Heritage Advisory Panel Report
For the Meeting of June 11, 2024

To:	Heritage Advisory Panel	**Date:**	June 7, 2024
From:	Kristal Stevenot, Senior Heritage Planner		
Subject:	**Heritage Alteration Permit Application No. 000263 for 350-360 Douglas Street**		

EXECUTIVE SUMMARY

The Heritage Advisory Panel (HAPl) is requested to review a Heritage Alteration Permit Application for 350-360 Douglas Street and provide advice to Council.

The proposal is to construct a seven-storey rental residential building while retaining the two existing 13-storey rental residential buildings. A Heritage Alteration Permit is required because the site is partially located in Heritage Conservation Area 1: Traditional Residential. This application is concurrent with a Rezoning Application and Development Permit Variances Application.

The subject site is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments. The proposed use, density and height are generally consistent with this designation. However, with regards to transitions and architectural response to the Heritage Conservation Area-1: Traditional Residential, Staff feel that the proposal requires further exploration and refinement to be more aligned with policies relating to heritage adjacencies.

The OCP also identifies the site within Development Permit Area 16: General Form and Character.

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

- massing and scale
- architectural response to the neighbourhood and HCA-1
- material and colour palette
- transitions to the adjacent historic buildings
- any other commentary, feedback, or recommendations the Heritage Advisory Panel chooses to make.

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

BACKGROUND

Applicant:	Mathew McLash, McLash Development Ltd.
Architect:	Mr. Kyle Bradshaw, Architect, Metafor
Development Permit Area:	Development Permit Area 16, General Form and Character and Heritage Conservation Area 1, Traditional Residential
Heritage Status:	N/A

Description of Proposal

The proposal is to construct a rental residential building while retaining the two existing rental residential buildings on site. A number of differences from the standard zone are being proposed which relate to density, building height, number of storeys, site coverage, open site space, setbacks, and vehicle parking. The proposed density of the development is 2.45:1 floor space ratio (FSR).

The proposal includes the following major design components:

- seven-storey building form with upper storey step-backs on the west side
- retention of the existing two 13-storey buildings on site
- common outdoor amenity spaces on each floor level (decks) and at grade
- landscaping materials include asphalt roadways, concrete sidewalks, decorative concrete pavers, planting beds, and grass.

The following data table compares the proposal with the existing R3-H Zone, High-Density Dwelling District, and standard URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the URMD Zone. Additionally, the key OCP policy related to height and density has been included in this table.

Zoning Criteria	Proposal	Current R3-H Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Site area (m^2) – minimum	8933.00	2787.00	1840.00	
Density (Floor Space Ratio) – max.	**2.45:1***	1.68:1	**2.00:1**	1.2:1 base 2.0:1 max
Total floor area (m^2) – max.	21,891 (Total) 7,223.00 (proposed) 14,668 (existing)	N/A	N/A	
Height (m) – maximum	**23.80* (proposed)** 32.17 (existing)	34.00	**18.50**	
Storeys – maximum	**7* (proposed)** 13 (existing)	N/A	**6**	3 to 6
Site coverage (%) – maximum	**49*** (**32.7% Proposed** / 16.3% Existing)	19% (seven-storeys) 14% (13 storeys)	**40.00**	

Zoning Criteria	Proposal	Current R3-H Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Open site space (%) – minimum	**21.70***	40.00	**50.00**	
Setbacks (m) – minimum				
Toronto Street (N)	**3.90***	15.00	**4.00**	
Douglas Street (E)	5.40	15.00	4.00	
Huntington Place (W)	**3.30***	15.00	**4.00**	
Avalon (S)	7.50	15.00	4.00	
Vehicle parking – minimum	**230***	**305**	**305**	
Visitor vehicle parking included in the overall units - minimum	**23***	**30**	**30**	
Accessible vehicle parking included in the overall units - minimum	**5***	**10**	**10**	
Van Accessible visitor vehicle parking included in the overall units - minimum	2	2	2	
Visitor Accessible vehicle parking included in the overall units - minimum	1	1	1	
Visitor Van Accessible vehicle parking included in the overall units - minimum	**0***	**1**	**1**	
Bicycle parking stalls – minimum				
Long Term	283	6	6	
Short Term	29	113	113	

Sustainability Features

The applicant has not provided sustainability information.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code.*

Consistency with Policies and Design Guidelines

Official Community Plan

This property is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments, with heights that may generally range from three to six storeys. Total floor space ratios may generally range up to 1.2:1. Additional density may be considered in locations that support the growth management concept in the OCP, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of the OCP and other City policies (max of approximately 2:1 FSR). The proposed use, density and height are generally consistent with this designation.

Under the broad objectives of the OCP, there are placemaking policies, one of which states that new buildings should contribute to the sense of place in development permit area and heritage conservation areas through sensitive and innovative responses to existing form and character.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* recommends that any development in the Heritage Conservation Area, should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials.

Heritage Conservation Area-1: Traditional Residential

HCA-1 designation requires that any alteration to the exterior of a building, even those buildings or sites which are not considered of heritage value, requires the approval of City Council. The site of the proposed development is partially situated within the HCA-1 Traditional Residential – Avalon-Huntington boundary, for the purpose of conservation of the surrounding streetscape and character of the area, to ensure future development of the surface parking lot is consistent the following objectives:

- *conserve and enhance heritage value, special character and significant buildings, features, and characteristics of low-scale residential areas,*
- *to maintain and enhance the function, form and character of Traditional Residential areas through low-scale residential development and low-scale residential mixed-use development along major roads,*
- *to enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.*

Objectives and Guidelines for DPA 16

The OCP identifies this property in Development Permit Area 16: General Form and Character. The relevant objectives of this DPA include:

- *To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.*
- *To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.*
- *To enhance the place character of established areas and their streetscapes through high*

quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
- *To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.*

The design guidelines that apply to Development Permit Area 16 include:

- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), revised 2019
- *Advisory Design Guidelines for Buildings, Signs and Awnings (*1981)
- *Guidelines for Fences, Gates, and Shutters* (2010).

Standards and Guidelines for the Conservation of Historic Places in Canada

Standard 11

> *(a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.*
> *(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

Guidelines for Cultural Landscapes, including Heritage Districts

A heritage district or heritage conservation area is a cultural landscape, and can be defined as "*a place comprising a group of buildings, structures, landscape or archaeological sites and their spatial relationship where built forms are often the major defining features and where the collective identity has a heritage value for a community…"* When making additions or alterations to a cultural landscape, the Standards and Guidelines provide recommendations:

- *Recommendation – to design a newly built feature, to be compatible with the heritage value of the cultural landscape.*
- *Do not recommend – locating a newly built feature in a manner that undermines the heritage value of the cultural landscape.*

ISSUES AND ANALYSIS

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

Relationship to HCA-1 – Traditional Residential – Avalon-Huntington

Staff have concerns that the new construction, although distinguishable, is not visually compatible with the historic character of Avalon-Huntington. There is a disparity or pointed contrast that negatively affects the character of the streetscape and adjacent single-family dwellings. The architectural facades facing Huntington Place, are stark and institutional. No visible cues have been taken from relevant neighborhood character.

Staff's concerns extend to the issue of subordination, as the massing and the articulation of new development detracts from the historic place. Staff are looking for feedback from the Panel, on how to better improve the relationship between the new development and the Avalon-Huntington HCA and the adjacent historic low scale dwellings, understanding that it's a balance that we are

looking for that relates to scale, distinguishability and compatibility that compliments the historic place.

Transitions and Massing

The design guidelines and heritage conservation policy discourage large building massing particularly beside smaller scale buildings. Breaking up the large building mass into multiple smaller buildings on the site, increasing the buildings articulation, stepping back upper storeys, and/or providing substantial breaks in the façade could help reduce the perceived massing and dominance in the heritage protected cultural landscape.

Staff had encouraged a lower scale building form that extended to the south along Huntington, with the possibility of creating a townhouse form of residential that might compliment the low scale single family dwellings along Huntington, therefore redistributing the desired density in a form that transitions substantially better than a large building and parking lot.

The Panel is invited to comment on the appropriateness of the massing in relation to the aim of achieving a transition to the lower density building forms to the west as well as the design of the building façade, and architectural form.

Materiality and Architectural Expression

Staff have concerns regarding the appropriateness of the materials chosen for the façade. Brick is not a material that is typically used in James Bay for residential, but has been used for hotels, and schools, which are generally a larger scale building typology. Since the project is programmed as residential it was recommended that other materials that are more in keeping with the adjacent single-family homes should be considered. Although wood was suggested as an acceptable option, the larger scaled board and baton vertical planks that are specified are not as effective in complementing the adjacent homes. Staff look to the Panel for recommendations for the use of brick, wood plank detailing and overall material and colour palette.

Another way to complement a heritage building or district is to understand its characteristics that make it special. Roof lines, punched windows or patterns of fenestration are often characteristics that are noted as character-defining elements. Are there are ways for the architecture proposed to better respond to the character of the HCA, while still being contemporary and distinguishable?

OPTIONS

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

Option One

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 000263 for 350-360 Douglas Street be approved as presented.

Option Two

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 000263 for 350-360 Douglas Street be approved with the following changes:

- as listed by the Panel.

Option Three

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 000263 for 350-360 Douglas Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include):

- as listed by the Panel, if there is further advice they would like to provide on how the Application could be improved.

List of Attachments

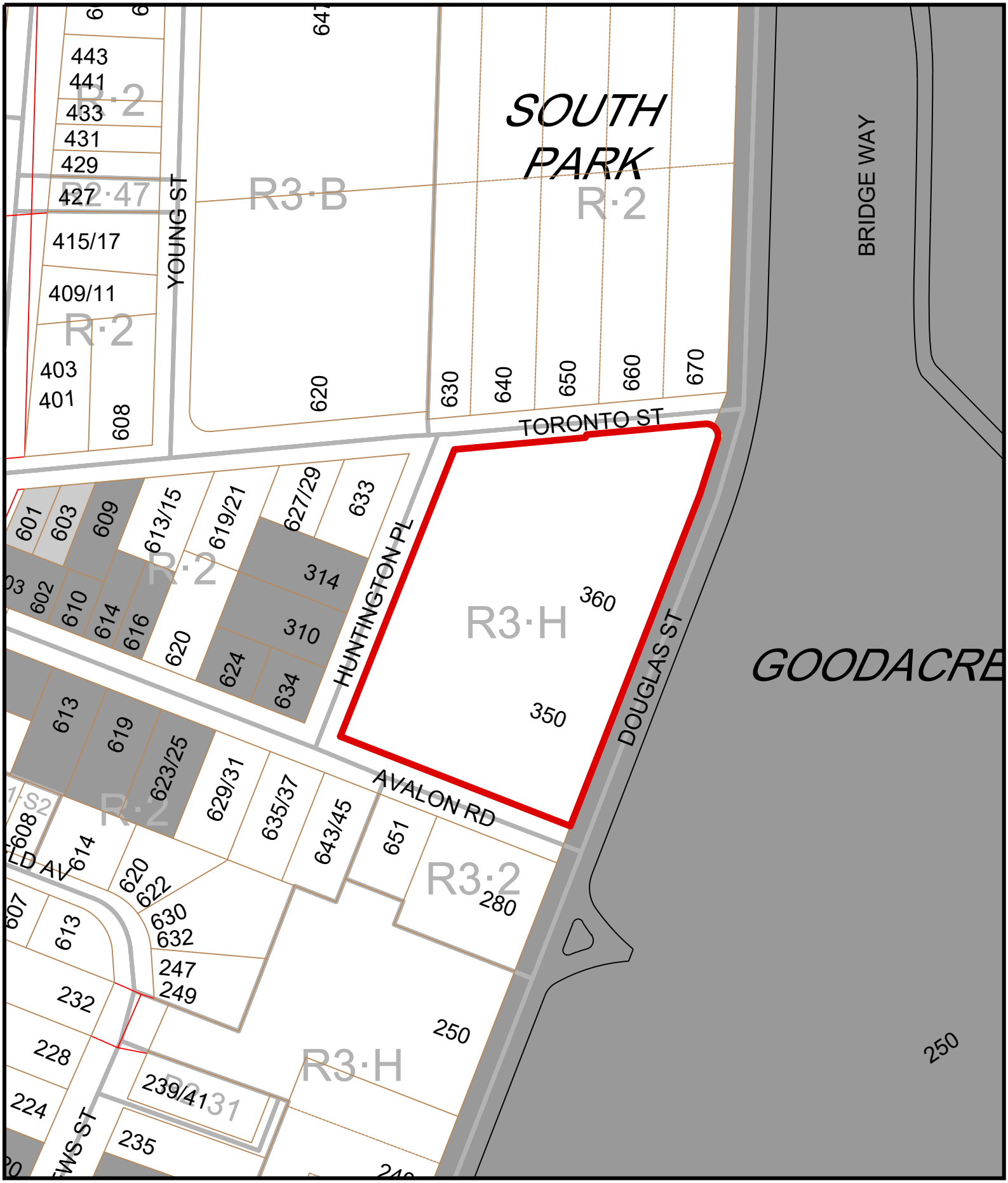
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 6, 2024
- Attachment D: Applicant's letter dated July 31, 2023.

cc: Mat McLash, McLash Development Ltd., Applicant
Kyle Bradshaw Metafor, Architect

N

350 & 360 Douglas Street
Rezoning No.00857

CITY OF VICTORIA



350 & 360 Douglas Street

Heritage Alteration Permit #00263

Designated Registered

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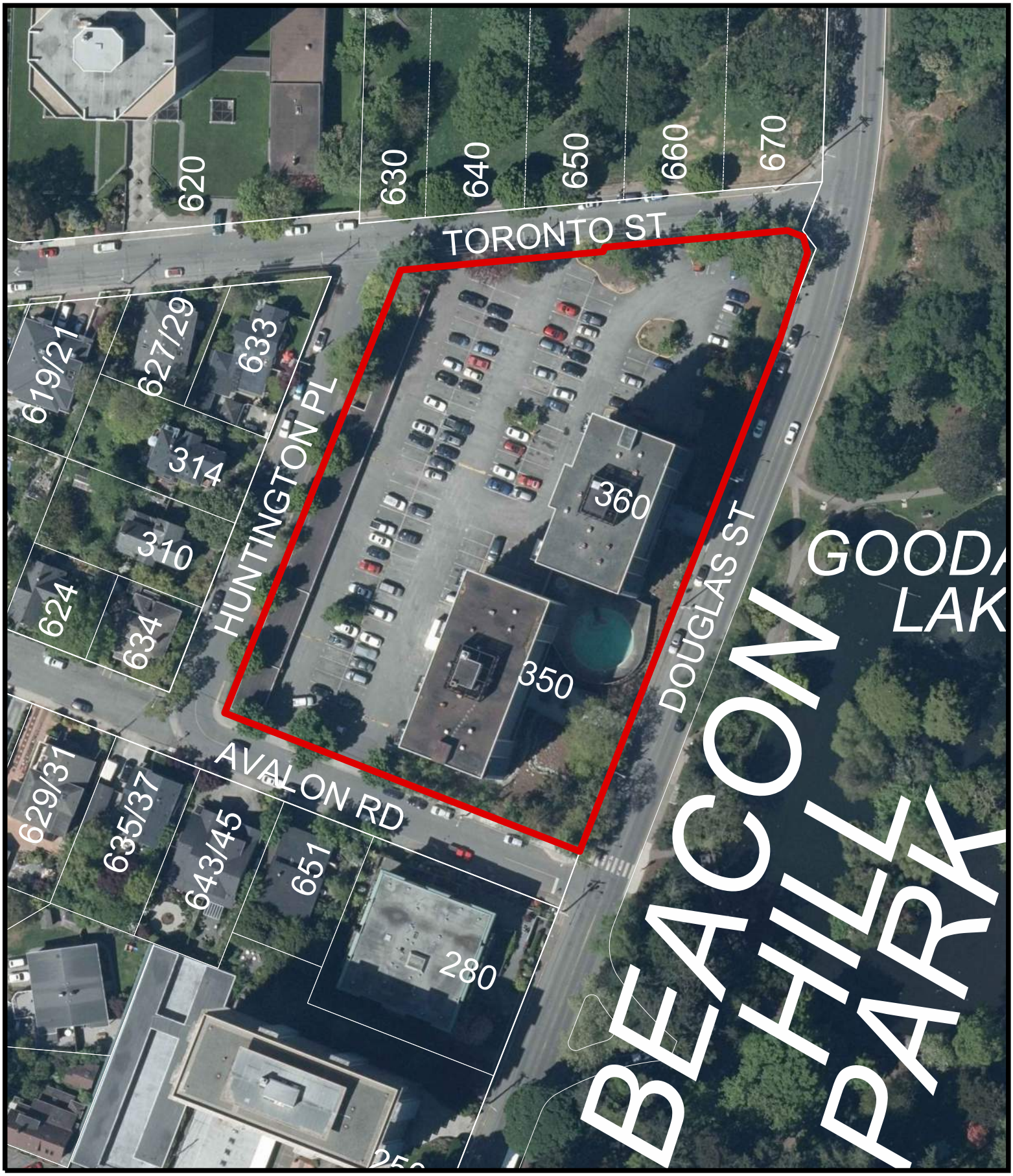

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350 & 360 Douglas Street
Rezoning No.00857

CITY OF VICTORIA

350 & 360 Douglas Street

Heritage Alteration Permit #00263

N

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VIEW FROM INTERSECTION OF DOUGLAS STREET AND TORONTO STREET. FOR ADDITIONAL RENDERINGS, REFER TO SUBMITTED REZONING PRESENTATION PACKAGE.

Rezoning & Development Permit Revision

23.12.20

ARCHITECTURAL

ELECTRICAL

CIVIL

LANDSCAPE

SURVEY

NOTE: REFER TO SUBMITTED PRESENTATION PACKAGE FOR SUPPLEMENTAL GRAPHIC INFORMATION INCLUDING SITE ANALYSIS, SHADOW STUDIES, AND RENDERINGS.
DRAWING PACKAGE AND PRESENTATION PACKAGE ARE TO BE REVIEWED IN CONJUNCTION.

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

Architecture

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Structural

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Victoria, BC V8Z 4B9
t: 250.590.4133
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Mechanical

m3 Mechanical Engineering Inc.
501-1803 Douglas St
Victoria, BC V8T 5C3
t: 250.940.2256
www.m3mech.ca

Electrical

AES Engineering
500-3795 Carey Road
Victoria, BC V8Z 6T8
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Civil

JE Anderson & Associates
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PROJECT NO.
22.703

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1 DP1.01 EXISTING SITE PLAN

1 : 300

SITE LEGEND

PROPERTY LINE	
SETBACK LINE	
(URW) UTILITY RIGHT OF AWAY	
STORM LINE	
GAS LINE	
WATER LINE	
DRAINAGE LINE	
TELEPHONE LINE	
PARKADE OUTLINE	
UTILITY POLE	
TRAFFIC SIGN	
CATCH BASIN	

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

Seal

Permit

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EXISTING SITE PLAN

Sheet

DP1.01

Scale	Project No.
As indicated	22.703

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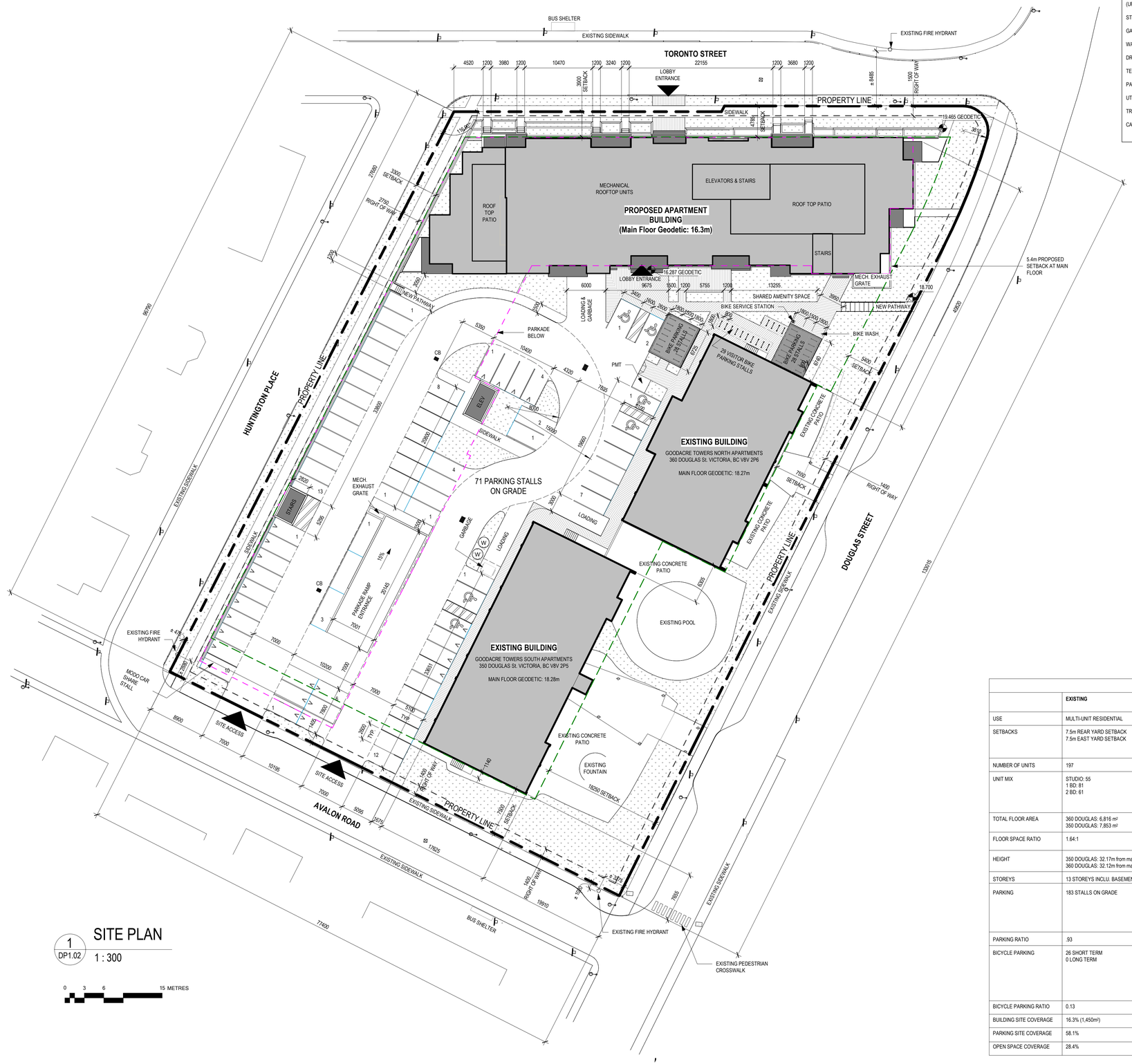

SITE PLAN

1 / DP1.02

1 : 300

0 3 6 15 METRES

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- STORM LINE
- GAS LINE
- WATER LINE
- DRAINAGE LINE
- TELEPHONE LINE
- PARKADE OUTLINE
- UTILITY POLE
- TRAFFIC SIGN
- CATCH BASIN

PROJECT INFORMATION TABLE

ADDRESS:	350 & 360 Dougles St, Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 19452
EXISTING ZONING:	R3-H MULTI-UNIT RESIDENTIAL
PROPOSED ZONING:	R3-H MULTI-UNIT RESIDENTIAL
SITE AREA:	8933m²
COMMERCIAL FLOOR AREA:	0m²
FRONT YARD SETBACK:	3.9m NORTH SIDE
REAR YARD SETBACK:	7.5m SOUTH SIDE
SIDE YARD SETBACK:	3.3m WEST SIDE
SIDE YARD SETBACK:	5.4m EAST SIDE
PROJECTIONS INTO SETBACKS: (MAXIMUM)	BALCONIES: 0.7m CANOPIES: 1.0m STEPS: 2.7m
TOTAL NUMBER OF UNITS:	90 UNITS
UNIT TYPE:	1 BEDROOM: 39 1 BEDROOM +DEN: 21 2 BEDROOM: 26 3 BEDROOM: 4
GROUND-ORIENTATED UNITS:	12 UNITS
MINIMUM UNIT FLOOR AREA:	47m²

ZONING COMPARISON

	EXISTING	PERMITTED (R3-H) FOR COMPARISON ONLY	PROPOSED (NEW BLDG ONLY)	PROPOSED (ENTIRE SITE)
USE	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
SETBACKS	7.5m REAR YARD SETBACK 7.5m EAST YARD SETBACK	7.5m SETBACK FROM CENTRELINE OF STREET, HAVING A BOUNDARY IN COMMON	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	STUDIO: 55 1 BD: 81 2 BD: 61	N/A	1 BD: 39 1BD+DEN: 21 2 BD: 26 3 BD: 4	STUDIO: 55 1 BD: 120 1BD+DEN: 21 2 BD: 87 3 BD: 4
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m² 350 DOUGLAS: 7,853 m²		7,223m²	21,892 m²
FLOOR SPACE RATIO	1.64:1	1.68 2.0 (OCP)	0.81:1	2.45:1
HEIGHT	350 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	34m	24.3m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCLU. BASEMENT		6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	155 UNDERGROUND, 71 SURFACE INCLUDING: • ONE MODO CAR SHARE • 23 VISITOR • 8 ACCESSIBLE **TOTAL: 226 STALLS**
PARKING RATIO	.93	N/A	-	0.79
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	3 SHORT TERM 277 LONG TERM (39 oversized, 191 with electrical receptacles) • 56 AT GRADE • 94 IN PARKADE • 127 IN MAIN FLOOR BIKE ROOM	29 SHORT TERM 277 LONG TERM 68 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 10 TO BE OVERSIZED) **TOTAL: 374**
BICYCLE PARKING RATIO	0.13	-	3.1	1.3
BUILDING SITE COVERAGE	16.3% (1,450m²)	14%	32.7% (2,919m²)	48.9% (4,369m²)
PARKING SITE COVERAGE	58.1%	N/A	-	29.4% (2,623m²)
OPEN SPACE COVERAGE	28.4%	40%	-	21.7%

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

[redacted]

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

[redacted]

Seal

Permit

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PROPOSED SITE PLAN

Sheet

DP1.02

Scale	Project No.
As indicated	22.703

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1 DP1.03 NATURAL/EXISTING GRADE PLAN

1 : 300

0 3 6 15 METRES

PROJECT NORTH

GRADES TO CALCULATE BUILDING HEIGHT

GRADE POINTS	ELEVATION	FROM	TO	AVERAGE ELEVATION	X	DISTANCE	=	TOTALS
A	16.3	A	B	15.7		89.7		1406.4
B	15.1	B	C	16.9		68.7		1164.0
C	18.8	C	D	18.8		10.8		202.1
D	18.8	D	E	18.4		3.6		65.5
E	18.0	E	F	18.2		10.1		184.0
F	18.4	F	G	17.4		15.2		263.0
G	16.3	G	H	16.3		1.3		21.3
H	16.3	H	I	16.3		37.3		608.6
I	16.3	I	J	15.6		1.3		20.4
J	16.3	J	K	15.6		3.4		52.7
K	16.3	K	L	15.4		18.0		276.5
L	15.4	L	M	15.5		5.0		77.9
M	15.6	M	N	16.0		57.3		916.8
N	16.4	N	A	16.3		22.8		372.3
						344.4		**5631.7**

Average Grade: 16.35

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

Seal

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AVERAGE GRADE CALCULATION

Sheet

DP1.03

Scale

1 : 300

Project No.

