

February 11, 2022

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

**Re: 903, 911, 1045 Yates Street and 1205, 1209 Quadra Street
Updated Letter – Rezoning and Development Permit Application**

Dear Mayor Helps and Council:

We are pleased to summarize and confirm the development program for the above cited project.

Since our initial submission there have been many changes and improvements made to the plans working in collaboration with staff and responding to the thoughtful comments and input provided by Council and the public.

Some of the requests for changes have been challenging to fulfill, but those very challenges have been a catalyst to think creatively and collaboratively to arrive at a final development plan and community building project that we believe will serve the City and the broader community for many generations to come.

There are two primary contributions the project will deliver: (1) the largest new public green space downtown in many decades; and (2) more than 1,500 new purpose-built rental homes, including a commitment to a component of affordable (80 units) and accessible (5%) housing. The project is located in an area identified for growth, and is proposed at a time when rental housing availability is in critically short supply.

At its November 25th, 2021 meeting, Council adopted a motion instructing staff to prepare bylaws and set a public hearing subject to a list of conditions being met. We are pleased to be able to summarize and commit to those conditions as described herein.

Rezoning

Given the significance of this proposed development to the City's downtown urban form, the application includes both a Harris Green Village Urban Design Manual, and a Rezoning Booklet. The Harris Green Village Urban Design Manual extensively explains the intentions of the urban form and elaborates on the consistency with City's Downtown Design Guidelines and Urban Design Objectives. The Rezoning Booklet also extensively explains the phasing and characteristics of the proposed land-uses and density, and provides detailed analysis of street design, the pedestrian experience, and shadowing.

The following is a list of changes, clarifications, and commitments made for the project.

- A. The Urban Design Manual, has been thoroughly reviewed by our urban design team experts, *D'Ambrosio Architecture and Urbanism*, and the amendments to the Manual have included the following:
1. Assurances that the design of all roof top mechanical structures contribute favorably to the skyline;
 2. Number of towers in the 900 block are limited to three;
 3. Incorporate a minimum 2.5 m set back from the fifth-floor podium on Vancouver Street;
 4. Include a public plaza no less than 100 m² at the corner of Cook Street and Yates Street;
 5. Specific reference is made to the Wind Study mitigation for the corners of Yates Street and Quadra Street;
 6. References for the provision of public art within the main plaza;
 7. Provides standards for interim landscaping;
 8. Provides a description and indicative plans showing the main plaza, designed to be mostly park like green space with specific standards to evaluate a future Development Permit application;
 9. Requires an acoustical study for all rooftop mechanical systems at the time of Development Permit application for each Phase.

- B. The Pedestrian Wind Study has been updated to reflect revised site planning and building heights.
- C. The Tenant Assistance Plan has been reviewed and updated with staff.
- D. BC Hydro servicing has been considered;
- E. Agree to provide approximately 930 m² of building area off the main plaza to be leased to the City for no base rent, for the use by community and arts groups generally, and that such will be provided for a prescribed period of a ten-year term with four five-year renewal periods for a total of thirty years.
- F. Legal agreements to guarantee that all units will be rental tenure in perpetuity and a restriction on the residential Strata Titling of buildings in all Phases will be registered to the satisfaction of the Director of Sustainable Planning.
- G. Council's November 24th, 2021, resolution requires a minimum of 40 affordable units allocated in Phase One and a minimum of 40 affordable units allocated across Phases Two and Three. Included in the legal obligations is the provision that: (1) no less than 85 two bedroom or two bedrooms plus den units, 75 three-bedroom units and 7 townhouse units will be provided in Phase One; (2) a minimum of 300 two-bedroom-or-larger units will be provided within Phases Two and Three; and (3) all affordable Studio units will be a minimum of 27 m².
- H. In exchange for bonus density, a legal obligation will require the installation and maintenance of a main public plaza no less than 1600 m² in area, located on the 900 Block Yates St., which will be mostly park-like in composition and will incorporate high-quality public art valued at no less than \$350,000, and provided within 10 years of the completion of Phase Two of the project.
- I. Public use of the main plaza will be secured by way of a statutory right-of-way providing unobstructed public access over the plaza. A statutory right-of-way (SRW) will also be provided for the 100m² plaza at Cook and Yates Street and a 0.9 m wide SRW provided along the Quadra Street frontage.
- J. Daycare facilities, approximately 400 m² in area, will be provided in Phase One, with an obligation for a minimum period of 10 years;
- K. A minimum of four energized electric vehicle outlets and a minimum of 90 stalls having the necessary infrastructure to be converted to energized electrical vehicle

outlets will be provided in Phase One, with an obligation for an equivalent provision of EV outlets in subsequent Phases of the project.

