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July 14th, 2026

VIA: Hardcopy/Email

City of Victoria – Mayor & Council
City Hall
1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor Alto and Council:

**RE: 475 KINGSTON STREET – REZONING/DEVELOPMENT PERMIT APPLICATION R2
DESIGN RATIONALE
APPLICATION REZ00838 AND DP000625**

*Note: the Ministerial Order for “In-Stream Protections” applies to this project and has been confirmed by the City of Victoria by Senior Inspector Ray Berkely via email correspondence on September 23rd, 2024. This project will be reviewed and processed under the BCBC 2018. **Note that in order to comply with these protections a Building Permit Application must be submitted by the end of March 2027.***

APPLICATION HISTORY & CONTEXT

On behalf of our client, Alpha Project Developments Ltd, we are pleased to make this second resubmission application for the concurrent Rezoning/Development Permit Application to develop their property at 475 Kingston Street, in James Bay, Victoria BC.

This project was originally submitted for a concurrent Rezoning/Development Permit application on January 6th of 2023, following an extremely positive CALUC presentation made to the James Bay on October 12th 2022. While the application was reviewed by staff and the relevant departments, and technical comments were provided, it was noted at that time that the application could not be supported by staff as it would impact the zoning and Master Development Agreement in relation to the next door 430 Menzies site (Q-Lot), and that property owners (the Province of B.C.) would need to provide a letter authorizing the next door development. Note that our client's 475 Kingston property was subdivided from the larger 430 Menzies site in 2018. After a year and half of negotiation the Province provided the requested authorization letter, though it should be noted that from their point of view that no authorization was required from them to allow this application to proceed. It has also since been determined that the Master Development Agreement no longer remains, and has been replaced by a separate covenant, in addition to the still in place Legislative Precinct Guidelines.

In our communications with the Province that they advised us that the 430 Menzies Lot is in the process of eventually being transferred to the Songhees First Nation as part of an ongoing Land Claims negotiation. As such, the only remaining portion of land which will continue to be governed by the 1994 Legislative Precinct Guidelines will be our clients subdivided 475 Kingston property, for which the future zoning context to the east is unknown, as it is uncertain whether or not these lands will continue to be subject to the Legislative Precinct Guidelines.

Following our first Resubmission Application in June of 2025, we received comments back for the City on November 7th of 2025 and subsequently requested to go directly to the Advisory Design Panel on January 28th 2026 during which we received their full endorsement of the project. We have also participated in an interdepartmental meeting on March 26th, 2026 to discuss the outstanding review items from our first resubmission from June 30th 2025 which needed to be addressed before we could request appearance before the Committee of the Whole.

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Below is a project timeline which illustrates the lengthy process that has been undertaken to date without council having yet seen the project.

Project Timeline: (Blue =City of Victoria, Maroon =Merrick Architecture)

Client Initial Engagement:	November 12 th , 2021
CALUC Presentation:	October 12 th , 2022
Rezoning/DP Application submission:	January 26 th , 2023
TRG Application Review Comments:	February 6 th , 2023
Provincial Approval Letter:	August 14 th , 2024
Rezoning/DP Application Resubmission:	June 30 th , 2025
TRG Revision Application Review Comments:	November 7 th , 2025
Advisory Design Panel:	January 28 th , 2026
Interdepartmental Review Meeting:	March 26 th , 2026
TRG Revision Zoning Plan Comments Check:	June 12, 2026
Rezoning/DP Application Resubmission:	July 14 th , 2026
Committee of the Whole:	TBD

DESCRIPTION OF PROPOSAL

The 475 Kingston Street project site is located immediately east of the existing Camelot Seniors Residence and immediately north of the Kew Court housing project, also built by our clients, the Principals of Alpha Project Developments in 1994. To the east of the project site is the remainder of the Provincially owned 'Q'-Lot, 430 Menzies, currently occupied entirely by vehicle parking. The site is currently zoned CD 2: Legislative Precinct Comprehensive District, and the proposed development is governed by the requirements of the LP-1B Zone, which allows for a commercial/office Building of up to 6 Stories with a maximum height of 22m, with a site coverage of 50%.

We propose to rezone the site from commercial/office to a new residential use, supported in this location by both the previous (at time of initial application) and current Official Community Plan. The proposed project is a 7-storey concrete building with 60 market condominium (strata ownership) homes comprised of 1, 2 & 3-bedroom units, ranging in size from 650sf to 1,700sf, which includes eight ground-oriented units including 6 family sized units, with 2 levels of below grade parking. The project meets all of the requirements of the Schedule-C Parking Bylaw and exceeds the required number of bicycle parking spaces. We propose a Residential FSR of approximately 3.27:1, less than the maximum allowable 4:1 (when in alignment with OCP objectives) in the Core Inner Harbour/Legislative Precinct as indicated in the Official Community Plan at the time of our initial application (though we are aware that since our original application in 2023 that a the new OCP and changes to the zoning designation have been made, now locating our site in the downtown instead). Note that as the proposed project includes 2 levels of underground parking for the extent of the site (less a 305mm setback to accommodate drainage/excavation strategies), with ample landscaping set atop the parkade "roof", that the Site Coverage of the project is 95% (As any part of the site considered to be 0.6m above average existing or proposed grade are to be considered part of the site coverage.) It should be noted that while this is numerically the case, that pragmatically the vast majority of any portion of the site that is not the actual "building" itself is heavily planted and landscaped as shown in the proposed landscape plan. Accordingly, the Open Site Space while numerically only 5%, is similarly not an accurate representation of the actual proposed planted and landscaped condition.

