

April 15, 2021

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C.
V8W 1P6

**Re: 1124 Vancouver Street, 953 View Street, and 941 View Street
Proposed Rental Residential Development**

Dear Mayor, Members of Council and Neighbors

We are pleased to resubmit this Development Permit and Rezoning application to build 163 purpose-built Market Rental units in the Harris Green neighborhood of Victoria.

Our proposal is to offer practical, and modern homes that would be attainable for young people, families, and others who seek a home within their financial means. Providing increased Market Rental housing in a price range that we anticipate will contribute to retaining our young and highly skilled individuals within the City of Victoria. Highlights of this project are:

- A mix of 163 brand new, high-end units to accommodate different lifestyles, including 36 family homes (2- and 3-bedrooms)
- Easy access to active transportation and transit: 97 Walk Score, 97 Bike Score, 75 Transit Score according to walkscore.com
- 15-minute walk to Victoria Inner Harbor, downtown restaurants and shopping district, and Cook Street Village
- 188 secure bike storage spots, a bike service center, and a direct connection to the City of Victoria's downtown All Ages and Abilities (AAA) Cycling Network
- Approximately 12,500 square feet of outdoor community space for residents and visitors (shared rooftop and courtyard) and a 400-square-foot Amenity Living Room with kitchen, lounge, and seating.
- Pet-friendly units and a dog wash on site

Robert Ciccozzi

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AIA, SAA, B.Arch.
PRINCIPAL

Shannon Seefeldt

Architect AIBC, AIA,
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Darrell Radom

Cert. Tech.
Sr. Technologist
ASSOCIATE

The building is designed to complement the Victoria vernacular and have a timeless presence for the future of this city. Our clients have committed to a pallet of quality materials that will undoubtedly enhance and contribute to the revitalization of this neighborhood. The detailing on this project will be important to define an architectural elegance that will exemplify the timeless design quality of this project - Simple Design with Quality Materials and Elegant Detailing!

On the following pages I have outlined the commentary that was expressed as part of the first Development Permit and Rezoning application review by the City of Victoria's Staff and comments from our Advisory Design Panel meeting held on February 26, 2020. We have provided responses and clarification to these comments for your review and consideration.

Thank you for reviewing our resubmission again. We appreciate the opportunity to present our revised proposal to you and hope that you support our belief that this development will provide a significant community benefit and bring much needed purpose-built Market Rental housing to the Harris Green Neighborhood. We look forward to further communication with you as the project continues.

Sincerely,

CICCOZZI ARCHITECTURE

A handwritten signature in black ink, appearing to read "Sandro Mancini".

Sandro Mancini
Architect AIBC, NCARB
Senior Associate

City of Victoria Staff Comments: November 19, 2019
(Architect's Response: March 18, 2021):

General Comments:

Please clarify the intent with the affordable housing component of the application. 100% rental projects are exempt from the Inclusionary Housing Policy if the intent is to secure tenure of the building through a legal agreement for the greater of 60 years or the life of the building.

- *This project will be 100% market rental. The pricing of the units will be driven by their size and due the nature of our units having more efficient floor plates it will provide cost effective units for residents across many income brackets.*

The OCP strongly encourages the logical assembly of development sites. To that end, staff strongly encourage the inclusion of 937 View Street into the proposal to create a more comprehensive development without the building interface challenges associated with developing the parcels separately.

- *Client has noted that this is not an option.*

Please provide more detail on the proposed Green Building Features, mentioned in the letter to Mayor and Council.