- L. Two car share vehicles, two dedicated car share parking stalls and 113 car-share memberships will be provided in Phase One, with an obligation for an equivalent ratio of car share facilities provided in subsequent Phases, or as modified with development permit-specific transportation demand management measures at the time of subsequent DP approval.
- M. The City's Downtown Public Realm Plan and Streetscape Standards are incorporated into the Harris Green Urban Design Manual and will be applied to all phases of the project including, but not limited to furnishings, materials, sidewalk scoring patterns, banding and decorative heritage pedestrian lights, along all street frontages and within the public plaza.
- N. Secured by way of legal obligation, the design team is preparing detailed plans approved by the City for the design, supply, and installation of a new traffic signal at the intersection of Cook Street and View Street in Phase One.
- O. Secured by way of legal obligation, the design team is preparing detailed plans approved by the City for traffic signal upgrades including required hardware at the intersection of Yates Street and Cook Street in Phase One.
- P. Secured by legal obligation to provide upgrades to the existing mid-block crosswalk on the 900 block Yates Street as part of Phase Two of the project.
- Q. Secured by a legal obligation to provide the design and installation of a two-way protected bike lane along Yates Street as part of Phase Two of the project.
- R. Provide by legal obligation ; (1) suitable soil volumes across all phases for all new street trees along Yates Street and View Street; (2) standard tree guards across all phases for all street trees; (3) boulevard rain gardens as part of Phase One on Yates Street and View Street; and (4) stormwater management infiltration systems across all phases along all municipal frontage for treatment of road-water runoff.
- S. Provide by legal obligation geotechnical reports prior to the application of building permits for all Phases of the project.
- T. Commit by legal obligation that no less than 5% of the total units are accessible in perpetuity, as detailed in the Applicant's letter to the City dated October 28, 2021 and

meet an overall standard of accessibility as determined by and to the satisfaction of the Director of Sustainable Planning.

Development Permit with Variance: 1045 Yates Street – Phase One

The following commitments and amendments have been made to the Development Permit plans for Phase One:

- A. The form and design of the height of the rooftop structures has been revised to ensure consistency with the guidelines. We are pleased to note that the design team has been able to reduce the height of the rooftop structure from 9.46 m to 6.55 m.
- B. A 2m glass guard rail on the rooftop terrace has been incorporated into the design.
- C. Additional public seating areas within the plaza area and along the street corner of Yates Street and Cook Street have been incorporated into the design.
- D. Window treatments along Yates Street and Cook Street have been modified to ensure a suitable proportion of glazing to create an active street edge.
- E. A concrete pattern has been added to the west building elevation.
- F. The design of the entry garage doors has been detailed and shown on plan elevations for greater clarity.
- G. Paving patterns and street furnishings details have been revised and indicate that they will be consistent with the City's Downtown Public Realm and Streetscape Plan.
- H. Utilities Plan have been updated.
- I. As secured by a registered legal obligation, Phase One will include the design, supply, and installation of a new traffic signal at View Street and Cook Street, and traffic signal upgrades including hardware, for the Yates and Cook Street intersection. A letter from the project signalization specialist has also been submitted.
- J. Road and curb alignment and lane configuration on View Street have been revised and updated.
- K. Plans have been revised to ensure a minimum distance of any protrusion along the Cook Street frontage and are shown on the plan cross-sections.
- L. Landscape plans have been revised to show all trees being removed or retained and new trees being planted, as well as showing all proposed soil volumes.

- M. The CREST Communication system will be provided for in all Phases of the project, with installation subject to CREST determination of need.
- N. All buildings in all Phases will comply with the BC Building Code.

Closing

Starlight is committed to developing a quality project that will contribute to the long-term urban fabric and social and economic sustainability of Downtown Victoria. Starlight and the project team have listened to Council's desires and feedback from the public and have made every effort possible to address all conditions. Starlight is pleased to have been able to increase the number of rental homes to meet the requested affordability criteria. We note that when Committee of the Whole first considered the application on July 15th, 2021, the staff report to Council concluded: *"The proposal is consistent with the Official Community Plan, except for the overall density and height sought; however, a rationale consistent with the goals and objectives of the OCP has been provided. The proposed uses, character, and siting consistent with the applicable policy and design."*

We are pleased to present the project, in its revised form, for Council consideration of the rezoning for the overall project and Development Permit with Variance for Phase One. We look forward to the introduction of bylaws and thank you in advance for Council's favorable consideration.

Yours truly,



Deane Strongitharm, RPP, MCIP
CitySpaces Consulting Ltd.

Cc. Andrew Browne, Starlight Developments
Sustainable Planning and Community Development