



February 15, 2019

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

Attn: Mike Angrove, Planner

**Re: Maison Victoria
NCCA17-0221
Response to Application Review**

Mr. Angrove,

On behalf of our client, Milliken Real Estate Corporation, we are pleased to resubmit our Rezoning and Development Permit application for our proposed seniors living development located at the Fort Street and Birch Street intersection. Please find our response to the Application Review below that describes the changes from the previous submission.

Development Services Division Comments:

Area Planner: Mike Angrove, Telephone: (250) 361-0285

Conditions to be met prior to the Committee of the Whole:

- This proposal will be sent to Advisory Design Panel (ADP) for review. Staff will confirm available meeting dates to ensure you are able to attend. Please inform staff if you will be revising the plans to address staff comments prior to ADP.
ADP was completed on January 23, 2019 was carried unanimously for approval, with further consideration to the following:
 - The building height
The building height remains as per the previous submission to accommodate the floor-to-floor heights associated with this building type. While an incremental decrease in building height could be achieved, we believe the interior quality of space and ceiling height is of utmost importance to residents of this building, as they spend the majority of their day inside. While the OCP permits 6 storey construction, our preliminary discussion with the North Jubilee Neighbourhood Association (NJNA) indicated a preference for a lower building typology. As such, we are proposing a 5 storey design to accommodate this request. Our proposal remains consistent with our discussions with the NJNA.
 - Improve access through the secondary lobby entrance from Ashgrove Street
The secondary lobby entrance is revised to include an entrance canopy for better articulation and presence. Please find a revised perspective view enclosed.

- Ensure the presence of screening for HVAC and mechanical with adequate sound attenuation to mitigate impacts in neighbours
HVAC and mechanical screening details are provided, along with sound attenuation details for mechanical equipment.
- Further exploration of the west facing balconies
West facing balconies are removed from the design.
- The building massing, articulation and detailing
The main item of discussion was focussed on the north and south façades, both of which are revised to provide further articulation and material refinement. Further clarification is provided below.
- The architectural expression of the north and south façades, with particular attention to the south façade
The north façade now presents a more balanced material configuration that reflects the character of the main elevations. Likewise, the expression of the south façade is also revised to accommodate material changes and unify the building massing through the wrapping of materials and roof treatments.
- Further development of outdoor landscape spaces, with particular attention to the design for the corner plaza at Richmond Road
Landscaping is increased along all adjacent property lines with neighbours. The corner plaza is redesigned to include additional planters and concrete patterning to provide visual interest and encourage social gatherings. Please refer to the revised landscape drawings.
- As the proposal is for a rental building in a Large Urban Village, density bonusing would not apply if a Housing Agreement is created to ensure the units would remain rental for the life of the building. Staff would also require the agreement to ensure the on-site amenities for residents were attached to the agreement such that the amenities could not be converted into additional units in the future. The applicant/owner is willing to enter into a Housing Agreement for both the suites and amenities associated with the building.
- Consider additional design cues on the “hyphen” to give the appearance that the building is split into two.
The “hyphen” is a completely glazed transition between the two more solid building elements to reduce the visual continuity of the entire façade. We believe this is a significant move that visually separates the two adjoining masses. Please refer to the elevations and the rendering of the “Drop-off Street Frontage” that illustrates the distinct change in architectural character.
- Please identify the hardscaping materials, and identify if permeable. The proposal is within the Bowker Creek watershed, so storm water and waste water retention should be considered and identified.
This application is not proposing permeable hardscaping materials due to the safety of the public and residents of the building. Permeable materials are often inconsistent surfaces that present falling hazards for the targeted demographic of this building.
- The west façade still imposes quite a bit on the single family dwellings – namely the 4th and 5th storeys of the proposal. Please consider further step backs of these upper storeys.
The west façade is modified to reduce impact on the adjacent single family dwellings. Balconies are also removed from this façade to provide further privacy for these neighbours.
- Please respond in writing to adding a component of affordability to the proposal (e.g. units below market rate). Many seniors are unable to afford housing in later life and a component of affordability

would ensure that local residents would be able to age in their own communities. This could be added to the aforementioned Housing Agreement.