22.703

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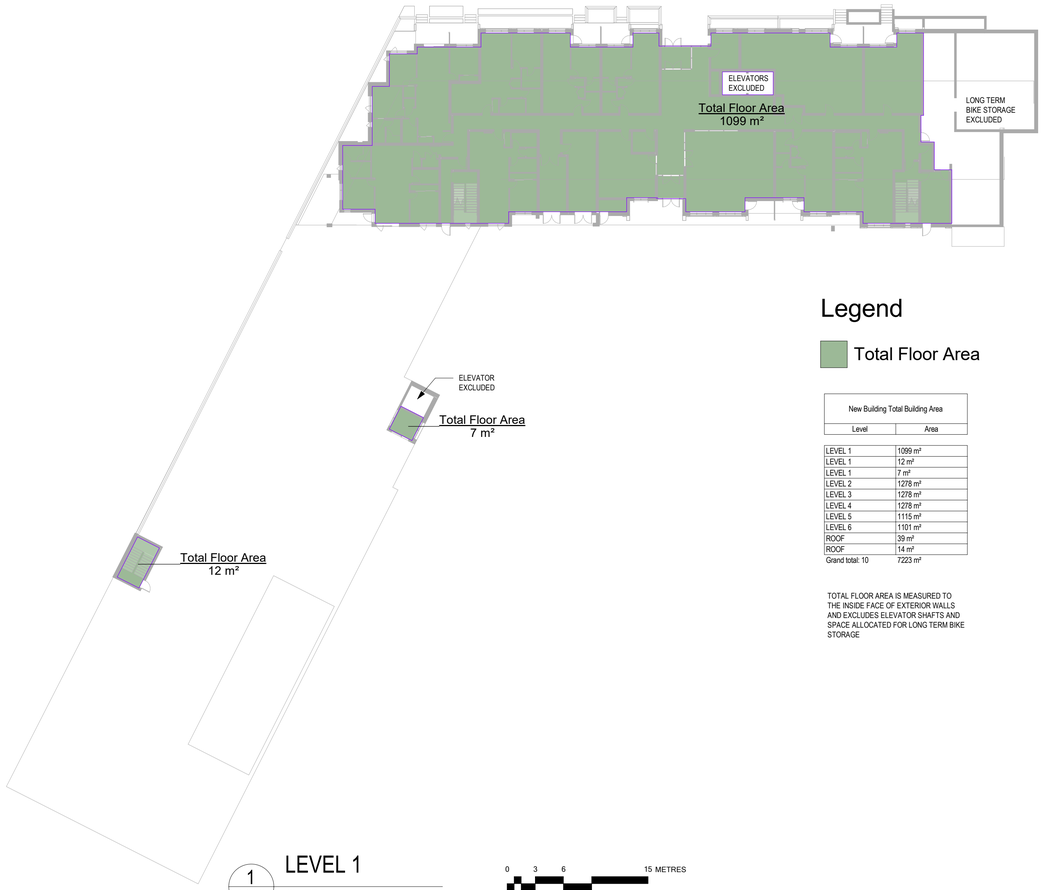


1 DP1.04 LEVEL 1
1 : 300

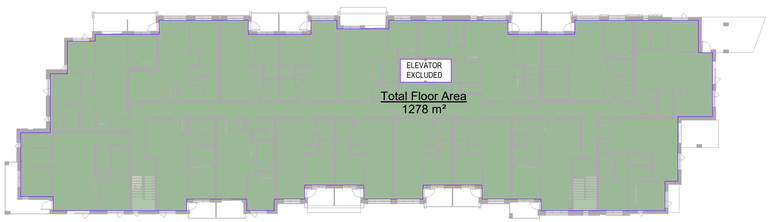
0 3 6 15 METRES

Legend

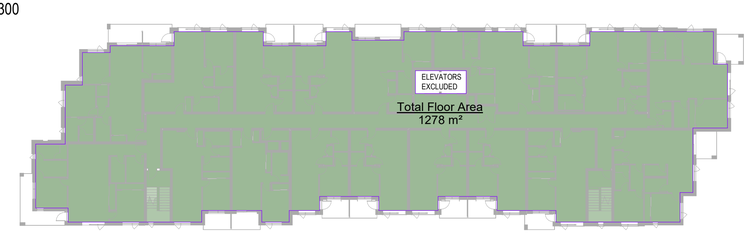
Total Floor Area

New Building Total Building Area	
Level	Area
LEVEL 1	1099 m²
LEVEL 1	12 m²
LEVEL 1	7 m²
LEVEL 2	1278 m²
LEVEL 3	1278 m²
LEVEL 4	1278 m²
LEVEL 5	1115 m²
LEVEL 6	1101 m²
ROOF	39 m²
ROOF	14 m²
Grand total: 10	7223 m²

TOTAL FLOOR AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND EXCLUDES ELEVATOR SHAFTS AND SPACE ALLOCATED FOR LONG TERM BIKE STORAGE



2 DP1.04 LEVEL 2
1 : 300

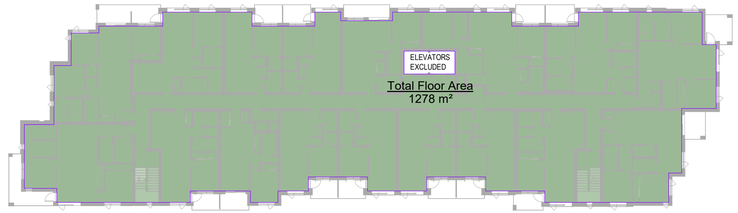


3 DP1.04 LEVEL 3
1 : 300

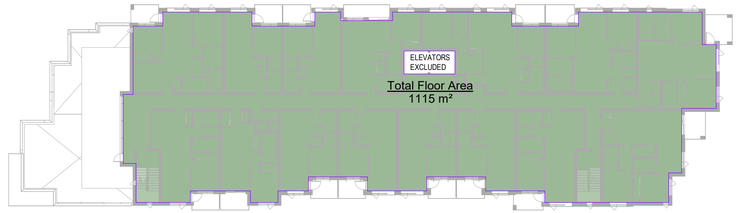
PROJECT NORTH

Unit Summary

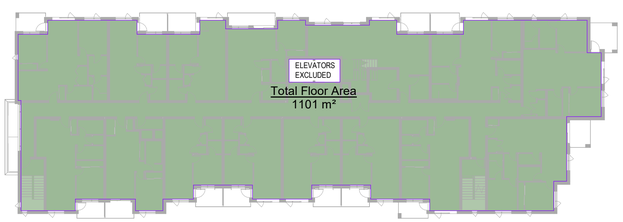
Unit Type	1BD A	1BD B	1BD+D A	1BD+D B	1BD+D C	2BD A	2BD B	2BD C	2BD D	2BD E	2BD F	3BD	TOTALS BY LEVEL
Unit Configuration	1 bed	1 bed	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed	
Unit Size (sf)	507	523	652	602	692	822	861	824	840	908	978	924	
Unit Size (sm)	47.1	48.6	60.5	55.9	64.2	76.3	80.0	76.5	78.0	84.4	90.9	85.8	
Level 1	4	0	2	0	1	0	0	0	0	1	1	1	**10**
Level 2	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 3	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 4	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 5	6	1	2	1	0	1	1	1	1	1	0	0	**15**
Level 6	6	1	2	1	0	1	1	1	1	0	0	0	**14**
TOTALS	**34**	**5**	**12**	**5**	**4**	**5**	**5**	**2**	**5**	**5**	**4**	**4**	**90**
% by Type	**38%**	**6%**	**13%**	**6%**	**4%**	**6%**	**6%**	**2%**	**6%**	**6%**	**4%**	**4%**	**100%**
UNIT MIX	1 bed		1 bed + den			2 bed						3 bed	
%	43%		23%			29%						4%	
#	39		21			26						4	



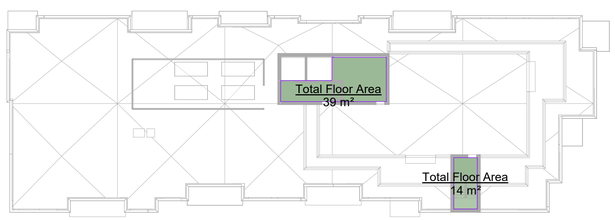
4 DP1.04 LEVEL 4
1 : 300



5 DP1.04 LEVEL 5
1 : 300



6 DP1.04 LEVEL 6
1 : 300



7 DP1.04 ROOF
1 : 300

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

[redacted]

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20

[redacted]

Seal

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TOTAL FLOOR AREA PLANS

Sheet

DP1.04

Scale	Project No.
1 : 300	22.703

TOTAL SITE
SITE AREA: 8,933 m²
TOTAL FLOOR AREA: 21,892 m²
FSR: 2.45
SITE COVERAGE: 48.9%

Legend

- 350 DOUGLAS
- 360 DOUGLAS
- AREA A - OPEN SITE
- AREA B - OPEN SITE
- BIKE STORAGE 1
- BIKE STORAGE 2
- NEW BUILDING

Area Schedule (Site Coverage)

Comments	Name	Area
AREA A		
AREA A	NEW BUILDING	2843 m²
AREA A	AREA A - OPEN SITE	1557 m²
		4399 m²
AREA B		
AREA B	350 DOUGLAS	816 m²
AREA B	360 DOUGLAS	634 m²
AREA B	BIKE STORAGE 1	38 m²
AREA B	BIKE STORAGE 2	38 m²
AREA B	AREA B - OPEN SITE	3008 m²
		4534 m²
Grand total: 7		8933 m²

SITE COVERAGE INCLUDES ALL STRUCTURES INCLUDING BUILDINGS (TO EXTERIOR FACE OF WALL), STAIRS, LANDINGS, CANOPIES, BALCONIES, AND OTHER BUILDING PROJECTIONS. PARKADE STRUCTURES THAT PROJECT MORE THAN 0.6m ABOVE EXISTING GRADE ARE ALSO INCLUDED.

0 2.5 5 12.5METRES

1 DP1.05 SITE COVERAGE AREA PLAN
1 : 250

PROJECT NORTH

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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no.	description	date
2	Rezoning & Development Permit Revision	23.12.20

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SITE COVERAGE PLAN & BYLAW FRAMEWORK

Sheet

DP1.05

Scale: 1 : 250

Project No.: 22.703

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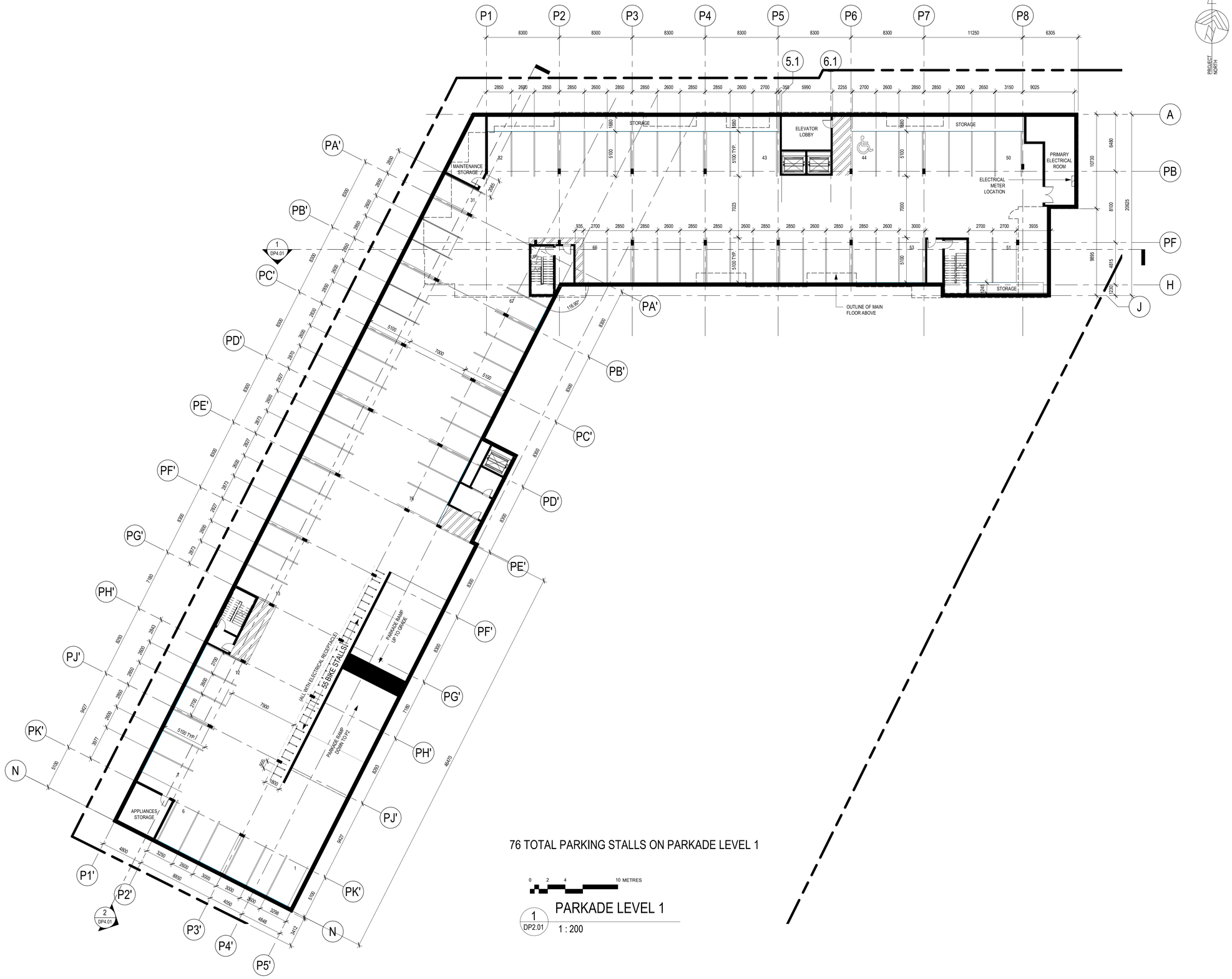

76 TOTAL PARKING STALLS ON PARKADE LEVEL 1

0 2 4 10 METRES

1 DP2.01 PARKADE LEVEL 1

1 : 200

DOUGLAS STREET APARTMENTS

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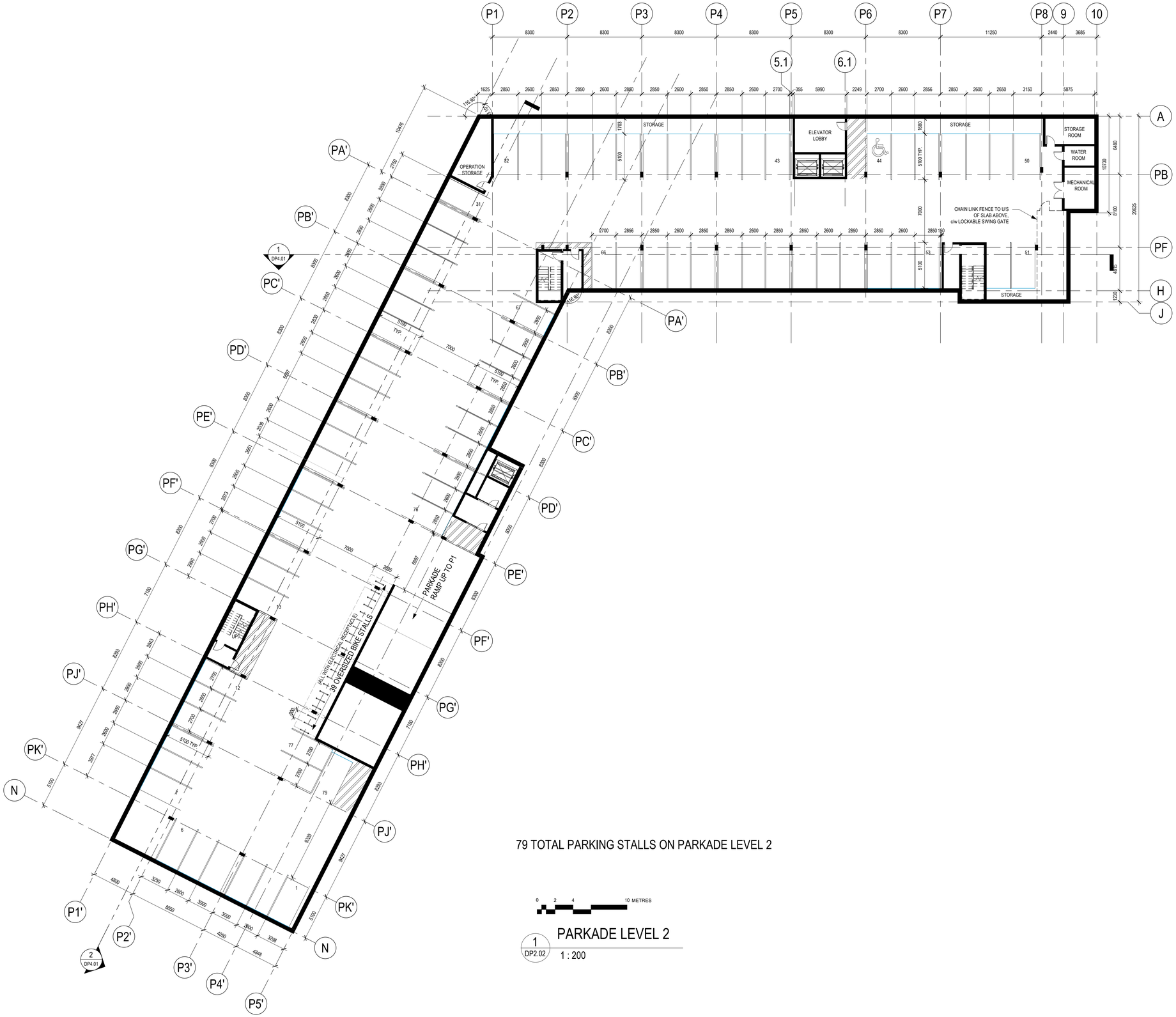
PARKADE LEVEL 1

Sheet

DP2.01

Scale	Project No.
1 : 200	22.703



79 TOTAL PARKING STALLS ON PARKADE LEVEL 2

0 2 4 10 METRES

1 DP2.02 PARKADE LEVEL 2

1 : 200

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Drawing Title

PARKADE LEVEL 2

Sheet

DP2.02

Scale	Project No.
1 : 200	22.703

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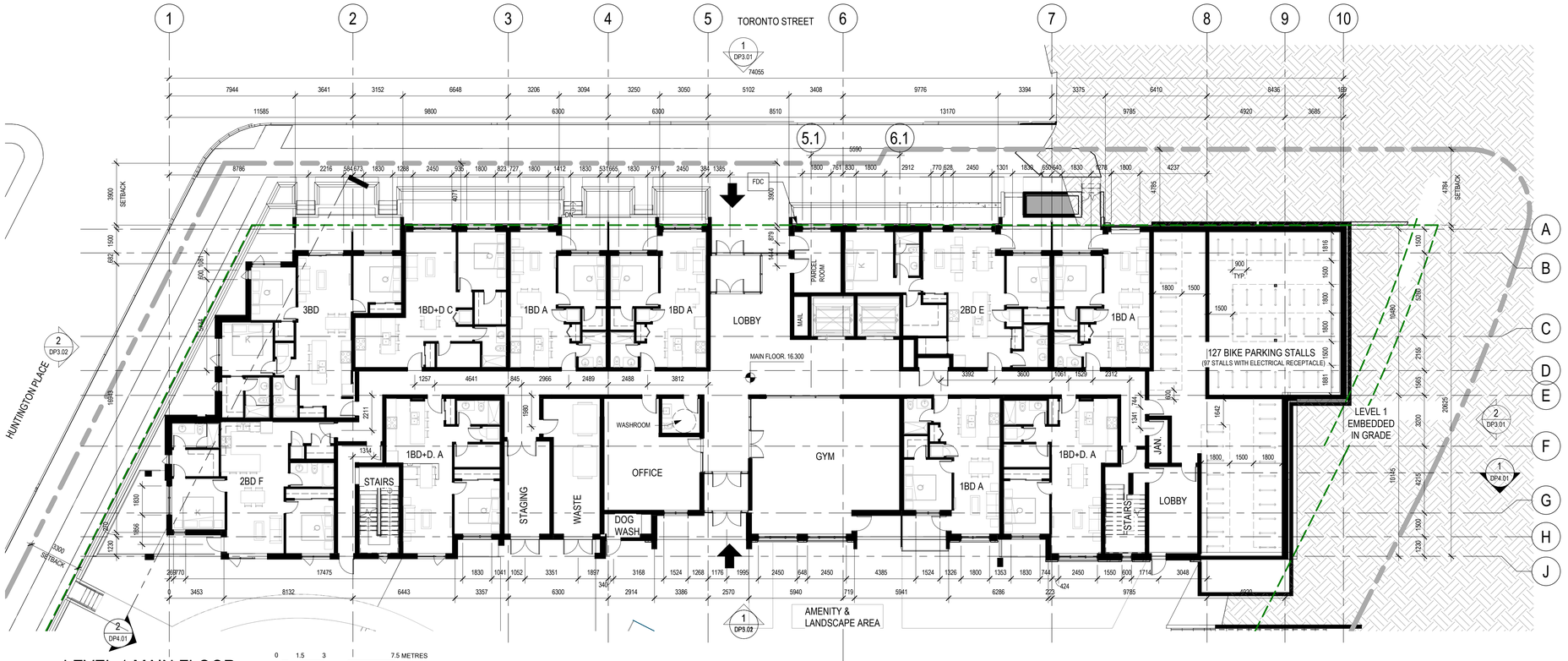
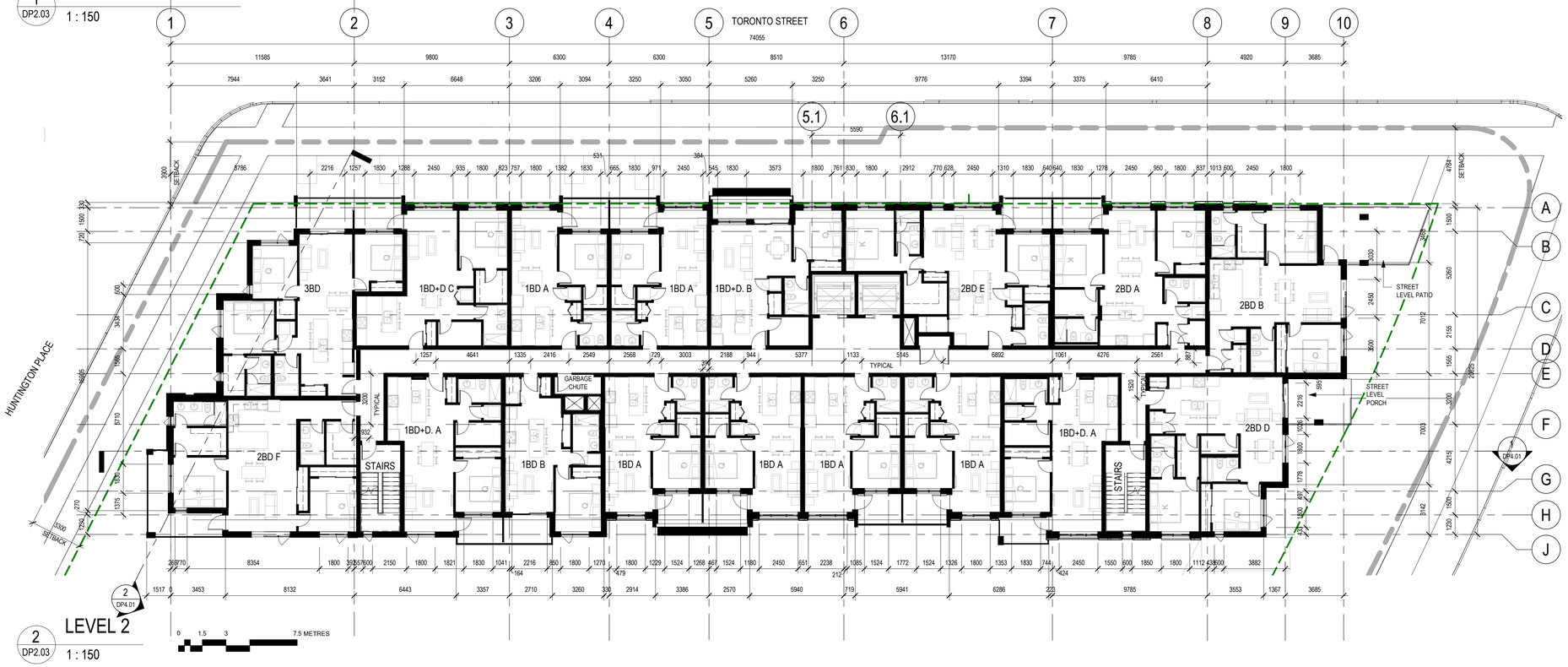


1 LEVEL 1 MAIN FLOOR

DP2.03

1 : 150

0 1.5 3 7.5 METRES



2 LEVEL 2

DP2.03

1 : 150

0 1.5 3 7.5 METRES

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DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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1	Issue #1 for Development Permit	23.05.17
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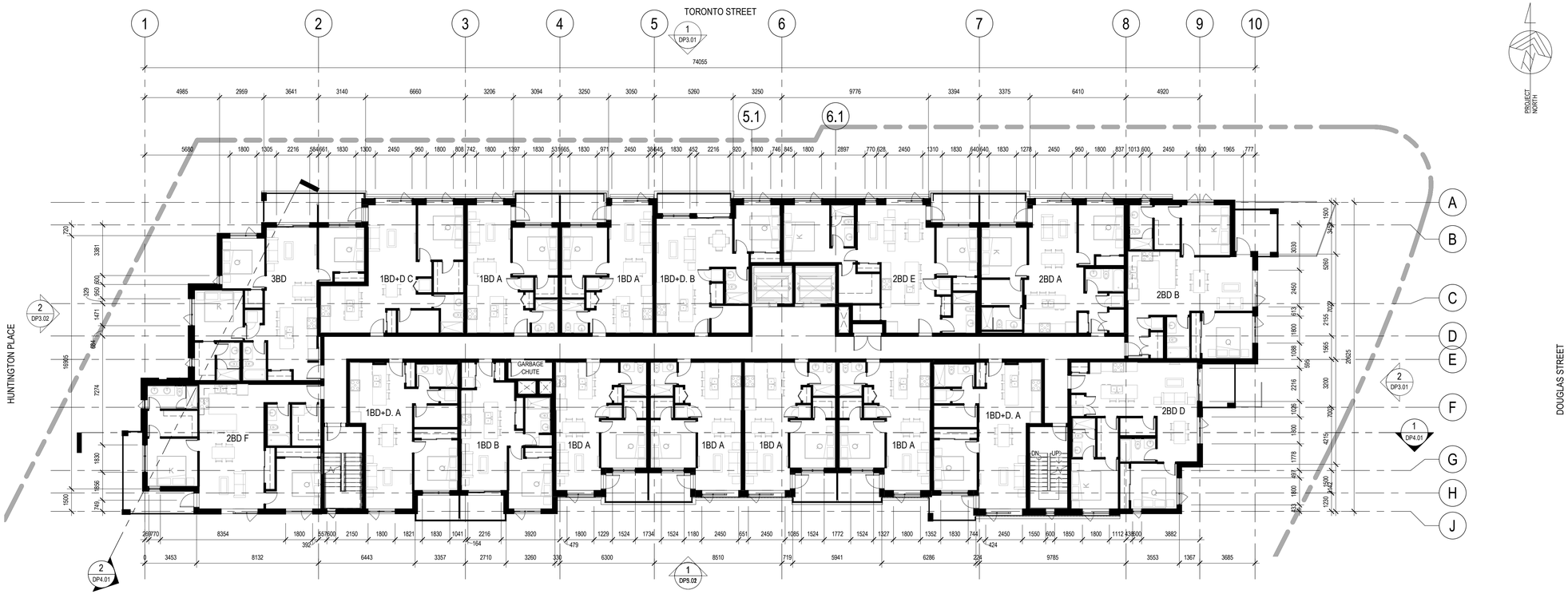
LEVEL 1 & 2 FLOOR PLANS

Sheet

DP2.03

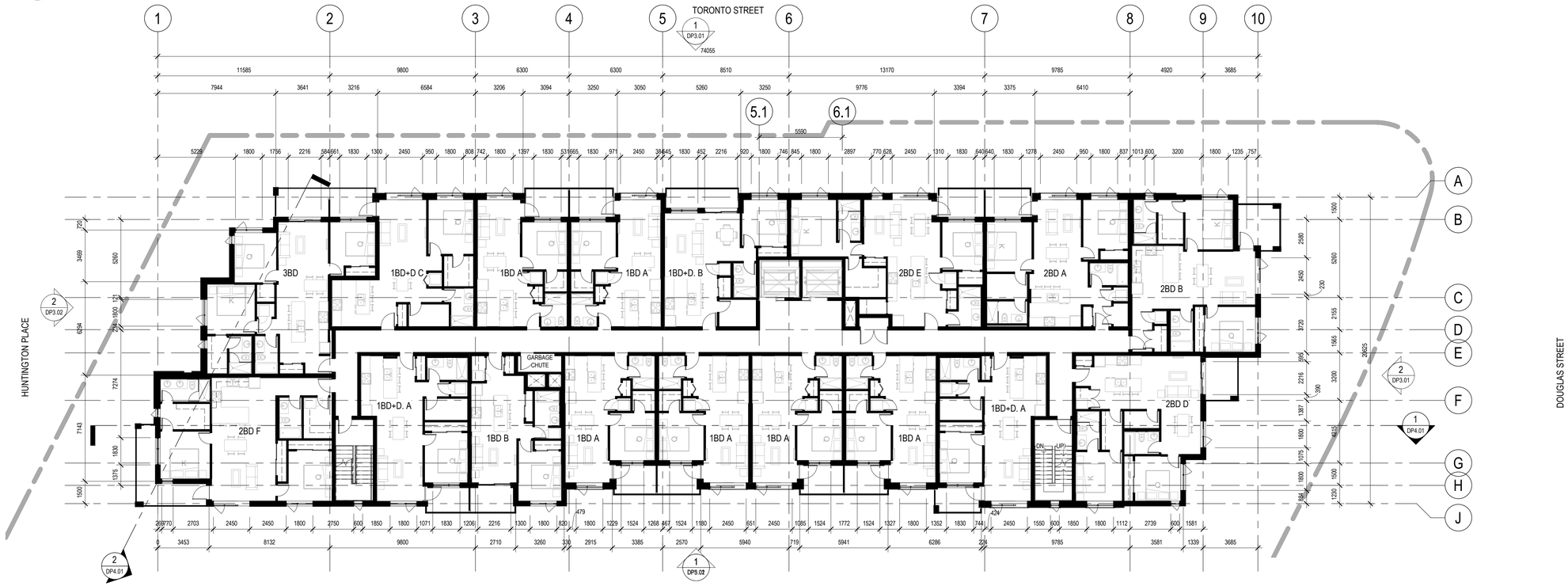
Scale	Project No.
1 : 150	22.703



1 DP2.04 Level 3 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.04 LEVEL 4 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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LEVEL 3 & 4 FLOOR PLANS

Sheet

DP2.04

Scale

1 : 150

Project No.