The proposed residential development employs high quality finishes including brick, precast concrete, natural stone, and metal roofs. The entry to below grade parking is sensitively placed immediately adjacent to the Camelot Seniors residence existing underground parking ramp to afford maximum separation between the two buildings. Ample landscaping and screening are provided at grade at both the south and east with smaller street friendly entries along Kingston Street. Sustainability features include on-site stormwater management utilized to harvest rainwater to support irrigation, and a rooftop solar panel array. Due to the building's location and siting, there is negligible shading

impact to nearby buildings. The following is a summation of the project's alignment with the applicable governing design guidelines.

GOVERNMENT POLICIES

1. Official Community Plan

**We acknowledge the adoption of the Victoria 2050 Official Community Plan; however, the below noted guidelines are from the current OCP. The proposed Victoria 2050 OCP proposes maintaining the existing Legislative Precinct Guidelines which currently govern the 475 Kingston Site.*

The 475 Kingston site is located within the Urban Core which is identified in the Official Community Plan as growing in population by 50% adding approximately 10,000 new residents by 2041. The property is located directly on the border between the identified *Core Inner Harbour/ Legislative* and *Urban Residential* Urban Place Designations and is in the form of a panhandle portion of the larger 'Q'-Lot that protrudes into the otherwise *Urban Residential* neighborhood to the west.

The Official Community Plan defines "Place Character Features" for the Core Inner Harbour/Legislative precinct as a "formal arrangement of buildings and their Grounds deployed to respect the form and character of signature landmarks, including the Empress Hotel, and the Provincial Parliament Buildings." Allowable uses include Public institutional and assembly, commercial, including office, retail, and visitor accommodation, marine water and air transportation, recreation and tourism related uses, multi-unit residential and mixed use and home occupations. While the stated density allows for total floor space ratio generally ranging up to 1:1, an increased density up to a total of 4:1 may be considered in strategic locations for the advancement of plan objectives.

The proposed residential development advances plan objectives first and foremost by adding 60 high quality residential units to the city's overall housing supply. It is sensitive to and enhances the overall residential quality of the James Bay neighborhood and its local area plan and rehabilitates the former parking lot into a substantial contributor to addressing the need for more housing of all types. The project site is located just on the boundary of the newly defined Legislative Precinct Transit Oriented Area.

2. James Bay Neighborhood Plan

The James Bay Neighborhood vision in the citywide context is for a densely populated mixed-used neighbourhood with a Large Urban Village, with strategic directions related to our proposal which include:

- Realizing development opportunities near the Parliament Buildings in a way compatible with neighborhood character
- Maintaining a variety of housing types and tenures for a range of age groups and incomes
- Maintaining an interesting diversity of land uses, housing types and character areas
- Continuing to support sensitive infill.

3. DPA-12 (HC) Legislative Precinct

**As part of the 10-Year OCP Update, the DPA categorization of the 475 Kingston site is proposed to be changed from its existing DPA-12 (HC) to DPA-2, however it will still be governed by the existing Legislative Precinct Guidelines.*

The current DPA-12 (HC) Legislative Precinct zoning allows for a 6 storey (22m) office/commercial building. Our proposal is to build a 7-storey residential building. As residential floor plates have a lesser height requirement than typical office/commercial floors, we can achieve the proposed 7 storeys in 21.90m to the top of the upper most roof plane (not including the height to the top of the

proposed dome), which is slightly less than the 22m identified for 6 storeys of office/commercial. Our proposed change of use from 6 stories of commercial to 7 stories of residential under the 22m height limit is in alignment with the zones stated objectives to:

- Revitalize an employment district through mid-rise commercial, multi unit residential and mixed-use development of under-utilized lands adjacent to and near the BC Parliament Buildings and Grounds, balanced with protection of views from public vantage points of the heritage landmark building.
- Enhance the area through a high quality of architecture, landscape and urban design that reflects the function of an employment district in close proximity to low-to mid-rise residential areas in scale, massing, and character, while responding to its historic context including, but not limited, to the visual prominence of the BC Parliament Buildings and Grounds.

Medium density commercial, residential mixed use and multi-unit development are all identified in the plan for the Legislative Precinct with built form and character appropriate to an employment district in close proximity to the monumental BC provincial Buildings and Grounds and low to medium density residential area.

