



Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.

# Future Evergreen: A Comprehensive Plan for Quadra West

## Rezoning Application to the City of Victoria - Resubmission November 22, 2024

Original Submission: December 11, 2023

Resubmission #1: June 25, 2024

Resubmission #2: November 27, 2024

# Table of Contents

**Developer:**

British Columbia Housing Management Commission (BC Housing), Established by The Ministry of Lands, Parks and Housing and directed by The Ministry of the Attorney General of the Province of BC

**DAU Studio Team:**

**Project Lead** | D'Ambrosio Architecture + Urbanism

**Planning + Policy** | TownSquare

**Landscape Architect** | MDI Landscape Architects Inc.

**Civil** | Associated Engineering

**Transportation** | WATT Consulting Group

**Surveyor** | Polaris Land Surveying Inc.

**Geotechnical** | Ryzuk Geotechnical

**Archaeology** | Millennia Research Limited

**Environmental** | WSP

**Arborist** | D. Clark Arboriculture

**Community Engagement** | TownSquare

**Land Economist** | Coriolis

**Mechanical/Electrical** | Introba

**Structural** | Read Jones Christoffersen Ltd.

**Project Summary | Future Evergreen** .....

**Executive summary**.....6

**1. Project Description**.....10  
 Evergreen Terrace  
 Existing Housing  
 Future Housing  
 Tenant Support

**2. Site Context**.....14  
 Neighbourhood Context  
 Neighbourhood Amenities  
 Other Proposed Buildings in the Area

**3. Process and Engagement**.....18

**4. Regulatory Context**.....19  
 Current Zoning  
 Official Community Plan  
 Hillside-Quadra Neighbourhood Plan  
 Other Relevant Policies

**5. Housing Policies And Initiatives**.....23  
 Official Community Plan  
 Housing Needs  
 Rental Housing and Tenant Support  
 Expedited Affordable Housing Approvals

**6. Site History**..... 24  
 The Site's Early History  
 Post Colonial / Modern History  
 Historic Rock Bay Creek

**7. Site Considerations and Opportunities**.....27  
 Site Considerations  
 Site Opportunities  
 Site Planning Framework

**8. Vision**..... 31  
 Guiding Principles

**9. Concept Plan Development**.....32  
 Description  
 Building Typology  
 Massing Rationale  
 Site Plan  
 Tree Retention, Replacement, Addition  
 Open Site Space  
 Open Space Network | Public  
 Open Space Network | Resident/Private  
 Circulation: Driving  
 Circulation: Cycling and Walking  
 Parking and TDM Strategies  
 Conceptual Site Servicing

**10. Landscape and Open Space**..... 49  
 Integrated Stormwater Management  
 Building Courtyards  
 Building Rooftops  
 Evergreen Plaza  
 Evergreen Commons  
 Evergreen Lane: A Living Street  
 The Loop

**11. Urban Forest**.....56

**12. Sustainability**.....60

**13. Development Data**..... 61

**14. Sunlight and Shade Studies**..... 64

**15. Alignment with Design Guidelines**.....67

Under separate cover:

**Appendix A | Full Size Drawings**

0.0 Topographic Survey/Existing Site Plan  
 1.0 Tree Survey  
 1.1 Tree Management Plan  
 L0.01 Schematic Tree Replacement Plan  
 A2.1 Site Plan  
 A2.2 Illustrated Site Plan  
 Conceptual Site Servicing (2241-00-C-7004)

**Appendix B | Technical Reports**

Engagement Summary  
 Arborist Report  
 Transportation Impact Assessment  
 Preliminary Parking and TDM Analysis  
 Utility Infrastructure Demand

**Appendix C | Parkland Dedication, Maintenance and Liability**

# Future Evergreen | A Comprehensive Plan for Quadra West

## Site and Neighbourhood

- 7.8 acre site located in Victoria's Quadra West neighbourhood
- Owned by BC Housing, to be redeveloped following a multi-year comprehensive planning process

## Proposed Rezoning

- Comprehensive Development (CD) Zoning, with subsequent Development Permit Applications for each phase/building

## ~900 Non-Market and Market Rate Rental Housing Units

- 21 units Housing with Supports (Spaken House replacement)
- 175 units Low Income Housing (RGI replacement)
- ~704 Non-Market Rental and Market Rate Rental units

## Tenant Assistance

- All tenants provided with continuity of housing within the existing rental arrangement structure, unless income or family size has changed
- Tenants supported through phasing disruptions
- An individual tenant relocation and support plan will be developed for every tenant

## FSR 2.5:1

- Consistent with the Official Community Plan (OCP) and the Hillside-Quadra Neighbourhood Plan's Housing Opportunity and Special Planning Overlay designations

## Building Form

- Mid-rise buildings (5-6 storeys)
- 3 taller buildings at 15 storeys, and 1 at 20 storeys

## Neighbourhood Features

- New Child Care
- New and Expanded Resident Amenity Spaces

## Public Open Space

- Evergreen Plaza
- Evergreen Commons
- The 'Loop' - a multi-use path
- Evergreen Lane: A Living Street

## Resident Open Space

- Shared Courtyards
- Shared Rooftops
- Balconies
- Ground Level Patios

## Timing

- First Phase, targeted construction start in late 2025 or early 2026
- Build out over 15 - 20 years

[letstalkhousingbc.ca/victoria-evergreen-terrace](http://letstalkhousingbc.ca/victoria-evergreen-terrace)



Above: Conceptual illustrations by DAU Studio

Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

# Future Evergreen | Substantial Project Benefits: Housing



## Replacement Low Income Rental Housing

196 Units

- Rent Geared to Income Units  
The 175 existing Evergreen Terrace units will be replaced one for one and remain as low-income units.
- Spaken House  
The 21 supportive units will be replaced one for one.
- Enhanced Tenant Support  
Existing tenants will be supported throughout the phased development and will be offered new homes first and will continue to pay the same rent, unless their income or family size has changed.
- **Accessibility**  
All new buildings will provide barrier-free access and adaptable units.  
Affordable accessible units will be provided.

## New Non-Market + Market Rate Rental Housing

~704 Units

- 704 New Rental Units  
These will remain rental in perpetuity. Rents will range from low to moderate and middle incomes up to market rents. A minimum of ~ 145 units will be operated by a non-profit operator.  
Rents should not exceed 30% of the gross household income and remain affordable for a minimum of 60 years for eligible tenants, based on BC Housing's Middle Income Limits which are updated roughly annually and reflect regional realities.
- BC Housing to retain land ownership  
Land leases and air parcels will be used as needed for development partners.

## Inclusionary Housing Policy Exceeded

21+% of Units

- The policy expectation is to provide 8% of the project's total FSR or total number of units as affordable rental units. The proposal provides:  
~ 22% RGI low income units.  
~ 38% RGI low income units and non-profit operated.

## Family-Friendly Housing

34% of Units

- Larger Units  
For rental housing, the emerging Family Housing Policy targets a minimum 25% 2-bedroom or larger units, with at least 5% of those units containing 3 or more bedrooms.  
The proposal exceeds those targets by providing **34%** 2-bedroom or larger units, with **35%** of those units containing 3 or more bedrooms.  
Of the 196 replacement low income rental units, 143 family-friendly units will be provided including 84 x 3-bedroom and 21x 4-bedroom units.  
The 704 new non-market and market rate rental housing units, will meet or exceed the Family Housing Policy.
- On-Site Amenities  
Resident and public amenities and on-site child care space support families.
- Family-Friendly Design  
Redevelopment will consider the City's new Advisory Design Guidelines for Family Friendly Homes and Spaces.

## Newcomer and Multi-Generational Housing



- Larger units support newcomer and multi-generational households.  
Plans consider the design of flex-units, whereby a studio or 1-bedroom unit could be renovated to connect with an adjacent 3-bedroom or 4-bedroom unit to support larger households to meet tenant needs.

## Indigenous Housing



- Spaken House, a temporary modular structure, provides housing for Indigenous women experiencing homelessness, with priority given to those fleeing violence. It is operated by the Aboriginal Coalition to End Homelessness (ACEH). These 21 units will be replaced onsite in a new and permanent building.

1. Multi-family Residential, Esquimalt BC (DAU Studio)
2. Northpointe, North Portland (Holst Architecture)
3. Stadium Park (HASSELL)
4. The Burnham at Woodlawn Park, Chicago by Site

# Future Evergreen | Substantial Public Benefits: Amenities



## Child Care

**37** Child Care Spaces

→ A child care facility is being planned for the first phase of development and could provide 12 spaces for children ages 0 - 3 and 25 spaces for children ages 3 - 5, for a total of 37 spaces. Exterior play spaces will be provided on site for this facility.

## → Indoor Amenity **10,000** sf Space

A 10,000 sf indoor, non-residential common amenity space will be provided by BC Housing and/or a future development partner and is provided in addition to the amenity space included in each building. The amenity space is envisioned to have a generous ceiling height, multi-purpose rooms to accommodate a variety of activities including recreation and education, as well as a kitchen.

Evergreen residents will have priority use of the space though BC Housing is open to accommodating community use. Programming, operations, and agreements regarding community use are to be determined in collaboration with the City of Victoria and the Quadra Village Community Centre.



## Outdoor Spaces **~50%** of Site

### → Prioritization of Open Space

The site and massing plan prioritizes the creation of open space at the ground level, representing approximately 50% of the total site, with public access to key areas.

### → Publicly Accessible Outdoor Space

Evergreen Plaza: A multi-purpose plaza space that accommodates pedestrians and cyclists.

Evergreen Commons: A naturalized landscape that celebrates the historic Rock Bay Creek.

Evergreen Lane: A shared street that could accommodate a variety of passive and recreational green space.

The 'Loop': An all-ages circular recreational loop measuring approximately 900 m long.

### → Accessibility

The open spaces and circulation network will consider those with reduced mobility.

### → Private Open Space

Approximately 70% of units (or more) will have access to a private patio or balcony.



## Resident Amenity Spaces



### → Indoor Common Areas

Indoor amenity space will be considered for each building and could be programmed as social space, flexible recreation space, meeting room, etc. to meet tenant needs.

### → Resident-Only Outdoor Spaces

The site includes resident-only outdoor spaces.

Courtyards are intended for resident use and may consider the use of gates and landscaping to help define areas for resident use from publicly-accessible areas.

Rooftop amenity areas could include secure play spaces, gardening spaces and social gathering places.

### → Ground-Orientation



All buildings consider how to maximize the creation of ground-oriented units within the base or podiums.

Detailed design to support strong connection to, and positive passive surveillance of, outdoor spaces.



## Food Security and Productive Gardens



→ Landscaping considers how to incorporate productive gardening spaces for resident use, with potential for gardening spaces within the rooftop amenity areas and courtyards.

Balconies will provide additional opportunities for resident food production.

Site landscaping considers the incorporation of fruit-bearing trees.

Indoor amenity space could include a large shared kitchen space for meal-sharing and social gatherings.

### → Livability + Sustainability



Replacing existing aging buildings with better quality, livable and more sustainable new homes.

All new units built to current building standards.

All homes are to be provided with mechanical cooling.

All building systems on site are anticipated to be all-electric.

Step Code Level 4 for buildings under 7 storeys.

Step Code Level 3 for buildings above 7 storeys.

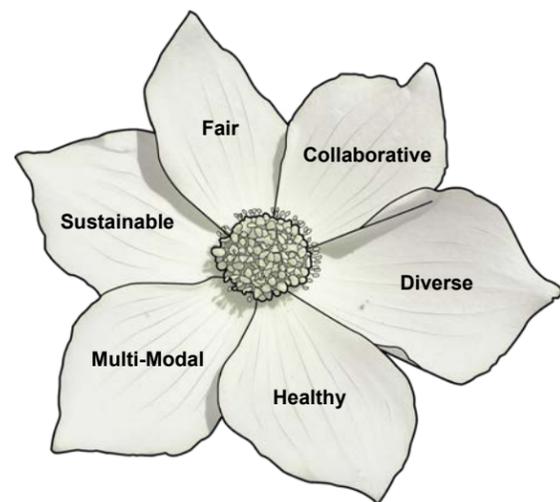
# Executive Summary

BC Housing is proud to submit this application to update the Municipal Zoning Bylaw of the 7.8-acre Evergreen Terrace site. The rationale, planning and urban design supporting this application is the culmination of considered planning and consultation process begun in early 2022. The intention of this comprehensive urban design plan is to guide the phased redevelopment of housing and open spaces that are near the end of their functional life, into a more diverse and integrated urban neighbourhood, west of Quadra Village. Since originally submitting the application in December 2023, regular consultations with City staff resulted in a Rezoning Resubmission in June 2024, and subsequently, in the enclosed comprehensive Rezoning Resubmission that responds to staff comments.

## Intention and Vision: Re-Imagining Evergreen

The Future Evergreen implies positive and hopeful growth and transformation. Located near the heart of the Quadra Village, and an emerging midtown district in Victoria, a renewed Evergreen will provide new housing for present and future residents as well as robust urban infrastructure and enhanced livability in the Quadra West neighbourhood.

This urban redevelopment proposal is intended to provide a setting where a larger local residential population can connect with and grow deeper roots in an inclusive



Evergreen Guiding Principles  
Refer to page 31 for a full description.

community. It is intended to become an active heterogeneous place that will house a larger diverse population integrated with support uses and ample outdoor spaces, on and off the site.

## The Guiding Vision:

*Evergreen is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.*

Future Evergreen has been planned holistically, and humanistically and is to be relevant to and engaged with community residents and stakeholders. The comprehensive urban design plan is the result of a humanistic collaboration with tenants and the local community. The plan strives for high levels of sustainability and balances the economic, environmental, and social parameters of current and future populations. It has been informed by a multidisciplinary creative and technical team, assigned to obtain the best long-term results for the Evergreen lands and the host neighbourhood, in the service of its residents - present and future.

The goal has been to arrive at an evergreen solution: an inspired comprehensive plan that reflects peoples' needs, offers a renewal of inclusive housing and integrated urban uses, anticipates responsive and humanistic architecture, and makes provision for a more sustainable future.

## Need and Capacity: A fundamental rationale for redevelopment

The existing buildings at Evergreen Terrace were completed in 1970 and, even with regular maintenance and major renovation work, the buildings have reached the end of their useful and economic life. It has been determined that replacement is more economical than continued repair, and that the land's capacity is much larger and can help address the increasing need for urban housing in Victoria.

## All existing homes will be replaced:

BC Housing's Evergreen Terrace now accommodates 196 dwelling units, including 175 low income townhouse and apartments and 21 supportive housing units in the temporary, modular Spaken House, which is operated by the Aboriginal Coalition to End Homelessness. All the existing low income Rent Geared to Income (RGI) and Supportive Housing units will be replaced, and current tenants will be supported by BC Housing throughout the redevelopment and relocation processes.

## Future Evergreen achieves a net increase in housing:

Redevelopment includes approximately 900 non-market and market rate rental units, including replacement of 196 existing low income apartments. This redevelopment is an opportunity to optimize the potential of the site and its location. It will create 704 more units of needed housing in the Capital region. Through phased redevelopment, BC Housing will retain ownership of the land and develop new housing in partnership non-profit and market housing providers.

## The Inclusionary Housing Policy is exceeded:

All of the 900 non-market and market rate units will be rental in perpetuity. Rents will range from Rent Geared to Income (RGI), moderate to middle incomes up to market rents. Of the 704 net new units, a minimum of ~ 145 units will be operated by a non-profit organization. Rents for the net new units, whether rented at or below market rate rents, should not exceed 30% of the gross household income and remain affordable for a minimum of 60 years for eligible tenants, based on BC Housing's Middle Income Limits which are updated roughly annually and reflect regional realities.

The Inclusionary Housing Policy expectation is to provide 8% of the project's total FSR or total number of units as affordable rental units. The proposal exceeds this by providing:  
~ 22% of total units as RGI low income units  
~ 38% of total units as RGI low income units and non-profit operated.



Evergreen Terrace, 2022



Wark Street Park

## Executive Summary (continued)

### The proposal aligns with City policy:

The comprehensive plan has been guided by, among other City planning documents, the Official Community Plan (OCP) and the 2022 Hillside-Quadra Neighbourhood Plan (HQNP). The OCP and HQNP designate the subject property as a Housing Opportunity Urban Place. This identifies primarily multi-unit residential uses in low and midrise apartment building forms. Densities envisioned for the Housing Opportunity range from 1.2:1 FSR up to 2.5:1 FSR, where public benefits consistent with OCP objectives are provided.

The HQNP (Hillside-Quadra Neighbourhood Plan) designates the site as a Special Planning Area. During the City of Victoria's Villages and Corridors Planning Process, the Evergreen site was recognized as a focus of renewal. To that end, a set of detailed principles and directives were prepared through community engagement to help inform the redevelopment planning process. While the Evergreen site is designated as Housing Opportunity with Floor Space Ratios of approximately 2.5:1 FSR and heights of generally 4-6 storeys, the applicable Special Planning Overlay (SPO) suggests uses, heights, and densities be informed by a Comprehensive Urban Planning process adhering to the principles identified in that general plan. The SPO acknowledges that greater heights and densities may be required to adhere to these principles, especially concerning affordability, open spaces and amenities, to augment present and satisfy future demand.

This rezoning application is the outcome of a comprehensive planning process as envisioned in the Special Planning Overlay. It proposes a density of 2.5:1 FSR, and building heights from 6 to 20 storeys, consistent with the SPO, achieving a complement of resident and public open spaces that integrate the site with the neighbourhood. The application was reviewed and supported by the City's Advisory Design Panel. A summary of all City policies guiding this proposal is included in the application book.



### All existing tenants will be supported:

Tenant and community engagement was the basis for the comprehensive planning. Following BC Housing's Tenants-First policy, engagement with residents of Evergreen occurred prior to broader community and stakeholder consultation. Existing tenants will continue to live in their homes during the planning and approvals process. The construction phases will occur only after the affected tenants are re-housed. Tenants will be supported by BC Housing at every stage to minimize disruption for everyone. As each phase of construction is completed, current tenants and Spaken House Family Members will be offered new homes first, which reflect their existing rental arrangement structure, unless their income or household size has changed. BC Housing will prepare an individual Tenant Support Plan, in compliance with the City's Tenant Assistance Policy described in further detail in the application. Since originally submitting the rezoning application, work has continued to inform tenants of the phasing plan; tenant support plans are currently being developed for all tenants affected by the proposed first phase of development.

### Tenant and community engagement has shaped the plan:

The approach was to listen and to learn from the people of Evergreen and the surrounding neighbourhood, so that the design solution is a realization of the community's preferences, needs and values into an imaginative and practical plan. A Tenant Advisory Group (TAG) was formed and has been meeting with the project team, providing guidance and feedback through the design development process.

Through outreach and engagement efforts, the Songhees and Esquimalt Nations, the descendants of the Lekwungen People on whose territory Evergreen Terrace is located, have been invited to co-create opportunities for both Nations to participate in and inform the redevelopment planning of Evergreen.

The Aboriginal Coalition to End Homelessness (ACEH) is directly involved in the project planning as operator of the on-site supportive housing, Speqəŋlétxw (Spaken) House. The project team has been working directly with ACEH, and Spaken House staff and clients/ Family Members.

The engagement-informed vision and guiding principles employ a three-phase method:

#### Let's Envision It Together, 2022 - 2023

Phase 1 of the planning process included tenant, First Nations and key stakeholders engagement, to inform the design team during the exploration of the site's potential as well as to envision and explore redevelopment options.

#### Let's Plan It Together, 2023 - 2024

Phase 2 included broader community meetings, submitting this Rezoning Application to the City of Victoria, and advancing the application through the municipal approvals process. Phase 2 could take between 12 and 18 months (about 1 and a half years) to complete.

#### Let's Build It together, 2025 +

Phase 3 involves the redevelopment of Evergreen based on the final approved plan. After completion of the planning and overall Zoning and Development Planning process, redevelopment is likely to take place in phases over time, with construction starting in late 2025 or early 2026. Build-out of the plan could occur over a span of 10 to 20 years. The first phase of development has been identified and work is underway to advance detailed design.

## Executive Summary (continued)

### The Comprehensive Urban Design Plan for Future Evergreen:

Based on a deep understanding of the site and its context, the plan considers and was shaped by the needs of its future and current residents as well as the aspirations of the surrounding community, as articulated in the OCP and HQNP and through direct community input. Importantly, the site and massing plan prioritizes open space at the ground level of approximately 50% of the site. By strategically locating floor area in taller buildings, more of the ground level is retained as open space.

The site planning objectives were to:

- Recognize, interpret and honour pre and post-colonial human and natural histories.
- Retain viable trees and plant many more.
- Improve existing, and make new neighbourhood connections.
- Create a safe, all-ages recreational circuit path.
- Make a variety of public outdoor spaces.
- Make defined, secure private outdoor spaces.
- Visually connect buildings and spaces with streetscapes.
- Mitigate stormwater and micro-climate impacts using integrated green methods.

The site plan framework is shaped by the pathway and open space network, and an ambitious urban tree canopy strategy. Building locations and relative positioning has been composed following best urban design principles and practices, including: a balance of views, sunlight, and shade between buildings, and for all apartment windows; maximizing space for landscaping and new trees, recreation spaces, private outdoor patios and balconies, and secure play spaces, on the ground and on available roof tops; making safe pedestrian and cycling connections within the site and into the adjoining neighbourhood; minimizing the negative impacts of vehicles and traffic by calming the adjacent streets and locating parking underground. The strategic positioning of taller buildings provides ample spacing and a formal visual rhythm for the site. The tall structures frame key corners of the property and take advantage of the



Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

spacial aspect of the intersections. The plan is for ground-oriented units to be located at the ground level of all multi-storey buildings.

### Redevelopment offers broad social, economic and sustainability benefits:

Planning for the redevelopment of the Evergreen Terrace site has been underway for many years. The existing buildings accommodate appreciated and well used social and supportive housing units, that will be replaced. New units will meet contemporary building standards and follow BC Housing's guidelines, providing enhanced acoustic separation, accessibility, livability, and functional layout for all tenants.

### Family Housing:

While not applicable to this rezoning application, the proposal exceeds the City's emerging Family Housing Policy by providing 34% 2-bedroom or larger units, with 35% of those units containing 3 or more bedrooms. Of the 196-replacement low income rental units, 143 family-friendly units will be provided including 84 x 3-bedroom and 21 4-bedroom units.

The project will also provide a minimum of 25% 2-bedroom and larger suites in the ~704 net new units, confirming a commitment to the creation of new family-friendly housing in Victoria.

### Newcomer and Multi-Generational Housing:

The proposal includes larger units that support newcomer and multi-generational households. Plans consider the design of flex-units, whereby a studio or 1-bedroom unit could be renovated to connect with an adjacent 3-bedroom or 4-bedroom unit to support larger households to meet tenant needs.

### Indigenous Housing:

Spaken House, a temporary modular structure, provides housing for unhoused Indigenous women with priority given to those fleeing violence. It is operated by the Aboriginal Coalition to End Homelessness (ACEH). These 21 units will be replaced onsite in a new and permanent building.

### LEGEND

1. Evergreen Plaza<sup>1</sup> - An urban plaza that accommodates bicycle access
2. Evergreen Commons<sup>1</sup> - A naturalized urban landscape
3. The Loop<sup>1</sup> - A shared recreational path
4. Evergreen Lane<sup>1</sup> (limited vehicle access (parking/loading), variety of open spaces, landscaping)
5. Dowler Place reconfigured (reduced width, landscape bump outs, defined parking)
6. Landscaped courtyards for residents
7. Reconfigured street corners and crossings to improve pedestrian safety and experience

<sup>1</sup> Publicly-accessible areas to be provided via Statutory Rights-of-Way

### Publicly Accessible Areas:

The concept plan features publicly accessible open space areas as additional community amenities, beyond the core housing contributions which are in excess of the City of Victoria's inclusionary housing policy requirements.

BC Housing's Provincial Redevelopment Program (PRP) is dedicated to preserving and renewing housing opportunities on provincially owned land of the Provincial Rental Housing Corporation (PRHC). Maintaining fee simple ownership of PRHC-owned redevelopment sites is a key aspect of the PRP. Disposition of public land is not considered within the PRP program. As such, BCH is not able to consider

land dedications for park or road/ highway purposes at Evergreen. Instead, public access to open space, roadway, and sidewalk areas on the PRHC-owned Evergreen property is proposed to be facilitated through Statutory Rights-of-Way (SRWs).

The proposed publicly accessible areas at Evergreen include Evergreen Plaza, Evergreen Commons, Evergreen Lane, and The Loop. Evergreen Plaza and Evergreen Commons represent approximately 5% of the existing site area; while all of the publicly accessible areas together represent approximately 20% of the existing site area, as further described in Appendix C.

## Executive Summary (continued)

### Child Care:

A child care centre is being planned for the first phase of development and could provide 12 spaces for children ages 0 - 3 and 25 spaces for children ages 3 -5, for a total of 37 spaces. Exterior play spaces will be provided on site for this facility.

### Resident and community amenity areas:

Additionally, the new buildings will have resident communal areas for social gathering and to support social connections. BC Housing and/or a future development partner will provide a 10,000 SF central amenity area to serve the Evergreen community with space for programs and activities, a shared kitchen and meeting rooms. The amenity space is in addition to the amenity space included in each building and is envisioned to have a generous ceiling height, a kitchen, and be designed for multi-purpose, recreation and education spaces.

Evergreen residents will have priority use of the space though BC Housing is open to accommodating community use.

Programming, operations, and agreements regarding community use are to be determined in collaboration with the City of Victoria and the Quadra Village Community Centre.

### An Integrated Mixed Income Neighbourhood:

Expanding the range of housing at Evergreen to include non-market and market rate rental units provides social benefits that can help knit the new development with the broader community. Through thoughtful site design, the plan includes physical connections to the surrounding neighbourhood, housing for a range of incomes, ages, traditional and non-traditional families and lifestyles, and the allowance for some commercial or community services to draw residents from the area. The result is will be a more balanced and complete setting that contributes to the vibrant Quadra West neighbourhood.



Evergreen Plaza



Evergreen Commons

It is important to remember that, over time, it is anticipated that the surrounding properties will be redeveloped in accordance with municipal policies. The phased construction of the Evergreen's five sub-areas will grow organically and incrementally along with the entire neighbourhood. The host neighbourhood redevelopments will be guided by the BC Housing mandates, the proposed Municipal Zoning Bylaw, and this Comprehensive Urban Design Plan.

Financial analysis of the concept plan options helped arrive at a preferred plan that can support replacing of the existing homes and building mixed-income housing to meet additional needs. BC Housing's Redevelopment Program requires that BC Housing is responsible for delivering the net new units as affordably as possible while still supporting the ongoing rental cross-subsidization of the replacement RGI units on site.

### Livability and Sustainability:

Redevelopment of Evergreen envisions a more sustainable future and supports provincial climate goals to actively contribute to low-carbon, healthy and future-proof housing. Replacing buildings that are close to the end of their design lifespans, with new buildings that will be designed and constructed to current best practice standards of energy efficiency, resiliency and accessibility offers greater sustainability.

The site offers inherent sustainability, being proximate to public transit and linked by active modes of transportation; local shops and services; and neighbourhood parks and open spaces. The site is within a 15-minute walk of both the Quadra and Humber Green large urban villages and redevelopment will enhance connectivity. On-site parking supply will meet demand and the implementation of Transportation Demand Management (TDM) strategies will further promote active transportation.

At this rezoning stage, the application establishes the proposed uses and density of development for the re-imagined Evergreen. Full building and site designs are to follow in subsequent Development Permit applications for each phase and will detail each building and their respective sustainability features, as described in the accompanying application documents.

### Phased Redevelopment:

The comprehensive planning process for Evergreen is a multi-phase initiative to guide redevelopment over time. This plan identifies the overall design and development approach, including recommended land uses, building forms, open spaces, amenities, transportation, and site servicing requirements that together reflect a vision for a renewed Evergreen site.

A phasing strategy will minimize the impacts on existing tenants and site operations, while allowing the option for tenants to remain on site. With the completion of a phase

of development, any tenants temporarily displaced will be offered a new home to return to under the same terms and conditions as tenant's current arrangement and program with BC Housing and the Provincial Rental Housing Corporation.

Subject to the successful rezoning and subsequent development permit application, the first phase of construction could start in late 2025 or early 2026, with full build out of the entire plan over 10 to 20 years.

BC Housing, DAU and the Design Team have worked collaboratively with tenants, community members and City staff to bring forward a design concept that will see Evergreen evolve into a more diverse and integrated urban neighbourhood, providing much needed rental housing and ample open space.

It is anticipated that legal agreements will secure various amenities and commitments, subject to BC Housing/City of Victoria discussion and approval.

# 1 | Project Description

## The Evergreen Terrace Site

Evergreen Terrace (name of existing housing development) is located in the Hillside-Quadra neighbourhood in Victoria, BC, which is a 5-minute drive or 20-minute walk north of downtown Victoria along Blanshard Street, a north-south vehicular thoroughfare also known as Highway 17. The Evergreen site area totals 31,606.5 m<sup>2</sup> (340,210 sqft) or 7.81 acres). The site is long and rectangular with a western frontage of 346 metres (1,135 feet) along Blanshard Street. The northern edge of the site fronts Hillside Avenue with a width of approximately 91 metres (299 feet); the southern edge fronts onto Bay Street with a width of 96 metres (314 feet).

The site is bisected west - east by a pedestrian/cycling path that connects Kings Road on either side of Blanshard Street. A portion of the site is reserved for public access to the pedestrian/cycling path through a statutory right of way held by the City of Victoria.

The site contains 23 residential buildings and 1 amenity building, from an original total of 184 apartments and townhouses for families and seniors. The project had eighteen 2-storey townhouse blocks and five low-rise (3-4

storey) walk-up apartment buildings. Several townhouse units along Hillside were lost to the November 2016 fire and have been replaced by Spaken House, a temporary, modular housing development accommodating 21 supportive housing units for indigenous women, operated by the Aboriginal Coalition to End Homelessness (ACEH).

Full redevelopment of the Evergreen site is anticipated, however, the phasing and sequencing plan considers how some buildings can remain in place while new buildings are constructed, minimizing disruption and displacement of existing tenants. In the long term, a permanent location for the replacement of Spaken House will be accommodated within the redeveloped Evergreen site, and the modular housing can be redeployed to a future site.

All existing buildings are wood frame structures. Original construction was completed in 1970 and despite regular maintenance and major renovation work, the buildings have reached the end of their economic life where replacement is more economical than continued repair.



City of Victoria Neighbourhood Boundaries



2021 photo of Evergreen Terrace and surrounds



Evergreen Terrace apartment building



Evergreen Terrace townhouses



Spaken House

# 1 | Project Description (cont.)

## Replacement Units

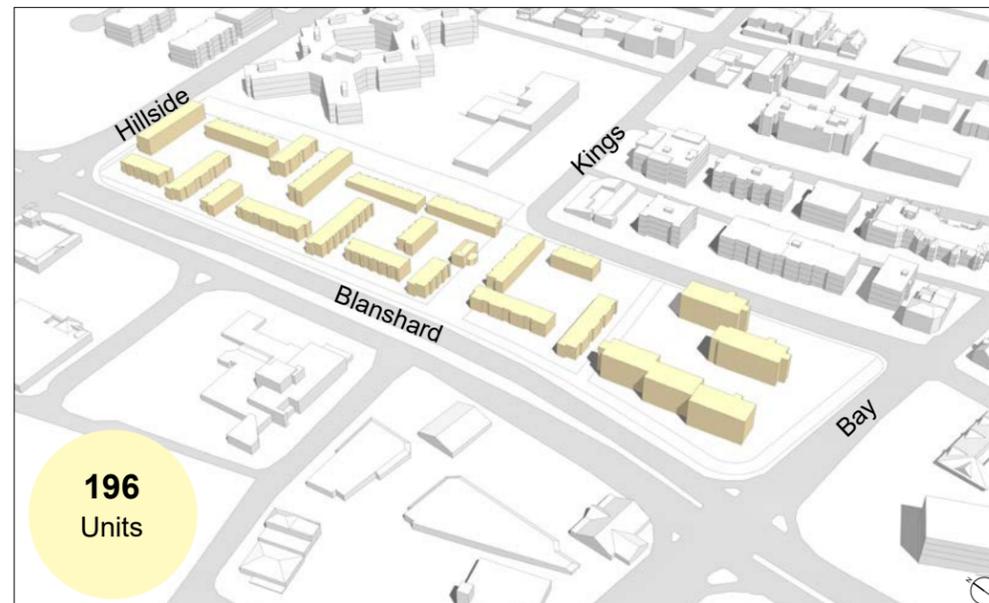
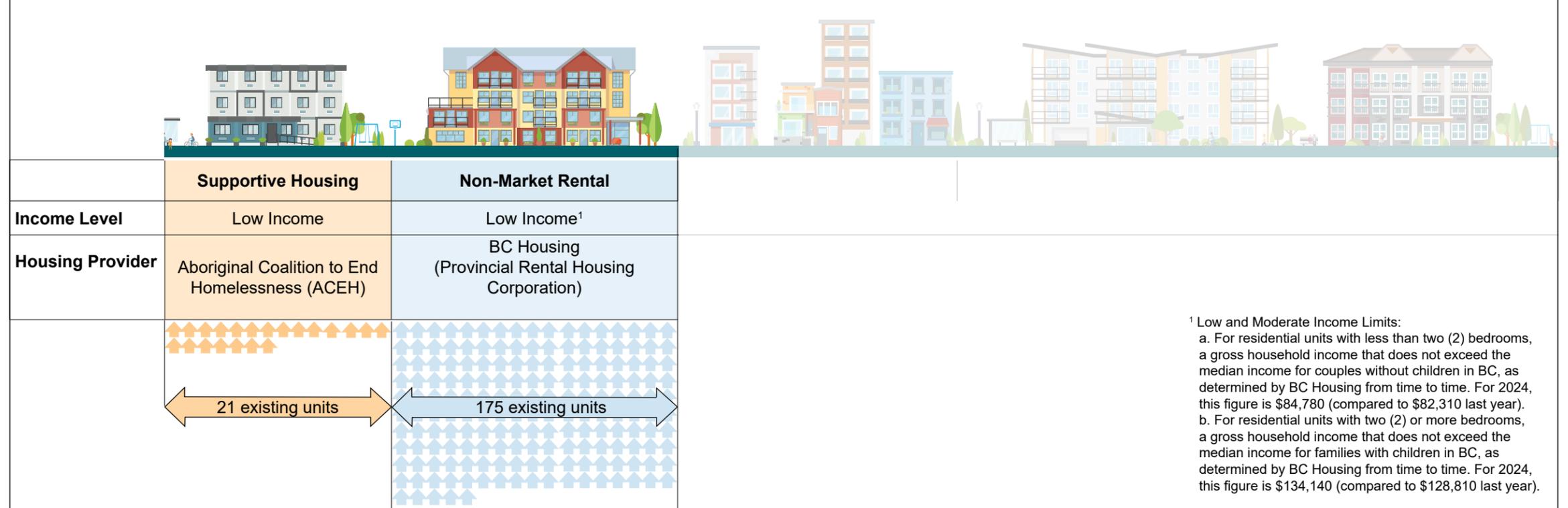
The site currently has 175 low income homes as well as 21 supportive homes. BC Housing plans to replace the aging buildings with better-quality, more liveable and more sustainable homes that will serve Evergreen Terrace tenants for decades to come. Redeveloping Evergreen will also allow for the development of many more homes on the site, providing much needed housing in Victoria.

It is important to note, that while actively planning for their redevelopment, BC Housing continues to maintain and service the existing buildings to allow them to provide continuity of housing until they are replaced.

Replacement of the existing homes at Evergreen Terrace is a priority of the project. BC Housing's Redevelopment Program commitments are for a 1:1 replacement of the existing low income units. At a minimum, the project will achieve replacement of the existing 196 low income and supportive housing units.

The 175 replacement units will continue to be operated by BC Housing (Provincial Rental Housing Corporation (PRHC)).

## Existing Housing Spectrum at Evergreen Terrace:



Existing Buildings

## BC Housing Redevelopment Project Objectives:

1. Adhere to development best practices that integrate non-market and market housing as well as affordability and ecological considerations into a vibrant mixed-use neighbourhood.
2. Maximize the opportunities associated with the site and its proximity to amenities.
3. Integrate land uses in stages to be sequenced over time, based on BC Housing program needs.
4. Consider current residents first at all key stages of the redevelopment process.
5. Reinstate, at a minimum, the current number of affordable housing units.
6. Reinvest value realized from the redevelopment into affordable housing programs in B.C.
7. Improve quality of affordable housing to reduce operational costs and better use public funds.
8. Engage and collaborate with First Nations to explore opportunities for involvement in the redevelopment, and to advance BC Housing's reconciliation work.

