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RE: Application: REZ No. 00718 & DPV No. 00133 at 1124 Vancouver Street, 941 & 953 View Street

Upon review of City of Victoria staff comments for the above-mentioned application: listed below is a summary noting changes that have been made to the original application set dated November 7, 2019 in response to comments noted in the *Conditions to be met prior to the Committee of the Whole*:

A0.00 COVER SHEET:

1. Adjustment in **Total Floor Area** is based on revised exterior wall assembly to meet Step Code 3 requirements and revised building floorplate.
2. Adjustment to:
 - a. **Floor Space Ratio** based on revised exterior wall and floor plate (noted in item 1)
 - b. **Site Coverage** based on eliminating at grade Bike Pavilion and adjustment to parkade to facilitate 3m x 3m sight triangle and revised building floorplate.
 - c. **Open Site Space** based on eliminating at grade Bike Pavilion & revised building footprint.
 - d. **Height of Building** based on revised calculation for Average Grade.
3. Adjustment to **Bike Parking Number** based on revised unit count.
4. Adjustments to setbacks - See Setback Diagram sheet A0.08:
 - a. **Front Yard (View Street):** increased to 3.0m
 - b. **Rear Yard:** Minimum (near Vancouver Street) 1.46m and Maximum 3.0m
 - c. **Side Yard (Vancouver Street):** 1.5m
 - d. **Side Yard (West):** Minimum 3.0m (near View Street) and Maximum 6.0m
5. Adjustment to:
 - a. **Total No. of Units:** Increased from 154 Units to 163 Units
 - b. **Unit Type:** Unit ratio changed.
 - c. **Minimum Unit Floor Area** based on revised exterior wall and unit mix (noted in item 1)
 - d. **Total Residential Floor Area:** Based on revised floor plate.
6. New sheets added (A0.11, A0.2B, A0.3B, A2.05A, A2.05B, A2.06 to A2.09, A4.04 to A4.08, L-1.2, L-3.2, L-3.3 and C-1.0)

A0.02 SITE PLAN EXISTING:

1. Existing Deciduous trees to remain-previous application proposed to remove these.

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A0.03 SITE PLAN PROPOSED:

1. Updated Garden Unit Patios along View Street and reduced Garden Unit Patios along Vancouver Street. Revised building footprint. Increased setback along west property line. Deleted Bike Pavilion and relocated bikes to inside of building at L1 as well as at P1 level. Updated Landscape throughout (see Landscape Drawings for detail information). Eliminate Rain garden and retain existing trees along Vancouver Street. Private Patio at N-W corner reoriented to face North. Developed West property line to include bike repair area and dog wash c/w trellis canopy. Revised footprint at Courtyard wings. Added an at-grade MODO Carshare parking stall along View Street.

A0.06 CONTEXT PLAN & ELEVATION:

1. Updated proposed Plan footprint and Elevation with revised concept. Revised context reference to proposed building at 937 View Street.

A0.07 SHADOW STUDY:

1. Updated building footprint

A0.08 SETBACK DIAGRAMS:

1. **Level P1 Footprint** *Revised extent of parkade level*, addition of 3m x 3m sight triangle (measured from PL) and 6m setback for Parkade overhead door.
2. **Level 1 Footprint:** Revised footprint and setbacks throughout. Deleted Bike Pavilion
3. **Level 2-6 Footprint (Typical):** Revised footprint and setbacks throughout.

A0.09 FLOORPLATE LIMITATION DIAGRAM:

1. Noted revised Average Grade and Building Height
2. Deleted Bike Parking Pavilion

A0.10 SITE COVERAGE & OPEN SITE SPACE:

1. **Site Coverage** based on revised parkade footprint: Added area to the S-W corner and adjustment to modified N-E corner to include 3m x 3m sight triangle.
2. **Open Site Space** – Revised- based on new Ground Floor Footprint. Deleted Bike Parking Pavilion

A0.11 AVERAGE GRADE CALCULATION:

1. New sheet added illustrating the Average Grade Calculation based on Schedule 'A' Definitions. Calculations based on lower grade points i.e. where natural grade meets P1 Level as it extends up to form Level 1 platform EL. 18.32m.