PROJECT BENEFITS AND AMENITIES

The proposal includes the following benefits and amenities:

- The provision of additional much needed market condominium housing which contributes to the overall available housing stock of the City.
- The creation of jobs during the construction process, generation of property tax revenue to fund public services and improve the community and attracting new businesses and residents to the area to stimulate economic growth and development.
- The creation of new landscaped spaces and urban forest as opposed to asphalt parking lots and promotes a reduction of the heat island effect of large parking areas.
- Streetscape and frontage improvements along Kingston Street.

NEED AND DEMAND

The proposed property and neighborhood would be better served by the immediate need for additional residential density as opposed to the currently zoned “Q’-Lot office/commercial use which remains undeveloped and is used for parking. The current zoning is predominantly for office and commercial uses which are not as in demand in the current economic climate. Change to an OCP supported, more suitable use sympathetic with the existing uses along the balance of Kingston Street is in keeping with the current economic and housing needs of the City than the previous 1994 zoning imagined. Since the establishment of this zoning and the Legislative Guidelines, the original intent of has never been realized on this property or it’s next door 430 Menzies site. Rezoning to a suitable and “in demand” use is an appropriate strategy for these lands.

NEIGHBORHOOD

The proposed development furthers the completion of the residential block and street, reclaiming underused surface parking lot space from the larger ‘Q’-Lot in support of the overall OCP and Legislative Precinct development goals. The residential street begins to naturally scale up in height and size from single family residential scale to the east to the multi unit residential scale of the Camelot, as it approaches the commercial/office “Q”-Lot site. The 475 Kingston Street site is the smaller now subdivided pan-handle portion of the larger overall Q-Lot site and is part of the “missing” tooth of the residential street in the westerly Urban Residential zoned neighborhood.

IMPACTS

Additional residential ownership would both complement and improve the surrounding area by bringing 60 new homes with their own below grade parking, contributing new residents to the James Bay population in alignment with the OCP's Urban Core population accommodation goals. While the proposal will reduce easterly views from the next-door Camelot residences, views of the large asphalt parking lot will be replaced by new more tailored views of a well designed and executed building with landscaped screened backyard gardens and a new below grade parking access ramp parallel to the neighbor's ramp. It will also ensure that a lesser impactful more compatible residential development is immediately next door, as opposed to a commercial one. There would not be significant increases in noise levels, nor would the proposed project displace any existing tenants.

DESIGN AND DEVELOPMENT PERMIT GUIDELINES

Background: Planning work was initiated in July 1992 through a joint Provincial-Municipal agreement called the Victoria Accord and included a one-year public consultation process in a series of 20 meetings and 3 open houses in 1993. Merrick Architecture (Formerly Paul Merrick Architects Ltd.) were the design consultant for the project. The first phase of the project in development area LP-1B was undertaken by our colleagues at Hemingway Nelson Architects in 1994 and was submitted for Building Permit in 1996. A change of government precluded the projects eventual undertaking; however, the Legislative Precinct Guidelines aligned with this previous form of development have remained in place in perpetuity.

Number of dwelling units or density:

- 60 residential market units at an overall building density of 3.27 to 1, below the OCP allowable maximum of 4:1 (if in alignment with the OCPs goals). 8 of the main floor units are ground-oriented of which 6 are sized as 2 and 3-bedroom units more suitable for families.

Layout & Scale & Appearance & Context :

- Creation of an urban street wall set back 1.5m along Kingston Street,
- Below grade parking access immediately next to the neighboring Camelot Seniors Residence below grade access ramp,
- Units and façade treatments designed to mitigate solar gains through incorporation of large tiered and curved southerly balcony overhangs, and punched windows openings on the north,
- Setbacks at the upper levels on both the north and south facades,
- Building articulation and sculpting at the northeast corner forming a signature landmark.
- Architectural garden walls and gateway arbors along the edge of the north property line facing Kingston Street. This treatment defines the edge of the public domain and protects and transitions up to the small private patio spaces behind the garden wall. Surrounding the north patios are shade-loving small plant species and a single specimen large shrub for each dwelling.
- The Kingston Street frontage includes a main approach/entry court with canopy welcoming visitors to the building lobby. The court is an uncluttered richly textured paved space partially covered, with elements such as stone seats, trained specimen shrubs in urns and overhead foliage to impart a comfortable human scale to the space.
- The west property line separates two residential drive aisles. The entrance to the parkade under 475 Kingston is covered by an upper level screened private garden accessed from the second-floor level balcony described as the "secret garden". This small, enclosed court space is surrounded on 3 sides by ornamental wooden treillage supporting flowering vines would present an attractive focal element enhancing privacy to neighbouring properties.
- A small resident's shared garden lies on the east side of the building and is accessed off the main sidewalk through a path to a lockable gate. It is a paved space with benches defined on

2 sides by a timber colonnade and on one side and 2 small trees. This paved space connects with a perimeter gravel pathway providing both maintenance access to the south unit gardens and dog walking opportunities for the residents.