# 1 | Project Description (cont.)

## Net New Units and Mixed-Income Neighbourhood

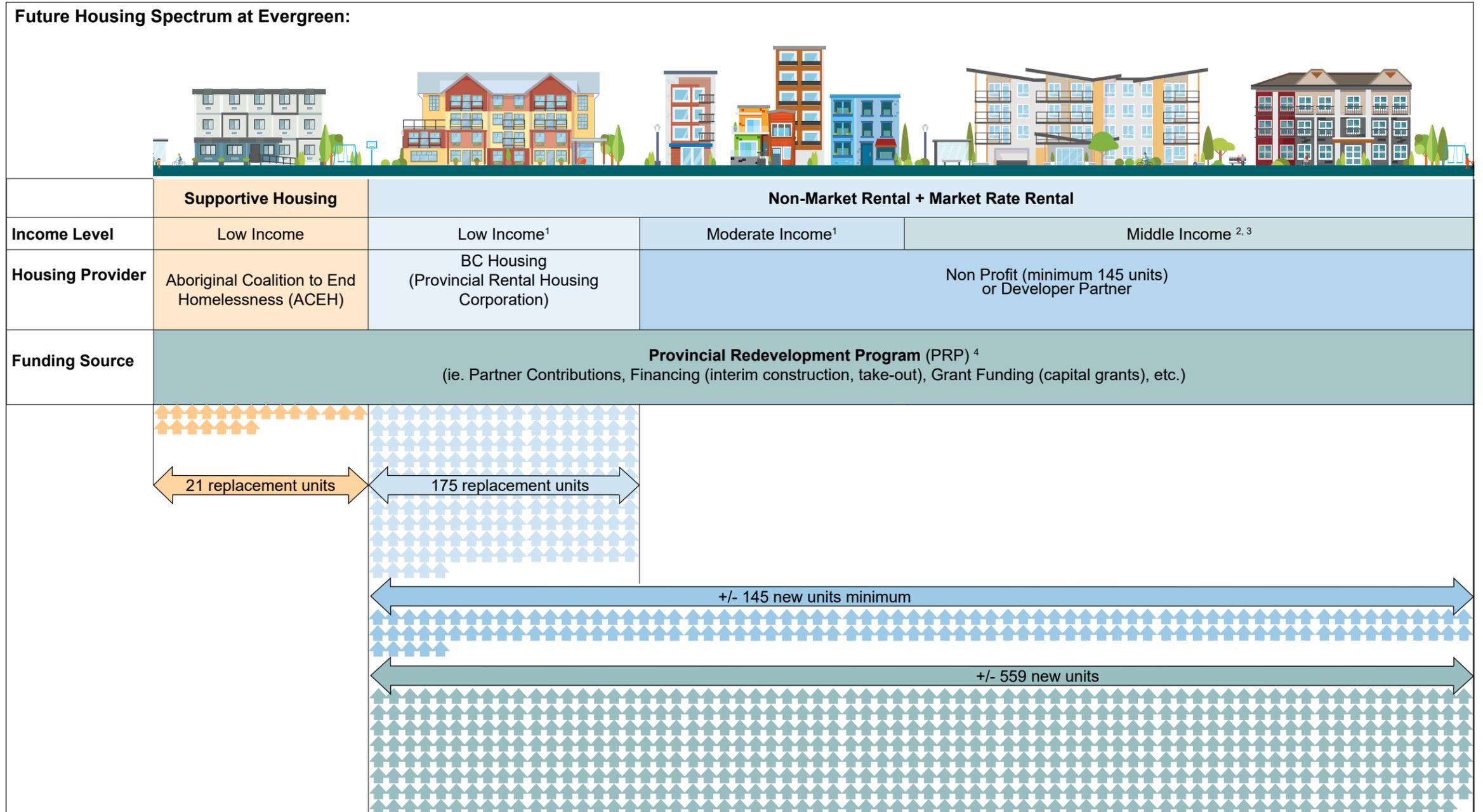
At full build-out, Evergreen has the potential to accommodate approximately 900 homes. In addition to replacing the 196 existing units, the redevelopment will result in the potential for over 700 net new non-market and market rate rental housing units. A minimum of ~ 145 units will be operated by a non-profit operator.

It is anticipated that the phased redevelopment will include studio, 1-bedroom, 2-bedroom and 3+ bedroom units suited to families. The total number of new homes at Evergreen will depend on the types of units to be built. For example, creating more larger (multi-bedroom) units means a lower overall number of new homes, and building more smaller units means a higher overall number of new homes.

Through phased redevelopment, BC Housing intends to retain ownership of the land and achieve new housing through partnerships with other non-profit and market housing providers. The housing mix and levels of affordability are envisioned to span the housing spectrum, up to low end of market rate rental. The net new units will remain rental in perpetuity. The majority of the net new units are expected to provide non-market rental and market rate rental, meeting the needs of low to moderate and middle incomes. The net new units will be operated by non-profit or market operator partners, and all partners will be bound to BC Housing through the terms of an Operating Agreement, ensuring the continued operation of each phase of the Evergreen project aligns with the affordability vision as outlined and overseen by BC Housing. Rents for the net new units, whether rented at or below market rate rents, should not exceed 30% of the gross household income and remain affordable for a minimum of 60 years for eligible tenants, based on BC Housing's Middle Income Limits which are updated roughly annually and reflect regional realities.

The inclusion of market rate rental housing can help diversify the housing supply while also potentially cross-subsidizing below-market housing homes. These types of new homes have the potential to generate net operating income and can fund mortgages.

BC Housing works to develop a range of housing options. BC Housing's Provincial Redevelopment Program (PRP) requires that BC Housing is responsible for delivering the net new units as affordably as possible while



still supporting the ongoing rental cross-subsidization of the replacement RGI units on site.

This project aims to integrate non-market and market rate rental housing to achieve a viable and diverse mixed income neighbourhood. The first phase of redevelopment is focused solely on delivering replacement RGI housing units, with greater diversity and mixing of income levels anticipated in subsequent phases once all 196 replacement units are constructed in phases 1 and 2. The second phase of redevelopment is anticipated to include both the remainder of replacement units and net new units.

The affordability of housing is influenced by a number of factors that affect each phase of development, including construction costs, housing needs and the potential for partnerships with other levels of government and non-profit organizations. There is the potential for public-private partnerships to consider long-term leases in the delivery of housing at Evergreen. Time is another factor influencing the affordability of housing over its lifespan. Maintaining long-term provincial government ownership of the land is an important factor in achieving affordability over time.

### <sup>1</sup> Low and Moderate Income Limits:

- a. For residential units with less than two (2) bedrooms, a gross household income that does not exceed the median income for couples without children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$84,780 (compared to \$82,310 last year).
- b. For residential units with two (2) or more bedrooms, a gross household income that does not exceed the median income for families with children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$134,140 (compared to \$128,810 last year).

### <sup>2</sup> Middle Income Limits:

- a. For residential units with less than two (2) bedrooms, a gross household income that does not exceed the 75th income percentile for couples without children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$131,950 (compared to \$126,050 last year).
- b. For residential units with two (2) or more bedrooms, a gross household income that does not exceed the 75th income percentile for families with children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$191,910 (compared to \$182,870 last year).

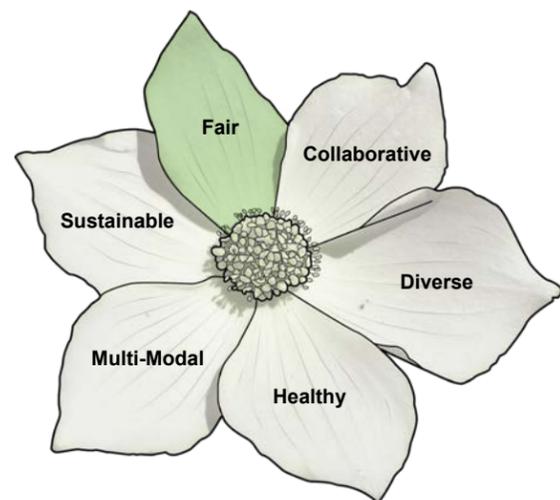
<sup>3</sup> Rent should not exceed 30% of the gross household income and remain affordable for a minimum period of sixty (60) years.

<sup>4</sup> More information regarding the PRP program can be found here: [https://www.bchousing.org/sites/default/files/media/documents/Provincial-Redevelopment-Program-\(PRP\)-Framework.pdf](https://www.bchousing.org/sites/default/files/media/documents/Provincial-Redevelopment-Program-(PRP)-Framework.pdf)

**Quality and Livability**

Planning for the redevelopment of the Evergreen site has been underway for many years. The existing buildings accommodate cherished low income and supportive housing units, which will be replaced. New units will meet contemporary building standards and will follow BC Housing’s guidelines, providing enhanced acoustic separation, accessibility, livability and functional layout for existing and new tenants.

The current form of development at Evergreen Terrace includes townhouse and walk-up apartment units. While the redeveloped Evergreen will prioritize the creation of ground-oriented units, it is not possible for all of the existing tenants of townhouse units to be offered a replacement ground floor unit. Rather, replacement housing will be provided to meet tenants’ needs (i.e. a 3-bedroom unit will be replaced with a 3-bedroom unit), unless family size has changed.



**Family-Friendly Housing**

The proposal exceeds the City of Victoria’s emerging Family Housing Policy by providing 34% 2-bedroom and larger units.

Of the 196 replacement low income rental units, larger units will be provided as follows: 38 x 2-bedroom units; 84 x 3-bedroom units; 21 x 4-bedroom units. Totalling 143 family-friendly units. Plans will also consider the design of flex-units, whereby a studio or 1-bedroom unit could be renovated to connect with an adjacent 3-bedroom or 4-bedroom unit to support larger households meeting the needs of tenants, including newcomers and multi-generational households.

The net new units will target the inclusion of 25% 2-bedroom and larger units, of which at least 5% will be 3-bedroom or larger units, per emerging policy.

**Newcomer and Multi-Generational Housing**

Larger units support newcomer and multi-generational households.

Plans consider the design of flex-units, whereby a studio or 1-bedroom unit could be renovated to connect with an adjacent 3-bedroom or 4-bedroom unit to support larger households to meet tenant needs.

**Indigenous Housing**

Spaken House, a temporary modular structure, provides housing for Indigenous women experiencing homelessness, with priority given to those fleeing violence. It is operated by the Aboriginal Coalition to End Homelessness (ACEH). These 21 units will be replaced onsite in a new and permanent building co-located with other housing units. Considerations for accessibility, privacy, access and outdoor spaces will be advanced at the detailed design stage.

**Tenant Support**

BC Housing is committed to an inclusive, tenant-first approach to this redevelopment project. Existing Evergreen Terrace tenants, Spaken House Family Members, and the surrounding Hillside-Quadra community have participated in the planning process.

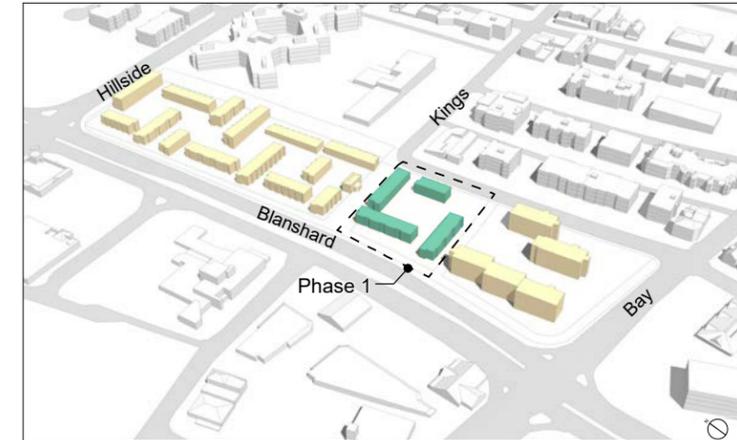
During the first phases of this project, we hosted numerous engagement activities with Evergreen Terrace tenants and the surrounding community. These included in-person events, meetings, surveys and newsletters. Thanks to the input we received, we were able to create a strong vision and set of guiding principles for the project. We also created a Tenant Advisory Group (TAG) and have continued to share updates with tenants, community groups and local First Nations.

BC Housing aims to minimize disruptions and allow tenants and Spaken House Family Members to stay in their homes for as long as possible providing it is safe to do so.

A comprehensive Tenant Assistance Plan has been developed and will continue to guide the rezoning and development processes.

Since submitting the rezoning application in December 2023, the redevelopment phasing plan has been prepared, identifying the Phase 1 location.

All tenants were notified of the phasing plan, with tenants affected by Phase 1 assigned a tenant support worker to prepare individual tenant support plans. This one-on-one support will help address questions and assist with relocation needs during construction of the first phase. BC Housing will continue to work with each tenant to make sure they have access to secure housing and their needs are met throughout planning and redevelopment processes.



Phase 1

**Our Commitments**  
Evergreen Terrace Redevelopment



We are sharing these commitments as a reminder of your rights as a tenant. They are intended to protect you during the redevelopment project and are in line with the City of Victoria’s Tenant Assistance Policy for Non-Market Rental Housing Development. **You will not be without a home or support from BC Housing at any stage of this redevelopment project.**

- Limiting Disruption**
  - As much as possible, you will be able to stay in your current home until your new home at Evergreen Terrace is completed.
- Ongoing Communication**
  - We will provide you with regular progress updates.
  - We will seek your input at each step of the process.
  - We will host meetings with tenants to answer questions.
  - We will develop Tenant Relocation Plans that provide clear information.
- Individual Tenant Support Plans**
  - We will work with each tenant to make sure you have access to secure housing and your needs are met throughout planning and redevelopment.
  - An individual tenant relocation and support plan will be developed for every tenant.
- Right of First Refusal**
  - Tenants will get to choose whether they want to move into a new home at Evergreen Terrace before anyone else.
  - We will assign new homes through a fair process. Homes will be assigned based on household need, need for adaptable or wheelchair units and similar considerations.
  - If tenants don’t want to move into a new unit at Evergreen Terrace, we will make every effort to help secure a relocation option that suits their needs.
- Moving and Compensation**
  - We will pay for your moving costs, including reconnecting utilities (telephone, cable, etc.) and hiring movers.
  - When a tenant is returning to a new home at Evergreen Terrace, moving expenses will be paid for both the move out and return to Evergreen Terrace.
  - We will provide continuity of housing for all tenants at your current rental rates, unless income or family size has changed.
- Maintaining Affordability**
  - When you move into your new home you will continue to pay the same rent unless your income or family size has changed.
- Additional Needs**
  - Before you move, we will send you a Tenant Needs Survey. The survey will help us understand your specific needs.
  - A tenant support worker will meet with you to provide support.
  - We will work with health, family, and other support workers to address your specific needs.
  - You will be able to have a pet. BC Housing pet rules will apply in new buildings.

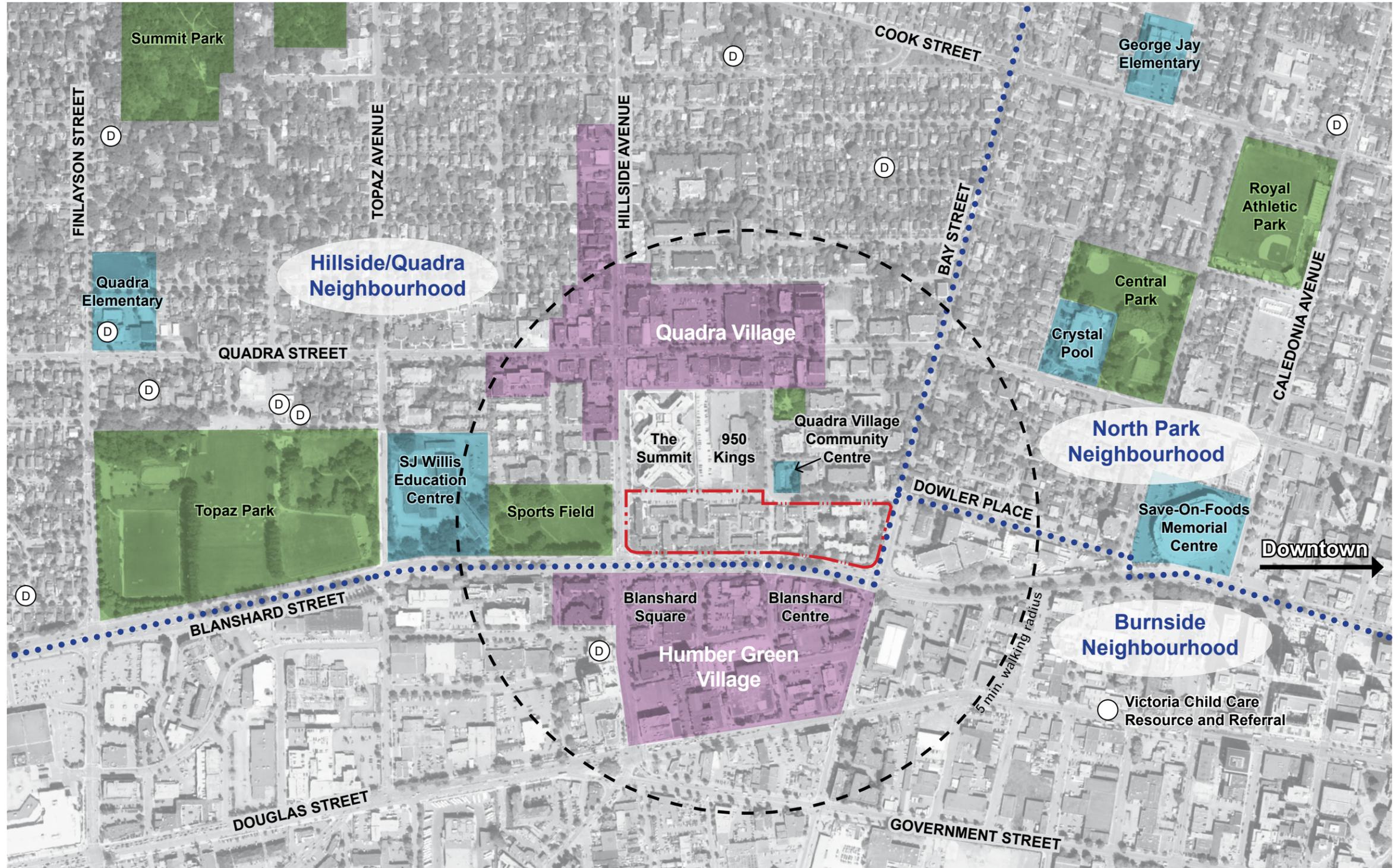
# 2 | Site Context

## Neighbourhood Context

Evergreen is part of a diverse neighbourhood located close to social amenities, shops and services along Blanshard Street and within the area known as the Quadra Village.

Along the northeastern corner of the Evergreen site, at 955 Hillside Avenue, is the Summit at Quadra Village. This is an Island Health/ Capital Regional Hospital District (CRHD) long-term care facility with 320 beds, providing 24-hour care for individuals with dementia and seniors with complex needs. The building was completed in January 2020 and was built to replace the aging Mt Tolmie Hospital and Oak Bay Lodge facilities. It will be operated by the Island Health Authority for 25 years.

Further south along the eastern edge of Evergreen is 950 Kings Road, a former School District 61 elementary school acquired by the Capital Regional District (CRD) as a site for future health care facilities. Its future use and development are of great interest to the local community. The green space at 950 Kings is an informal gathering and open space, with its proximity to the Quadra Village Community Centre (QVCC) and adjacent green spaces. The existing building hosts the rented Quadra Village Community Gym, used for events by neighbourhood groups, as a COVID-19 vaccination centre as well as for Vancouver Island School of Art programs. Potential future use for the site at 950 Kings Road is uncertain, and continues to be a topic of interest and speculation. The community aspires toward continued public use of the property with the potential for the creation of a public green space, expanded community centre uses and a library branch, among other ideas.



- Legend:
- Recreation
  - Urban Village (per local area plan)
  - Park
  - D Child Care



## 2 | Site Context (continued)

Across Blanshard Street to the west are two commercial shopping plazas: 2,400 m<sup>2</sup> (26,000 sq.ft.) Blanshard Centre located at Bay and Blanshard, and 3,700 m<sup>2</sup> (39,900 sq.ft.) Blanshard Square, located at Hillside and Blanshard. These contain commercial-retail, restaurant and personal service businesses. The volume and speed of traffic on Blanshard Street has long been a hindrance to safe and convenient pedestrian access, but the recent addition of the mid-block controlled pedestrian crosswalk at Kings Road has improved the pedestrian and cyclist experience and connectivity across this busy arterial connector to the Patricia Bay Highway.

The neighbourhood is served by the commercial centre to the east, near the intersection of Hillside Avenue and Quadra Street known as Quadra Village. This urban commercial node has a mix of retail, services and office facilities with a multi-cultural 'high-street' character.

Evergreen is within convenient walking distance of major multi-modal transportation networks including public transit. All municipal services are proximate to the site, including natural gas, electricity, water, sanitary and storm sewers, telecommunications, as well as public safety and emergency services. Community and private social programs are available within walking distance, including programming for seniors, youth and children at the corner of Kings Road and Dowler Place.

The site is located within School District 61. The elementary catchment school is Quadra Elementary (K-5) located 1.3km to the north (about a 15 minutes walk). The catchment middle school is Lansdowne Middle School (6-8), located 3.1 km to the north-east and the high school is Victoria High (9-12) located 1.7 km to the south-east.

Wark Street Park, with a playground and a community garden is located about 150 m from the site. Topaz Park, a city wide amenity with sports fields, an off leash dog area, washrooms, a playground and natural areas, is located 800 m north of Evergreen. A bike park and skate park are new additions to this city park.



The Summit



Quadra Street at Kings Road



Quadra Village



Wark Street Park



950 Kings Road



Blanshard Square



Blanshard Centre

## 2 | Site Context (continued)

### Neighbourhood Amenities

Frequently used community services, and programs have been identified by the current residents of Evergreen Terrace and are included on the adjacent map. These include health, medical, and mental health clinics, as well as grocery stores, cafes, thrift shops, educational institutions, financial and postal services. The area also hosts seniors' services, community arts/theatre, including the Dance Victoria Centre, and sports/recreation facilities, such as the Crystal Pool.



Quadra Village Community Centre

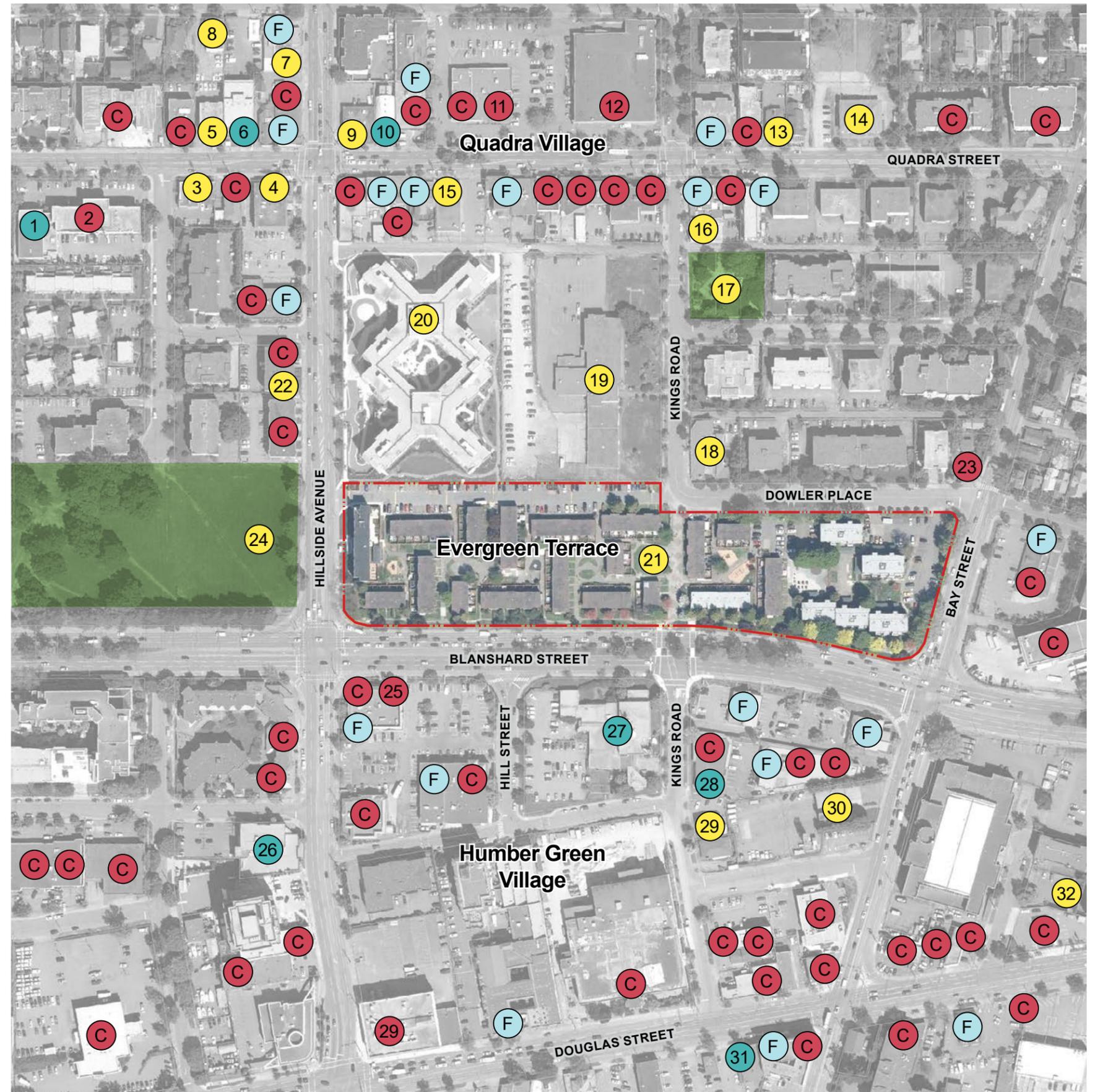


Middle House

Legend:

- x Non-profit Organizations / Community Services
- x Arts and Cultural Organizations
- F Food and Beverage
- C Miscellaneous commercial

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Dance Victoria/Suddenly Dance</li> <li>2. Local Radio and Credit Union</li> <li>3. Salvation Army Thrift Store</li> <li>4. Local CUPE Office</li> <li>5. Beacon Community Services</li> <li>6. Victoria Academy of Ballet</li> <li>7. Victoria/Swan Lake Community Office</li> <li>8. Child-Find Victoria</li> <li>9. Salvation Army Community and Family Services Centre</li> <li>10. Blue Bridge at the Roxy</li> <li>11. Pharmacy/Post Office</li> <li>12. Grocery Store</li> <li>13. Lifetime Networks Victoria</li> <li>14. Victoria District School Board, Quadra Warehouse</li> <li>15. Beacon Thrift Shop</li> <li>16. Mental Health Recovery Partners, South Island</li> </ol> | <ol style="list-style-type: none"> <li>17. Wark Street Commons Community Gardens and Park</li> <li>18. Quadra Village Community Centre</li> <li>19. 950 Kings Road (currently in use as a Covid-19 testing and vaccination centre)</li> <li>20. The Summit, long term care home</li> <li>21. Middle House</li> <li>22. Armour Addiction Counselling Services</li> <li>23. Pharmacy</li> <li>24. Sports Field</li> <li>25. Pharmacy</li> <li>26. Long &amp; McQuade Musical Instruments</li> <li>27. CBC Radio Victoria</li> <li>28. Tapestry Music</li> <li>29. The Federation of Community Social Services of BC</li> <li>30. Fire Station</li> <li>31. Fifty-fifty Arts Collective and Gallery</li> <li>32. Victoria Cool Aid Society Housing</li> </ol> |
|---|--|



Neighbourhood Amenities

## 2 | Site Context (continued)

### Other Proposed Buildings in the Area

1. **2580 and 2582 Vancouver Street**  
Status: March 13, 2020 - Active  
Description: 8 new townhouses.



2615-2629 Douglas St.  
D'Ambrosio Architecture + Urbanism

2. **950 Kings Road**  
Status: May 24, 2019 - Active  
Rezoning to change site coverage and use to match current conditions.



2300, 2310, and 2312 Douglas Street  
BFA Studio Architects

3. **2155 Dowler Place**  
Status: Mar 2, 2020 - Active  
Parking variance for new restaurant.

4. **2615 to 2629 Douglas Street**  
The City is considering a Rezoning application to construct a 12 storey rental residential building with ground floor commercial units and a public courtyard.

5. **2649-2659 Douglas St, 735 Hillside Ave**  
Status: Aug 2020 - Rezoning approved for a new 6 storey multi-unit residential building; renovate and heritage designate existing building.

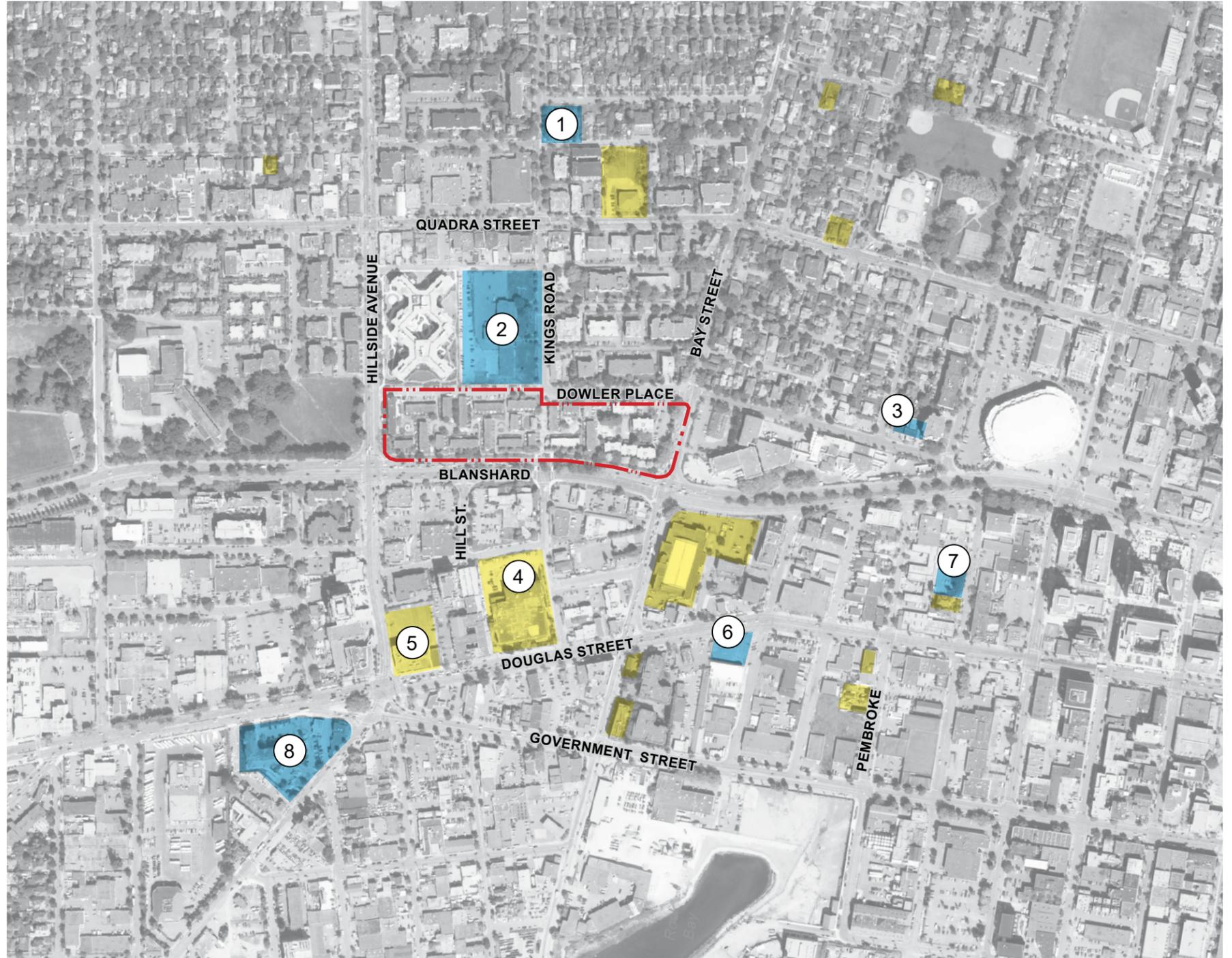


722 and 726 Discovery Street  
S2 Architecture

6. **2300, 2310, and 2312 Douglas Street**  
Status: April 11, 2022 - Active  
Development Permit for a new self storage building with ground floor manufacturing and restaurant uses.

7. **722 and 726 Discovery Street**  
Status: May 4, 2022 - Active  
New 8 storey residential supportive housing building.

8. **2852 Douglas St 2706 Government St**  
Status: Nov 4, 2019 - Active  
New 6 storey hotel with restaurant.



#### Legend

- Heritage Properties
- Development Proposals



# 3 | Process and Engagement

## Planning Process

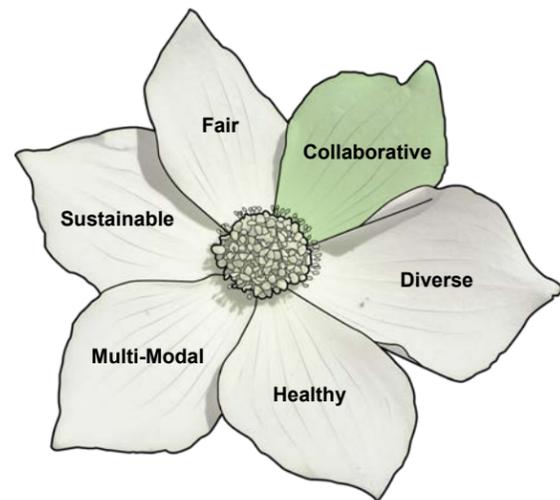
The rezoning application is the result of a comprehensive planning process for Evergreen to guide the multi-phase redevelopment of the site over time. The plan identifies the overall design and development approach, including land use, density, building heights, open spaces, amenities, transportation and site servicing requirements that together reflect a vision for a renewed Evergreen site.

The rezoning will establish the regulatory framework that will shape the design of the development including the types and number of homes, livability qualities per the BC Housing Design and Construction Standards, and the nature and design of open spaces, to be implemented in detail in subsequent Development Permit processes for each phase.

The planning work has result in an illustrated vision of a future Evergreen.

### Let's Imagine It Together, 2022 - 2023

Phase 1 of the planning process included engaging with tenants and key stakeholders, to develop a vision and explore potential redevelopment options.



### Let's Plan It Together, 2023 - 2024

Phase 2 has included meeting with the broader community, submitting this formal rezoning application to the City of Victoria and advancing the application through the municipal approvals process. Phase 2 may take between 12 and 18 months to complete. Overall, the comprehensive planning process may be complete and through the rezoning process in 2024.

### Let's Build It together, 2025 +

Phase 3 involves the future redevelopment of Evergreen based on the final approved plan. After completion of the planning process, redevelopment is likely to take place in phases over time, with construction starting in late 2025 or early 2026. Full build-out of the plan may span a 15-20 year time frame.

## Tenant & Community Engagement

Tenant and community engagement has been at the foundation of the comprehensive planning process. Following BC Housing's tenants first approach, engagement with tenants marked the start of the process, prior to broader community and stakeholder engagement. Existing tenants at Evergreen Terrace will not be without a home during the planning and redevelopment process, and will be supported by BC Housing at every stage. The goal is for tenants to be able to stay in their homes for as long as possible to minimize disruption for everyone. As a phase of construction is completed, current Evergreen Terrace tenants and Spaken House Family Members will be offered new homes first, which reflect their existing rental arrangement structure, unless their income or household size has changed. BC Housing will work with each tenant to prepare an individual Tenant Support Plan, as described in further details in the application materials.

The tenant and community engagement approach has been to listen to, and to learn from people residing at Evergreen Terrace and within the surrounding neighbourhood. Through this process, the ultimate design solution is intended to be a translation of the community's hopes, needs and values into an imaginative, comprehensive and practical redevelopment plan. BC Housing participated in Quadra Village Day in 2022, 2023 and 2024, seeking community input to shape the future of Evergreen and sharing the redevelopment plan with hundreds of participants each year. The following provides an overview of key engagement events and activities, which are continuing since submitting the rezoning application in December 2023.

### Tenant Engagement Activities:

- Notification and Project Introductions | January 19, 2022.
- Survey | March 16 - May 7, 2022.
- Drop-In Engagement Event | April 30, 2022.
- Advisory Group | ongoing bi-monthly meetings from Summer 2022.
- Design Workshop | March 14, 2023.
- Tenant Event | September 27, 2023.
- Phase 1 Notification and Tenant Support Plans for tenants in the Phase 1 development area | January 29, 2024.

### Community Engagement Activities:

- Stakeholder Project Introductions | January 2022.
- Hillside-Quadra Neighbourhood Action Committee (NAC) Meeting | May 16, 2022; October 17, 2022; January 17, 2023 (NAC executive); April 17, 2023; September 7, 2023 (NAC executive).
- Burnside Gorge Community Association Meeting | March 1, 2022.
- Quadra Village Day | June 11, 2022; May 13, 2023; May 11, 2024.
- Community Survey | June 11, 2022.
- North Park Neighbourhood Association (NPNA) Meeting | October 25, 2022.
- Design Workshop | March 15, 2023.
- CALUC Community Meeting | November 7, 2023.



Quadra Village Day 2022



Design Workshops 2023



Quadra Village Day 2023

## Indigenous Engagement

BC Housing is developing a new approach to working with Indigenous communities and populations throughout the province. Through outreach and engagement efforts, the Songhees and Esquimalt Nations, the descendants of the Lekwungen People on whose territory Evergreen Terrace is located, have been invited to co-create opportunities for both Nations to participate in and inform the redevelopment planning of Evergreen.

Introduction of the project to the Songhees Nation and the Esquimalt Nation marked the start of the redevelopment planning, with direct communications, meetings and collaborative presentations continuing as part of the ongoing engagement.

The Aboriginal Coalition to End Homelessness (ACEH) is a key organization that is directly included in the project with their supportive housing operation, Spəqθŋéutxw (Spaken) House, currently situated on the Evergreen site. The project team has been working directly with ACEH, Spaken House staff and clients, known as Family Members, to help shape the plans for their future, permanent location within the redeveloped Evergreen site.

- Introduction of the project in January 2022.
- Meetings, presentations, and information exchanges to representatives of the Songhees and Esquimalt Nations have been ongoing.
- Meetings, presentations, and information exchanges to the Aboriginal Coalition to End Homelessness have been ongoing.

Please see the Appendix for a complete Tenant and Community Engagement Summary, as completed leading up to the submission of the rezoning application in December 2023. Ongoing engagement continues with the tenants and broader community.

# 4 | Regulatory Context

## Current Zoning

The Evergreen site is zoned R3- 2, Multiple Dwelling District, which permits multiple-unit dwellings. The property could be developed up to a Floor Space Ratio (FSR) of 1.6:1 and up to 6 storeys in height, subject to site coverage and enclosed parking requirements. The current zoning allows only one multi-unit residential building per lot, and the existing multi-building Evergreen Terrace development is considered legal non-conforming.

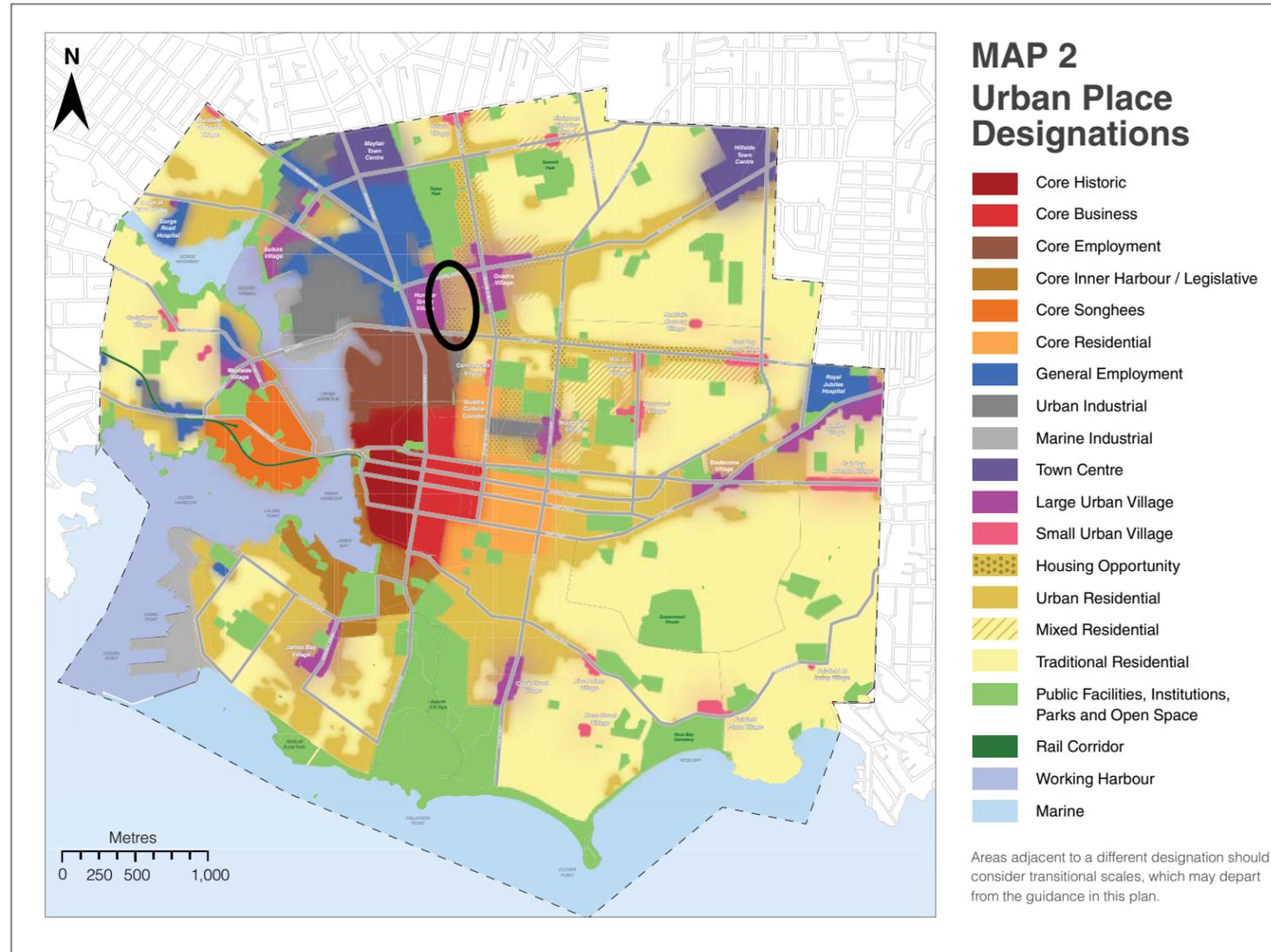
## Official Community Plan

As part of the Villages and Corridors neighbourhood planning process by the City of Victoria, the OCP designation for the Evergreen site was amended in July 2022 to the new Housing Opportunity urban place designation.

Housing Opportunity consists primarily of multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. Densities envisioned for the Housing Opportunity areas range from 1.2:1 FSR up to 2.5:1 FSR, where substantial public benefit is provided consistent with the objectives of the OCP.

At higher densities, Housing Opportunity areas are envisioned to accommodate primarily secured rental housing and provide public benefit, including on-site, non-market and affordable rental where possible. Limited mixed use may be considered where the use provides community benefit and contributes to the overall objectives of this plan. All forms should adhere to good urban design principles, consistent with the City's design guidance, and should be responsive to the existing and envisioned context of the surrounding area.

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



Excerpts from the OCP - September 7, 2023

## HOUSING OPPORTUNITY AREAS

6.18 **Housing Opportunity** consists primarily of multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. At higher densities, Housing Opportunity areas are envisioned to accommodate primarily **secured rental** housing and provide public benefit, including through amenity contribution and on-site, non-market and affordable rental where possible. **Mixed uses** in select locations as described in this plan or other City policy.



### Urban Place Designation Guidance Housing Opportunity

#### A. Built Form

Low- and mid-rise multi-unit buildings.

Heights may generally range from three to six storeys depending on site conditions and the existing and envisioned context of the area.

#### B. Uses

- Primarily residential and accessory residential.
- Mixed-use residential-commercial may be considered in areas that support the growth management concept and mobility objectives in this plan, such as along transit priority corridors, or as otherwise identified in City policy, including local area plans.
- Home occupations.

#### C. Density Guidance

Low to medium residential (base of approximately 1.2:1 FSR).

Additional density may be considered where public benefit is provided consistent with the objectives of this plan and other City policies, including local area plans (of approximately 2:1 FSR).

Additional density above 2:1 FSR may be considered for projects where substantial public benefit is provided consistent with the objectives of this plan and other City policies, such as secured rental projects with additional public benefit (max of approximately 2.5:1 FSR).

**Hillside-Quadra Neighbourhood Plan**

The Hillside-Quadra Neighbourhood Plan, 2022 designates the site as a Housing Opportunity Area and a Special Planning Area. During the development of the updated plan through the City of Victoria's Villages and Corridors planning process, it was recognized that the Evergreen site was to be the focus of renewal through a comprehensive planning process. A set of detailed principles and directions were prepared through community engagement and review to help guide the redevelopment planning and form the new policy context shaping this planning process.

While the Evergreen site is designated Housing Opportunity (envisioning residential densities of approximately 2.5:1 FSR and heights of generally 4-6 storeys), the Special Planning Overlay of the Hillside-Quadra Neighbourhood Plan signifies that the ultimate uses, heights, and densities on the site should be informed by a comprehensive planning process as well as the principles identified in the plan. The Special Planning Overlay further acknowledges that greater heights and densities may be required to meet these principles, specifically affordability of net new units on-site and expanded community spaces to address current and future demand as the area redevelops.

In general, the proposal is in alignment with the Hillside-Quadra Neighbourhood Plan principles (adjacent).

- ✓ The principles that have been considered in the rezoning application are noted with a green check mark. Many of these principles will be more fully explored at the Development Permit stage.
- ⓘ Other principles require continued discussion and collaboration with the City of Victoria and/or other partners. These are indicated with blue arrows.



Future Land Use Summary, draft Hillside-Quadra Neighbourhood Plan

Boxed text has been extracted from the Hillside-Quadra Neighbourhood Plan, 2022

**2.13 Intent and Principles for Evergreen Terrace:**

The following principles should guide the creation of the MDA and redevelopment at this site:

**Intent and First Principles**

While the Evergreen Terrace site is designated Housing Opportunity (envisioning residential densities of approximately 2.5:1 FSR and heights of generally 4-6 storeys), the Special Planning Overlay in this plan signifies that the ultimate uses, heights, and densities on the site should be informed by a comprehensive planning process as well as the principles noted here. The Special Planning Overlay further acknowledges that greater heights and densities may be required to meet these principles, specifically affordability of net new units on-site and expanded community spaces to address current and future demand as the area redevelops.

The site is substantial in size and significant to the Hillside-Quadra community. Plans should consider, as a first principle, a variety of ways to knit any new development together with the broader community, including through thoughtful site layout and design, physical connections, housing for a range of incomes, ages, and lifestyles, and the provision of commercial or community serving uses that would draw residents from throughout the area.

Given the potential impact of redevelopment, engagement should include involvement with the broader community, including meaningful engagement with Indigenous community members.

**Housing Principles**

Recognizing that the site currently provides valuable, affordable housing to over 160 households, the opportunity of the site to achieve housing objectives, and the anticipated impact of redevelopment on community service needs, consider the following housing principles:

- ✓ » Seek to provide opportunities for residents to be re-housed, on-site if they desire, with minimal disruption.
- ✓ » Seek to, at a minimum, retain the current floor space and number of non-market housing units, without diminishing the ability to serve very low to moderate income households.
- ⓘ » Seek to deliver a minimum of 400-500 net new non-market housing units. Within those net new units, provide diverse affordability for people with very low, low, and median incomes in accordance with the Victoria Housing Strategy. [See note 1]
- ⓘ » Consider opportunities for market rental housing to fund amenity contributions toward identified community space needs for the area (e.g., an expanded Quadra Village Community Centre), and to contribute to the creation of a diverse community (see also principles under Co-location and Partnership below).
- ✓ » Seek a thoughtful and equitable spatial distribution of non-market, below market, and market units in different buildings and locations on the site to avoid segregation of households by income and location.
- ✓ » Seek to create a mix of housing units that can accommodate household types that are currently under-served by the market, such as family-friendly units with 2 and 3 bedrooms (and as further described in policy 6.7), accessible units, and units with lock-off suites or other features that can serve a range of household sizes, needs, and lifestyles.
- ⓘ » When considering operational models for new buildings on the site, explore opportunities to incorporate cooperative housing, coordinating with other agencies and organizations as appropriate.

Note 1. The mix of net new units is to be determined. Refer to page 12 for more information.

**Residential and Community Use Principles**

- ✔ » Seek to create a mix of housing and community spaces that support multigenerational use.
- ✔ » Consider the needs of urban Indigenous and newcomer households when planning for housing forms and amenities (e.g., multi-generational living opportunities; family-oriented housing and spaces, and culturally supportive services, uses, and amenities).

**Indoor and Outdoor Amenity Spaces Principles**

- ✔ » Consider incorporating indoor and outdoor amenities that foster a sense of agency and stewardship among residents.
- ✔ » Consider incorporating indoor and outdoor spaces and amenities that meet a variety of needs, including opportunities for hobbies, play, social connection, creativity, and social enterprise as well as community support services (e.g., childcare community kitchen).
- ✔ » Consider incorporating amenities that support food security, such as meal sharing and community gardening, recognizing the social, health, and environmental benefits of these activities.
- ✔ » Explore opportunities to integrate existing or planned green space at 950 Kings Road into public and open space plans for Evergreen Terrace.

**Co-location and Partnership Principles**

- 🔄 » Consider partnerships with the City of Victoria to co-locate housing and community serving uses, including a potential coordinated redevelopment and expansion of the existing Quadra Village Community Centre at 901 Kings.
- ✔ » Consider opportunities to incorporate other commercial and community uses on the site that may provide expanded services and amenities, complement the assets at Humber Green and Quadra Villages, and knit the site together with the broader community.
- ✔ » Incorporate a small, ground-floor active or commercial use at the northwest corner of Bay Street and Dowler Street to help create a sense of place at the Bay-Dowler intersection, and to complement existing and future small-scale commercial uses at adjacent corners (see Small Villages and Community Corners section of this plan).

**Built Form and Urban Design Principles**

Site-specific design guidelines (in addition to the City’s existing development permit area guidelines for form and character) may be created together with the City, to guide redevelopment and should consider the following principles:

- ✔ » Incorporate diverse housing types and building forms with direct access to the ground for first-floor homes (front doors).
- ✔ » Orient buildings, windows, balconies, and entries to promote a sense of safety on public and private streets, walkways, and open spaces through natural surveillance.
- ✔ » Seek a site layout and building orientations that provide high-quality circulation with easy and direct access to services, amenities, and sustainable transportation options, and considers shadowing and other livability impacts on adjacent properties, including residents at the adjacent Summit long-term care facility.
- ✔ » Seek a site layout that buffers living and community gathering spaces from heavily trafficked roads (Blanshard Street and Hillside Avenue), including through strategic location of commercial or community uses or landscape elements.
- ✔ » While maintaining appropriate buffers from heavy traffic and noise, particularly for residences and public spaces, ensure the site’s edges and access points are designed in manner that are generally welcoming to the surrounding community.
- ✔ » Locate commercial and community uses near edges or access points in a manner that seamlessly integrates the site with the surrounding community, specifically considering the relationship with the All Ages and Abilities Cycling facility along Kings Road.

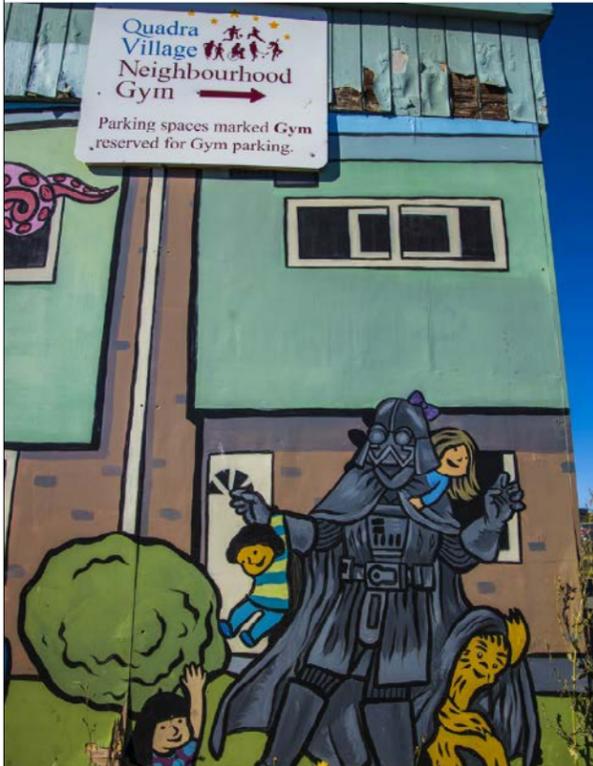
- ✔ » Locate, orient, and design taller buildings on the site in a manner that maintains access to sunlight and sky views from open spaces, achieves livability and privacy for individual residential units, and contributes to the visual interest of the site.
- ✔ » Incorporate landscape, open space, and trees (see also Natural Features and Amenity related principles).

**Access and Mobility Principles**

- ✔ » Consider ways to provide connectivity, permeability, and shared public spaces between and within Evergreen Terrace, 950 Kings Road, the Quadra Village Community Centre, and The Summit Hospital Building, including a north-south walking and cycling route (“Dowler-Glasgow Greenway”).
- ✔ » Integrate the Kings Road and Blanshard Street All Ages and Abilities cycling route into plans for the site, considering opportunities to connect future public spaces, community services, and amenities to the route.
- ✔ » Consider opportunities at the Hill Street intersection to provide additional connections from the site to Humber Green Village.
- ✔ » Consider additional opportunities to improve the pedestrian experience through generous unobstructed sidewalks separated from the roadway by street trees and improved accessibility through and along the site, including Blanshard Street and Hillside Avenue frontages.
- ✔ » Consider transportation demand management measures that make the site a model for supporting residents to live comfortably without owning a car, including car share, enhanced bike parking and maintenance facilities, bike share, access to transit, and innovative parking approaches, while considering access and needs for private automobiles.

**Environment and Natural Features Principles**

- ✔ » Seek to incorporate Rock Bay Creek (where it flows under the site in a culvert) into landscape design, considering daylighting of the creek as an amenity, or if that is not possible, celebration of the creek through landscape design.
- ✔ » Seek to incorporate natural features such as tree plantings and stormwater mitigation into the site.
- ✔ » Explore opportunities to demonstrate leadership in sustainability and green building approaches, including through the development of high-performance buildings and consideration of sustainable materials, such as mass timber for taller structures.



## 4 | Regulatory Context (continued)

### Tree Protection Bylaw (No. 21-035), 2021

The City of Victoria has adopted a new Tree Protection Bylaw, which emphasizes increasing the overall canopy cover within the city.

- All trees protected under the bylaw, including those on neighbouring and municipal property that are potentially impacted are documented.
- Trees removed for development are expected to be replaced at a ratio of at least 1:1.
- There is an expectation that lots subject to development are infilled with trees using a formula based on the lot size.
- Deposits are paid to and held by the city during development.
- Where trees cannot be planted on a site, the city accepts cash-in-lieu.
- Existing small trees on a lot can be retained and counted against the expected “tree minimum”.

### Accessibility Framework, Policy and Action Plan, 2020

The City of Victoria’s Accessibility Framework, Accessibility and Inclusion Policy, and accompanying Short-Term Action Plan address the goal of providing accessible facilities, services, regulations, programs and employment to proactively remove and prevent barriers faced by individuals with different abilities.

### Victoria 3.0 - Recovery Reinvention Resilience - 2020-2041

The Victoria 3.0 economic action plan presents a long-term plan and vision for a sustainable, influential city that will build a strong innovation ecosystem and create a strong and resilient economy now and for the future. The actions laid out in the plan will build an economy that enables everyone to flourish and that will set Victoria on a path to low-carbon prosperity.

### Urban Forest Master Plan, 2013

This plan provides guidance on the management and enhancement of treed environments throughout the city of Victoria. It is a high-level plan that provides a ‘road map’ to help the municipality invest in and maintain its urban forest for the next 20 years and beyond.

Goals include:

1. Develop and maintain strong community-wide support for the urban forest.
2. Protect, enhance and expand Victoria’s urban forest.
3. Design and manage the urban forest to maximize watershed health, biodiversity, and conservation of sensitive ecosystems.
4. Maximize the community benefit from the urban forest in all neighbourhoods.

### GoVictoria, Sustainable Mobility Strategy, 2019

With a vision for clean, seamless mobility for everyone, the strategy identifies the City’s values, policy positions, key initiatives, and strategies for supporting and shaping transportation in Victoria. The strategy sets the stage for improvements to achieve road safety, climate action, equity, and affordability goals by maximizing the use of public rights of way.

Six key Initiatives to achieve the Go Victoria vision are:

- Achieve Vision Zero
- Transform Public Transit
- Accelerate Active and Accessible Transportation
- Shift to Zero Emissions
- Rethink the Curb
- Harness Data and Technology

### Pedestrian Master Plan, 2008

The primary aim of the Pedestrian Master Plan is to increase the number of trips made by walking and to make those trips safer.

### Bicycle Master Plan, 1995 and AAA Cycling Network Plan, 2016

At this writing, the 1995 Bicycle Master Plan is the current and approved policy. The Cycling Network map replaces portions of the 1995 plan. Kings Road forms part of the AAA network.

### Greenways Plan, 2003

A policy framework for the development of a Greenways system throughout the City of Victoria. The goals are: to establish a human-powered transportation network; to restore native, aquatic and cultural habitats; to provide opportunities for recreation.

Key site guidance per OCP:

- Kings Road (between Blanshard and Dowler) is a ‘People Only Greenway’.
- Kings Road (between Dowler and Graham) is a ‘People Priority Greenway’.
- Blanshard (south of Kings to Bay Street) is a ‘Shared Greenway’.

### Victoria Reconciliation Dialogues

The City of Victoria is engaged in reconciliation with the Esquimalt Nation and Songhees Nation through the Victoria Reconciliation Dialogues series. These conversations provide opportunities for Indigenous and non-Indigenous people to come together to share their ideas and stories, and explore how we as a community can make the culture, history and modern reality of local Indigenous Peoples become present and apparent throughout the city, and understood and valued in people’s everyday lives.

### Climate Action

The City of Victoria declared a climate emergency in March 2019 and is taking action to reduce greenhouse gas emissions and enhance the community’s resilience to the impacts of climate change. The Climate Leadership Plan, Electric Vehicle and Electric Mobility Strategy, Zero Waste Victoria, Go Victoria and the OCP all contain directions to address climate change.

### BC Energy Step Code and Zero Carbon Step Code

Starting July 1, 2024, the City of Victoria will require building permits to meet:

- Energy Step 3 and Emissions Level 4 for Part 3 residential buildings between 4 and 6 storeys.
- Energy Step 2 for Part 3 residential buildings over 6 storeys. Starting Nov. 1, 2024, Emissions level 4 will be required.

### Crime Prevention Through Environmental Design (CPTED) Guidelines, 2004

CPTED refers to a group of strategies intended to reduce the fear of crime and opportunities to commit crimes, such as break and entry, assault and vehicle theft. The City of Victoria has prepared a set of guidelines to consider during the planning and design stage of development.

Key site guidance:

- Provide natural and formal surveillance.
- Increase territoriality by extending sense of ownership beyond private property.
- Provide effective lighting to increase sense of security.

### Child Care

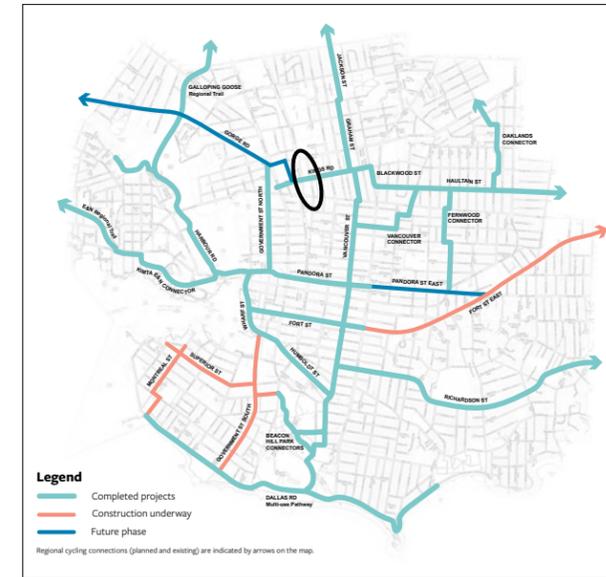
The City of Victoria does not have a specific child care policy beyond the supporting language in the OCP. However, the City recognizes that child care is a universal human right and providing affordable, equitable, and inclusive options across Victoria is essential to aligning with the strategic focus of the organization. Staff are currently updating child care information in the Land Use Bylaw and the Land Use Procedural Bylaw to streamline municipal approvals processes.

Staff are also advancing a Child Care in Victoria – Implementation Plan which serves as a road map to move forward with the short-, medium- and long-term actions recommended in the City’s 2020 Child Care in Victoria report. The report catalogued a total of 2,817 licensed and license-not-required child care spaces across the City, with an estimated gap of 4,233 child care spaces needed to meet demand.



Greenways Network, OCP

- People Only Greenways
- People Priority Greenways
- Shared Greenways
- Bowker Creek Greenways



AAA Cycling Network Map

### General Urban Design Guidelines, 2022

These guidelines are meant to guide form and character of multi-family residential, commercial and industrial development and to support the evolution of neighbourhood villages and key transportation corridors. Section 9.0 contains guidelines related to tall buildings and large sites.

# 5 | Housing Policies and Initiatives

## Official Community Plan

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

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

Redevelopment of Evergreen has the potential to achieve these housing objectives, as well as the broader integrated community objectives of the OCP to move the City toward its shared 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.*

## Housing Needs

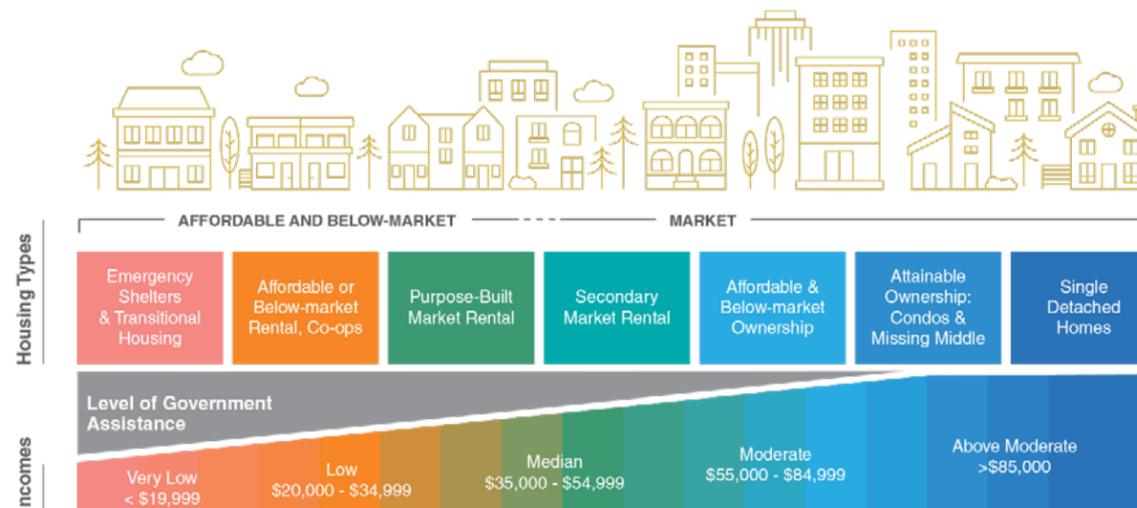
The City of Victoria and the Capital Region are experiencing a housing crisis. Needs have been identified for more affordable housing, rental housing, seniors' housing, family-friendly housing and housing for individuals with disabilities as well as for those facing homelessness. With a growing population and increasing economic pressures, more of Victoria's households are in Core Housing Need. In 2020, the City participated in the CRD's Housing Needs Assessment. As documented in the report, Core Housing Need is a two-stage indicator developed by CMHC to help identify households with the greatest housing needs. Housing indicators of housing standards consider the following:

- Adequate housing is reported by the residents of the home as not requiring any major repairs.
- Affordable housing has shelter costs that are less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

A household is in Core Housing Need when it is living in housing that does not meet one or more of the housing standards noted above, and would have to spend 30% or more of their total before-tax household income to pay the median rent of alternative local housing that does meet all three housing standards.

City of Victoria's Housing Needs Assessment concluded that:

- 21% of Victorians are in Core Housing Need, a higher proportion than the CRD (14%), British Columbia (15%), or Canada (13%).
- Renter households reported incomes that were 45% lower than that of owner incomes (\$41,152 versus \$78,673).
- As of 2020, there were 938 households on BC Housing's waitlist for Victoria.
- Between 2005 and 2019:
  - Average home sale price increased between 80% (for a Condo Apartment) and 111% (for a single-family home).
  - Median rent increased by 68% for a one-bedroom unit and 81% for a three- or more bedroom unit.



Housing Continuum, from the Victoria Housing Strategy 2016 - 2025

## Rental Housing And Tenant Support

According to the City of Victoria, sixty one percent of Victoria residents rent their home and with a vacancy rate of near 1%, it has become increasingly difficult to find rental housing in Victoria. The City has a number of initiatives aimed at supporting renters and improving access to rental housing. These actions seek to maintain and improve existing rental housing units, protect tenants, prevent renoventions, and create new non-market, below-market, and market rental housing options in Victoria. The Evergreen redevelopment planning process has engaged existing tenants at every stage, and BC Housing will be supporting tenants through the redevelopment process to ensure a continuity of affordable housing.

A comprehensive Tenant Assistance Plan has been developed, following the guidelines of the City's Tenant Assistance Policy for non-market housing. Individual Tenant Support Plans are being prepared for tenants in the first phase, and will be prepared as subsequent phases of the project advance to detailed design.

## Fast Track for Affordable Housing (previously Rapid Deployment of Affordable Housing)

In April 2022, the City of Victoria adopted bylaw amendments to expedite the approvals process for new affordable housing projects by eliminating the need for rezonings where a proposal is consistent with the OCP designation and up to the maximum density in the OCP, and delegating to staff the authority to issue a development permit for projects that are consistent with the design guidelines. It is expected that these changes could shorten the development approvals process by 4-9 months. In 2024, the process was renamed to the Fast Track for Affordable Housing.

While the rezoning application for Evergreen will not be submitted under this policy, subsequent Development Permits may be.

## (Emerging) Family Housing Policy

At its meeting of June 13, 2024, the City of Victoria advanced a new Family Housing Policy to support the creation of more housing for families in multi-family residential development. The policy would come into effect on September 1, 2024 and would apply to new rezoning applications for projects with four or more storeys, and require that a minimum of 30% of the units in new strata buildings have two- or more bedrooms, 10% of which must be three- or more bedroom units; and that 25% of units in new rental apartment buildings must have two- or more bedrooms, 5% of which must be three- or more bedroom units.

The Policy would not apply to supportive housing and affordable rental housing developments.

The policy is accompanied by the Advisory Design Guidelines for Family Friendly Homes and Spaces that encourage thoughtful site planning, high-quality unit and building design, and landscaping that addresses livability and adaptability for families as their needs change over time.

While any supportive and affordable rental housing development is exempt from the new Family Housing Policy, the Evergreen proposal is exceeding this emerging policy across the spectrum of the 900 total proposed units.

## Inclusionary Housing Policy

The policy expectation is to provide 8% of the project's total FSR or total number of units as affordable rental units. Future Evergreen exceeds the policy and provides: ~ 22% RGI low income units (196 replacement RGI/900 total proposed) ~ 38% RGI low income units and non-profit operated ((196+145)/900)

# 6 | Site History

## Early History

The project area falls within the traditional territories of the Lekwungen and WSA NEC peoples including the descendant communities of the Esquimalt Nation, Songhees Nation, Tsartlip First Nation, Tseycum First Nation, Pauquachin First Nation, Tsawout First Nation as well as the Te'mexw Treaty Association.

In the 1850s, several autonomous Lekwungen local groups signed treaties with James Douglas, Chief Factor of the Hudson's Bay Company and later governor of Vancouver Island. The Project falls within this treaty land.

A review of historical maps, aerial photos and lost streams mapping shows Rock Bay Creek crossing through the southern Project area and flowing to Rock Bay, approximately 500 m west. Archaeological potential models depict an area of potential around Rock Bay creek and a slight topographic rise.

Historical development in the Project area has reduced the potential for stratigraphically intact precontact and historical archaeological deposits.

## Environment and Sea Level History

South-eastern Vancouver Island, the Gulf Islands and a thin strip of the adjacent mainland of British Columbia fall into the Coastal Douglas-fir (CDF) biogeoclimatic zone. It is largely confined to elevations below 150 m, has warm, dry summers and mild, wet winters and lies in the rain shadow of the Vancouver Island and Coast Mountains. Trees, shrubs, and berries native to the area would have been used as food and fuel, for technological purposes, and medicines.

A post-glaciation sea level rise on Vancouver Island was followed with emergence of submerged coastal lands beginning between 13,000 and 10,000 years ago, culminating between 6,000 and 9,000 years ago when in some locations the sea was 12 m or more below present levels. Sea levels began to rise again in the middle and late-Holocene, inundating coastal archaeological sites and low-lying terrestrial vegetation. Palaeo-environmental studies of southern British Columbia indicate that although minor regional changes continued, relatively modern environmental conditions were established between 4500-3000 years before present.

## Salish Sea Culture History

The culture history sequence of southern Vancouver Island indicates the potential for archaeological sites dating similar to elsewhere in the region, more than 10,000 years before present.

Information sourced and summarized from: Archaeological Overview Assessment by Millenia Research Ltd.

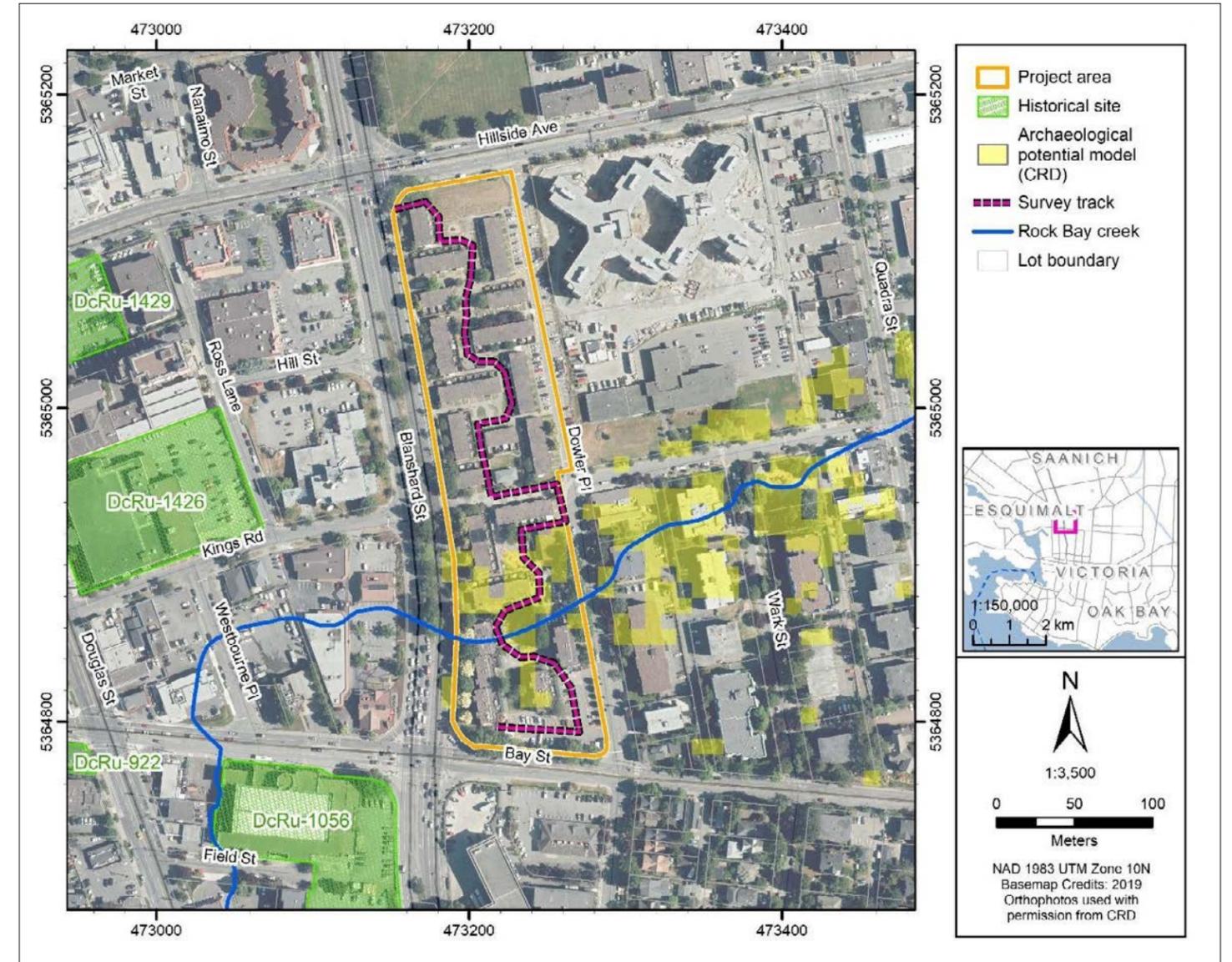


Figure 4. Archaeological Overview Assessment - Project area with historical sites, survey transects and modeled potential.

## Archaeological Overview Assessment

(AOA), dated June 17, 2022, was conducted by Millenia Research Limited. The report includes: Environment and Sea Level History; Salish Sea Culture History; AOA methodology; study results; and a Preliminary Impact Assessment and Recommendations. The study is intended to assess the potential for archaeological

sites within the project area and to provide recommendations to facilitate compliance with the Heritage Conservation Act (HCA). The HCA provides automatic protection for recorded and unrecorded pre-1846 archaeological sites located on public and private land.

## 6 | Site History (continued)

### Post Colonial / Modern History

The project site and surrounds was owned by the Hudson's Bay Company's Chief Factor John Work (Wark). The area was referred to as Hillside Farm and was purchased in 1852 from the HBC. In the late 1800's the area west of Quadra, known as Hillside Extension, was subdivided. The surrounding street and lane grid was established and a residential neighbourhood of modest wood frame houses was built. Kings Road was the original main east-west thoroughfare through the subdivision. Rock Bay Creek can be seen on the mapping of this time, traveling just south of Kings Road.

