

HarrisGreen
VILLAGE

StarlightTM
Developments

HARRIS GREEN VILLAGE

REZONING APPLICATION RESUBMISSION

JUNE 12, 2020

Project Team

DEVELOPER:

STARLIGHT DEVELOPMENTS



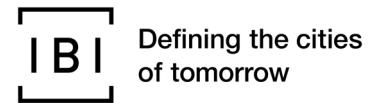
Starlight Developments and Starlight Investments hold a North American portfolio of multi-residential and commercial properties. Our Canadian properties are located from coast to coast, with more than 35 multi-residential buildings in British Columbia. We align ourselves with professional management partners and share a common goal of building and operating best in class communities for our residents.

Since our first local investment in 2011, we have grown to become one of the largest rental housing participants in Greater Victoria. With the support of local property management firms, we have expanded our Victoria real estate portfolio to include a dozen buildings with approximately 850 suites, and approximately 250,000 ft² of commercial space.

www.starlightinvest.com
www.harrisgreen.ca

CONSULTANT TEAM:

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VICTORIA PLANNER: CITY SPACES



LANDSCAPE ARCHITECT: HAPA COLLABORATIVE



CIVIL ENGINEER: HEROLD ENGINEERING



TRANSPORTATION: WATT CONSULTANTS



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Application Overview

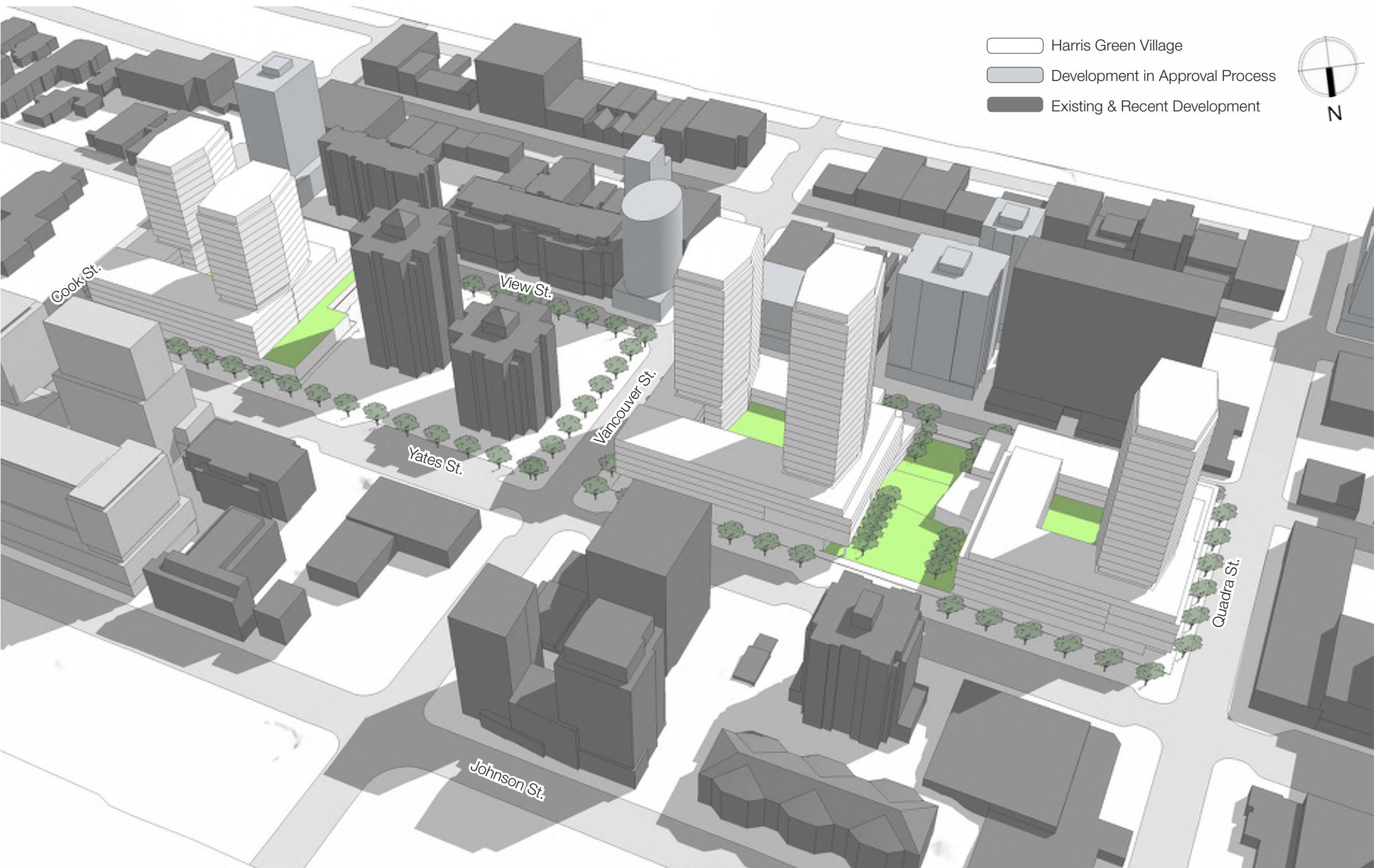
This application by Starlight Developments seeks to rezone two sites on the south side of Yates Street between Quadra and Cook Streets – the 1.35 hectare full 900-block Yates and the 0.63 hectare eastern half of the 1000-block Yates, 1045 Yates.