A1.01 LEVEL P1 PLAN:

1. Parkade Entry modified to include 3m x 3m sight triangle and a 6m setback for Parkade overhead door. Relocated parking stall from this corner and converted space into a Service Room. Expanded on below grade Bike Room and reconfigure Service Rooms. Relocate HC Stall to S-E corner of P1 Level.
2. Relocated parking stall noted in Item 1 and reconfigured access to Parkade Egress Stair.
3. Reduced drive Aisles from 7m to 6m
4. Revised Required Parking calculations from Affordable Use to Apartment Use– an increased parking reduction from 103 stalls to 45 stalls.
5. Added 1 Car Share Stall
6. Modified extent of Level P1 footprint by removing previously proposed jog at S-W corner to respond to revised shoring design concept.

A1.02 LEVEL 1 PLAN:

1. Revised Garden Unit Patios to include planting between raised patio and sidewalk (see sheet A2.05A & Landscape Dwgs) and modified patio at unit adjacent to Parkade Entry to facilitate 3m x 3m sight triangle.

2. Reduced setback at East PL- revised and reduced Garden Unit Entry Patios to include planting between raised patio and sidewalk (see sheet A2.05A & Landscape Dwgs). Eliminate Rain garden and retain existing trees along Vancouver Street.
3. Private Patio for Unit B6 increased and buffered with extensive landscaping.
4. Increased setback along West PL to 6m. Revised programming along West PL to include Bike repair space, casual seating area to accompany bike repair space and a Dog Wash area. Providing trellis canopy for weather protection.
5. Revised Unit ratio and overall unit count- previously 154 units, currently 163 units
6. Deleted Bike Parking Pavilion and replaced with outdoor Amenity Courtyard.
7. Revised Unit from 3 Bedroom unit to (1) 2 Bed Unit & (1) Studio Unit
8. Added floorplate area and Units to Courtyard wings

A1.02A LEVEL 1 AREA OVERLAY:

1. Revised Floor Areas are based on anticipated exterior wall assembly to meet Step Code 3 requirements and revised building footprint- area measured to inside face of drywall and not, as previously calculated, to outside face of exterior wall. Added additional area to Courtyard wings and deleted Bike Pavilion.

A1.02B LEVEL 1 UNIT AREA BREAKDOWN:

1. New sheet added indicating area for individual Unit types - areas calculated per Schedule 'A' AREA definition (inside face of drywall)

A1.03 LEVEL 2-6 PLAN:

1. Reduced fenestration & replaced full height window with clerestory windows to minimize the interface challenges along the West Elevation. Added a balcony to provide some articulation and to animate the façade along View Street.
2. Increased set back to 6m.
3. Deleted Green Roof and relocated Urban Agricultural planting plots and Amenity space to the Rooftop of 6 story Rental Building- see landscape for additional details and added floor area and units to Courtyard wings.
4. Revised corner Unit (from 2 bed to Family 3 Bed Unit) to include corner balcony to articulate & animate the intersection of View & Vancouver Street. Decreased setback to 1.5m along East PL.
5. Revised S-E unit to articulate & animate the façade along Vancouver Street. Reduced the amount of fenestration at South façade and replaced with clerestory window to minimize visual/privacy concerns at this interface. Decreased setback to 1.5m along East PL.
6. Revised Unit from 3 Bedroom unit to (1) 2 Bed Unit & (1) Studio Unit

A1.03A LEVEL 2-6 AREA OVERLAY:

1. Revised Floor Areas are based on anticipated exterior wall assembly to meet Step Code 3 requirements and revised building footprint- area measured to inside face of drywall and not, as previously calculated, to outside face of exterior wall. Added additional area to Courtyard wings

A1.03B LEVEL 2-6 UNIT AREA BREAKDOWN:

1. New sheet added indicating area for individual Unit types - areas calculated per Schedule 'A' AREA definition (inside face of drywall)

A1.04 ROOF PLAN:

1. Developed extensive rooftop Amenity to include Urban Agriculture, kids play, putting green, lounge area and sun deck. Extended Elevator and Egress stairs to Rooftop. See landscape for additional details.

