

March 12th, 2024

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

**Re: Application for Rezoning and Development Permit
(Property Address: 851 Broughton Street)**

Dear Neighbours, Victoria Downtown Residents Association, and the Land Use Committee,

Concert Properties is pleased to present our application for a mixed-use development at 851 Broughton Street in Downtown Victoria, addressing the City's critical need for diverse housing supply. Our proposal includes 220 strata condominiums and 150 purpose-built rental units, with a portion of affordable rental housing as per the City of Victoria's Inclusionary Housing and Community Amenity Policy (IHCAP) and at the discretion of the City.

We are seeking a rezoning from the existing outdated zoning (CHP-PB, Public Buildings; 2.0 max. FSR) to a new site-specific zoning consistent with the current Official Community Plan (Core Residential; 5.0 max. FSR). A development permit would be submitted concurrently with the rezoning application. The design has been developed through extensive discussions with City of Victoria planners and staff and adheres to the Downtown Core Area Policy (DCAP) design guidelines.

The project boasts over half an acre of outdoor publicly accessible amenities, featuring an urban plaza with a water feature and children's play area, a mid-block mews lane connecting to the landmark Christ Church Cathedral, and an active public realm with ground-oriented residential lobbies, retail space, and amenities fostering a vibrant community atmosphere.

With the Official Community Plan (OCP) projecting a need for over 34,600 new housing units by 2050—and over 50% of these units designated to be in the Urban Core and diverse in type and tenure—851 Broughton stands as an exemplary development model aligned precisely with the City's housing objectives.

We eagerly anticipate the opportunity to present this project to you.

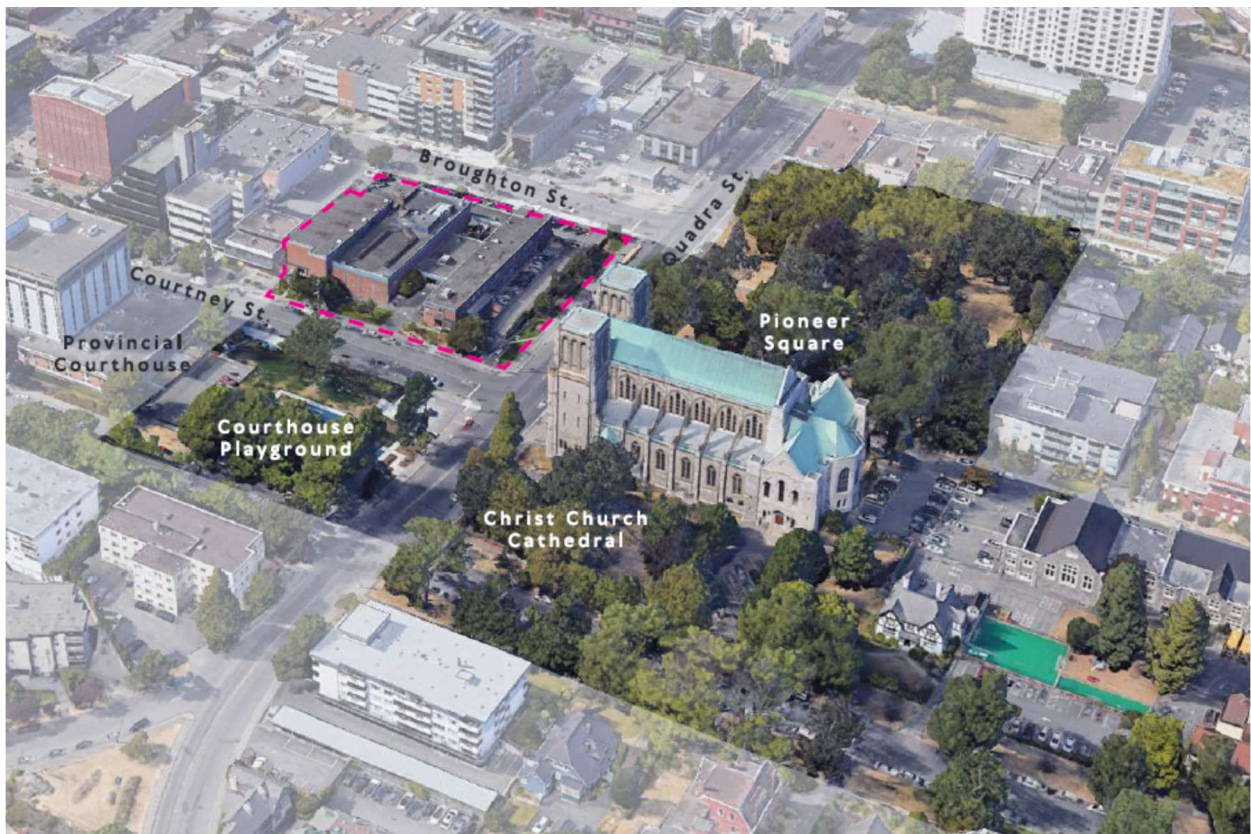
1.0 BACKGROUND

851 Broughton Street is located on the traditional, unceded territories of the Lkwungen (Songhees) where we are privileged to live, work, and play.

In 2018, the YMCA/YWCA offered the site for sale given their plans to relocate to a new facility elsewhere in downtown Victoria. Concert Properties Ltd. purchased a 100% freehold interest in the property under the premise of developing a primarily residential development.

The distinctive project site is in Victoria's downtown, intertwining with the Cathedral Hill precinct and bordered to the east by the Fairfield Neighbourhood. Designated as Core Residential in the OCP, it supports a range of housing types, encompassing mid-rise and high-rise multifamily residential.

The OCP outlines a base density of 2.0 FSR, with a potential bonus density of 3.0 FSR, allowing for a total maximum density of 5.0 FSR. The site falls within the Downtown Core boundary, and as such the building form is governed by the DCAP design guidelines.



2.0 PROJECT VISION

Positioned in Victoria's downtown, 851 Broughton stands as a pivotal project, directly addressing the city's urgent need for new and diverse housing. The development goes beyond meeting housing demands by providing over half an acre of publicly accessible outdoor amenities, which includes a newly landscaped mid-block mews lane connecting to the Christ Church Cathedral (CCC), and an inviting urban plaza. This dynamic space features a children's waterplay area and is further animated by engaging street retail.

Strategically positioned at the crossroads of the Downtown Core, Cathedral Hill Precinct, and Fairfield Neighbourhood, the project holds tremendous potential to evolve into a vibrant neighborhood hub. This potential is maximized through strategic public realm design that prioritizes permeability, linkages, and street-level engagement.

Recognizing the heritage significance of the adjacent CCC, the project's building massing is meticulously designed to preserve street-level views of the church from Broughton, Courtney, and Quadra Street.

Architecturally, the buildings are conceived as a complementary backdrop to the CCC, showcasing muted and elegant exterior materials. The landscape and streetscape design prioritize the ground plane, ensuring a pedestrian-friendly experience accessible to all.



3.0 ALIGNMENT WITH OCP/DCAP OBJECTIVES

The project design is informed by three relevant policy directions from the OCP/DCAP:

1. Addressing Victoria's housing shortfall:

- The proposal seeks to maximize its full potential with 5.0 FSR of density that includes new, diverse housing supply comprising 220 condominium homes and 150 purpose-built rental suites.
- Over 25% of the total units are designated as family-sized suites (2B+).
- Approximately 1.5 FSR of condo density land value has the potential to translate into affordable housing as per the IHCAP and at the discretion of the City.

2. Creating public amenities like plazas, squares, and mid-block passageways:

- A new mid-block mews lane contributes to the wider network of downtown Victoria's alleys and passageways, linking the Downtown with the Fairfield Gonzales neighbourhood.
- The urban plaza features a new water feature serving as a child's play area.
- The plaza serves as a destination node for the City-planned Rockland Greenway.

