

May 17, 2022



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Attn: Alec Johnston, Development Services Division

Dear Alec,

**Re: Douglas House Seniors Housing
OCP / Rezoning / DP / Heritage Alteration**

Please accept the enclosed PDF package as our response to the March 8 application review summary. This focused drawing set provides more information and clarity on the redesign that we worked with you on over the past few weeks.

We are sending this drawing set with the hopes of maintaining project momentum relative to our collaboration with you, interest from mayor and council, and seeking to schedule committee of the whole as early as possible relative to the summer break.

We will be continuing to work through secondary details such as below grade bike parking, heritage house coloration, etc., but with this package are seeking staff validation of fundamental aspects related to height, density, massing, frontage works, etc. The following pages give an itemized response to an edited set of departmental comments. Please let us know once you have had a chance to review and we can arrange a follow-up conversation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Whetter', with a stylized flourish at the end.

Rob Whetter architect AIBC LEED™ AP
de Hoog & Kierulf architects

22-03-08 Application Review Summary Itemized Response

	Development Services - Alec Johnston	
1	Transition in Height and Massing	The height and massing have been reworked to step down significantly to the neighbours to the west and south. The height now reflects the OCP provision of "approximately six storeys" with heights stepping from 3.5 to 6 storeys, with an inset seventh floor penthouse level with less than half the footprint of the lower floors. The average building height along for the four adjacent blocks is above 6 storeys, so this design will complement the framing of Beacon Hill park while also transitioning to the lower height heritage area along Battery.
2	Density	The reduced building size is now more consistent with the OCP Urban Residential designation, which does support densities of up to 2.5 in certain cases. The proposal advances plan objectives sufficiently to validate higher density as follows: Growth is concentrated on transit arterials and secondary arterial per policy 6.22; There is range of housing types from independent living to complex care; there is equal walkability to both James Bay Village and Cook Street Village; there is sensitive densification worthy of supporting district energy systems; the massing provides significant variability in how it frames street.
3	Land lift analysis must be completed	In progress
4	Affordable / Rental housing	Noted
5	Tenant Assistance Policy	Has been submitted
6	Use setbacks, height, and massing to mitigate shadowing and overlook.	A revised shadow study has been provided to show that the stepping down of the building ends creates shadowing that is not substantially different than what the R3-2 zone permits for a six-storey building. All setbacks are generous and rooftop terrace spaces are set back to protect neighbour privacy.
7	Simplify Material Palette	The material palette has been greatly simplified to create a high-quality premium look with that offers variation and interest without becoming too busy.
8	More detailed shadow analysis different times of year, with R3-2 comparable	Provided
9	Dimension setbacks at various heights on sections	Provided
10	Information on lighting, how to avoid overspill	Lighting information will be available as the project moves forward, with particular attention to dark sky mandates and neighbour impacts.
11	Accessible design route description	Because of the resident demographics accessibility will be paramount in the detailing of indoor and outdoor spaces
12	Show mechanical and utility elements on plan	The upper roof design is proportioned to fully enclose and shield the mechanical units from all sides within recessed flat roof zones. Parkade air shafts and other smaller details will be carefully integrated as the project proceeds
13	Clarify soffit materials	Provided
14	Pedestrian friendly front yard	Provided
15	Revise loading bay	The loading bay has been shifted from the side yard to the North face, greatly simplifying grades, truck movements, and parkade access.
	Heritage Comments	
16	Revise design to better complement Battery Street Heritage Conservation Area	The existing 4-storey building has a 30m frontage along battery street, with a 4.5m separation from the heritage house. The proposed design is a significant improvement, with a 3.5-storey frontage that is only 19.5m long and with a 14m separation from the heritage house.
17	Brick not appropriate in this context, should be natural texture in muted colors	As a compromise we propose a natural muted brick color that echos projects further up Douglas and will create a high-quality timeless street backdrop for the life of the project.
18	8 storeys not appropriate - consider three to four storeys with upper storeys set back at least 2.5m	Provided
19	Concentrate density towards corner of Douglas and Niagara	Provided
20	Add variation & articulation along battery street to provide visual relief and greater compatibility with HCA	Provided
21	Revise drawings (generally) to show 676 battery including alterations including elevator and covered walkway.	Subject to further consultation / coordination
22	Clarify colours and materials relative to heritage conservation plan	Subject to further consultation / coordination
	Engineering / Public Works - Deb Becelaere	
23	Use Niagara frontage design concept	Provided

24	Add bus shelter note, and show existing stairs to be removed	Provided
25	Show sidewalk and SRW % slope on all three frontages	Sidewalk and driveway grades will be confirmed as design progresses
26	Show % slope of westernmost driveway crossing and first 6m inwards from SRW.	Sidewalk and driveway grades will be confirmed as design progresses
27	Show % slope of driveway crossings for niagara drop-off area	Sidewalk and driveway grades will be confirmed as design progresses
28	Show / label rail lines on Niagara street	Provided
29	Indicate new tree and soil cell locations and new irrigation service, if required by parks	Will be confirmed as design progresses
30	Show how the development will be serviced for power. Confirm that Hydro has been contacted.	Coordination is ongoing with BC Hydro, who are confirming capacity in their system
31	Remove porte cochere from SRW and indicate future entrance sign	Provided
32	Label SRW on site plan and label parkade extents. Show SRW on sections and elevations	Provided
33	Ensure landscape plan matches civil plan including dimensions on the SRW	Provided
	Transportation Review - Steve Hutchison	
34	Illustrate required 10 short term bicycle parking stalls	Subject to further consultation / coordination
35	Illustrate bike parking per list of requirements	Subject to further consultation / coordination
36	Use Niagara frontage design concept	Provided
37	Ensure all plans show a consistent 2.0m sidewalk width on Douglas street	Provided
38	Show realigned center line on Niagara, proposed stop sign and stop bar locations	Provided
	Underground Utilities Review - Anhad Jolly	
	No required responses at this time	
	Stormwater Management Review - Brianne Czipyha	
	No required responses at this time	
	Parks Division Comments	
	No required responses at this time	
	Permits and Inspections Division comments	
	No required responses at this time	
	Zoning Plan Check	
	Average Grade, Roof Plan, labeling, parkade dimensioning,	Subject to further consultation / coordination