- *Energy step code 3 requires a level of energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code. We will be working with our Mechanical & Envelope consultants to identify construction assemblies and mechanical equipment that will meet the requirements outlined in Step code 3. Part of this process will involve generating an Energy Model of our current proposal to evaluate the energy performance of our proposed façade design (Solid vs. Void). From this we will develop an exterior wall assembly and mechanical system that will help achieve desired energy efficiency. This process will be on-going into BP phase. Currently we are considering Heat Recovery Ventilation system (HRV), air tightness w/ continuous air barrier to minimize air leakage & operable windows to name a few strategies...however, as mentioned, this will be an ongoing analysis moving forward.*
- *We are currently working with MODO car share to provide car share option along View Street. A second car share stall is slated to be in our P1 Parking level.*
- *Electric car charging stations. Currently proposing 10 electrified, level 2, 240 volt charging outlets*
- *Meeting 100% of bike parking requirements. We are locating most of our bike parking within our Level P1 Plan. Additional bike parking is being proposed at Level 1, within our building footprint (west PL)*
- *Sustainably conscious Landscape design (see landscape dwgs) providing Rain Gardens to reduce & filter storm water runoff and to increase groundwater recharge.*

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Massing and Form:

It is important to achieve good building separation, particularly considering the proximity to upcoming and future proposals. The south and west elevations do not currently meet building separation distances in DCAP, and no justification has been provided for this. It is recommended that the proposal exceeds aspects of DCAP, in relation to building separation and livability for residential units, with particular attention to the west elevation. Greater setbacks on the south elevation are also encouraged. Minimum building separation is currently under review by Community Planning staff with the aim of increasing the distances.

- *Per DCAP: between 0'-30' height require 3m side yard setback (south). This does not apply to front half of side yard (per Streetscape requirements) where it is encouraged to provide 0 setback to maintain continuous street façade. We have addressed the Livability concern by providing Clerestory windows in to minimize visual/privacy concerns. Rear yard setback (west) requires 3m.*

Please consider orienting residential units north and south to avoid the interface challenges on the west elevation as described above.

- *Unit in north-west corner is primarily oriented to View Street. We have used clerestory windows where possible.*

Site Planning:

The guidelines encourage well designed and articulated building bases, especially along those facades that are adjacent to a street. Consider lowering the parkade to improve the interface along View Street and Vancouver Street.

- *Geotechnical challenges make lowering the parkade not a recommended option (see letter provided as part of this Re-Submission by Ryzuk Geotechnical). We have modified the street facing Garden Unit by lowering 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.*

The alcoves at the main entrance lobby do not seem to serve a function and may create maintenance challenges in the future. Consider pulling this flush with the building entrance.

- *Noted, the alcove has been removed.*

Include the location of the parkade overhead door on the site plan and include details of the design on the sections. The design must be consistent with the Guidelines for Fences, Gates, and Shutters.

- *Noted and adjusted.*

A minor bike parking variance has been identified in the plan check. Please ensure sufficient short- and long-term parking is provided. The short-term parking is currently offset from the lobby window entrance. Consider locating the planting adjacent to the blank wall and the bike parking in front of the window, for increased security.

- *Long-term: Required 172 & Provided 172. Short-term: Required 16 & Provided 16. (See Landscape drawing)*

Consider additional Transportation Demand Management (TDM) measures to help offset the parking variance. If formally offered as part of this application, the charging outlets in 10 of the parking stalls and the support for car share vehicles nearby referenced in the letter to Mayor and Council will need to be secured through a legal agreement prior to a Public Hearing.

- *Noted. Currently working with MODO Car share to provide 1 at grade stall along View Street. We are also looking to provide an additional car share below grade at Level P1 parking- details of this added stall still being finalized.*

Overall staff support the use of rain gardens on View Street but not Vancouver Street. Please refer to comments from the Engineering and Parks departments. The rain gardens will need to be secured by a legal agreement prior to a Public Hearing.

- *Noted.*

The letter indicates the roof on the bike shed will be used as a residential amenity. Please provide more detail on the landscape plan showing the intended use of this space. Sections should be included to ensure there is sufficient soil depth to support the planting. Note that residential amenity space is important in a building of this scale to enhance livability.

- *Bike Pavilion has been deleted – roof top Urban Agriculture/Amenity has been relocated to rooftop of rental building See sheet L-1.2.*

The design guidelines encourage pedestrian scale lighting on sidewalks and from building facades. Consider including wall sconce lights on the north and west elevations. This would also help to provide visual interest along these frontages.