3. Reinforcing the prominence of the Christ Church Cathedral (CCC):

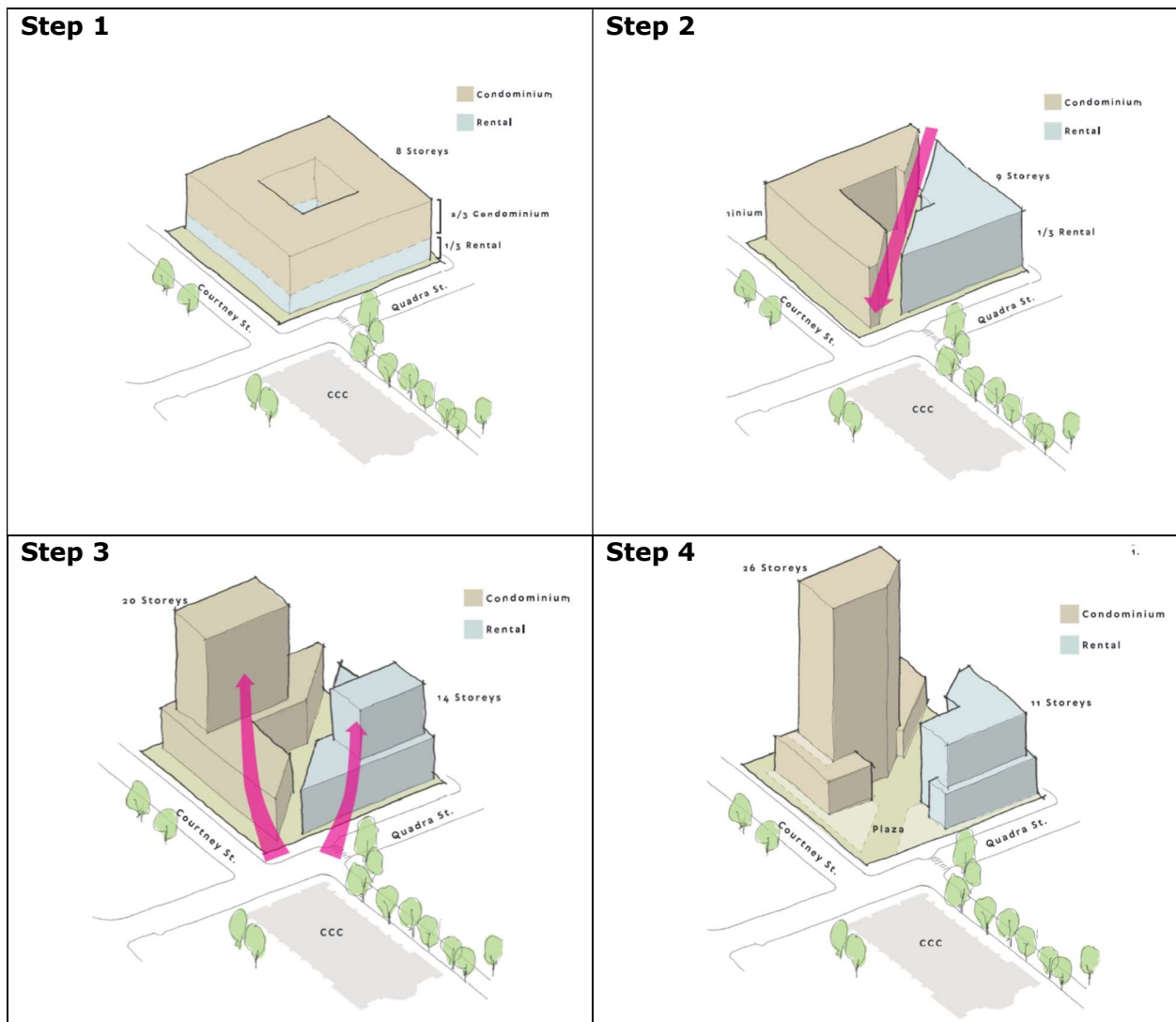
- The site organization and building massing are carefully calibrated to respect the presence of the CCC.
- A mid-block passageway and plaza are strategically designed to offer a distinctive pedestrian urban experience that highlights the CCC.
- Special attention is given to the materiality and scale of the buildings so that they serve as silent backdrop buildings that showcase the CCC.

4.0 BUILDING FORM DETERMINANTS

The proposed building envelope is the product of a systematic process whereby DCAP regulations and heritage/urban design considerations are applied to a building volume representing the maximum allowable density and target housing tenure mix of 2/3rd condominium and 1/3rd rental.

- **Step 1:** Depicts a DCAP non-compliant, monolithic mid-rise building form at the maximum 5.0 FSR, rendering unfeasible condominium and rental tenures.
- **Step 2:** Demonstrates the resulting bifurcated building form after establishing a mid-block connection that generates separate and distinct condominium and rental parcels.
- **Step 3:** Illustrates building mass shifted away from and in deference to the CCC, revealing the emergence of DCAP-compliant high-rise and mid-rise forms.
- **Step 4:** Shows the final building envelope after inserting an urban plaza, scaling the rental building height beneath and in deference to the CCC, and fine-tuning the final massing to adhere fully to DCAP design guidelines.

