

March 21st, 2023

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

Attn: Development Services – City of Victoria

Re: Resubmission: Delegated Development Permit Application for 926-930 Pandora Avenue

Dear City of Victoria Development Services,

BC Housing is pleased to resubmit for your consideration the Delegated Development Permit for 926 and 930 Pandora Avenue. The attached resubmission package is a result of reviewing and incorporating changes to the application in response to the City comments received on December 22nd, 2022. Over the last ~2.5 months the project team in collaboration with City of Victoria staff, have worked diligently to further align the project with City bylaws and guidelines ultimately leading to issuance of the Delegated Development Permit under the Rapid Deployment of Affordable Housing process.

As a result, below is a summary of responses addressing the requirements under “Conditions to be met prior to Delegated Development Permit” and “Conditions to be met prior to Building Permit Application”. Through this review period, it was determined by the City’s zoning review that the required roof enclosure encompassing the low-carbon emission mechanical systems (full-electric) would be added to the total floor area. To maintain alignment with the City’s low-carbon initiatives, these mechanical units were relocated from the roof to the parkade. This change has reduced the overall parking stall count by 13 stalls, resulting in a new variance of 25 stalls from the CA-1 zone. This change has been reflected in the design drawings and identified in DHK’s summary of changes.

Additionally, the application received a “recommended approval” from the Advisory Design Panel on January 25th, 2023. The approved motion at ADP provided guidance for further consideration on three items which have been reviewed in detail by the project team. A response to these items has been summarized below for reference.

BC Housing, in partnership with the City of Victoria and the Capital Region Housing Corporation, are pleased to resubmit this application for further review. We want to thank City of Victoria staff for its continued focus and support through the application process. If there is any additional information required, please feel free to reach out to me directly.

Sincerely,

Tara Schmidt
Development Manager - BC Housing
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Advisory Design Panel – Items for Consideration with Applicant Responses:

Item	Response
Further consideration of the design of the top of the tower	Taking the feedback from the ADP meeting into consideration, the building's termination at the top two storeys (levels 19-20) has been revised to create a composition that is cohesive with the full building, using components and finishes that reference the tower and podium. The penthouse stories are treated with the same dark toned cladding as the tower, tying them to the levels below to read as a single mass, distinct from the white-gridded projections. A vertical window wall element spanning levels 19-20 and accentuated with bright toned glazing introduces a continuation of colours and patterns used at the ground level while visually unifying these two levels. This resolution to the termination of the tower streamlines the massing and balances focus onto the brighter white volumes and the podium levels below.
Further consideration given to the daycare fence design	Security of the outdoor daycare space and its relation to the Mason Street frontage has been the project team's main focus. Using this as the foundation of design intent, the resubmission package includes additional "Peekaboo Portals" to alleviate the "solid fencing" along the street frontage. This approach was discussed during the ADP meeting and was acceptable as a reasonable approach to maintaining security for the daycare space.
Further consideration to the Mason Street frontage to better accommodate cargo bikes and multi-modal travel.	Due to the complexity of uses within the project, the need for indoor/outdoor programming (driven by the City of Victoria Facilities department) and the spacing required to accommodate the street-tree boulevard and sidewalk to align with City requirements, it has eliminated the space and ability to incorporate cargo bikes and multi-modal parking.

City of Victoria comments with Applicant responses:

A. Development Planning – General Comments	Response:
Sign Posting - As discussed last week, please ensure an information sign is posted on the site early in January	Complete: Signage installed February 16 th , 2023
If your application involves landscaping to satisfy Development Permit requirements, an estimate for the landscape will be required prior to the issuance of the development permit and the landscape security deposit	Noted: Following City of Victoria approval of the Delegated Development Permit and prior to issuance, a landscape estimate will be submitted to the City for review. BC Housing will be requesting a Letter of Indemnity in lieu of a security deposit.