22.703

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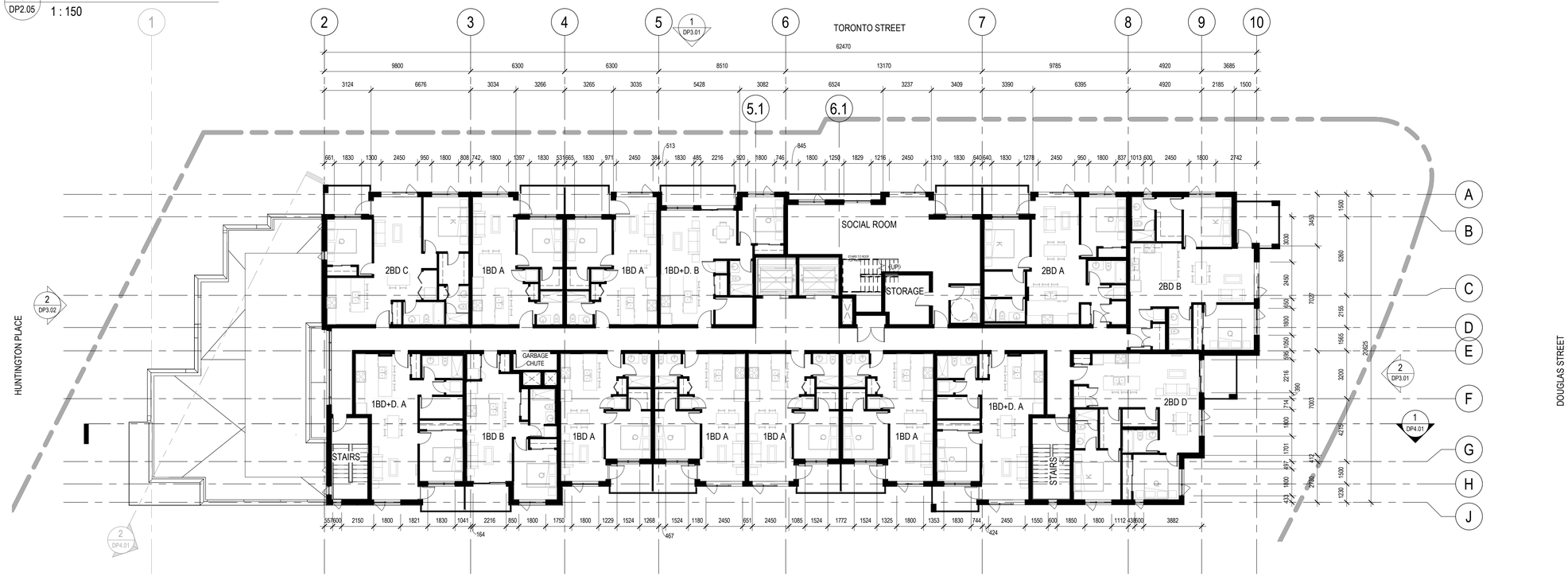
1 DP2.05 LEVEL 5 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.05 LEVEL 6 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

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LEVEL 5 & 6 FLOOR PLANS

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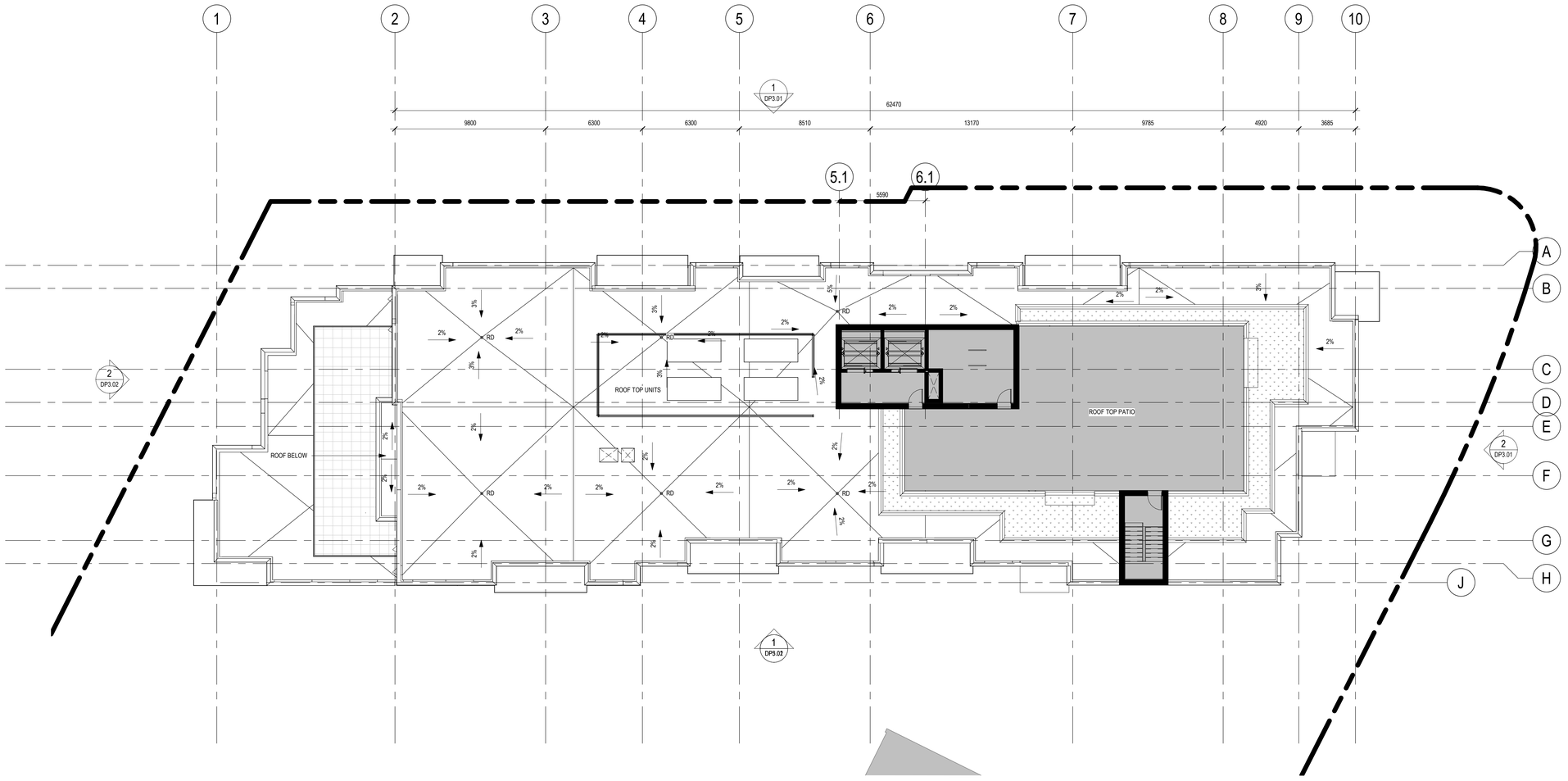
DP2.05

Scale	Project No.
1 : 150	22.703



1 DP2.06 ROOF PLAN

1 : 150

0 1.5 3 7.5 METRES

PROJECT NORTH

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ROOF/ AMENITY PLAN

Sheet

DP2.06

Scale	Project No.
1 : 150	22.703

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1 NORTH ELEVATION
DP3.01
1 : 150

2 EAST ELEVATION
DP3.01
1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	WHITE PANEL (FIBRE CEMENT OR SIM.)
02	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME DOUBLE GLAZED WINDOWS
12	CHARCOAL FRAME DOUBLE GLAZED DOORS
13	CHARCOAL FRAME DOUBLE GLAZED STOREFRONT
14	SMOOTH PANELS (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
19A	CHARCOAL METAL FLASHING
19B	WHITE METAL FLASHING
20	ROOF TOP UNITS
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
23	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
25A	BOARD AND BATTEN, COLOUR WHITE
25B	BOARD AND BATTEN, COLOUR LIGHT GREY
26	PRECAST CONCRETE SILL, COLOUR GREY
27	CONCRETE STAIR

DOUGLAS STREET APARTMENTS

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BUILDING ELEVATIONS

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DP3.01

Scale	Project No.
1 : 150	22.703

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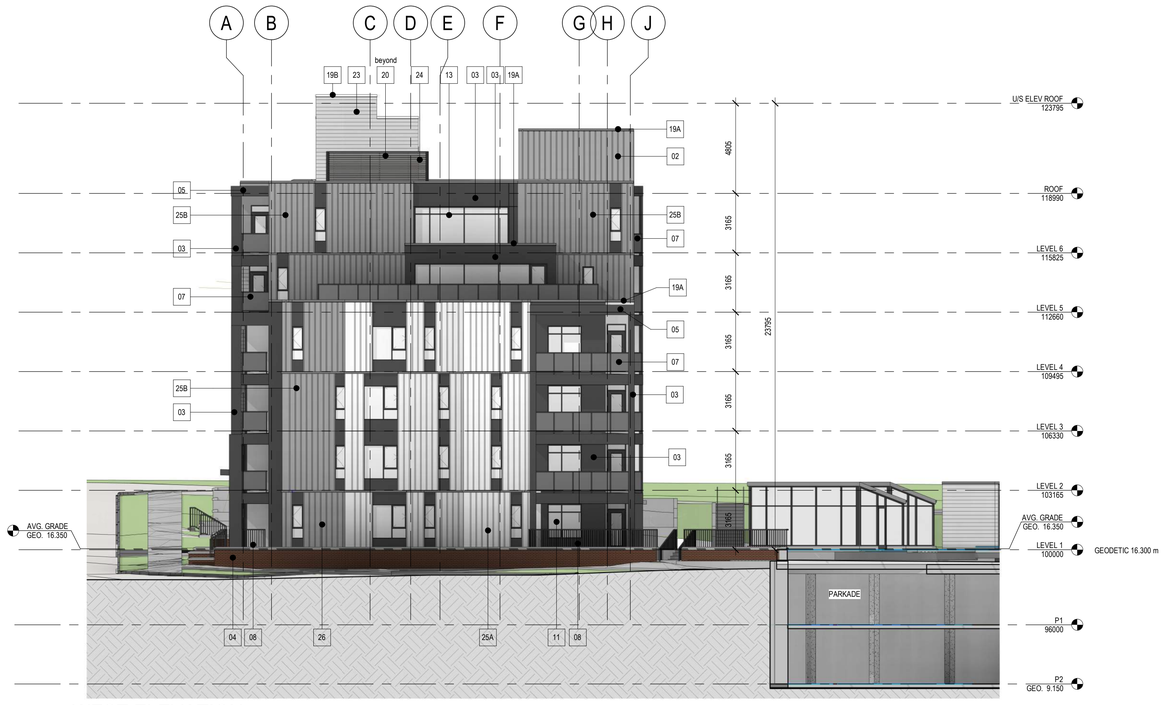
1 DP3.02

SOUTH ELEVATION

1 : 150



2 DP3.02

WEST ELEVATION

1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	WHITE PANEL (FIBRE CEMENT OR SIM.)
02	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME DOUBLE GLAZED WINDOWS
12	CHARCOAL FRAME DOUBLE GLAZED DOORS
13	CHARCOAL FRAME DOUBLE GLAZED STOREFRONT
14	SMOOTH PANELS (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
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25A	BOARD AND BATTEN, COLOUR WHITE
25B	BOARD AND BATTEN, COLOUR LIGHT GREY
26	PRECAST CONCRETE SILL, COLOUR GREY
27	CONCRETE STAIR

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1	Issue #1 for Development Permit	23.05.17
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BUILDING ELEVATIONS

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DP3.02

Scale	Project No.
1 : 150	22.703

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EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

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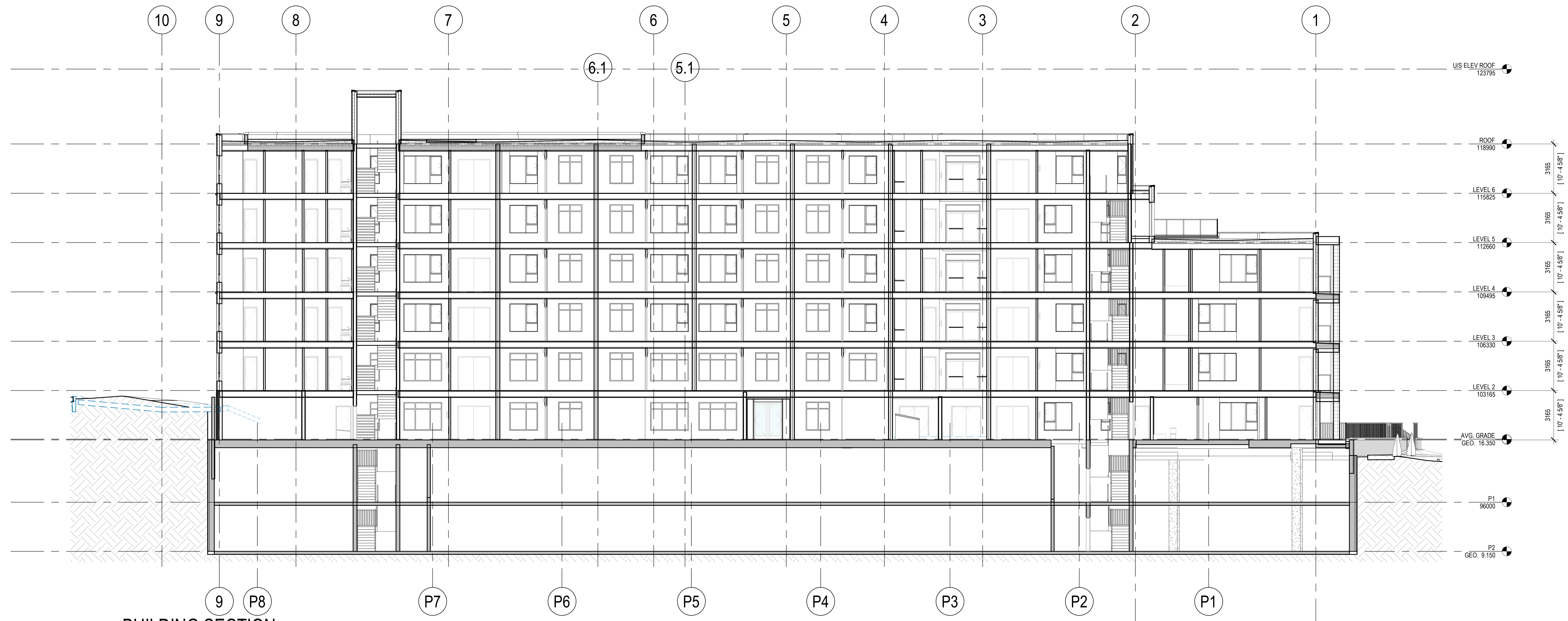
BUILDING CONTEXT ELEVATIONS

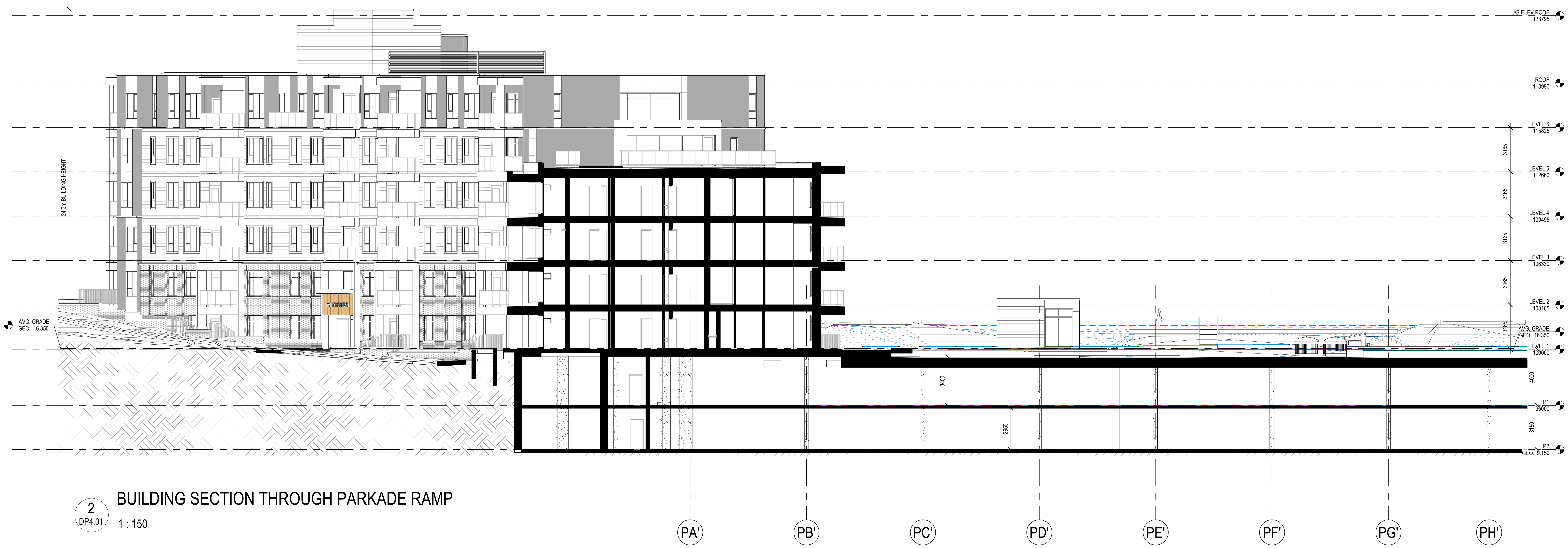
Sheet

DP3.03

Scale	Project No.
1 : 1	22.703



1 DP4.01 BUILDING SECTION
1 : 150



2 DP4.01 BUILDING SECTION THROUGH PARKADE RAMP
1 : 150

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BUILDING SECTIONS

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DP4.01

Scale

1 : 150

Project No.

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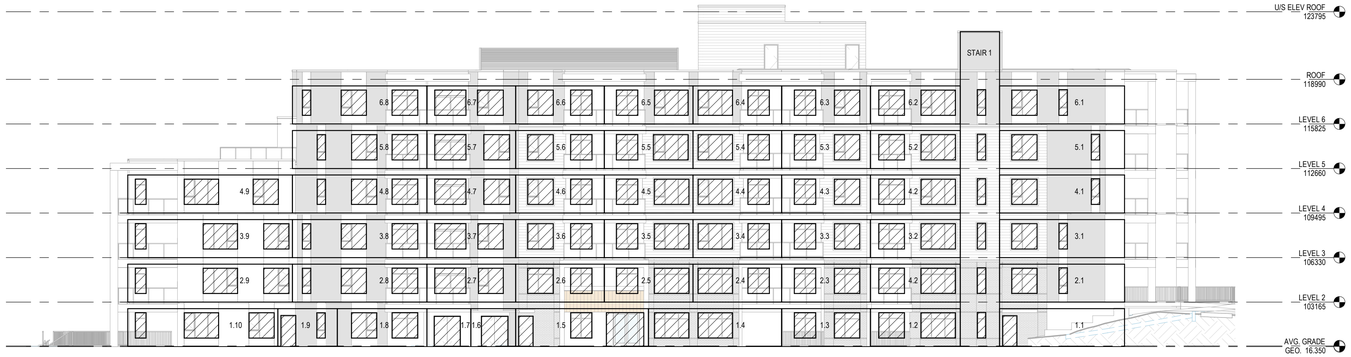

1 DP5.01

SOUTH ELEVATION

1 : 200

2 DP5.01

CODE SITE PLAN

1 : 500

SOUTH ELEVATION LIMITING DISTANCE CALCS (TABLE 3.2.3.1.-D)

FIRE COMPARTMENT	LIMITING DISTANCE (m)	EXPOSING FACE (m2)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (m2)	PROPOSED OPENINGS (%)	REQ'D FIRE RATING	REQ'D CONSTRUCTION	REQ'D CLADDING
6.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
6.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
6.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
6.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
6.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
6.6	15.0	17.0	100%	6.0	35%	-	-	-
6.7	9+	17.0	100%	7.3	43%	-	-	-
6.8	9+	25.8	100%	7.6	29%	-	-	-
STAIR 1	8.9 (D2)	61.8	99%	8.1	13%	45 minute	combustible or non-combustible	combustible or non-combustible
5.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
5.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
5.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
5.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
5.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
5.6	15.0	17.0	100%	6.0	35%	-	-	-
5.7	9+	17.0	100%	7.3	43%	-	-	-
5.8	9+	25.8	100%	7.6	29%	-	-	-
4.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
4.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
4.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
4.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
4.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
4.6	15.0	17.0	100%	6.0	35%	-	-	-
4.7	9+	17.0	100%	7.3	43%	-	-	-
4.8	9+	25.8	100%	7.6	29%	-	-	-
4.9	9+	35.6	100%	9.0	25%	-	-	-
3.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
3.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
3.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
3.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
3.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
3.6	15.0	17.0	100%	6.0	35%	-	-	-
3.7	9+	17.0	100%	7.3	43%	-	-	-
3.8	9+	25.8	100%	7.6	29%	-	-	-
3.9	9+	35.6	100%	9.0	25%	-	-	-
2.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
2.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
2.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
2.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
2.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
2.6	15.0	17.0	100%	6.0	35%	-	-	-
2.7	9+	17.0	100%	7.3	43%	-	-	-
2.8	9+	25.8	100%	7.6	29%	-	-	-
2.9	9+	35.6	100%	9.0	25%	-	-	-
1.1	10.6 (D1)	24.0	100%	2.3	10%	-	-	-
1.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
1.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
1.4	3.6 (D5)	25.6	35%	8.8	34%	45 minute	combustible or non-combustible	non-combustible
1.5	8.7	25.5	100%	11.4	45%	-	-	-
1.6	9+	8.5	100%	4.0	47%	-	-	-
1.7	9+	8.5	100%	4.0	47%	-	-	-
1.8	9+	17.2	100%	6.5	38%	-	-	-
1.9	9+	11.4	100%	3.4	30%	-	-	-
1.1	9+	28.8	100%	9.0	31%	-	-	-
Existing building (table 3.2.3.1.-B; Less than 3:1 ratio)	7.0	21.0	100%	3.4	16%			

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20

Seal

Permit

Consultant

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Drawing Title

BUILDING CODE

Sheet

DP5.01

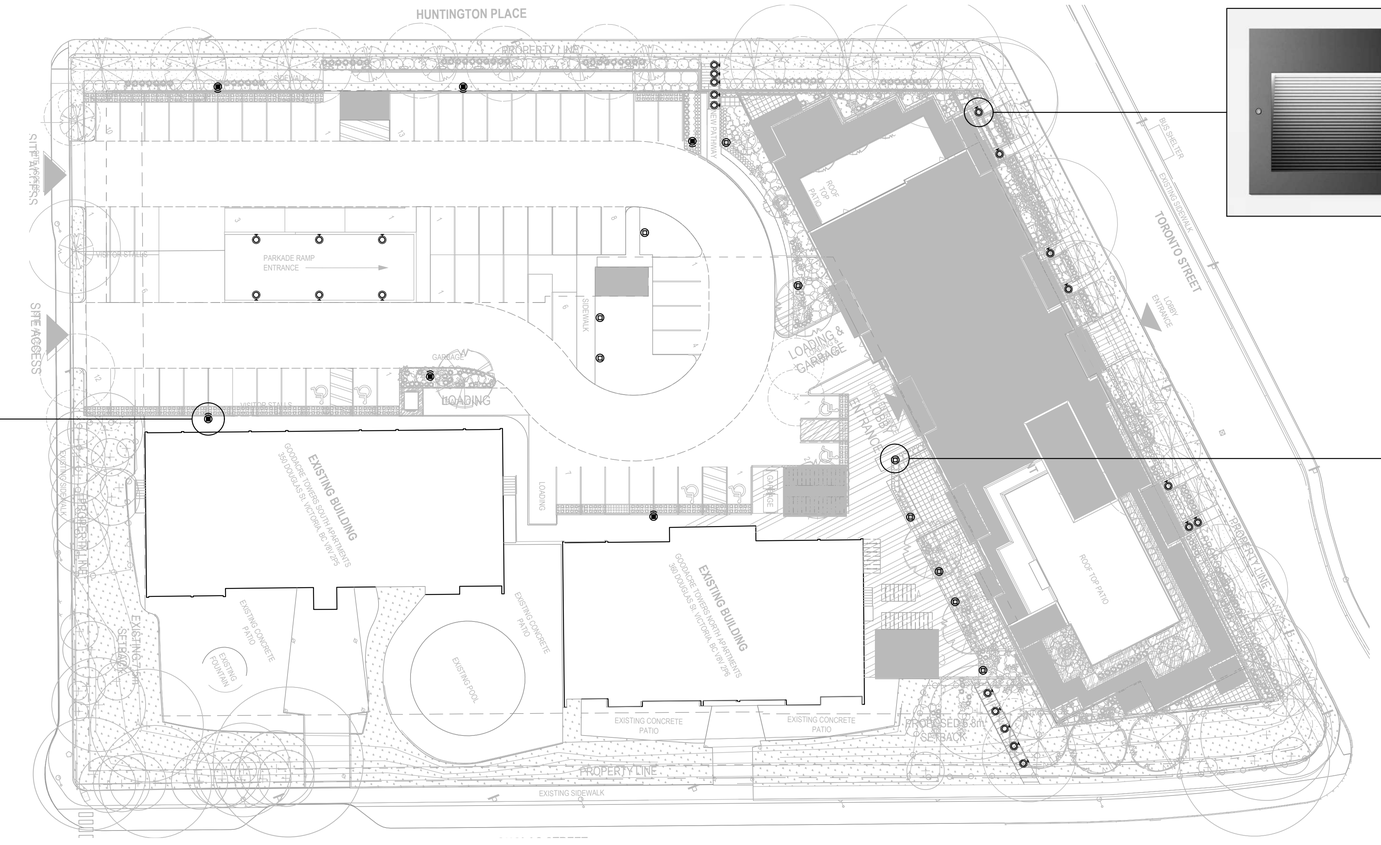
Scale

As indicated

Project No.

22.703

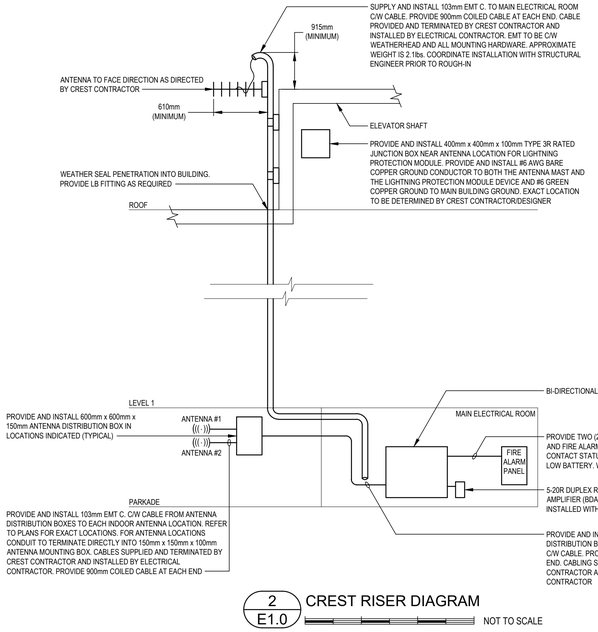
C:\AutoDesk_Temp\Revit\2021\22.703 Douglas Street Apartments_kyleDWS21.rvt



PROJECT NORTH

1 / E1.0 SITE LIGHTING LAYOUT

0 6000 12000 18000 1:300



NOTES:

1. FIRESTOP ALL ELECTRICAL PENETRATIONS OF VERTICAL AND HORIZONTAL FIRE RATED ASSEMBLY ASSOCIATED WITH CREST SYSTEM.
2. COORDINATE ANTENNA, ANTENNA DISTRIBUTION BOX, BI-DIRECTIONAL AMPLIFIER AND SERVICE MAST LOCATIONS WITH CREST CONTRACTOR/ DESIGNER PRIOR TO ROUGH-IN.
3. NO CONDUIT BEND SHOULD BE MORE THAN 45° AND NO RUN SHOULD HAVE MORE THAN TWO (2) BENDS. MINIMUM ACCEPTABLE BEND RADIUS IS 150mm. ELECTRICAL COTNRACTOR TO PROVIDE PULL BOXES AS REQUIRED AND COORDINATE WITH CREST CONTRACTOR.
4. ALL CONDUIT RUNS TO BE A MINIMUM 103mm C. AS PER CREST RECOMMENDATIONS.
5. COORDINATE ALL CABLE TYPES WITH CREST CONTRACTOR PRIOR TO COMMENCING WORK.
6. ALL CONDUIT TO BE KEPT A MINIMUM DISTANCE OF 150mm FROM OTHER ELECTRICAL INFRASTRUCTURE WERE POSSIBLE.
7. ELECTRICAL CONTRACTOR TO ALLOW FOR A 4-HOUR MEETING WITH CREST CONTRACTOR TO DEVELOP CONDUIT DESIGN STRATEGY AND COORDINATE EXACT LOCATION OF ALL EQUIPMENT, INCLUDING PULL BOXES. NO WORK IS TO COMMENCE ON THE CONDUIT INSTALLATION UNTIL THIS MEETING IS HELD.
8. CREST SYSTEM SHOWN FOR INFORMATION ONLY. COORDINATE EXACT REQUIREMENTS AND SYSTEM DESIGN WITH CREST CONTRACTOR PRIOR TO COMMENCING WORK.

2 / E1.0 CREST RISER DIAGRAM

NOT TO SCALE

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issued for Development Permit	DEC. 20, 2023

Seal

Permit

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Drawing Title

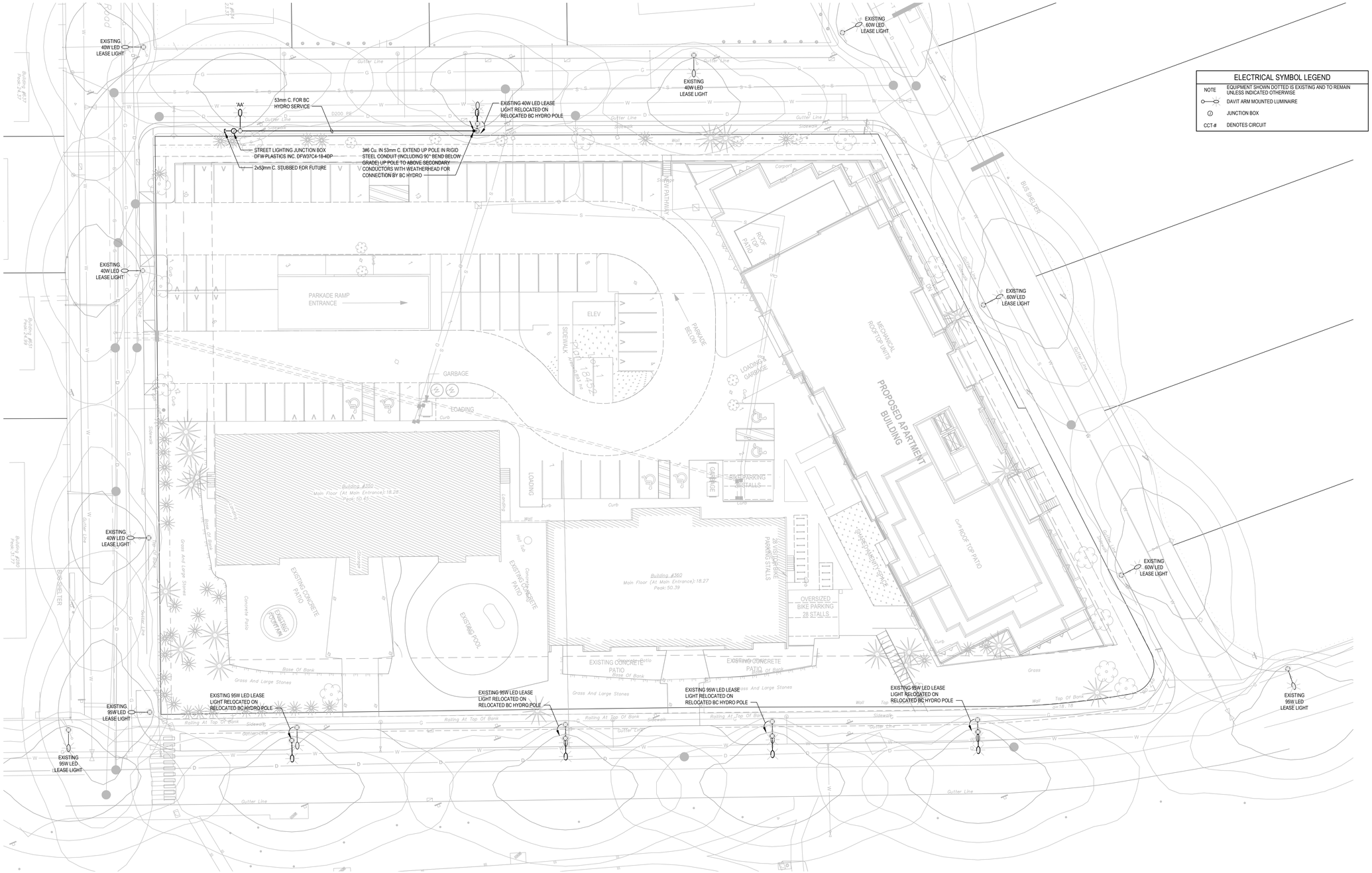
SITE LIGHTING LAYOUT

Sheet

E1.0

Scale	Project No.
AS NOTED	0122.0232

22.703 Douglas Street Apartments_detached.rvt



ELECTRICAL SYMBOL LEGEND

NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
○—⬭	DAVIT ARM MOUNTED LUMINAIRE
Ⓙ	JUNCTION BOX
CCT-#	DENOTES CIRCUIT

1 / E2.0 OFFSITE STREET LIGHTING LAYOUT

0 5000 10000 15000 1:250

ILLUMINATION DESIGN CRITERIA

	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	DOUGLAS ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	MAJOR	
ILLUMINANCE LEVEL (AVG)	11.0 lux	13.1 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	3.0:1	3.0:1

ILLUMINATION DESIGN CRITERIA

	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	TORONTO ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	9.7 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	2.9:1

ILLUMINATION DESIGN CRITERIA

	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	HUNTINGTON PLACE	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	8.5 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.5:1

ILLUMINATION DESIGN CRITERIA

	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	AVALON RD	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	10.4 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.6:1

22 703 Douglas Street Apartments_detached.rvt

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issued for Development Permit	DEC. 20, 2023

Seal

Permit

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Drawing Title

OFFSITE STREET
LIGHTING LAYOUT

Sheet

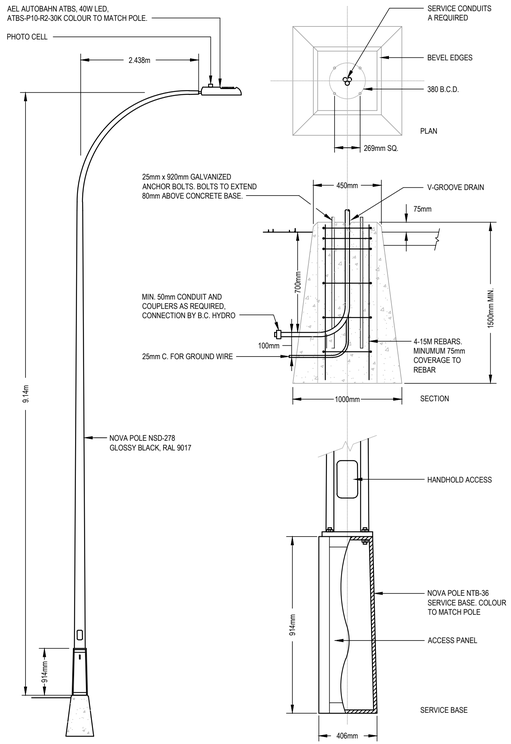
E2.0

Scale

AS NOTED

Project No.