A2.01 ELEVATION NORTH:

1. Revised Elevation includes:
 - a. Revised cornice profile, material & color – see sheet A2.05B. Black metal cornice helps to delineate the building top.

- b. Revised Private patio interface along View Street. Lowered the brick and concrete upstand and provided more glass guardrail. Introduced a shallow planter to cap off brick façade and to soften the interface between the building and the street edge - see sheet A2.05A.
- c. Revised N-E Entry expression- articulated in black window wall frame and black spandrel glass where required. Window wall element extends beyond cornice line to provide a defined entry corner feature. Corner is also articulated with balconies that extend towards View Street to provide additional articulation to this feature corner. Balcony guardrails at window wall is proposed as glass guardrails with horizontal mullion detailing to provide a contrast/compliment to the black picket guardrails shown in typical Juliette balcony.
- d. Window wall expression and balcony at N-W corner of façade to provide additional articulation and animation of the View Street elevation. Balcony guardrails at window wall is proposed as glass guardrails with horizontal mullion detailing to provide a contrast/compliment to the black picket guardrails shown in typical Juliette balcony.
- e. Extensive Amenity roof deck with glass guardrail around roof perimeter

A2.02 ELEVATION SOUTH:

- 1. Revised Elevation includes:
 - a. Revised cornice profile, material & color – see sheet A2.05B. Black metal cornice helps to delineate the building top.
 - b. South-West corner – Brick façade wraps corner and continues into the courtyard. Clerestory windows along South facing wings to minimize visual interface between units and possible future development to the South. Simplified the massing and material color & selection.
 - c. Deleted Bike Pavilion and moved into building footprint.
 - d. South-East corner: Brick & Concrete base expression transitions to 6 story brick facades, into the courtyard.

A2.03 ELEVATION EAST:

- 1. Revised Elevation Includes:
 - a. Revised cornice profile, material & color – see sheet A2.05B. Black metal cornice helps to delineate the building top.
 - b. Reduced setback along Vancouver Street- Revised Private patio interface along Vancouver Street. Lowered the brick and concrete upstand and provided more glass guardrail. Introduced a shallow planter to cap off brick façade and to soften the interface between the building and the street edge - see sheet A2.05A.
 - c. Revised N-E Entry expression- articulated in black window wall frame and black spandrel glass where required. Window wall element extends beyond cornice line to provide a defined entry corner feature. Corner is also articulated with balconies that extend towards View Street and Juliette balconies along Vancouver that provides additional articulation to this feature corner. Balcony guardrails at window wall is proposed as glass guardrails with horizontal mullion detailing to provide a contrast/compliment to the black picket guardrails shown in typical Juliette balcony.
 - d. Window wall expression and balcony at S-E corner of façade to provide additional articulation and animation of the Vancouver Street elevation. Balcony guardrails at window wall is proposed as glass guardrails with horizontal mullion detailing to provide a contrast/compliment to the black picket guardrails shown in typical Juliette balcony.
 - e. Extensive Amenity roof deck with glass guardrail around roof perimeter

A2.04 ELEVATION WEST:

1. Revised Elevation Includes:
 - a. Revised cornice profile, material & color – see sheet A2.05B. Black metal cornice helps to delineate the building top.
 - b. Replaced full height window with clerestory window to minimize the interface challenges along the West Elevation.
 - c. Replaced metal panel façade with brick façade across entire west elevation. Proposing a higher quality material to provide a more visually appealing façade to help minimize the *visual* interface challenges along the West Elevation.
 - d. Redesign of parking egress stair to incorporate a trellis to provide weather protection at the bike repair and dog wash area.
 - e. Showing extensive planting at West PL to provide privacy at grade.

A2.05A TYPICAL BAY LEVEL 1:

1. Separated original sheet A2.05 into Level 1 detail (Sheet A2.05A) and Level 2-6 detail (A2.05)
2. Revised Private patio interface along View & Vancouver Street. Lowered the brick and concrete upstand and provided more glass guardrail. Introduced a shallow planter to cap off brick façade and to soften the interface between the building and the street edge. Concrete base will be a Board Form finish to a unique texture finish that enhances the visual experience along the streetscape.