Between 1894 and 1919, the Victoria Sidney Railway ran along Rose Street (now Blanshard). Notable buildings in the area at this time included Hillside Jail (1885-1912) near the site of the current S.J. Willis School, north of the project site, and Northward School (1894-1960's) west of Rose Street.

Around the turn of the century, the numbered street names changed:

- 1st Street became Rose, and later Blanshard;
- 2nd Street became Blanchard, and later Dowler;
- 3rd Street became Work, and later Wark;
- 4th Street became Quadra.

In 1961, an Urban Renewal Report was prepared by the Capital Region Planning Board. The report recommended that the entire neighbourhood, now known as Rose-Blanshard, be demolished due to the poor condition of the majority of the houses. Another reason for the recommendation was to accommodate a new access road to connect downtown to the Swartz Bay ferry terminal, which began operation in 1960. The project went ahead and the area was cleared. Rose Street was widened, renamed Blanshard Street, and quickly become a busy thoroughfare bisecting the east of the neighbourhood from the west.



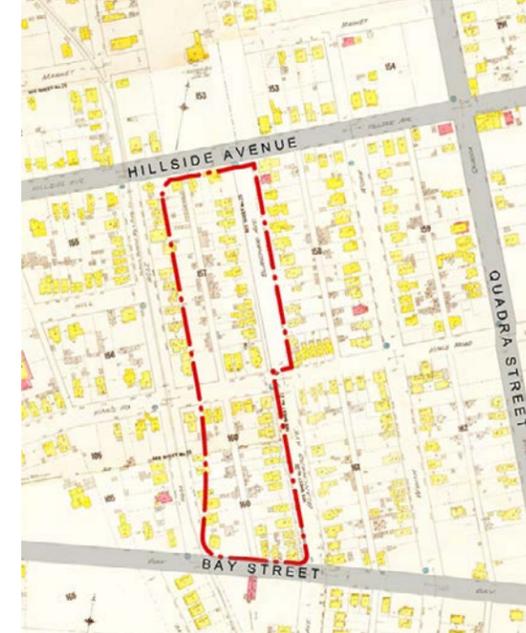
1970's Aerial view of Blanshard Street looking south from Bay Street (Blanshard Court)  
City of Victoria, Item M08574

In 1970, the government-funded Blanshard Court, containing 120 units of community housing, was built on the land between Blanshard, Bay, Hillside and Dowler Place. It was one of the last large-scale public housing redevelopment projects built under the 1954 National Housing Act. The established street and lane system in the area was largely lost through redevelopment. Blanshard Court was renamed Evergreen Terrace in later years.

Information sourced from:  
victoriaheritagefoundation.ca and unknownvictoria.blogspot.com



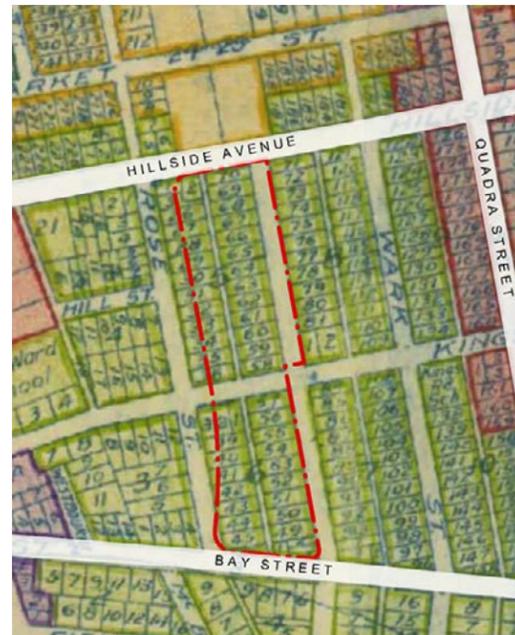
1884  
source: City of Victoria



1913 Fire Insurance Map  
source: University of Victoria



1928 Aerial Photo  
source: City of Victoria



1963 Zoning Map  
source: City of Victoria



1976 Zoning Map  
source: City of Victoria



2021 Aerial Photo  
source: City of Victoria



## 6 | Site History (continued)

### Watershed and Site Drainage

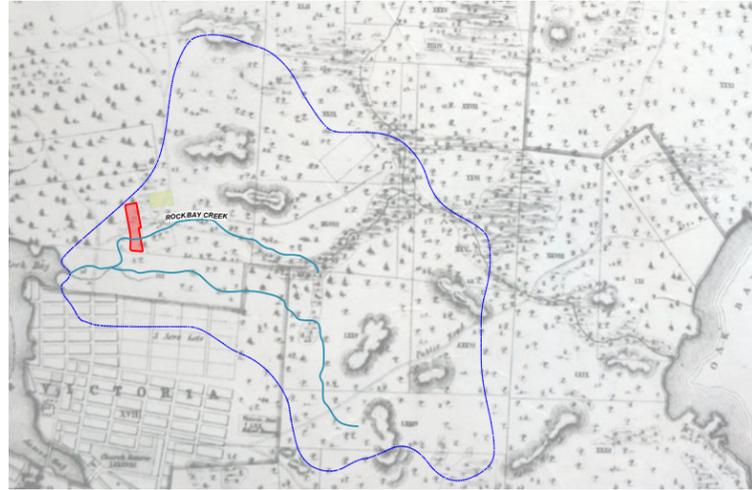
In general, a typical pre-development landscape function has relatively low percentage of impervious surfaces, extensive tree canopy and/or rough microtopography/ absorptive soils with natural surface drainage including creeks and low lying wetland areas. In comparison, a post development landscape function typically has relatively high impervious surfaces, tree canopy loss, surface smoothing (roads, sidewalks, lawn) and piped drainage.

#### Historic (pre-development)

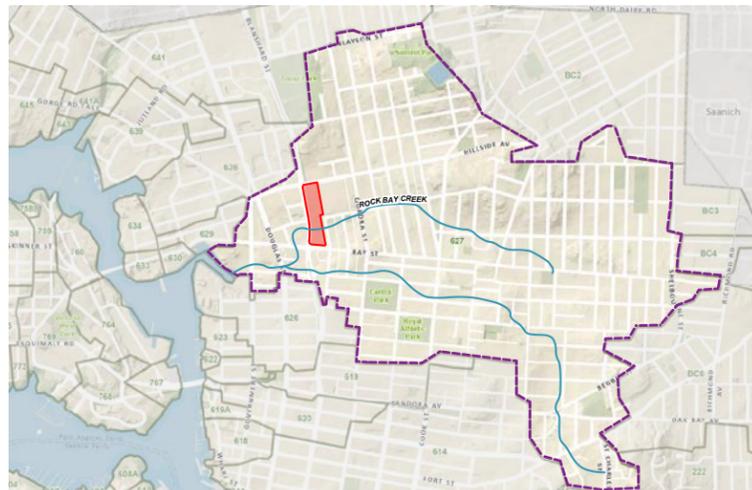
Early maps of Victoria show Rock Bay Creek, flowing through the site. Rock Bay Creek flowed from Harris Pond (in the Fernwood neighbourhood) to Rock Bay in Victoria's upper harbour.

#### Current (post-development)

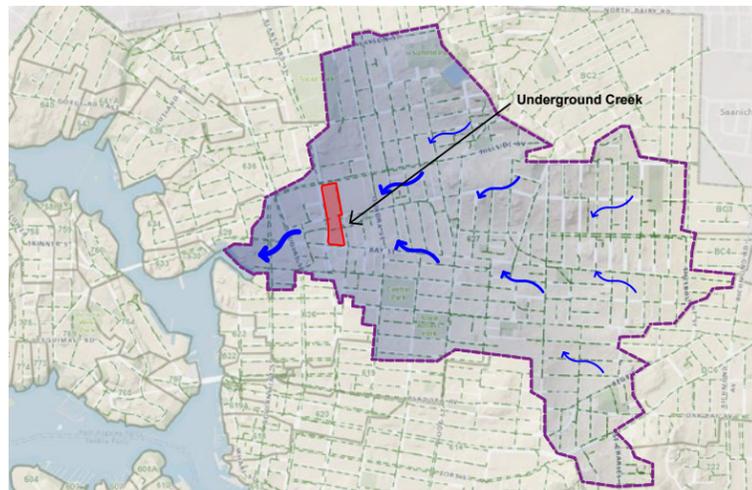
The Creek was culverted in the 1890's as part of ongoing urban development. A large brick culvert is located just to the south of where Kings Road intersects the site. The bottom of the 1.2 m high x 1.8 m wide brick culvert is approximately 3.5 m deep from the existing surface. As indicated on the Current Stormwater System map, the Evergreen site is located within the 390 hectare Storm Sewer Sub-Catchment 627, closer to the bottom of the watershed.



Historical Watershed (Base Map: 1881 Historical Map)



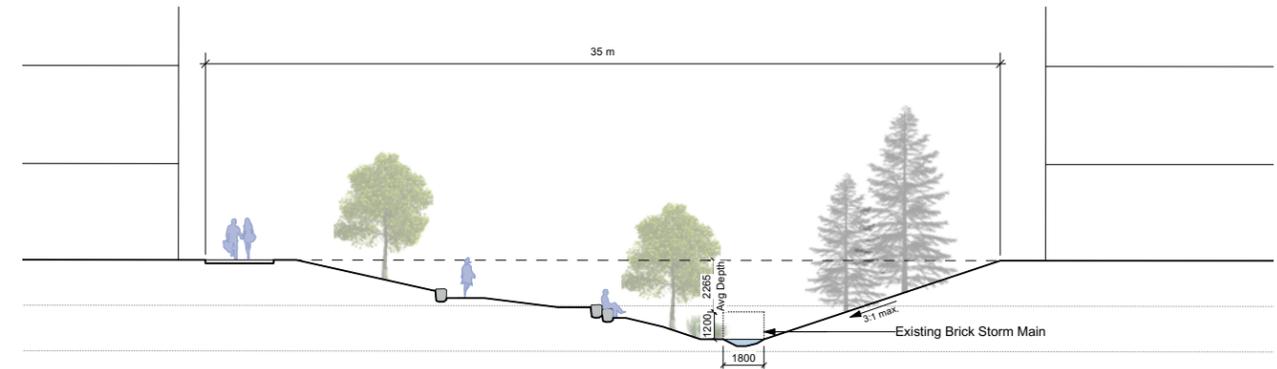
Current Watershed (Base Map Source: VicMap, Storm Drain Utility)



Historic Creek Overlay (Base Map Source: VicMap Street Network)



Plan View



Section: Rock Bay Creek Daylighting Study

### Creek Daylighting

#### Regulatory Context

The City's Official Community Plan has broad goals to protect and enhance streams and watercourses and their associated riparian habitats, including the desire to potentially daylight streams. This includes goals to incorporate natural creek features into the development of greenways, where appropriate. The Hillside-Quadra Neighbourhood Plan includes an action to explore the feasibility of daylighting Rock Bay Creek.

#### Landscape Design Considerations

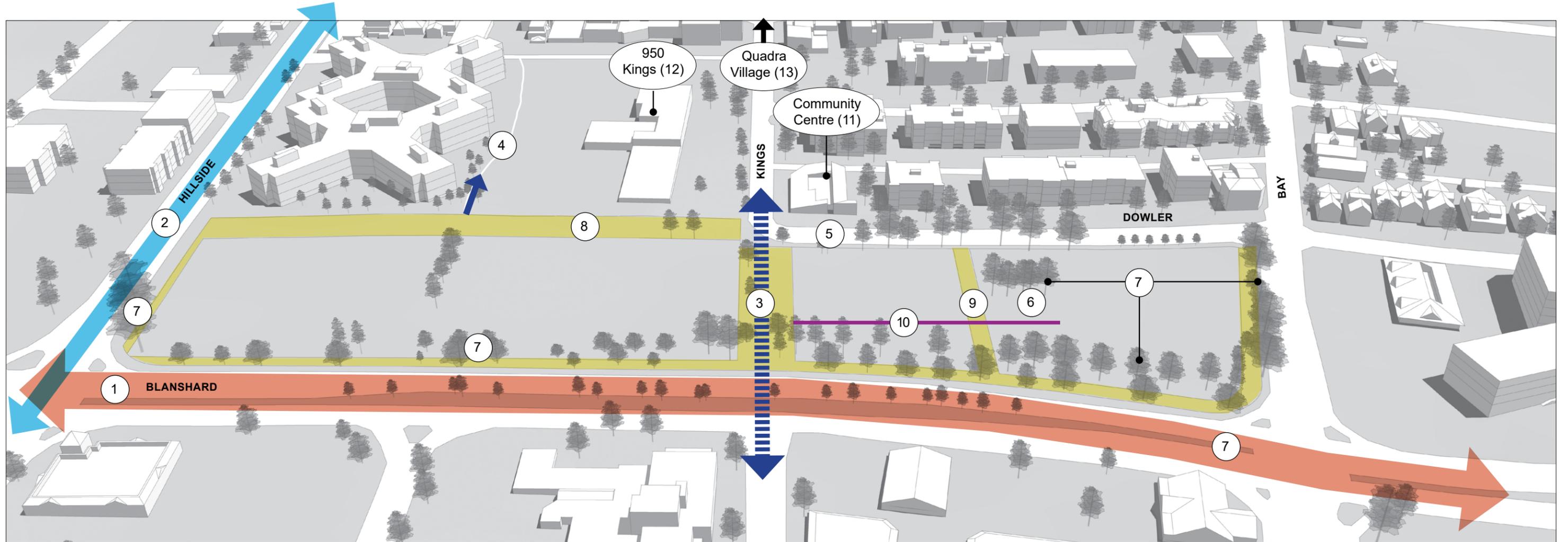
- The Evergreen site is located close to the bottom of the watershed. Water flows that run through this site flows are flashy during storm events and water is contaminated from runoff from roads and other upstream impervious surfaces.
- The brick storm sewer is the most significant piece of existing civil infrastructure on the site. Replacing the storm sewer with an open channel could put the downstream infrastructure at risk by potentially introducing sediment and vegetative debris into the downstream storm sewer during large storm events. The environmental benefit of opening such a short section would be limited due to the depth and amount of flow.

- A large area of outdoor space would be required due to the depth of the culvert. Due to the depth of the storm drain, the minimum width of space required to daylight the stream, and provide a 3m wide pathway is 26.5 m. In order to achieve a naturalized stream, a total width of approximate 35 m would be needed.

#### Landscape Design Opportunities

- When water quantity and quality issues are improved in upstream areas of the watershed, daylighting of the creek will become more feasible.
- A greenway along the current underground creek alignment that allows the potential for future creek daylighting.
- To improve water quality and attenuate flows to areas downstream of the Evergreen site, manage stormwater on site through GSI such as rain gardens, absorptive landscapes, and permeable paving.
- Incorporate educational elements and creative expression of the creek through landscape features.

# 7 | Site Considerations



## Circulation

- 1 Blanshard Street is a major 6 lane arterial road.
- 2 Hillside Avenue is a future frequent transit corridor connecting to RapidBus stations at Douglas Street and other frequent transit on Quadra Street.
- 3 Kings Road is a well used pedestrian and bicycle connection through the site and across Blanshard via a signalized pedestrian/cycling crossing.
- 4 There is an existing pathway to the south of the Summit.
- 5 The City's highway access bylaw requires access off of the lowest classified street (Kings/Dowler).

## Open Spaces

- 6 There is a well used resident open space with mature trees, raised planters, artistic interventions.
- 7 There are mature trees along some site edges.

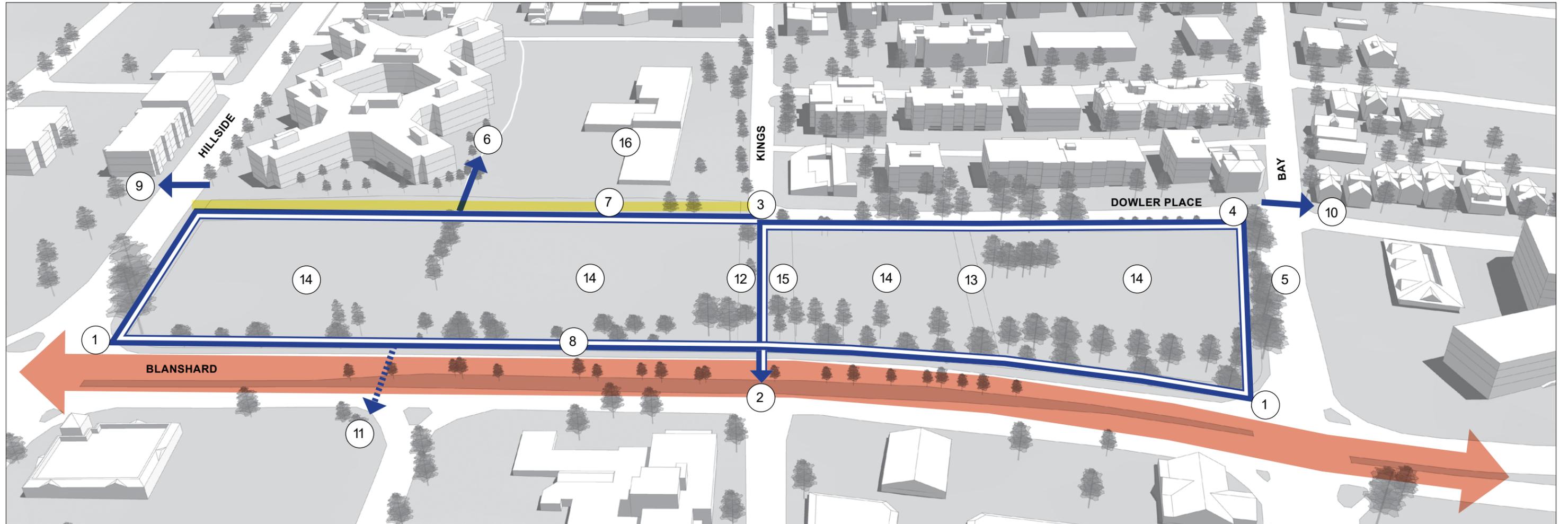
## Infrastructure/ROW's

- 8 Dowler extension SRW (water, storm, sewer).
- 9 East/west SRW (storm - location of historic Rock Bay Creek).
- 10 A sewer main runs south from Kings Road and will need to be considered within the phasing strategy.

## Other

- 11 Quadra Village Community Centre key neighbourhood amenity.
- 12 The future of 950 Kings Road is uncertain and is of foremost interest for use by the community.
- 13 Quadra Village (shops and services).

# 7 | Site Opportunities



## Circulation

Reduce the speed of vehicles on Blanshard and improve pedestrian safety by items 1, 2, 8, 10 below.

- 1 Remove channelized right turns and undersized pedestrian islands to improve safety.
- 2 Continue to monitor and prioritize signal timings for pedestrians and cyclists.
- 3 Improve geometry of Kings and Dowler intersection to improve safety.
- 4 Realign Dowler and Bay intersection to lower vehicle speeds and improve safety; improve Dowler (define, landscape, accommodate bicycles).

- 5 Remove lane on Bay street.
- 6 Provide a pedestrian connection aligned with the existing Summit pathway.
- 7 Woonerf style multi-use pathway (bikes/pedestrians/limited vehicle access).
- 8 Recreational loop separated by landscaped boulevard; recapture space from Blanshard.
- 9 New pedestrian crossing (short term).
- 10 Future traffic signal; improved pedestrian experience.
- 11 Potential pedestrian crossing (long term).

## Open Spaces

- 12 Central community open space/plaza.
- 13 Recognize/celebrate Rock Bay Creek with associated community open space.
- 14 Create resident focused open spaces (offering a variety of amenities such as active play areas, community gardens, social spaces, quiet areas, etc.).

## Other

- 15 Resident/Community space flanking the plaza (child care/multi-purpose resident amenity/etc.).
- 16 Coordinate with future plans for 950 Kings and potential expansion of Wark Street Park.
- Underground parking access and resident loading along Dowler Place and the extension of Dowler.
- Retain mature trees along the site edges wherever possible.

**A note regarding Creek daylighting:**  
 Until water quantity and quality issues are improved in the upper watershed, it is not feasible to daylight the creek. Theoretically, a related open space could be sized to accommodate future daylighting of the creek, when the watershed is functioning and there is clean water to support fish.

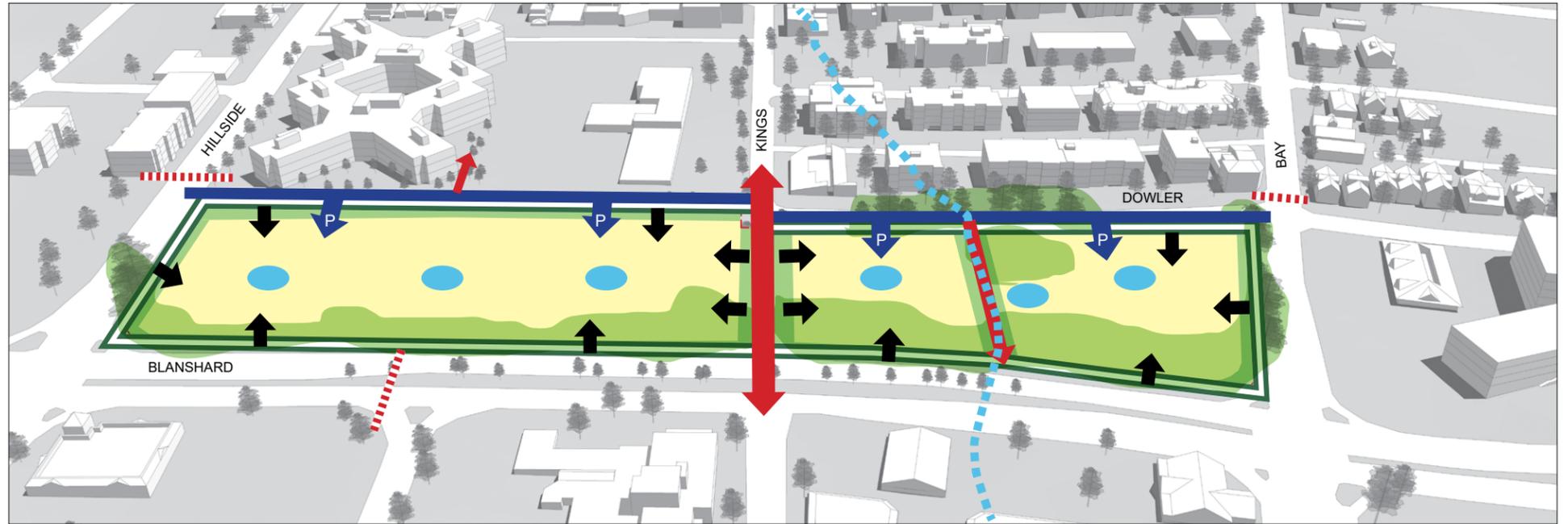
## 7 | Site Opportunities and Constraints (continued)

### Site Planning Framework

An in-depth site analysis identified key opportunities. These are incorporated into a site plan framework that guides building positions that then define circulation and open space networks.

Site planning priorities were to:

- Recognize, interpret and honor pre and post-colonial human as well as natural site histories.
- Retain viable trees and plant more.
- Improve existing, and make new neighbourhood connections.
- Create a safe, all-ages recreational circuit path.
- Make a variety of public outdoor spaces.
- Make defined, secure private outdoor spaces.
- Visually connect buildings and spaces with streets.
- Manage stormwater and other micro-climate aspects with passive and integrated green technologies.



Site Planning Framework Summary



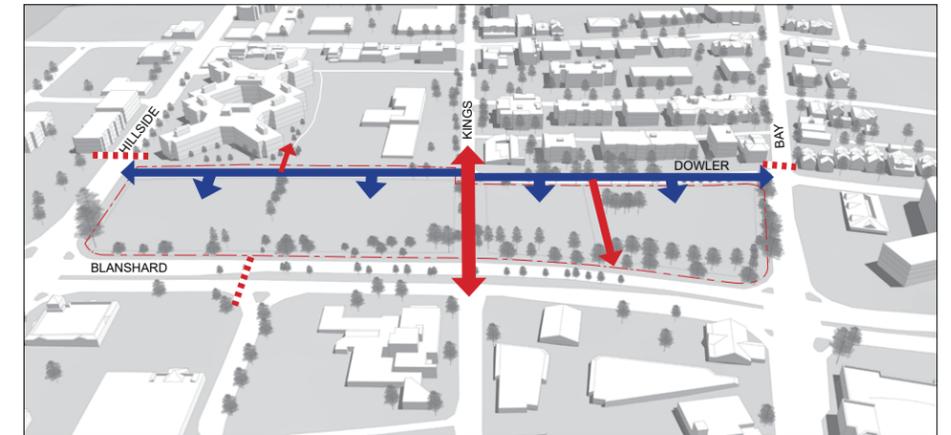
### Recognize Indigenous, Natural, and Development History

- Understand and acknowledge First Nations history.
- Commemorate historic Rock Bay Creek.
- Study past land use patterns and neighbourhood development.



### Retain Trees

- Where feasible, retain the mature and healthy trees.
- Plant new trees where tree retention isn't possible, or where the trees are unhealthy or suffering from their proximity to traffic.



### Improve and Create New Connections

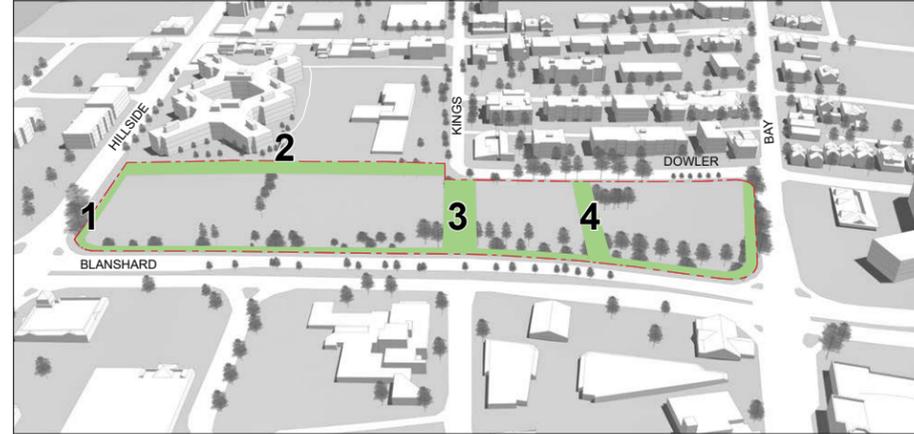
- Improve existing neighbourhood connections. ie. Kings, Bay, Dowler.
- Make new connections. ie. Summit, Hillside crosswalk.
- Coordinate parking, loading, service access off of Dowler Place and Evergreen Lane.

## 7 | Site Opportunities and Constraints (continued)



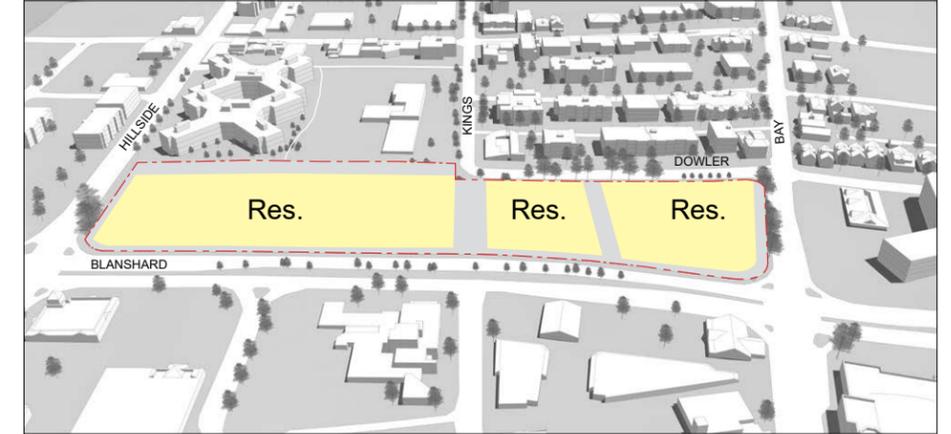
### Create a circular recreational loop

- Incorporate an accessible pedestrian, and rolling path that links all the way around the site and serves as an amenity for the neighbourhood and for the residents.



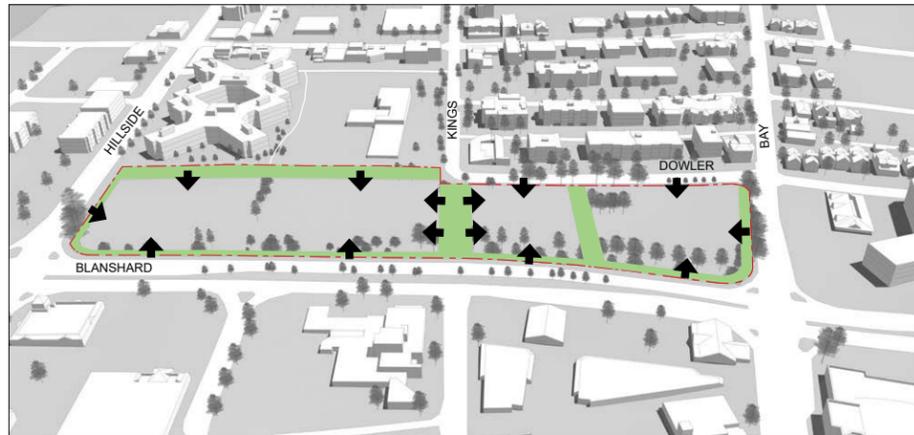
### Public Open Spaces

- Clearly delineate public open spaces from private spaces.
- Create a path surrounding the site (1).
- Connect to the Summit path (2).
- Enhance Kings Road with the creation of a plaza (3).
- Provide a pathway or park area at the location of Rock Bay Creek (4).



### Private Open Spaces

- Courtyard open spaces and landscaped areas for resident use.
- Programmed rooftops for use by building residents - ie. seating, gardens, play areas.
- Small patios for ground oriented units.



### Visible and Connected to Streets

- Organize buildings to face the streets and the open spaces to make them useful, comfortable, and lively.
- Program key locations to have extra activity at the ground level.
- Locate ground level unit entrances, lobbies, and exits along main routes.



### Manage Stormwater

- Treat stormwater from buildings and hard surfaces in rain gardens that help define, activate and visually connect courtyard and public open spaces.
- Integrate rain gardens in municipal boulevards to treat off-site stormwater.

# 8 | Vision and Guiding Principles

Through engagement and collaboration, the following vision statement and guiding principles were developed to reflect a shared expression of the envisioned future reimagined and redeveloped Evergreen.

The vision and guiding principles are repeated throughout this document to highlight the continued alignment with, and prioritization of, these principles in the proposal.

*Evergreen is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.*

## Guiding Principles

### FAIR

#### Tenants First

Prioritize the needs of current and future tenants through a collaborative planning process that listens and learns from the tenant perspective and supports tenants at every stage of the redevelopment.

#### Respectful Redevelopment

Design the neighbourhood to be equitable in form, location and access, and to allow for sequenced, phased redevelopment.

### COLLABORATIVE

#### Community Engagement

Recognize and reflect the site's unique history, and celebrate its community, diverse cultures and connections to the broader city context.

#### Reconciliation

Collaborate with Indigenous communities to explore opportunities for partnerships and cultural connections to the redeveloped Evergreen site.

### HEALTHY

#### Design that is Joyful

Design for positive human experiences with the built form and open spaces.

#### Support Community Wellness

Support physical and mental health and wellness through neighbourhood design that is connected and provides a network of open spaces and amenities.

### SUSTAINABLE

#### Sustainable Design

Demonstrate leadership in climate action with compact neighbourhood design, and efficient, sustainable systems that are connected.

#### Resilient Redevelopment

Establish long-term resilience with a viable mix of homes across the housing spectrum to meet broad community needs.

### MULTI-MODAL

#### Permeable and Connected Neighbourhood

Design a neighbourhood that is more permeable and linked through walking and cycling connections to the surrounding community.

#### Network of Transportation Choices

Balance driving, walking and rolling on urban networks.

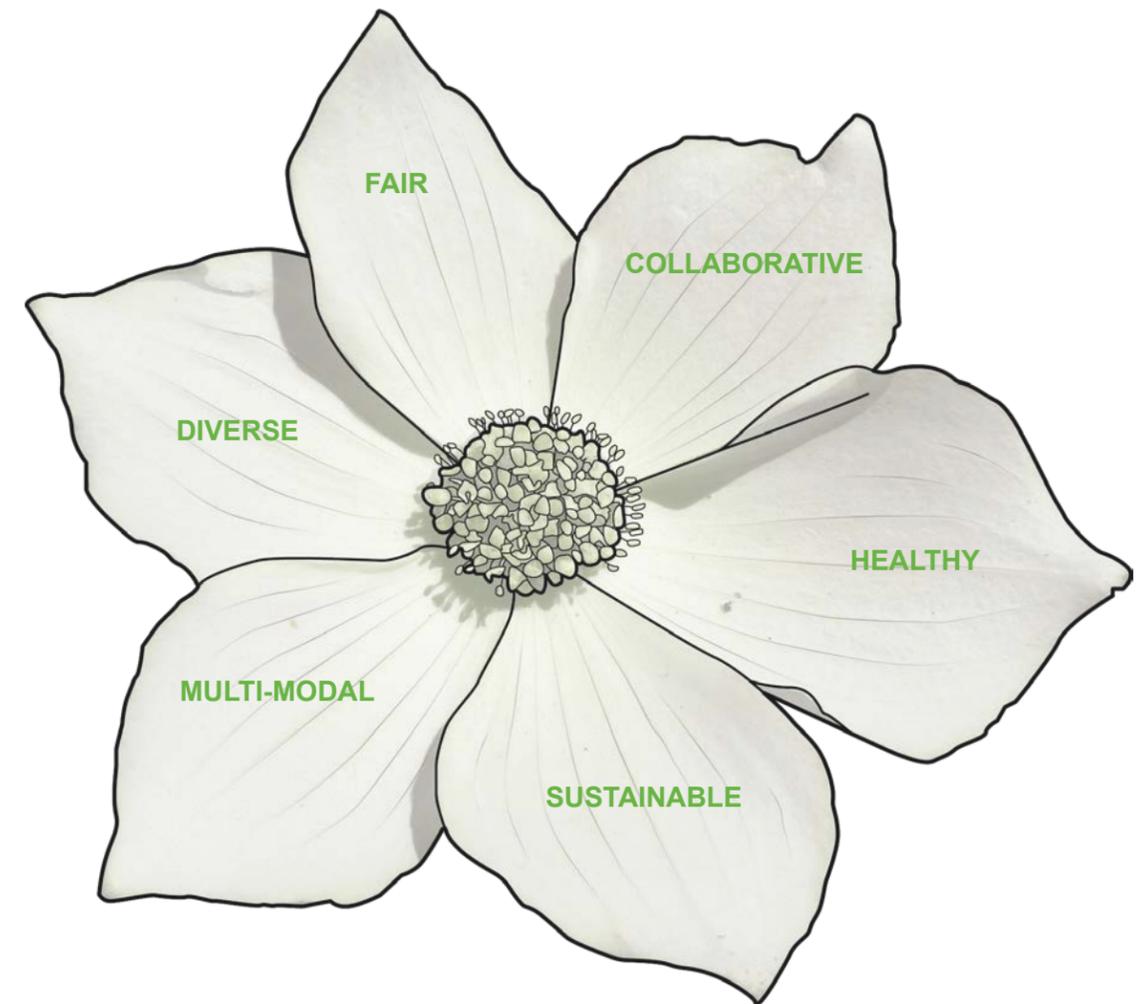
### DIVERSE

#### Inclusive Neighbourhood

Provide a range of housing types and tenures to welcome diversity in ages, incomes, cultures and abilities.

#### Integrated Affordable Housing

Rejuvenate and replace existing homes, while adding new homes that fully integrate affordable housing into the community and address gaps in the range of housing options.



# 9 | Concept Plan Development

As ideas for the future of the Evergreen site are proposed, it is important to understand the successes and challenges of the existing building and site layout.

It cannot be overlooked that before the site was developed in the 1970's, it was an established, but somewhat worn, single family neighbourhood. These 2 blocks were cleared to make way for the construction of the Blanshard divided highway. The remaining block area was then made available for redevelopment.

The 1970's site design had noble intentions rooted in social egalitarianism, including:

- A large amount of affordable housing.
- Indoor and outdoor communal spaces.
- Proximity to an elementary school.
- Car-free and comfortable family housing.
- Significant open spaces and amenities.

However, experience and time has exposed inadequacies of the original plan relative to contemporary needs, as well as current knowledge and best practices including:

- Concentration of non-market houses accommodating one demographic.
- Isolation and danger created by highway.
- Lack of integration with the neighbourhood.
- Walkways that do not differentiate between private and public access.



1928 Aerial Photo  
source: City of Victoria



1970's Oblique Aerial view of Blanshard Street looking south from Bay Street (Blanshard Court)  
City of Victoria, Item M08574



Present day context



**Building Typology**

A mixture of 2-storey townhouses and 3- and 4-storey walk-up apartment buildings currently exist on the site. To achieve a redevelopment target density of 2.5:1, different building types are proposed to meet the BC Housing program requirements as well as regulatory and construction economic parameters of the project.