0122.0232

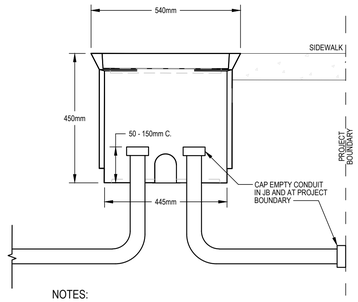


NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL A GROUND PLATE MIN 600mm DEEP, CHEMICALLY CHARGED GROUND ROD, OR TWO GROUND RODS MIN 3m APART ADJACENT TO POLE BASE. GROUND ROD TO EXTEND 0.8m PAST BOTTOM OF CONCRETE AND MINIMUM 3.0m LONG. REFER TO CEC 10-102.2.
4. CONFIRM BOLT CIRCLE RADIUS REQUIREMENTS WITH POLE MANUFACTURER PRIOR TO INSTALLATION OF CONCRETE BASES.
5. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'C1' CONCRETE POLE BASE SUITABLE FOR SERVICE BASE. NANAIMO PRECAST LTD., FRASER PRECAST LTD., OR APPROVED EQUAL. ANY CAST IN PLACE POLE BASES MUST BE REVIEWED AND SIGNED OFF BY A BC REGISTERED STRUCTURAL ENGINEER PRIOR TO AND AFTER POURING OF CONCRETE. ALL ASSOCIATED COST FOR THE SERVICES OF A STRUCTURAL ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1 / E2.1 TYPE 'AA' POLE DETAIL

NOT TO SCALE

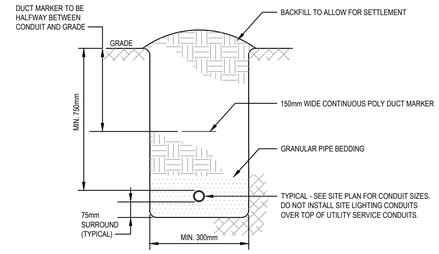


NOTES:

1. STREET LIGHTING JUNCTION BOX - DFW PLASTICS INC. DFW37C4-18-4DP BLANK C/W MANUFACTURERS BOLT DOWN LID.

2 / E2.1 JUNCTION BOX DETAIL

NOT TO SCALE



3 / E2.1 TYPICAL TRENCH SECTION

NOT TO SCALE

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
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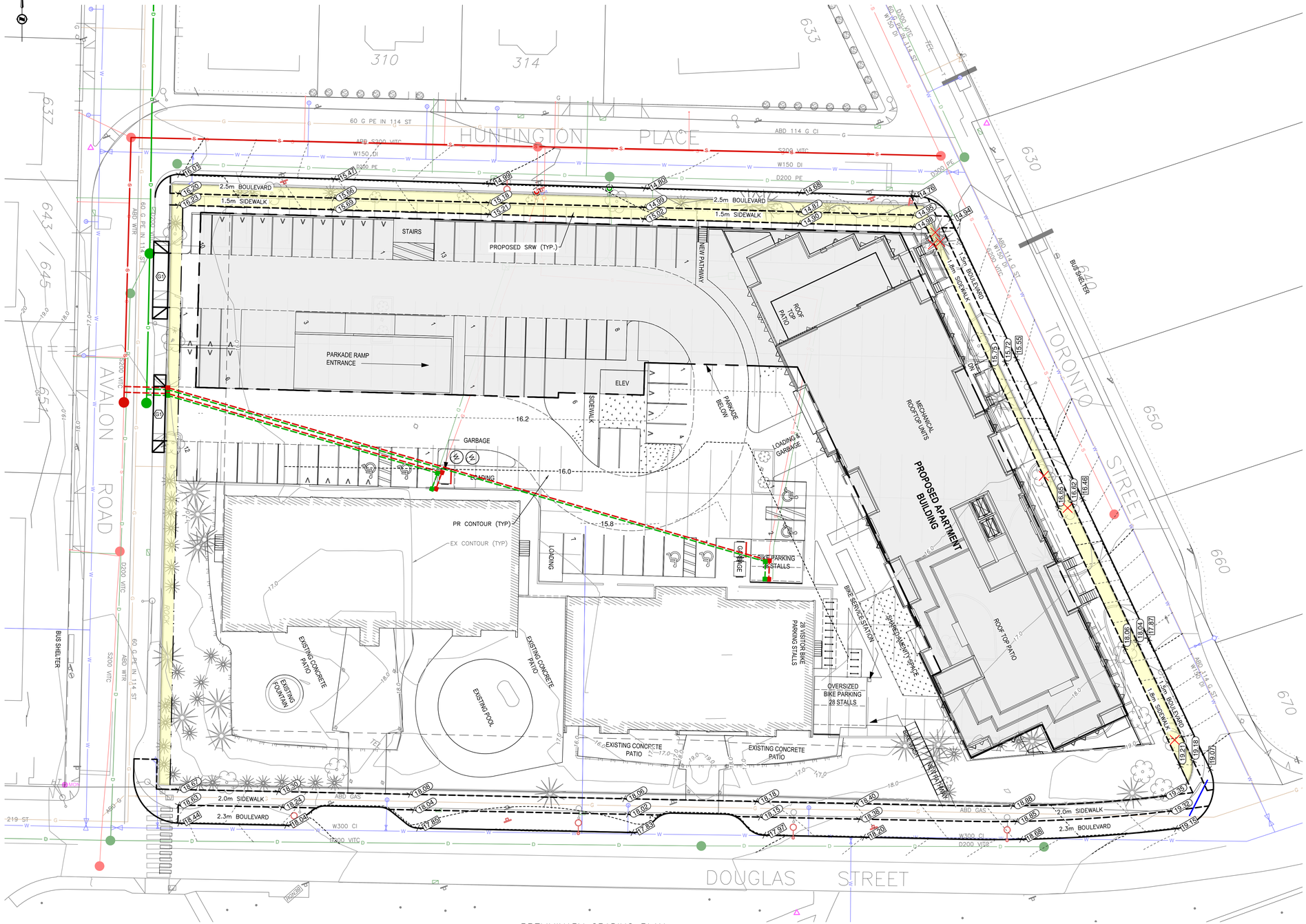
Drawing Title

OFFSITE STREET LIGHTING DETAILS

Sheet

E2.1

Scale	Project No.
AS NOTED	0122.0232



SHEET NOTES:

GRADING

(G1) RESIDENTIAL DRIVEWAY TO SLOPE AT 8% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.

(G2) COMMERCIAL DRIVEWAY TO SLOPE AT 3% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.

(G3) PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b

PRELIMINARY GRADING PLAN
H 1:250

KEY PLAN
NTS

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE	D	FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN		EDGE ASPHALT		AIR VALVE	

1:250 0 5 15m

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.

BENCHMARK: MONUMENT 8-67 ELEV. 19.317m

NOTE: ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

350-360 DOUGLAS STREET PRELIMINARY GRADING PLAN

Scale horiz. 1:250 Scale vert. N/A

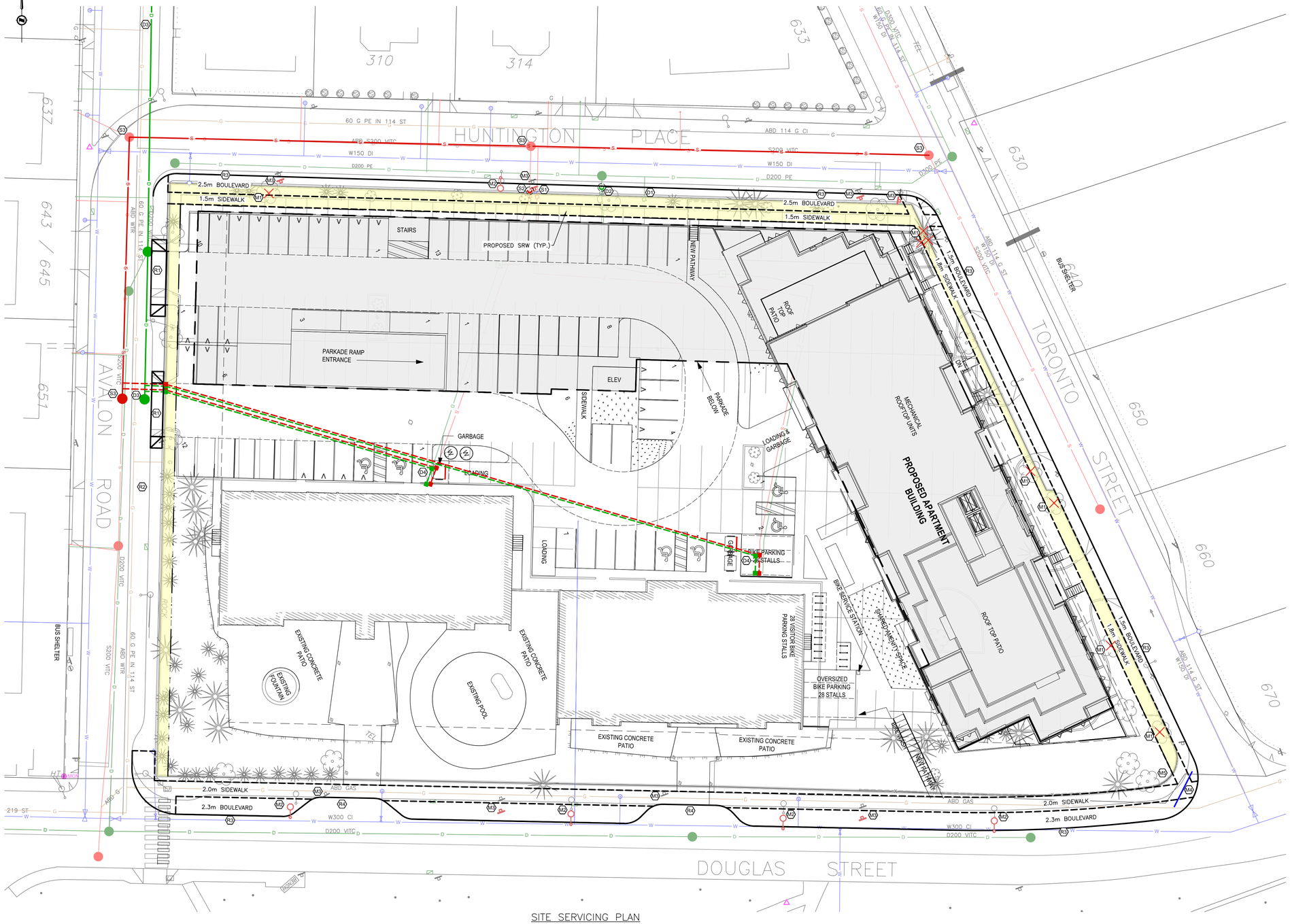
Sheet 1 of 1

Eng. Project No. 33265

Drafted by. JA

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

PRELIMINARY GRADING PLAN



SITE SERVICING PLAN
H 1:250

SHEET NOTES:

DRAIN

(D1) EXISTING DRAIN SERVICE TO BE REUSED FOR PROPOSED BUILDING.

(D2) EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.

(D3) EXISTING DRAIN TO BE REUSED AS REQUIRED.

(D4) EXISTING ONSITE DRAIN SERVICES TO BE REDIRECTED AS REQUIRED.

SANITARY

(S1) EXISTING SANITARY SERVICE TO BE REUSED FOR PROPOSED BUILDING

(S2) EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.

(S3) EXISTING SANITARY SEWER TO BE REUSED AS REQUIRED.

(S4) EXISTING ONSITE SANITARY SERVICES TO BE REDIRECTED AS REQUIRED.

ROAD

(R1) PROPOSED 7.0m DRIVEWAY COMPLETE WITH FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b AND HIGHWAY ACCESS BYLAW.

(R2) EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN ON AVALON ROAD.

(R3) EXISTING ROAD TO BE RE/RE COMPLETE WITH NEW CURB, GUTTER, BOULEVARD AND SEPARATED SIDEWALK.

(R4) PROPOSED LOADING ZONE.

MISCELLANEOUS

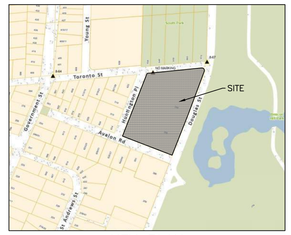
(M1) EXISTING TREE TO BE REMOVED AS REQUIRED.

(M2) EXISTING POLE TO BE RELOCATED AS REQUIRED.

(M3) EXISTING SIGN TO BE RELOCATED AS REQUIRED.

(M4) PROPOSED IRRIGATION SLEEVE.

(M5) EXISTING RETAINING WALL TO BE RETAINED.



KEY PLAN
NTS

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.

BENCHMARK: MONUMENT 8-67 ELEV. 19.317m

NOTE: ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

350-360 DOUGLAS STREET PRELIMINARY CIVIL SERVICING DRAWING

Scale horiz. 1:250 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 33265

Drafted by. JA

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

LEGEND

LAMP STANDARD	LS	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN		METER	W
U/G WIRING	UE		MANHOLE	D	FLUSH VALVE	
GAS	G		SERVICE RISER		VALVE	
WATER	W		MOUNTABLE CURB	MC	REDUCER	
SEWER	S		NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN			EDGE ASPHALT		AIR VALVE	

1:250 0 5 15m

PRELIMINARY SERVICING PLAN DRAFT

V:_Projects\33265 - Starlight Developments - 350 - 360 Douglas Street\07 - Engineering\02 - Drawings & Sketches (Eng)\33265 Design.dwg Plot Date: December 15,

6 - Large coniferous trees along Huntington Place. Species to be determined by City of Victoria Parks Department

6- Large canopy deciduous trees along Huntington Place. Species to be determined by City of Victoria Parks Department

3 - Ironwood (deciduous) trees at northwest face of building

3 - Redbud (deciduous) trees at center of parking lot

2 - Red Maple (deciduous) trees along building and parking areas.

1 - Garry Oak (deciduous) trees at center of planting area

7 - Ironwood (deciduous) trees on rooftop planting areas.

900mm (3ft) ht. Decorative metal fence along top of the wall

2- Small canopy deciduous trees along north Avalon st. Species to be determined by City of Victoria Parks Department

Planting bed extension allows for groundcover planting under car overhangs (Typ.)

1800mm (6ft) ht. wood privacy fence between unit entrances.

Planting along northern property line features partial-sun native and adaptive shrubs, perennials and ornamental grasses (Typ.)

6 - Large canopy deciduous trees along northern property limit. Species to be determined by City of Victoria Parks Department

Underground parking limit

Common amenity patio with BBQ attached to interior gym space.

4 - Magnolia (deciduous) trees along building street-level concrete planters.

4 - Ironwood (deciduous) trees at southwest face of building

Modular raised metal planter assembly along perimeter of roof deck. Roof deck plantings feature drought tolerant, sun-adapted native and adaptive shrubs, perennials and small trees

4 - Small canopy deciduous trees along Toronto St.. Species to be determined by City of Victoria Parks Department

Unit patios are surrounded by planting beds and feature large format decorative concrete pavers (Typ.)

5.4m Proposed Setback at main floor

6 - Garry Oak (deciduous) trees along Douglas st.

2- 1800mm Wood benches for seating

(28 spots) Bicycle Parking Area including service station and bike wash.

Decorative concrete banding in main entry plaza

Common rooftop deck with outdoor kitchen and dining amenities. Furniture to be supplied by the owner

Existing and Retained Trees

HUNTINGTON PLACE

DOUGLAS STREET

TORONTO STREET

AVALON ROAD

SITE ACCESS

SITE ACCESS

PARKADE RAMP ENTRANCE

ELEV

STAIRS

NEW PATHWAY

LOBBY ENTRANCE

LOADING & GARBAGE

LOADING

EXISTING BUILDING

EXISTING BUILDING

EXISTING CONCRETE PATIO

EXISTING FOUNTAIN

EXISTING POOL

EXISTING CONCRETE PATIO

EXISTING CONCRETE PATIO

EXISTING CONCRETE PATIO

PROPERTY LINE

EXISTING SIDEWALK

SIDEWALK

Recommended Nursery Stock

75% OF PLANT STOCK IS: N - Denotes Native Species; PH - Denotes Pollinator Habitat; FB - Denotes Fruit Bearing

Trees

Total: 56

	Botanical Name	Common Name	Size
	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal
PH	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Parrotia persica	Persian Ironwood	6cm cal.
N	Quercus garryana	Garry Oak	6cm cal
	Street Trees - Species to be determined	by the City of Victoria Parks Dept.	---

Large Shrubs

Total: 124

	Botanical Name	Common Name	Size
PH	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
PH	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#7 pot
PH	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#7 pot
PH N	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

Total: 173

	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
FB N	Mahonia aquifolium	Tall Oregon Grape	#5 pot
PH N	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total: 280

	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
N	Gaultheria shallon	Salal	#1 pot
FB N	Mahonia repens	Creeping Oregon Grape	#1 pot
PH	Rosmarinus officinalis	Rosemary	#1 pot
FB	Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	#1 pot

Perennials, Annuals and Ferns

Total: 736

	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PH	Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot
N	Polystichum munitum	Sword Fern	#1 pot

Groundcovers

Total: 839

	Botanical Name	Common Name	Size
FB N	Fragaria chiloensis	Coastal Strawberry	#1 pot

Vines

Total: 23

	Botanical Name	Common Name	Size
PH	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	#5 pot

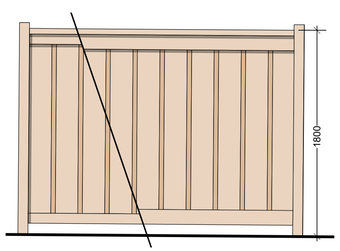
Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

MATERIALS LEGEND

- Asphalt / Roadways
- Colored & sawcut concrete - Concrete sidewalks and plazas
- Decorative concrete pavers - Ground level patios
- Composite wood decking - Rooftop patio
- Aggregate - Maintenance access paths
- Planting beds
- Grass - Sod lawn

EXISTING TREE (RETAINED)

EXISTING TREE (REMOVED)



1 1800mm Ht. Cedar Privacy Fence
Scale: 1:25

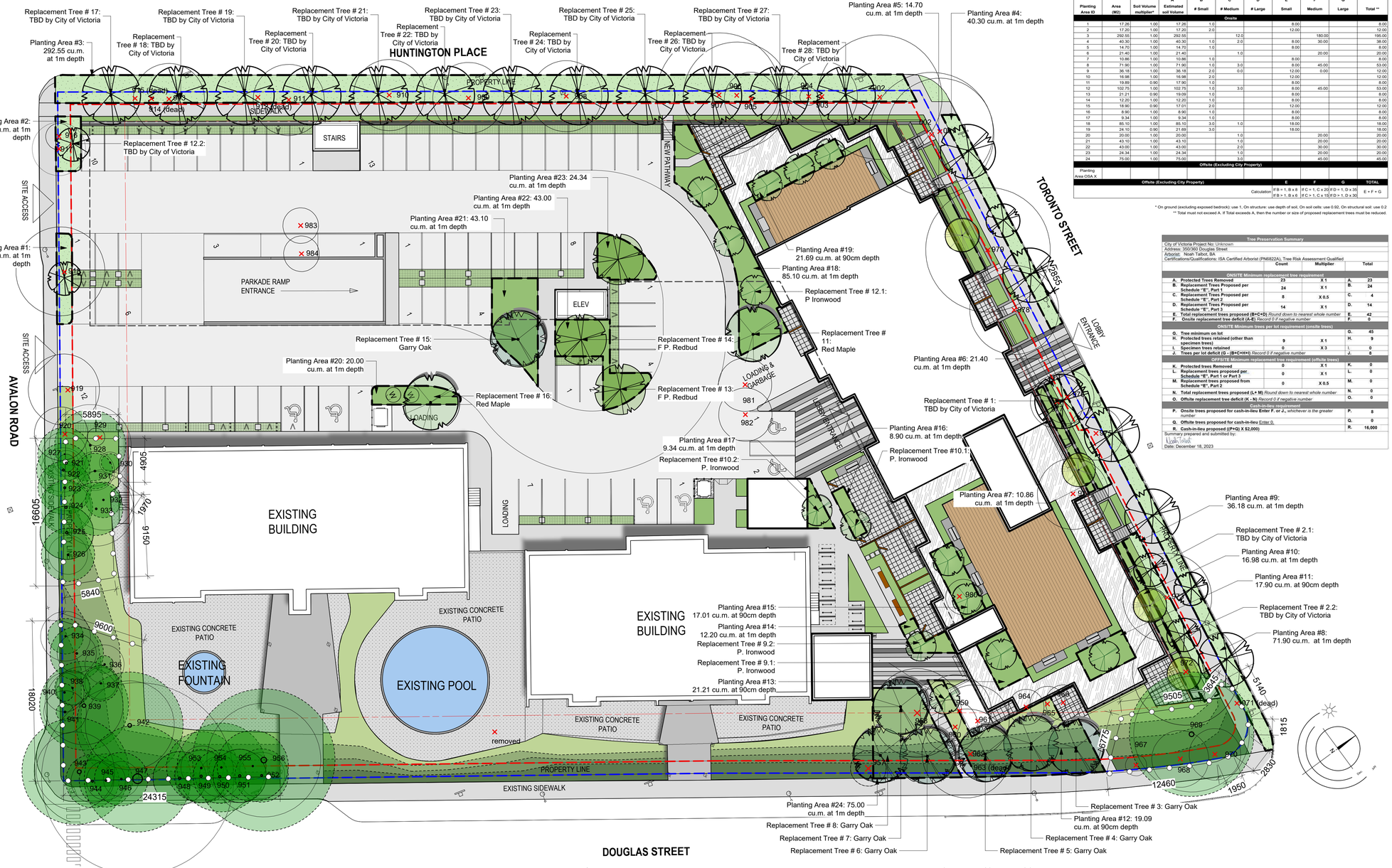
5 10 15

Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

350/360 Douglas St. Starlight | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: Nov 5 - 21



350/360 Douglas St. Starlight | Tree Management Plan

SOIL TABLE

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	Replacement Trees Proposed B # Small	C # Medium	D # Large	Soil Volume Required (m3) E Small	F Medium	G Large	Total **
Onsite										
1	17.26	1.00	17.26	1.0			8.00			8.00
2	17.20	1.00	17.20	2.0			12.00			12.00
3	292.55	1.00	292.55		12.0			180.00		195.00
4	40.30	1.00	40.30	1.0	2.0		8.00	30.00		38.00
5	14.70	1.00	14.70	1.0			8.00			8.00
6	21.40	1.00	21.40		1.0			20.00		20.00
7	10.86	1.00	10.86	1.0			8.00			8.00
8	71.90	1.00	71.90	1.0	3.0		8.00	45.00		53.00
9	36.18	1.00	36.18	2.0	0.0		12.00	0.00		12.00
10	16.98	1.00	16.98	2.0			12.00			12.00
11	19.89	0.90	17.90	1.0			8.00			8.00
12	102.75	1.00	102.75	1.0	3.0		8.00	45.00		53.00
13	21.21	0.90	19.09	1.0			8.00			8.00
14	12.20	1.00	12.20	1.0			8.00			8.00
15	18.90	0.90	17.01	2.0			12.00			12.00
16	8.90	1.00	8.90	1.0			8.00			8.00
17	9.34	1.00	9.34	1.0			8.00			8.00
18	85.10	1.00	85.10	3.0	1.0		18.00			18.00
19	24.10	0.90	21.69	3.0			18.00			18.00
20	20.00	1.00	20.00		1.0			20.00		20.00
21	43.10	1.00	43.10		1.0			20.00		20.00
22	43.00	1.00	43.00		2.0			30.00		30.00
23	24.34	1.00	24.34		1.0			20.00		20.00
24	75.00	1.00	75.00		3.0			45.00		45.00
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							E	F	G	TOTAL
						Calculation	If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2

** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

Tree Preservation Summary

City of Victoria Project No: Unknown
Address: 350/360 Douglas Street
Arborist: Noah Talbot, BA
Certifications/Qualifications: ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	23	X 1	A. 23
B. Replacement Trees Proposed per Schedule "E", Part 1	24	X 1	B. 24
C. Replacement Trees Proposed per Schedule "E", Part 2	8	X 0.5	C. 4
D. Replacement Trees Proposed per Schedule "E", Part 3	14	X 1	D. 14
E. Total replacement trees proposed (B+C+D) *Round down to nearest whole number*			E. 42
F. Onsite replacement tree deficit (A-E) *Record 0 if negative number*			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 45
H. Protected trees retained (other than specimen trees)	9	X 1	H. 9
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G - (B+C+H+I) *Record 0 if negative number*			J. 8
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+ M) *Round down to nearest whole number*			N. 0
O. Offsite replacement tree deficit (K - N) *Record 0 if negative number*			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., *whichever is the greater number*			P. 8
Q. Offsite trees proposed for cash-in-lieu Enter 0.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X $2,000)			R. 16,000