The purpose of the rezoning is to allow a mix of uses and building forms that comprise a vibrant urban development that complements the character and scale of the surrounding Harris Green neighbourhood. The development will have a large publicly accessible open space that will be a major community amenity and social space, ground level shops and services surrounding the open space and many of the street frontages, ground level rental townhomes on other street frontages, residential rental apartments on podium upper levels and towers, office space in a portion of the podium, and a children's daycare.

In summary, the proposed program of uses over the two sites includes:

- Publicly accessible open space of 1,982 m²
- Wider sidewalks and new corner plazas
- Floor area equivalent to 6.0 floor area ratio (FAR)
- Approximately 9% of the floor area in retail, office and daycare commercial uses
- Approximately 1,560 new rental apartments in sizes ranging from studios to 3-bedrooms

This Master Plan & Rezoning Application booklet forms part of the application documentation. It should be read in conjunction with the companion Urban Design Manual (under separate cover) which describes and illustrates design principles that, when applied, ensure the project is constructed as envisioned over multiple phases. Several other studies are also part of the application, also under separate cover: Site Profile, Servicing Report, Transportation Report, Arborist Report, Engagement Summary and CALUC Transcript.

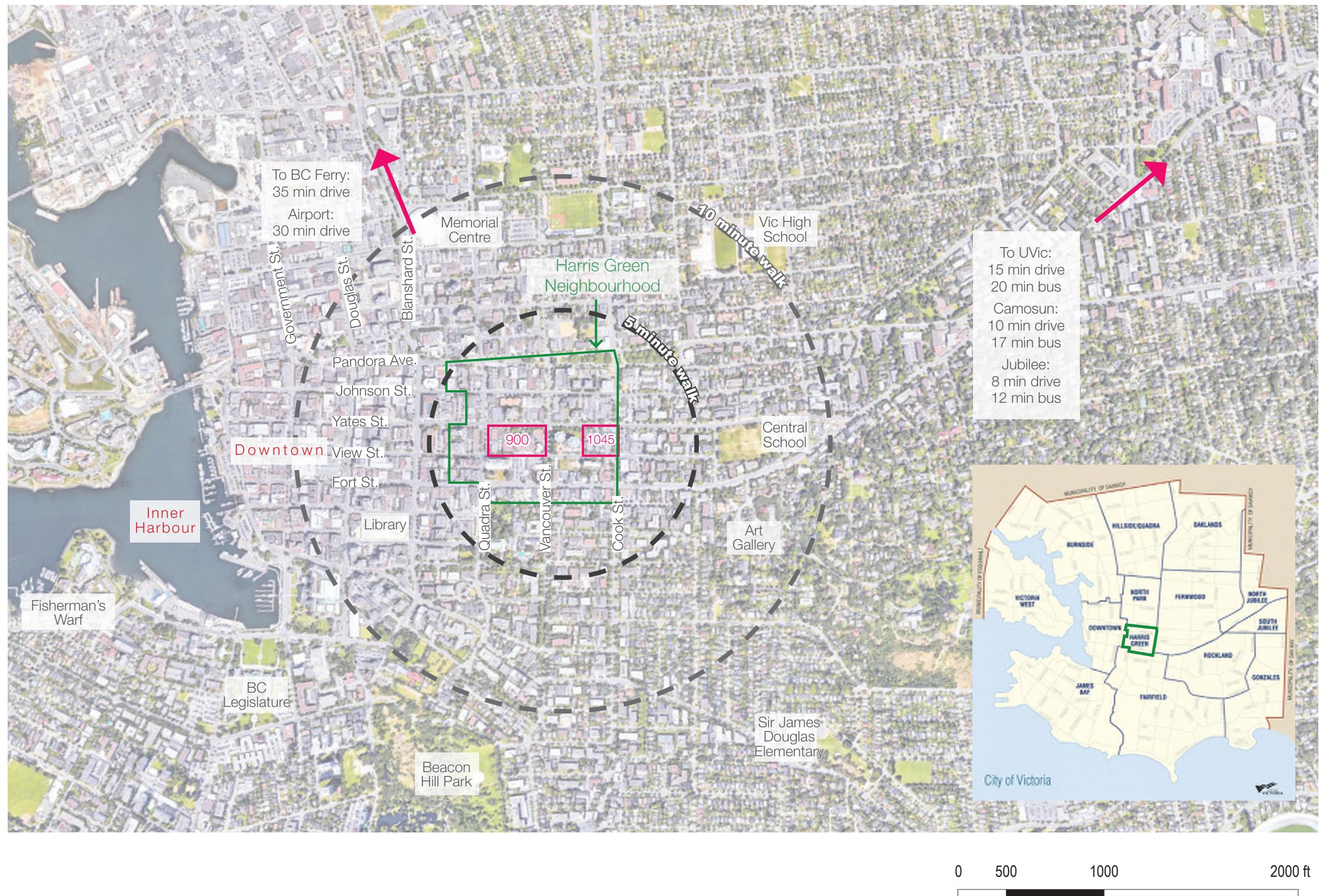


EXISTING SITE & USES

Location

The two nearby sites are located on Yates Street in the centre of the Harris Green neighbourhood, which itself sits at the centre of the city, only minutes from the downtown.