- *Noted. We have shown lighting as part of Garden Unit entries along View Street and Vancouver Street- see sheet A2.05A*

Materials:

Appendix 7 in the guidelines encourage well designed building bases and the use of rich and varied architectural materials, especially on those adjacent to a street. The extensive use of architectural concrete creates a harsh edge along the street. Please reconsider the primary material along the street frontage and building base. You may need to reconsider the brick reveals in the retaining walls to ensure any new material is complementary to this detail.

- *We believe that the Architectural Concrete will provide a modern expression for the base of the brick façade. We are proposing board formed concrete finish to provide a unique texture finish that enhances the visual experience along the Streetscape.*

Although the guidelines encourage raised terraces to enhance residential entrances, the garden unit patios are deemed too high (2m plus the glass railing). Consider stepping back the glass railings on the garden patio units and including planting in front of these, which would help to reduce the perceived height of this wall from a pedestrian scale. As mentioned previously, a lower height retaining wall would also improve this condition, which would require further excavation of the parkade.

- *We have revised the private patio interface along View & Vancouver Street. Lowered the brick & concrete upstand and provided more glass guardrail. We have introduced a shallow planter cap on brick façade to help soften the interface between the building and the street edge. See sheet A2.05A for additional details.*

Overall, the primary material (brick) for the street facing frontages are supportable. However, staff have reservations that the metal panels facing the courtyard are not of the same standard. Please submit a materials board to assist staff in the review of the materials.

- *The metal panel has been deleted from this project. We are proposing that the brick façade continue throughout with accents in window wall & spandrel at key locations around the building.*

The elevation details were appreciated by staff and assisted in the review process. However, staff feel the brick lintels are too subtle in the overall façade composition. Consider the use of contemporary materials such as concrete, which would help to provide a more balanced facade.

- *We studied options for the lintels (steel & concrete) but prefer a continuous brick lintel. We feel that the brick is in fact a contemporary expression and supports our concept for the brick façade as a skin with openings punched out of it. Changing the material of the lintels adds another element that is not consistent with this concept.*

The guidelines encourage well defined upper floors to express the building termination. Please consider adding a contemporary cornice band beneath the parapet to improve the building roofline.

- *We have revised the cornice profile, material & color. A more contemporary expression and articulation- the new proposed dark cornice edge helps to delineate the building top.*

The mesh screen enclosing the bike pavilion does not comply with the requirement to be secure and weather protected. Please revise accordingly.

- *The Bike Pavilion has been deleted from this project- bike storage located primarily at the P1 level with additional bike storage at Level 1, along west PL.*

The renders appear to indicate canopies above the entrances, consistent with policy. Please reflect these on the site plan and sections and include details of materials. Note that high quality materials are encouraged in the DCAP.

- *Noted and updated in drawing package.*

ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS:

Condition to be met prior to Committee of the Whole:

The development site falls under the scope of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP) (specifically, 'New Town District'). Therefore, the standards in this character precinct applies for the frontage improvements on both Vancouver Street and View Street. An approved conceptual design adhering to the 'New Town District' standard for the frontages, specifying materials, furnishings and layout consistent with the 'feature corner' treatment at the intersection corner, is required on the plan submission for the Committee of the Whole. The current Downtown Public Realm Plan and Streetscape Standards document can be found on the City's website at:

<https://www.victoria.ca/EN/main/residents/community-planning/visual-victoria.html>

Thank you for including aspects of these standards in your submission. For the next plan submission, please note:

The width of the sidewalk along Vancouver Street is to be from the property line to the existing edge of the sidewalk (approximately 3 meters).

- *Noted. Refer to Landscape Sheet L-1.1*

The proposed 'feature corner' area will require revision. See the Transportation Department comments below regarding the Vancouver Street alignment and the Parks Department comments below regarding the retention of the existing trees on Vancouver Street. Please show a soldier course or basalt band delineating the corner treatment at the property line.

- *Noted. Refer to Landscape Sheet L-1.1*

On Vancouver Street, please incorporate up to 2 new heritage cluster globe pedestrian lights as per the 'New Town District' theme if existing root zones and canopies of the mature trees allow them.