Summary prepared and submitted by:
Noah Talbot
Date: December 18, 2023

TREE INVENTORY

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks
				Common	Botanical					Health	Structural			
901	Y	On	Y	Norway maple.	*Acer platanoides*	33	8	n/a	4	Dead	Dead	Unsuitable	Moderate	Dead. No foliage. Likely suppressed by two adjacent cedars
0001	Y	M/shared	Y	Deodar cedar	*Cedrus deodara*	47	15	4.7	6	Fair to good	Poor	Conditional	Good	Asymmetrical crown, multiple leaders, shared with city, some included bark
0002	Y	M/shared	Y	Deodar cedar	*Cedrus deodara*	71	15	7.1	7	Fair to good	Poor	Conditional	Good	Asymmetrical crown, multiple leaders, sap sucker wounds, shared with city, some included bark
902	Y	On	Y	Norway maple	*Acer platanoides*	40	12	4.8	7	Fair to poor	Fair to poor	Conditional	Moderate	One major stem is late stage decline, some included bark at main stem union, callused pruning wounds, some dead branches with decay.
903	Y	On	N	American Hornbeam	*Carpinus caroliniana*	29	12	2.9	4	Fair to poor	Fair to poor	Conditional	Good	Multiple stems at 3m, multiple inclusions at union, dieback in upper canopy, small girdled root observed
904	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	16	4	1.9	1	Fair to poor	Poor	Conditional	Moderate	Suppressed by 903, historically topped, multiple leaders,
905	Y	On	N	American Hornbeam	*Carpinus caroliniana*	17	12	1.7	3	Fair	Fair	Conditional	Good	Suppressed by 906, various inclusions, asymmetrical crown
906	Y	On	Y	Deodar cedar	*Cedrus deodara*	52	20	5.2	6	Fair to good	Fair to good	Suitable	Good	Codominant crown with 907, small dead wood
907	Y	On	Y	Deodar cedar	*Cedrus deodara*	55	20	5.5	7	Fair to good	Fair to good	Suitable	Good	Codominant crown with 906, small dead wood, small calused wounds, some wood pecker damage
908	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	42	12	4.2	4	Fair to poor	Fair to poor	Conditional	Good	multiple stems and inclusions in upper canopy, thin foilage in upper crown, some stems experiencing die back
909	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	30	10	3	4	Fair	Fair to poor	Conditional	Good	Multiple stems at 2m above grade,, many inclusions, some small dead wood, corrected lean at 1m
910	Y	On	N	English Holly	*Ilex aquifolium*	29	8	2.9	4	Fair to good	Fair to poor	Conditional	Good	Multiple leaders, historical improper pruning, some pruning wounds with decay, two right angle limbs over sidewalk, some inclusions in upper canopy
911	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	10	3.2	4	Fair	Fair to poor	Conditional	Good	Multiple stems at 3m, many inclusions, some small dead wood, corrected lean at 1m above grade, thin foliage, possible die back
912	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	20	8	n/a	1	Dead	Dead	Conditional	Moderate	Dead, brown foliage, multiple stems with inclusions
913	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	12	3.2	4	Fair to good	Fair to poor	Conditional	Good	Multiple stems form at 3m above grade, many inclusions, some small dead wood, corrected lean, possible regularly saturated soil conditions due to adjacent roof drainage
914	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	17	6	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, partially failed and heavy lean into 913
915	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	14	6	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, brown foliage
916	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	1.5	Fair	Fair to good	Suitable	Moderate	Foliage dieback, suppressed by 917
917	Y	On	Y	Norway maple	*Acer platanoides*	26,25	12	4.9	3	Fair	Fair	Suitable	Moderate	Some utility pruning, will like need some additional utility clearance pruning, codominant stems with some included bark, small dead wood in canopy with decay, calused wounds
918	Y	On	Y	Norway maple	*Acer platanoides*	49	12	5.9	5	Fair	Fair	Suitable	Moderate	Large dead stem on sidewalk side with possible cavity nests, calused wounds, damaged/deflected leader, some mechanical damage along base, crown conflicts with existing overhead utilities.
919	Y	On	Y	Norway maple	*Acer platanoides*	32	10	3.8	4	Fair	Fair to poor	Conditional	Moderate	Large stem die back, calused wounds with internal decay, some included bark, historical utility pruning,
920	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	14,14	10	2.7	3	Fair	Fair to poor	Conditional	Moderate	Codominant stems, included bark at base, epicormic growth, planted in row, likely competition between individuals, excelsior
921	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row, 920 to 926 are "exscelor" variety
922	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row
923	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	22	10	2.6	3	Fair	Fair to good	Conditional	Moderate	Planted in row, thinning foliage with browning
924	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	23	10	2.8	3	Fair	Fair to good	Conditional	Moderate	Planted in row
925	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	25	10	3	3	Fair	Fair to good	Conditional	Moderate	Planted in row
926	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	18	10	2.2	3	Fair	Fair to good	Conditional	Moderate	Planted in row
927	N	On	N	Ash sp.	*Fraxinus sp.*	8,6	6	1.4	1	Fair	Fair	Conditional	Moderate	Within row of cedars, likely suppressed, Codominant stems with included bark at base, historically pruned
928	Y	On	Y	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	18,17,17,6,6	10	4.6	4	Fair	Fair to poor	Conditional	Moderate	Multiple stems with included bark at base, corrected lean
929	N	On	N	Ash sp.	*Fraxinus sp.*	11	8	1.3	1	Fair	Fair	Conditional	Moderate	Suppressed, multiple leaders, small wounds with decay
930	N	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	10	6	1.2	1	Fair to good	Fair to good	Conditional	Moderate	Corrected lean at base
931	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	18	8	2.2	2	Fair to poor	Fair to poor	Conditional	Moderate	Codominant stems twisted together, thin crown
932	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	14,13,7,7,18	10	3.4	2	Fair	Fair	Conditional	Moderate	Multiple steams at base, included bark between 7 and18 stem, suppressed by 933
933	Y	On	Y	Shore pine	*Pinus contorta*	16,12,14,7	10	4.2	3	Poor	Fair to poor	Conditional	Good	Multiple stems with includedbark between 16 and 12 stem, large percentage of the foliage is absent, historical pruning of large trunk, large invalided wound on 12cm stem. Suppressed.
934	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	12,16	10	2.8	2	Fair	Fair to poor	Suitable	Moderate	Multiple stems with included bark at base, thin canopy, die back in upper canopy
935	Y	On	N	Douglas-fir	*Pseudostuga menziesii*	18	12	2.2	3	Fair to good	Fair to good	Suitable	Moderate	Bends in trunk
936	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	18	10	2.2	1	Fair to poor	Fair	Suitable	Moderate	Corrected lean at base, thin canopy, some die back
937	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	15	8	1.8	2	Fair to poor	Fair	Suitable	Moderate	Corrected lean at base, thin canopy, some die back, possible historical codominant stem
938	Y	On	N	Douglas-fir	*Pseudostuga menziesii*	16	8	1.9	2	Fair	Fair	Suitable	Moderate	Corrected lean at base, deflected leader, suppressed by 0940
939	Y	On	Y	Douglas-fir	*Pseudostuga menziesii*	37	15	4.4	5	Fair to poor	Fair	Conditional	Moderate	Thin canopy, damaged lower west canopy, die back in upper canopy
940	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	18	8	2.2	1	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, asymmetrical crown, likely historical utility pruning
941	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	20	8	2.4	1	Poor	Fair to poor	Conditional	Moderate	Multiple leaders, sparse canopy, historical utility pruning, late stage decline
942	Y	On	Y	Douglas-fir	*Pseudostuga menziesii*	42	15	5.0	6	Fair to poor	Fair	Conditional	Moderate	Thinning canopy, lower canopy pruning, die back in upper canopy, deflected trunk, backfilled around root collar.
943	Y	On	Y	Deodar cedar	*Cedrus deodara*	44	15	4.4	6	Fair	Fair to poor	Conditional	Good	Codominant stems foem at 8m above grade with inclusion, historical hydro pruning, corrected lean, historically suppressed lower canopy
944	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	20	8	2.4	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black lotus, multiple leaders, sparse canopy
945	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	18	8	2.2	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locust, multiple leaders, sparse canopy
946	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	17	8	2.0	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black lotus, multiple leaders, sparse canopy
947	Y	On	Y	Black locust	*Robinia pseudoacacia*	108	20	10.8	6	Fair	Fair to poor	Suitable	Good	Historical codomimant stem failure at base with associated decay, inclusion at remaining union, phototrophic lean, historical pruning cuts with associated decay.
948	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	25	10	3	3	Fair to poor	Fair	Suitable	Moderate	Historical suppressed, thin canopy, die back, planted in row
949	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	24	10	2.9	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, multipleleaders, bark inclusions
950	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	19	10	2.3	3	Fair	Fair	Suitable	Moderate	Planted in row, corrected lean, possible damage to leader
951	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	25	10	3	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, die back, codominant stems with included bark
952	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja pilcata var. Excelsa*	22	10	2.6	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, die back, codominant stems with included bark, heavily suppressed by black locus
953	N	On	N	Black locust	*Robinia pseudoacacia*	19, 8	10	2.4	4	Fair to good	Fair	Suitable	Good	Multiple stems with inclusion at base, historical pruning wounds
954	N	On	N	Black locust	*Robinia pseudoacacia*	14	8	1.4	5	Fair to good	Fair	Suitable	Good	Phototrophic lean, pruning wound with some surface decay,
955	N	On	N	Black locust	*Robinia pseudoacacia*	15	8	1.5	4	Fair to good	Fair to good	Suitable	Good	Phototrophic lean, suppressed by larger black locus
956	Y	On	Y	Black locust	*Robinia pseudoacacia*	64	15	6.4	8	Fair to good	Fair	Conditional	Good	Multiplestems, included bark at union at 3m above grade, standing water in union, historical pruning wounds, included bark at other unions
957	N	On	N	European mountain ash	*Sorbus aucuparia*	11,4,4,,4,5,5,3,3	6	2.0	2	Fair to good	Fair	Suitable	Moderate	Multiple stems, some canker present, some included bark at branch unions
958	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	53	20	6.4	5	Fair to good	Fair to good	Suitable	Moderate	Sap sucker damage, roots lifting adjacent asphalt.
959	Y	On	Y	Shore pine	*Pinus contorta*	34	20	3.4	4	Fair to poor	Fair	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed
960	Y	On	N	Shore pine	*Pinus contorta*	29	20	2.9	3	Fair to poor	Fair to poor	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed, multiple leaders, small dead wood
961	Y	On	N	Shore pine	*Pinus contorta*	23	15	2.3	4	Poor	Fair to poor	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, sparse canopy, suppressed, multiple leaders, small dead wood, late stage decline
962	Y	On	N	Ash sp.	*Fraxinus sp.*	22	8	2.6	5	Fair	Fair	Suitable	Moderate	Pruning wounds with decay, historically suppressed
963	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	28	10	n/a	2	Dead	Dead	Unsuitable	Moderate	Twisted stems, brown foliage
964	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, thin canopy, historical clearance pruning along parking lot, die back
965	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair	Conditional	Moderate	Large extended lower limb/new leader, historical clearance pruning along park lot side, die back
966	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	12,13	8	2.4	2	Fair	Fair to poor	Conditional	Moderate	Multiple stems, with included bark at base, mechanical wounds along parking lot side, historical clearance pruning, included bark at some upper canopy unions along parking lot side.
967	N	On	N	Ash sp.	*Fraxinus sp.*	5,5,4,3	4	1.2	1	Fair to good	Fair	Conditional	Moderate	Multiple stems, included bark at unions, mechanical damage at base
968	Y	On	Y	Scott's pine	*Pinus sylvestris*	32	3	3.2	8	Fair	Fair to poor	Conditional	Good	Substantial trunk curvature, lateral growth form, historical large pruning wounds in calused
969	Y	On	Y	London plane	*Platanus X acerifolia*	54	15	6.5	7	Fair	Fair	Suitable	Moderate	Historical heading cuts over Douglas street, unions with included bark, small dead wood in canopy, multiple stems emerging from single union
970	Y	On	Y	False cypress	*Chamaecyparis sp.*	11,11,16,5,5,5,3,4,4	4	2.9	2	Fair to poor	Fair to poor	Conditional	Good	Multiple stems with included bark, suppressed, canopy is absent along the southwest side, heavy lean
971	Y	On	N	False cypress	*Chamaecyparis sp.*	10,7,5,3,3,3	4	n/a	1	Dead	Dead	Unsuitable	Good	Dead, borer activity, heavy lean
972	Y	On	Y	Norway maple	*Acer platanoides*	47	15	5.6	6	Fair	Fair to poor	Conditional	Moderate	Dead stem in canopy with callous tissue around base, small dead wood in canopy, surface roots, unions with included bark, main stem union with included bark
973	Y	On	Y	Norway maple	*Acer platanoides*	43	10	5.2	5	Fair to poor	Fair to poor	Conditional	Moderate	Large wound on lower canopy branch with associated decay, dead branches in upper canopy, bark cracking along both of the main stems, included bark at unions,
974	Y	On	Y	Douglas-fir	*Pseudostuga menziesii*	51	20	6.1	4	Fair to good	Fair to good	Suitable	Moderate	Historical branch failure mid canopy, historical clearance pruning along lower canopy
975	Y	On	Y	Ash sp.	*Fraxinus sp.*	12,14,10,13	8	3.5	3	Fair to good	Fair to poor	Conditional	Moderate	Inclusions between main trunks, multiple stems, extensive surface roots
976	Y	On	N	Ash sp.	*Fraxinus sp.*	16,7	6	2.4	3	Fair	Fair to poor	Conditional	Moderate	Suppressed by adjacent holly, heavy trunk curvature, included bark between stems, extensive surface rooting.
977	Y	On	N	English Holly	*Ilex aquifolium*	16,7	6	2.0	3	Fair to good	Fair to poor	Conditional	Good	Competition crown with 976 and partially attached at base, multiple leaders, surface roots, included bark between stems
978	Y	On	Y	Shore pine	*Pinus contorta*	37	12	3.7	5	Fair	Fair to poor	Conditional	Good	Multiple leaders, large socket wound from branch tear out, thin canopy, lower canopy clearance pruned, plastic sheeting over root zone
979	Y	On	Y	Norway maple	*Acer platanoides*	54	12	6.5	7	Fair to poor	Fair	Conditional	Moderate	Plastic over root zone, large historic pruning wounds with associated decay, dead wood in canopy, not as vigorous budding as other specimens onsite
980	Y	On	N	Ash sp.	*Fraxinus sp.*	11,10	6	2.0	2	Fair to good	Fair	Conditional	Moderate	Multiple stems, included bark at base, surface roots, possible canker or mechanical damage, in tree island
981	Y	On	N	Norway maple	*Acer platanoides*	12	4	1.4	3	Fair to good	Fair	Suitable	Moderate	In tree island
982	Y	On	N	Norway maple	*Acer platanoides*	14	4	1.7	3	Fair to good	Fair	Suitable	Moderate	In tree island, mechanical damage at base, historical pruning, small dead wood
983	Y	On	N	Tulip tree	*Liriodendron tulipifera*	20	6	2.4	2	Fair	Fair to poor	Conditional	Moderate	Dead previous codon stem, codominant leaders with included bark, in tree island, wound with decay in upper canopy
984	Y	On	N	Tulip tree	*Liriodendron tulipifera*	13	8	1.6	2	Fair to poor	Fair to poor	Conditional	Moderate	Dead leader, historical pruning wounds, mechanical damage at base, in tree island

TREE LEGEND

TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

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

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

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

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

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Blasting and rock removal:Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

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

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

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

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: **Nov 5 - 21**

Site Plan Of:
Lot 1, Beckley Farm, Victoria City, Plan 18452.

5 4 3 2 1 0 5 10 15

Scale = 1:200

Dated this 24th day of February, 2017.

Distances and elevationsshown are in metres.

Elevations are geodetic and derived from OCM 8-67.

Legend:

- Lamp Standard
- Tree
- Man Hole
- Water Valve
- Unknown Service
- Catch Basin
- Utility Pole
- Gas Valve
- Anchor
- Fire Hydrant
- Elevation

Wey Mayenburg Land Surveying Inc.

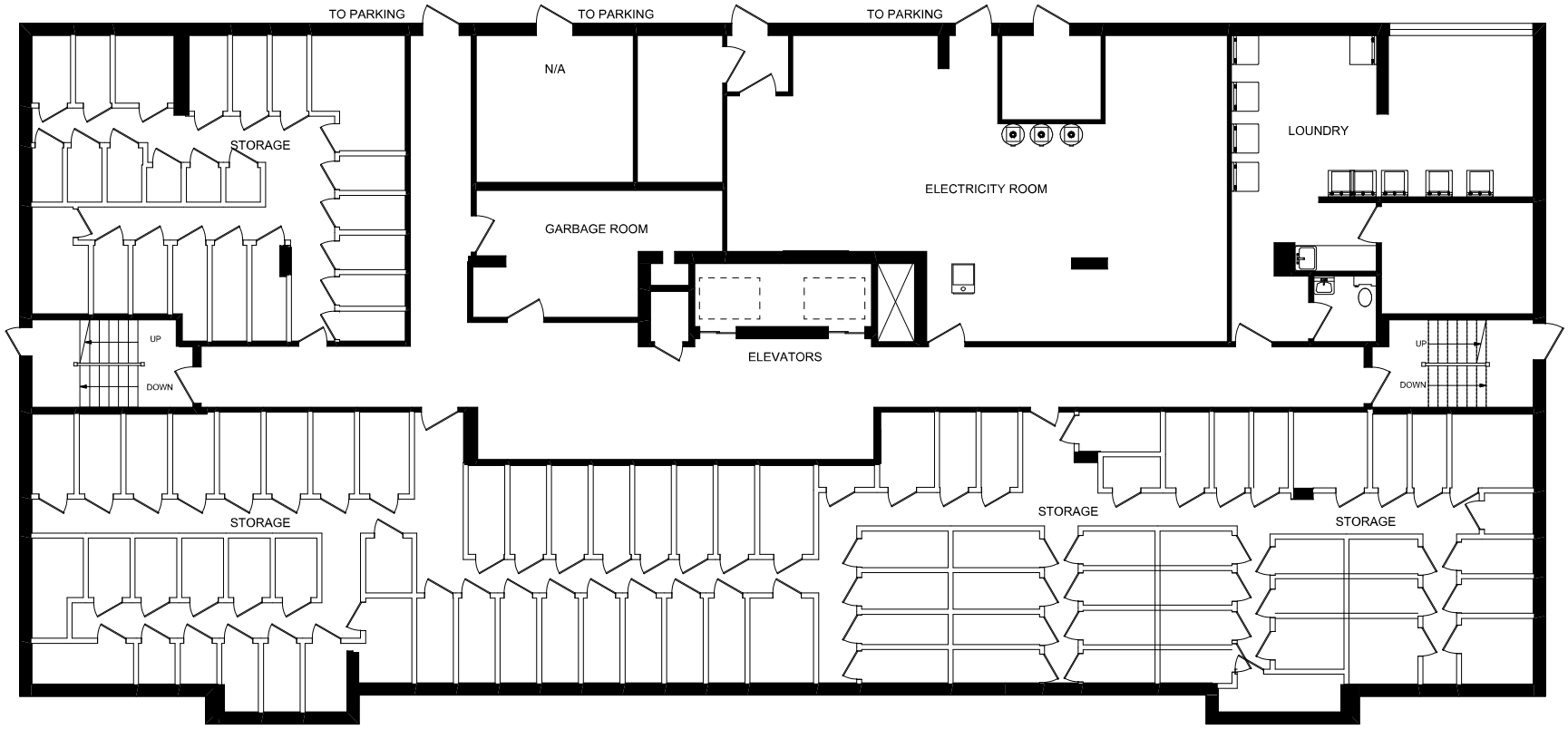
www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155

File: 170062\SIT\CH

350 DOUGLAS STREET

VICTORIA, BC



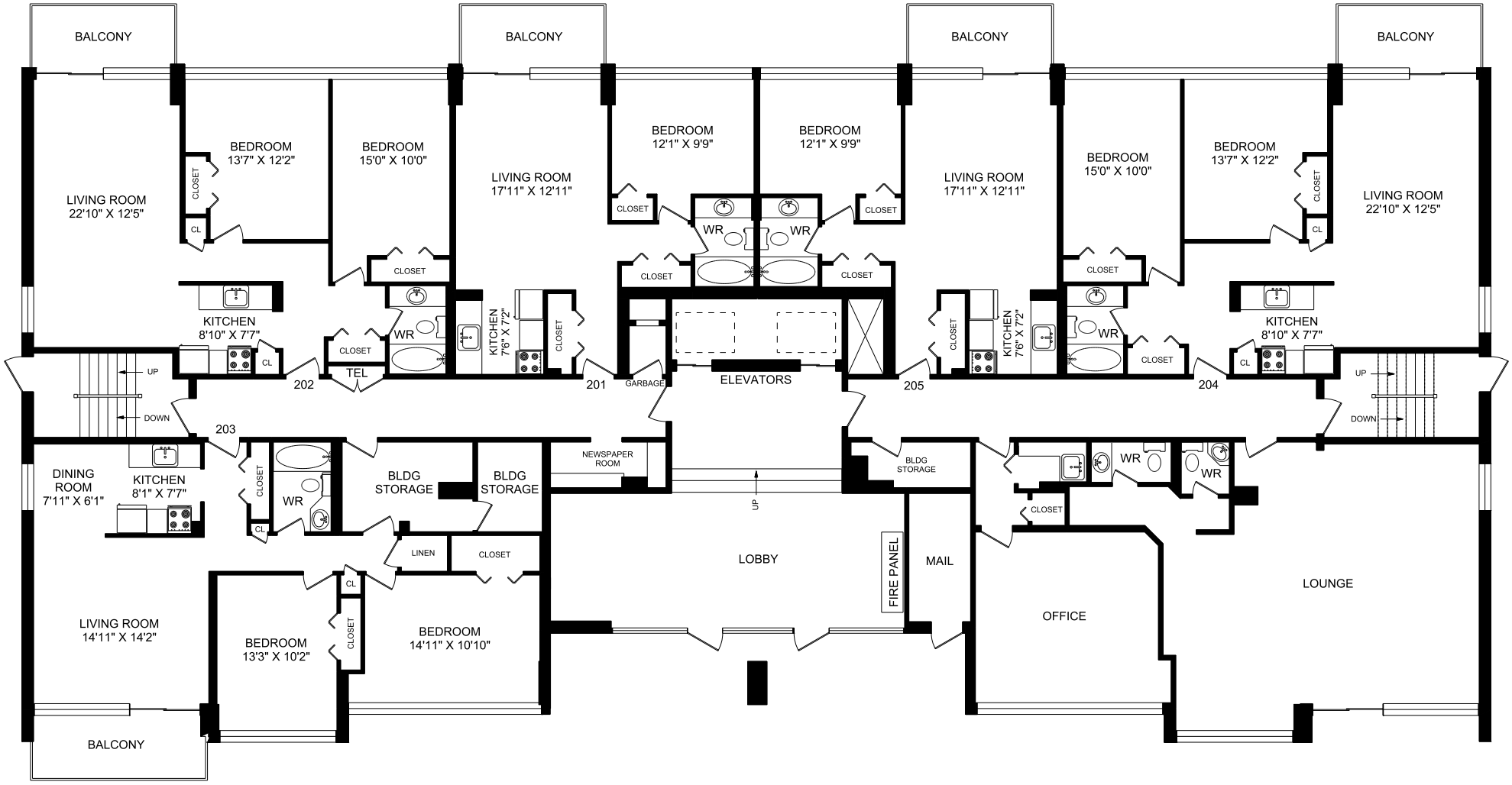
BASEMENT FLOOR

Starlight INVESTMENTS

NOVEMBER 2017

350 DOUGLAS STREET

VICTORIA, BC

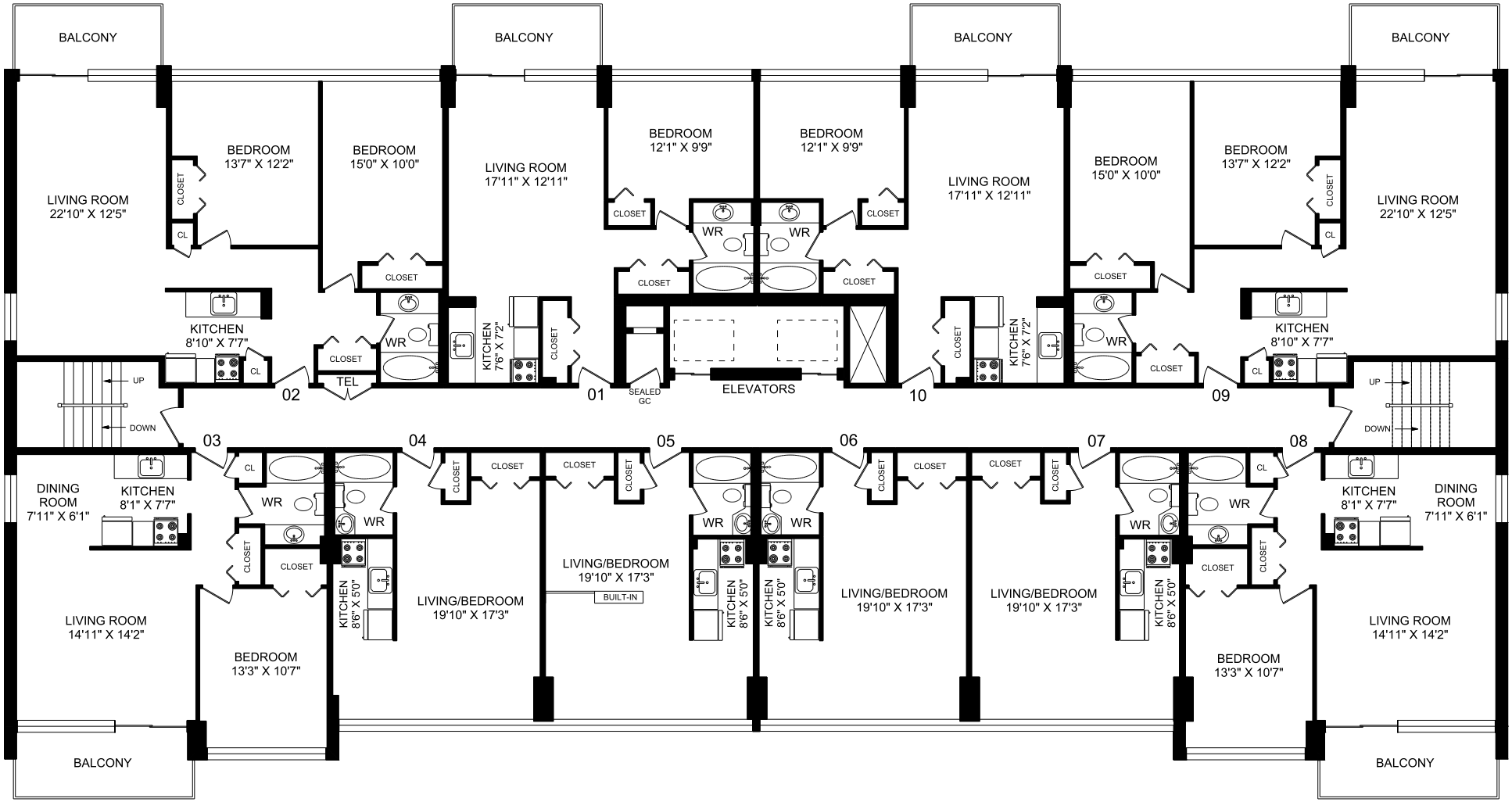


MAIN FLOOR

Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC



TYPICAL FLOOR
FLOORS 3-14

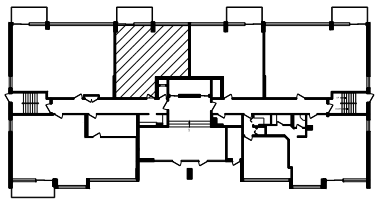
Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC

UNIT 201 - 1 BEDROOM
600 SQ.FT.

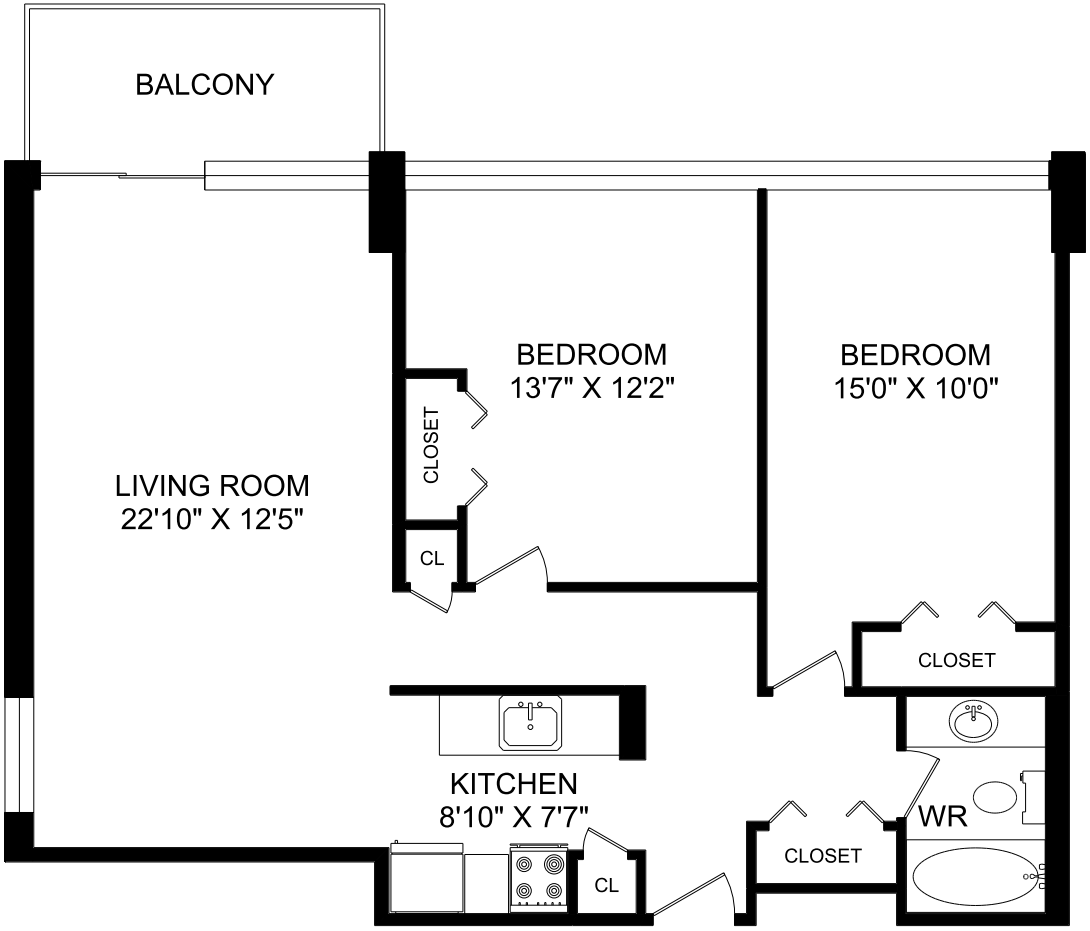
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

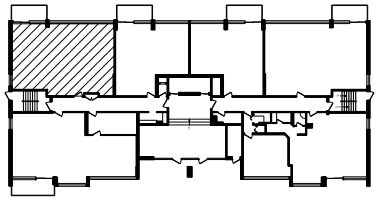
350 DOUGLAS STREET

VICTORIA, BC



UNIT 202 - 2 BEDROOM
930 SQ.FT.

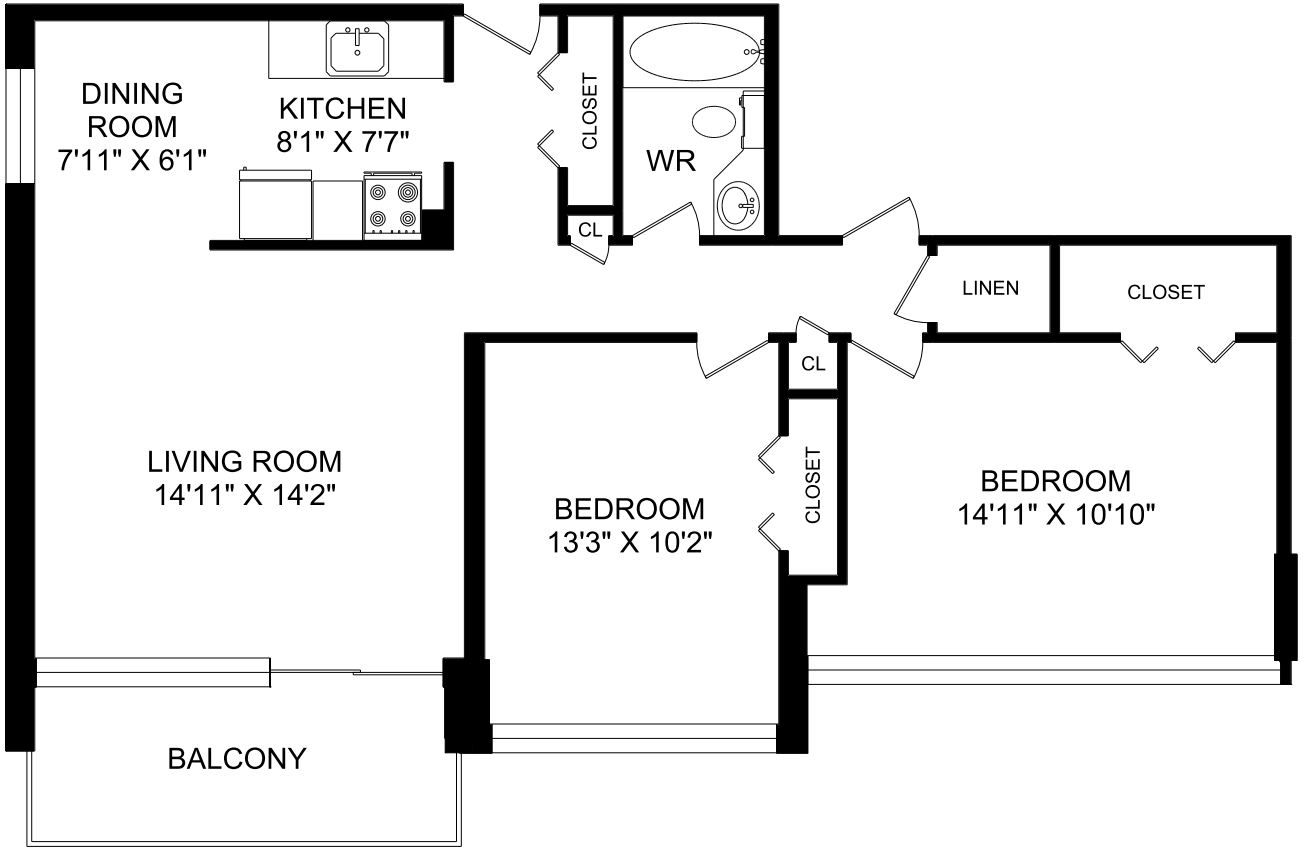
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

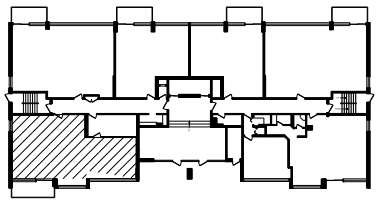
350 DOUGLAS STREET

VICTORIA, BC



UNIT 203 - 2 BEDROOM
935 SQ.FT.

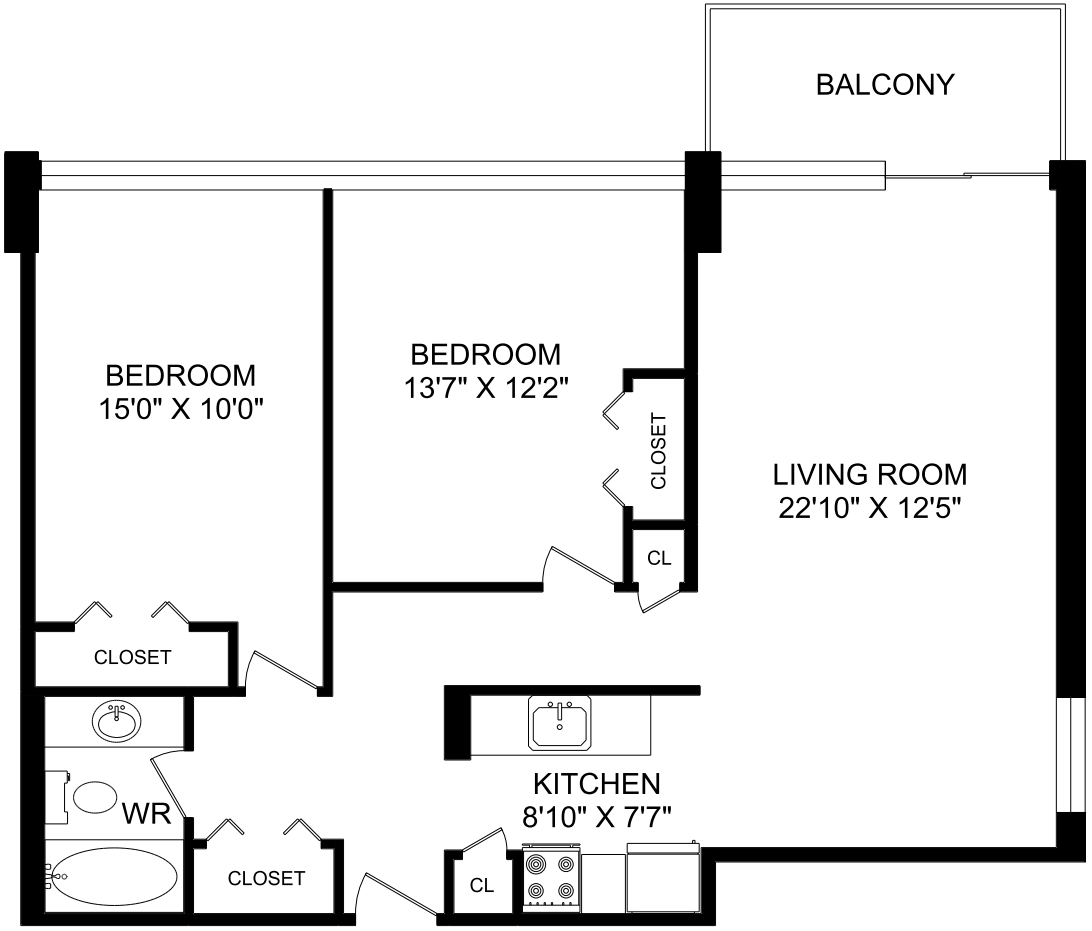
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC



UNIT 204 - 2 BEDROOM
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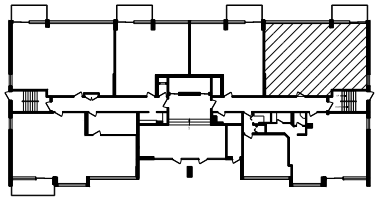
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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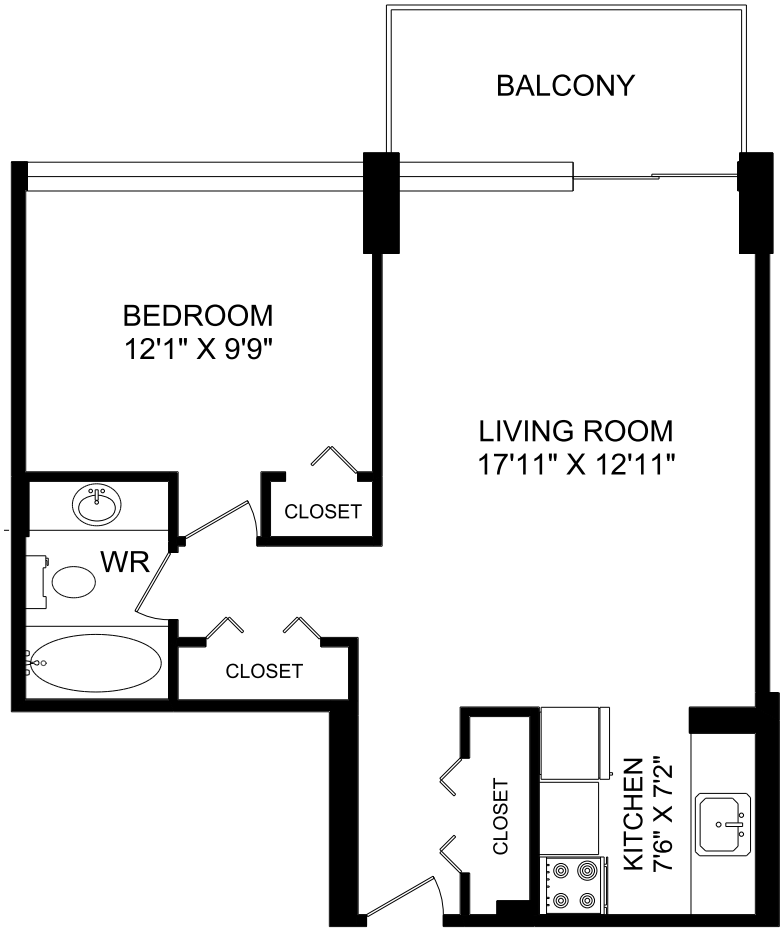
VICTORIA, BC



UNIT 205 - 1 BEDROOM
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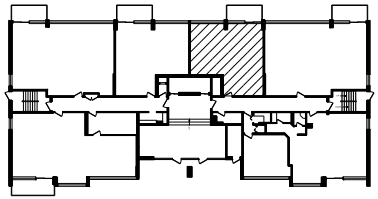


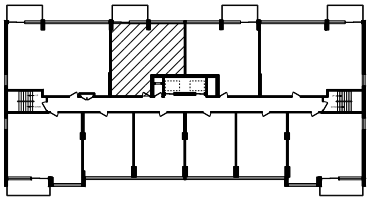
Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC

UNIT 01 - 1 BEDROOM
600 SQ.FT.