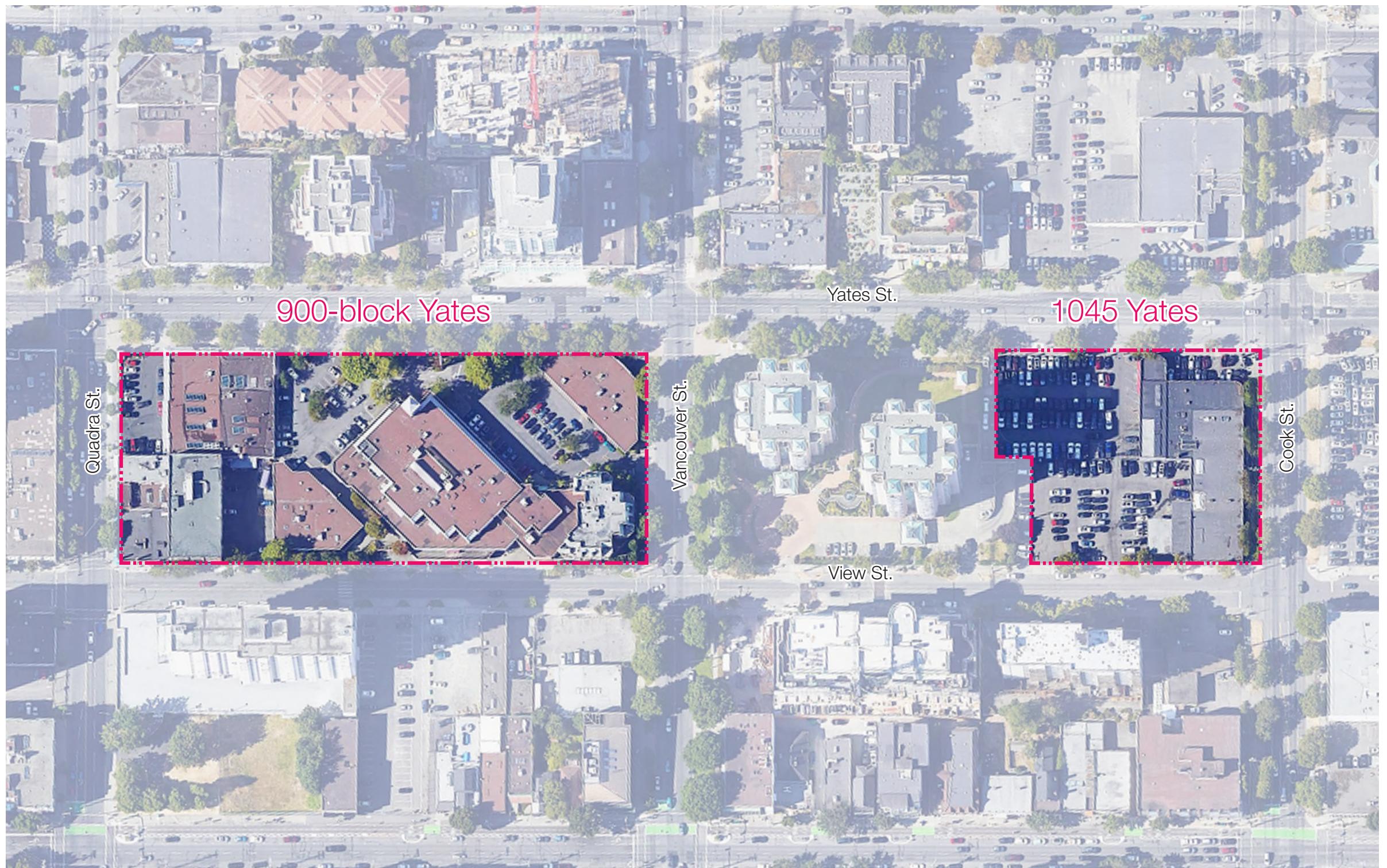
The 1.35 hectare 900-block Yates is bounded by Yates, View, Quadra and Vancouver Streets; and the 0.63 hectare property at 1045 Yates is bounded by Yates, Cook and View Streets.



Existing Site Uses

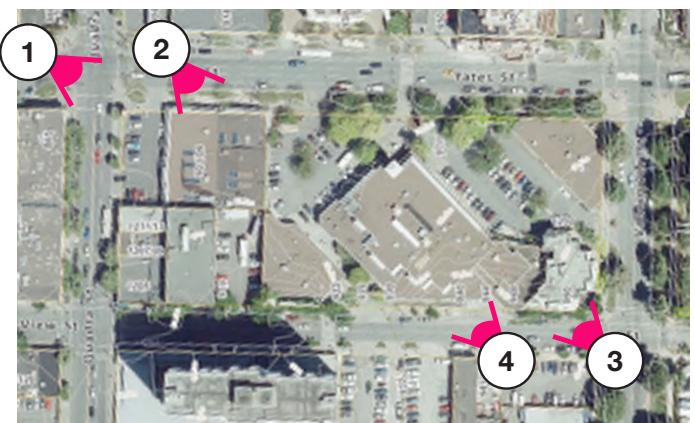
The 900-block Yates currently has primarily commercial uses such as London Drugs, the Market on Yates and a variety of smaller retailers and professional services; and, a small residential building at the View / Vancouver Street corner. There is underground parking in the central portion of the site which is accessed from View Street.