This proposal is for Assisted Living and Memory Care for seniors, both of which are desperately needed in the community. In addition, the applicant has agreed to a Housing Agreement that will ensure the development stays rental for the life of the building. This Housing Agreement is a significant concession that limits flexibility in the future to respond to market needs. Given this proposal already is delivering urgently needed seniors care, and will remain rental in perpetuity, the applicant feels that adding a low-cost component is asking the project to "be all things to all people". Adding a low-cost component is an operational challenge and is financially difficult, given Victoria's high land and construction cost environment.

- **NOTE:** The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.

Please find the revised statistics enclosed that capture the required changes.

- Please revise plans such that any perspective views are shown from street level.
All perspectives views are now from street level.

Engineering and Public Works Department Comments:

General Enquiries Contact: Stephen Stern, Land Development Technologist (250) 361-0501

TRANSPORTATION REVIEW – Contact Steve Hutchison, Transportation Planner at (250) 361- 0338 if you require further information.

Prior to Committee of the Whole

- **REQUIRED:** The applicant has indicated in their October 15, 2018 reply to staff comments that a Traffic Impact Assessment has been completed for the project. However a TIA has not been included in the application. The community association has indicated a TIA would be valuable to them in assessing this proposed development. Please have your transportation consultant contact Steve Hutchison (250 361 0338) to discuss the scope and obtain the Cities simulation models and traffic count data for the area to assist in completing this evaluation. A TIA is a separate document to an on-site parking study but rather more focused on the impacts to roadways and intersections in the surrounding neighbourhood.
A revised Traffic Impact Assessment was provided on February 7, 2019.
- **INFO:** For subsequent submissions please indicate the proposed SRW on the Civil Plan on the Ashgrove frontage as it is on the Birch, Fort, and Richmond frontages.
SRW's are now indicated on the Civil drawings.
- **INFO:** Staff recommend the visitor parking allocation be met. The October 24, 2018 plan check indicates a 3 stall visitor parking variance while a 2 stall over supply of parking is provided.
All parking will be used by either staff or visitors. Given the physical limitations of the residents, it is expected that no parking stalls will be required by residents.

Permits and Inspections Division Comments:

Contact: Ray Berkeley, Telephone: (250) 361-0344 Ext. 3

Conditions to be met prior to the Committee of the Whole:

- Provide the 3.2.2. Classification for the building.
The building is governed by Section 3.2.2.42 – Group B, Division 3, Any Height, Any Area, Sprinklered of the British Columbia Building Code.
- If a fire pump is required, direct access is required for the Fire Department (not through the floor area) will be required as per NFPA standards.
Understood. While a fire pump is not yet confirmed, direct access as per NFPA standards will be provided. This requirement will be confirmed prior to the Building Permit application.
- Designer to review protection of exits.
Protection of exits will be designed as per the British Columbia Building Code and will be designed and detailed accordingly prior to the Building Permit application.
- Ensure the guards meet the BCBC requirements. It appears they may be climbable.
All guards will meet the BCBC requirements.
- Plans indicate that 3.2.6 of the BCBC apply to this project.
Correct. Section 3.2.6 – Additional Requirements for High Buildings apply to this project.
- FOR INFO: "Review for BCBC compliance must be completed prior to building permit application. Any exterior changes required to comply with BCBC must be completed at rezoning, development, or heritage permit. Any proposed Alternative Solutions must be discussed with the Chief Building Inspector at rezoning, development or heritage permit. BCBC review by City of Victoria will occur at Building Permit stage."
Understood.
- FOR INFO: Designer to review the spatial separations and the unprotected openings to the property lines.
Understood. This information will be provided with the Building Permit submission.

Itemized List of Changes From Previous Submission:

- North and South façades are revised to provide further articulation and material refinement.
- West facing balconies are removed from the design.
- The secondary lobby entrance is revised to include an entrance canopy for better articulation and presence. Interior circulation is clarified.
- HVAC and mechanical screening details are provided, along with sound attenuation details for mechanical equipment.
- SRW's are indicated on the Civil drawings
- Landscaping is increased along all adjacent property lines with neighbours.
- The corner plaza is redesigned to include additional planters and concrete patterning to provide visual interest and encourage social gatherings.
- Statistics are revised to reflect current design.

We are excited about our proposed development and look forward to working with the Mayor and Members of Council to ensure this project is a vibrant addition to North Jubilee.

NORR Architects Engineers Planners

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