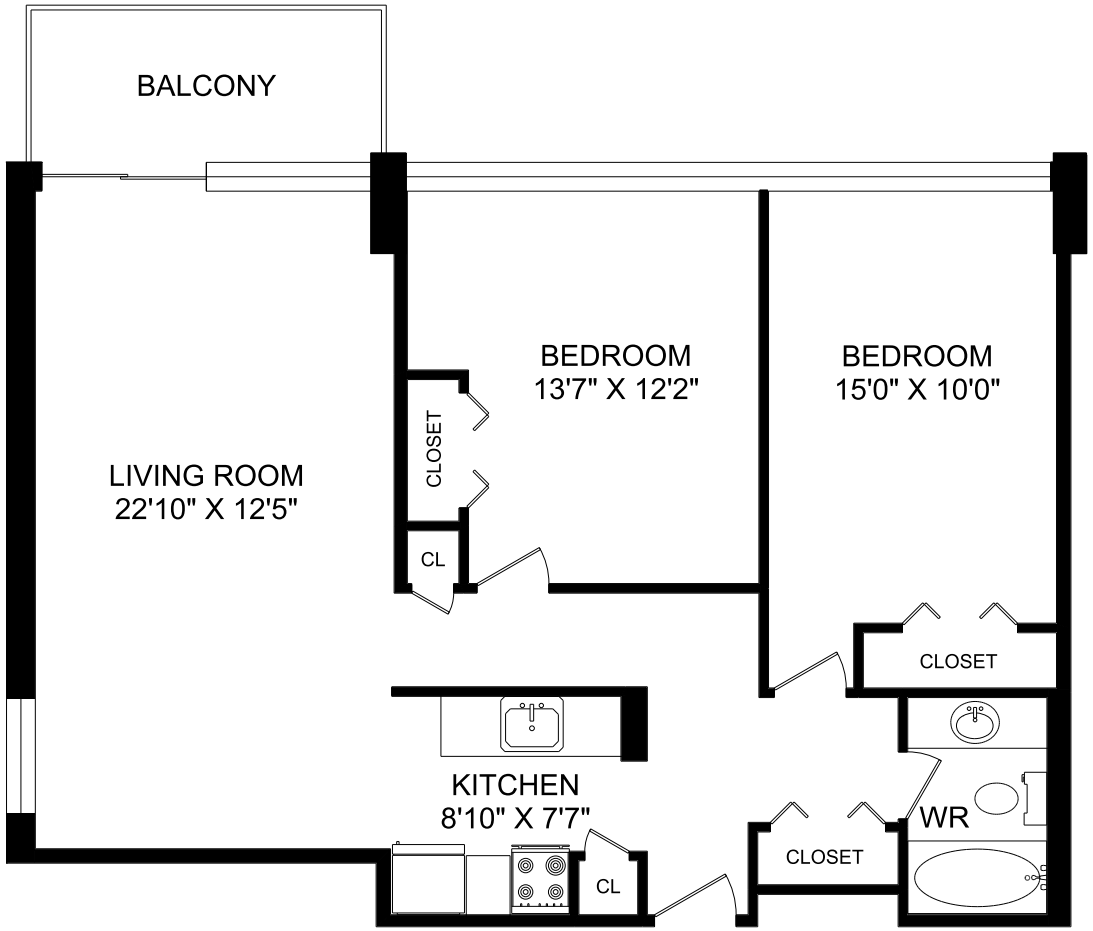
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

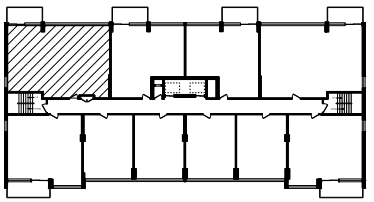
350 DOUGLAS STREET

VICTORIA, BC



UNIT 02 - 2 BEDROOM
930 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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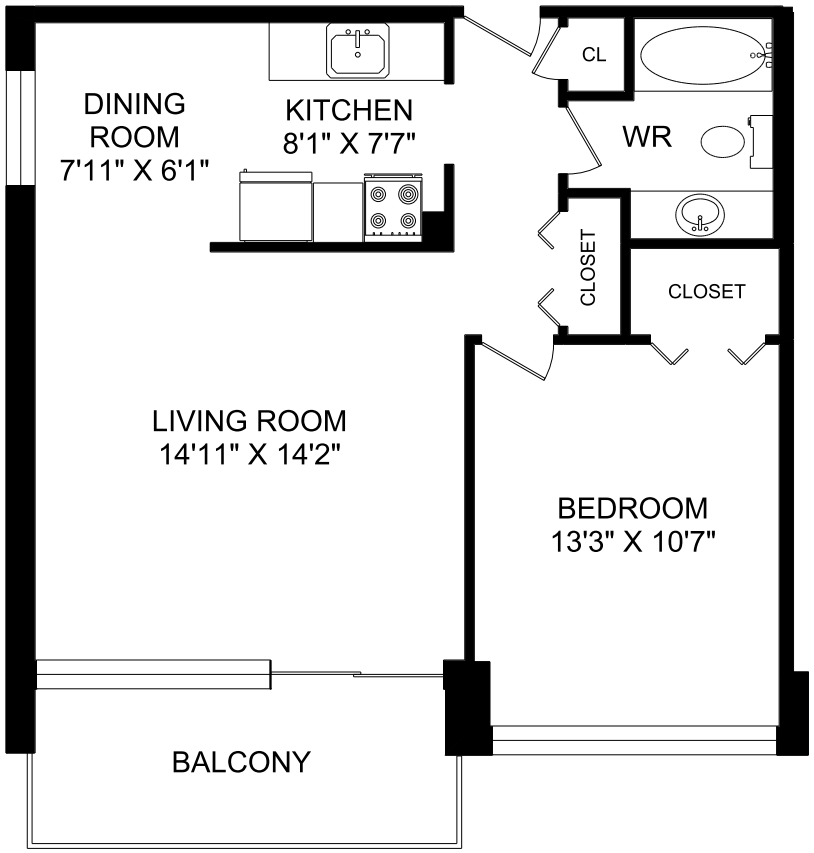
VICTORIA, BC



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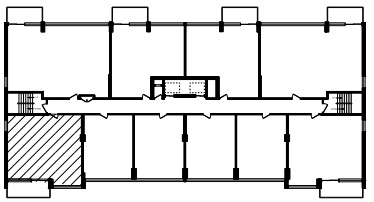
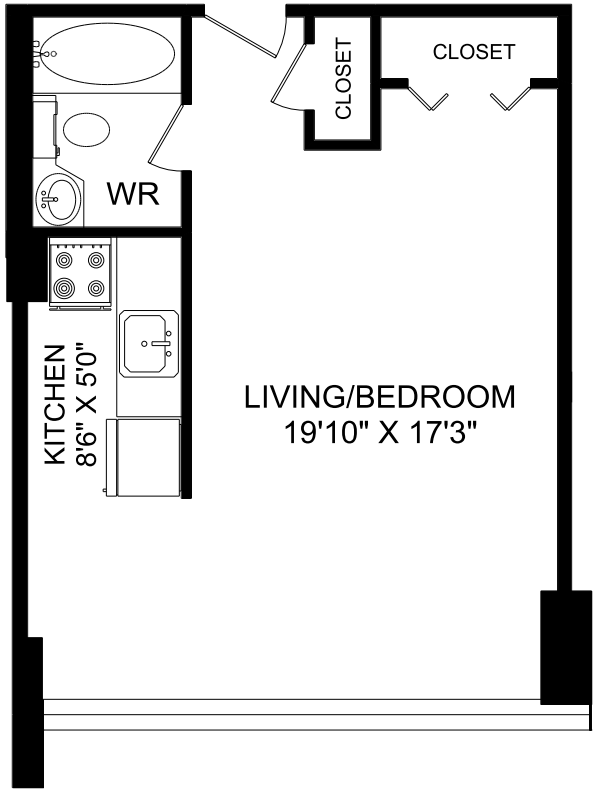


UNIT 03 - 1 BEDROOM
672 SQ.FT.

Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC



UNIT 04 - BACHELOR
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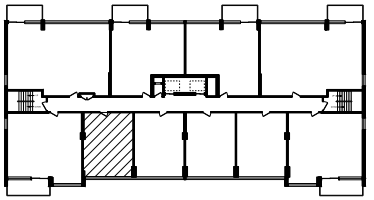

Starlight INVESTMENTS
OCTOBER 2015

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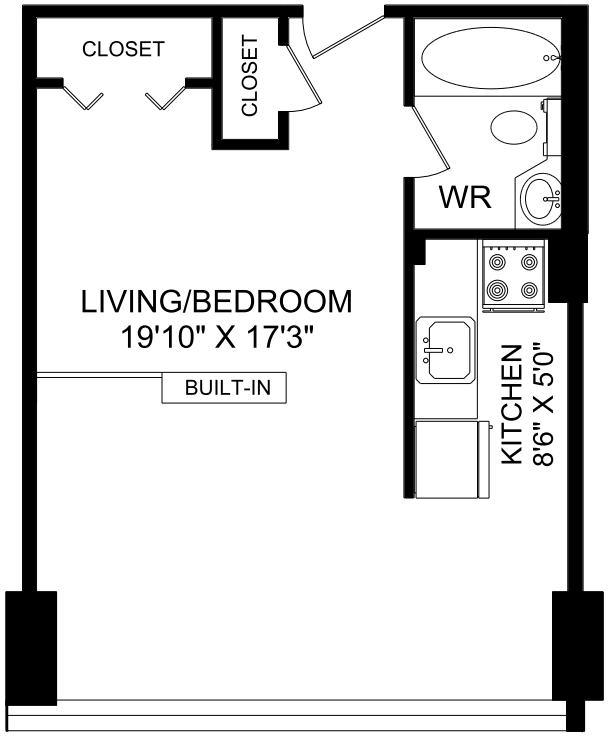
VICTORIA, BC



UNIT 05 - BACHELOR
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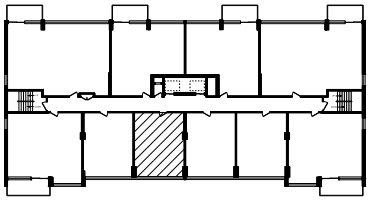
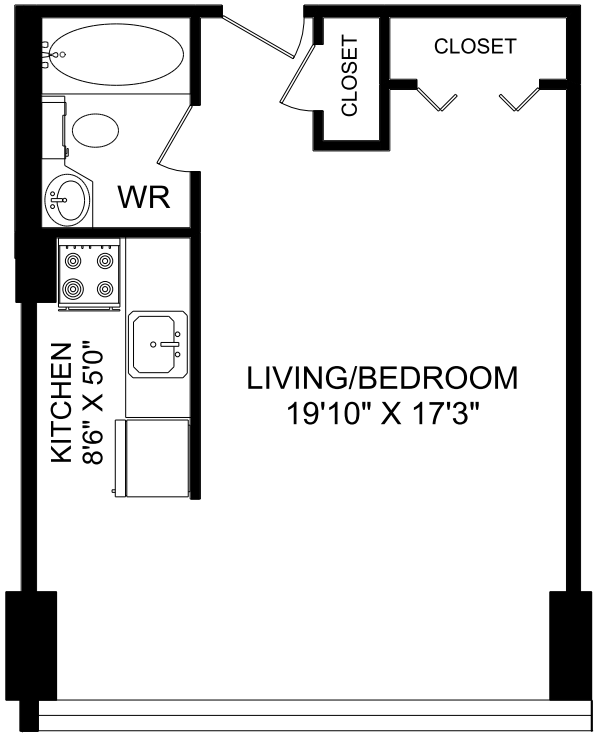


Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC



UNIT 06 - BACHELOR
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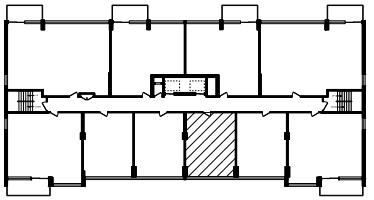

Starlight INVESTMENTS
OCTOBER 2015

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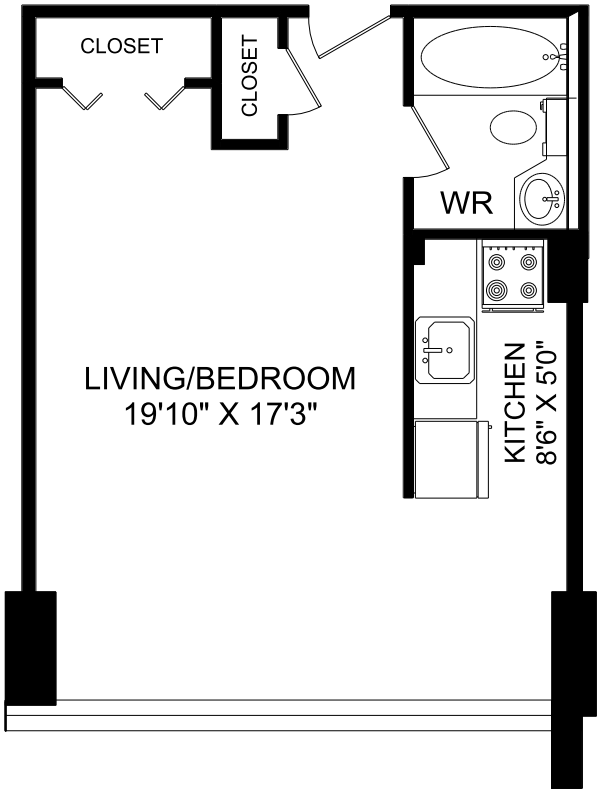
VICTORIA, BC



UNIT 07 - BACHELOR
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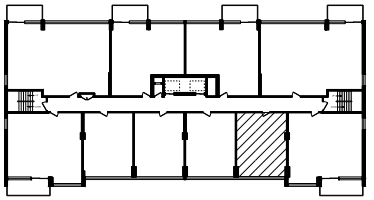
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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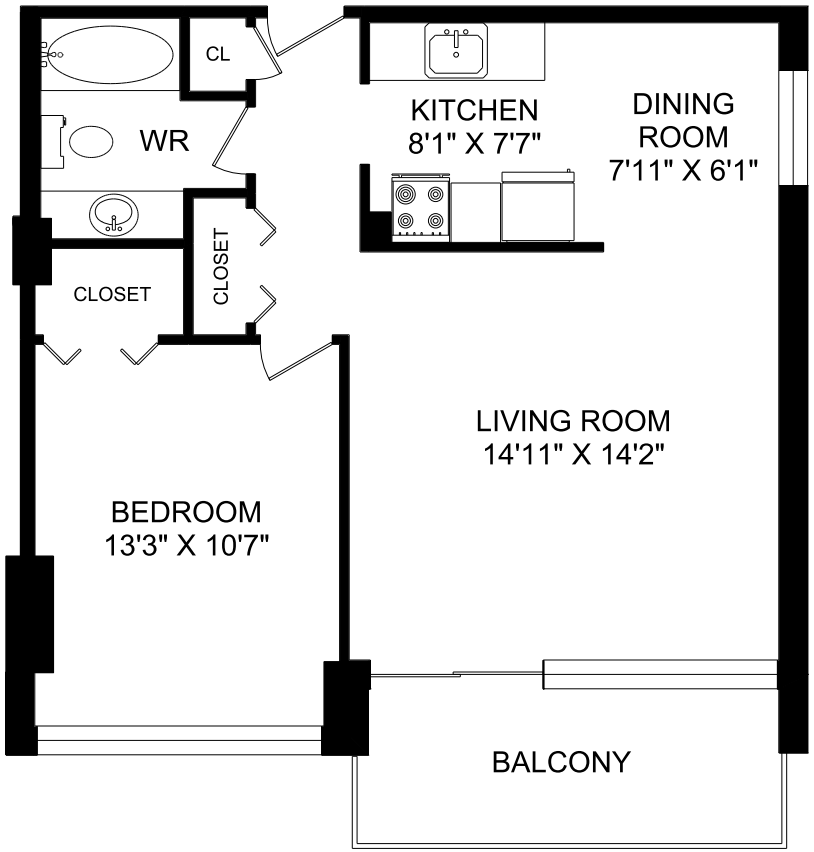
VICTORIA, BC



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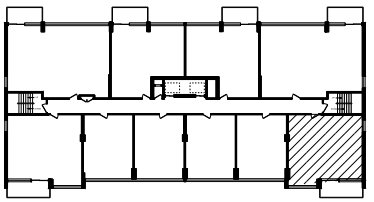
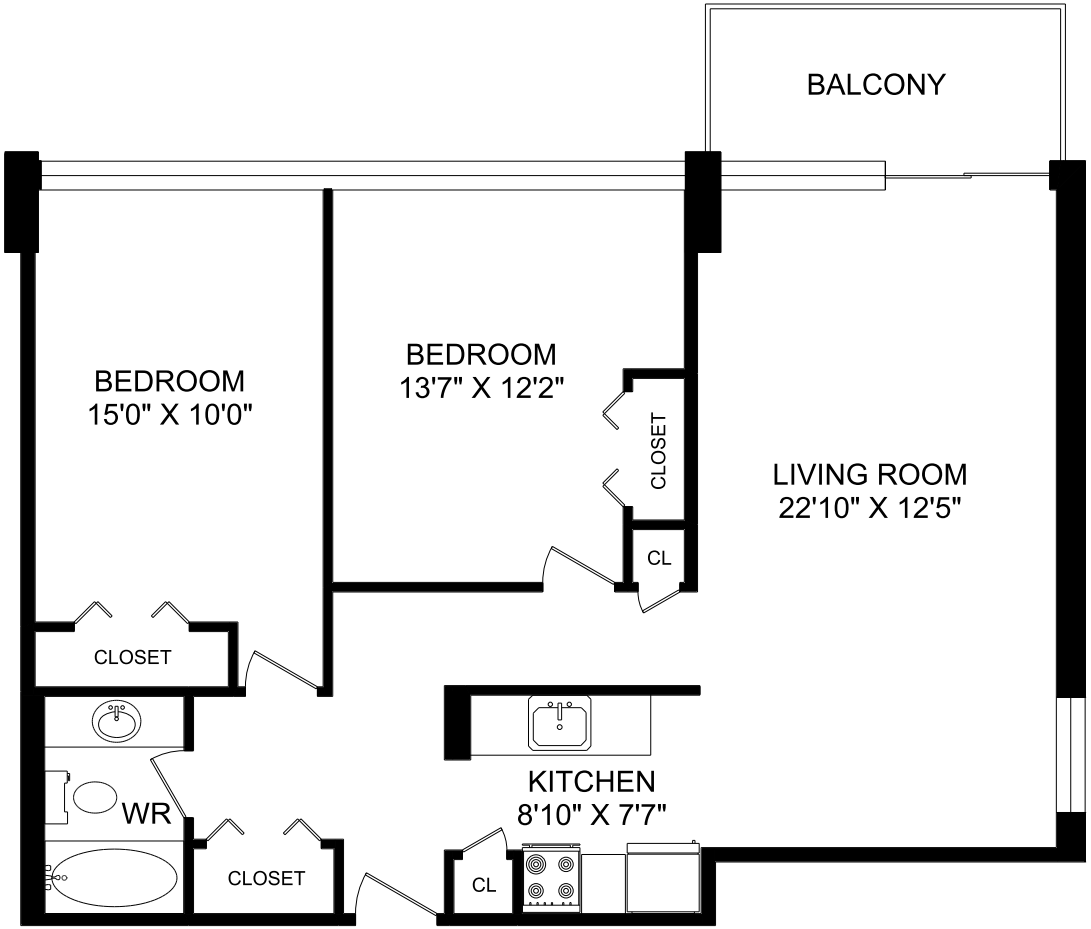


UNIT 08 - 1 BEDROOM
658 SQ.FT.

Starlight INVESTMENTS
OCTOBER 2015

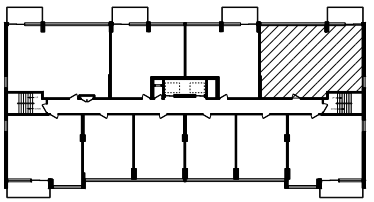
350 DOUGLAS STREET

VICTORIA, BC



UNIT 09 - 2 BEDROOM
938 SQ.FT.

KEYPLAN



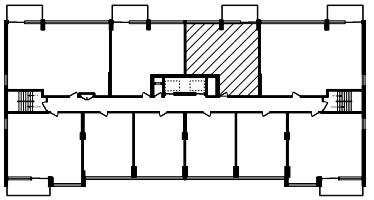
Starlight INVESTMENTS
OCTOBER 2015

350 DOUGLAS STREET

VICTORIA, BC

UNIT 10 - 1 BEDROOM
600 SQ.FT.

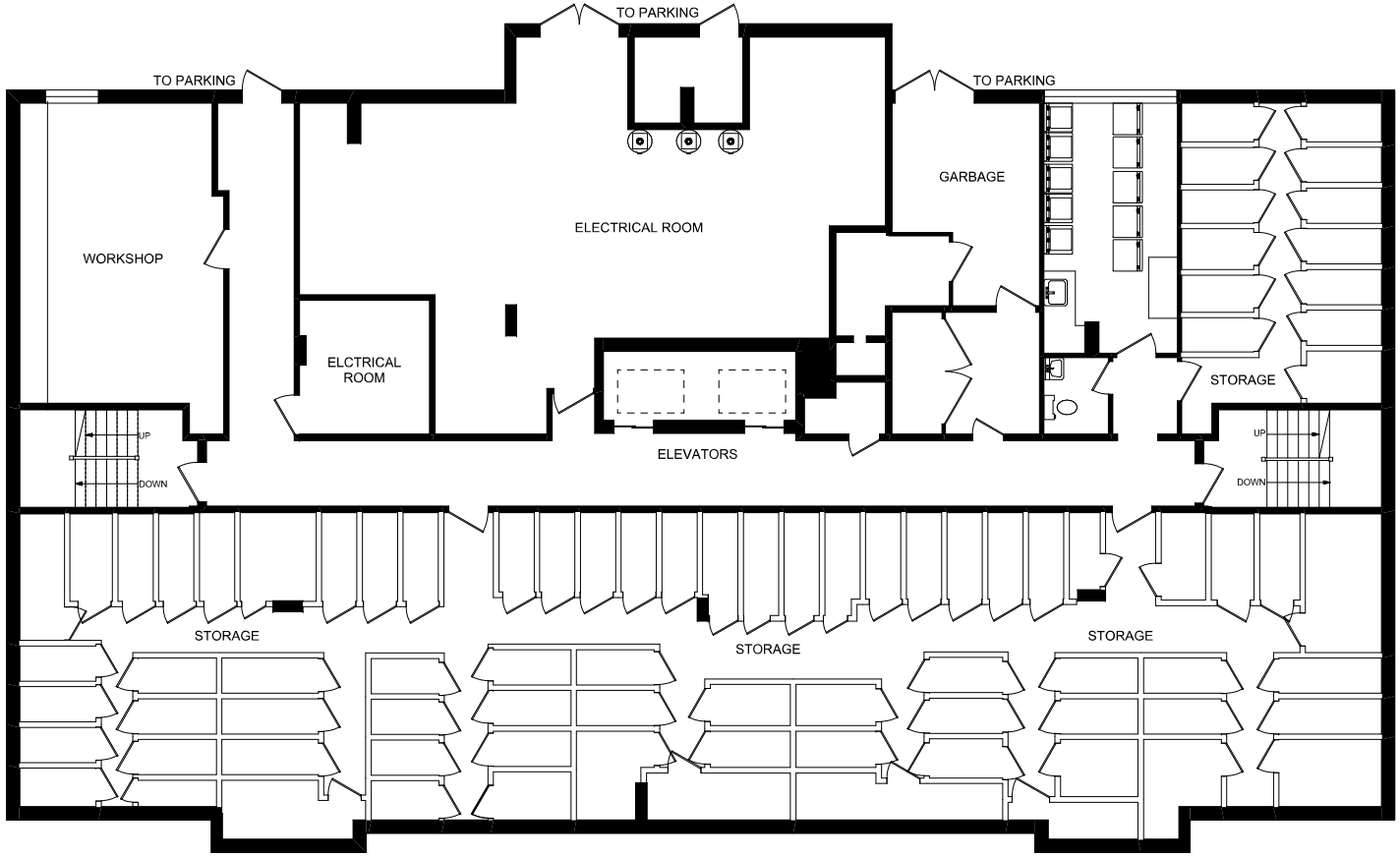
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