A2.05B TYPICAL BAY LEVEL 2-6:

1. Separated original sheet A2.05 into Level 1 detail (Sheet A2.05A) and Level 2-6 detail (A2.05)
2. Revised Cornice profile, material & color. More contemporary expression and articulation – the dark cornice edge helps to delineate the building top. Exact profile to be further developed moving forward.

A2.06 MATERIAL - BRICK:

1. New sheet added to show proposed brick sample, precedent images, and partial elevation indication application on our project.

A2.07 MATERIAL – BOARD FORM ARCHITECTURAL CONCRETE :

1. New sheet added to show proposed architectural concrete sample, precedent images, and partial elevation indication application on our project.

A2.08 MATERIAL – ARCHITECTURAL METAL DETAILING:

1. New sheet added to show proposed architectural concrete sample, precedent images, and partial elevation indication application on our project.

A2.09 MATERIAL – WINDOW WALL & SPANDREL GLASS

1. New sheet added to show proposed window wall & spandrel glass sample, precedent images, and partial elevation indication application on our project.

A3.01 SECTION 01:

1. *Height of Building* based on revised calculation for Average Grade.

A3.02 SECTION 02:

1. *Height of Building* based on revised calculation for Average Grade.

A3.03 SECTION 03:

1. *Height of Building* based on revised calculation for Average Grade.

A4.01 to A4.08 – 3D VIEWS:

1. Reflects all changes listed above.

L-1.0 LANDSCAPE SCHEDULE/LEGEND:

1. Revised drawing list
2. Added paving material types.
3. Revised plant list according to planting plan on sheet L-1.2 and L-2.1
4. Added Irrigation Notes and Street Tree Irrigation Notes
5. Added furniture types

L-1.1 LEVEL 1 LANDSCAPE PLAN – LEVEL 1:

1. Revised RAIN GARDEN
 - 1.1. Incorporated a MODO Parking
 - 1.2. Adjusted street tree locations according to civil utilities, pedestrian lights and modo parking
2. Revised CORNER PLAZA
 - 2.1. Deleted street trees in hard surface
 - 2.2. Revised PAVING PATTERN with adding soldier course surround as per DPRP, specifically, 'New Town District'
3. Revised SIDEWALK and BOULEVARD to remain existing condition
4. Relocated/Added PEDESTRIAN LIGHTs (Cluster Globe Light Type A) along View Street and Vancouver Street
5. Added a LITTER BIN at Corner Plaza
6. Added irrigation for proposed street trees along View Street on City Property
7. Revised garden level PRIVATE PATIOS interface along View Street and Vancouver Street. Introduced planters between patios and street edge with shrubs and hanging plants to soften the façade of retaining walls
8. Revised PLANTING BED to incorporate GARBAGE STAGING
9. Revised ENTRY PLAZA
 - a. Revised corner planting bed
 - b. Adjusted bike rack locations
 - c. Deleted three trees as planters are smaller
10. Added a SECURITY GATE and WHEEL-WELL-RAMP
11. Revised Private patios and planters according to revised architectural unit layout
12. Added COURTYARD GREEN SPACE with boardwalk and seating
13. Added private patios according to revised architectural unit layout
14. Revised the outdoor bike amenity location according to revised bike storage location
15. Added a SECURITY GATE

L-1.2 LANDSCAPE PLAN – ROOFTOP LEVEL:

1. Added Urban Agriculture on rooftop level, including wooden garden plots, potting bench, tool storage, composting bins, seating and picnic tables
2. Added outdoor kitchen and dining area with table and chairs
3. Added lounge seating area with fireplace
4. Added green space with boardwalk and seating
5. Added sun deck with loungers
6. Added putting green
7. Added kid's play area with natural play elements and rubber surface
8. Added table tennis area
9. Added plantings in metal planters

L-2.1 PLANTING PLAN LEVEL 1:

1. Revised PLANTING PLAN according to level 1 landscape plan

L-3.1 LANDSCAPE SECTION:

1. Added a conceptual rain garden detail
2. Revised sections in coordination with landscape site plan

L-3.2 LANDSCAPE SECTION:

1. Revised sections in coordination with landscape site plan
2. Added a section through courtyard green space

L-3.3 LANDSCAPE SECTION:

1. Added sections through rooftop level