- Traditionally inspired yet contemporary arrangement, with robust materials including concrete, stone, brick, and metal roofs.

Consultation:

- We presented the project to the James Bay Neighborhood Association on October 12th, 2022, and it was extremely well received by the community. We had previously met with the CALUC representatives from the JBNA before our community meeting, and incorporated their suggestions into the project, which included adding more ground-oriented family sized units, a resident's garden for building tenants, a dog run, and additional landscaping and screening. CALUC have already provided their letter to the City of Victoria.

Design Guidelines - Volume 1 – Part One - Urban Design Manual:

Relevant Objectives & Goals from the Volume 1 Part One Urban Design Manual that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

- There should be a mix of land uses around the Legislature. **The proposed Multi-Unit Market Residential is one of these uses.**
- New Development should be compatible with the James Bay neighborhood and the Legislature buildings and ensure that the streets are people oriented. **The proposed Multi-Unit Market Residential is an appropriate compatible use. The addition of 60 new market residential units and new James Bay residents to revitalize and renew a lot currently dedicated to surface parking.**
- The special significance and heritage value of the Legislative Precinct to the people of British Columbia must be recognized in all of the project work. (i.e. the proposed project's unique form and character). **The Building is a traditionally inspired yet contemporary architectural design which is both respectful of and complimentary to the overall Legislative Precinct and Legislative Buildings, and employs the use of high quality, long lasting and durable materials.**
- The design and mass of any new building must respect the presence of the Legislative Buildings. **The proposed project height is significantly below that of the Legislative Dome, and beyond its 180m heritage/view radius. Despite being beyond the zone of immediate impact, the proposed project is of a sympathetic calibre and arrangement of parts to the heritage language of similar era buildings without mimicking them.**
- Remaining views of the Legislature should be preserved from all sides. New views created by the development could enhance the mass of the Legislature. **The new views created by the proposed project are in keeping with the robust and well-executed design language of the nearby parliament and precinct buildings. As both foreground and background to the Legislative Building, the proposed project is both in character and complimentary.**
- The Design Guidelines are not to be taken as prescriptive or limiting in the sense that other building images, building materials, and components may be equally acceptable in creating the desired level of quality envisioned for the new work to be undertaken in the Precinct. **'Q'-Lot was originally conceived and rezoned to have substantial office; retail & restaurant uses including up to 60 dwellings on its northwest edge. 40 of those dwellings have already been provided in the form of the Kew Court subsidized and reduced market housing complex (Built by our current clients the Principals of Alpha Project Developments Ltd. in 1994) immediately to the south of the proposed project site. The current regional housing environment makes the provision of all forms of new housing necessary and vital to meeting the City's development and planning sustainability goals.**

- The resulting development will provide amenities and effect a comfortable transition to the surrounding residential areas, respecting character, form massing, scale, and existing activity. The residential street begins to naturally scale up in height and size from single family residential scale to the east to the multi-unit residential scale of the Camelot, as it approaches the 6-storey zoned commercial/office “Q”-Lot site. Character and form are both in keeping with and respectful of the Legislative Precinct in their arrangement and materiality, and their massing sensitively steps back at the upper levels to better blend into the adjacent neighbourhood and reinforce the scale of 4 to 5 storey street wall.
- Take the opportunity offered by these sites to create a distinctive Precinct for the Legislature and effectively integrate it with the surrounding neighborhoods. ✓
- Compose Architecture which is contextually sensitive without being slavishly bound to any stylistic or formal preconceptions. ✓
- Accommodate virtually all vehicle parking below grade, except selected on-site areas for limited visitor and courier parking ✓
- Include a variety of housing types to encourage a diversity of residents and to help foster a real and vital neighborhood. The proposed rezoning of this portion of “Q”-lot is needed and sensible change of use to provide much needed housing stock in place of an undeveloped surface parking lot.
- Initiate and maintain public participation in the project through information meetings, presentations, and personal contact throughout the planning process. We presented the project to the James Bay Neighborhood Association on October 12th, 2022, and it was extremely well received by the community. We had previously met with the CALUC representatives from the JBNA before our community meeting, and incorporated their suggestions into the project, which included adding more ground-oriented family sized units, a resident’s garden for building tenants, a dog run, and additionally landscaping and screening.
- Promote cooperative interaction with Municipal Departments to achieve a plan which is compatible with the City Planning goals for the district. We have been involved in extensive consultation with multiple departments in the development of this Rezoning/Development Permit Application submission.
- The challenge remains to achieve effective transitions across the sites from the formal government uses surrounding the Legislative Block through the residential uses ringing it. ✓
- Adjacent to the residential neighborhoods 3-4 storey multiple dwellings buildings, will make the transition from the higher office/commercial areas. ✓
- Uses should be allowed to change over time. Urban buildings, once established, evolve due to social and economic forces. It is not uncommon for service buildings to be converted to apartments and vice-versa. An urban design which considers potential change is important. This proposed change in use from predominantly commercial to residential is demonstrative of the guideline’s above noted intent.
- The maximum height of buildings within the precinct will be six storeys (22.1m). The six storey buildings are restricted to the north side and central portion of LP-1B on Q-Lot. We are proposing 7 residential stories rather than the previously recommended maximum height of 6 (commercial) levels.
- New Buildings shall attempt to frame rather than impede views of the Legislature Buildings. ✓
- The roofscape of the Legislative Precinct buildings should form a distinctive composition when viewed from neighbouring areas. When viewed from off-site, roofs will generally step up toward the Legislature, emphasising its importance without obscuring it, while other roof