360 DOUGLAS STREET

VICTORIA, BC

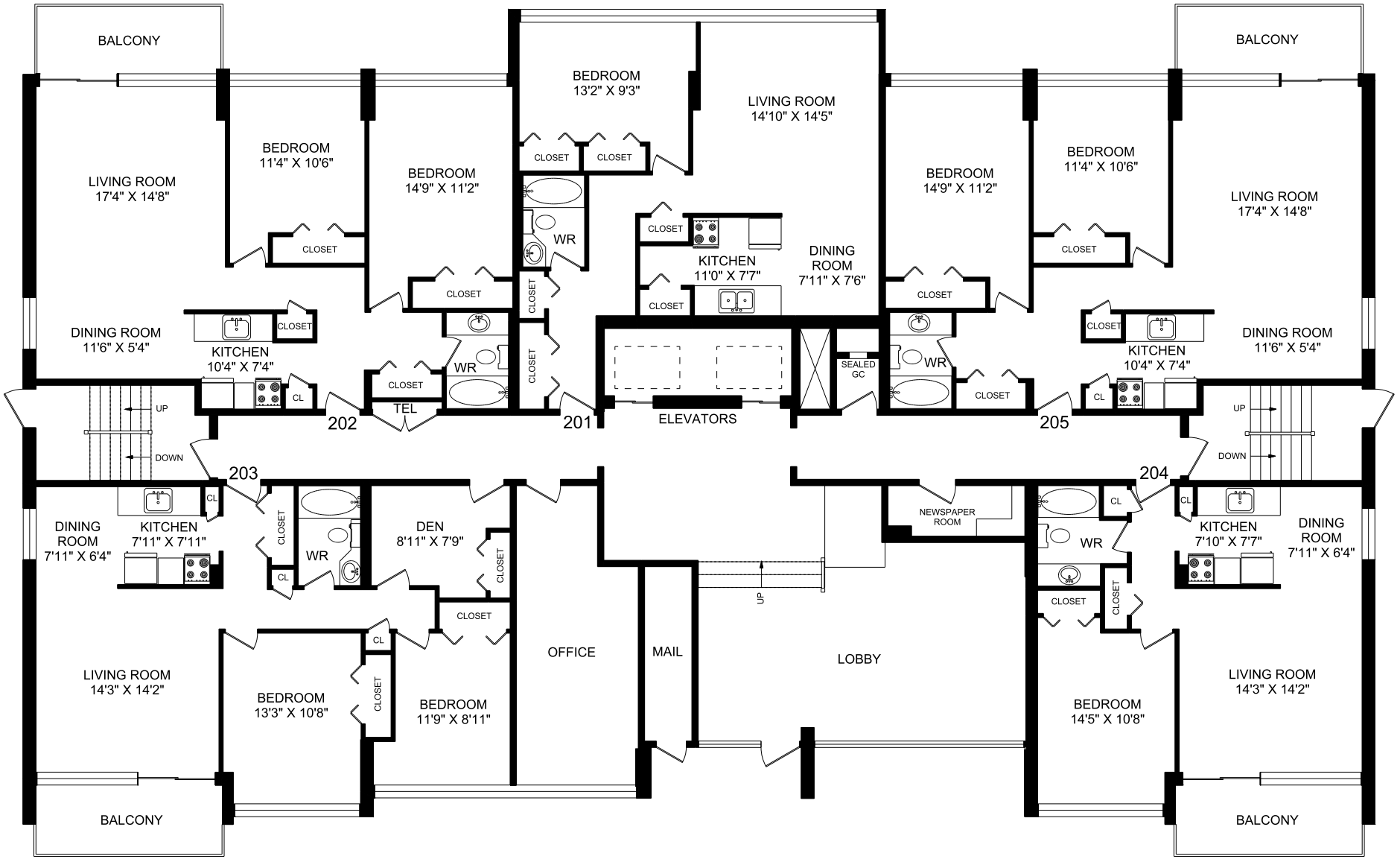


BASEMENT FLOOR

Starlight INVESTMENTS
NOVEMBER 2017

360 DOUGLAS STREET

VICTORIA, BC

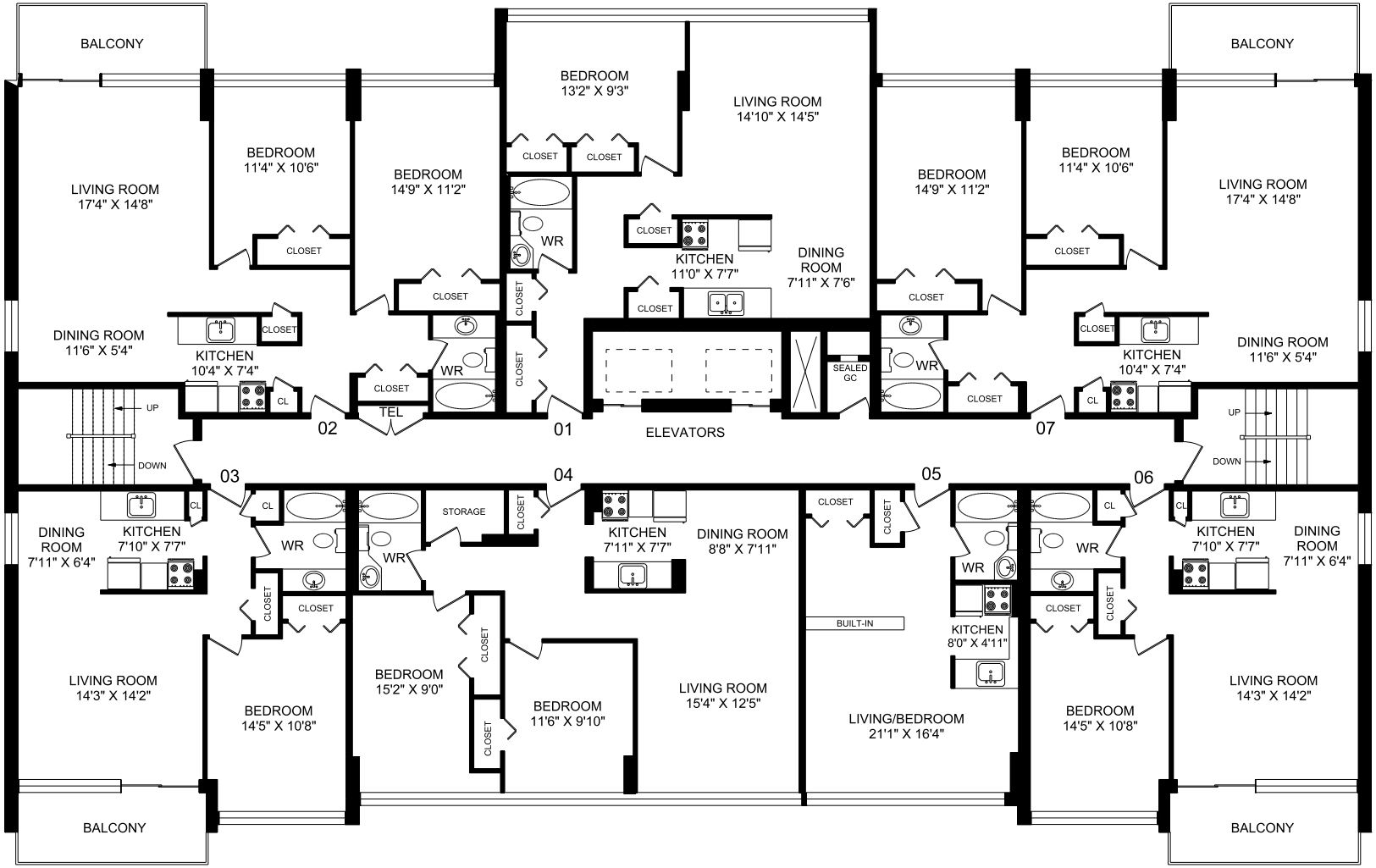


SECOND FLOOR

Starlight INVESTMENTS
OCTOBER 2015

360 DOUGLAS STREET

VICTORIA, BC

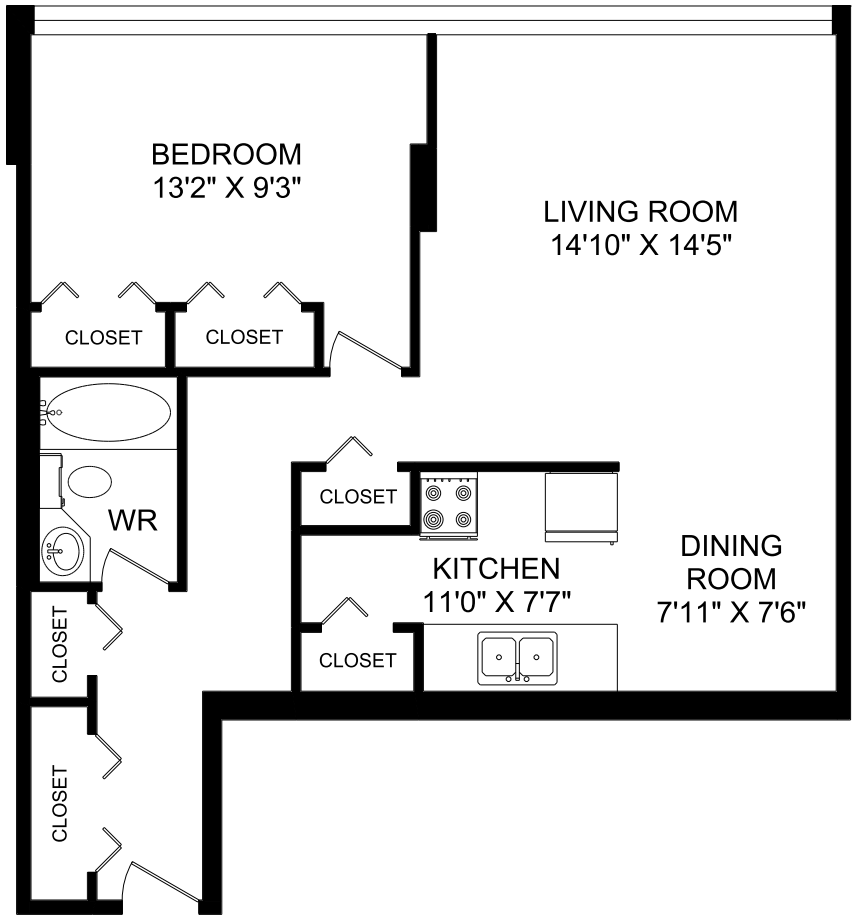


TYPICAL FLOOR
FLOORS 3-14

Starlight INVESTMENTS
OCTOBER 2015

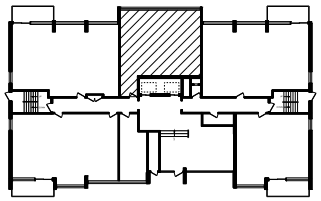
360 DOUGLAS STREET

VICTORIA, BC



UNIT 201 - 1 BEDROOM
725 SQ.FT.

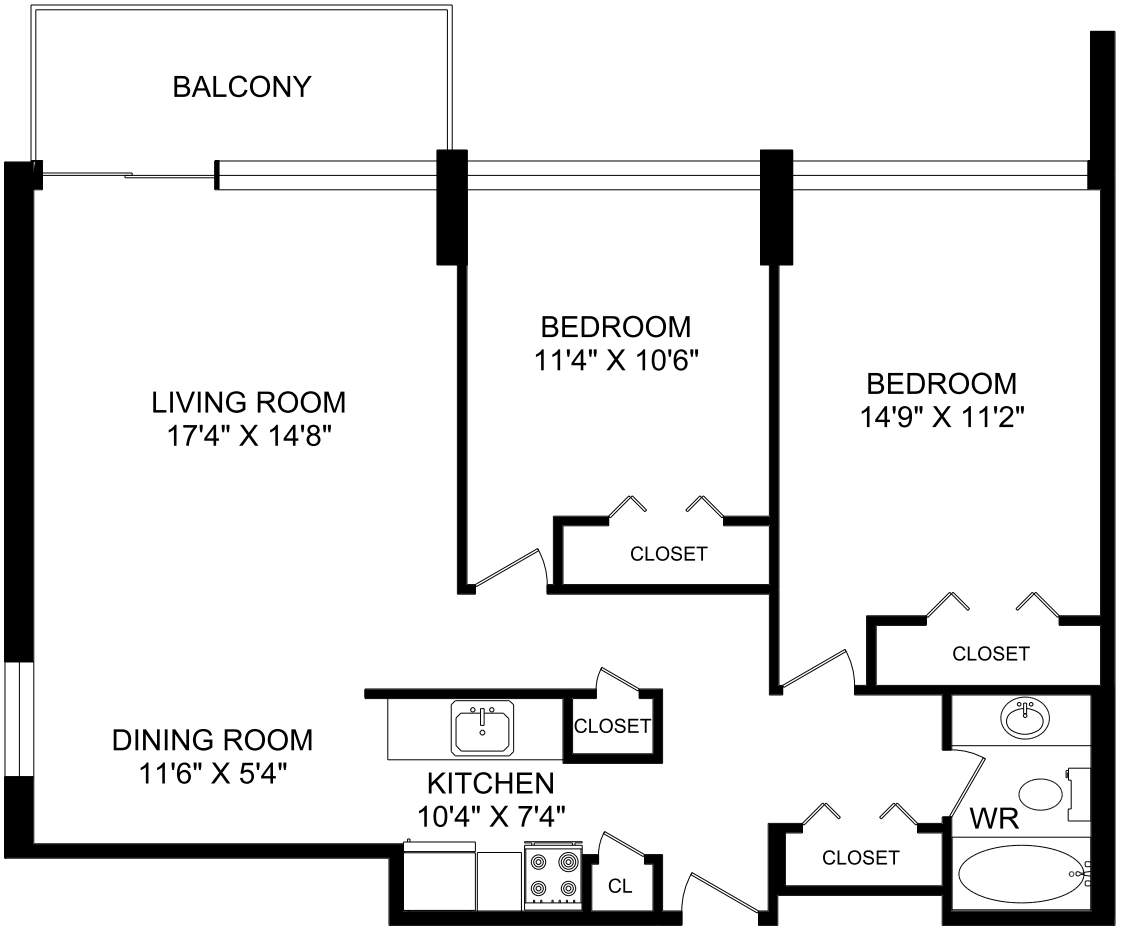
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

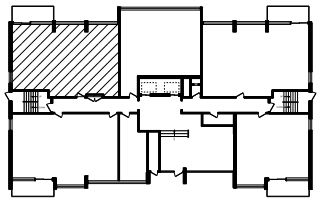
360 DOUGLAS STREET

VICTORIA, BC



UNIT 202 - 2 BEDROOM
977 SQ.FT.

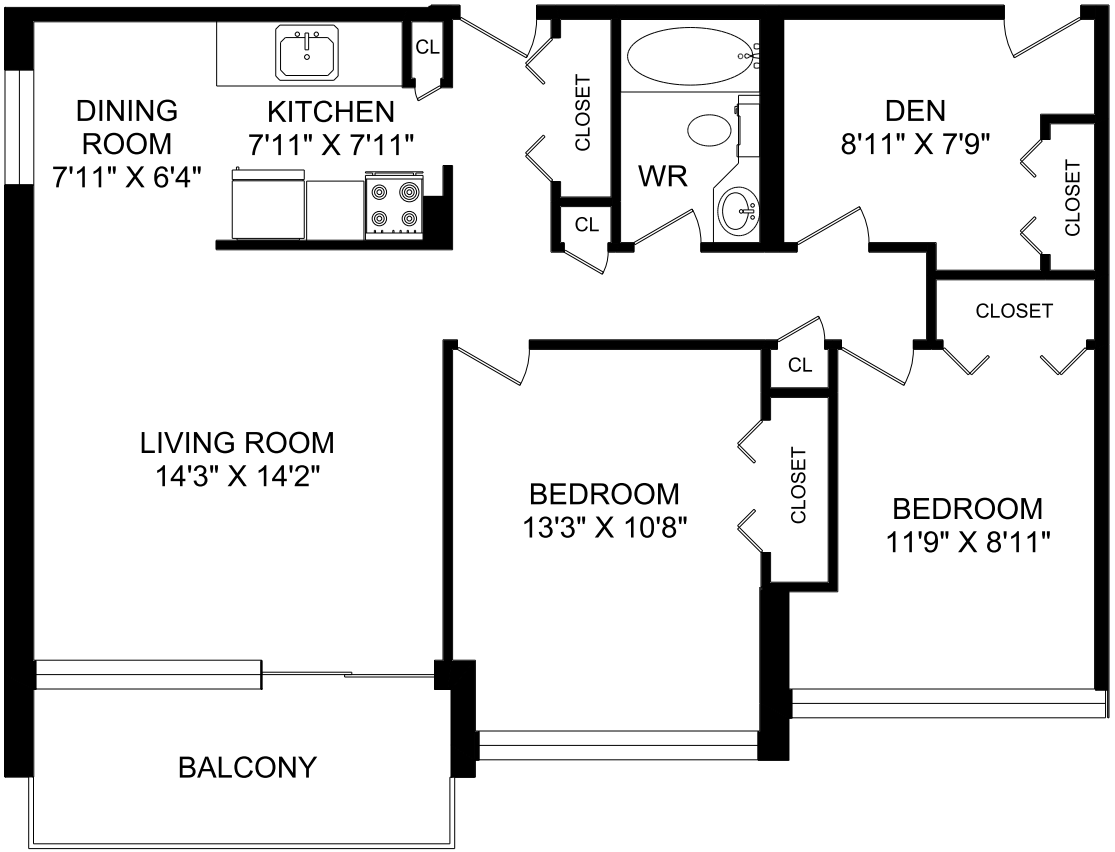
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

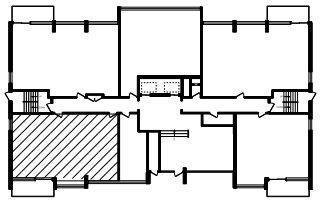
360 DOUGLAS STREET

VICTORIA, BC



UNIT 203 - 2 BEDROOM
940 SQ.FT.

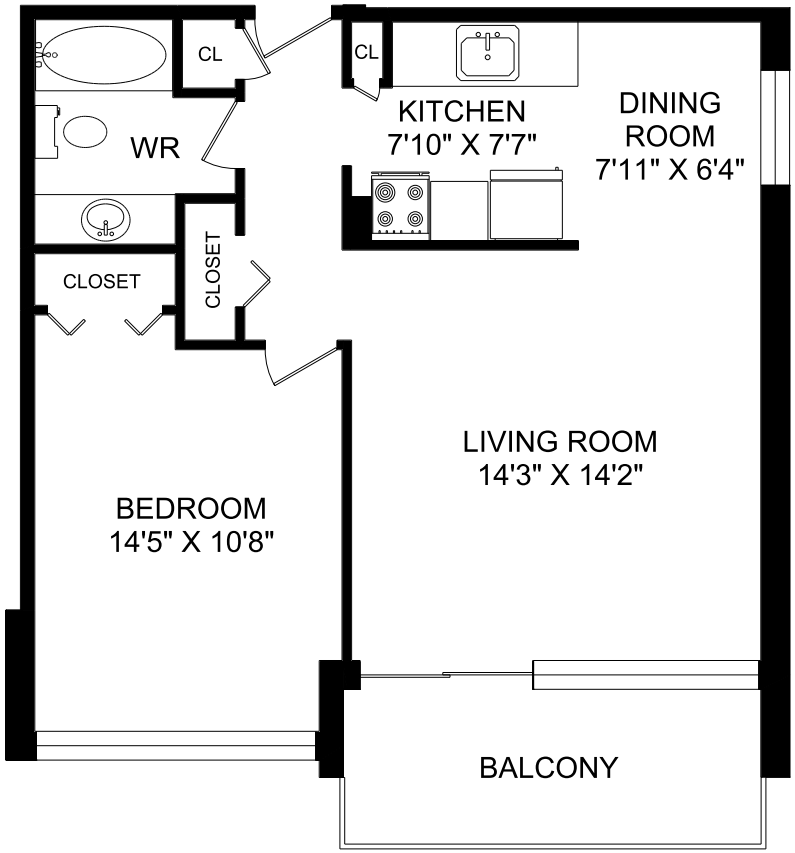
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

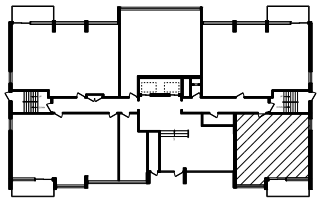
360 DOUGLAS STREET

VICTORIA, BC



UNIT 204 - 1 BEDROOM
660 SQ.FT.

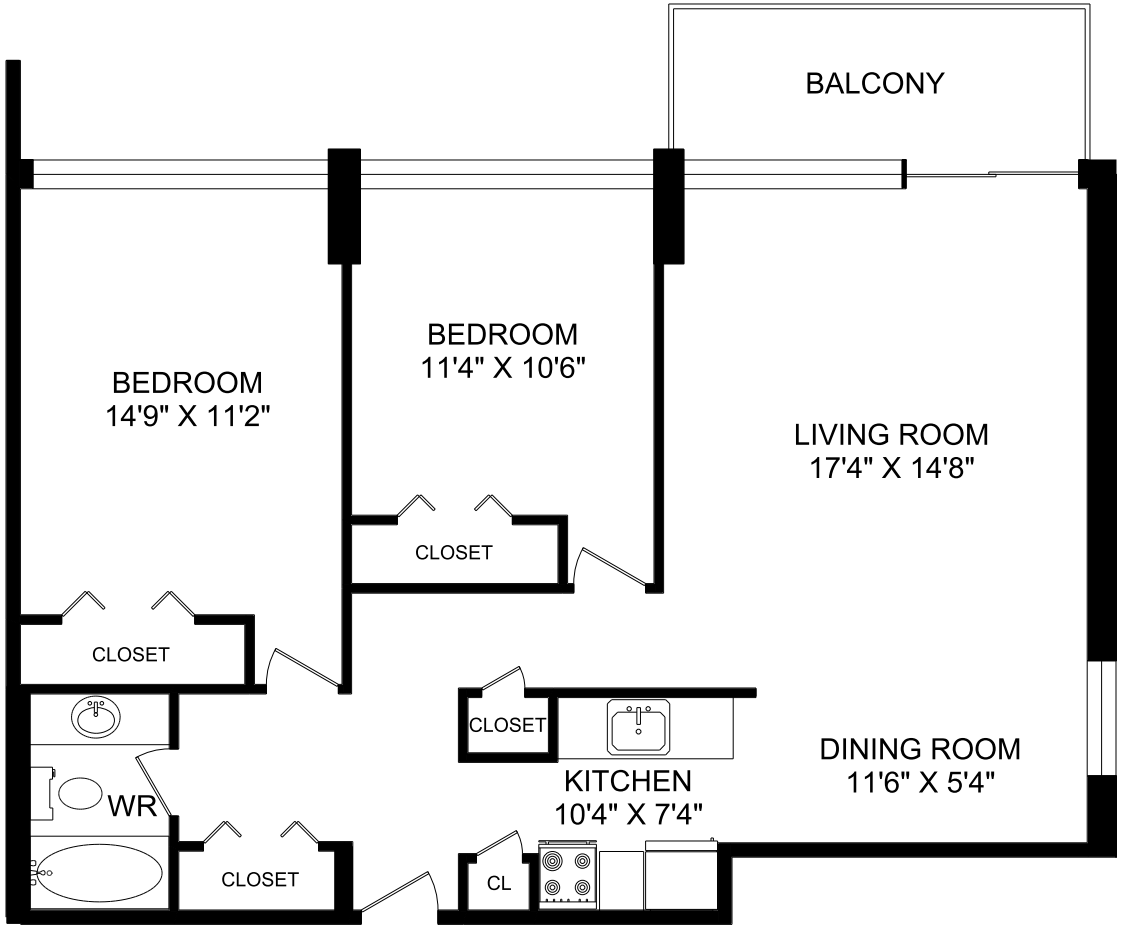
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

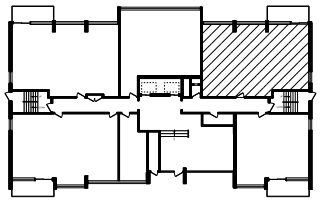
360 DOUGLAS STREET

VICTORIA, BC



UNIT 205 - 2 BEDROOM
977 SQ.FT.

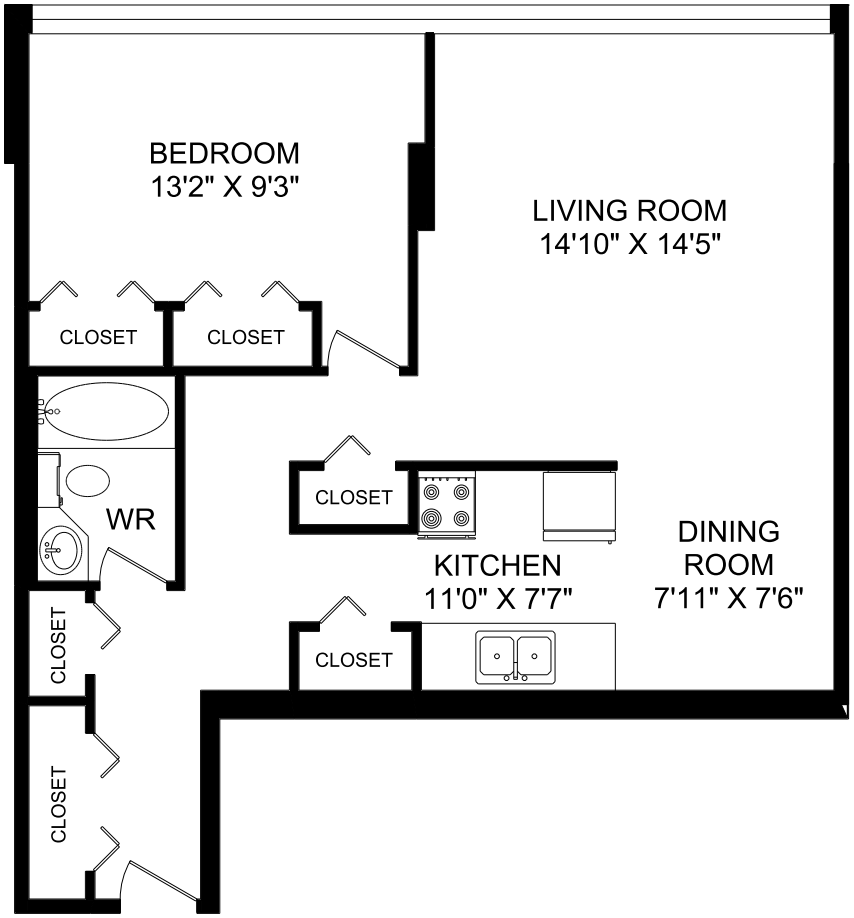
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

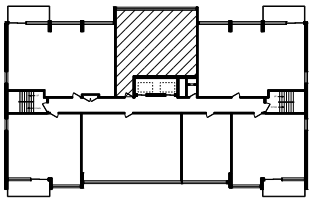
360 DOUGLAS STREET

VICTORIA, BC



UNIT 01 - 1 BEDROOM
730 SQ.FT.

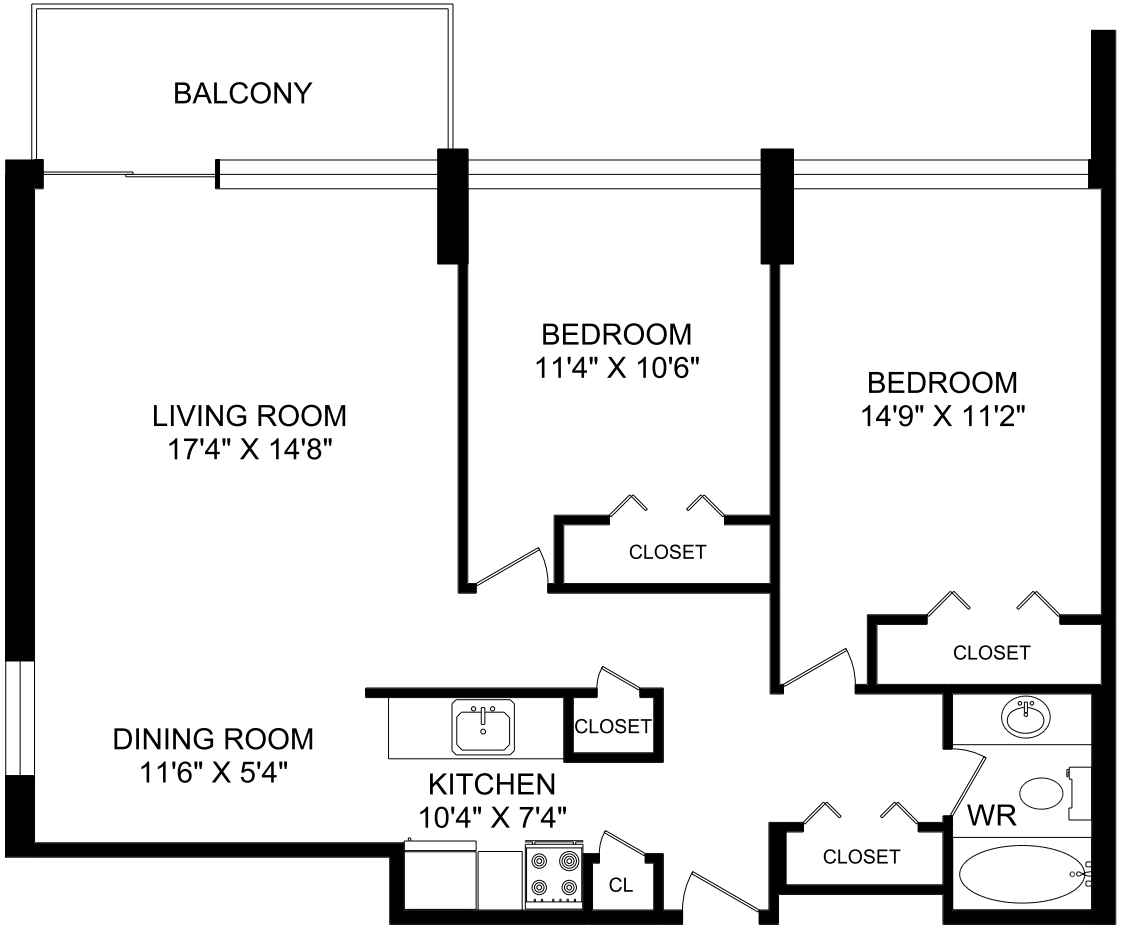
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

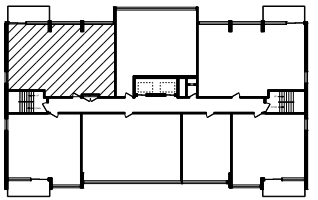
360 DOUGLAS STREET

VICTORIA, BC



UNIT 02 - 2 BEDROOM
970 SQ.FT.

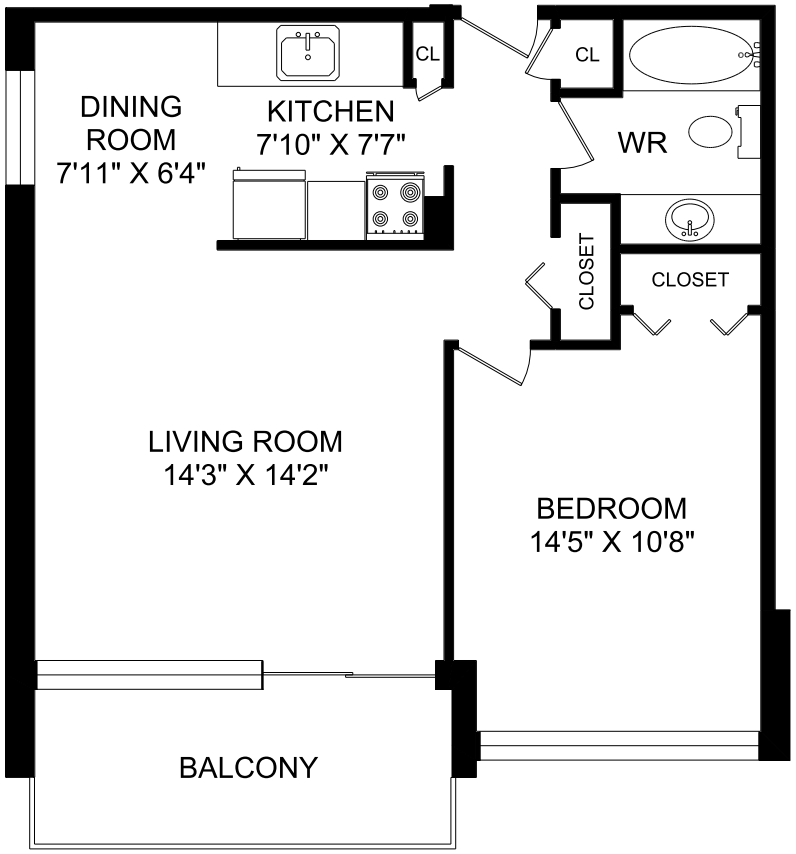
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

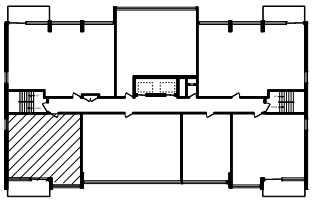
360 DOUGLAS STREET

VICTORIA, BC



UNIT 03 - 1 BEDROOM
648 SQ.FT.

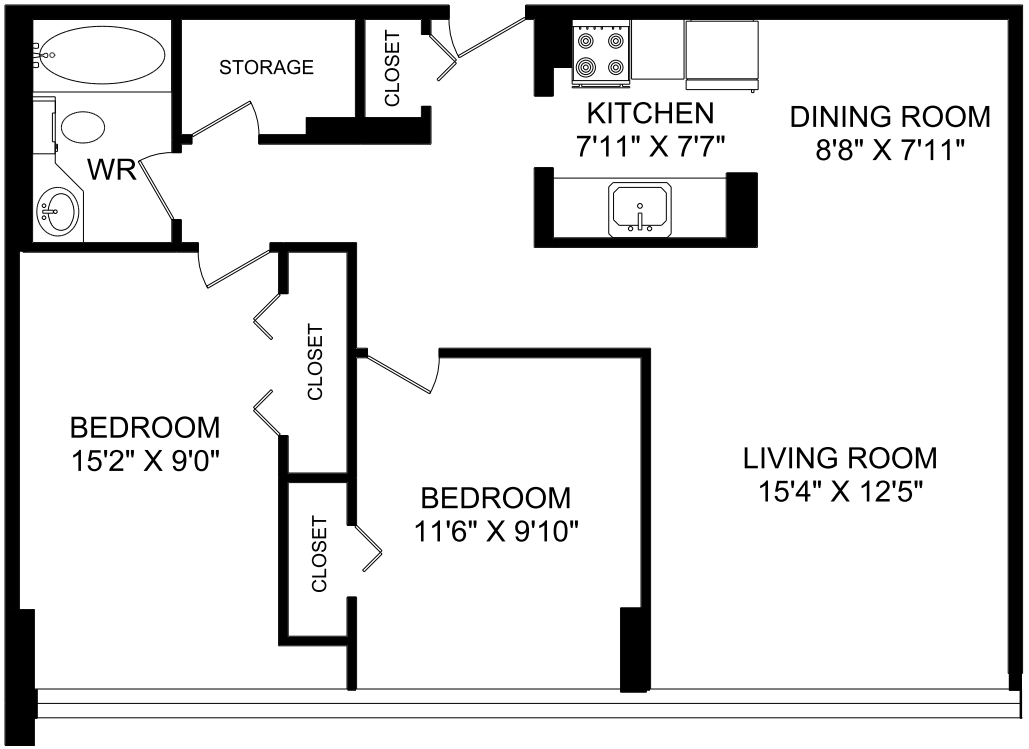
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

360 DOUGLAS STREET

VICTORIA, BC



UNIT 04 - 2 BEDROOM
860 SQ.FT.