Viable building types include:

**Mid-Rise Building (Up to 9-storeys):**

Current building codes allow for buildings up to 6-storeys to be constructed in wood. As such, 6-storey buildings will likely be an economical choice and will accommodate a significant amount of floor area. This typology is anticipated to be the most desirable for the site.

With the evolution of construction technology and building codes, building heights between 7- and 9-storeys may become economically viable and are considered appropriate for the site.

**High-Rise (Tall Building<sup>1</sup>):**

To achieve the required density as well as a rich, varied, and spacious open space network, high-rise buildings are desirable. To meet the economic parameters of concrete construction the tall buildings must be at least 12 storeys.

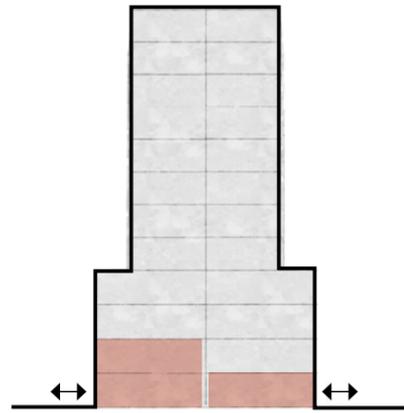
High-rises can take several forms. A tower over podium configuration can have the lower floors align with and define streets and provide a human-scaled streetscape, while a tall tower with smaller floors can be set-back on top.

<sup>1</sup> Note: 'Tall buildings' are defined as buildings taller than 21m or 6 storeys in height per CoV General Urban Design Guidelines, 2022.

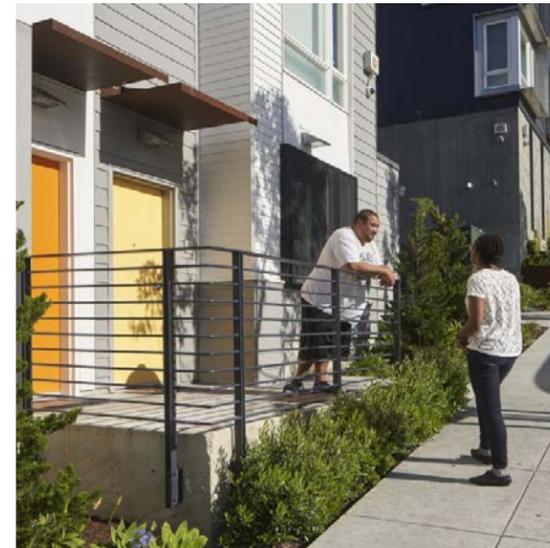
**Ground Oriented Units:**

Ground oriented units will be incorporated into all mid-rise and high-rise buildings. Units located on the ground floor will have a small private patio and direct access to a sidewalk or pathway. Landscaping and paving materials will be used to provide a clear delineation between public and private space. The units themselves may be one or more storeys.

Ground oriented units encourage more activity at the street level, provide opportunities to interact with neighbours, and to access the shared open spaces.



Ground oriented units (1 or 2 storeys)



Ground oriented units



Mid-Rise Building



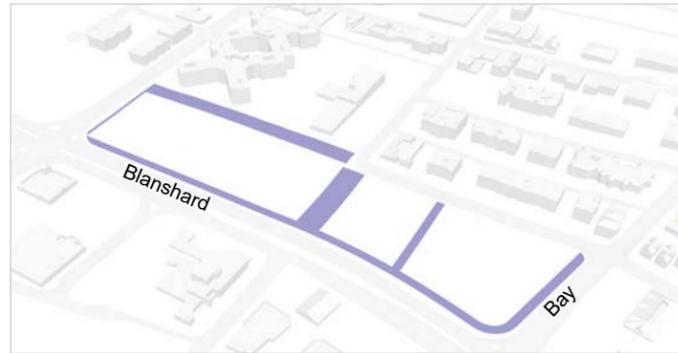
High-Rise Building

**Massing Rationale**

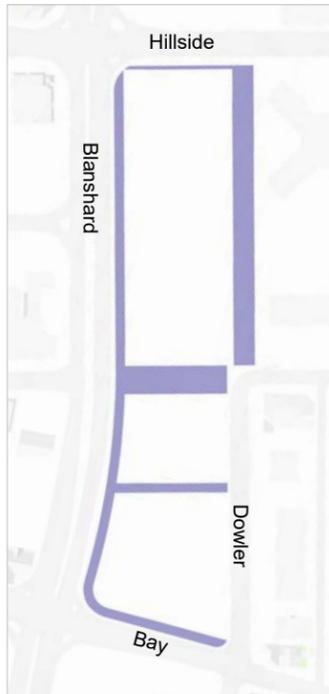
With the site planning framework and other parameters in mind, the location and height of the buildings were determined. The following sequence explains the reasoning for the proposed massing that is illustrated on the subsequent pages.

The term 'building massing' is used to refer to total proposed buildable floor area.

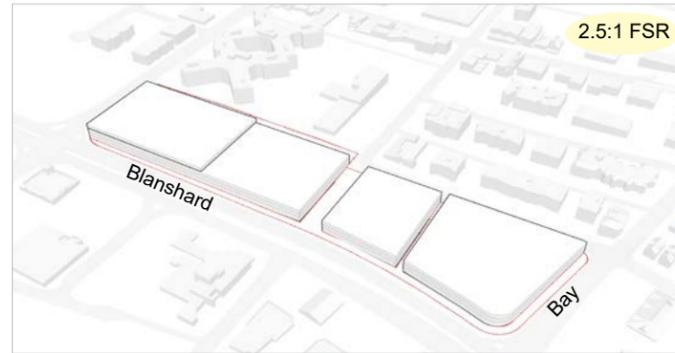
**Statutory Rights-of-Way (SRW)**



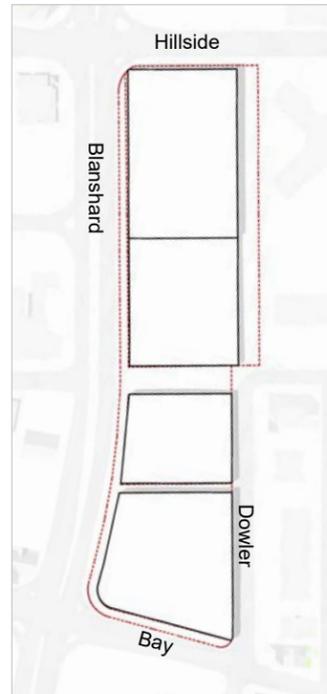
- The coloured areas indicate existing statutory rights-of-ways (SRW) which are considered no-build areas.



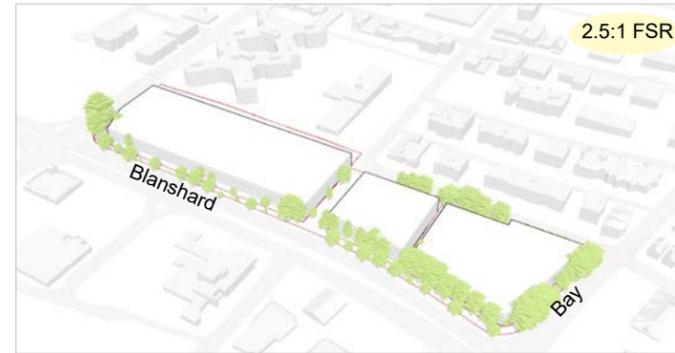
**Density Overlay**



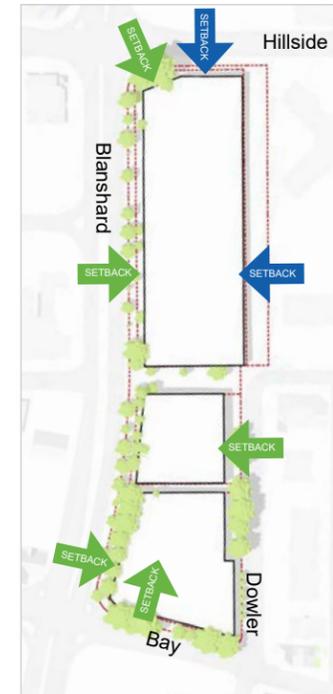
- Building massing is distributed over the remaining site area.
- The floor area illustrated equates to a density 2.5:1 FSR, resulting in building massing of 3 to 4 storeys once the SRW's are excluded.
- The building massing is not yet shaped into viable building forms.



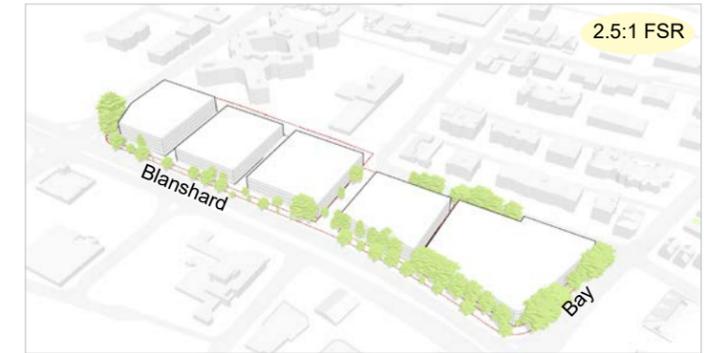
**Tree Retention**



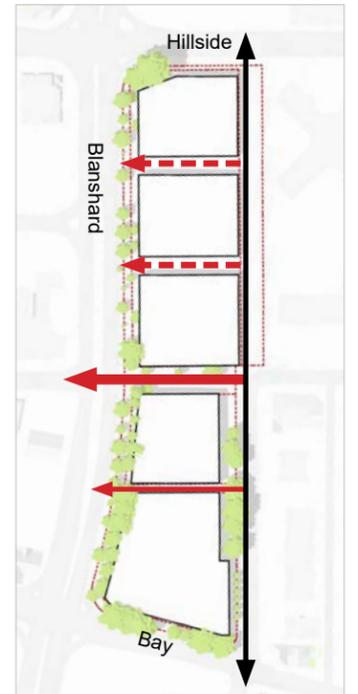
- Retention of the surrounding trees along Blanshard, Bay, and a portion of Dowler Place requires a setback along these frontages.
- Setbacks are also desirable along Hillside for future trees and Evergreen Lane.
- The building massing is not yet shaped into viable building forms.



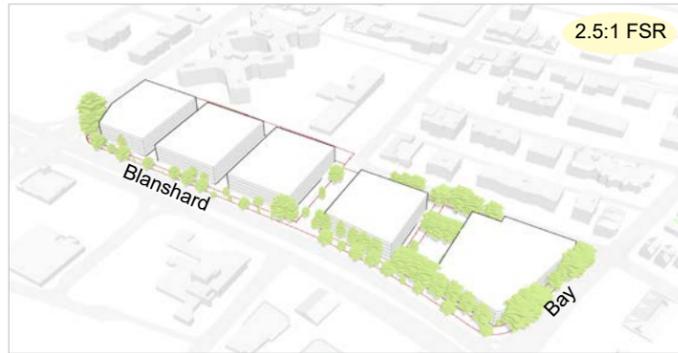
**Circulation**



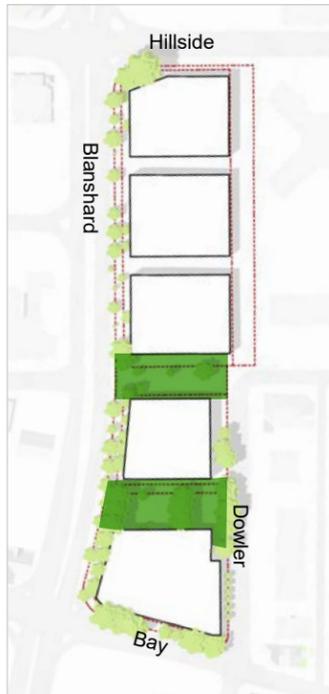
- An east/west circulation network is added.
- The building massing pushes upwards to 4 and 5 storeys.
- The building massing is not yet shaped into viable building forms.



**Open Space**



- Two publicly accessible open spaces are identified including: Evergreen Plaza (Kings Road SRW); Evergreen Commons (historic location of Rock Bay Creek and area of several large existing trees).
- Building massing is pulled away to accommodate these significant open spaces.
- The building massing is not yet shaped into viable building forms.



**Courtyards**



- Courtyards are carved into the building massing to provide access to light and internal open space.
- Buildings are oriented with the long dimension running north/south which provides most units with either east or west light and limits the number of units that face solely in the north direction.
- The illustrated buildings are approximately 8 storeys in height.



**Modulation of Building Height**



- To improve the construction economics and to accommodate rooftop open spaces at a usable height, 5-6 storey wood frame buildings were incorporated.
- Four locations for taller buildings were identified and located where shadowing, overlook, and adjacency issues were minimized.
- The relationship between each building and street was studied and the streetwall was scaled, accommodating upper storey setbacks.



**Refined Massing and Landscape**



- Additional trees are added to enhance and expand the tree canopy and to replace trees that cannot be retained.
- Refinements to the building massing are incorporated such as top floor setbacks, inset interstitial floors for the taller buildings, vertical breaks in the massing, etc.
- The illustrated buildings will be fully designed at the development permit stage.



**The Future Evergreen Comprehensive Redevelopment Plan**

The adjacent illustration is an aerial sketch of the Future Evergreen Concept, taken from a southeast point-of-view over Quadra Village. Although this is not a view that one would typically experience, this drawing shows how the future buildings and open space network of Evergreen are intended to become part of the adjacent streets and neighbourhoods and their commercial, service, residential, and civic uses. These include the Summit Long-term Care Home and the Quadra-Hillside Neighbourhood commercial Village.

The schematically sketched buildings in this drawing indicate the approximate 'footprint' and the number of levels in each building that are required to achieve the optimum number of residential units and commensurate open spaces for the site and neighbourhood. Block building models are shown surrounded by the present context of existing buildings and streets of the West Quadra Village site. Building locations and relative positioning has been composed following best urban design principles and practices, including: a balance of views, sunlight, and shade between buildings, and for all apartment windows; maximizing space for landscaping and new trees, recreation spaces, private outdoor patios, and secure play spaces, on the ground and on available roof tops; making safe pedestrian and cycling connections within the site and into the adjoining neighbourhood; minimizing the negative impacts of vehicles and traffic by calming the adjacent streets and locating parking underground.

It is important to remember when looking at such a long-term plan that, over time, it is anticipated that the surrounding properties will also be redeveloped in accordance with municipal policies. The phased construction of Evergreen's five sub-areas will grow organically along with the entire neighbourhood, guided by the BC Housing mandates, the proposed Municipal Zoning Bylaw, and this Comprehensive Urban Design Plan.



Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.



Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

This schematic plan illustrates preliminary building footprints, open spaces, and circulation networks envisioned for the site. With a density of 2.5:1 FSR and building heights ranging from 6 to 20 storeys, the site could accommodate approximately 900 residences. The built form composition is balanced with a generous and varied open space network and numerous connections with the Quadra Village neighbourhood to the east.

**LEGEND**

1. Evergreen Plaza - An urban plaza that accommodates bicycle access
2. Evergreen Commons - A naturalized urban landscape
3. The 'Loop' - A shared recreational path
4. Evergreen Lane (limited vehicle access (parking/loading), variety of open spaces, landscaping)
5. Dowler Place reconfigured (reduced width, landscape bump outs, defined parking)
6. Landscaped courtyards for residents
7. Reconfigured street corners and crossings to improve pedestrian safety and experience

**BUILDING LEGEND**

- A1. 6-storey (residential)
- A2. 20-storey (residential)
- B1. 15-storey (residential)
- B2. 6-storey (residential)
- C1. 6-storey (residential)
- C2. 15-storey (residential)
- D1. 6-storey (residential)
- E1. 6-storey (residential)
- E2. 15-storey (residential)

Note this is a conceptual plan only. It is not intended to illustrate form and character of proposed landscape elements and is not an illustration of final architecture, nor technical design. A full design process will be undertaken at the Development Permit Application (DPA) stage.

<sup>1</sup> Non-residential and/or child care uses are anticipated to be located in a portion of the ground floor buildings on either side of Evergreen Plaza. The exact location and floor area of these uses will be determined at the DPA stage.

- Trees to be retained
- New Trees



**Site Design, Building Typology as the Basis for Increased Residential Density: A Rationale**

There are diverse ways of incorporating well designed higher density developments into or near existing lower density neighbourhoods. When designed adequately, using best practices for urban dwellings, higher density infill projects can accommodate a growing population and offer measurable benefits to the community. When looking to optimize the use of urban land, the goal is to achieve a compact livable city with a variety of built forms, including mid-rises, and high-rises to house more people on less land. This strategy can increase available land area for landscaping and public open space and become part of the amenities that will attract jobs and services within walking distance. Higher density developments can result in lower car use and infrastructure costs per household. They can also provide economic means, through taxation, to augment the quality and capacity of neighbourhood amenities, and provide a range and significant amounts of affordable housing in a community to attract and retain the workforce and families. The intention of the Future Evergreen Project is to exemplify how density can be custom designed for the specific context, and how a neighbourhood's quality depends not on the density value per se, but in the design of the form of density.

**Site Design:**

To that end, The Comprehensive Urban Design Plan for Future Evergreen establishes perimeter interface conditions that are responsive to on and off-site adjacencies. Key adjacencies include, open spaces to the north and east of the site, Quadra Village Community Centre, Quadra Village and Wark Park. A direct and pedestrian friendly connection from Evergreen Lane to the grounds and connecting pathway along the south side of the Summit long-term care facility is a key point of connection. Off-site connections will also include City sidewalks, cycling and driving rights-of-way, and public transit. On-site circulation and landscaped open space networks maximize internal connectivity while ensuring public-private definition and control, with universal access and CPTED (Crime



Ground level units will have direct access to courtyards, pathways or sidewalks. Landscaping will be used to distinguish between public and private areas.

Prevention Through Environmental Design) principles. The circulation networks connect with a variety of public and private spaces, and building and parking entrances, that will be carefully designed and constructed along with each phase of the site's redevelopment.

**Building and Living Unit Design:**

Part of this strategy is that wherever physically possible, the building of ground-oriented and connected residential units with private outdoor spaces has been prioritized throughout the site. These units provide secure play space, potential for personal expression and add vitality to the site. Building placement on the site is subordinate to maximized functionality, access, solar orientation, human scale, as well as the beauty and amenity of the ground plane surrounding each structure. One advantage of the phasing and development parameters of the project is that the moderate-scale increments require smaller buildings. This means there will be many corner units that will allow dual access to natural light and views. Extensive sun and shade studies have guided the placement, shape, height, and orientation of each building on the Evergreen

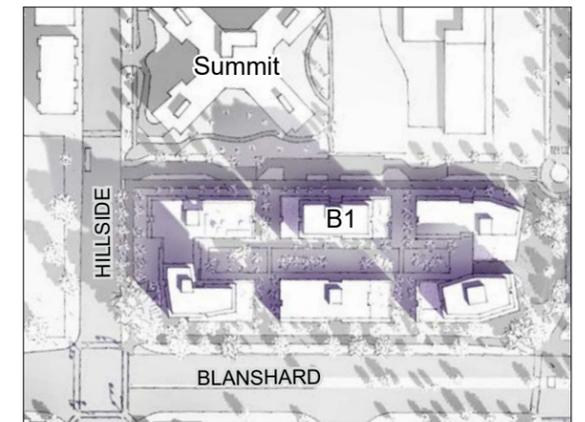
site. Attention has been given to both on and off-site impacts of the redevelopment, especially with respect to undesired or excessive shadowing, scale differentials and traffic generation. 3 of the 4 taller buildings are situated along Blanshard Street and have little to no shadow impact on adjacent properties. The other tall building (identified as B1) is located to the west of the Summit long-term care facility at a distance of more than 25 m. While some shadowing will occur in the mid-late afternoon at the equinoxes, the impact is minimized by the distance as well as the site improvements that will occur in between.

The specific details of features depicted in various sections of the Rezoning Application and the corresponding commitments will be the subject of a negotiated Master Development Agreement between BC Housing and the City of Victoria. Precise details of all amenities and site features must undergo appropriate and full, site-specific design processes, therefore these cannot be provided at this stage of the municipal rezoning process.



Building B1 is offset from other onsite tall buildings as well as the Summit long-term care facility and is situated more than 25m away.

To maximize open land area and still accommodate the viable amount of residential floor space the project requires, a mix of building types is envisioned for the redevelopment of Evergreen. This includes wood-frame mid-rise as well as high-rise structures. To achieve the redevelopment goals, architectural and engineering studies were conducted to establish relevant aspects of the site that would be the parameters for the design. This included research and analysis of geotechnical, public utilities, transportation, and climatic conditions, capacities and opportunities. To test and demonstrate the site area and three-dimensional spatial capacity of the BC Housing property, massing studies were undertaken from the outset of the design process.



Shadows are cast by Building B1 on a portion of the Summit facility in the mid-afternoon at certain times of the year. The image above illustrates shadowing at 2:00 pm at the spring and fall equinoxes.

**Illustration, Not Final Design:**

The illustrative site plan, although thoughtfully composed and shaped by empirical data, is illustrative of general configuration and intent. Buildings for which a functional program and user has been defined, have received scrutiny to ensure that the indicative massing and footprints achieve urban design goals that impact urban fit, such as shape and spatial definition of streets, intersections, and outdoor spaces such as street corners, courtyards, parks, and plazas. The site design and massing will be the starting point and guide the detailed architectural design of each building as those are undertaken. This means that discussing the schematics of the Architectural Massing concept, beyond general building location, massing, and adjacencies, is premature.

The massing studies to date have included city-scape view analyses from both on and off-site viewpoints. From the basic separation distances between highrise structures and composing transitional height differentials between buildings, the site incorporates best practices and an awareness of the future appearance of Evergreen on the city's skyline. The width of the Blanshard right-of-way, the wide dimensions of its two major intersections (Hillside and Bay Streets), proportionally mitigate the height of two of the taller proposed structures. Their location also places them in landmark vantage points along a major entrance to downtown and they will join the increasing number of tall buildings along Blanshard corridor at Mid-town. The spectacular urban and distant natural views will also enhance the livability of the apartments.



Approximate building heights are noted in storeys



Building E1 co-locates Spaken House (supportive housing for Indigenous women) with rental housing. The building form reflects the need for a secure outdoor space, separate from the Commons and the shared courtyard. The illustrated layout intentionally provides definition to the street corner (which may contain an active, non-residential use), the park to the north and the Dowler Street frontage to the east. The design of this building will evolve through the Design Development/Development Permit process.



The tallest building (A2) is located at the corner of Hillside and Blanshard. The building massing responds to the prominent corner location and incorporates a shallow 'L' shaped floor plate, providing increased opportunities for interior daylighting and dual aspect units. The design of this building will evolve through the Design Development/Development Permit process.

## 9 | Concept Plan Development (continued)

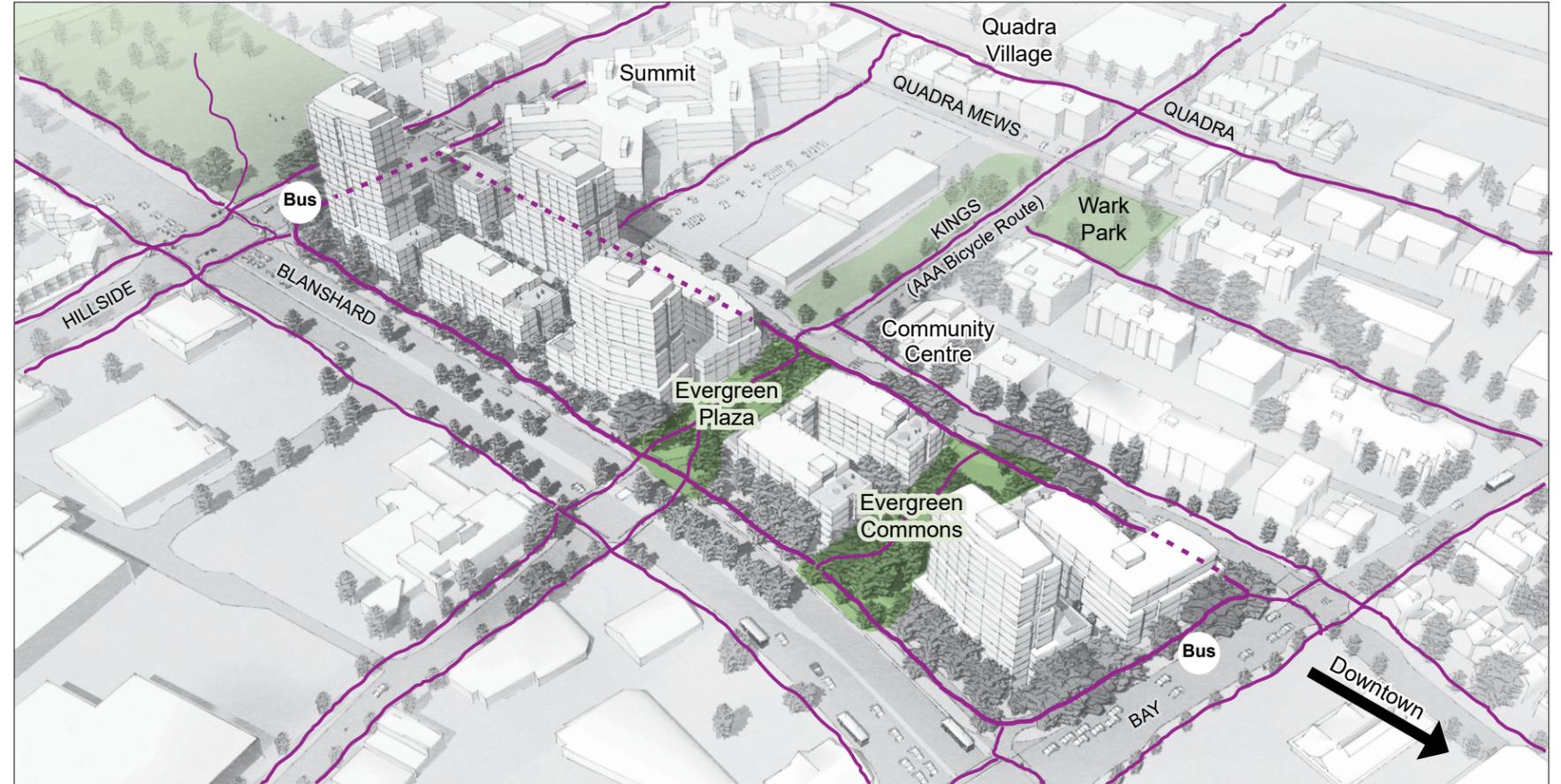
### Rock Bay Creek/ Pre-colonial Watercourse: (currently piped and buried)

Among other reasons for exposing a portion of the pre-colonial watercourse, expert research and engineering study has determined that daylighting the now underground piped watercourse would not only be difficult and costly, but also encumber a sizable portion of the site precluding housing development. It would also expose the run-off captured from a significant watershed that drains massive amounts of vehicle street and parking pavement, as well as industrial pollution generating land uses. Dowler and Blanshard streets and the privately held properties on the east side of Dowler would prevent any meaningful amount of daylighting in the medium-long term.

In lieu of daylighting the creek, Evergreen Commons, a large open space is planned above and around the piped creek. Envisioned as a naturalized urban landscape, it could contain a water element, signage or other design element to celebrate the history of the creek.



Evergreen Commons is a large naturalized open space for resident and public use and spans from Blanshard Street to Dowler.



Future Evergreen prioritizes the creation of open site space and the provision of enhanced pedestrian and bicycle facilities. Improved networks in and around the site benefit both residents and the surrounding community by strengthening connections to key neighbourhood destinations.

### Connectivity and Through-site Circulation:

The Comprehensive Plan reflects a circulation strategy that emphasizes universal access, pedestrian permeability and appropriate definition of public, semi-private, and private realms. Security and safety for children and adults of all ages and abilities has been top of mind throughout the site design process. Through-site public access is provided where comfort and convenience are desirable from east to west at the Plaza and the Commons, the former aligned with the Kings Road crossing.

The east-west dimension of the Evergreen site was reduced when the land was expropriated for the building of the Blanshard Street portion of the Island Highway entering Victoria. This reduced the distance between Dowler Place, the new Evergreen Lane, and Blanshard Street from that of typical City blocks. This spacing of pedestrian and cyclist routes along the two north-south streets is such that a full mid-block north to south pathway would be redundant and serve only to reduce important pedestrian street connection and multi-modal appropriation of the public rights-of-way. These routes will be improved as part of the site's redevelopment with a widened (3m) separate walkway 'Loop' that will encircle the entire site, along with preserved mature trees, rain garden landscapes, and many new street trees.

### Transportation:

As a predominantly residential redevelopment, a full range of choices of mobility are needed, from walking and rolling- assisted to cycling (integrated with the City's AAA network along Kings and Blanshard), to transit and carshare. Importantly, this also means that private vehicle parking and EV charging (mostly underground) will be required in numbers that are to be established through detailed TDM (Transportation Demand Management) measures and Active Transportation planning strategies. Potential TDM measures have been identified and are described further in this document.

### Environmental Strategies:

One of the most significant strategies for reducing the environmental footprint of increased residential construction is the maximization of the capacity of urban property. Not only will the population density reduce infrastructure requirements, but living in a walkable neighbourhood with multi-modal connections, services, and amenities close by Evergreen will maintain a high standard of livability along with a low environmental impact rating for its residents. As owners and future operators of rental buildings, BC Housing is committed to achieving energy efficiency, low- GHG emissions, waste reduction, water conservation and robust construction. This means that from the intention to maximize land-use and infrastructure efficiency, to natural rainwater management systems, to building orientation, geometry, and design,

to all engineered aspects of site and building systems, environmental, social, and economic sustainability are and will remain through the planning, design, and construction phases of the redevelopment. Specialists in every pertinent discipline are involved in research and study of the applicability, impacts and feasibility of performance criteria for all elements of the projected site and building design.

Part of the strategies that incorporate natural and passive methods in achieving environmentally sound building and site landscape design includes rooftop areas as large, common, private outdoor space. This means that access, safety, and appropriate treatment are required in each situation. These elevated outdoor spaces will undergo a full design process as part of the architectural and landscape design of each phase.

**Tree Retention, Replacement and Addition**

The existing trees are an asset to the site and a positive feature of the neighbourhood. Their retention is one of the significant determinants in the site planning.

In particular along Bay, Blanshard and Dowler Place where the large trees provide a visual and physical buffer between residences and pedestrian areas and the busy streets. The intention is to preserve and enhance this buffer. Along Bay Street, the majority of larger trees are intended to be retained, and along Blanshard the double row of trees will be retained or where necessary, removed and replaced. Along Hillside Avenue, new trees will be planted to extend the buffer. The new recreational loop is envisioned to be incorporated adjacent to, and/or between the trees.

More information is included in Section 11 - Urban Forest.

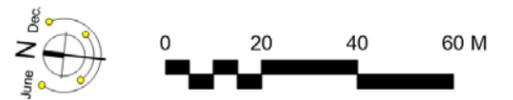
**Legend**

1. If viable, these large trees will continue to serve as a landmark and provide a welcome buffer between the residences and the busy intersection.
2. The inside row of trees along Blanshard Street between Kings and Hillside are marginal, short lived, unattractive, and will not tolerate construction. They are anticipated to be removed and replaced.
3. The trees along Blanshard between Kings and Bay may be good candidates for retention. The roots likely don't extend under existing buildings so the protected root zones could be modified.
4. The existing trees in the Kings Road area are intended to be retained, subject to further design development of the plaza and underground utility improvements.
5. The mature trees along Dowler are intended to be protected during construction and preserved.
6. This existing row of short, mushroom-like trees in this area is intended to be replaced with suitable trees.



Note the intentions described here are conceptual and will be subject to further investigation and review related to evolving tree health, proximity to existing and new construction both above and below ground (ie. parking and site/building servicing) and design development.

7. This cluster of large trees is intended to be retained and featured prominently within the new naturalized landscape area. However, a detailed assessment must be made to understand the compatibility with the vision for this open space.
8. The larger trees along Bay Street are intended to be retained. The smaller ones may be removed to accommodate rain gardens, improved pedestrian areas and an upgraded bus stop.
9. New trees shown along the shared lane are conceptual and will require coordination with the underground infrastructure located in this right-of-way. Generally, the plan is to exploit all potential locations for additional trees.
10. New trees between buildings will be planted above underground parking.



- Trees to be retained
- New Trees

## 9 | Concept Plan Development (continued)

### Open Site Space: ~50%

The provision of a generous open space network that connects across the site and beyond has driven the vision for Future Evergreen. The site and massing plan prioritizes the creation of open space at the ground level, representing approximately 50% of the total site<sup>1</sup>. The adjacent diagram illustrates the amount of open space that is provided throughout the site in light green. This captures private opens spaces such as ground-oriented patios, resident only spaces such as courtyards, intersitial landscaped areas, and public spaces. Parking and driveable areas are excluded.

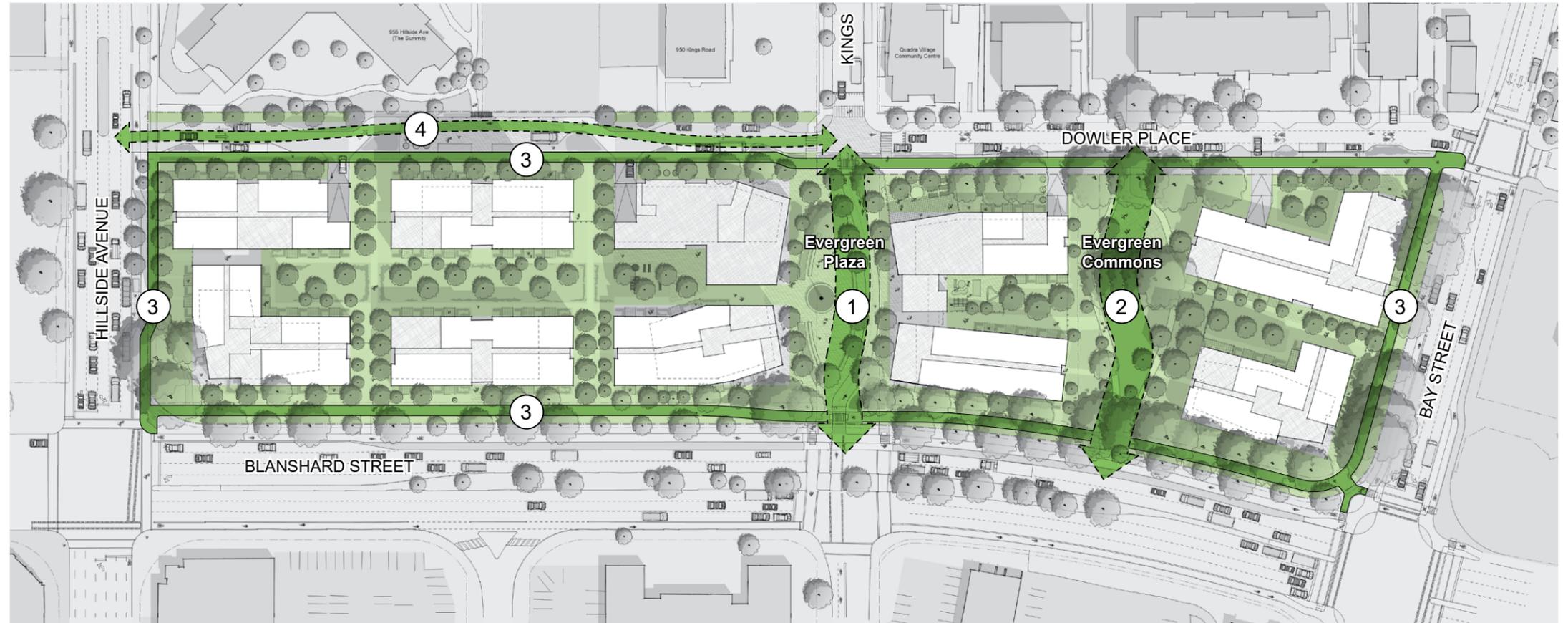
The general location of the proposed publicly accessible open spaces is overlaid in dark green and includes:

1. **Evergreen Plaza:** A Community Gathering Place
2. **Evergreen Commons:** A Naturalized Open Space
3. **The Loop:** A Wide Pedestrian Path, approximately 900m long
4. **Evergreen Lane:** A Living Street

When the design of these spaces is complete, it is anticipated that public access will be secured through legal agreement.

As illustrated in the diagrams at the bottom of the page, there is a significant increase in the amount of publicly accessible open space when compared to what exists on site today. Existing vehicle parking and access currently consumes much of the site area with very little space available for public use. In the future, most parking will be located underground freeing up site area for more housing and open space.

<sup>1</sup> Per City of Victoria Bylaw No. 80-159: "Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections. In this case, the 'lot' is considered the entire site area, including SRW's.



Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.



**Existing Evergreen Terrace**



**Future Evergreen**

- Vehicle Areas
- Public Use

**Open Space Network | Publicly Accessible**

Four publicly accessible spaces are envisioned in and around the site.

**1. Evergreen Plaza**

A multi-use plaza that will include the important cycling and pedestrian connection between the neighbourhoods to the east and west. The plaza will be lined with active at-grade uses, and will feature bicycle facilities, trees, and play elements.

**2. Evergreen Commons**

A naturalized urban landscape celebrating the historic Rock Bay Creek. It is intended that the design will involve First Nations, residents and community input. Amenities could include a small water play area with playful elements related to water management and community gathering spaces.