features will define and distinguish special urban design features. It is important that roof forms create an interesting and varied profile without parodying existing landmarks including the Legislature and Empress Hotel. This shall be accomplished with simple indigenous roof forms (which may include flat roofs) articulated in careful consideration to the overall thesis. ✓

- New housing should be on the western end of 'Q' Lot and along the south bordering Superior Street. The west half of the LP1 zone (LP1A) is designated for housing. **We propose that the panhandle portion of the LP1B 'Q'-Lot be rezoned to include 475 Kingston Street as part of the transition to this residential area.**

Design Guidelines - Volume One – Part Two – Development Area Guidelines

Relevant Development Area Objectives & Guidelines from the Volume 1 Part Two Urban Design Manual that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

- The Development area guidelines are designed to provide the City with long-term certainty about the form, character, and type of land uses, while allowing some flexibility for the design of buildings, the exact location of land uses, and the timing of subdivisions. **Our application seeks the above noted flexibility and use for this subdivided property.**
- To ensure that building massing shall be held back from, and step down towards, adjacent residential uses on LP-1A ✓
- To create publicly accessible pathways and/or courtyard spaces at the interface between LP-1A and LP-1B. **We are proposing a proportionately shared north south pathway (SRW) at the eastern end of our site where it borders LP1B. It will connect to the already established easement to the south which follows through out to Superior Street along the boundary of the Kew Court project.**
- To create a publicly accessible thoroughfare through the block which will serve to connect the various office functions offer a pedestrian route while limiting vehicle traffic, and informally separate the residential and office uses on the two adjacent Development Areas, LP-1A and LP-1B **As above**
- To provide overall massing which respects the form and height of the Legislature Buildings, preserving their dominance in the Precinct ✓
- Maximum Building height of 22.1 m (6 storeys), with 50% Maximum Site Coverage.

Our proposed development is for a building which is 21.90m in height to the top of the uppermost flat roof on the seventh floor (not including the full height to the top of the dome at 24.40m) and seeks a variance to provide for 7 residential floors rather than the 6 allowable commercial/office floors, achievable due to the lesser floor to floor height requirements of residential.

Note that as the proposed project includes 2 levels of underground parking for the extent of the site (less a 305mm setback to accommodate drainage/excavation strategies), with ample landscaping set atop the parkade "roof", that the Site Coverage of the project is 95% (As any part of the site considered to be 0.6m above average existing or proposed grade are to be considered part of the Site Coverage.) It should be noted that while this is numerically the case, that pragmatically the vast majority of any portion of the site that is not the actual "building" itself is heavily planted and landscaped as shown in the proposed landscape plan. Accordingly, the Open Site Space while numerically only 5%, is similarly not an accurate representation of the actual proposed planted and landscaped condition.

- Property Line setbacks facing Kingston Street: None required. We propose a 1.5m setback from Kingston Street as part of our rezoning from commercial/office to residential.
- Minimum Setback from a common property line shall be 8m. Our rezoning application proposes a 6.3m setback from the common property line shared by the Camelot Seniors Residence, as we are locating our below grade parkade access immediately next to theirs, and so the building-to-building separation between the 2 projects will be approximately 11.6m (38').
- Not less than 35% of the lot shall be landscaped. ✓
- We are referencing and complying with the Schedule-C parking requirements. ✓

Design Guidelines - Volume Two – Built Form Guidelines

Relevant Objectives & Guidelines from the Volume 2 Built Form Guidelines that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

1.1A General Massing and Wall Treatment

- To create massing that contributes to the image and characteristics of a 'Parliamentary Precinct' which at the same time harmonizes with the existing residential and open space context. ✓
- To create massing that is at once comfortable at a human scale and within the massing properties of the central Victoria area. ✓
- To ensure that massing contributes to, and maintains a variety of primary view corridors to, through and from the Legislature, and wherever possible, between landmark spaces. ✓
- To ensure ample sun penetration into public outdoor spaces and to avoid shading these spaces for long periods of the day. ✓
- To build on, without replication or mimicry, the character that is Victoria, thereby creating a benchmark for future development. ✓