- *Noted. Heritage Cluster Globe Pedestrian Lights are provided. Refer to Landscape Sheet L-1.1*

The existing heritage cluster globe pedestrian lights on the View Street frontage will be required to be repainted black to match the 'New Town District' theme. Sheet L-1.1 of the drawing submission indicates that these lights will be relocated. Please show the proposed relocations on the next plan submission, ensuring a minimum 3-meter separation from the street trees.

- *Noted. Refer to Landscape Sheet L-1.1*

The street names in the basalt entry banding need to be switched (Vancouver Street should go where View Street is shown and vice versa).

- *Noted. Street names are switched.*

TRANSPORTATION REVIEW:

Firm commitments for Transportation Demand Management (TDM) measures are required. Staff will make a recommendation to Council that these provisions be a condition of rezoning. Details on the enhanced bike facilities, number of car share memberships, value of car share usage credits, number of car share vehicles and on-site car share stalls, accompanied by a proposed agreement with an established car share provider (Modo), are required for the next plan submission.

- *Noted and working on this. We are currently working with MODO to provide an at-grade parking stall along View Street a second car share stall below grade at Level P1. We have provided 100% of the required bike parking stall...5 of which are Family Cargo bike parking stalls. We have also provided a covered bike maintenance area and washing station, located along the west property line with easy access to View or Vancouver Street.*

Please confirm the magnitude of the vehicle parking shortfall sought. The Zoning Plan Check dated November 13th, 2019 identified two potential shortfalls, 15 and 56 depending on residential tenure. Details are required for the next plan submission.

- *Market Rental in perpetuity. Parking Required 103 Stalls. Parking Provided 45 Stalls. Shortfall of 58 Stalls.*

Please provide the manufacturer's specifications on the double stacking bike parking proposed to ensure adequate aisle width and functionality. Please provide these details on the next plan submission.

- *Provided. Urban Racks: Urban Double Stacker racks*

The minimum Class 2 bicycle parking spaces required is 15, however the applicant has provided 8. A

shortfall in bike parking is not supported. Spaces on private property are required on the next plan submission.

- *Required 16 & Provided 16 - 4 at front entry & 12 by Lobby, along Vancouver Street*

To promote safety and visibility between pedestrians and motorists when entering and leaving the public right of way, a 3.0 metre x 3.0 metre site triangle is required on each side of the driveway crossing. This triangle is to be located within the private property, not from the curb edge. Please see Schedule C of the Highway Access Bylaw No. 91- 038 for additional information. The patio landing is proposed within this site triangle. Please ensure that this site triangle is included on the next plan submission.

- *Revised and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

Overhead gates must be located 6.0 metres into the lot to avoid conflicts on the public right of way. Please make this revision on the next plan submission.

- *Revised and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

The proposed parking bay along Vancouver Street is not supported. The Vancouver Street Project is currently undergoing detailed design and construction is anticipated to start in early 2020. The implementation (City-led) of bike facilities adjacent to the development utilize the existing curb location and retain the mature chestnut trees along the Vancouver Greenway. Please make the relevant revisions on the next plan submission.

- *Revised and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

For information, the vehicle aisle width adjacent to stalls 14 and 29 and the aisle width of the parkade access ramp can be narrowed to 6.0 metres. This width could facilitate additional accessible stalls.

- *Revised and modified to 6.0m as part of March 18, 2021. DP + Rezoning Resubmission*

UNDERGROUND UTILITIES REVIEW:

A change in zoning may allow for changes in permitted use and density resulting in increased sewage flow rates. The City's sanitary sewer system may not, at present, be sufficient to accommodate the increased flow rates. If the anticipated peak flow rate produced by the new development is greater than the estimated peak flow rate of sewage that would normally be generated by permitted development under the existing zoning regulation, then attenuation of flows will be required. Therefore, a report prepared by a qualified Engineer comparing pre- and post-development sewage flow rates must be submitted to the Engineering Department (attention: Deb Becelaere at dbecelaere@victoria.ca) **by the next plan resubmission** as the report must be reviewed by staff and the requirement for attenuation determined prior to Public Hearing. The report is to include measures that the applicant intends to take to attenuate the sewage if required. Please contact Jack Hu, Sewer and Stormwater Quality Technologist, at 250.361.0551 or at JHu@victoria.ca, if further information is required. If it is determined that sewage attenuation is required, the registration of a Section 219 covenant will be necessary to secure the commitment to attenuate sewage. Registration of the covenant is required prior to establishing a date for Public Hearing.

