

June 29th, 2022
City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Permits & Inspections -
Application: REZ00793 and DPV00182

Re: 1030 Fort Street – Revisions in Response to TRG Review

The revisions included within this drawing package have been undertaken in response to TRG comments provided by City Staff on June 14th, 2022. If there are any questions or if further clarification of any part of the application is required, please do not hesitate to contact our office.

REVISIONS IN RESPONSE TO TRG REVIEW

Development Services Comments:

1)

Comment:

Staff understand the limitations of the 3D renders, but note that these should be as accurate as possible so as not to mislead Council or the public. Please review and correct the following;

- a. A010/A011 – the people appear to be smaller than average in height. This is particularly important given the previous comments from staff requesting adequate clearance from the beams on the ground floor. Please review the scale of the image and correct the height of the people (the people should be larger).
- b. A010/A011/A501 – The building appears to be projecting significantly beyond the adjacent property to the west (1028 Fort Street), which serves to misrepresent the pilasters suggesting they could impede pedestrian flow along the street. Please review the position of the building to accurately reflect the building line of upper storeys with the context of adjacent buildings. The proposed building should be shifted further back (north) to reduce the appearance of a significant projection from adjacent buildings.



CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC, V8W 1E4
Canada

Response:

The renders have been adjusted to suit staff comments. Please refer to A010, A011, and A501.

T 250 590 3223

2)

Comment:

Staff still have concerns regarding the rear yard setback, which does not meet the minimum 8m setback required in the new DCAP and will be noting this in the report to Committee of the Whole. The window alignment diagram on sheet A500 is helpful – please ensure the closest

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A Corporate Partnership
Principals

GREGORY DAMANT
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Architect AIBC, LEED AP,
Interior Architect AKNV Germany

dimensions balcony to balcony (proposed building and 1039 View) are included. Staff calibrated this to approx. 19.12m, but please verify. Please increase the line weight of the balcony outline for further clarity.

Response:

The requested balcony to balcony dimensions and lineweight adjustments have been provided. Please refer to Sheet A500.

3)

Comment:

To further mitigate any privacy impacts to the rear, please increase the soil volume and revise the proposed planting on the decks of Level 2 with a more generous planting palette that creates an enhanced buffer between the proposed building and the buildings to the north (Jukebox and 1039 View Street) – with increased quantity and larger varieties. There appears to be ample clearance height in the bike room below to accommodate this, noting the minimum clearance for bike rooms under Schedule C is “2.1m between the floor and any mechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling”. Please ensure any reduced height clearance is dimensioned on Building Section 1.

Response:

A solution to increase soil volume is proposed which increases the planter height to 1070mm above finished floor level at the rear yard Level 2 patios. This adjustment to planter design increases the total soil volume from 38 cubic meters to 51 cubic meters. Additionally, it allows for the removal of the guard sitting above planter height at the exterior of the Level 2 building footprint, improving the experiential quality of space on the patios themselves for the building's residents while simultaneously reducing the visual impact created by the previous guard design to the adjacent properties. A slab drop is also avoided in this solution which avoids constructability challenges. This increase in soil volume has allowed for the inclusion of a larger variety and density of low and mid height plantings as well as an upsizing of the 5 proposed trees. Please refer to the revised Landscape Materials plan and Building Section on Sheet L1.01. Changes are also captured on Sheet A010, A200, A201, and A300.

4)

Comment:

The increase to the ground floor clearance along Fort Street is welcomed. However, staff still have concerns with the clearance between the proposed signage and the sidewalk, which measures approximately 2.96m. Further recessing of the beams may be warranted if an alternative signage strategy cannot be determined. Note that precedent across Fort Street to the south is for smaller hanging signs that project from the building face.

Response:

It is understood that City staff are concerned with clear height reductions underneath signage and that an alternative signage strategy is preferred. Given that the ground floor street frontage has ample glazed area and that only a single CRU is being proposed in this building, behind glass window decal style and/or freestanding signage is proposed. This signage strategy addresses the issue of clear height for the projecting soffit, while allowing for appropriately scaled and legible signage primarily oriented to the pedestrian realm. Should future tenants request additional exterior signage, its design will be addressed at the signage permit stage. Please refer to Sheets A000, A010, A011, A200, A201, and A300.

Parks Division Comments

5)

Comment:

Please relocate the Street Tree Irrigation service lateral and meter vault to 1.30m east of the proposed sanitary, and 1.30m west of the gas. The proposed location does not allow adequate spacing to install the required hardware, and installation of the the meter outside the soil cell.

Response:

The Street Tree Irrigation service lateral and meter vault have been relocated as requested. Please refer to C1 and L1.01.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Damant', enclosed within a large, loopy circular flourish.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal