

DOUGLAS STREET APARTMENTS

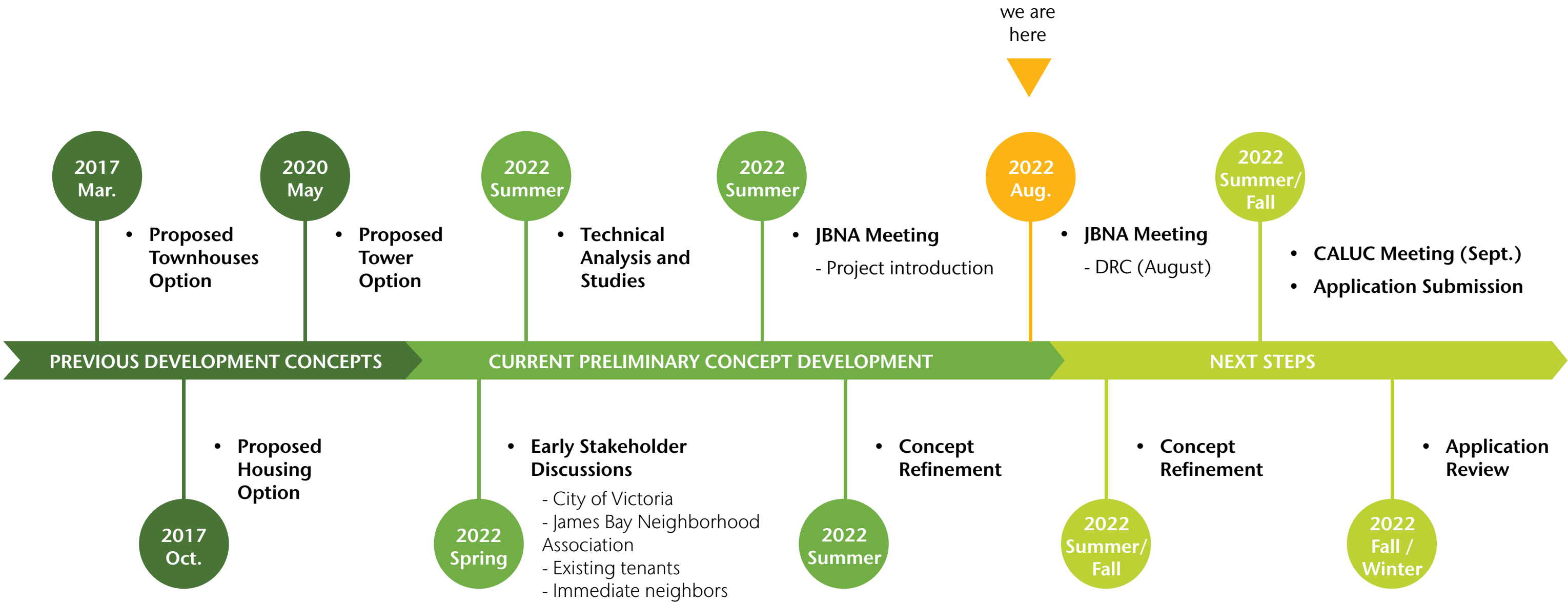
Pre-Application CALUC Package August 15, 2022



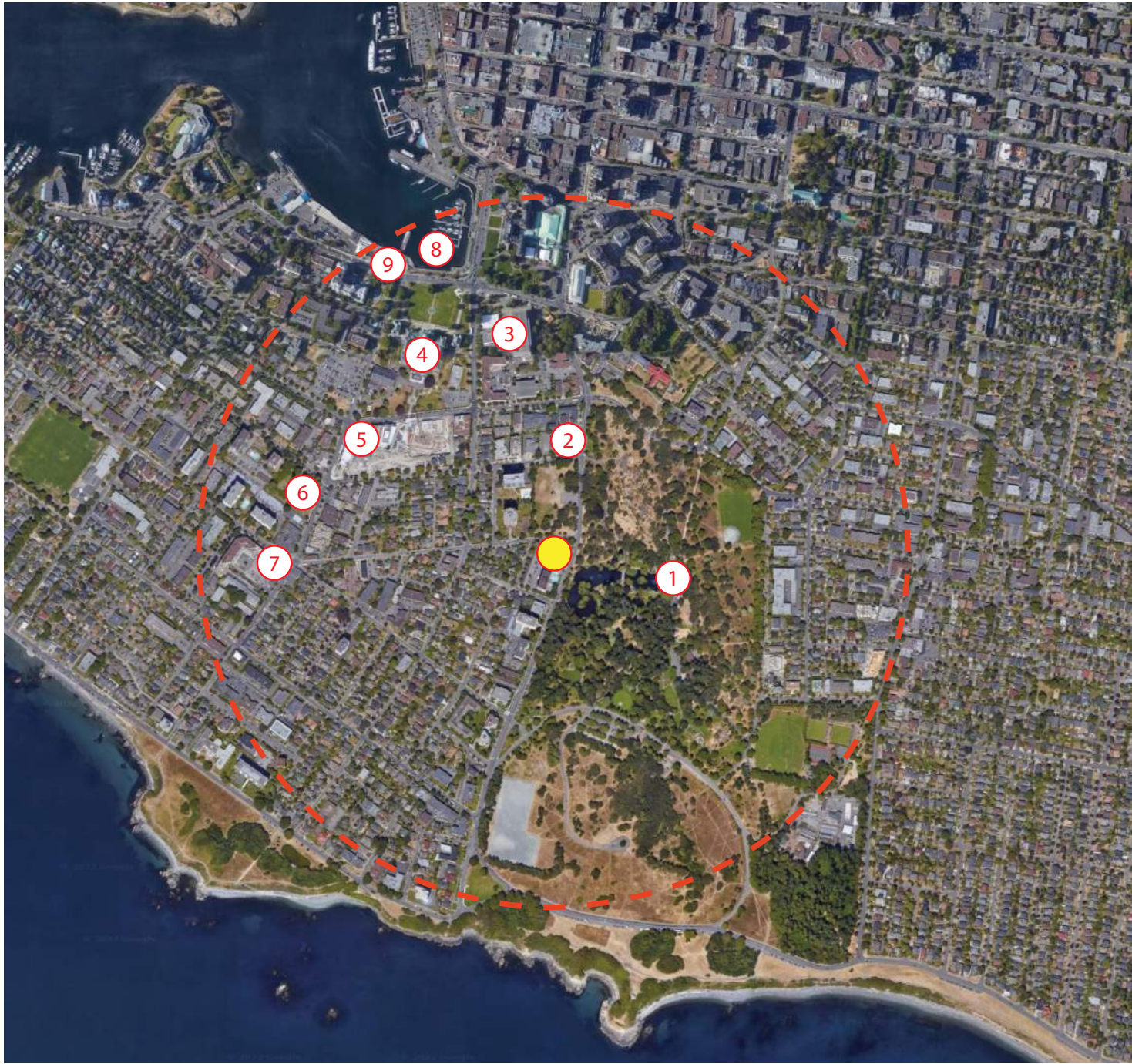
350/360 Douglas Street, Victoria, BC PID: 003-756-793



TIMELINE

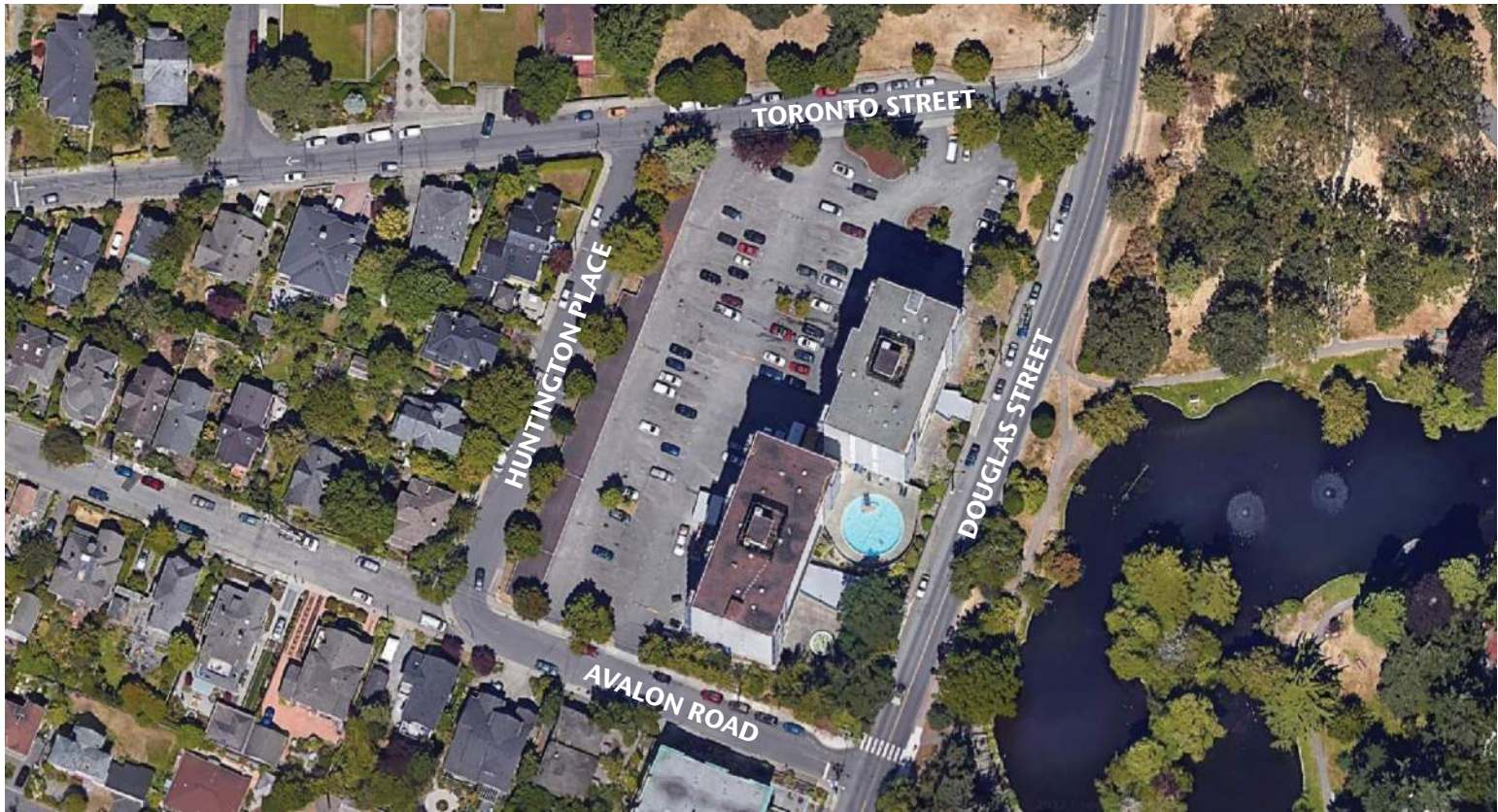


NEIGHBOURHOOD CONTEXT



LOCAL AMENITIES (WITHIN 800M/10 MINUTE WALK)

- 1 Beacon Hill Park
- 2 South Park Family School
- 3 Royal BC Museum
- 4 BC Legislature
- 5 James Bay Public Library
- 6 James Bay New Horizons Society
- 7 Grocery Store And Shopping Area
- 8 Inner Harbour
- 9 The Bateman Gallery and Steamship Terminal



POLICY OVERVIEW

SUBJECT PROPERTY DETAILS

- **Address:** 350 & 360 Douglas St, Victoria
- **Legal Description:**
LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452
- **Site Area:** ± 96,155 ft²
- **Current Zoning:** R3-H High Density Dwelling District
 - **Permitted Uses:** Single family dwellings, two family dwelling, high density multiple dwellings
 - **Allowed Floor Space Ratio**
 - 7-storey building or less: 1.33
 - 12-storey building or more: 1.68
 - **Allowed site coverage**
 - 7-storey building or less: 19%
 - 12 storey building or more: 14%
 - **Allowed Building Height:** 34.0m.

Victoria Official Community Plan:

- **Urban Place Designation:** Urban Residential
 - Built Form: multi-unit buildings up to approximately six storeys
 - Place Character Features:
 - variable yard setbacks with primary doorways facing the street
 - variable front yard landscaping, boulevard, and street tree planting
 - on-street parking and collective driveway access to rear yard or underground parking
 - Uses: Ground oriented multi-unit residential, low to mid-rise multi-unit residential, low to mid-rise mixed-use along arterial and secondary arterial roads.
 - Density: total floor space ratios generally up to 1.2:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives.

Development Permit Area 16:

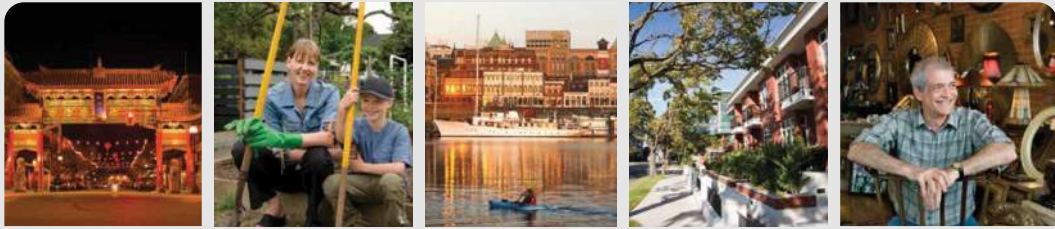
The site is located within the City-wide Development Permit Area 16 with the following main objectives:

General Form and Character are:

- 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 City of Victoria's Design Guidelines - Multi-Unit Residential, Commercial and Industrial Development, updated in July 2022, also apply to the site. The guidelines are intended to encourage high quality design that enhances neighbourliness and social vitality and creates a good fit with the existing neighbourhood.

ALIGNMENT WITH CITY POLICY



Official Community Plan

JULY 2012
Updated: December 16, 2021



OFFICIAL COMMUNITY PLAN (OCP):

2041 Vision: Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region.

OCP GOAL 6 (A). Victoria has compact development patterns that use land efficiently.

- 6.22 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:
 - 6.22.1 within 200 metres of the Urban Core; or
 - 6.22.2 within 200 metres of Town Centres or Large Urban Villages; or
 - 6.22.3 along arterial or secondary arterial roads

OCP GOAL 7 (A) Transportation options reduce fossil fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants.

OCP GOAL 7 (B) Victorians move freely and efficiently via a safe, integrated and convenient network of public transit, bike routes, and a supportive, inviting pedestrian realm in preference to driving alone.

- 7.11 Consider managing parking throughout the city, employing a broad array of parking management strategies including sharing of parking facilities, location-efficient regulations and pricing, unbundled parking, parking associations, overflow parking plans, improved user information, parking and mobility management, car-sharing, and reduced parking requirements, as appropriate.

There are a number of policy directions in the Official Community Plan to encourage the city to have a more diverse range of housing choice, including housing types, tenures and prices to meet the housing needs of all residents. The broad housing objectives of the OCP include:

- a. That housing development that responds to future demand is facilitated through land use policies and practices.
- b. That housing affordability is enabled for housing types across the housing spectrum, particularly for people in core housing need.
- c. That the existing supply of rental housing is expanded through regeneration.
- d. That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community.
- e. That partnerships enable stable housing with appropriate support services.

New infill development has the potential to respond to these housing objectives, while also achieving the broader and integrated community objectives of the OCP that strive to move the city towards its shared vision.

ALIGNMENT WITH CITY POLICY

Capital Regional District Housing Needs Assessment

City of Victoria



October 2020



HOUSING NEEDS ASSESSMENT

The City of Victoria and the Capital Region are experiencing a housing crisis, with identified needs for more affordable housing, rental housing, seniors' housing, family-friendly housing and housing for individuals with disabilities and for those facing homelessness. The proposal will increase the supply of purpose-built rental housing, without displacing any existing tenants, resulting in a net gain of 90 new rental homes.

The proposal also advances a number of other policy directions and priorities of the City, including:

TREE PROTECTION BYLAW (NO. 21-035), 2021

URBAN FOREST MASTER PLAN, 2013

GOVICTORIA, SUSTAINABLE MOBILITY STRATEGY, 2019

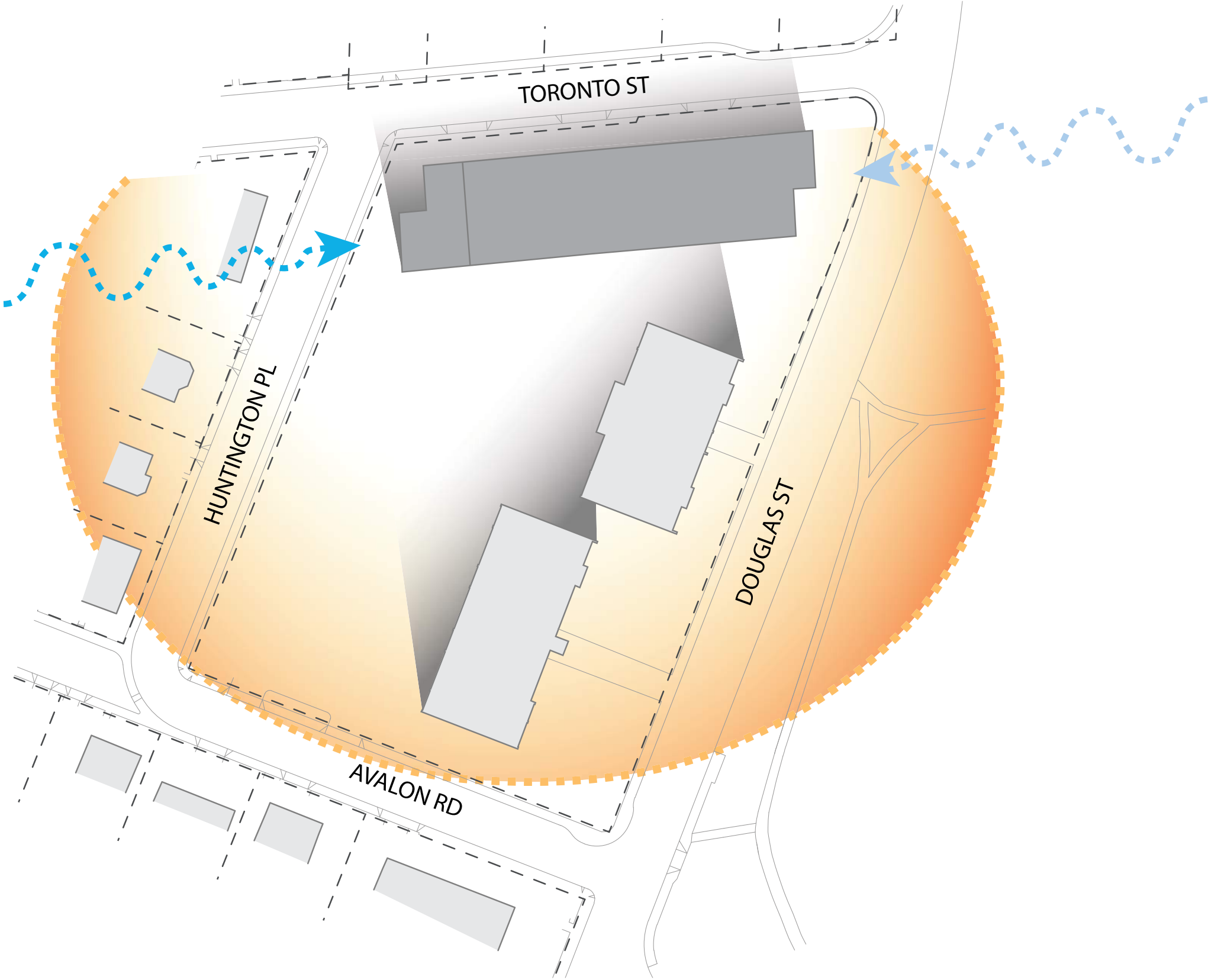
PEDESTRIAN MASTER PLAN, 2008

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GUIDELINES, 2004



DOUGLAS STREET APARTMENTS

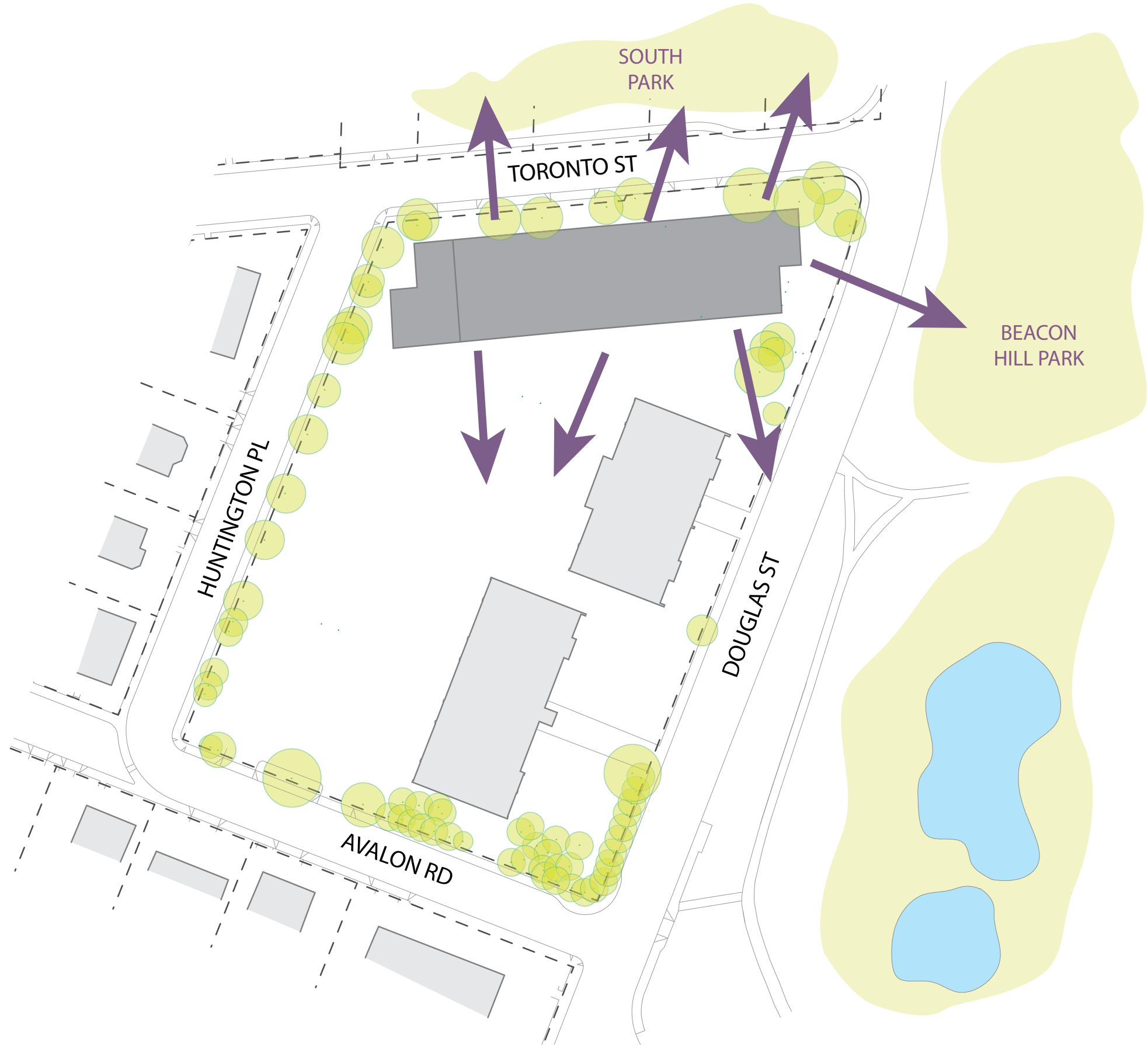
VIEWS



ENVIRONMENTAL

- ■ ■ Sun Path
- ■ ■ Prevailing Wind
- ■ ■ Secondary Wind

VIEWS



VIEWS AND
ATTRACTIONS

Unobstructed Views

Parks

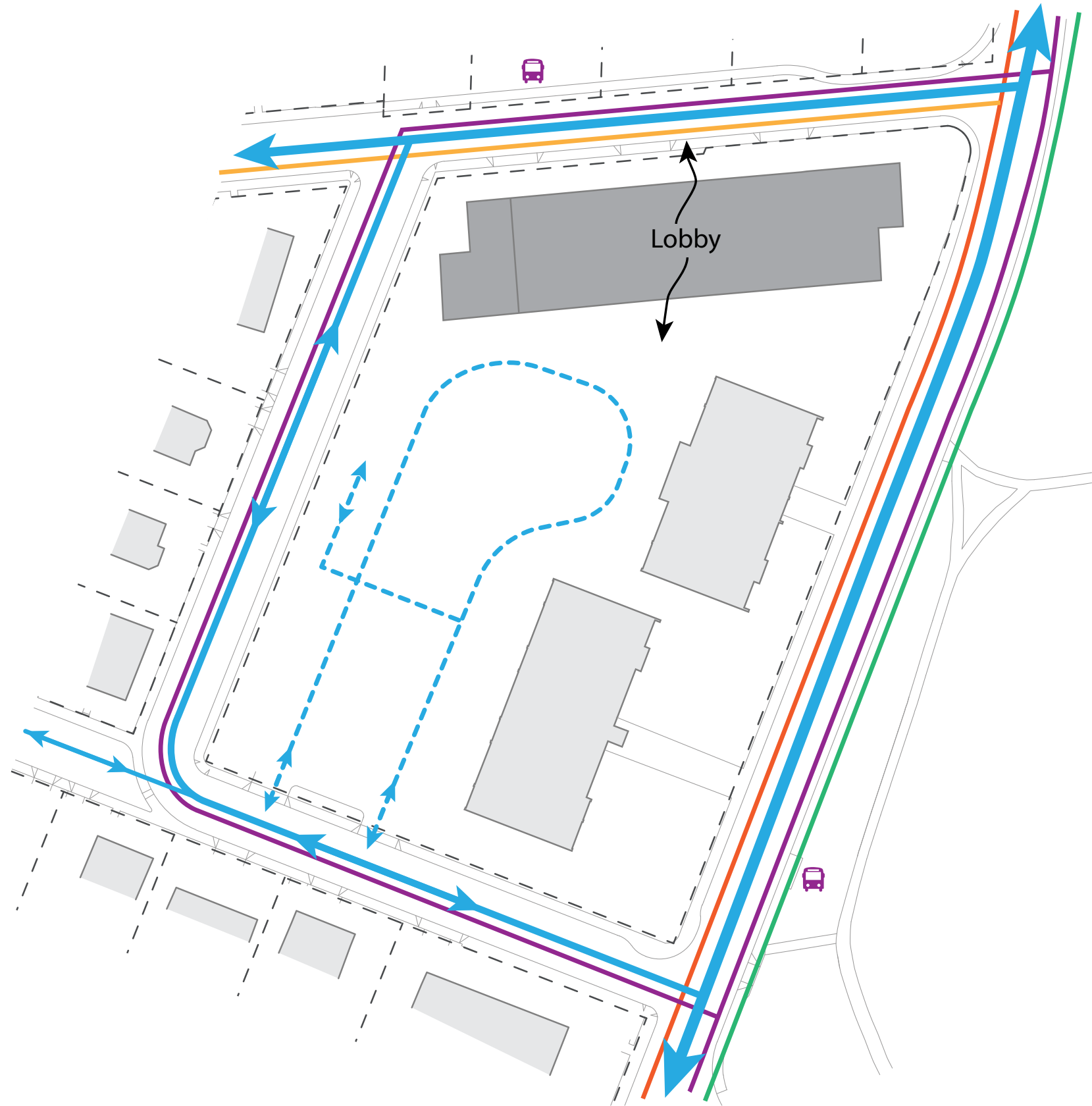
BUILT FORM ANALYSIS



BUILT FORM

- Existing setbacks
- Proposed setbacks
- # number of storeys

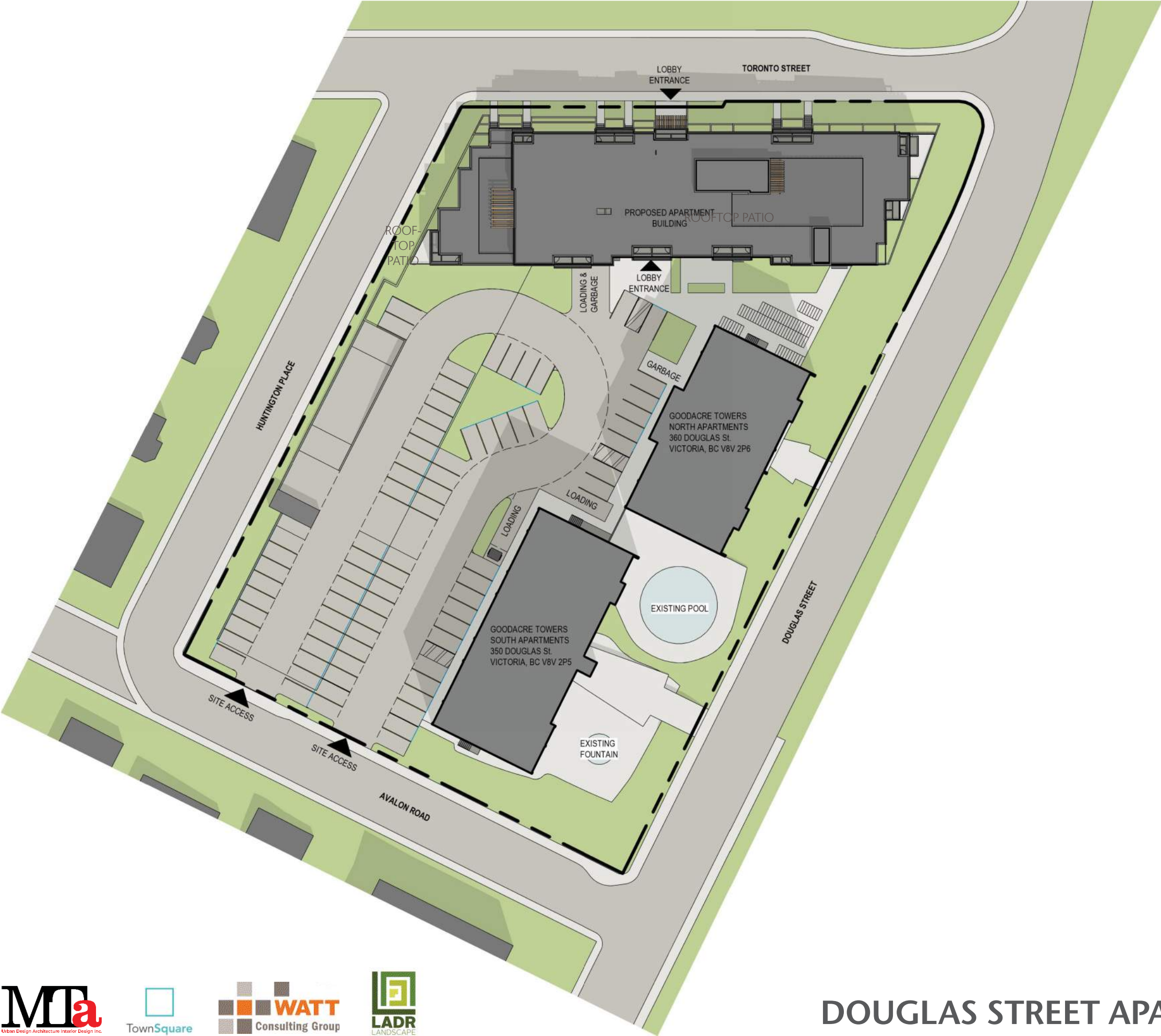
TRANSPORTATION



TRANSPORTATION

- Vehicles (roadways)
- Vehicles (internal)
- Shared Greenway
- People Only Greenway
- People Priority Greenway
- Bus Route
- Bus Stop
- Active Residential Edge

SITE PLAN



McLash
Development Ltd.



DOUGLAS STREET APARTMENTS

ZONING PLAN

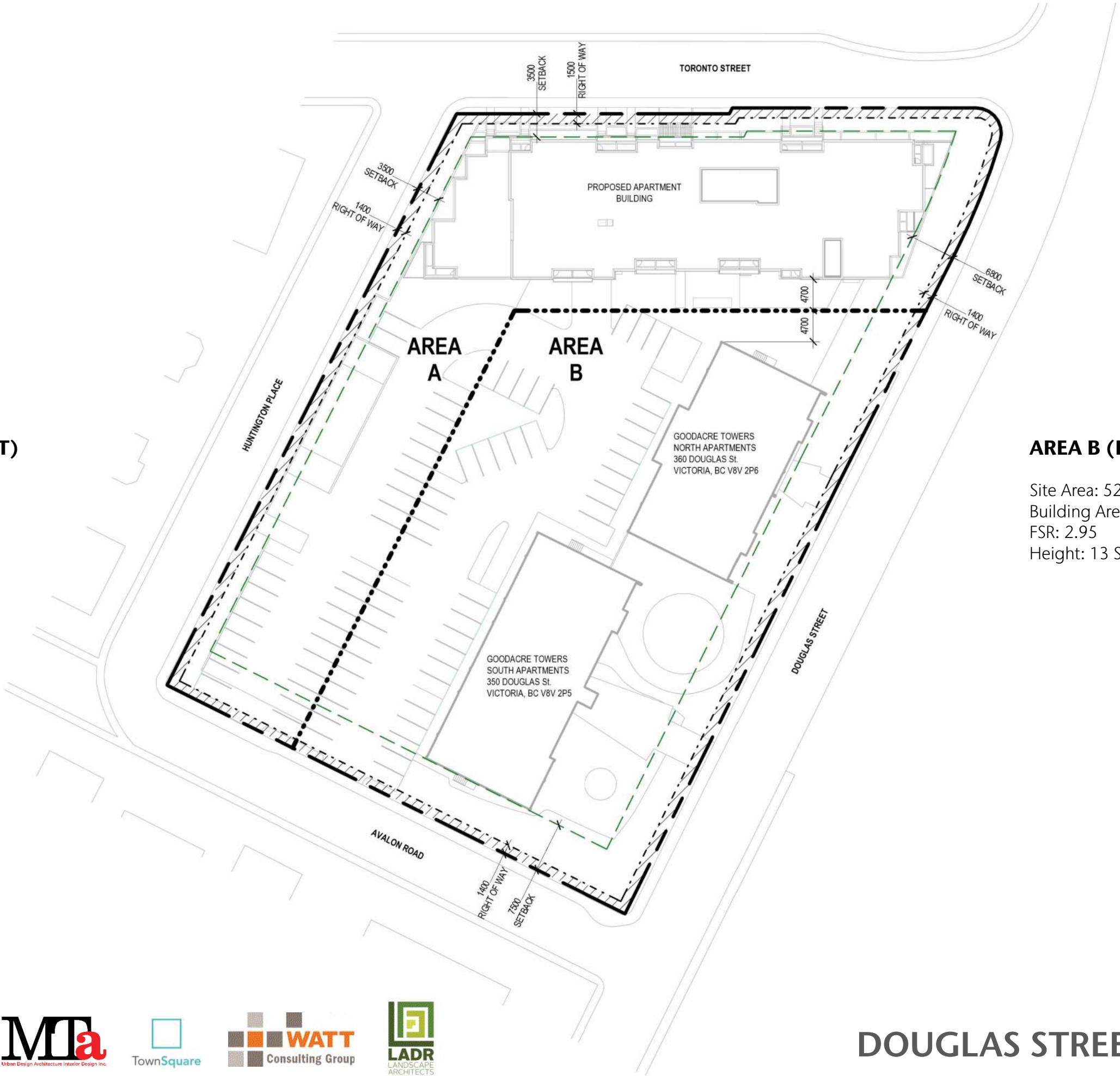


AREA A (NEW DEVELOPMENT)

Site Area: 43,390 sf (4,031 sm)
Building Area: 82,775sf (7,688 sm)