- *Please refer to Sewage Flow Calculations included in this resubmission and issued to City of Victoria Engineering Department on March 27, 2020.*

Please provide a conceptual site servicing plan for the proposed underground sewer, storm drain and water connections, shown from the City main lines to the property line. When determining the service connection locations, please ensure that required offsets from the existing and proposed boulevard trees, lighting and third-party utilities are met. The services must not disturb or adversely affect existing or proposed trees, so please consider any impacts to existing or proposed trees and tree roots and ensure plans are consistent with comments from Parks Division staff. Please consider the services to be off of the View Street frontage if possible, due to the existing significant trees on Vancouver Street. The applicant can consider placing the storm drain and sanitary sewer connections under the proposed driveway crossing, in a shared trench with a ± 0.3 metre separation between the services in that trench, in order to allow room for the proposed boulevard trees on View Street. The water service connections are not permitted under the driveway crossing, but they can be installed directly beside the driveway crossing and under the driveway flare.

- *Provided as part of March 18, 2021. DP + Rezoning Resubmission*

STORMWATER MANAGEMENT REVIEW:

Condition to be met prior to Committee of the Whole:

The boulevard raingarden shown in the plan submission on View Street is supported to treat roadway Stormwater, however please note that the raingarden shown in the boulevard on Vancouver Street is not supported, due to the existing mature boulevard trees. Please revise the next plan submission accordingly. As well, for the View Street boulevard raingarden, please indicate the proposed raingarden plantings and design details on the next plan submission.

- *Raingarden along Vancouver Street has been removed and updated in March 18, 2021. package. Raingarden planting and details are provided, refer to landscape sheet L-2.1 and L-3.1.*

PARKS DIVISION COMMENTS:

Conditions to be met prior to the Committee of the Whole:

Arborist Report

The municipal horsechestnut trees on the Vancouver Street frontage must be retained and the integrity of the grassed boulevard must remain intact.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

The applicant must engage an ISA Certified Arborist with a Tree Risk Assessment Qualification (TRAQ) to provide a written report of a "Tree Preservation Plan" to assess potential impacts to trees on the municipal frontage, bylaw protected trees on the subject lot, and offsite trees with protected root zones extending onto the subject lot. The Project Arborist must review all proposed hardscape and landscape changes, proposed servicing, grade changes, hydrological changes as it relates to trees to be retained and provide mitigation measures for long term retention of trees. The Tree Preservation Plan shall make recommendations for tree protection fencing, arborist supervision, site access, material storage areas, any pruning that may be required to provide clearance, and any other mitigation necessary. The report must follow the City of Victoria's Terms of Reference, contact Gregg Staniforth (gstaniforth@victoria.ca) for a copy.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

Off-site trees on an adjacent Fort Street lot must be measured by the Project Arborist and included in the report if they are bylaw protected. Please note recent amendments to the Tree Preservation Bylaw regulates trees greater than 30cmdiameter.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

It is important that all potential impacts to the Vancouver Street horsechestnuts are assessed and we are confident the trees can be retained long term, in good health prior to the application going to Council.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

Exploratory excavation must be undertaken to assess potential root impacts for parkade excavation. The assessment must take into account proposed over excavation requirements.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

The Project Arborist must review the plans to assess potential canopy conflicts with the proposed building and proposed projections to ensure that canopies of trees will not be disfigured and there is reasonable space to accommodate future canopy growth.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

The Project Arborist must provide recommendations to mitigate potential damages to the horsechestnuts during construction such as a supplemental watering schedule.