will be required at the time of Building Permit application. A landscape estimate will be required to calculate the landscape security deposit, which is a condition of a Development Permit for a Garden Suite. A minimum landscape security deposit of \$2000 is required as a condition of issuance of a building permit	
Further note: A housing agreement, restrictive covenant, master development agreement or right-of way requirements may apply to this development. If this is the case, then the applicant is advised to secure the services of the necessary professionals (lawyer, surveyor, engineer) as early in the process as possible to ensure timely processing of this application.	Noted: Discussions are ongoing between BC Housing and the City of Victoria.
B. Development Services Division - "Conditions to be met prior to Delegated Development Permit"	Response:
Consider options to refine the visual terminus for the step back at L18. Options could include landscaping, material that is not plain, or a horizontal projecting element	See response to item #1 of ADP consideration above.
Consider more lush landscaping in the daycare and play space that provides shade	Noted: The overall design intent is to provide adequate shading to align with daycare licensing requirements. Shading within the outdoor daycare space will be refined through further detailed design. The design intent is that this will be achieved through a shading structure.
Consider daycare fencing options to provide more interaction with the street	Further to the ADP comments noted above the design team has incorporated additional 'Peekaboo Portals' into the fencing along the street frontage.
Consider community centre fencing options to achieve crime prevention through environmental design (CPTED) principles.	The Community Programming Space provides clear sightlines into the Mason Street Plaza.
Consider options to animate the blank wall of community space (mural)	A mural has been proposed on the eastern wall of the podium - Due to the cladding proposed to tie the Community Programming Space into the podium a mural is unachievable.
Opaque fences and blank walls will become targets for graffiti therefore a pre-emptive design solution is required	Blank walls will be well lit and are in high traffic zones (vehicle entrance, community space entrance) to limit graffiti. Additionally, a planted buffer between the daycare fence and the Mason Street sidewalk will restrict access and prevent a target for graffiti.
Confirm all services (PMT location if required) are indicated on plans	PMT is not required. A unit sub-station will be in the parkade.

Consider options to improve separation distance between northern parkade and street trees along Mason Street (see Parks comments below)	To be determined at a later date. Discussions with BCH and City of Victoria staff are ongoing. It was noted in the ADP meeting that the City of Victoria may also wish to consider using 30-year trees in this area.
Please provide details on bird-friendly glazing	Proposed glazing comprises of less than 40% of total wall area and is articulated with mullions and opaque spandrel panels. This aligns with the DCAP guidelines.
Provide details on sound attenuation for rooftop mechanical units	Noise attenuation will be provided by sound dampening mechanical screens on the roof level.
Please Provide Lighting plan	See added sheet A220 – L1 Lighting Plan within resubmission drawings.
C. Land Development Review – “Information Required prior to BP Submission/Approval” Comments:	Response:
Hard surface areas along Mason St and Pandora Ave to be revised	Pandora street frontage has been revised per the City’s comments (Refer to Landscape drawings).
An Encroachment Agreement for Canopy may be required. Please speak directly to staff as this may be considered / included as part of the zoning considerations	Noted: To be discussed further with City staff prior to building permit issuance.
Anchor rod agreement may be required	Noted: Details regarding extent of anchor rods are still being finalized. Agreements with the City of Victoria and any impacted neighbours will be discussed at a later date.
Crane swing agreement may be required if the crane swings over city owned land or parks	Noted: Details regarding construction programming and sequencing are being discussed. Once the crane placement has been established BC Housing will enter into any required overswing agreements.
A works and services agreement will be required (received and signed) prior to the issuance of a building permit, complete with security provided to the city in satisfactory terms	Noted: To be discussed in further detail prior to building permit issuance.
D. Transportation Review – “Information Required prior to BP Submission/Approval” Comments:	Response:
For all future plans, including those submitted for building permit please illustrate the proposed long term bicycle parking as shown in Schedule C of the Zoning Regulation Bylaw without boxes shown around individual stalls. This will avoid future confusion that individual lockers for bicycle parking are acceptable.	See drawing A202