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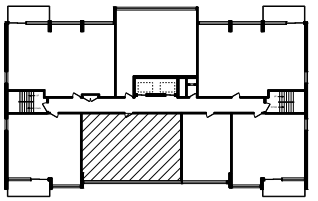
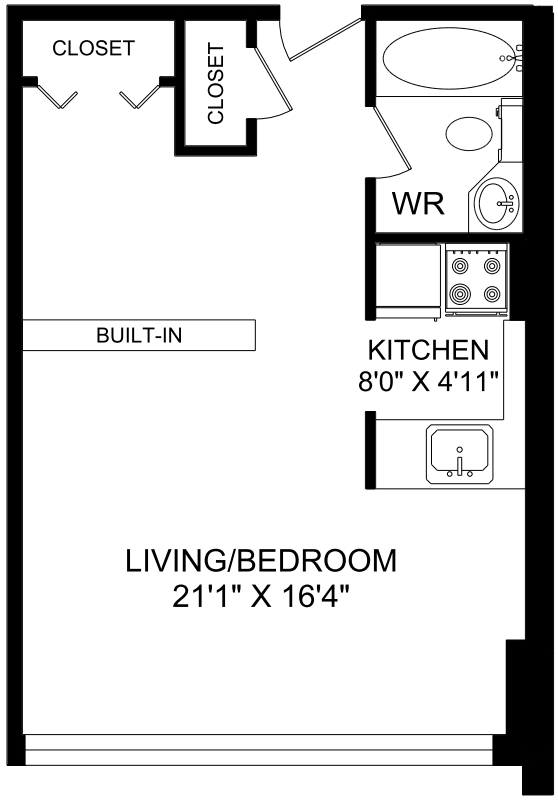


Starlight INVESTMENTS
OCTOBER 2015

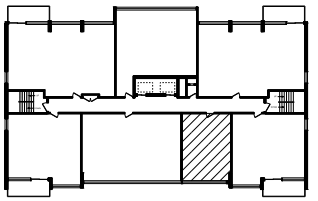
360 DOUGLAS STREET

VICTORIA, BC



UNIT 05 - BACHELOR
422 SQ.FT.

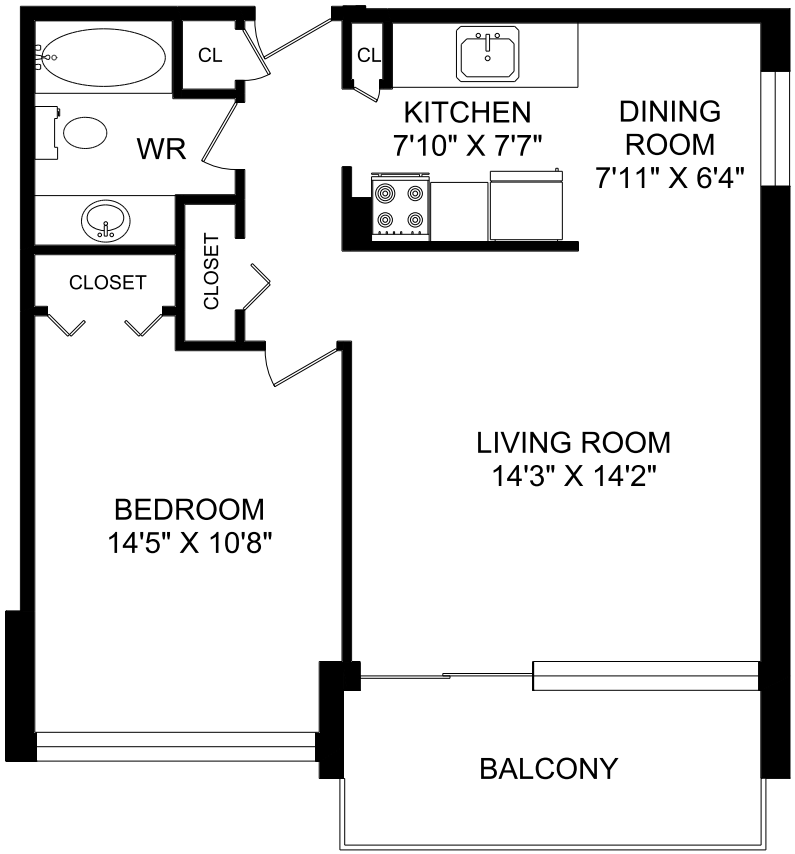
KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

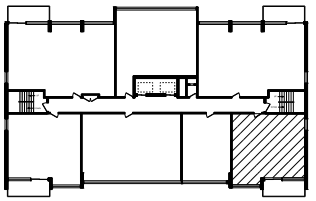
360 DOUGLAS STREET

VICTORIA, BC



UNIT 06 - 1 BEDROOM
653 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
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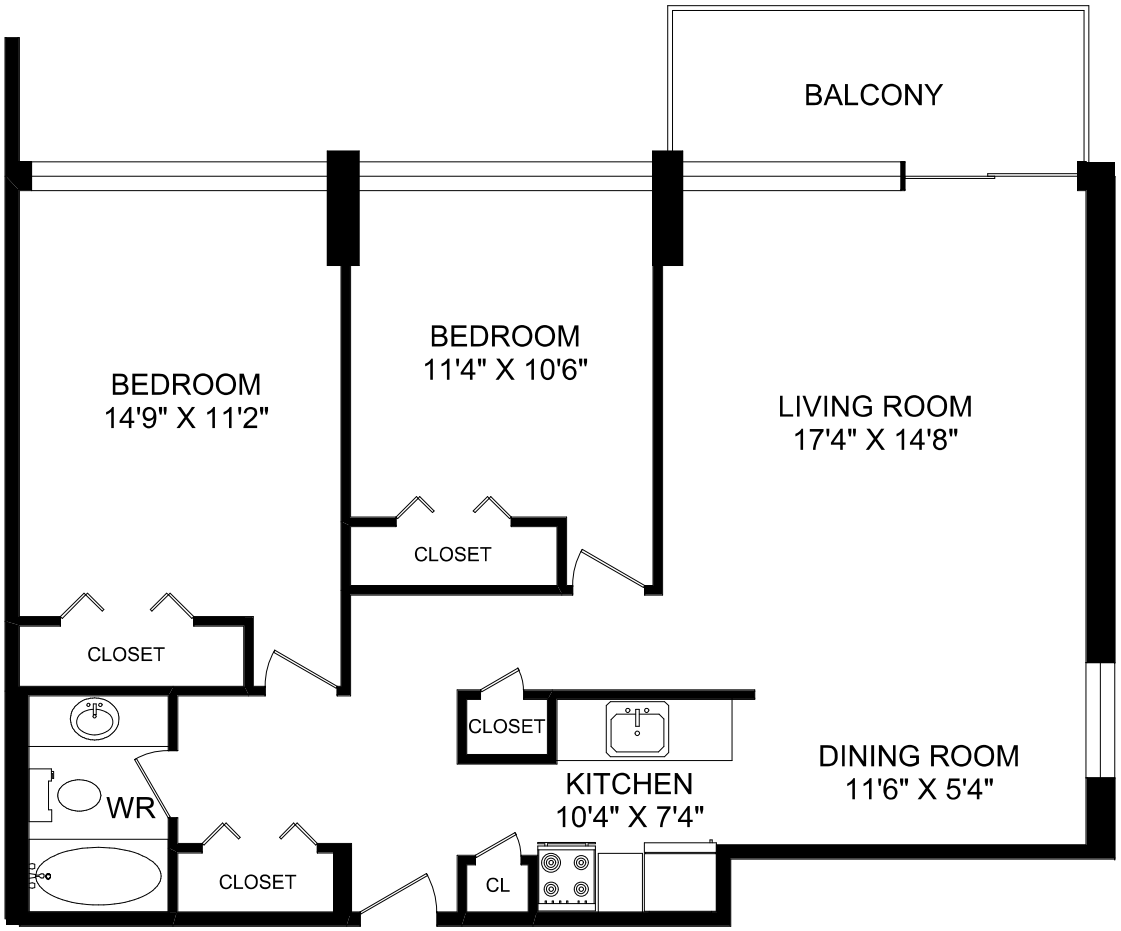
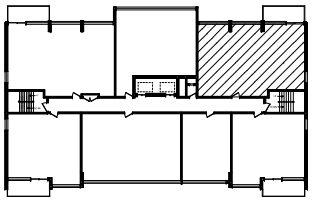
360 DOUGLAS STREET

VICTORIA, BC



UNIT 07 - 2 BEDROOM
977 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

350-360 Douglas Street
McLash Development Ltd.
For Starlight

July 31, 2023

Dear Mayor Alto and Members of Council

Following years of design exploration, diligent development planning and active community conversations, we are pleased to convey our application for the proposed infill rental housing project on the 350-360 Douglas Street property. The proposal provides an important transition from the existing residential high-rise towers already developed on the property to the surrounding heritage neighbourhood context. By replacing a portion of the existing surface parking lot with a new low-rise building, we envision an activated and inviting streetscape contributing to the cherished James Bay character.

The property is in the James Bay neighbourhood, bounded by Toronto Street to the north, Douglas Street to the east, Avalon Road to the south and Huntington Place to the west. Located directly across from Beacon Hill Park and the South Park Family School playground, the site benefits from access to abundant open space and connected pedestrian, cyclist, and transit routes that connect residents to local and regional shops, services and employment destinations.

Since early 2022, we have worked collaboratively to engage with the community through multiple meetings and presentations, and to evolve the proposal in response, as possible, to feedback. A CALUC meeting was held on September 14, 2022; however, the project did not proceed to the formal rezoning application stage within the required six-month timeframe and a subsequent, second CALUC meeting was held on July 13, 2023. The plans now include 3-bedroom units which we heard were particularly interesting to the community. We have also continued to refine the building's exterior materials and look forward to further input from staff and stakeholders through the application review process. Our comprehensive proposal addresses several topics raised through community engagement about site access, landscaping, bird-friendly building design and the need for ongoing communication throughout the development process.

Key Elements of the Proposal

- New infill building replacing a surface parking lot
- Retention of existing 13-storey towers on site and no loss of existing rental units
- Addition of 90 new units of purpose-built rental housing, including family-friendly 3-bedroom units
- More homes in the right place – a walkable neighbourhood, near shops, services, parks, transit and active transportation routes
- Activated streetscapes with walk-up entries to ground-oriented units
- Six-storey building stepping down to four-storeys, providing a transition in scale from the existing 13-storey towers and surrounding residential towers to the heritage neighbourhood context
- Right-sized parking in new underground and surface parking areas to meet calculated demand
- Increase in landscape and open space programming, with new trees and landscaping, a central courtyard, new bicycle parking and rooftop resident amenity areas
- Sensitive site and building design including response to heritage neighbours, green building features, CPTED considerations and bird-friendly features
- Commitment to ongoing communication with tenants and neighbours throughout the development process to mitigate against potential construction disruptions

Replacing Homes for Cars with Homes for People

The key concept for this infill development is the opportunity presented by relocating a significant amount of the existing surface parking to new underground parking, opening a portion of the site for a new building. Effectively, we are displacing cars to create new homes for people while not impacting or displacing any existing residents: a challenge often difficult to avoid when considering development in an urban context.

Current Development
The property is currently developed with two 13-storey residential rental apartment buildings, known as the Goodacre Towers, owned by Starlight and managed by Devon Properties. Much of the site is also developed with surface parking, providing 183 parking spaces.

Concept Planning
Starlight has engaged a team of planning and design professionals, led by independent Development Manager Mat McLash, to prepare a plan for an infill rental building. The idea of making more efficient use of the site has long been considered for the property, with many earlier development concepts prepared and presented to the community since 2017. The current proposal seeks to achieve an appropriately scaled, sited and contextual plan by incorporating ideas, opportunities, and constraints identified through ongoing community dialogue.

Stakeholder and Community Engagement
Early engagement with the James Bay Neighbourhood Association and City of Victoria planning staff identified key matters of consideration for the site, including:

- Minimize impacts on the traditional residential and heritage-designated neighbours to the south and west;
- Achieve a transition in scale from the 13-storey towers to the single-family residential setting;
- Help 'complete' and activate the Toronto Street frontage by filling in the gap in the streetscape with a new building that can 'knit' the neighbourhood back together;
- Design a new building to be highly street and pedestrian-oriented;
- Provide new rental housing and consider larger family-friendly unit sizes;
- Address parking needs of the existing and proposed new residents without impacting neighbouring on-street parking; and,
- Consider the site's relationship to adjacent open spaces of Beacon Hill Park to avoid potential wildlife impacts.

Tenants-First Approach. Before commencing public and community engagement, the team followed a tenants-first approach to ensure existing tenants were informed of the development planning process. A tenant meeting on June 21, 2022, conveyed an introduction to the proposal and assured tenants that their existing homes were not affected by the plans and the infill development would not affect their tenancy: tenants will not be displaced and there will not be any changes to their rent as a result of the development.

Immediate Neighbours. Following tenant notification, the team invited immediate neighbours to attend an information session on July 6, 2022, to learn about the planning process and provide input to the plan development. Topics discussed included parking and traffic, building siting and strategies to mitigate construction impacts.

JBNA - Project Introduction. An initial presentation of the project was shared with the JBNA at their July 13, 2022 meeting. The team provided an overview of the conceptual planning and received positive feedback about the site planning approach, the building scale and siting, with some noting that the proposal represented an appropriately scaled building in the right place.

JBNA - DRC Meeting. The DRC reviewed the project on August 9, 2022, with suggestions for further study of the building's presence at the important intersection of Douglas and Toronto, and the building's materials and landscape details. Further consideration of the unit mix was also suggested to try to incorporate some larger, family-friendly units on the ground floor.

JBNA – CALUC Community Meeting #1. Notification of the CALUC Community Meeting was provided in August 2022, inviting interested residents to attend the JBNA's September 14, 2022 Zoom Meeting. The JBNA hosted two CALUC Meetings that evening, and the project at 350-360 Douglas was considered first on the agenda. The project team presented the proposal and received comments and questions from attendees. The proposal was well received, acknowledging the iterative process in

preparing the application. Matters for consideration, as also summarized in the JBNA's letter dated September 18, 2022, were raised by a group of immediate neighbours, noting:

- Potential traffic impacts and removal of site access from Toronto Street;
- Potential construction impacts on the existing heritage homes and neighbourhood hydrology (groundwater flow);
- Impacts to tourism;
- Potential impacts to local avian population;
- Inclusion of sustainable building technology; and,
- Property maintenance and good neighbour relations.

The development planning team has met with individuals representing the immediate neighbours and remains committed to ongoing communication throughout the development process.

City of Victoria Development Tracker – Comment Period #1. Notification of the first CALUC Community Meeting also directed interested individuals to view the project materials on the City's Development Tracker. Over the course of the 30-day comment period, a total of **14 responses** were submitted. While there were some comments of support (three) in recognition of the need for more housing, matters for consideration from those opposed (nine) and who selected "other" (two), included:

- Potential impacts to birds and wildlife in Beacon Hill Park;
- Loss of parking on site and the impacts on parking on the neighbourhood;
- Change in neighbourhood character with the addition of another building;
- Traffic impacts within the neighbourhood;
- Geotechnical concerns and potential for construction to impact adjacent neighbours; and,
- Impacts on the residents of the existing building on site.

These topics have been studied and considered through the detailed technical and site analysis completed to help shape the proposal.

JBNA – CALUC Community Meeting #2. Notification of the CALUC Community Meeting was provided in June 2023, inviting interested residents to attend the JBNA's July 12, 2023, Meeting via Zoom. The project team provided a presentation of the proposal and received comments and questions from those in attendance. The proposal was well received, acknowledging the team's attention to community engagement and accepting input through the pre-application process. Questions and topics of interest, as also summarized in the JBNA's letter July 17,2023, were noted as follows:

- Mitigation against potential impacts to neighbouring heritage homes;
- Landscaping maintenance and tree removal/replacement;
- Mitigation against impacts to the local avian population in Beacon Hill Park;
- Site access and traffic along Avalon Road with closure of Toronto Street driveways; and,
- Amount of new development in James Bay and consideration of cumulative impacts.

City of Victoria Development Tracker – Comment Period #2. Notification of the second CALUC Community Meeting also directed interested individuals to view the project materials on the City's Development Tracker. Over the course of the 30-day comment period, from June 27 – July 26, 2023, a total of **18 responses** were submitted. There were three comments of support in recognition of the need for more housing and support for new housing on the surface parking lot. Matters for consideration from those opposed (15), included:

- Potential construction impacts to adjacent heritage homes;
- Loss of parking and impacts on parking within the neighbourhood;
- Size and scale of building and loss of views and impacts to trees;
- Amount of development occurring in James Bay; and,
- Potential impacts on local avian population in Beacon Hill Park.

These topics have been studied and considered through the detailed technical and site analysis completed to help shape the proposal.

Site Analysis

A comprehensive site analysis was completed to inform the site plan including:

Environmental:

- consideration of solar orientation and prevailing wind patterns to avoid shadow and wind impacts
- siting to preserve mature, healthy trees were possible and replacement at a meaningful compensation ratio where not possible.

Views:

- thinking about the orientation of new buildings to maximize views to Beacon Hill Park and South Park Family School yard
- providing a sense of connection to large open spaces and creating critical 'eyes on the street and park'
- considering privacy and overlook concerns with separation from existing residential towers and surrounding neighbours
- siting the new building at an oblique angle to the existing building minimizes direct sightlines
- emphasizing limited window openings along the most proximate side of the existing building to create positive relationships between existing and new structures

Built Form Analysis:

- considering the siting and setbacks of existing and adjacent buildings to help identify appropriate siting for the new building

Transportation:

- removing the site access off Toronto Street to create a strong pedestrian streetscape and connecting to existing pedestrian, cyclist, and transit corridors to support alternative modes of transportation
- completing a comprehensive parking study and traffic impact analysis

Geotechnical:

- investigating the geotechnical site conditions to address questions of groundwater and potential construction impact mitigation strategies to address concerns from adjacent neighbours.

Proposed Development

The proposal is for a new infill purpose built residential rental building located in the north portion of the site, fronting Toronto Street. The building is six storeys in height, stepping down to four storeys in the west, and appearing as five storeys in the east, where the new building will be built into the site's existing slope. The proposal accommodates 90 new rental homes, including 39 one-bedroom, 21 one-bedroom and dens, 26 two-bedroom units and 4 three-bedroom suites.

New underground parking and replacing of some surface parking are proposed to meet the calculated parking demand, based on the detailed parking study prepared by Watt Consulting. The proposal right-sizes the amount of on-site parking, appropriately accommodating parking for existing and new residents, while also responding appropriately to the City's prioritization of active transportation modes. The proposal provides new bicycle parking to support the new building and introduces additional bicycle parking to address the existing shortfall associated with the current buildings. Further, accommodating the parking requirements of the existing residential towers on site with new underground parking allows for a more positive urban design and community result.

Respecting the Heritage Context

The west portion of the site is located within the Avalon-Huntington Heritage Conservation Area. The part of the site assigned to this area does not contain any heritage-designated or registered buildings. A surface parking lot currently occupies it with a carport structure along the western edge. However, the community has a rich history, and the site is adjacent to three heritage-designated houses along Huntington Place. This context has been considered during the development of this proposal. Buildings in the Queen Anne, Edwardian Vernacular Arts & Crafts and Italianate styles define the community. Single-family homes are built and clad in wood, and larger buildings such as the James Bay Inn and South Park Family School are constructed and finished in red brick, stone, and white stucco with metal and concrete projections and details. Consistent with the construction methods and practices of the historical context, the proposed structure has been developed with a material and colour palette that is harmonious with these larger historic structures, given their similarities in scale. The wood cladding and detailing historically used on single-family homes were not typically used on larger structures of the era, so these are avoided to be consistent with the historical methods and prevent an incorrect illustration of the era's architecture.

This approach is consistent with *The Standards and Guidelines for the Conservation of Historic Places in Canada Standard*, which identifies that work should conserve the heritage value and character-defining elements when creating new additions to a historic area or any related new construction. Further work should be made physically and visually compatible with, subordinate to and distinguishable from existing elements. The proposed building's two-storey red brick base and light-coloured upper storeys with dark detailing acknowledge the appearance of the James Bay Inn. However, the application of the materials is such that it is differentiated from the historic buildings. The resulting palette and simple detailing of the proposal create a reserved backdrop to the adjacent single-family homes, allowing the vibrant colours and rich architectural detailing of the historic structures to remain the prominent focus of the neighbourhood.

The character of the historic streetscapes is defined by minor front yard setbacks that are activated with front porches, low metal or wood fences, and attractive landscaping that promotes a sense of community and an active pedestrian street. The proposal seeks to connect to the character of this streetscape. All ground-level units have street-facing patios enclosed with black metal fences and landscape planters.

Activating the Street

Particular attention has been given to the street level of the building to create an active street edge. A two-storey brick base combined with street level patios creates the feeling of a townhouse development and provides residents with direct access from the sidewalk. Terraced planters and landscaping make a soft transition from private to public space. The main lobby is also accessible from both sides of the building, providing a front entrance to the street and a rear entrance from parking and service areas.

The perimeter along Huntington Place and Toronto Street will be upgraded with enhanced landscaping, including new trees and shrubs. This will replace the existing carport to provide a natural screening of the parking area. Black metal fences will be provided where guardrails are needed in a manner that is similar in character to fencing used by several residences in the community.

Where possible and advisable based on tree health, existing mature trees will be retained. A Tree Management Plan has identified trees along Douglas Street that can be retained. Where tree removal is required, replacement planting will be provided.

Design and Development Permit Guidelines

Guidelines and principles of the City of Victoria *Design Guidelines for Multi-Unit Residential Developments* have been implemented in the design of this project. The new building respects the existing community through the placement on site and stepped massing that transitions from the existing

13-storey structures to a 4-storey height adjacent to single-family neighbours. Materials also celebrate the residential and heritage context. Careful consideration has been given to how the building fits into the streetscape. Private residential entries, patios, landscaping, and façade articulation have created an active and engaging residential frontage. Recessed balconies divide the horizontal mass of the building into a series of smaller blocks, and material articulation further reduces the massing of the building by creating the perception of stepbacks in the façade. Further variations in the façade accentuate the corners of the building.

All sides of the new building have been designed to focus on the interaction at the ground level with rich, durable, and quality materials and treatments used throughout the project. This results in a pedestrian-oriented experience throughout the site with no visible “back-of-house.” Two public entrances are provided: one facing Toronto Street and one facing south towards the parking and drop-off area. Loading and garbage areas have been placed away from the street and are integrated into the design.

All residential units are provided with balconies or patios, typically recessed into the façade for privacy. In addition, several other outdoor amenities are provided, including two rooftop patios with planting. At ground level, the north side of the building is primarily activated with private patios facing the street to contribute to the community’s residential character. On the south side, shared patios are provided adjacent to the fitness room. This sheltered location has excellent solar exposure in the afternoon and evening and is an opportunity for outdoor fitness activities or community gatherings.

Being mindful of resident and migratory bird populations that inhabit the adjacent parkland, the development implements several bird friendly design features as suggested in the Bird Friendly guidelines of the City’s Design Guidelines for Multi-Unit Residential developments. The primary impact buildings have on birds is injury or death from a collision with glass. The proposed design uses proven strategies to mitigate this impact including reducing windows to well below 40% of the total building façade area, and the avoidance of mirrored and highly reflective glass. Freestanding glass surfaces such as balcony railings and dividers will be frosted to avoid fly through conditions. Other building conditions such as vents, grates, and pipes will be designed in accordance with best practices to ensure birds to not become trapped by these elements. Additionally, full cut-off site lighting fixtures will be used to maintain visibility of natural navigation cues. This will be a notable improvement over existing site lighting strategies.

Crime Prevention Through Environmental Design (“CPTED”)

Methods have been integrated into the design to enhance the safety of the property and adjacent public streets. The placement of the building creates an active frontage that encourages natural surveillance of the street by residents from windows and private patios and balconies. Lighting, landscaping, grade separations, pavement treatment, and decorative railings are used in a manner that defines private defensible space but maintains visual connections to the street and public realm. Lighting and building canopies are used to create an integrated approach to wayfinding, guiding users to public entrances through well-defined pedestrian walkways. Quality damage-resistant materials are used to ensure the building and property appear well maintained and promote a continued feeling of pride and ownership in the community.

Green Building Features

The concept for this development has been guided by green building principles, with these drivers helping to shape the building form. The existing buildings will be maintained, continuing to capitalize on these structures’ embodied energy and carbon. The new structure is placed on the site in a way that optimizes solar exposure for new residents while not creating a shadow impact on existing residents of the property and adjacent neighbours. The form also responds to prevailing winds, allowing for natural ventilation and reducing obstructions to natural wind patterns that can create uncomfortable outdoor spaces. This encourages residents to use operable windows and enjoy patios and balconies for passive cooling.

The placement of the building has removed many asphalt surface parking stalls, resulting in an increase in green space and a more permeable approach to the site, which then reduces the overall urban heat island effect. New parking stalls have been designed with low-ground cover planting at the end that reduces runoff. A parking demand analysis was done to ensure the new parking provisions are right-sized for immediate and anticipated needs of the site. All parking stalls will be roughed-in for EV charging stations to facilitate the shift away from gasoline vehicles. Alternative modes of transportation are encouraged through new bike facilities for both the new and existing buildings.

The green space on the site preserves some of the existing mature trees where possible and enhances the street by adding new trees and other native species. These are selected to minimize dependence on irrigation and to provide a habitat for pollinators that support the local ecosystem.

Step 3 of the BC Step Code will be achieved with this development. Energy usage will be reduced through a robust building envelope, efficient mechanical systems, and LED lighting. The building will also be ready for future photo-voltaic panel installation.

The building will be wood construction, resulting in a lower carbon footprint over other building materials and creating a carbon storage. Additional materials will also be examined for carbon impact, local availability, and impact on the indoor environment while being guided by several FitWel strategies. Different strategies, such as low-flow plumbing fixtures and cut-off site lighting fixtures, will also be used on the site.

Amenities

An internal pedestrian connection is created through the site from Huntington Place to Douglas Street. Running along the south side of the proposed building, it connects to the building lobby and to several resident amenities located at grade, including a dog wash, fitness facility, and bike room. The exterior space between the proposed building and the existing tower is conceived as a passive amenity space. This may include planting, visitor bike parking, seating, and public art to enhance the façade of the existing building.

Residents of the new building will have access to two new rooftop patios. One will be located on the west end of the building above the fourth floor as the building height steps down. This will be set back from the parapet of the building to restrict sightlines and prevent overlooks to adjacent properties. The second will be located on the roof at the east end of the building with views towards Beacon Hill Park. This will be accessible from a social room on the sixth floor.

Alignment With City Policy

The property is designated within the City of Victoria's OCP for Urban Residential development, which accommodates buildings up to six-storeys in height and up to a density of 2.0 FSR. While the existing 13-storey towers are inconsistent with the OCP's anticipated built form, the proposed new building has been designed to reflect City policy and serve as a transition from the existing towers to the surrounding community context.

The proposal anticipates a comprehensive development zone that divides the site into two development areas:

Development Area A (New Development):
Site Area: 43,390 sf (4,031 sm)
Building Area: 83,200 sf (7,730 sm)
FSR: 1.92
Height: 6 Storey

Development Area B (Existing Development):
Site Area: 52,765 sf (4,902 sm)
Building Area: 155,882 sf (14,482 sm)
FSR: 2.95
Height: 13 Storey

The proposed infill building has been specifically sited and designed to be consistent with the intent of the current OCP designation, which allows buildings up to six-storeys in height and up to 2.0 FSR. At 1.92 FSR, the new six-storey infill building in Development Area A is on target with OCP directions. The proposal adds 90 new secured rental homes and once added to the existing 197 units, the site at build-out accommodates a total of 287 rental homes.

Retaining important existing rental housing and creating new purpose-built rental housing without displacing existing homes or tenants is a hallmark of this project.

Parking and Traffic

Parking is a vital component of the application. Currently, the site accommodates 183 vehicle parking spaces at grade, representing a parking ratio of 0.93 spaces/unit. Removing existing surface parking is the key that unlocks the site's potential and opens land for more efficient use, providing homes for people instead of homes for cars.

The proposal includes 228 vehicle parking spaces, representing a ratio of 0.79 spaces/unit, and balances the cost of replacing surface parking with new underground parking and accommodating the calculated parking demand. Watt Consulting was engaged early in the conceptual planning to prepare a Parking Study to calculate the parking demand. Based on an analysis of comparable sites, Watt calculated the parking demand at build-out with 287 rental homes to be 235 vehicle parking spaces (206 residential and 29 visitor parking spaces).

This means that the expected parking demand is exceeding the proposed parking supply by 7 vehicle parking spaces.

However, a program of Transportation Demand Management (TDM) strategies is proposed to help offset parking demand and to encourage a mode shift toward walking, cycling and transit use.

Notably, the proposal is investing in new bicycle parking to address a current deficit in on-site bicycle parking. Residents of the existing towers have access to 26 short-term bicycle parking racks and no long-term bicycle parking. The proposal introduces new bicycle parking to support the existing and new units, with 44 short-term bicycle parking spaces (29 required) and 189 long-term bicycle parking spaces, including 122 new long-term bicycle parking spaces provided for the new development (103 required). The proposal also includes a bike wash and bike repair station, which reduces the resident parking demand by 6 vehicle parking stalls. This means the expected parking demand is exceeding the proposed parking supply by only 1 vehicle parking space.

Starlight is discussing with stakeholders interim parking measures to best manage the parking supply during the project's construction phase. Options under consideration include incentives to reduce parking demand as vacancies occur to support new tenants without vehicles and explore nearby off-site parking that could be secured and supported by a shuttle program to minimize inconvenience to existing tenants. While recognizing the challenges of infill construction, we can find solutions to manage the interim condition and underscore the unique opportunity this proposal offers in not displacing any existing homes or tenants to achieve the net increase of ninety new rental homes.

Community Benefits

The project offers several community benefits, most notably the creation of much-needed new rental housing in these challenging times of low supply and high demand. We are encouraged by the positive comments of support heard so far about how the proposal reflects an appropriate and well-designed solution that makes more efficient use of an existing site and provides a positive community outcome.

- Creation of 90 new purpose-built rental homes, including ground-oriented homes;
- Replacement of surface parking with a new building that helps 'knit' the neighbourhood back together;
- Streetscape activation and enhancements along Toronto Street and Douglas Street to support greater walkability;
- Visual connections to Beacon Hill Park and South Park Family School yard to provide 'eyes on the park' and a stronger sense of community;
- Respectful transition in scale from existing towers to a traditional neighbourhood setting.

As noted, we have been exploring the development of additional infill rental housing on this property with the community since 2017. Over this time, the housing crisis has continued to escalate, and all stakeholders have, in response, been working to offer incremental solutions through new development proposals, emerging policy directions and expanded community awareness of the challenges affecting all sectors of the housing spectrum. More supply is needed and we hope this proposal can be supported to bring forward new rental housing in this unique and appropriate location.

The development process related to the 350-360 Douglas Street application was initiated many years ago, and before the recently amended Inclusionary Housing and Community Amenity Policy. Under the 2019 policy, purpose-built rental housing developments were exempt from providing further community amenity contributions, recognizing the need for more rental housing supply. The policy has recently been amended. As proposed, the development does not include a component of affordable housing consistent with the policy in effect at the time of the original consultation. Being next to Beacon Hill Park, and set within the highly desirable and walkable neighbourhood context, the site is uniquely positioned to help achieve the objectives of a "15-minute city" to support even greater sustainability and resiliency against the rising climate crisis with a more thoughtful, diverse, innovative, and compact development.

We look forward to engaging with the community, staff and Council to advance a development concept that balances the need to provide for a mix of housing, and opportunity to activate the townhouse style pedestrian-scaled frontages as proposed.

Respectfully submitted,

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