- *Noted and addressed as part of March 18, 2021. DP + Rezoning Resubmission*

LANDSCAPE PLAN:

Landscape plan must show all existing trees identified as retain or remove.

- *Noted and reflected on March 18, 2021. DP + Rezoning Resubmission*

Please show only [1] new boulevard tree in a grate on View Street near the intersection. There is insufficient space for two trees.

- *Noted and reflected on March 18, 2021. DP + Rezoning Resubmission*

Please indicate that species of new municipal trees are 'to be determined by Parks'.

- *Noted. Refer to Landscape Plant List on Sheet L-1.0*

SITE SERVICING PLAN:

Please provide preliminary information for 3rd party servicing including HTC, Gas, proposed dip services, vaults or power pole changes. Please note that proposed vaults and service boxes must be located outside of municipal grassed boulevards.

- *Provided as part of March 18, 2021. DP + Rezoning Resubmission*

To reduce impacts to the large municipal horsechestnuts on Vancouver et, servicing water, sanitary sewer and storm drain off View Street is preferred.

- *Noted. Servicing shown off View Street- see Civils' Preliminary Servicing drawing*

Please add irrigation for the proposed municipal trees on View Street. This should include a new water lateral, meter, double-check valve and system components to be installed on City property. The irrigation line shall be extended to the west property line and be capped for future expansion. Irrigation must meet the Standards for Irrigation Installation set out in the

- *Noted*

PLANS:

All plans must include tree ID numbers as per the tree resource table.

- *Noted in Arborist report, on Landscape Plan.*

The Tree Preservation Plan must show the critical root zones of all trees – on and off-site.

- *Noted in Arborist report, Tree Resource Spreadsheet*

There are four existing municipal trees on the View Street frontage. Please amend the existing site plan accordingly

- *Shown on Landscape Drawings- to be removed.*

PERMITS AND INSPECTIONS DIVISION COMMENTS:

Conditions to be met prior to the Committee of the Whole:

Designer to ensure the spatial separations are as per the BCBC for the proposed property line set back as well as the setback to the bike pavilion building.

- *Bike Pavilion deleted*

The exit from the parkade may likely be subject to protection of exit requirements under 3.2.3. of the BCBC.

- *Will review with Code consultant and provide required exiting protection.*

There is a second exit from the parkade that goes through the exit as a lobby.

- *Exit through a lobby may not serve more than one floor area. Lobby exit only services the P1 parking level.*

Advisory Design Panel Comments: February 26, 2020

(Architect's Response: February 26, 2020):

(Architect's Additional Response: March 18, 2021):

Robert Ciccozzi provided the Panel with a detailed presentation of the site and context of the proposal, and Peter Kreuk provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

is there more information on the crust layer mentioned under the parkade?

- *there is a crust level approximately 3ft below the surface. Below that, there is a level of unstable soft fill. The proposal would stay above the crust level, which is another reason for the wood frame building, it is much lighter.*

What was the thought process behind the internal windowless bedrooms?

- *the internal bedrooms have a sliding glass door to bring in more light from the unit*

Was there an option to have fewer, large units?

- *the intent was to keep units smaller to keep them affordable.*

Are there any provision to deal with storm water?

- *storm water would be managed within the public realm.*

Can the landscaper confirm the species of the tree replacements?

- *it is usually up to the City of Victoria Parks Department to determine placement of the species.*

Because future development can't be predicted, is the assumption that the courtyard will be "sunny" until it is not?

- *Yes*
- *Courtyard is no longer primary Amenity Space. Roof top has been programmed with extensive Amenity.*

Are there accessible units on the ground floor?

- *Yes*
- *To clarify, currently there are no Accessible required or provided on this project.*

Are those accessible units on the south side of the courtyard?

- *Yes*
- *To clarify, currently there are no Accessible required or provided on this project.*

Do the accessible units differ in spec from the rest of the units?