The resultant building form, after application of all steps, is a 26-storey high-rise condominium and an 11-storey mid-rise rental building integrated with 4-storey podiums.



5.0 PROJECT DESCRIPTION

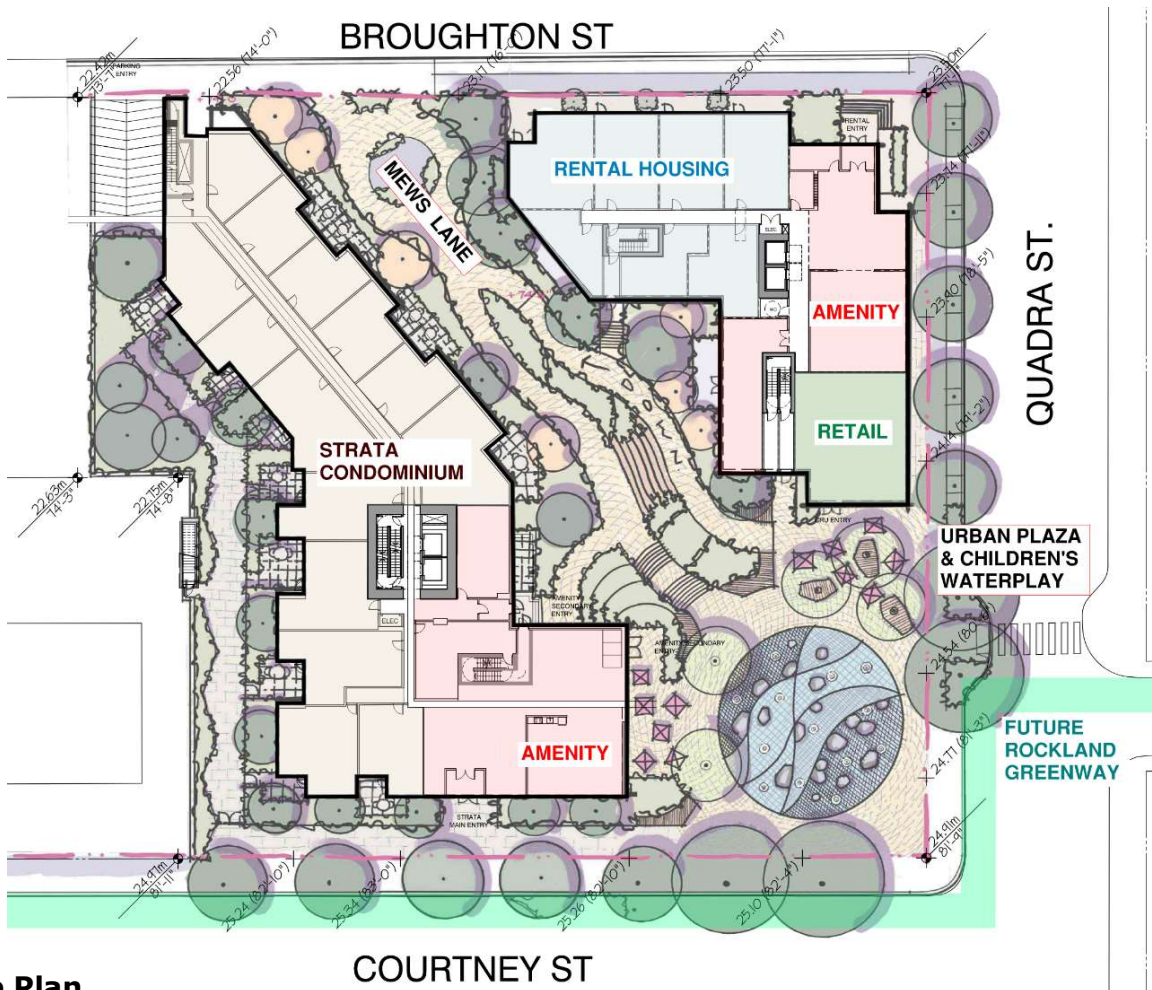
The condominium building stands as a 26-storey high-rise incorporating a 4-storey podium, with a total area of approximately 20,553 m² and housing 220 units. Its design adheres to a floor plate size in line with the DCAP design guideline maximum of 650 m². A tower setback of 6 meters from the podium—surpassing the mandated 3-meter requirement per the DCAP—ensures the preservation of views of the CCC along Courtney Street.