FSR: 1.91
Height: 6 Storey

AREA B (EXISTING DEVELOPMENT)

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



McLash
Development Ltd.



DOUGLAS STREET APARTMENTS

DEVELOPMENT STATISTICS

	EXISTING	PERMITTED (R3-H)	PROPOSED (NEW ONLY)	PROPOSED (TOTAL)
USE	Multi-unit Residential	Multi-unit Residential	Multi-Unit Residential	Multi-Unit Residential
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	Studio: 55 One-bed: 81 Two-bed: 61	N/A	Studio: 0 One-bed: 39 One-bed plus den: 17 Two-bed: 34	Studio: 55 One-bed: 120 One-bed plus den: 17 Two-bed: 95
FLOOR SPACE RATIO	1.62:1	1.68 2.0 (OCP)	1.91:1	2.48:1
HEIGHT	13 Storeys	34m	6 Storeys	13 Storeys
PARKING	183 stalls on grade	dependent on unit size	45 stalls	74 stalls on grade 154 stalls underground 228 total stalls
PARKING RATIO	.93	N/A	-	0.79
BICYCLE PARKING	26	dependent on unit size	172 stalls	198 stalls
BUILDING SITE COVERAGE	13.5%	14%	-	30.1%
PARKING SITE COVERAGE	58.1%	N/A	-	31.1%
OPEN SPACE SITE COVERAGE	28.4%	40%	-	38.8%



SUN SHADOW STUDY

10:00 am

12:00 pm (noon)