A.1 Generally, building massing should present a strong image of medium rise (up to six storeys) density and urbanity along the edges that face the Legislature, with particular attention to a base condition, a central mass (the Piano Nobile), and cornice or parapet profile. Upper floors may step back from parapets, particularly adjacent to residential parcels, thereby reducing their apparent bulk. Massing shall respond to all adjacent (existing or anticipated) forms and shall be modulated in scale adjacent to all public outdoor spaces, particularly those providing an interface between residential, and office uses. ✓

A.6 Special emphasis should be placed on the character and articulation of building massing at street level. ✓

1.1A Roofscape

B.1 Create Broken, stepped roofscapes that perceptually distribute project height and density of the buildings within the parcels. ✓

B.2 Limit flat roofs at lower levels so that they cumulatively represent only a percentage of all roof types. Landscaped and terraced roofs are encouraged. ✓

B.3 Develop roof forms in character that harmonize in colour and material with the neighboring context. ✓

1.1C Building Edges

C.1 Building edges should be designed to avoid high unbroken street walls. ✓

C.3 Building facades should be carefully detailed to reflect pedestrian scale. ✓

C.5 Where parcel property lines constitute the face of buildings, canopies, awnings, directories, signage, lighting, and planting, can extend beyond the property line, upon review and approval of the City of Victoria. NA

C.6 A consistent theme of lighting utilizing selected street lighting fixtures, as appropriate to the context and identified in Section 2.4, should be provided at and along building edges that front on public streets and squares. ✓

1.2 Exterior Finish

A.1 Visible sloped roof material choices shall be drawn from the following palette: Wood, Metal, Glass, and Slate. ✓

A.5 Metal roofs shall be standing seam or equivalent with shallow profiles. Metal roofs shall have a natural, galvanized, or baked enamel finish, with an appropriate range of colours. ✓

A.6 Metal roofs shall be used on buildings over three stories in height. ✓

A.11 Flat roofs are to be surfaced with a high-quality gravel ballast; exposed membrane roofing is not permitted. ✓

A.12 Terrace treatments are strongly encouraged for any visible flat roofs; terrace surfaces shall be of durable modular cementitious materials or preserved wood or cedar decking. ✓

A.13 Roof flashing materials shall be prefinished metal to match roof, wall colour or accents colours, within an overall coordinated colour scheme. ✓

A.15 Exposed party walls projecting through roofs are not permitted, unless expressed as a gable end. ✓

A.17 Satellite dishes, communications antennae, and mechanical equipment shall be planned as part of the roof, so they are concealed from all pedestrian viewpoints and any overlooking buildings and development. ✓

1.2 B Wall Materials

B.1 Generally, wall/façade design shall exhibit good proportioning of vertical and horizontal surfaces, materials, structural and decorative elements. When the basis of proportional development is in question, human scale will be taken as a normative value. ✓

B.2 Development of wall surfaces shall take into account the critical influence that the design of horizontal and vertical rhythm has on differentiation and interest of material surfaces. ✓

B.3 Wall surfaces shall be designed to take advantage of the interplay between light and shadow in order to create surface foreground and background and render such modelling fully perceptible. ✓

B.4 Use of the following palette of materials is encouraged: Stone, Wood, masonry, textured Concrete, Decorative tiles, in limited quantity, Acrylic Stucco. ✓

B.5 Artificial or cultured stone may be permitted in limited quantities at the discretion of the City. Non-acrylic stucco or painted concrete is not permitted. ✓

B.6 Polished natural stone is not permitted as a monolithic wall surface, as its character is in contradiction to the texture and scale of the Legislature and any proposed new development. It may, however, be used as an exterior accent material or interior floor finish. ✓

B.7 Brick tiles are permitted as a wall surface or wall veneer. Full-sized face brick is strongly encouraged, providing it is not red or orange. **We have proposed a light canyon-rose brick color similar to that found on the Empress Hotel.**

B.8 Precast concrete as a finished surface is discouraged. Evidence of high-quality detailing, texturing, jointing and surface modelling shall be submitted to the City to support any case for precast concrete components/surfaces. This also applies to any proposed use of precast brick panels. ✓

B.9 Plywood or particle board is not permitted as an exterior cladding. ✓

B.10 Wall materials on low, medium, and high-rise buildings around major public spaces shall be durable and capable of sustaining prolonged wear and abuse incurred from activities in these public areas. ✓

B.11 The use of heavier materials such as masonry, stone or textured concrete is encouraged as a base material for all facades. ✓

B.12 Buildings on and surrounding hard surfaces (i.e. paved courtyards and streets) shall be of a hard character material, such as textured concrete, stone, masonry, or combinations of these, to reinforce the 'permanence of building' and intended urban pedestrian scale. ✓

1.2 C Windows and Window Material

C.2 Generally, the geometry and shape of windows and glazed frontages shall reinforce and maintain the thematic character of the development. ✓

