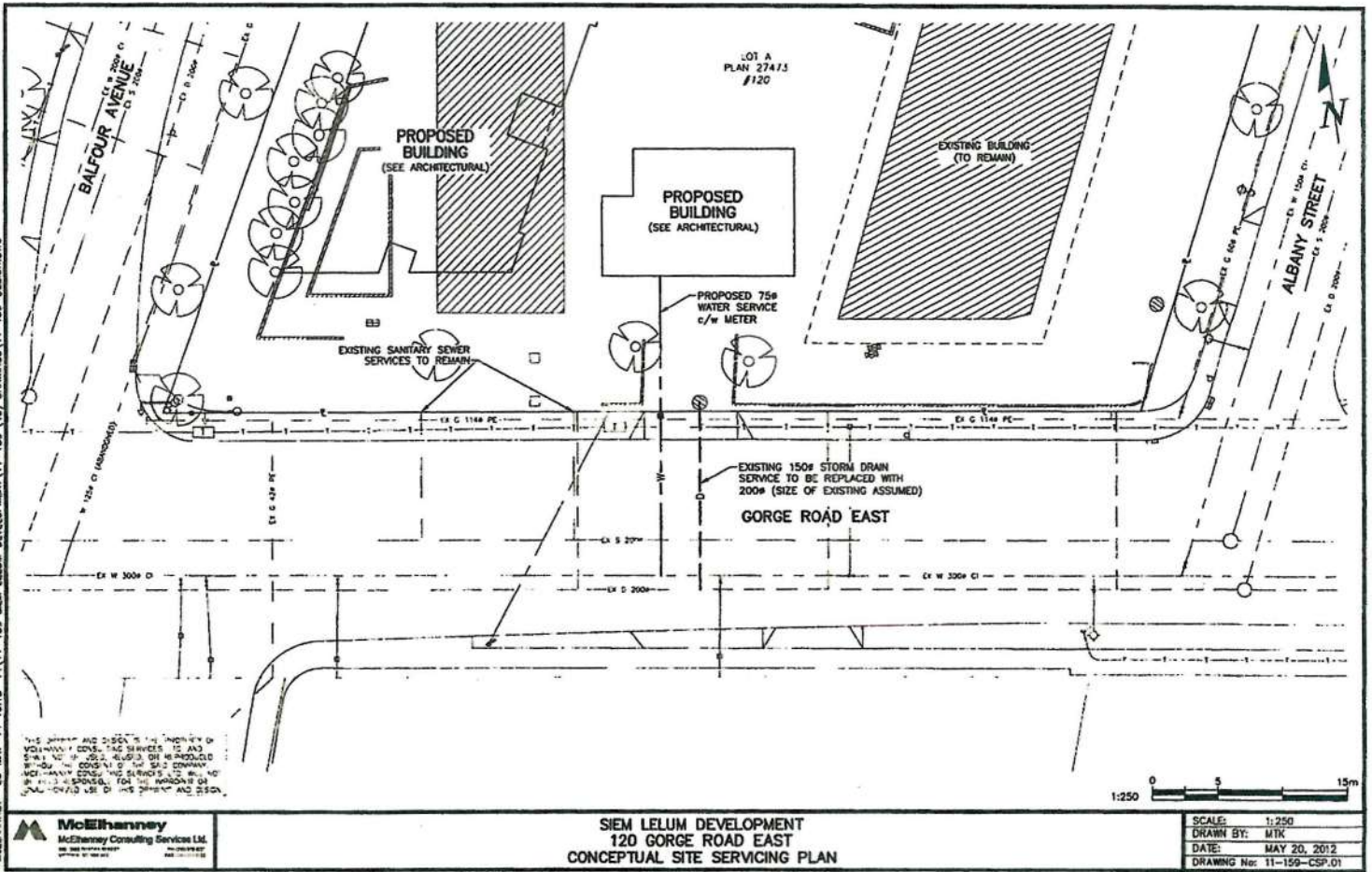
- REVISIONS**
1. For 100% (Final) Design, all existing trees and existing structures shall be removed to permit the proposed new building and parking area to be constructed.
  2. All existing structures to be removed and all existing trees to be removed.
  3. New landscaping shall be planted in accordance with the following schedule:
  4. New landscaping shall be planted in accordance with the following schedule:
  5. New landscaping shall be planted in accordance with the following schedule:
  6. New landscaping shall be planted in accordance with the following schedule:
  7. New landscaping shall be planted in accordance with the following schedule:
  8. New landscaping shall be planted in accordance with the following schedule:
  9. New landscaping shall be planted in accordance with the following schedule:
  10. New landscaping shall be planted in accordance with the following schedule:

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#### **4.3 Development Permit with Variances Application No. 000399 for 120 Gorge Road East**

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.

**Action:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment, 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."

Committee discussed:

- The Gorge Road frontage and how it will be seen by pedestrians.
- Concerns about the streetscape including screening and entrance ways.
- Extending the sidewalk to Gorge Road and if an agreement could be made with the applicant to provide this.

CARRIED UNANIMOUSLY 15/PLUC078



## REPORTS OF THE COMMITTEES

### **4. Planning and Land Use Committee – March 19, 2015**

#### **3. Development Permit with Variances Application No. 000399 for 120 Gorge Road East**

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that after giving notice and allowing an opportunity for public comment, that 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."

Carried Unanimously

Council meeting  
March 26, 2015