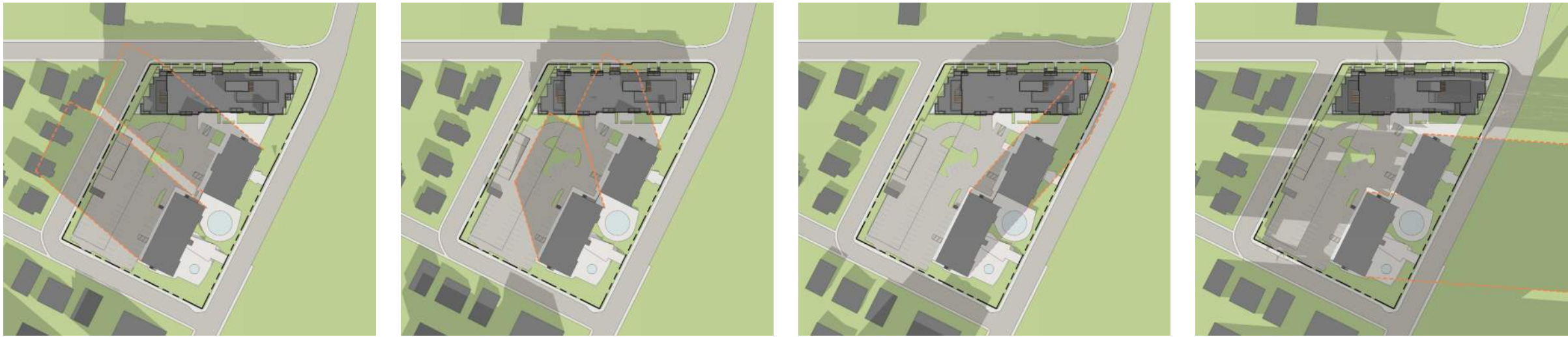
3:00 pm

7:00 pm

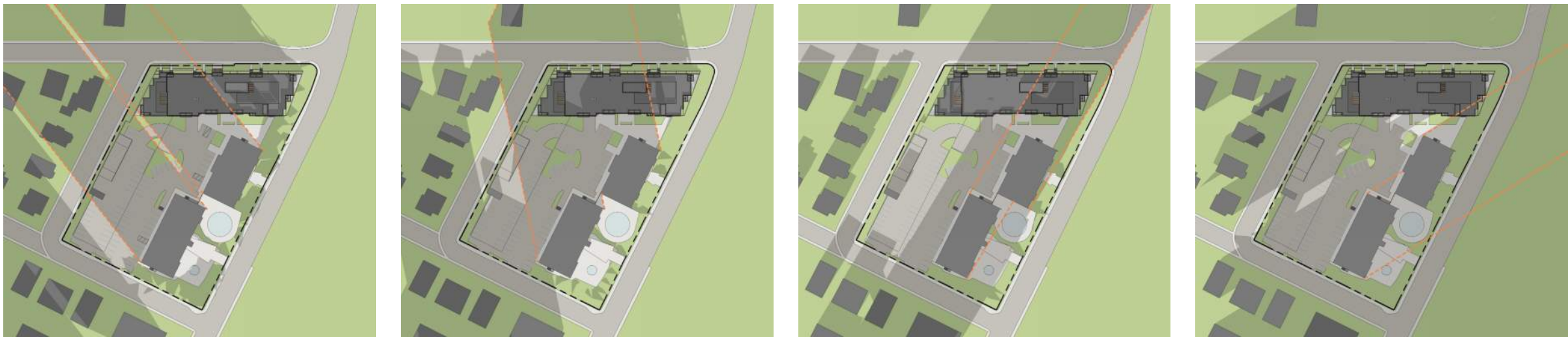
Summer Solstice
June 21



Equinox
March 20, September 22



Winter Solstice
December 21



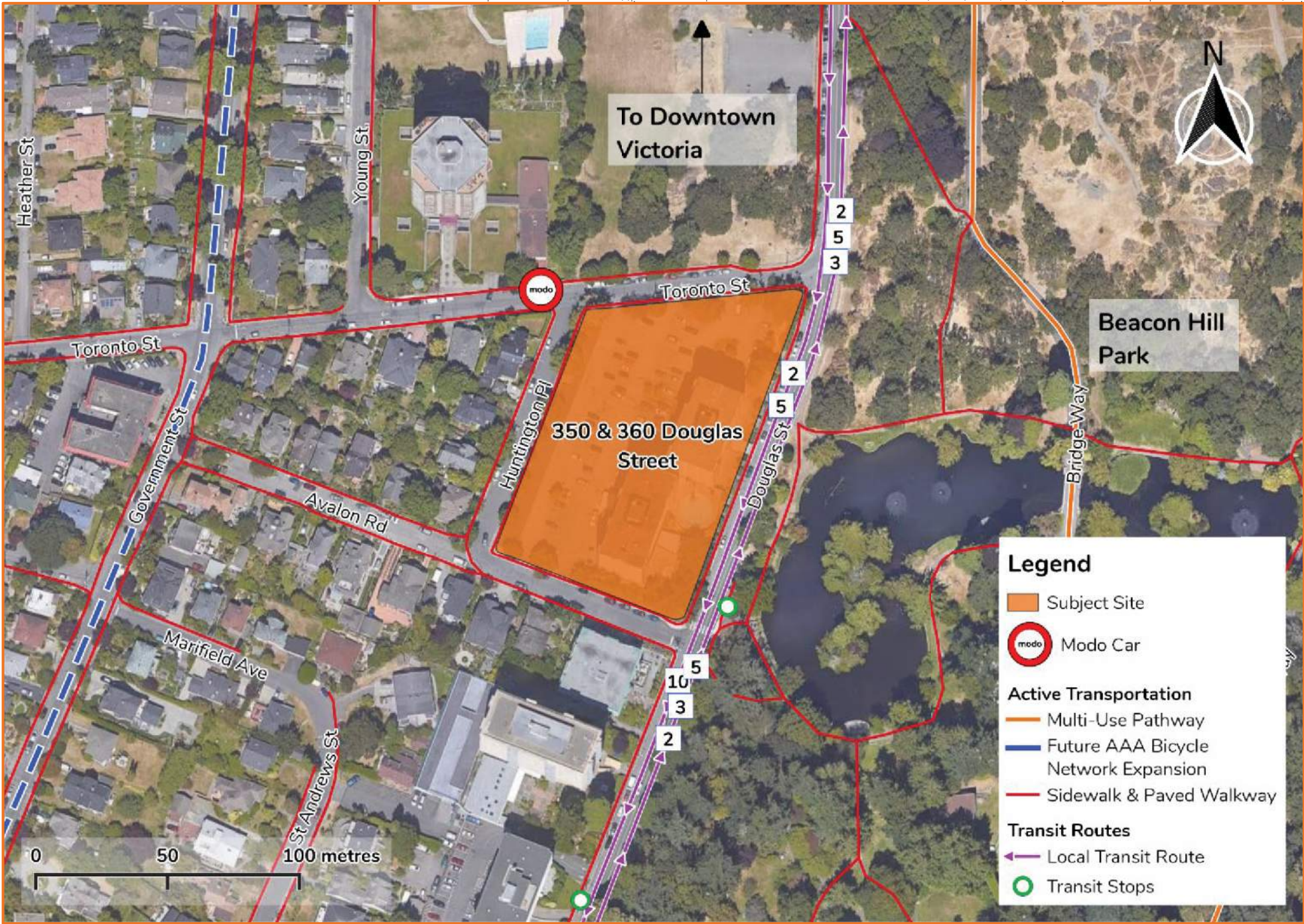
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DOUGLAS STREET APARTMENTS

EXPECTED PARKING DEMAND

TRANSPORTATION OPTIONS



EXPECTED PARKING DEMAND

Parking Rates

Walkscore: 83

Applied parking demand determined from ICBC vehicle registration data at 10 representative sites.

- 55 - Studio units
- 198 - 1 Bedroom units
- 34 - 2 Bedroom units

Visitor Parking Rate: 10%

Current Total Expected Parking Demand: 224 Vehicle Parking Spaces

Address	Parking Demand Rate	Studio	1-br	2-br
283 Michigan Street	1.10	-	1.05	1.32
425 Simcoe Street	0.62	-	0.59	0.74
535 Niagara Street	0.71	0.32	0.69	0.87
1343 Harrison Street	0.66	0.28	0.61	0.77
967 Collinson Street	0.63	0.29	0.62	0.79
1345 Pandora Avenue	0.79	-	0.71	0.89
2310 Quadra Street	0.74	0.37	0.79	1.00
1928 Lee Avenue	0.62	0.31	0.68	0.85
260 Michigan Street	0.83	-	0.77	0.97
310 Saint James Street	0.86	0.39	0.85	1.07
Average		0.33	0.74	0.93



EXPECTED PARKING DEMAND

Parking Rates

Observations on two nights when conflicts between visitors and residents are most likely

Street	Segment	Side	Available Spaces	Observed	% Occupied
Toronto Street	Government Street – Young Street	N	-	-	-
		S	6	6	100.00%
	Young Street – Huntington Place	N	11	4	36.36%
		S	8	4	50.00%
	Huntington Place – Douglas Street	N	9	0	-
		S	-	-	-
Huntington Place	Toronto Street – Avalon Road	E	-	-	-
		W	9	6	66.67%
Avalon Road	Huntington Place – Douglas Street	N	6	5	83.33%
		S	6	5	83.33%
Douglas Street		E	-	-	-
	Toronto Street – Avalon Road	W	14	14	100.00%
Totals			69	44	64%