- *Yes, because they are designed specifically for accessibility, but they have all the same finishes.*
- *To clarify, currently there are no Accessible required or provided on this project.*

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Are Modo memberships going to be transferred over to residents?

- *That remains to be seen.*

Will the Modo cars be strictly for residents use or will there be neighbourhood cars as well?

- *That has not been discussed.*

What is the height of the building across on Vancouver street that is currently being developed?

- *Ten storeys*

Why did the architect decide to go with a smaller building?

- *For geotechnical reasons. We really wanted to stay with the wood frame building.*

What is the site coverage of this building?

- *87%*
- *This has increased to 91%*

Are there renderings of a street view from inside of one of the units?

- *not currently*

Is the bike storage glass or mixed materials?

- *it is mixed materials. Metal panels and mesh so it is a lightweight structure, with gates on both sides.*
- *The freestanding Bike Pavilion has been removed from this project.*

Please explain the sun control on the balconies.

- *there is a small metal frame that comes out along the sides of the balcony.*
- *The sun shading has been removed from the project and replaced with a projecting window trim detail.*

Is there any idea of how much sun control you will get out of that thin structure?

- *from the east in the morning, it will give the unit a small amount of shadow. Creating some character was important, but the panels cannot protrude too far.*
- *The sun shading has been removed from the project and replaced with a projecting window trim detail.*

Where are the access points to the courtyard for tenants?

- *the entrances at the end of each corridor, they are on grade to the courtyard.*
- *Through level 1 Stair Core*

Is this a market rental building?

- *Yes*

How is the term “affordable” being defined?

- *it is defined by having small units.*

Where is the building storage, how will families be expected to store their belongings?

- *they would have to keep everything in their units.*

What type of material is being proposed for your cladding?

- *aluminum composite paneling*
- *Primarily Brick, Architectural concrete podium, and window wall accents at building corners along street facing facades.*

how many units in the building, and how much parking?

- *154 units and 41 parking stalls*
- *163 Units and 45 parking stalls (28 Residential, 16 Visitor & 1 Carshare)*

PANEL MEMBERS DISCUSSED:

Appreciation for the detail and effort put into integrating the street and raised balconies.

Appreciation for the rain garden on View street

Concern for a lack of open public space

Disappointment in not utilizing roof space.

Appreciation for the unique amenities that are provided.

Lack of concept, configuration and design are confusing.

Lack of storage and parking

Lack of urban agriculture

Concern with lot coverage being too high at 87%

Need for pedestrian experience.

Lack of commercial space

How the design is not in keeping with Greater Victoria.

Motion:

It was moved by Pamela Madoff, seconded by Jason Niles, that the Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street does not sufficiently meet the applicable design guidelines and policies and should be declined as presented with consideration for:

built form, massing and building separation.

- *General building massing remains the same, but articulation has been improved. We are proposing that the brick façade continue throughout with accents in window wall & spandrel at key locations around the building (building corners along View Street & Vancouver Street).*
- *Building separation along West Property line has been increased to 6M along most of the west façade, except for a portion of the façade that defines the street edge at View Street.*

façade articulation and finishes

- *Increase façade articulation with accents using window wall and spandrel at key locations around the building (building corners along View Street and Vancouver Street). The Architectural concrete podium has been developed and propose to use board form concrete finish which adds a scaling texture and enhances a pedestrian's street level visual experience. Simple Design with Quality Materials and Elegant Detailing*

the raised residential entrances and activation of the public realm

- *We have developed the raised patios and incorporated design elements that enhance the public interface with them. We have used board form concrete finish to provide visual interest and have composed a patio/entry feature that consist of a planter box, private Garden Unit gate & a lamp standard which contributes to activating a public neighborhood realm.*

livability of units

- *We have developed the units with a very seasoned residential Interior designer. The Units are small but have been meticulously designed and considered very livable.*

the overall programming of the amenity space, with a need for quality spaces.

- *Providing an extensive rooftop Amenity space and level one garden courtyard, approximately 12,500 SF of outdoor Amenity. We are also providing a Living Room inspired indoor Amenity space along View Street.*