C.3 Window to wall relationships will exhibit an appropriate sense of proportion relating to a human scale. ✓

C.4 Wherever appropriate and possible, windows will contribute to generating a harmonious rhythm in walls and perceptually engage interior spaces with exterior streets and squares. ✓

C.5 Window development will support and contribute to the definition or hierarchy of place between public, semi-public, and private areas. Window design will reinforce the layering and character of spatial uses and progression. ✓

C.6 Window design will take advantage of wall openings and frame components, such as sills, lintels, and jambs, by expressing and developing these components as architectural features that will contribute to the richness of wall surfaces and exterior spaces. ✓

C.7 All windows and glazed surfaces will be designed with due care and consideration given to overlook and privacy. ✓

C.9 Except for curtain walls or floor to ceiling glass, flush mounted and ribbon type windows will not be permitted. Windows shall be recessed to express the substantial nature of the building wall and a

sense of punched openings. Curtain wall or floor to ceiling window walls shall be broken by spandrel panels or articulated mullions to reflect the floor-to-floor scale. ✓

C.11 Individually distinct bay windows or French balconies are encouraged. ✓

C.12 Reflective or heavily tinted glass types are not permitted. ✓

C.13 Glass may be clear or lightly tinted blue or green. Gold, brown, or bronze tints are not permitted. ✓

C.14 Wood windows will be encouraged on low-rise and medium-rise buildings, especially in residential buildings, and on windows in commercial and residential frontage along street, boardwalk, and public squares. Clarification of use under building code regulations must be obtained. ✓

C.15 Wood windows shall have small scale, authentic, non-removable, muntin elements. ✓

C.16 Under no circumstances will windowpanes articulated by tape applique be permitted. ✓

C.17 All windows shall be finished and integrated into the wall faces, finished and colour scheme. ✓

C.18 Clear-finished aluminum windows are not permitted. Window colour and finish must be coordinated with the wall face colour and finish. Windows may be used as accent colours. On-site painting of window frames is not permitted. ✓

C.20 Steel frames and sections are encouraged on ground level communal spaces and storefronts as an alternative to wood. ✓

C.21 The purpose of operable windows will be to open interior spaces to the out-of doors, and not merely to function as ventilation. Sills shall be as low as possible. Muntin's shall not conflict with sight lines when sitting or standing. ✓

C.22 Hopper or jalousie windows are not permitted in either wood or metal frames. ✓

1.2 D Colour

D.1 Colour schemes may make reference to Victoria's historical and contemporary setting. ✓

D.2 All colour treatments shall be planned and considered to harmonize with adjacent or adjoining buildings. ✓

D.3 Colours shall be generally factory applied to materials in order to maintain a high quality of finish. ✓

D.5 All colour treatments must compliment, maintain, and encourage the project theme. ✓

D.6 A colour schedule, accompanied by examples of colour schemes, and all materials having colour applied to them, must be submitted to the City for review and approval. ✓

SAFETY & SECURITY

Address CPTED (Crime Prevention Through Environmental Design)

Surveillance

- Entry Lobby and Parkade security Cameras will be provided

- Glazed doors in stairwell and parkade lobbies to be incorporated, in addition to easily viewable parking areas and a light-colored parkade color scheme
- The street wall nature of the building along Kingston Street will allow for resident's 'eyes on the street.'
- Low landscaped and street facing walls allow views while maintaining privacy and security

Territoriality

- Landscaping provided symbolic barriers and screening between units and the street and "Q"-lot facing facades which include changes in paving stone patterns and colour, a variety of planting types, and incorporation of low landscaped walls and fences.
- Opportunities for resident gathering and seating are provided at the building entry and in the community garden.

Lighting

- Landscape lighting is proposed for safe use of the gardens after dark, specifically in the Community Garden and along the South Walkway, using bollard light fixtures and wall mounted recessed light fixtures, all of which would be dark sky compliant.
- Lighting fixtures to be vandal resistant, non-glare, and allow for ease of maintenance and operation
- Building entry and street facing unit entries to be well lit

TRANSPORTATION

The proposed development meets and exceeds both vehicular and bicycle parking requirements

BUILDING AMENITIES

The following building amenities available to residents include:

- Below grade Unit Storage
- Dog Wash
- Dog Run
- Resident's Garden
- Gym
- Strata Meeting Room/Community Room with accessible washroom

HERITAGE

There are no heritage requirements on the property other than the general heritage related design guidelines of the Legislative Precinct, i.e., being sympathetic to the heritage nature of the precinct and the Legislature and its buildings including respecting the form and character of signature landmarks and maintaining views within the 180m radius of the Legislative Dome. Note that while our project is located outside of the 180m radius of the Legislative dome that we are still cognizant of the overall intent of this guideline.

INFRASTRUCTURE

A Civil Sewer attenuation plan had been included to account for the required services to the proposed 60 unit residential building. A new above grade electrical PMT will be provided at the northeast corner of the site, accessible to BC Hydro from the street. One power pole is proposed to be relocated to allow for the below grade parking access ramp to be constructed.