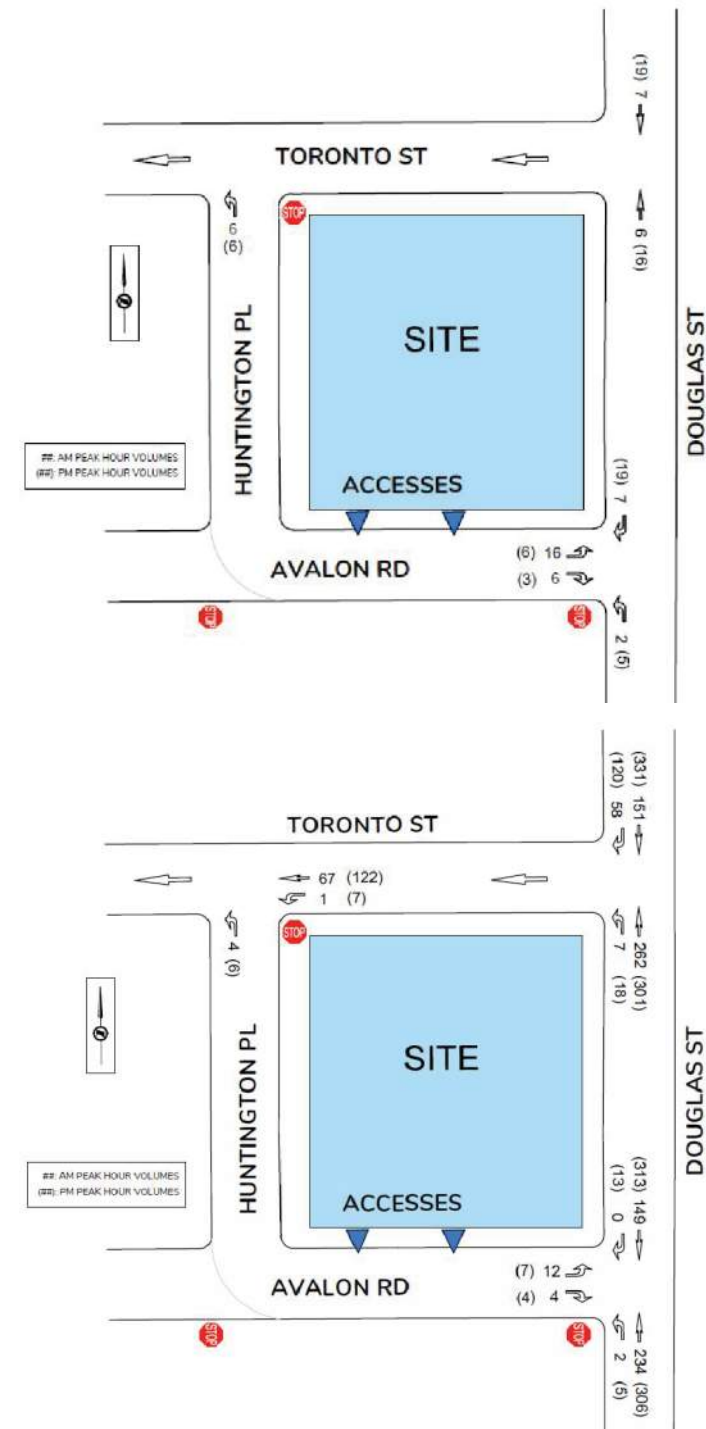
TRAFFIC IMPACT ANALYSIS

Expected Traffic Impact

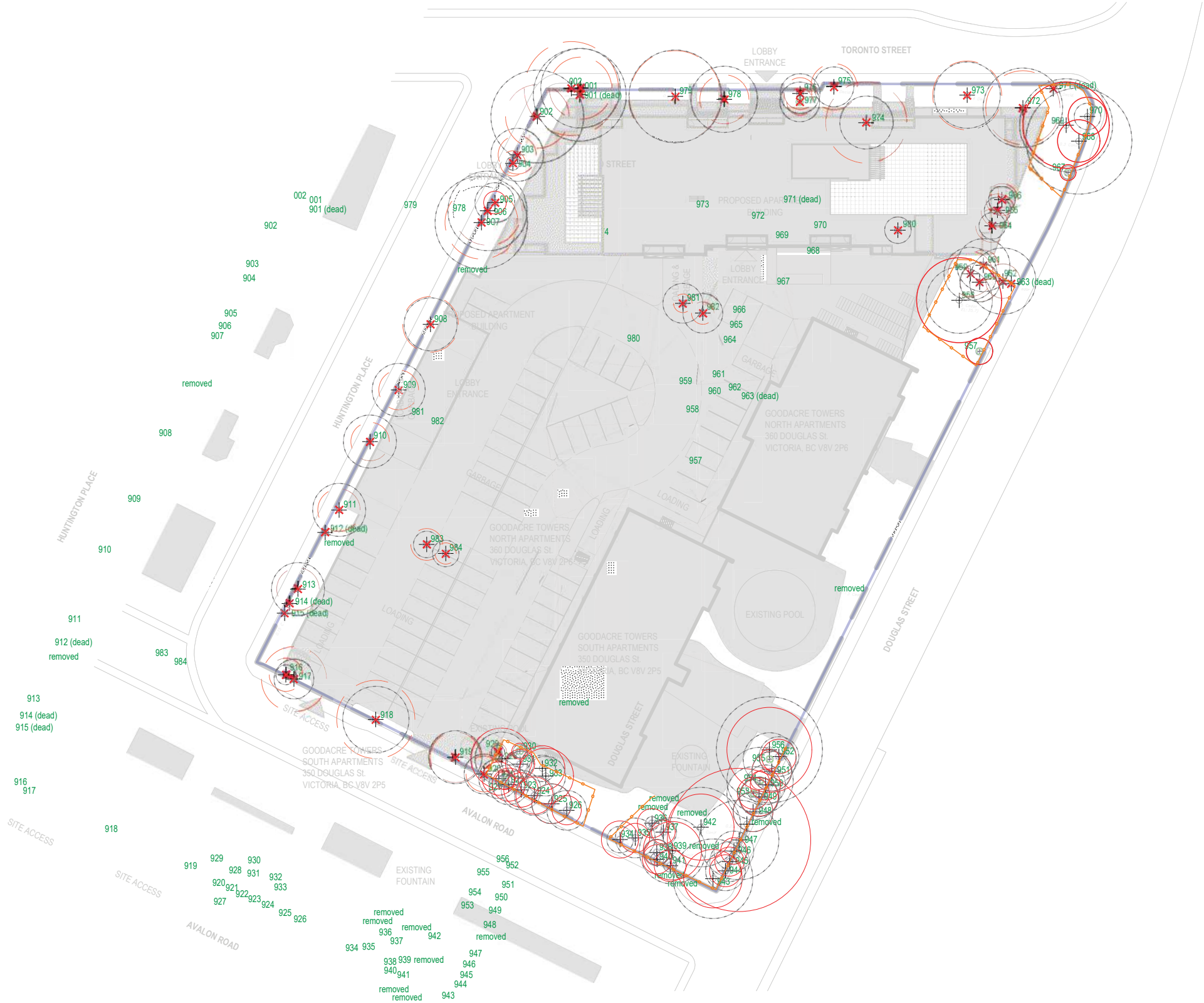
By combining background traffic conditions with expected development traffic “opening day” conditions were calculated.

- AM and PM peak hours all movements perform at LOS A or B.
- No queues exceed storage capacity.

These were extended to expected 2034 conditions indicating a similar LOS



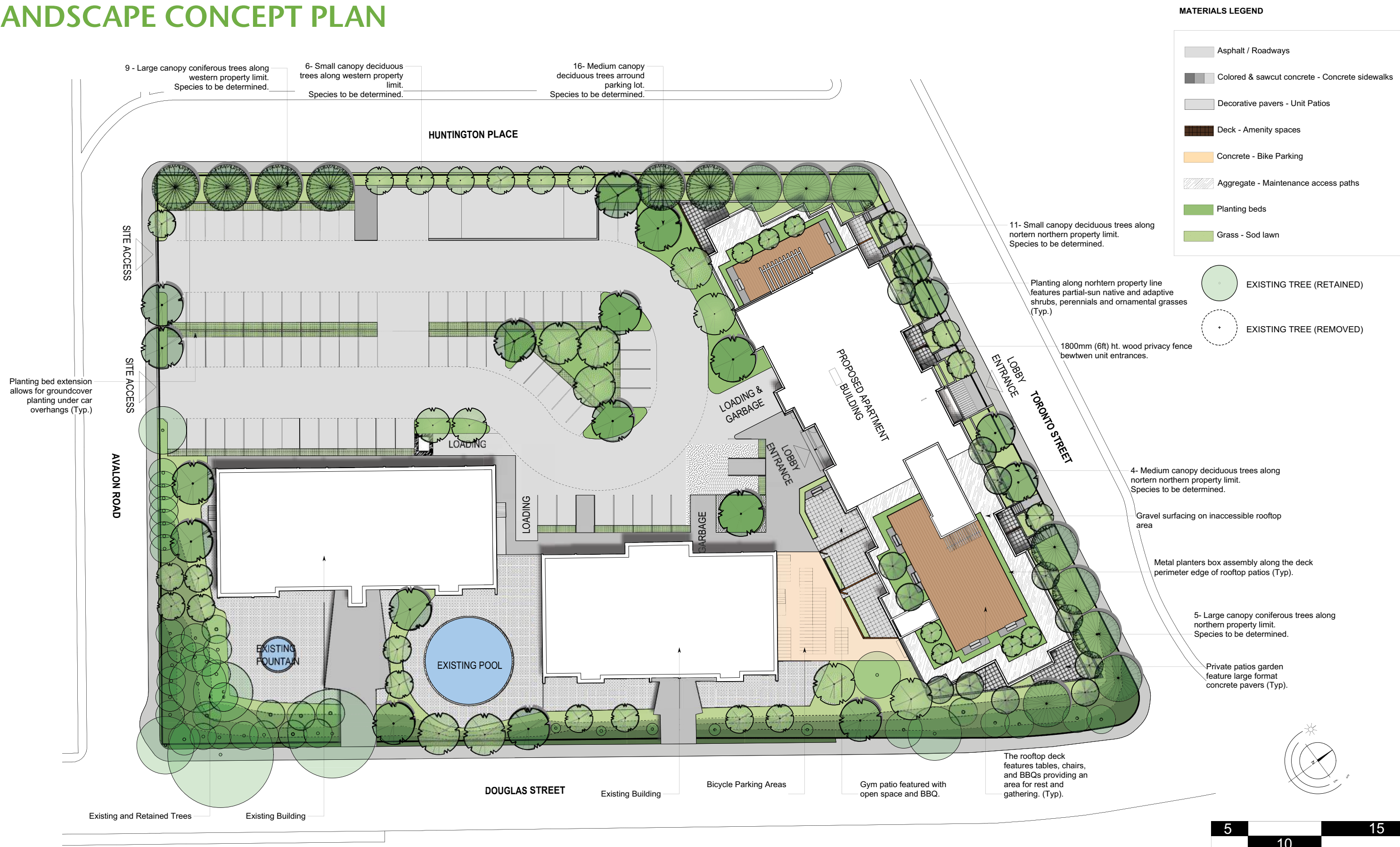
TREE MANAGEMENT PLAN



LEGEND

- Existing tree with tag or ID #
- Dripline radius (m)
- Tree protection fencing
- Critical root zone radius (m)
- Bylaw tree proposed for removal
- Unserved tree
- Non-bylaw undersize tree
- Site boundary

LANDSCAPE CONCEPT PLAN



HERITAGE



Avalon-Huntington
Heritage Conservation Area

Policy	Application
Standards and Guidelines for the Conservation of Historic Places in Canada <ul style="list-style-type: none">make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<ul style="list-style-type: none">selection of a sympathetic colour palettetreatment of the base of the building is similar to larger scale heritage buildings in the areadetailing is reduced and conservative to emphasize the ornateness of traditional architecture
OCP Designation: HCA 1 Traditional Residential <ul style="list-style-type: none">ground oriented housing	<ul style="list-style-type: none">main floor street oriented units are provided with exterior porches and compact front yards that emulate the scale of historic streets
James Bay Neighbourhood Plan Policy: <ul style="list-style-type: none">sympathetic scale, design, form, and materials	<ul style="list-style-type: none">building height is lower than adjacent infill developmentfacade treatment reduces perceived massing of the buildingred brick building base similar to James Bay Inn and South Park School