**3. The Loop**

A shared walking/rolling path with enhanced boulevard areas runs adjacent to and between the trees on Bay, Blanshard and Hillside streets and along the west side of Evergreen Lane. The boulevard areas could treat stormwater, provide seating and other recreational opportunities.

**4. Evergreen Lane: A Living Street**

In addition to limited vehicle access, this shared lane provides numerous opportunities for a variety of public spaces such as community gardens, children's play areas, passive and recreational green spaces, trees, etc.



Open Space Network (public)

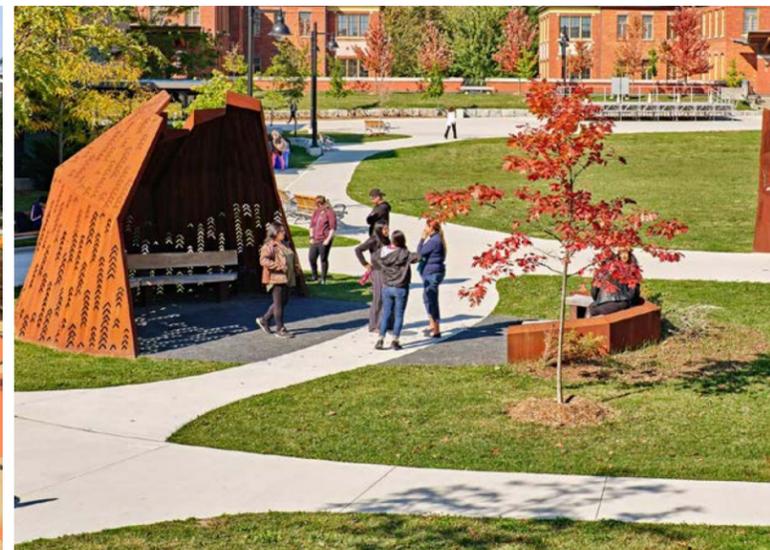


**A note regarding Creek daylighting:**

Until water quantity and quality issues are improved in the upper watershed, it is not feasible to daylight the creek. Theoretically, the proposed open space may be wide enough for future daylighting of the creek, when the watershed is functioning and there is clean water to support fish.



Plaza  
(Gal·la Placidia, Barcelona)



Indigenous Cultural Markers  
(Humber College by Brook McIlroy)



Shared Lane Precedent  
(Arbor Blocks, Seattle by Studios Architecture, Hewitt Landscape Architects)

**Open Space Network | Resident/Private**

In addition to public open space, resident-only open space is an important consideration. Residents will have access to shared courtyards and rooftops and approximately 70% of units (or more) will have access to a private patio or balcony. Resident open space will be fully detailed at the Development Permit Application stage and will be incorporated into the design as follows:

1. **Landscaped Courtyards**  
A significant amount of space between the buildings will provide landscaping, contribute to the management of stormwater, and provide recreational opportunities.
2. **Private Patios**  
Residences at ground level are intended to have street access and small private patios or porches. Landscaping will buffer and delineate public and private spaces.
3. **Balconies**  
Above ground level, units will have private balconies subject to detailed building design.
4. **Elevated Terraces/Rooftops**  
Shared resident open space for children's play areas, planters, or passive or active recreation is intended to be provided on an upper level of each building. Other rooftop elements may include screened mechanical equipment, service rooms, and PV (photo-voltaic arrays) at the terrace level or above.



Open Space Network (private)



Landscaped courtyards  
(Eleanor Apts, Seattle by Hewitt)



Private Patios  
(Pacific Pointe Apts, San Fran. by David Baker Architects, photo by Bruce Damonte)



Private Balconies



Rooftops



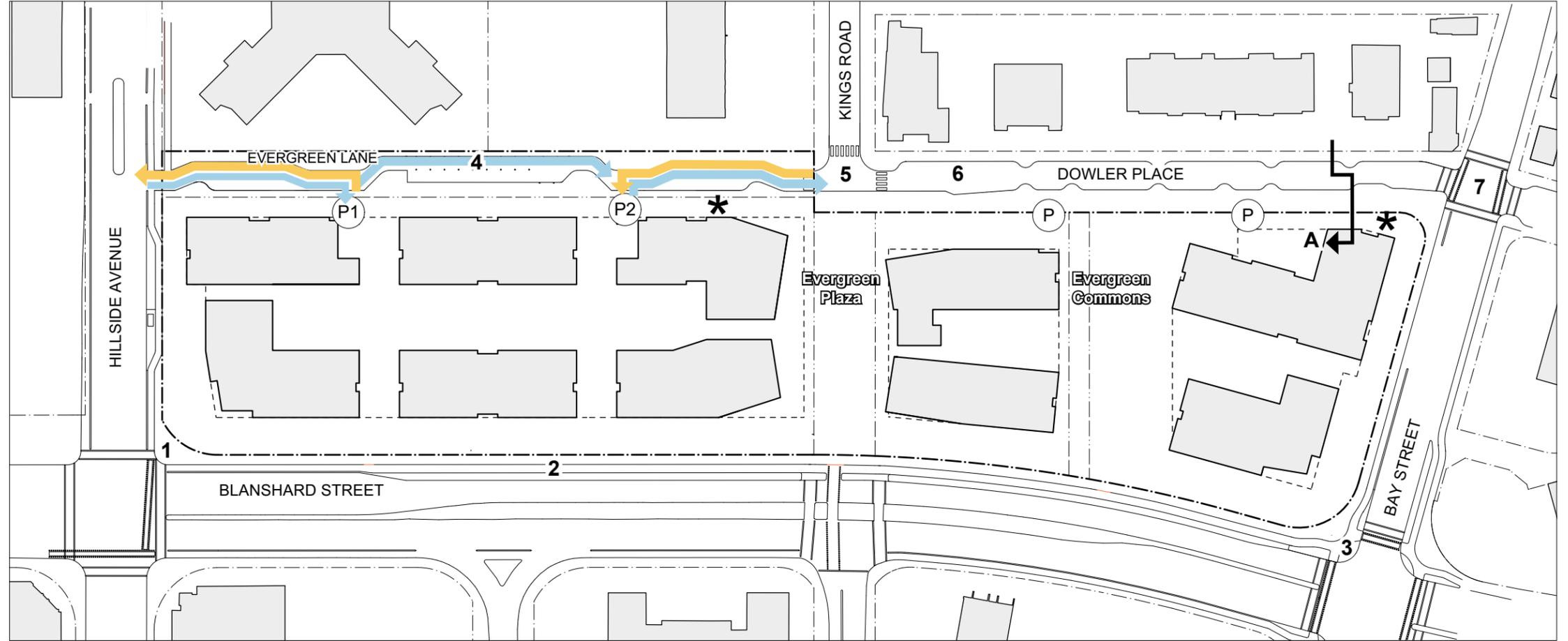
Rooftop Playground, Copenhagen  
(Jaja Architects)

Potential elevated open space  
 Landscaped courtyards

**Circulation: Driving**

As part of the comprehensive urban design approach, physical and functional modifications to the street network are suggested. (Cycling infrastructure is covered on the following page):

1. **Blanshard Street corner**  
The channelized right turn and undersized island are removed to improve pedestrian safety and reduce driver speed.
2. **Blanshard Street edge**  
The eastern curb line is proposed to remain in place. The City of Victoria is planning for the removal of a northbound vehicle lane to accommodate protected on street bicycle facilities.
3. **Bay Street**  
The channelized right turn and undersized island are removed to improve pedestrian safety and reduce driver speed. The City of Victoria is planning for the removal of an eastbound vehicle lane to accommodate on street bicycle lanes.
4. **Evergreen Lane**  
The parking lane is transformed into a multi-use space shared by pedestrians, cyclists and drivers. The vehicle access from Hillside will be bi-directional, right-in, right-out, and serve the northernmost underground parking lot (P1). Past the parking entry, access will be one-way and vehicles will be restricted to emergency and service vehicles, taxis, HandyDarts, etc. From Kings and Dowler Place, access will be bi-directional only up to the second underground parking entry (P2).
5. **Kings Road and Dowler Place**  
An all-way stop is proposed at the intersection of Kings Road and Dowler. A paving change, marked pedestrian crossings, and the raised grade of the intersection will slow driver speeds and improve pedestrian and cyclist safety.
6. **Dowler Place re-imagined**  
This street is transformed by narrowing the travel lanes, adding landscaped bulges alternating with parallel parking, and improving pedestrian facilities. The focus will be on vehicle access but with driver speed reduction.
7. **Dowler Place/Bay Street**  
The City of Victoria is planning for a traffic control signal and laning adjustments along Bay to allow left turns on to Dowler Place. An adjustment to the alignment of Dowler Place where it meets Bay Street is proposed to decrease driver speed and increase pedestrian safety.

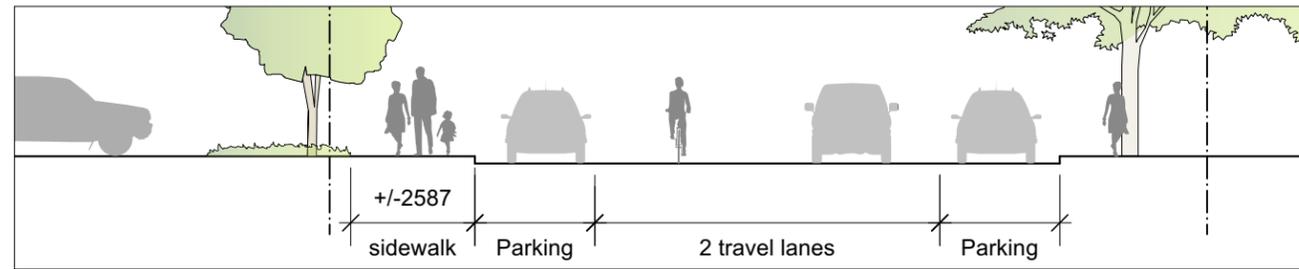


Vehicle Network

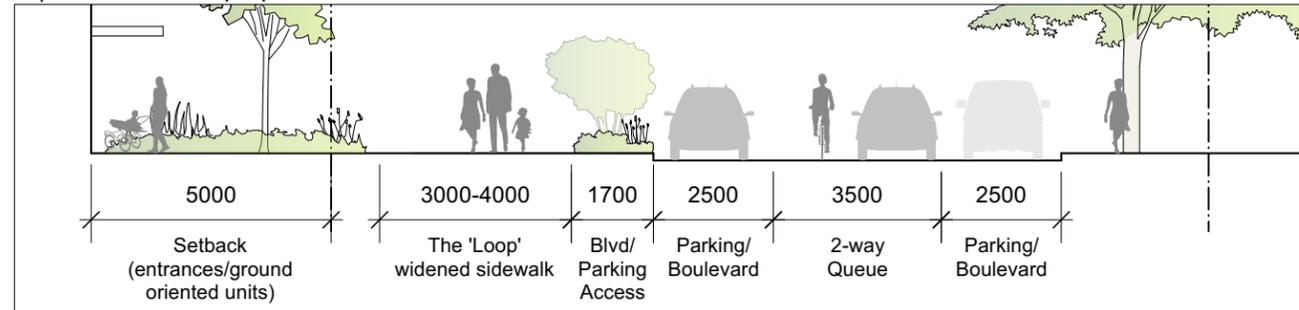
Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.



Dowler Place - existing



A | Dowler Place - proposed modifications

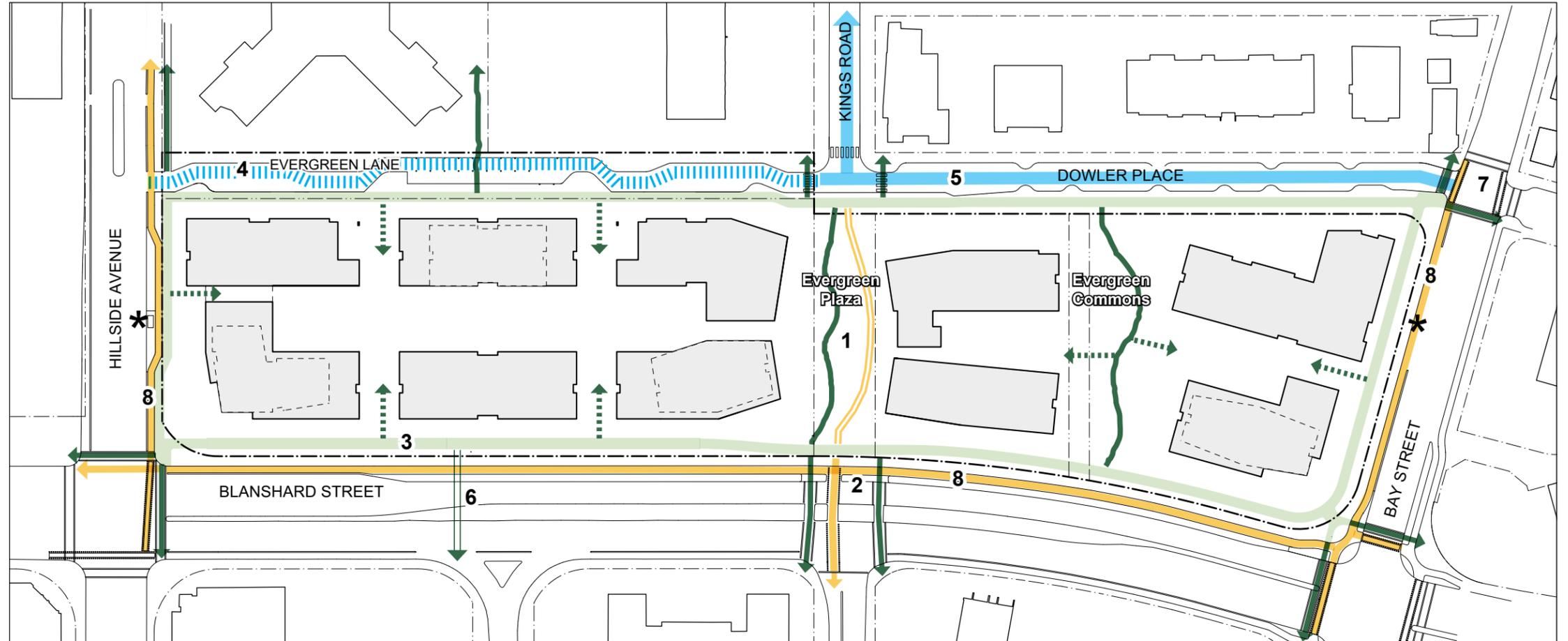


- Southbound vehicle movement
- Northbound vehicle movement
- Parking access
- Pick up/drop off areas with potential sheltered/interior waiting space

**Circulation: Cycling and Walking**

The circulation network is intended to improve the quality of connections within, immediately around the site, and to the neighbourhood beyond. Clarity of public vs. private routes, accessibility, comfort and safety are the key priorities.

- 1. Evergreen Plaza**  
This prominent plaza will continue to accommodate east/west pedestrian movement as well as bicycles within a dedicated path.
- 2. Kings Road Signal**  
Modifications are proposed to reduce crossing distance and improve signal timing.
- 3. The Loop**  
A shared walking/rolling path intended to link all the way around the site and provide a safe recreational amenity for the neighbourhood and Evergreen residents (especially children and families).
- 4. Evergreen Lane: A Living Street**  
To be shared by pedestrians, cyclists, and drivers with priority given to pedestrians and cyclists. Very slow speeds will be encouraged by design and geometry. The 'Loop' will run adjacent to the Lane providing users will multiple options. An accessible connection to the pathway at 955 Hillside (the Summit) is planned to be provided off of the lane.
- 5. Dowler Place**  
Pedestrians will be accommodated in the Loop. Cyclists will share the traffic calmed street with other vehicles.

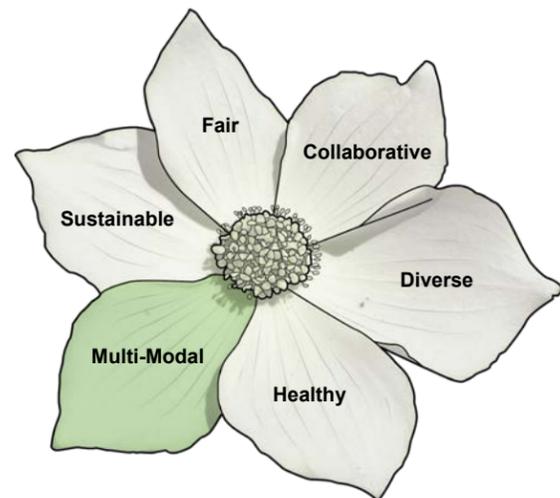


Circulation Network Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

- 6. Hill Street Crosswalk**  
With future development of the properties west of Blanshard a crosswalk at Hill Street may be warranted.

- 7. Bay Street**  
Pedestrians will be able to cross Bay Street with the reconfiguration of the intersection and it's signals.

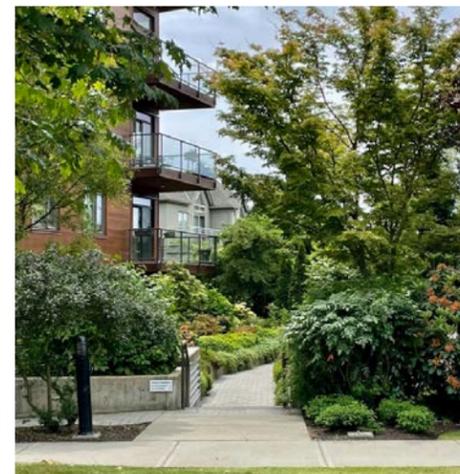
- 8. New bicycle lanes** are being planned by the City of Victoria along the Bay, Blanshard and Hillside frontages.



Recreational Path/Widened Sidewalk  
Museum of American Art, Bentonville AR



Shared Lane  
(Arbor Blocks, Seattle by Studios Architecture/Hewitt Landscape Architects)



Resident Site Access

- Pedestrian loop
- ▤▤▤▤ Shared Street (pedestrian/bicycle priority)
- ▬▬▬▬ Shared Street (vehicles + bicycles)
- ▬▬▬▬ Bicycle lane (per City of Victoria direction)
- ▬▬▬▬ Bicycle path (off street)
- Pedestrian pathways (public use)
- ⋯⋯⋯ Resident site access
- \* Bus Stop (tbc)

**Parking and Transportation Demand Management (TDM)**

The majority of vehicle parking will be located underground and access shared by adjacent buildings. Preliminary studies indicate that one level of underground parking could provide approximately 400 stalls. Detailed design at Development Permit will determine if additional parking capacity is necessary. A number of short-term parking/ drop-off spaces will be located on street and on Evergreen Lane.

Long term bicycle parking is likely to be mostly underground. Short term bicycle parking will be provided throughout the site.

A preliminary parking analysis was prepared by WATT Consulting and outlines recommended parking ratios and potential transportation demand management (TDM) measures. These measures would reduce the estimated parking demand. Measures will be confirmed at the time of Development Permit Application for each building.

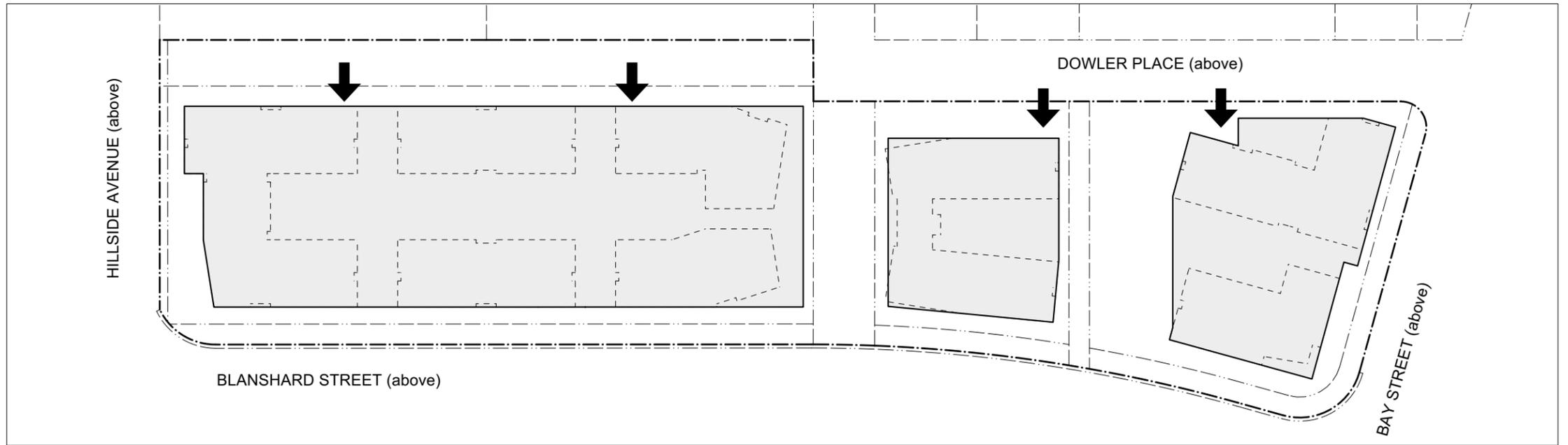
**Potential TDM Measures:**

**At Grade Bike Parking Entrance**

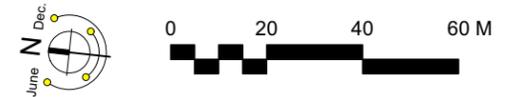
Quality bicycle parking can help to legitimize cycling by “signaling to cyclists that they are invited and welcome.” Allocating an entrance for cyclists and non-vehicular traffic increases the safety and convenience of cycling as an everyday mode of travel. Best practice dictates that secure bicycle parking be located at grade and have a dedicated entrance for cyclists. It is anticipated that a portion of residential bike parking would be provided at-grade where feasible.

**Additional Long-term Bike Parking**

The provision of additional bicycle parking spaces supports residents’ ability to use a bicycle by providing adequate protected parking to satisfy potential bicycle demand. Insufficient bicycle parking is considered a key barrier to promoting cycling, with additional bicycle parking associated with an increase of cycling by 10 to 40%.



Underground Parking Zones



**Non-Standard Bicycle Parking**

Non-standard bicycles – such as cargo bikes, trailer bikes, and electric bikes (e-bikes) - are longer, wider, and heavier than a typical bicycle, which makes them more challenging to park than a regular bike. Due to their size and weight, they require different parking configurations and may be limited to floor secured spaces. As e-bikes and other non-standard bikes continue to grow in popularity, it is imperative that new developments provide bicycle parking that supports a wide range of non-standard bicycles.

**Bicycle Maintenance and Wash Facilities**

Residential developments can provide dedicated on-site bicycle maintenance facilities, such as bicycle repair tools, pumps, wash stations, bike information, etc., to support ongoing bicycle use among building users. This is particularly beneficial for residents living in smaller dwelling units where space is at a premium and for people without access to a bicycle repair service due to a financial or accessibility barriers.

**End of Trip Facilities**

Bicycle end-of-trip facilities encourage the use of cycling. These facilities typically contain change rooms and showers and personal lockers. The provision of end-of-trip facilities

has the potential to reduce parking demand. In particular, providing showers and clothing lockers at workplaces has been found to be effective at encouraging bicycle use, particularly among commuters who require professional clothing attire.

**Public BikeShare Space Provision or Site Based BikeShare**

Bikeshare programs enable users to make use of a shared fleet of bicycles, typically administered through payment systems, membership and pass fees, and per-hour usage fees. The programs may be public and open to anyone within a community who has signed up, downloaded the app and provided payment information (such as current bikeshare programs in the cities of Vancouver and Kelowna), or they may be privately based and focused on serving the residents or users of a specific residential or hotel development, large employer site or post-secondary campus. Depending on the type of system and program used, bicycles can be standard fully pedal powered models or pedal assist e-bikes. They may also use docking stations or may be “dockless,” with drop off zones typically indicated through pavement markings and iconography that correspond to geofenced “home” locations indicated through GPS.

**Transit Pass Programs**

The Victoria Regional Transit System's EcoPASS Program makes use of BC Transit's electronic fare payment system called Umo and offers a standardized discount structure that enables developers to purchase a “pool” of rides or passes that all residents of a development could have access to, thereby creating more opportunities for residents to use transit as their mode of choice.

**Carsharing**

Carsharing programs are an effective way for people to save on the cost of owning a vehicle while having access to a convenient means of transportation. Modo is the most popular carsharing service in the Victoria area, with Evo carsharing also growing in terms of number of vehicles and members. Many municipalities have supported carsharing programs and their expansion due to their documented ability to reduce household vehicle ownership and parking demand.

**Welcome Package**

The purpose of a TDM-focused welcome package to all new building occupants and staff is about educating them about transportation options available at their new residence or employer. This package is meant

to include information and incentives related to alternative transportation modes to owning a vehicle such as transit, cycling and carsharing. Information about available TDM programs for the site should be included as part of marketing the development and as part of a welcome package for new tenants, new staff, and families accessing the child care.

**TDM Coordinator**

Provision of a TDM Coordinator role to help promote and support the site’s mobility options and assist residents in accessing the various travel choices. This role would also enable the site to better monitor usage and trends to inform TDM investments in subsequent building phases and as the site matures.

Please refer to the Preliminary Parking and TDM Analysis by WATT Consulting, provided under separate cover for more information on the TDM measures outlined, their corresponding parking demand reductions, and precinct-level TDM measures.

**Conceptual Site Servicing Summary**

The conceptual layout for Water/Fire, Sewer and Storm servicing is illustrated on the adjacent drawing.

In general, the concept was developed with the following goals:

- Provide servicing flexibility in the sequencing of phases.
- Avoid, as much as possible, conflict with surface treatments and underground parking.
- Exploit cost efficiencies and limit impacts to existing trees and infrastructure, by reuse.

Use of the existing SRW currently accommodating the existing brick storm sewer is proposed for sanitary sewer service to Development Area E (see Sewer section on this sheet for more information).

**Sewer:** It is assumed that sanitary sewer services would require a manhole at the connection point to the main. Existing manholes, where available, will be reused if size and condition allow, otherwise they will be replaced in-situ.

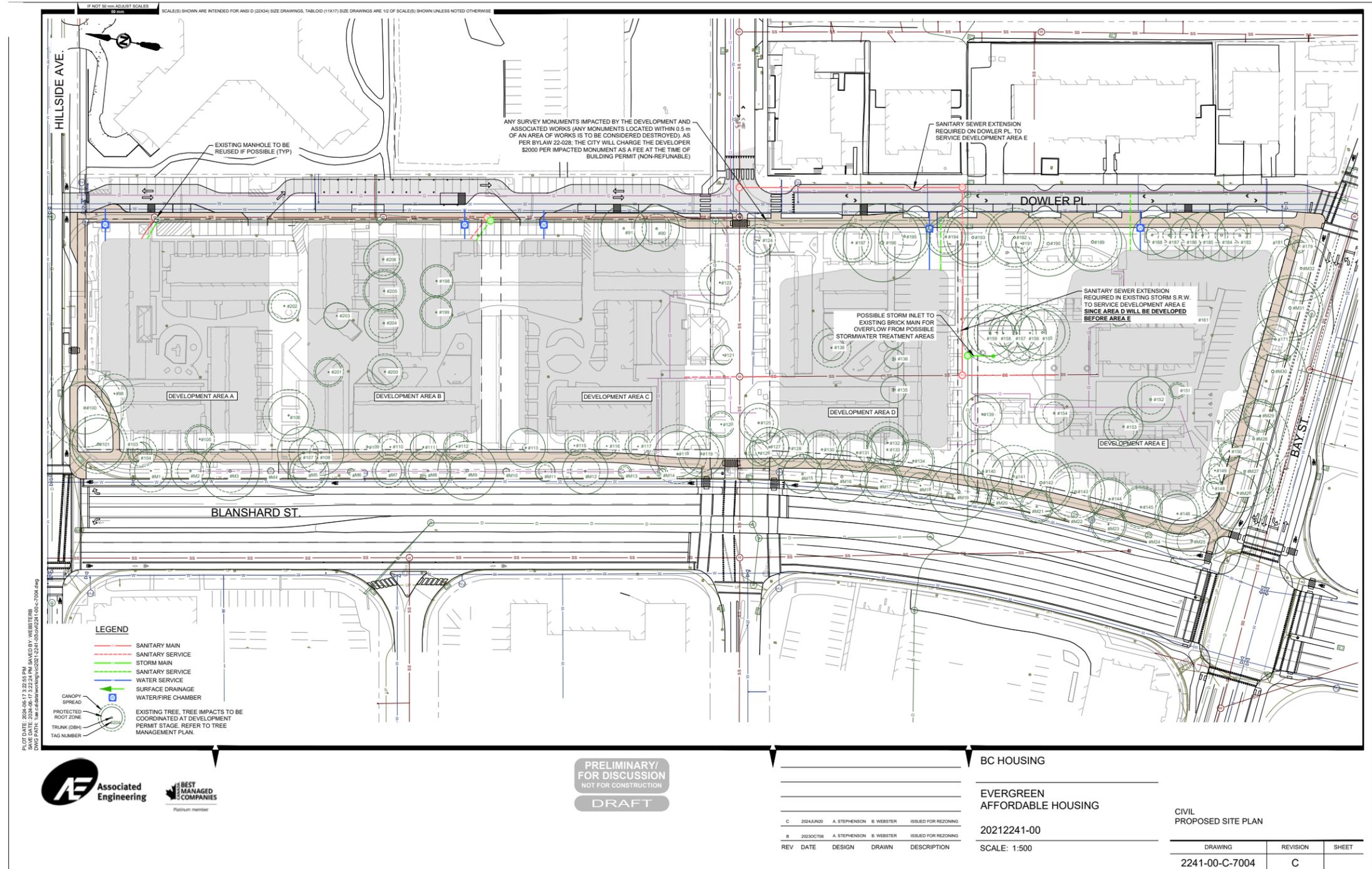
At least a portion of the sanitary sewer will also likely be pumped, as floor drains within the underground parking structures will need to connect to sanitary following oil interception.

Development Area E is currently serviced by a main through the middle of the site (over Development Area D) that connects to the trunk sewer in the Kings Road SRW. This would be disrupted by the development of Development Area D. To address this, a proposed main extension has been added on Dowler Place, approximately halfway to Bay Street.

This would provide servicing to Development Area E through a smaller main in the same SRW as the existing brick storm main. This alignment is the least disruptive to existing trees and infrastructure. Other alignments were considered, but were found to have significant impacts on existing mature trees.

**Storm:** It is assumed that storm water from the roofs and courtyard areas will be directed to the internal stormwater management systems via surface drainage. However, it is anticipated that some piped drainage servicing may still be necessary from the buildings. There will also need to be interception of overland drainage and piped connections to mains at regular intervals. The exact location of these internal crossing service mains will need to be coordinated with the stormwater management design, surface pathways and underground parking infrastructure.

As it was for sanitary sewers, it is assumed that storm sewer services would require a manhole at the connection point to the main. Existing manholes, where available, will be reused



if size and condition allow, otherwise they will be replaced in-situ.

**Water:** The water and fire servicing plan shown on Drawing 2241-00-C-7004, REV C (above), allows for the development of each Development Area independently, each with their own service. Each Development Area would be serviced with a water meter/ fire vault at the property line, as is standard for the City of Victoria, the exact location of these services would be adjusted to avoid impacts to existing trees and conflicts with other infrastructure. Servicing in new or existing SRW's

would be required in the locations shown on Drawing 2241-00-C-7004, REV C (above), if multiple buildings are proposed within development areas.

An alternate servicing approach is also possible for water. This would involve a single large service, likely off the 500mm diameter main in Dowler. From this main service location, water would be distributed around the site to various buildings through a private, internal water network. There would be benefit in that it would reduce the number of large, unsightly external vaults, and it would reduce permitting requirements

with each development. There are also benefits to water pressure and quality in looped water systems. However, the design would be much more complicated and there would be less flexibility as to the sequence of building development. There would also need to be legal rights or way or agreements for any shared water utility of this nature. There may also be complications crossing the King's Road R.O.W.

# 10 | Landscape and Open Space

An integrated design approach will be used to create high-quality public realm spaces, integrate rainwater management and leverage opportunities for green space and urban forestry values.

A variety of sizes and types of public and private outdoor spaces are provided both for the neighbourhood's present and future residents. Main public spaces include Evergreen Plaza, Evergreen Commons, and Evergreen Lane. Ground level resident's patios and courtyards will provide private / semi-private gathering spaces. Building rooftops will be designed to include a variety of amenities for the building's residents.



Conceptual illustration of Future Evergreen



Playful Landscape Elements  
Source: The Circles, Atelier Scale



Accessible and inclusive landscape  
Source: Forest Park, City of St Louis

Landscape Principles include:

### Accessibility and Inclusion

Where viable, landscaping elements will be inclusive and comfortable for all ages and abilities. This includes pathway surfacing, furniture, play equipment and lighting.

### Play

Opportunities for playfulness will be woven throughout the site to encourage interaction, exploration and engagement for all ages. Inviting and interesting designs will use visual and other sensory techniques to make playgrounds as well as other landscape elements into delightful experiences for the young and old.

### The Urban Forest

The site design will seek to protect and expand the urban forest. Existing trees will be retained where viable and site improvements will be carefully considered to minimize impacts to existing trees. New trees will be planted in areas that best support long-term tree health by providing adequate soil volumes and minimizing conflicts between trees and urban infrastructure

### Naturalized Landscapes

Landscape planting design will include native and selected non-native plants that are adapted to site conditions and climate. The use of native and regionally adapted vegetation promotes regional identity, a sense of place, biodiversity, reduction of pesticide use, and supports water conservation.

### Integrated Stormwater Management

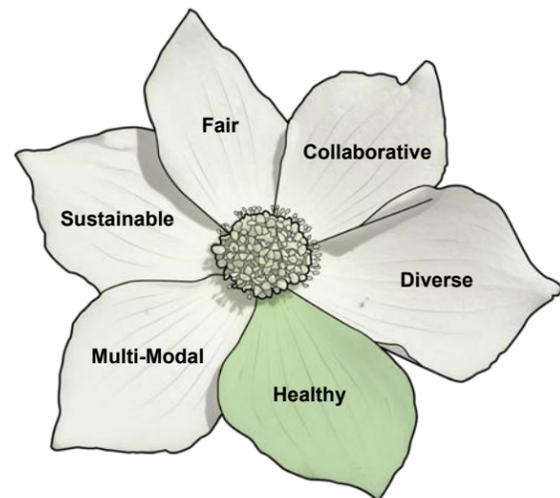
Stormwater runoff will be collected on site and/or in municipal street boulevards that will be sized to meet or exceed City of Victoria stormwater requirements.



Naturalized Landscape  
Source: Urban Campus. Lieven, Amsterdam, Bureau B+B



Sensory Landscapes  
Source: Queen Elizabeth Olympic Park, Hargreaves Associates



Urban Forest  
Source: Chicago Botanic Garden, Mikyoung Kim Design & Jacobs Ryan Associates

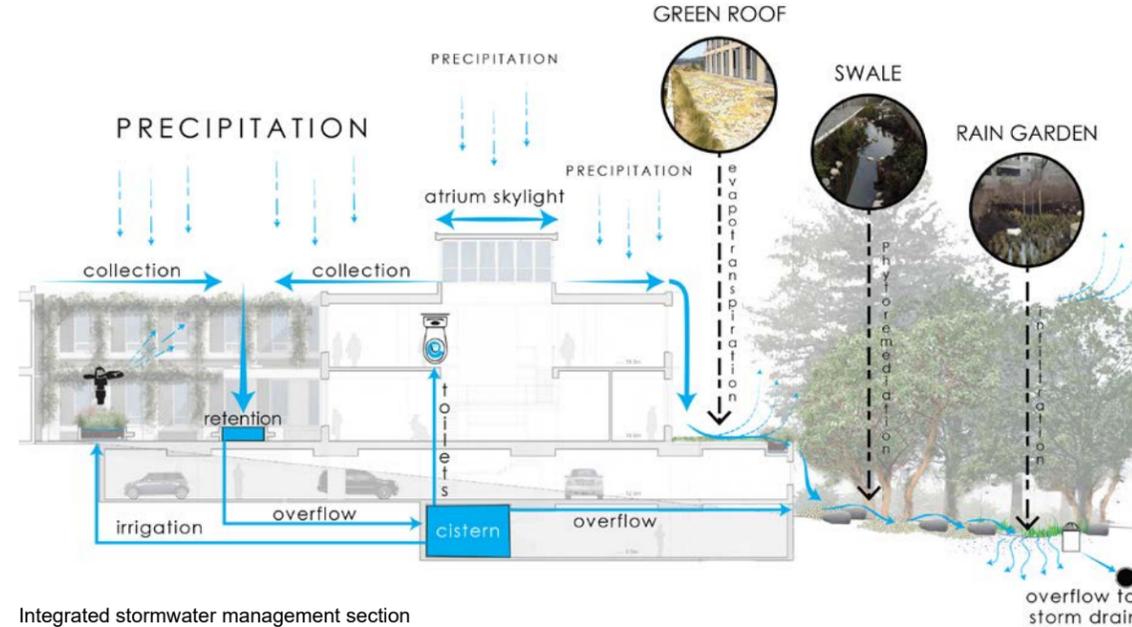


Integrated Stormwater Management  
Source: 150 Hooper Street, Surfacedesign, Inc

**Integrated Stormwater Management**

Green infrastructure (GSI) will be incorporated throughout the site to help protect waterways, increase resiliency to weather events, reduce infrastructure costs associated with traditional stormwater pipes, and support urban biodiversity. These rainwater features will clean and slow stormwater delivery to the municipal storm drain network, while providing a functional and aesthetic feature. Stormwater areas will be calculated based on 5% of impervious areas within the catchment, based on the City of Victoria's water quality treatment standards.