E. Underground Utilities Review – “Information Required prior to BP Submission/Approval” Comments:	Response:
The details of the approved sewer attenuation report will be required to be met	Noted: Further information will be provided at Building Permit submission
Locations of the FDC (fire department connection) to be confirmed. Must be within 45m of an existing or new hydrant	Hydrant on Mason Street is within 45m of proposed FDC
Where the excavation and disposal of soil from the overall development location (includes private construction and any new underground utility installations) is estimated to exceed 120 tonnes the developer shall be responsible for providing soil quality data by a Qualified Professional in accordance with the BC Field Sampling Manual. The developer is responsible for bore holes (preferred) or excavation at the servicing locations to conduct this testing. Soil quality data results will be required by City crews prior to estimating costs and adding the service installations to the work queue. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Soil quality results and the required disposal process may impact the developer’s cost for the service installations. This requirement is due to changing environmental requirements related to soil relocation and receiving sites.	Noted: Soil testing will be conducted by BC Housing and/or contractor prior to city offsite costing and works.
Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, Schedule G: Code of Practice for Construction and Development Activities. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or ASteele@victoria.ca to register	Noted: Registration under Bylaw 14-071 will be completed following contractor selection and prior to building permit issuance.
F. Parks Division – “Conditions to be met prior to Delegated Development Permit”. Arborist Report:	Response:
Tree OS1 has been removed and replaced under a separate tree permit. There are no longer requirements for tree OS1 with this application. Please revise the report and all plans to reflect the change.	Tree OS1 has been removed from drawings and calculations.
Replacement tree species must be selected from Schedule E, Part 1 (replacement ratio of 1:1). If space is limited, species from Schedule E, Part 2 (replacement ratio 2:1) may be selected. All species selected must be capable of	Replacement trees to be selected in consultation with the City at BP stage.

reaching over 5 m in height at maturity and shall be protected under the tree bylaw. Part 3 is an option for this application.	
The soil volume calculator cannot be greater than 1 (on ground). Please revise the Soil Volume Summary Table and ensure calculations are correct	1.2 multiplier is used for depth of soil for trees on top of structure.
G. Parks Division – “Conditions to be met prior to Delegated Development Permit”. Landscape plan:	Response:
Please show all trees, ID #'s, critical root zones and canopy spread as per the arborist report (Trunk – Scaled circle to represent the trunk where it meets the ground, PRZ – Scaled Solid bold circle, Canopy – Scaled fine dotted-line circle).	See sheet L1.2: Added critical root zone and ID tags to existing trees. OS1 removed per comments. Updated visual representation of existing trees according to City comments.
Please indicate how 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the DCAP Design Guidelines.	See sheet L1.4: Added note clarifying that at least 30% of proposed vegetation is either native plants, food-bearing or creates pollinator habitat.
Plantings within 45cm of the property line must be low growing, compact species only.	See sheet L1.4: Added note indicating that low growing plants are to be used within 45cm of the private property line.
The design of landscaped areas should avoid the location of plants and trees immediately adjacent to air intakes on mechanical equipment.	See sheet L1.4: Added note indicating that plants adjacent to the air intake are to be low growing and evergreen so not to interfere with the air intake.
Please ensure only turf grass (natural grass) is shown in municipal boulevards. Include the proposed surface treatment of the Pandora St. boulevard in the legend.	See sheet L1.4: Added note clarifying that turf grass is to be used in boulevards.
Sheet L1.1 – Proposed replacement tree in planting area 3 is shown to be planted underneath an awning. This location is restrictive, and the tree may not count towards tree minimum.	Tree species have been selected to suit these conditions
Now that trees are likely feasible on the Mason St. frontage, the applicant will be required to procure and plant the trees. Species to be determined at building permit stage once the off-site design has been finalized. The determination of who will procure and plant new boulevard trees is based on the number of proposed trees and the planting pit type.	Noted: Discussions regarding off-site design are ongoing and will be determined through the building permit process.
Please note that all trees planted in hardscape will require a separate water service with a double check valve and a	To be incorporated prior to building permit submission. See Parks comment below