GREEN BUILDING FEATURES

While no third party rating system is being pursued for this project, the following green building features are proposed:

Site Selection and Design

- The buildings façade orientation is passively designed to negotiate solar impacts.
- The building site is oriented on its longest axis in an east west direction, mitigating shading onto nearby properties.
- The north façade along Kingston Street features a majority of punched openings set back into the brick wall
- The south façade features large overhangs to manage solar gain

Innovation and Design

- The project team will use an Integrated Design Process (IDP) as we do on all of our projects.

Transportation

- We meet the required number of Schedule C resident and visitor parking spaces and exceed the required number of bicycle spaces within the building. Additionally, the project will be in compliance with the City of Victoria's requirements for the provision of electric vehicle (EV) charging infrastructure.

Energy efficiency For Part 3 Buildings – Energy Modelling (report attached)

- The proposed new residential building will reduce energy use by 10% compared to ASHRAE 90.1 2007.
- Energy modeling Report completed by Avalon Mechanical (report included)
- The VFAR (vertical surface area to floor area ratio) for this building is 0.55, indicating a low surface area for heat loss relative to the building floor area. According to the energy modeling results, the preliminary model satisfies Step 2 of the BC Energy Step Code with adequate margin. The proposed building shall consume less than 130.0 kWh/m² of energy annually and have an annual heating demand of less than 45.0 kWh/m². According to the preliminary design documents, the proposed building satisfies the requirements of Step 2 of the BC Energy Step Code.

Renewable energy For Part 3 Buildings – Solar

Obtain a minimum of 5% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water, or heat pumps.

- We are providing rooftop Solar PV, and the building mechanical system will operate on VRF for heating and cooling, including air conditioning.

Water

- Low flow rate faucets and showers & Dual Flush Toilets
- Re-use of non-potable water (cistern Collection) for landscape irrigation purposes. Rainwater storage to supplement irrigation demand shall be provided via a cistern in the parkade. All plantings would be irrigated via automated low volume drip-line with a controller that shall have weather sensing capabilities to adjust the program based on each day's weather.

Site Permeability

- Permeable pavers exist within the community garden, the secret garden and to a more limited extent, the private patio areas.
- The purpose of specifying permeable paving in our case is for rainwater detention. A perf drain with a flow control outlet will detain water and slowly release it.
- Community garden and private patio paved surfaces would be designed as permeable surfaces and form part of a site-wide rainwater detention system.

- A liner will be used only under the paved surfaces and not under the patio lawns. The growing media under the lawns will be made available to tree roots.
- The community garden permeable paving will primarily be for the benefit of water infiltration for the trees rather than for detention in a lined reservoir. Soil vaults (silva-cell) would be the method to provide soil under the paving in this area.

Landscaping and Urban Forest

- 475 Kingston utilizes a 'New Classical' landscape treatment comprising robust garden materials; clay brick, natural stone, large dimension cedar lumber and ornamental railings to suitably complement the distinctive architecture and to embrace sustainable practices.
- The landscape plan proposes a number of private garden spaces for main floor dwellings with a single private garden space for second level unit #205 atop the parkade entry ramp. A gated common garden space is located on the east side of the building leading on to a perimeter walkway and secondary seating space to cater for dog walking and garden maintenance access. North facing ground level units are provided with small patios with access directly off Kingston Street sidewalk. An approach court to the building entrance is located on the north side.
- Plantings would emphasize the traditional ornamental garden, species selected for scent and flowering attributes, pollinating properties, native species content where opportunities exist. The building will be bound on its south and east sides by continuous tree canopy providing shade to the gardens and a degree of screening between the building and neighbours to the south and east.
- A small number of trees (6) will be removed from within the site, 4 of which are bylaw protected. These existing trees comprise non-native species (hawthorn, chestnut, and purple plum). They will be replaced by a larger number of new trees (27) provided with optimum growing conditions - ample soil volume, irrigation, and regular mulch applications. All existing street trees will be preserved and protected as required by the City of Victoria.
- Landscape lighting is proposed for the safe use of the gardens after dark, specifically in the Community Garden and along the South Walkway, using bollard light fixtures and wall mounted recessed light fixtures, all of which would be dark sky compliant.
- The plant species selection exceeds the minimum 30% required for native species, and the species are identified with their attributes in the plant schedule included in the landscape drawings.

We appreciate this opportunity to again share our project information and design rationale with you as part of this resubmission response for our combined Rezoning & Development Permit application. Should you have any questions or require any clarifications, please do not hesitate to contact us. We look forward to discussing our project further through the municipal review process.

Yours truly,
MERRICK ARCHITECTURE LTD.



SHAUN MCINTYRE

Architect AIBC, MRAIC, M.Arch, B.Ed, LEED Ap
PRINCIPAL