The rental building takes the form of an 11-storey midrise incorporating a 4-storey podium, encompassing approximately 11,576 m² and comprising 150 units. The building has a 706 m² typical floor plate size well below the DCAP maximum of 900 m². The structure integrates 139 m² of retail space strategically located to activate the adjacent public plaza.

The building's footprint on the site is consciously minimized to maximize open space, with more than 57% of the site area dedicated to beautifully landscaped open spaces.

The outdoor public realm of the development boasts expansive landscaped open areas covering over half an acre. This space includes an urban plaza designed with a new water feature functioning as a child's play area, serving as a key destination node for the City-planned Rockland Greenway. Additionally, a mid-block mews lane is thoughtfully incorporated, establishing a connection to and framing a new view of the CCC.

The urban design seamlessly integrates residential lobbies, retail spaces, and amenities at the ground level, fostering a vibrant community atmosphere with a strong emphasis on promoting "eyes on the street."



Site Plan



View from Broughton Street looking southeast to the Christ Church Cathedral



View from inside the mews lane leading to the Christ Church Cathedral



View looking at the southeast corner of Quadra and Courtney Street



View of urban plaza and children's waterplay feature

6.0 TRANSPORTATION

The project proposes two underground parking levels, accommodating around 272 resident and 15 visitor parking stalls, translating to ratios of 0.74 resident stalls per unit and 0.04 visitor stalls per unit. A variance to the by-law will be sought to implement a parking reduction.

With an impressive WalkScore® of 99, the site underscores its convenience for daily errands without relying on a vehicle and is in proximity to all-ages and abilities (AAA) bike lane facilities on Fort Street, Vancouver Street, and Humboldt Street. The project commits to approximately 439 long term bike stalls (1.19 bike stalls/unit) and 38 short term bike stalls.

In the summer of 2023, a design workshop with neighboring residents was facilitated by City staff. The City's aspirations include a car-free, pedestrian-only area on a section of Courtney Street, complemented by traffic-slowing measures and streetscape forming a new "forecourt" to the CCC. The proposed urban plaza not only aligns with this vision but also enhances the City's planned Rockland Greenway, serving as a destination node for both cyclists and pedestrians. Preserving the Rockland Greenway is also achieved by siting the parking ramp entrance off Broughton Street rather than Courtney Street.

To comprehensively address transportation impacts, a full transportation impact assessment will accompany the rezoning and development permit application.

7.0 INFRASTRUCTURE

After conducting site investigations, analyzing project statistics, and engaging in preliminary discussions with the City—including a review of calculations to assess the demands on the area's storm, sanitary, and water infrastructure—it is expected that no upgrades will be necessary for the existing services to adequately support the project.

Additionally, BC Hydro has examined the estimated electrical load calculations for the project and concluded that their current system can effectively meet the project's needs. To aid service area reliability BC Hydro will introduce a below-grade Vista switch vault along Quadra Street.

8.0 SUSTAINABILITY

The project is committed to aligning with the City of Victoria's Carbon Zero goals for 2025, as well as achieving Step 2 of the BC Energy Code. Several additional green initiatives further enhance the project's sustainability:

- Densification within an existing urban location with a compact building footprint and utilizing existing infrastructure.
- Integration of Heat Recovery Ventilation for the building.
- Installation of a high-efficiency centralized domestic hot water boiler system.
- Provision of secured indoor bike storage and a bicycle wash station/repair stand.
- Inclusion of EV charging outlets for bicycles and cars within the parkade.

9.0 CONCLUSION

In conclusion, our proposal aligns seamlessly with the City's planning guidelines and housing objectives, demonstrating sensitivity to crucial heritage landmarks, and injecting new vitality into this significant City location. We eagerly anticipate feedback during the upcoming CALUC meeting and working with all stakeholders to advance our proposal towards a comprehensive rezoning and development permit submission in the coming months.

Our team is genuinely enthusiastic about the distinctive city-building opportunity at 851 Broughton Street. We envision inviting the community with stunning new civic spaces that not only celebrate Victoria's rich architectural heritage but also address its urgent need for diverse housing supply. We are excited about the prospect of working collaboratively with you to bring this vision to fruition.