backflow preventer as outlined in the Victoria Subdivision and Development Servicing Bylaw 12-042 to irrigate the trees	
G. Parks Division – “Conditions to be met prior to Building Permit”. Civil plan:	Response:
The Pandora Street boulevard is currently irrigated. Additional comments will be provided at a future date.	Noted.
Location of service boxes for third party utilities (Shaw, Telus, BC Hydro) may not impact proposed trees or tree growth.	Noted: This has been reviewed in detail with the civil engineer, electrical engineer and landscape architect.
Thank you for showing the relocated Telus conduit. Please provide confirmation that the utility owner has agreed to relocate the conduit.	Telus has confirmed acceptance that the conduit can be relocated as shown.
Please note that all trees planted in hardscape will require a separate water service with a double check valve and a backflow preventer as outlined in the Victoria Subdivision and Development Servicing Bylaw 12-042 to irrigate the trees.	To be incorporated into the design prior to building permit submission.
H. Parks Division – “Conditions to be met prior to Building Permit”. General comments:	Response:
Pandora St. frontage - Parks does not support the removal of the municipal tree on the Pandora St. frontage and the proposed hardscaping/bike parking in the Pandora St. boulevard. Consider incorporating bike parking on the south side of the bike lane and removing the concrete pathways in the boulevard. It may be possible to connect the east and west bump outs to create space for bike parking.	The west bike racks and concrete pad have been removed from the Pandora Street boulevard design.
Mason St. frontage – The North Park neighbourhood currently exhibits low canopy coverage relative to other neighbourhoods in Victoria. This creates an opportunity to plant medium to large canopy boulevard trees, increase canopy coverage, and enhance the public realm on Mason Street. Additionally, the Downtown Core Area Plan outlines policy to ensure the long-term health and viability of street trees are not compromised by underground parkades. This is best achieved by increasing the distance between the proposed street trees on Mason St. and the underground parkade structure. The city is currently working on refinements to the Mason Street frontage	BC Housing is awaiting confirmation from the City on Mason Street frontage design improvements.

design. Recommendations and plan refinements will be provided for off-site improvements that will improve the long-term viability of the trees and avoid impacts on future tree health.	
I. Permits and Inspections Division – “Conditions to be met prior to Building Permit”	Response:
Designer to ensure the spatial separations as well as type of constructions and ratings of the exterior walls meet 3.2. of the BCBC.	3.2.2.47 - Group C any height, 3.2.2.23 Group A Div 2 any height, all non-combustible.
Designer and structural engineer to ensure the building does not sway over the PL in the case of a seismic event.	Project sway is within the property line on all sides other than the Pandora Street frontage (facing city property) where there is a 0m setback on L1-L4.
Designer to ensure the distance between exits meets the requirements of 3.4.2.3. of BCBC.	Exits on tower floors to be separated by rated closure. Further details to be provided at the building permit submission.
Designer to ensure the Siamese connection is located so that the occupants of the building do not trip when exiting the building when the FD hoses are connected to it when evacuation is in progress.	FDC has been moved to the west side of the property which addresses this item.
Protection of exits may be required on the main floor level as per 3.2.3.13. Designer to review prior to the BP application	Exit protection will be provided as required. Further details to follow prior to building permit application.
J. Fire Department – “Conditions to be met prior to Building Permit”	Response:
Radio amplification system or Bi-Directional Amplifier (BDA) required to ensure adequate CREST radio coverage for emergency service responders in the underground levels. During the design process you should plan on providing space for a signal booster to cover the below grade portions of the building. Typically, this involves 1.5m x 1.5m wall space in an equipment room, a 53mm conduit to the roof from the equipment room and conduits to each of the below grade levels for the installation of antennas. Best to engage one of the approved contractors that provide this equipment in our area. They should be able to provide any information that you require. https://www.radioworks.ca/ or http://www.cartelsys.com/	Noted: CREST system (and required amplifier system) will be incorporated into the design prior to building permit submission.
Smoke alarms per BCBC (daycare requires smoke alarms in all sleeping rooms)	Noted.

Fire Department connection must be within 45m of a hydrant	FDC has been moved to the west side on Mason Street and is within 45m of existing hydrant.
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