CONCEPT RENDERING

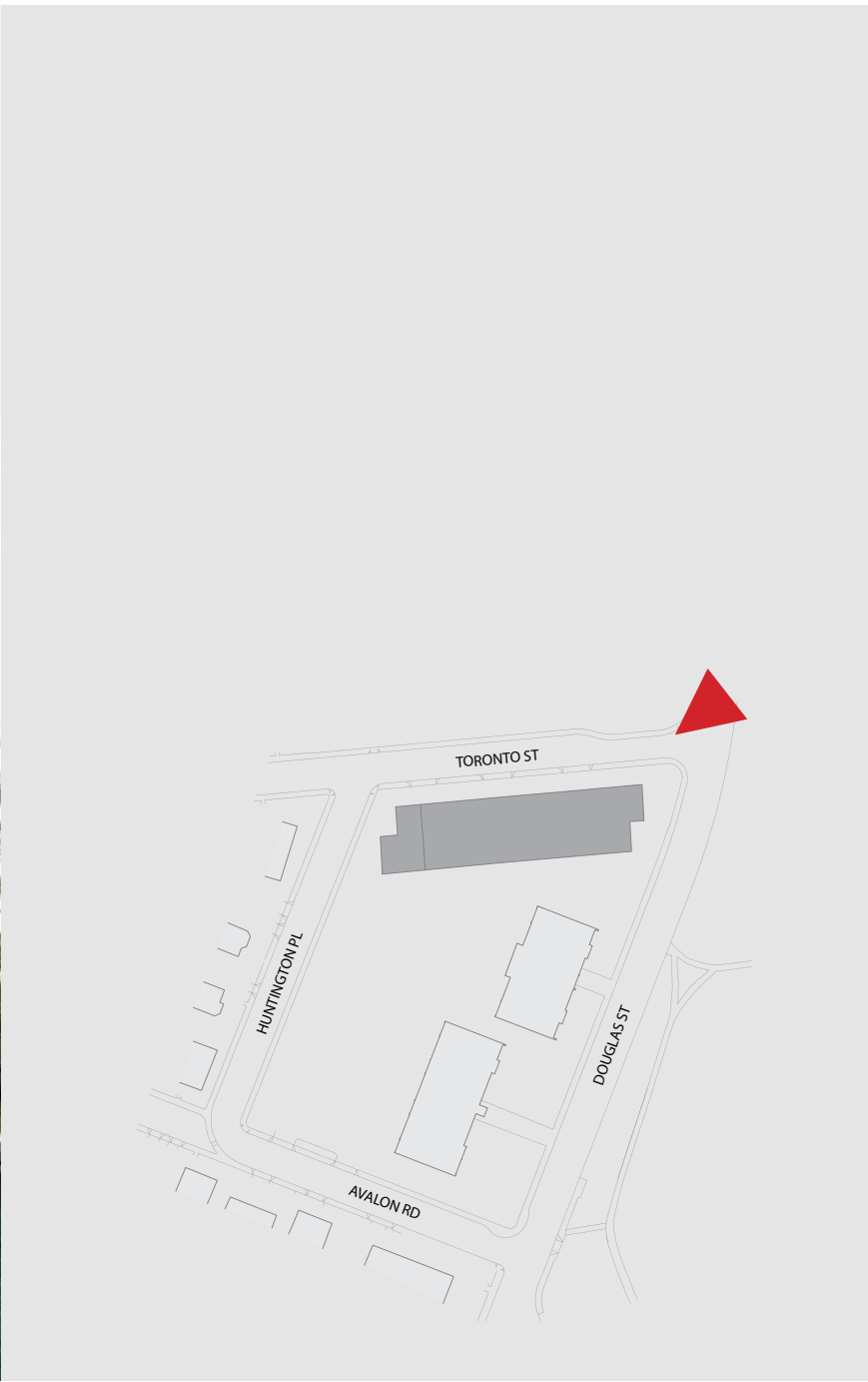
Aerial View



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CONCEPT RENDERING

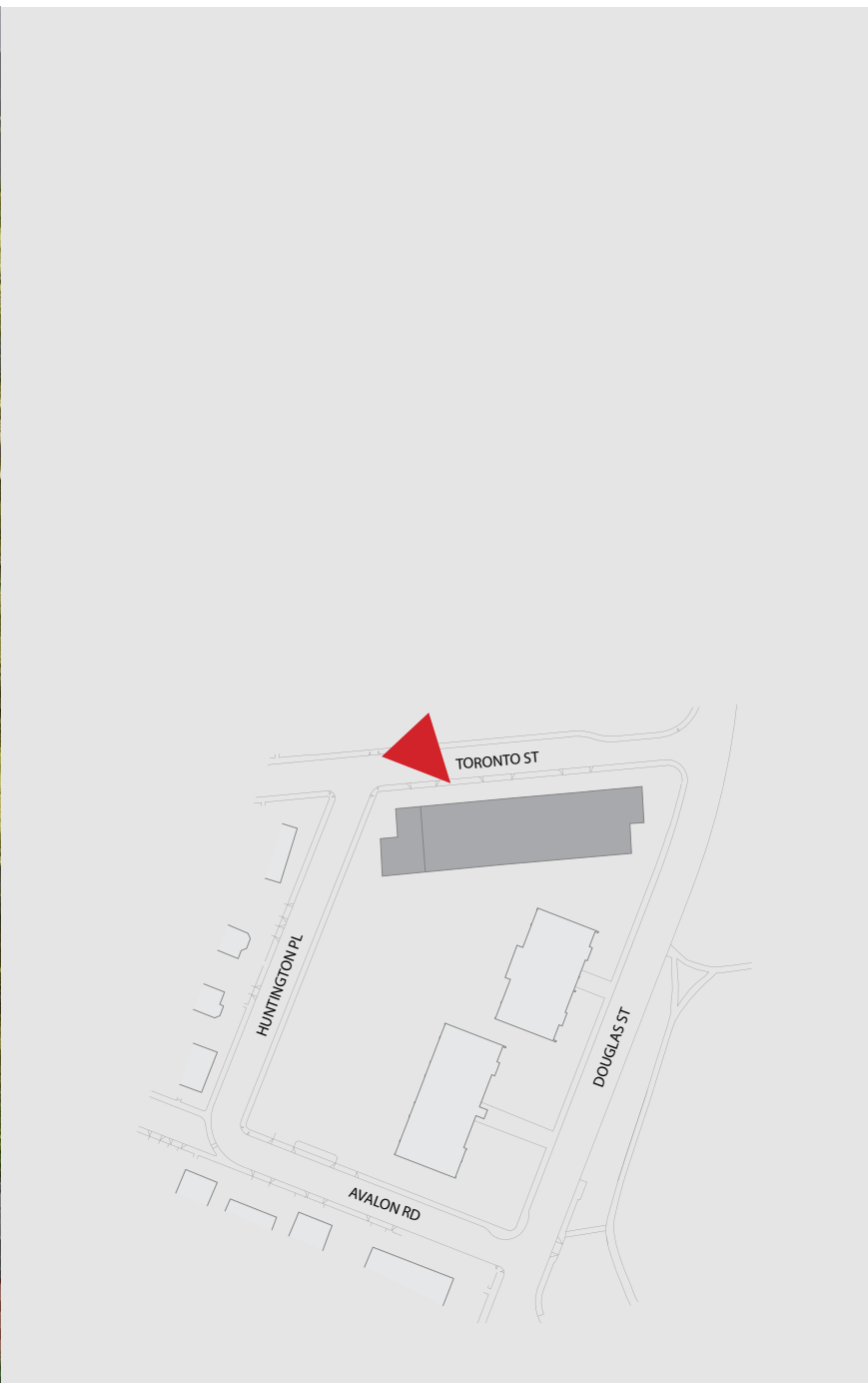
View from intersection of Toronto Street and Douglas Street