- **On-Site:** Rainwater management features will handle water runoff from buildings and associated hardscapes, and will define, activate, and visually connect interior courtyard spaces.
- **Municipal Streets and Lanes:** Cleanse and reduce stormwater runoff from existing streets and associated hardscape features, by integrating rain gardens in municipal boulevard and lane areas.
- **Public Open Spaces:** Reduce effective impervious area by integrating permeable surfacing and by directing runoff to rain gardens.



Integrated stormwater management section



On site rainwater feature  
Source: Newswalk Entry Garden, terrain-NYC



On site rainwater feature  
Source: Jaktgatan, Andersson Jönsson Landskapsarkitekter



Boulevard rain garden  
Marigold Lands, Victoria BC



Boulevard rain garden  
Source: Grey to Green, Nigel Dunnett



Rainwater feature  
Source: Edinburgh Gardens Raingarden GHD Pty Ltd



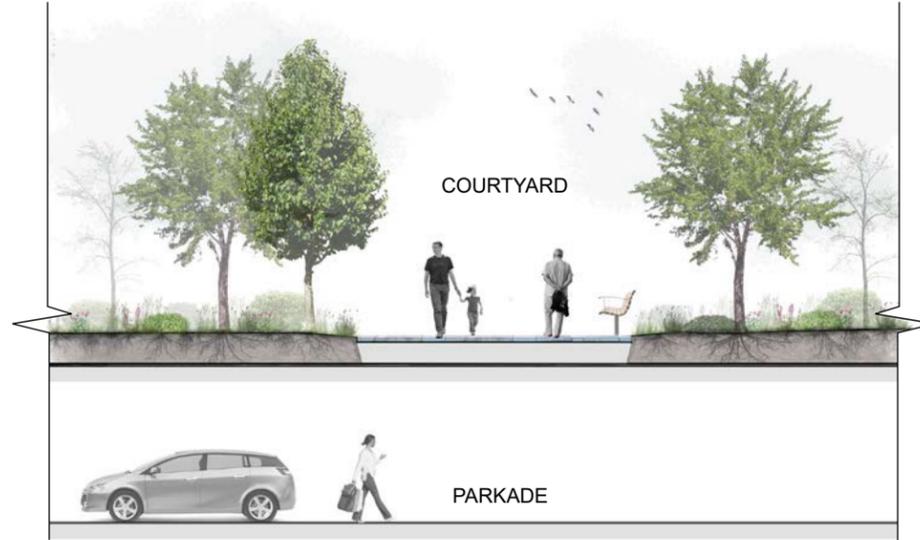
Rainwater feature  
2950 Jutland Road, Victoria BC

**Building Courtyards**

The courtyard areas will provide a variety of semi-public spaces for building residents, including plaza spaces, seating nodes and landscaping buffers. Rainwater management features will handle water runoff from buildings and associated hardscapes and will help define, activate and visually connect these spaces.

Residences at ground level will have street access and small private patios or porches. Landscape buffers will help delineate private and semi-public spaces.

Many of the courtyard and patio spaces will be constructed at ground level over underground parking (parkade) areas.



Illustrative section of landscape over parkade



Conceptual Illustration | south facing rooftop amenities

**Building Rooftops / Elevated Terraces**

Upper levels of the buildings will incorporate outdoor terrace areas. Terrace areas will be designed to include a variety of shared resident open spaces with opportunities for active and passive recreation. Features may consist of children's play areas, planters, and a variety of seating and lounging areas from larger dining spaces to smaller, casual spaces.



Ground level access to units  
Source: Onion Flats Architecture



Playful landscape elements  
Source: ZANDERROTH



Courtyard Landscape  
Source: Bureau B+B



Rooftop Seating area  
Source: Flatiron Institute, Dirtworks and Perkins Eastman

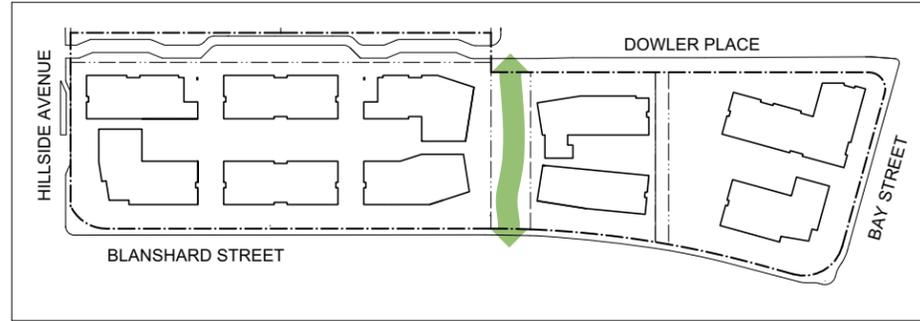


Rooftop Raised Garden Beds  
Source: Getty Salad Garden, Terremoto



Rooftop play area  
Source: Harbour Family and Children's Centre, Hassell

## 10 | Landscape and Open Space (continued)



### Evergreen Plaza

#### Goal/Objective:

A vibrant, multi-purpose plaza space accommodating both pedestrians and cyclists, for use by residents and the wider community.

#### Design Principles:

- Create a flexible community space that can be used for events (i.e. small markets, music) or for casual seating/day-to-day use.
- Provide seating opportunities which include accessibility and inclusion considerations.
- Provide ample space for flexible seating and bicycle parking.
- Provide a multi-use pathway linkage from Kings Road Greenway to Blanshard Street. Incorporate clear wayfinding elements and delineation between plaza and multi-use pathway.
- Consider provision of a bicycle repair station.
- Prioritize active uses where the building meets the plaza, to ensure a lively relationship between building activities and the public plaza space.
- Plant large canopy trees, where possible, to provide temperature regulating services and intercept rainwater.
- Integrate rain gardens into soft landscape areas to reduce stormwater runoff from the multi-use pathway.
- Incorporate durable, high quality paving.
- Provide opportunities for public art.
- Foster a safe and secure environment through the application of Crime Prevention Through Environmental Design (CPTED) principles.



Conceptual illustration | Looking west at Evergreen Plaza



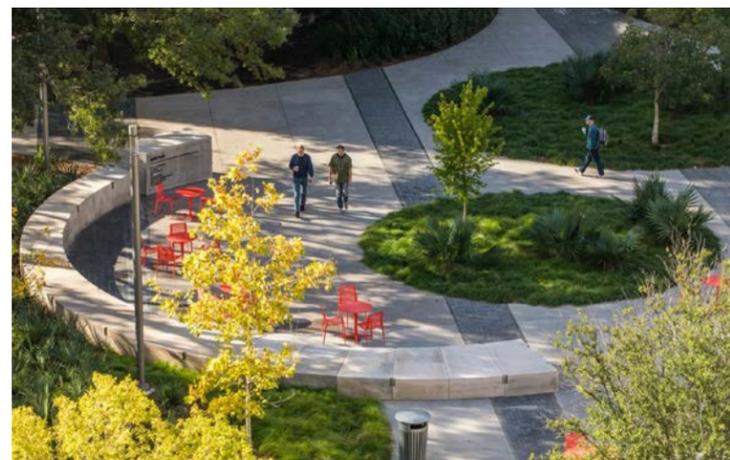
Seating  
Source: Television Centre, Gillespies



Community Space with active edges  
Source: PPS



Plaza with central feature  
Source: Berczy Park Claude Cormier



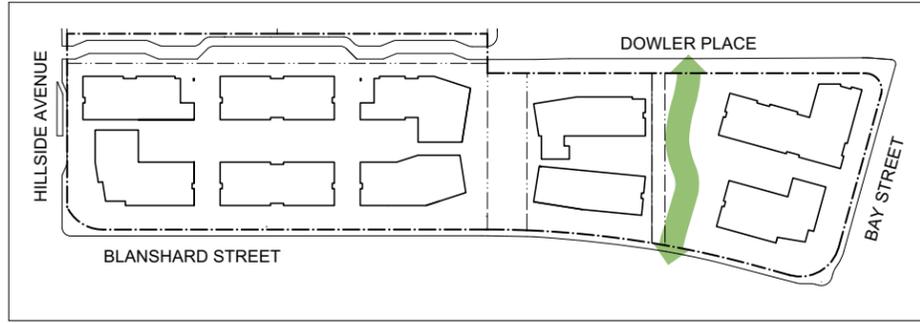
Plaza Space  
Source: Pacific Plaza, SWA Group



Multi-use path paving



Rain Gardens  
Source: Bridget Joyce Square, Robert Bray Associates



### Evergreen Commons

#### Goal/Objective:

A naturalized landscape that celebrates the historic Rock Bay Creek and provides a variety of recreational and social gathering opportunities for residents and the wider community.

#### Design Principles:

- Celebrate Historic Rock Bay Creek through pathway design, interpretive signage, and landscape elements (surfacing materials, plantings, site furnishing).
- Develop a community gathering space. Consider providing covered space. Provide opportunities to incorporate Indigenous artwork and highlight Indigenous knowledge.
- Provide site adaptive landscape plantings that are representative of natural landscapes with Indigenous plant species. Incorporate traditional medicine and food plants where appropriate.
- Provide a passive play area to include open lawn areas and a variety of seating opportunities.
- Provide an active play area to include play features, including potential water play elements.
- Retain existing grouping of trees if deemed appropriate during detailed design.
- Position new trees to provide summer shade and shelter.
- Manage runoff from hardscape and play surfaces within absorbent landscape areas.
- Provide strong pedestrian connections to and from Dowler Place to Blanshard Street and to surrounding buildings to the north and south.
- Design to include accessibility and inclusion considerations.
- Animate the edges of the commons with active uses such as building entrances and exits, amenity rooms, resident patios.
- Foster a safe and secure environment through the application of Crime Prevention Through Environmental Design (CPTED) principles. Allow clear sight lines from surrounding areas into and through the open space.
- Incorporate food-bearing trees and shrubs plantings that will be open to the public and could be used as community orchards or food forests.



Conceptual illustration | Evergreen Commons



Existing Trees



Indigenous Plants



Naturalized Landscape  
Source: Bureau B+B



Community Gathering Space  
Source: Brook McIlroy



Artistic expression in paving  
Source: Brook McIlroy



Water Feature  
Source: The Circles, Atelier Scale



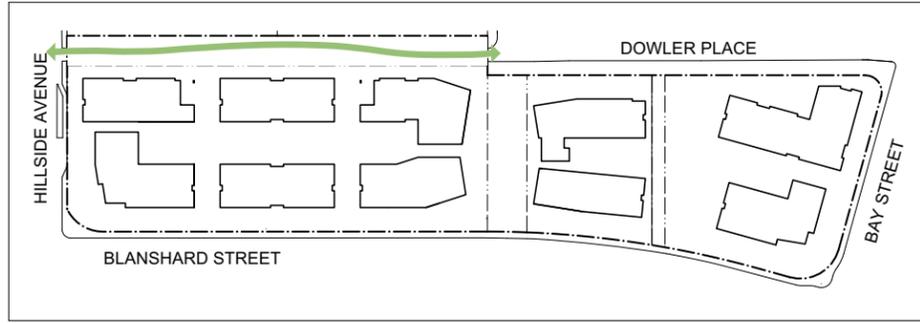
Active Play Area  
Source: City of Victoria



Lawn / Passive Recreation Area



Active Edges  
Source: PPS



**Evergreen Lane: A Living Street**

**Goal/Objective:**

A shared street that accommodates a variety of small-scale public spaces such as community gardens, food bearing trees and shrubs, children’s play areas, passive and recreational green space, trees, and stormwater management, as well as limited vehicle access.

**Design Principles:**

- Create a people-priority corridor that encourages social interaction on the human scale.
- Provide a lane which allows access for a diversity of users and abilities - walking, rolling, cycling, micro-mobility, and driving.
- Provide clear wayfinding and linkages to Kings Road Greenway, Hillside Avenue, and Bay Street.
- Plant large canopy trees, where possible, to provide temperature regulating services and intercept rainwater.
- Integrate rain gardens into soft landscape areas along Evergreen Lane, to reduce stormwater runoff from streets and associated hardscape features along the corridor.
- Minimize pedestrian/vehicle conflict and maximize safety through the careful design of the lane. Strategies could include raising the lane, minimizing the width, varied/textured paving, signage, landscaping, etc.



Conceptual Illustration | Evergreen Lane



Conceptual Illustration | Looking south along Evergreen Lane



Multi-modal lane with rain gardens  
Source: Arbor Block, Studios Architecture, Hewitt Landscape Architects



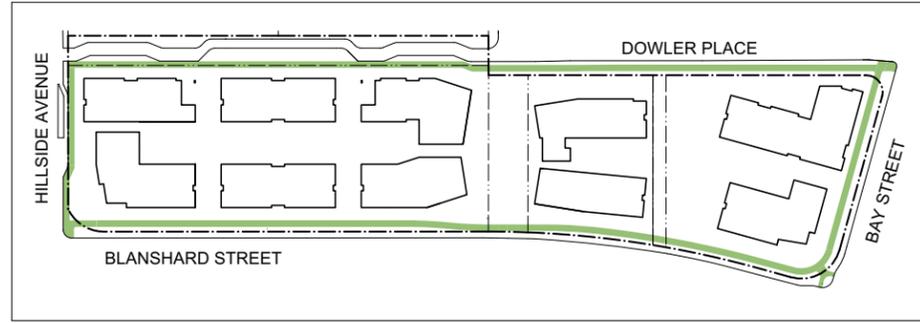
Seating node  
Source: WRT



People priority corridor  
Source: Ithaca Commons, Sasaki



Accessibility and inclusion  
Source: University of Ottawa



**The Loop**

**Goal/Objective:**

An all-ages circular recreational loop around the perimeter of the site for walking, and rolling.

**Design Principles:**

- Provide a paved width of approximately 3m to comfortably accommodate pedestrians and other wheeled users.
- Align path to avoid critical root zones of existing trees.
- Seek to retain existing trees and plant new trees along the path to provide temperature regulating services and to intercept rainwater.
- Install shrub and rain garden plantings between the path and roadway to provide a buffer, visual interest, and reduce stormwater runoff from path and associated hardscape features along the route.
- Incorporate playful and/or interactive elements (public art, seating, sound sculpture, etc.) within or adjacent to the Loop to attract the interest of neighbourhood children and other users.



Conceptual illustration of the Loop along the Blanshard frontage. The pathway is physically separated from the roadway and runs between a double row of trees providing an interstitial frontage for the ground-oriented residential units. Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.



All ages and abilities loop



Seating node  
Source: Stadium Park, HASSELL



Museum of American Art, Bentonville AR



# 11 | Urban Forest

## Regulatory and Planning Context

### Official Community Plan

One of the goals in the Official Community Plan is that Victoria's urban forests and public and private green spaces support healthy and diverse ecosystems that are prepared for the impacts of climate change.

### Urban Forest Master Plan

The Urban Forest Master Plan provides a road map to help guide the City and its residents to invest in and maintain the urban forest for the future. The goals of the plan include:

1. Develop and maintain strong community-wide support for the urban forest.
2. Protect, enhance and expand Victoria's urban forest.
3. Design and manage the urban forest to maximize watershed health, biodiversity and conservation of sensitive ecosystems.
4. Maximize the community benefit from the urban forest in all neighbourhoods.

### Tree Protection Bylaw

The Tree Protection Bylaw applies to trees on private property and is intended to protect and enhance the urban forest by:

- Providing for protection and preservation of existing trees.
- Providing for replacement trees where tree removal is necessary.
- Ensuring that lots that are being developed have sufficient tree canopy.

The bylaw outlines tree replacement requirements by lot size and requirements for adequate soil volumes for replacement trees.

### Hillside-Quadra Neighbourhood Plan

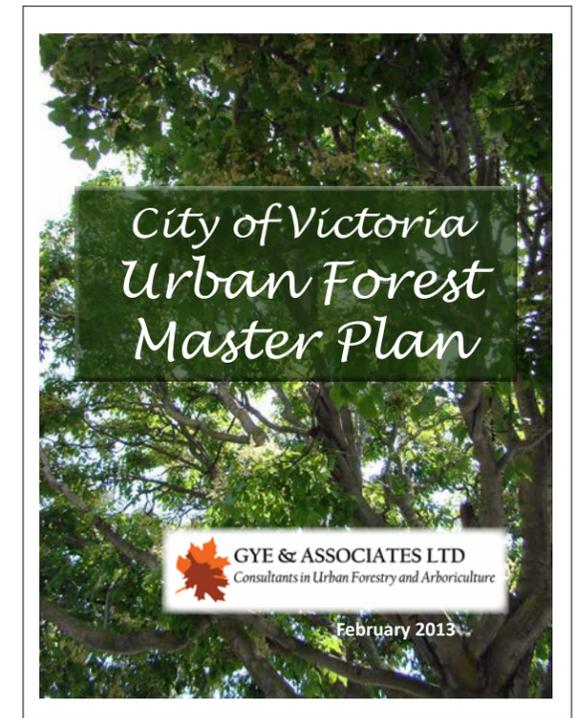
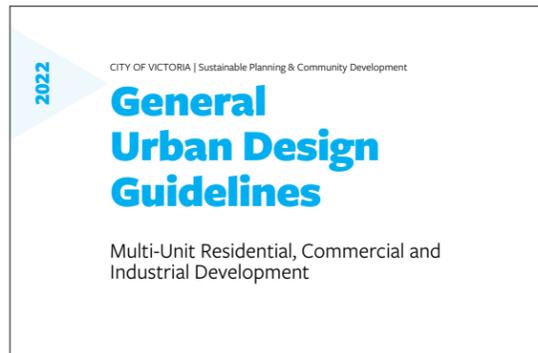
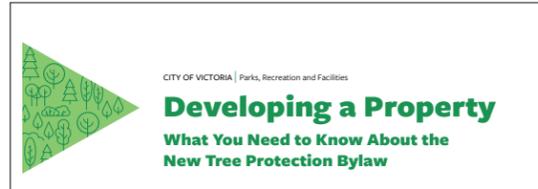
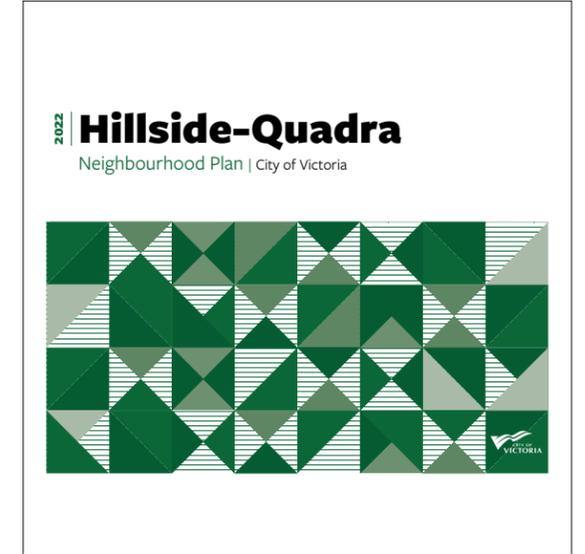
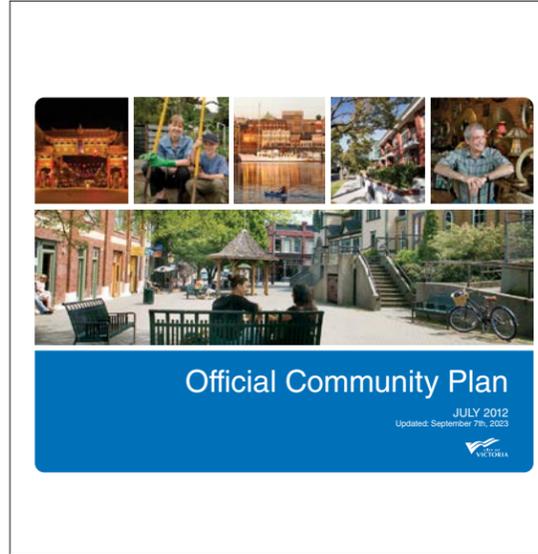
The neighbourhood plan, along with the Official Community Plan and other city plans and policies, is intended to guide neighbourhood changes over the next 10 to 20 years and beyond. The Neighbourhood Plan includes Evergreen Terrace as a Special Planning Area and includes a variety of intents and principles for site development including incorporating natural features such as tree plantings and on-site stormwater mitigation.

### Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development

The guidelines are intended to guide the form and character of multi-family residential, commercial and industrial developments. They include the following guiding principles that can help guide the tree strategy:

- Support pedestrian comfort and safety in public open spaces.
- Achieve high-quality environments that mitigate the effects of busy arterial streets.
- Encourage a more sustainable, accessible and resilient urban design that works with nature.

Specific guidelines related to Open Space and Landscaping are included in Section 5.0 of the document and include guidance on the scale and location of planting materials, and, species selection related to climate and water efficiency. A minimum of 30% of the required common landscape areas should include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing or that provide pollinator habitats.



**Existing Urban Forest Conditions**

**Existing Tree Resources**

The majority of the mature tree canopy is on street frontages and at the perimeter of the site. Smaller trees located throughout the site help to provide aesthetic interest and provide some shade in key areas.

Existing On-site Tree resources:  
Total existing trees: 87

Existing Municipal Tree resources:  
Total existing municipal trees: 32

**Existing Tree Health**

The arborist report indicates that most of the trees on site are in good health. A number of the city-owned trees on Blanshard Street are in fair health. There are only a small number of trees that are indicated as being in poor health.

The Arborist Report is included in Appendix B.

**Existing Ecosystem Services**

There are four key ecosystem services which can be used to review the role and benefits of the existing trees.

Regulating Services: processes and functions that regulate the environment and provide security and habitable conditions such as through air quality and, climate regulation and carbon sequestration.

- There are several large trees (greater than 60 cm DBH) on the perimeter of the site. These represent typically mature trees that offer good canopy coverage.
- There are numerous small trees on-site (e.g. *Pinus mugo*) and extensively altered trees (e.g. *Thuja plicata* west of Dowler Place) that offer very little shade at maturity.

Supporting Services: underlying ecosystem processes and functions necessary for the biological environment.

- The only native tree species on site is Western Red Cedar (*Thuja plicata*). Many of these are heavily pruned.

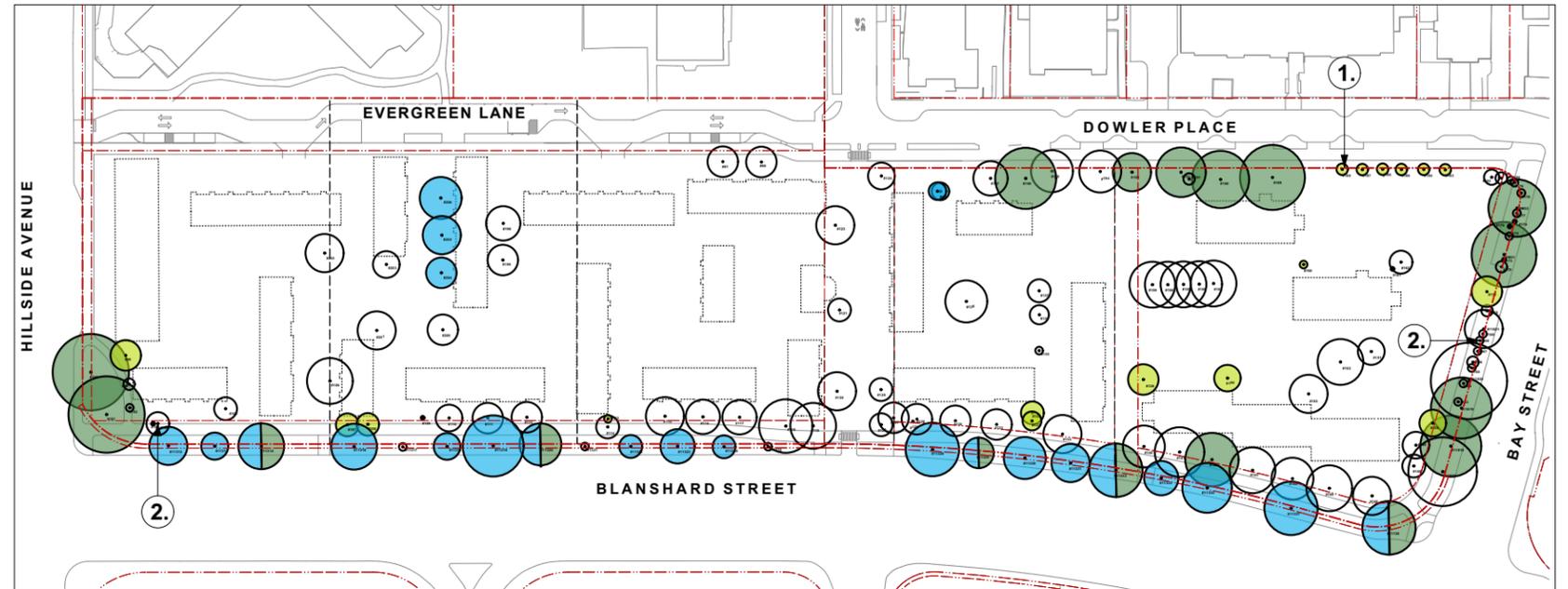
Cultural Services: ecosystem processes and functions that enhance human well-being.

- There are a number of flowering trees, all within the *Prunus* (Plum) genus throughout the site. These provide visual interest, particularly in spring, and also provide some ecological value through their role for pollinators.

Provisioning Services: processes and functions that provide goods and/or products such as food or nut trees.

- There are currently no trees on site that fit within this ecosystem service.

The trees shown in the species diversity plan highlight existing trees that provide significant ecosystem service value, based on the above criteria. Additional information on existing trees on the project site can be found in the Arborist Report.



**Species Diversity: Ecosystem Services**

- Regulating (DBH <= 60cm)
- Supporting (Native)
- Cultural (Flowering)
- Provisioning (none on site)
- Limited Ecosystem Services

Notes:

- 1) Grouping of heavily modified Western Red Cedar (*Thuja plicata*).
- 2) Predominant onsite tree species in this area is Mugo Pine (*Pinus mugo*).

General Notes:

- 1) Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.
- 2) Locations of new and/or replacement trees will be provided at the Development Permit stage.
- 3) All on and off site improvements shown are conceptual in nature and will be subject to detailed design at the development permit stage. All improvements will be coordinated with City of Victoria requirements.



**Proposed Urban Forest Strategy**

**Site Planning Framework & Massing Rationale**

Retaining larger trees, particularly along the street frontages, and creating larger open spaces within the site to support adequate soil volumes for a renewed urban forest were two of the driving elements of the proposed building massing and site plan.

**Schematic Replacement Tree Plan**

The Schematic Replacement Tree Plan (refer to technical documents provided under separate cover) shows potential tree planting locations based on preliminary building footprints, existing utility locations, and the conceptual site servicing report.

The Schematic Replacement Tree plan will act as a guide for the Replacement Tree Plans that will be submitted at time of Development Permit application. At DP stage, detailed building and utility design can be used to refine tree planting locations, and determine planting areas and soil volumes to support optimum growing conditions.

**Tree Minimum Requirement**

The City's Tree Protection bylaw mandates that a minimum number of trees be present on a lot, depending on its size. A minimum of 158 trees is required for the overall site area of 31,607m<sup>2</sup>. The proposed strategy for this site is to meet this target on an overall basis, allowing the proposed trees to be placed in areas that are most conducive to optimal growing conditions. It should be noted that if any protected trees on the site are removed, the number of proposed trees required as replacements will be affected.

The tree minimum will be achieved with a combination of retained existing trees and proposed new trees. Tree resources will be proportionally allocated across the overall site, based on parcel area/ development area and anticipated ground-level landscape area. The goal is to meet the tree minimum requirement for the overall site, and provide flexibility for the replacement trees to be sited in the most suitable planting areas.

The tree minimums noted in the table below relate to anticipated Development Areas (DA) as illustrated. If the boundary of a DA changes at the Development Permit stage, the tree minimums will be adjusted to accommodate, with the overall total remaining unchanged.

ONSITE Tree Minimum by Development Area	
Development Area	Tree Minimum
A	29
B	26
C	40
D	19
E	44
<b>TOTAL</b>	<b>158</b>

Tree minimum transferability: If the required tree minimum cannot be accommodated onsite to meet Tree Protection Bylaw requirements, a maximum of 10% of a Development Area's Tree Minimum could be transferred to future phases

**Information to be included in Development Permit Application(s):**

A Replacement Tree Plan for each Development Area is to be provided as part of the Development Permit application(s). The replacement tree plans will include: trees to be retained, siting and species of proposed replacement trees consistent with requirements in Schedule E, Part 4 Siting; and planting areas and estimated soils volume by planting area.

The location of new boulevard trees will be proposed at the time of Development Permit application. New boulevard trees will meet City of Victoria requirements for siting, soil volume, timing of planting, and size of stock.



**Legend**

- Proposed Onsite Trees  
*Represents 1:1 Replacement Species*
- Existing Trees to be Retained

Note: Refer to Technical Documents provided under separate cover for expanded notes and full scale Schematic Replacement Tree Plan.

Where siting of replacement trees near interior property lines is constrained, it is proposed that consideration be given to replacement trees planted within the 1m offset from interior lot lines, and that replacement trees proposed in planting areas that cross interior lot boundaries be permitted to share soil volumes, subject to review by Parks.

**Proposed Landscape Design and Planting Strategies**

To support the policies and intents of the guiding regulations and guidelines, the following planting strategies have been identified:

1. Support long term tree health by providing planting areas with soil volumes and depths that meet municipal requirements.
2. Allow large and native trees to reach full potential by prioritizing tree planting locations that are on native at-grade soils.
3. Provide planting areas in locations that avoid conflicts between trees and the built environment, including utilities and buildings.
4. Expand the urban forest by planting in areas that best provide ecosystem services and support community outcomes. Strategies to enhance the four ecosystem services are outlined below:

Regulating Services:

- Include a variety of plantings, including large canopy trees, to help improve air quality, abate noise, and provide shade.
- Use plantings to create micro climates that help mitigate the urban heat island.
- Consider plantings that help pest regulation and pollination; consider allergens in species selection.
- Design planting areas that contribute to all layers of the urban forest – canopy trees, larger shrubs and under-story plantings.

Supporting Services:

- Identify planting and maintenance practices that allow for nutrient cycling.
- Create a diversity of habitat types across the site based on micro climates including for beneficial insects and birds.

Cultural Services:

- Include culturally relevant plants in the plant palette.
- Include Indigenous medicinal plants and culturally important species.
- Consider sensory perception and the aesthetic experience of the space using a variety of plant material with varying shapes, sizes, textures, flowering timing and colouration, etc.

Provisioning Service:

- Include fruit and nut trees, food gardens, medicinal and/or edible plants, etc. in the overall plant palette.

**Tree Planting Opportunities and Constraints**

Trees will be planted in both on grade and over slab landscape areas. Many of the building courtyard and patio spaces will be constructed over underground parking areas (i.e. over slab). Replacement trees will be planted in these areas with soil depths and volumes to meet City requirements. It is expected that the majority of trees planted in these areas will be small - medium in size and will generally have a shorter life span.

Much of the public and publicly accessible landscape area are on grade landscape areas. It is expected that the majority of the large trees and native trees on-site will be planted in on grade landscape areas.

Trees will not be planted within existing tree critical root zones or in areas that conflict with proposed or existing utilities.



**Legend**

- Landscape on Grade
- Landscape over Slab
- Multi-use Trail
- Retained Critical Root Zone
- Underground Utility Conflict



Notes:  
 1. Preliminary building outline.  
 2. Approximate building envelope for anticipated building footprints.

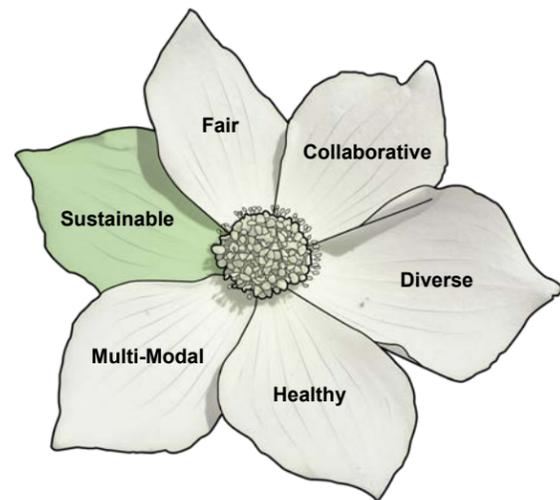
General Notes:  
 1) Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.  
 2) Locations of new and/or replacement trees will be provided at the Development Permit stage.  
 3) All on and off site improvements shown are conceptual in nature and will be subject to detailed design at the development permit stage. All improvements will be coordinated with City of Victoria requirements.

# 12 | Sustainability

## Sustainable Development; Smarth Growth:

From its inception, Evergreen has been guided by BC Housing’s 2020 / 2023 strategic goals including Objective 4.2: “Support provincial climate goals by actively contributing to low-carbon, healthy and future-proof housing”. This objective aligns directly with this proposal to replace buildings that are close to the end of their design lifespans, with new buildings that will be designed and constructed to current best practice standards of energy efficiency, resiliency and accessibility.

Located proximate to public transit, services and parks, the site is ideally suited to higher density development. The site is within a 15 minute walk of both the Quadra and Humber Green large urban villages. This is an inherently sustainable location to intensify residential use, as redevelopment will require minimal extension of utilities and infrastructure and will offer residents convenient access to alternative, multi-modal transportation options. Furthermore, the project prioritizes livability and well-being for residents by conceptualizing the development as part of its broader ecosystem. The development plan carefully situates increased population density and affordability within an enjoyable and welcoming urban landscape. Planned integrated landscape buffers provide a soft and dignified delineation of outdoor amenity spaces, provide seasonal shade and visual interest, and attract beneficial wildlife. Visual connections to nature and physical access to well-designed, non-gendered and all-gendered spaces will be inclusive and secure for individuals and a powerful catalyst for positive community interactions.



At the scale of this development proposal, improved sustainability can be achieved by sharing systems and infrastructure between buildings, thereby yielding construction and operational efficiencies. Such opportunities for this project include: shared access to underground parking and EV charging infrastructure; coordinated site-wide approaches to stormwater management, landscape irrigation and site lighting; emergency back-up power shared by buildings within each development phase; and utility site servicing that is centralized by development phase rather than by building. In the detailed design stages, BC Housing intends to further explore other sustainability opportunities for the site such as district energy systems, geothermal exchange and sewage waste heat recovery.

At the rezoning stage, this application establishes the proposed uses and density of development for the re-imagined Evergreen. Full building and site designs are to follow in subsequent Development Permit applications, which will detail each building and their respective sustainability features.

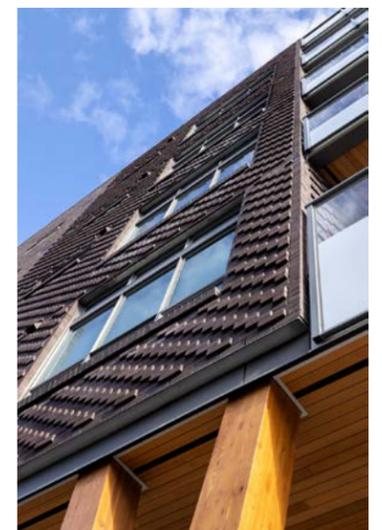
To guide these future designs, the following set of project-specific sustainability principles has been established:

- Design teams should utilize an Integrated Design Process (IDP) at Development Permit Application stages, to build on the collaborative underpinnings of the Comprehensive Development Strategy.
- Building design and systems selection should prioritize integrative and passive solutions that are

resilient and able to endure extreme weather events in the short-term and, in the long-term, the impacts of climate change.

- All homes are to be provided with mechanical cooling.
- All building systems on site are anticipated to be all-electric.
- Detailed site plans are to integrate with the site-wide strategy for stormwater management, prioritizing landscape-based systems that both slow and clean stormwater run-off.
- Incorporate water conservation measures such as low-flow plumbing fixtures, high-efficiency drip irrigation and landscape plantings of native and appropriate non-native plants that are adapted to site conditions and climate.
- Reduce urban heat island effect by including planters on roof decks or high-reflectance roof materials, and by integrating plantings and tree cover into hardscaped areas of the site.
- Incorporate landscape features to provide natural shading to outdoor spaces as well as residential homes. Where possible, building designs should retain healthy mature trees and integrate these into the detailed site plans (refer to Section 11 | Urban Forest for more detail on the tree retention strategy).
- Off-street parking should be located underground and the number of vehicle stalls should be minimized as supported by transportation demand management strategies (refer to Section 9 | Concept Plan - Parking)

Sustainable Building Measures	Commitment	Under Consideration
BC Energy Step Code Level 4 (under 7 storeys)	✓	
BC Energy Step Code Level 3 (7 storeys and above)	✓	
Energy Modeling (including as built condition)	✓	
Green House Gas Intensity: GHGI of 3.0 (kgCO <sub>2</sub> e/m <sup>2</sup> /year)	✓	
Whole Building Airtightness: EALR <sub>n75</sub> of 2.0 (L/s*m <sup>2</sup> @75Pa)	✓	
All electric building systems	✓	
Low-flow plumbing fixtures	✓	
ERV or HRV	✓ (phase 1)	✓ (future phases)
Solar Ready	✓ (phase 1)	✓ (future phases)
Sewage Heat Recovery		✓
Integrated stormwater management	✓	
High-efficiency drip irrigation	✓	
E-bike charging	✓	



# 13 | Development Data

**Zone existing** — R3- 2, Multiple Dwelling District

**Proposed Zone** — New Zone

**Site Area** — 31,606.5 m<sup>2</sup> (340,210 sqft)

**Development Areas** — The site is divided into Development Areas (DA's) 'A' through 'E'

**Total Floor Area** — 31,606.5 m<sup>2</sup> x 2.5 = 79,016m<sup>2</sup> (850,524 sqft)

**Child Care** — Approximately 4,500 sqft

**Common Amenity** — Approximately 10,000 sqft

**Floor Space Ratio** — 2.5:1

**Subdivision** — To align with Development Areas (order to be determined).  
Additional subdivision and air space parceling is anticipated within DA's.