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CONCEPT RENDERING

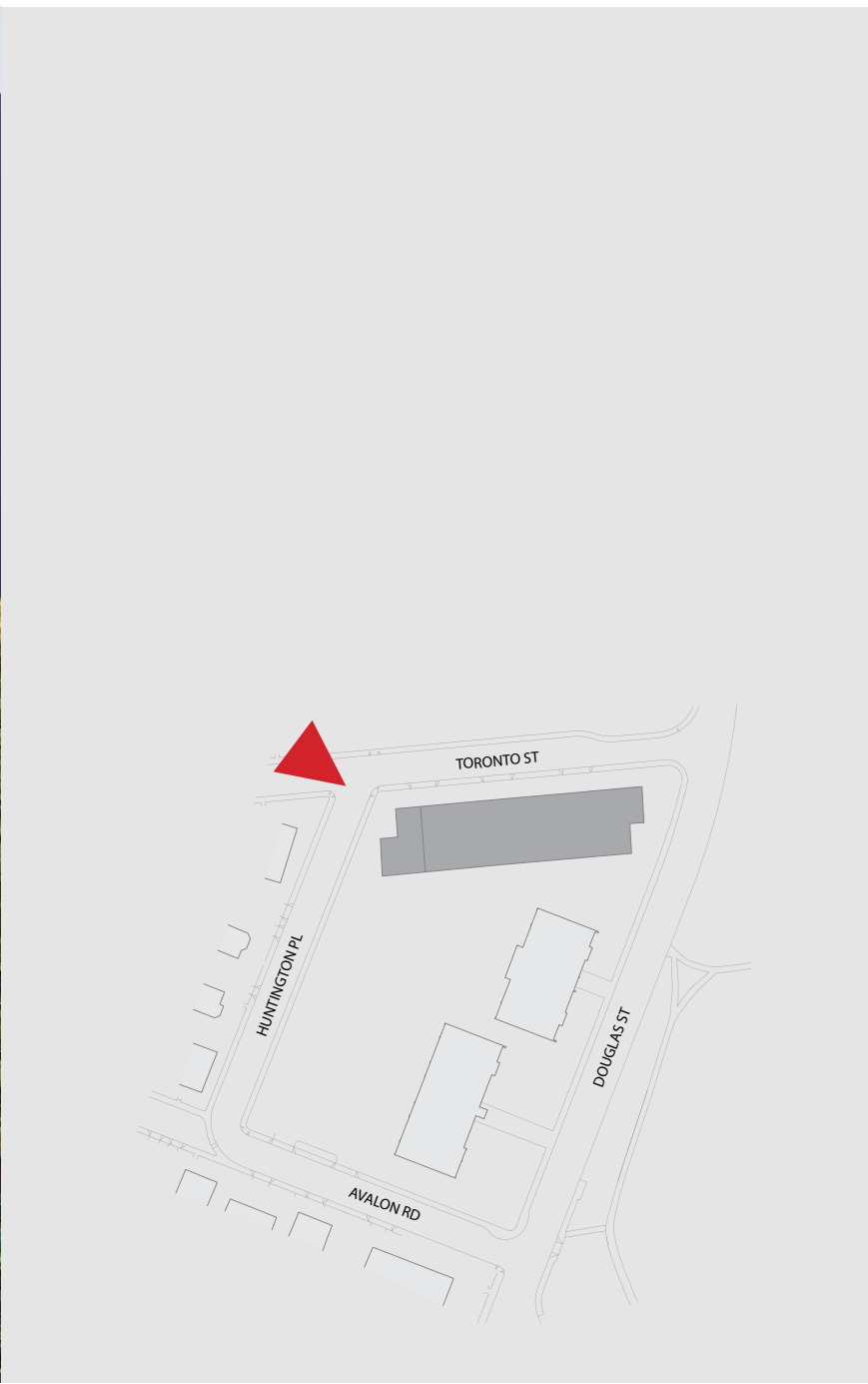
Street view along Toronto Street



DOUGLAS STREET APARTMENTS

CONCEPT RENDERING

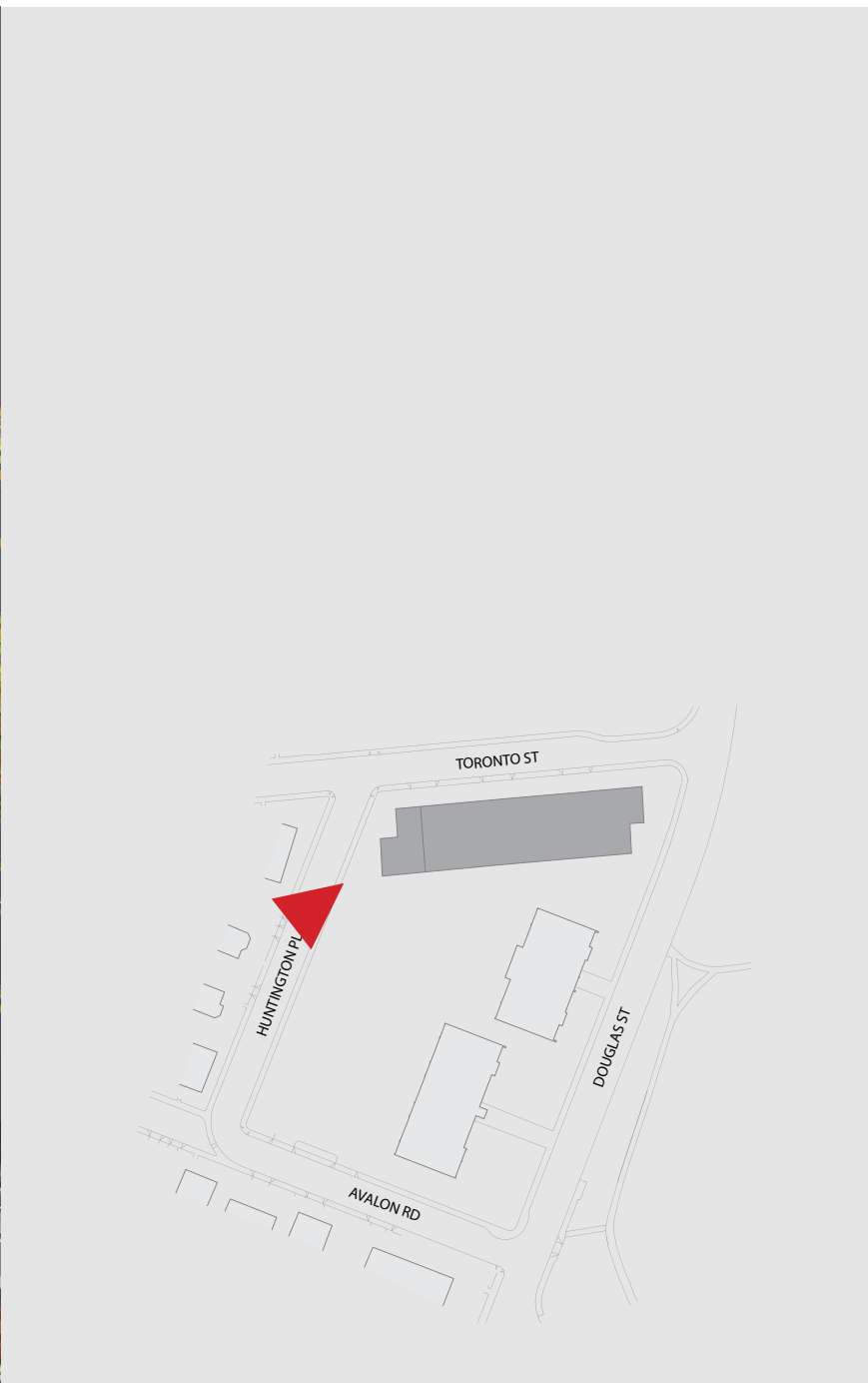
View from intersection of Toronto Street and Huntington Place



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CONCEPT RENDERING

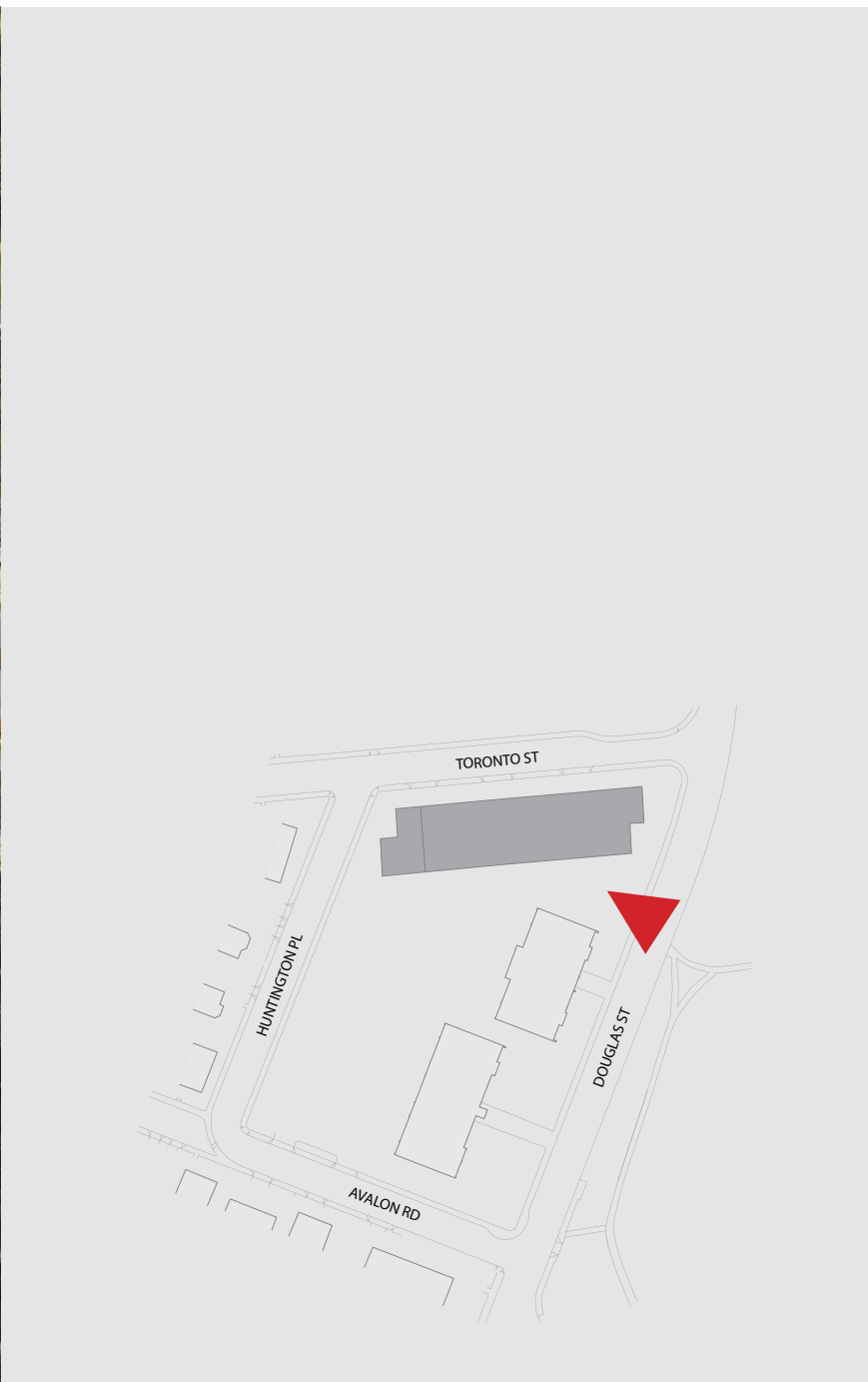
View from intersection of Toronto Street and Huntington Place



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CONCEPT RENDERING

View from intersection of Toronto Street and Huntington Place



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