**Phasing** — Phase 1 = DA-D. Subsequent phasing order to be determined

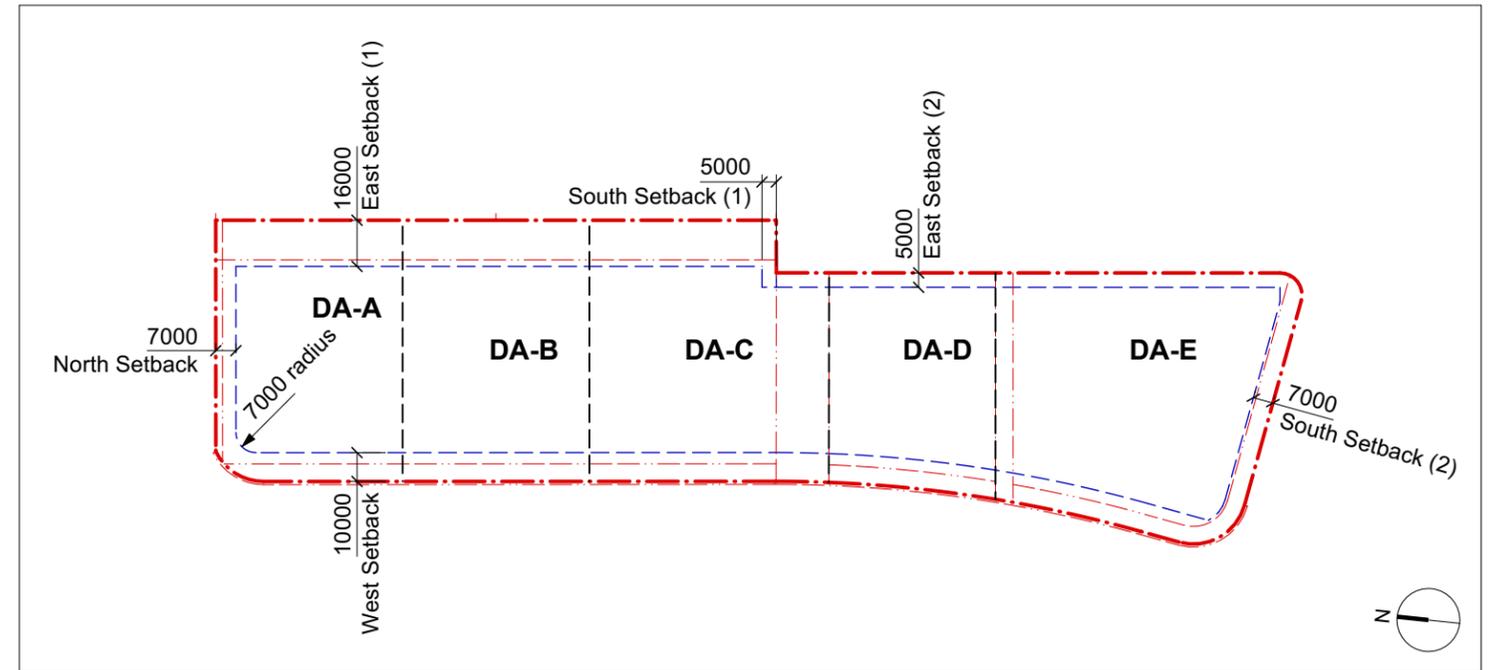
**Open Site Space**<sup>5</sup> — Approximately 50% across the site, including SRW's

Building Height	Height (m)	# of Storeys
DA-A	71	6 - 20
DA-B	54	6 - 15
DA-C	54	6 - 15
DA-D	25	6
DA-E	54	6 - 15

Building Setbacks	(m)
North (Hillside)	7
East (1) between Kings and Hillside	16
East (2) between Bay and Kings	5
South (1) Kings	5
South (2) Bay	7
West (Blanshard)	10

Proposed Parking Rates <sup>6</sup>	
Land Use/Tenure	Parking Ratio
Social Housing Replacement (low income)	0.44
Non-market Affordable Rental	0.59
Market Rate Rental	0.65
Supportive Housing - Residents	0.03
Supportive Housing - Staff	0.76
Residential Visitor Parking	0.07
Child Care	1 per 80m <sup>2</sup>
Small Scale Commercial Uses	Off-Street Parking Regulation for 'Village/Centre'

Housing Mix						
	Policy Target	Low Income (Rent Geared to Income)	Non-Profit Operator	Additional Rental Units	Approximate Total	Policy Exceeded
<b>Approx. Unit Mix</b>	-	196	145	559	900	-
<b>Inclusionary Housing (% of total units)</b>	8%	22%	16%	-	-	✓
		38%				
<b>Family Housing<sup>7</sup></b>						-
2 bedroom and larger		143	36	140	319	-
%	25%				34%	✓
3 bedroom and larger		105	2	7	114	-
%	5% (of 25%)				35%	✓
4 bedroom and larger		21			21	-
%	n/a	15% (of 25%)			7%	✓



Development Areas and Setbacks

- Legend:**
- - - Property Line
  - Existing SRW
  - - - Development Area Division
  - - - Setback

**Notes:**

1. Setbacks are measured from the property line.
2. No setbacks from Development Area boundaries are proposed.
3. The following elements will be further detailed at the Development Permit Application Stage: Site Coverage; Open Site Space; Parking; Bicycle Parking; Residential Use Details
4. Units with more than 4 bedrooms may be considered at the Development Permit Application Stage.
5. Per City of Victoria Bylaw No. 80-159: "Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections. In this case, the 'lot' is considered the entire site area, including SRW's.
6. More information is provided in the Preliminary Parking and TDM Analysis by WATT Consulting Group, located in the Appendix.
7. For reference only. This policy is not applicable due to the application timing, nor is it applicable to affordable housing developments.

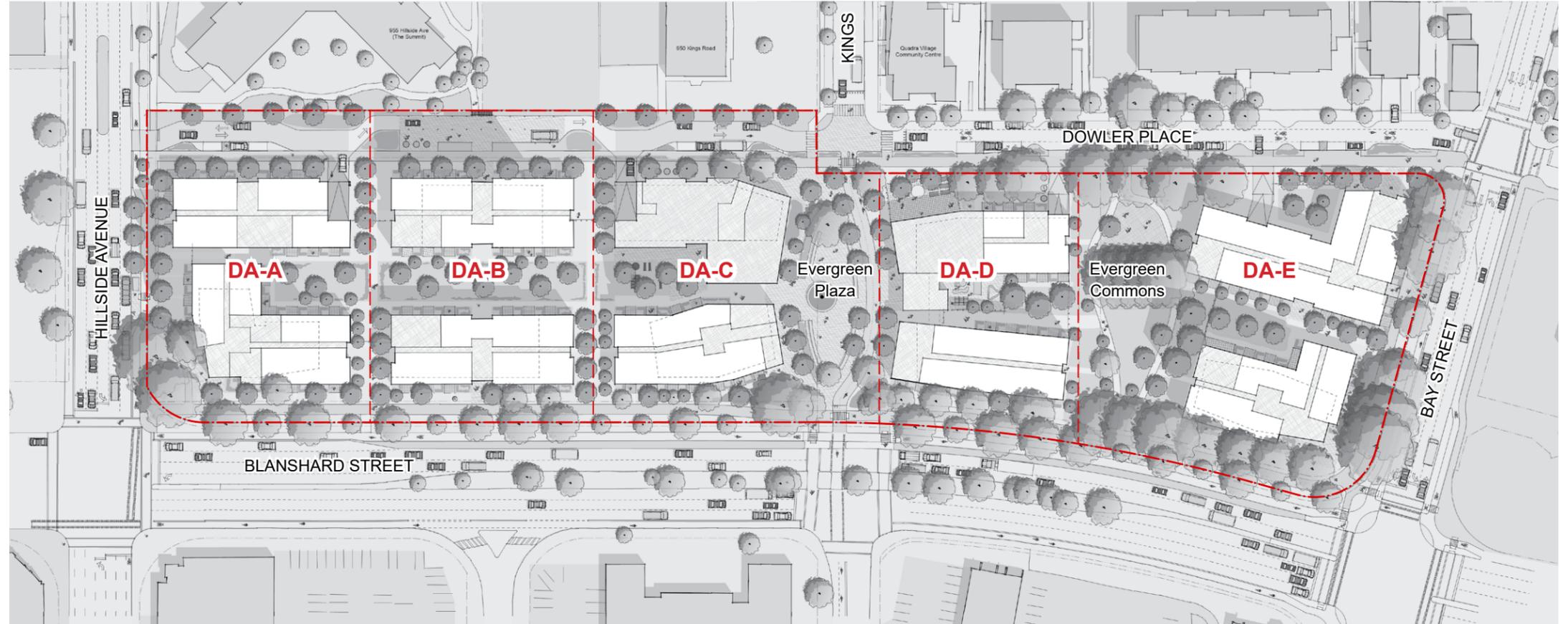
**Conceptual Phasing**

The site has been conceptually divided into Development Areas (DA) A through E, labelled from north to south.

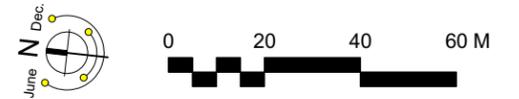
In early 2024, the first phase of development was identified as DA-D. Subject to approvals and funding, construction will proceed in late 2025 or early 2026. The order of the subsequent phases has not been determined.

The timing of future subdivisions has not been determined but the project has considered how the proposed publicly accessible open spaces will meet the intent of the 5% parkland dedication that may be triggered through future subdivision. The Master Development Agreement will acknowledge that future parkland dedication is not expected and that the proposed publicly accessible open spaces will be secured through SRW.

The floor area noted below for each Development Area is approximate. A degree of flexibility is intended to accommodate the shifting of residential and non-residential floor area from one Development Area to another while staying within the overall site-wide density of 2.5:1 FSR.



Anticipated Development Areas  
Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.



DA-A	
Approximate total floor area	212,108 ft <sup>2</sup>
Approximate Site Area <sup>1</sup>	62,679 ft <sup>2</sup>
Use	Rental residential; Commercial; Live/Work; Child Care; Common Amenity
Height	up to 20 storeys
Open Space	Interior courtyard
Streetscape improvements	Blanshard, Hillside, Evergreen Lane
The Loop	Blanshard, Hillside, Evergreen Lane

DA-B	
Approximate total floor area	169,629 ft <sup>2</sup>
Approximate Site Area <sup>1</sup>	63,216 ft <sup>2</sup>
Use	Rental residential; Commercial; Live/Work; Child Care; Common Amenity
Height	up to 15 storeys
Open Space	Interior courtyard
Streetscape improvements	Blanshard, Evergreen Lane, connection to the southern Summit path
The Loop	Blanshard, Evergreen Lane

DA-C	
Approximate total floor area	166,950 ft <sup>2</sup>
Approximate Site Area <sup>1</sup>	77,455 ft <sup>2</sup>
Use	Rental residential; Commercial; Live/Work; Child Care; Common Amenity
Height	up to 15 storeys
Open Space	Evergreen Plaza; Interior courtyard
Streetscape improvements	Blanshard, Evergreen Lane
The Loop	Blanshard, Evergreen Lane

DA-D   Phase 1	
Approximate total floor area	109,740 ft <sup>2</sup>
Approximate Site Area <sup>1</sup>	46,657 ft <sup>2</sup>
Use	Rental residential; Commercial; Live/Work; Child Care; Common Amenity
Height	up to 6 storeys
Open Space	Interior courtyard
Streetscape improvements	Dowler Place; Kings/Dowler intersection
The Loop	Blanshard, Dowler Place

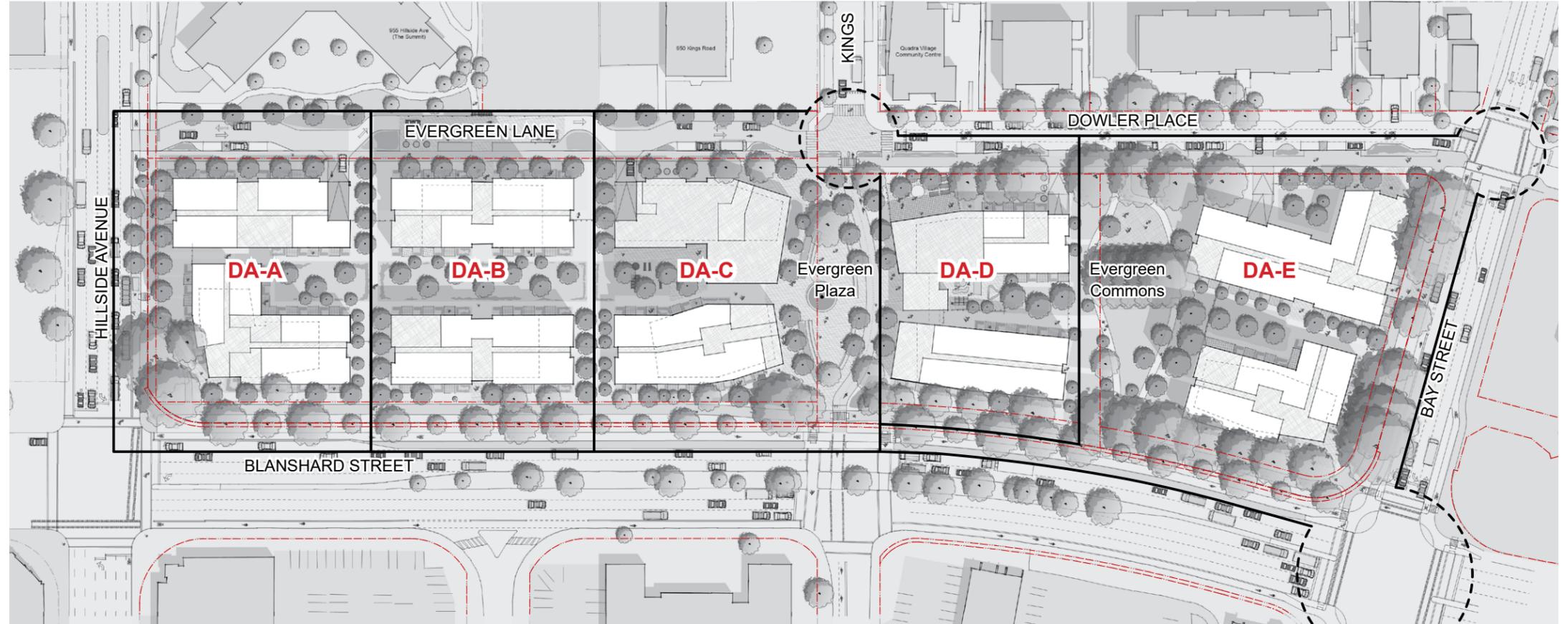
DA-E	
Approximate total floor area	192,097 ft <sup>2</sup>
Approximate Site Area <sup>1</sup>	90,203 ft <sup>2</sup>
Use	Rental residential; Commercial; Live/Work; Child Care; Common Amenity
Height	up to 15 storeys
Open Space	Evergreen Commons; Interior courtyard
Streetscape improvements	Blanshard, Dowler Place, Bay
The Loop	Blanshard, Dowler Place, Bay

<sup>1</sup>Site Areas to be confirmed by legal survey

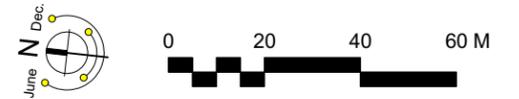
**Frontage Improvements**

The anticipated sequencing of frontage improvements is indicated in the adjacent diagram and described below.

It is expected that the Master Development Agreement will address the timing and extent of responsibility (financial and otherwise) for the upgrades which in some cases are City initiated and beyond the scope of Future Evergreen.



Anticipated Frontage Improvements  
Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.



DA-A is anticipated to include upgrades to:

- Hillside Avenue, including bicycle lanes and bus stop
- Intersection upgrades at Hillside Avenue and Blanshard
- Evergreen Lane
- Improvements up to the existing curb on the east side of Blanshard
- Blanshard protected on street bicycle lanes along the DA-A frontage if logical from a phasing perspective, otherwise associated with a later phase

DA-B is anticipated to include upgrades to:

- Evergreen Lane
- Improvements up to the existing curb on the east side of Blanshard
- Blanshard protected on street bicycle lanes along the DA-B frontage if logical from a phasing perspective, otherwise associated with a later phase

DA-C is anticipated to include upgrades to:

- Evergreen Lane
- Improvements up to the existing curb on the east side of Blanshard
- Blanshard protected on street bicycle lanes along the DA-C frontage if logical from a phasing perspective, otherwise associated with a later phase
- Evergreen Plaza

DA-D (Phase 1) is anticipated to include upgrades to:

- Dowler Place
- Intersection upgrades at Kings and Dowler Place
- Improvements up to the existing curb on the west side of Blanshard
- Blanshard protected on street bicycle lanes to be associated with the development of DA-E

DA-E is anticipated to include upgrades to:

- Dowler Place
- Bay Street, including bicycle lanes and bus stop
- Intersection upgrades at Dowler Place and Bay Street including a traffic signal. Timing to be coordinated with other City of Victoria projects (ie. the potential closure of Kings Road)
- Intersection upgrades at Bay Street and Blanshard
- Blanshard protected on street bicycle lanes along the DA-D and DA-E frontage
- Evergreen Commons

# 14 | Sunlight and Shade Studies

## Summer Solstice

June 21, 2023

The following diagrams illustrate the shadowing impact of the conceptual design at the summer and winter solstice and the equinoxes.

The summer solstice marks the start of summer and is the day of the year with the most daylight hours and the highest sun angle.



10:00 am

Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.



12:00 pm



2:00 pm



4:00 pm



# 14 | Sunlight and Shade Studies (continued)

## Spring/Fall Equinox

Mar 20 / Sept 22, 2023

The spring and fall equinoxes mark the start of spring or fall, and are the midway point between the summer and winter solstices.

The City of Victoria General Urban Design Guidelines (2022) contains the following guideline for tall buildings:

*Where unshaded by existing off-site conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 10 am and 4 pm on the equinoxes.*

The proposal meets the guideline at a conceptual level as follows:

- To the east, the Dowler Place sidewalk is unshaded by the proposed buildings between 10:00 am and 2:00 pm.
- If a sidewalk was provided across from Evergreen Lane on the adjacent property, it would be mostly unshaded between 10:00 am and 2:00 pm.
- As Bay Street is located to the south of the site, the proposed buildings do not cast shadows across the street at any time.
- To the west, the Blanshard Street sidewalk is unshaded by the proposed buildings between 10:00 am and 4:00 pm.
- To the north, the Hillside Avenue sidewalk receives some shade from the proposed buildings. However, the guideline minimum noted above is met.

### LEGEND

- Unshaded sidewalk
- ◄► Shaded sidewalk



10:00 am

Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.



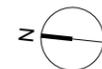
12:00 pm



2:00 pm



4:00 pm



# 14 | Sunlight and Shade Studies (continued)

## Winter Solstice

December 21, 2023

The winter solstice marks the start of winter and is the day of the year with the least daylight hours and the lowest sun angle.



**10:00 am** Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.



**12:00 pm**



**2:00 pm**

**4:00 pm**  
*Not included as the angle of the sun is very low at this time. Much of the site and surrounding area is in shade cast by buildings, including existing low-rise buildings.*

# 15 | Alignment with Design Guidelines

The City of Victoria General Urban Design Guidelines (2022) for multi-unit residential, commercial and industrial development are applicable to the site.

Each section of the guidelines has been reviewed and considered in the proposal for Evergreen. Below, the intention for each section of the Guidelines is stated, followed by a brief description of how the proposal meets the intent. An expanded analysis of section 9 - Tall Buildings and Large Sites is also included. Many of the guidelines refer to a level of detail that is provided at development permit application (DPA) stage. While the proposal is intended to align with the applicable guidelines, further design exploration and documentation will be required at that time.



Modifications to the street right-of-ways are ongoing in coordination with the City of Victoria.

## 1.0 Building Form, Scale and Orientation

*Intent: To ensure new development complements existing neighbourhood development, considers positive relationships to potential future development on adjacent sites and contributes to a high quality, pedestrian-oriented public realm.*

- ✓ Building façades, corners and entrances face adjacent streets. Internal building façades face shared courtyards. Building massing is shaped to make scale transitions to adjacent buildings; buildings taller than 6 storeys do not face Dowler Place, and taller buildings are along Blanshard.
- ✓ Setbacks above the fourth storey have been illustrated in the indicative design.
- ✓ Underground structures are intended to be located to avoid street-tree roots and allow future trees to have adequate soil depths.

## 2.0 Building-to-Street Interface

*Intent: To support street vitality, pedestrian activity, visual interest and safety through building designs and site planning.*

- ✓ Residential entrances, windows, patios, balconies, etc. overlook open spaces and rights-of-way.
- ✓ Amenities including child care, could front on or enter from Evergreen Plaza to help activate the space.
- ✓ Ground floor apartments have been given various setbacks to create or maintain certain street characteristics. In all cases, the 'Evergreen Loop' provides calibrated, safe interstitial space between the residences and the passing traffic.
  - Blanshard: 10m from the property line; +/- 5.5m from the Loop.
  - Hillside: 7m from the property line; +/- 6m from the Loop.
  - Bay: 7m from the property line; +/- 3m from the Loop.
  - Dowler Pl.: 5m from the property line; +/- 5m from the Loop.
  - Dowler L.: 16m from the property line; +/- 4m from the Loop.
- ✓ The setbacks accommodate private patios, trees, and landscaping.

## 3.0 Building Composition

*Intent: To ensure new development provides visual interest and human scale for pedestrians and building users.*

- ✓ The indicative design illustrates conceptual footprints and articulated building massing. The full architectural design process for each building and phase will occur for each DPA.

## 4.0 Parking, Circulation and Access

*Intent: To ensure new development prioritizes pedestrian safety, promotes active transportation and mitigates service area noise and visual impacts.*

- ✓ Underground parking with vehicle entrances are strategically located along the east side of Dowler Street and Lane, to minimize points of potential conflict.
- ✓ Short term, surface parking is intended to be provided along the street rights-of-way.
- ✓ Evergreen Lane is envisioned as a shared, or 'living' street with pedestrian and cyclist priority.
- ✓ Loading and service areas are located to minimize negative impacts to pedestrian areas.

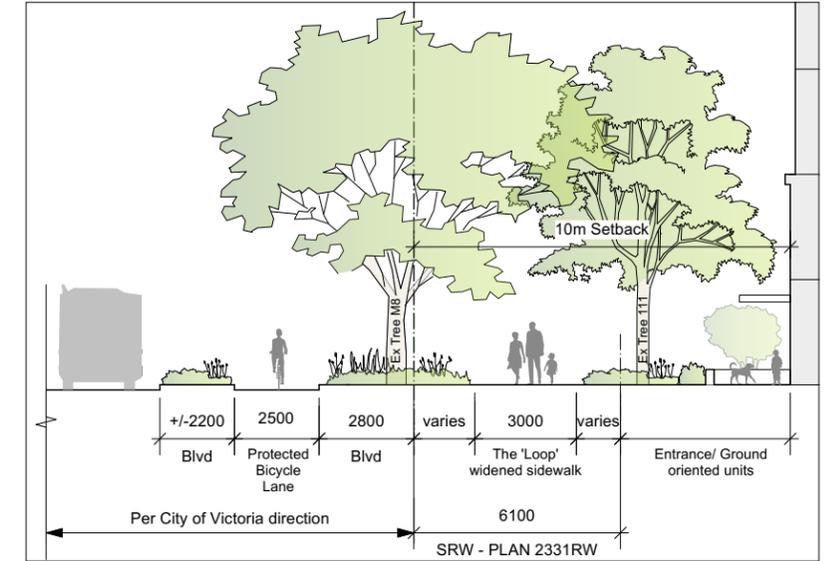
## 5.0 Open Space and Landscaping

*Intent: To ensure new development provides a range of shared or common outdoor amenity spaces that encourage social interaction, play, urban food production, and supports the urban forest.*

- ✓ A variety of both public and private open spaces are planned (refer to Section 10 – Landscape and Open Space). Designs and detailing of plantings, paving and landscape will occur at the DPA stage.
- ✓ Public and semi-public spaces are clearly distinguished from private spaces by landscape architectural design elements.



Evergreen Plaza



Blanshard Section (typical)  
Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

**6.0 Livability**

*Intent: To ensure building design supports livability for residents. To encourage design responses that mitigate the impacts of busy streets.*

- ✓ Residences are intended to, wherever possible, have access to a private patio or balcony.
- ✓ Indicative buildings have been oriented and shaped to allow natural light to apartments, minimizing locations where solely north exposure is available.
- ✓ The site design prioritizes the retention and planting of a double row of boulevard trees along Blanshard and Hillside to enhance the pedestrian realm.

**7.0 Special Considerations**

- ✓ 7.3 - Future Evergreen will incorporate accessibility in building and site design.
- ✓ 7.4 - Sustainability design concepts are described in Section 12 and will be further developed at DPA stage.
- ✓ 7.5 - Bird Friendly design measures will be considered at DPA stage.

**8.0 Village Specific Guidelines - n/a**

**9.0 Tall Buildings and Large Sites**

**9.1 Large Sites**

*Intent: To ensure large sites are planned in a comprehensive manner that achieves multiple objectives, including those related to pedestrian networks, urban ecology, urban forest and liveability.*

- ✓ Future Evergreen is a comprehensive Urban Design Plan and includes strategies for tree retention and augmentation; ample and varied public and private open spaces; host-neighbourhood integration; and expansion of safe pedestrian and cyclist networks. These elements as well as circulation, building location, and orientation are key to the successful accommodation of a larger population in this area of the City.

**9.2 Tall Buildings**

*Proposals that include buildings that are greater than 6 storeys, or 21m in height.*

*Intent: To preserve sunlight access and quality of public spaces that are adjacent to tall buildings, and ensure livability and privacy for individual residential units.*

*Minimize massing and shadowing impacts of tall buildings through strategies that provide a sensitive transition in scale, including but not limited to:*

- a. *Set tall buildings back from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of tall buildings.*
- ✓ Tall buildings have been located, and their anticipated massing described, to minimize negative impacts.

*b. Locate and design tall buildings to sensitively transition to adjacent, less intensive uses and building forms.*

- ✓ Three of the taller buildings in the plan are along the wide Blanshard right-of-way, where taller structures are anticipated as the west side of that street is redeveloped. The fourth taller building is on the west side of Evergreen Lane, midway between Hillside and Kings to avoid directly opposing the Summit Care building and future buildings on the 950 Kings property. Their positions will provide ample setbacks for open space as well as sunlight and shadow management.
- ✓ A six-storey building height limit along Dowler Place is a good transition to the scale of the present and future context.

*c. Tall buildings should incorporate a building base to be the primary defining element for the site and adjacent public realm.*

*d. Site and scale the building base to complement adjacent buildings and to create comfortable street edge definition:*

- *The building base should be a maximum height of 12m.*

- ✓ Building bases of tall buildings are generally illustrated at 4 storeys (approximately 12m).
- *Set tall buildings back a minimum of 5m from the established building base.*
- ➔ The buildings of the indicative design show upper storeys of taller buildings set back 2m from the lower floors. If set back further, the taller buildings currently illustrated with efficient residential floorplate sizes and proportions, would be compromised as would the leaving of adequate space for generous landscaped courtyards and open spaces.
- ✓ Note 1: The generous ground level setbacks, retained and augmented street trees, landscaped boulevards, ground-oriented apartments, and the street-defining facades of each building, will be scaled and elaborated with compositional techniques and elements of the architectural designs at DPA stage.

15 | Alignment with Design Guidelines (continued)



The Loop (Blanshard frontage)

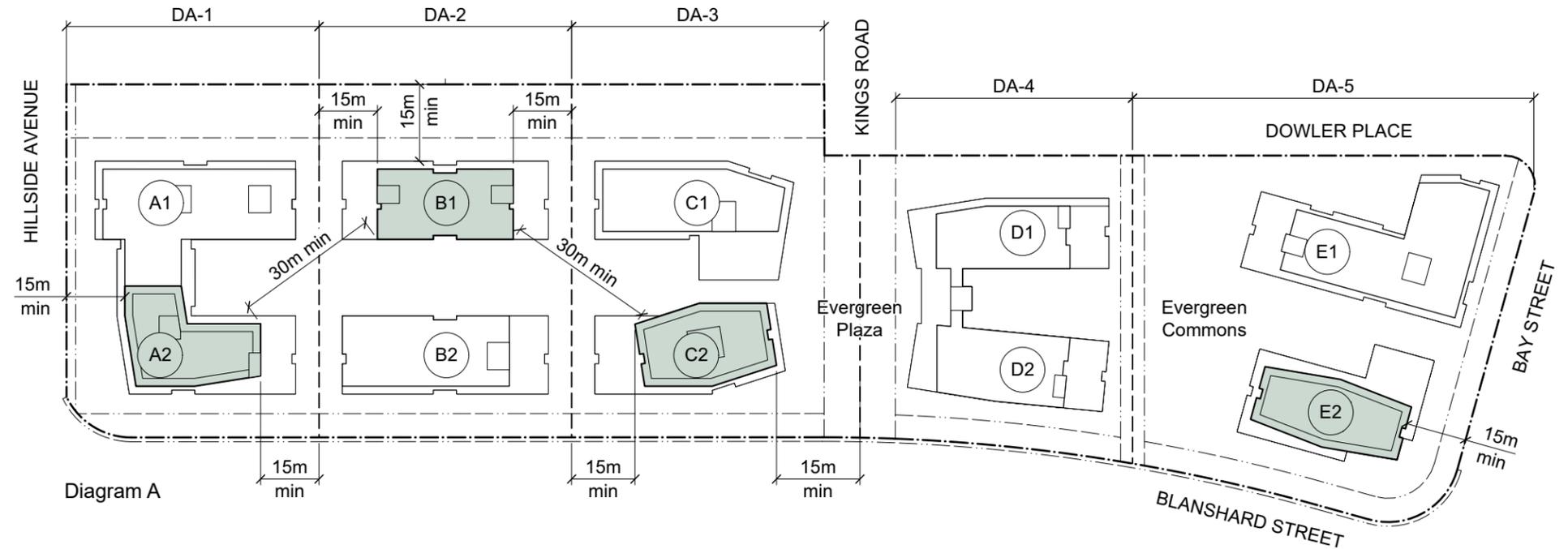


Diagram A

e. Achieve minimum rear and side yard setbacks of 15 m for portions of the building above 18 m in height.

✓ Refer to Diagram A showing a 15m setback. By City definitions, Blanshard is the front yard, Hillside, Bay and Evergreen Lane are side yards.

f. Incorporate slender floor plate sizes, and orient buildings in a north-south direction, to minimize shadowing and massing impacts.

✓ Functionally slender floor plates are used in the indicative design and the buildings are oriented generally in the north-south direction to provide solar access to east and west-facing apartments.

g. Maintain sufficient separation of tall buildings to ensure adequate light, air, access and views for residents.

✓ Guideline intention achieved.

h. Where a parcel contains more than one tall building, provide a minimum 30m separation distance between the closest points of the tall buildings.

✓ Guideline intention achieved. Refer to the above diagram.

i. Demonstrate through a sun and shadow study how the proposed tall building maintains as much access to sunlight as possible and adequately limits shadowing of neighbouring streets and open spaces:

- Where unshaded by existing off-site conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 10 am and 4 pm on the equinoxes.

✓ Guideline intention achieved. Refer to Section 14 – Sunlight and Shade Studies.

j. Mitigate the bulk and scale of tall buildings by using vertical and horizontal articulation by, for example, incorporating changes of plane, stepped terraces or modulated plane and facade forms.

✓ Refer to note 1.

k. Locate, orient and design tall buildings to minimize adverse wind tunnel impacts on adjacent streets, parks and open spaces, at building entrances, and in public and private outdoor amenity areas. Strategies to achieve this include but are not limited to:

- Step back the tower from the building base to dissipate down drafts.
- Incorporate landscaping into roof areas of building bases and terraces to further reduce wind speeds.
- Incorporate architectural elements such as projecting cornices, screens, terraces, overhangs, permanent canopies, and colonnades to reduce effects of wind around the building base and within roof top areas.
- Integrate and locate permanent site features such as walls, landscaping, and where feasible, berming to help reduce wind speed or to create sheltered areas.
- Where a proposed development is likely to result in significant wind tunnel effects on the pedestrian realm, a wind tunnel study may be required at the discretion and to the satisfaction of the Director of Planning.

✓ Refer to note 1.

l. Provide visual interest through variation in the design and articulation of tall building facades, and respond to differing facing conditions within the adjacent context.

✓ Refer to note 1.

m. Incorporate a distinctive roof top including creative screening of mechanical equipment and incorporating roof top landscaping and green roof features.

✓ Refer to note 1.

n. Design, place and pattern balconies to contribute to a cohesive tower composition and expression while minimizing increases to perceived bulk and mass of buildings.

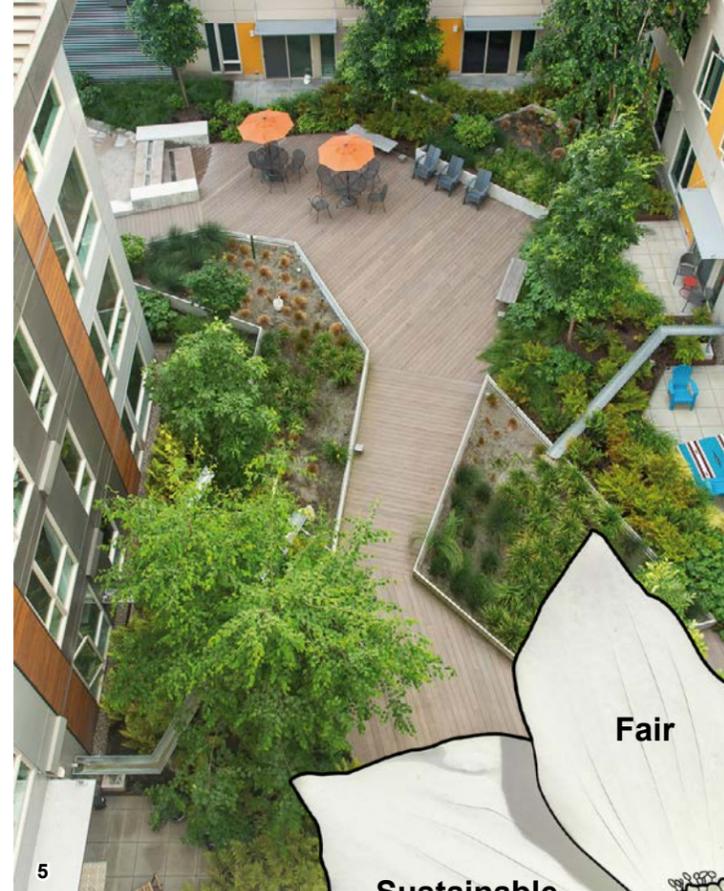
✓ Refer to note 1.

o. Integrate a combination of indoor and outdoor private and common amenity space, where appropriate, into the design and massing of the upper floors and terraces of tall buildings, while minimizing increases to perceived bulk and mass of buildings.

✓ The building massing illustrated incorporates a conceptual level of indoor and outdoor space integrated into the upper levels.

✓ Refer to note 1.

Note 1: The buildings of the indicative design show upper storeys of taller buildings set back from the lower floors. The generous setbacks, retained and augmented street trees, landscaped boulevards, ground-oriented apartments, and the street-defining facades, rooftops, balconies, and all aspects and impacts of each building, will be scaled and elaborated with compositional techniques and elements of the architectural designs at DPA stage.



1. Accessible van loading  
2. Bicycle path

3. Into the Wild Playground, Den Haag by Dmau/Openfabric  
4. Shared rooftop patio  
5. Eleanor Apts, Seattle by Hewitt

6. The Burnham at Woodlawn Park, Chicago by Site  
7. Trinity Bellwoods, Toronto by Richard Wengle Architects

8. Accessible raised planters  
9. Rings Fountain, Boston  
10. Private balcony  
11. Landscaped walkway

12. Gal·la Placidia, Barcelona  
13. Residential lobby at the street  
14. Bell Street Park shared street, Seattle