The 1045 Yates site currently has a car dealership with a single storey building and surface parking lot.



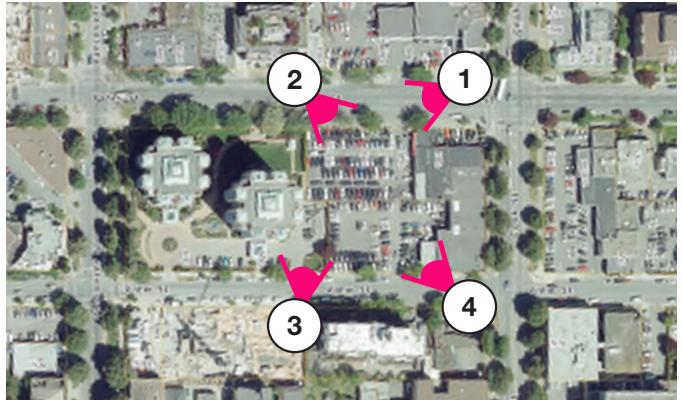
Site Context

900-BLOCK PHOTOGRAPHS



Site Context

1045-YATES PHOTOGRAPHS



Site Address

SITE AREA

900-block Yates: 1.35 hectare / 3.34 acres
1045 Yates: 0.63 hectares / 1.57 acres

PARCELS

900-block Yates:

PID: 009-098-429
Folio: 01525018

PID: 000-847-208
Folio: 01525015

PID: 009-333-967
Folio: 01525013

PID: 002-392-429
Folio: 01525012

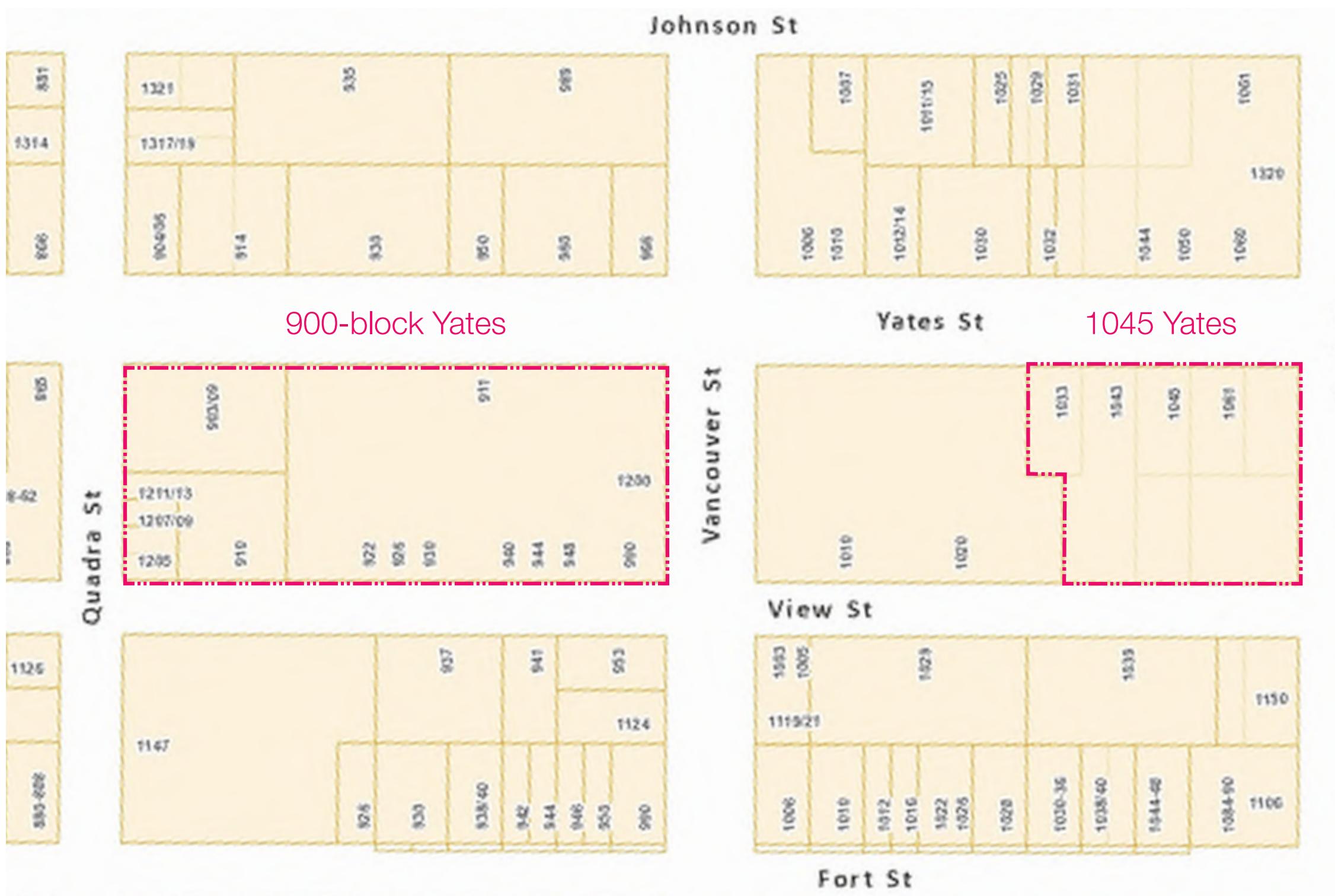
PID: 024-585-696
Folio: 01525020

1045 Yates:

PID: 009-387-901
Folio: 01526005

ZONING

900-block Yates: R-5, R-9, R-48 / S-1, S-1
1045 Yates: S-1



DESIGN CONTEXT

- PHYSICAL CONTEXT
- POLICY CONTEXT
- COMMUNITY CONTEXT / INPUT

Existing Neighbourhood Character

The Harris Green neighbourhood is the closest residential neighbourhood to downtown with its wide range of amenities and workplaces, some 5-10 minutes' walk to the west. It is also well connected to the surrounding neighbourhoods and amenities to the north, south, and east by a contiguous street grid.

Harris Green has a well-balanced mix of uses – including residential, commercial and institutional – in close proximity to one another that encourages walking and cycling between uses and gives the neighbourhood a local feel that is distinct from the downtown, with its higher proportion of tourists and office workers.

The scale of buildings is in transition, however, as larger mid-rise buildings and high rise buildings have been developed in response to the neighbourhood's central location.



Existing Transportation Network

ROADS

The road network in the vicinity of the sites is an orthogonal grid that provides excellent connectivity within and beyond the neighbourhood.

The 900-block Yates site is bounded on the north side by Yates Street, a Secondary Arterial street that runs one-way towards downtown to the west; on the west side by Quadra Street, also a Secondary Arterial street; on the south side by View Street, a Local street; and, on the east side by Vancouver Street, a Collector street.

The 1045 Yates site is also bounded on the north side by Yates Street and on the south side by View Street. Its east side is bounded by Cook Street, an Arterial street and a designated Truck Route.

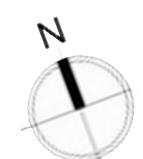


Existing Transportation Network

TRANSIT

The site is well served by transit, with Yates Street as part of the Frequent Transit network with a bus stop on the north side of the street just west of the Vancouver Street intersection.

Quadra and Cook Streets have regular transit service.



- Transit Routes
- Transit Stops
- 5-min Walk

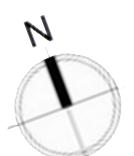
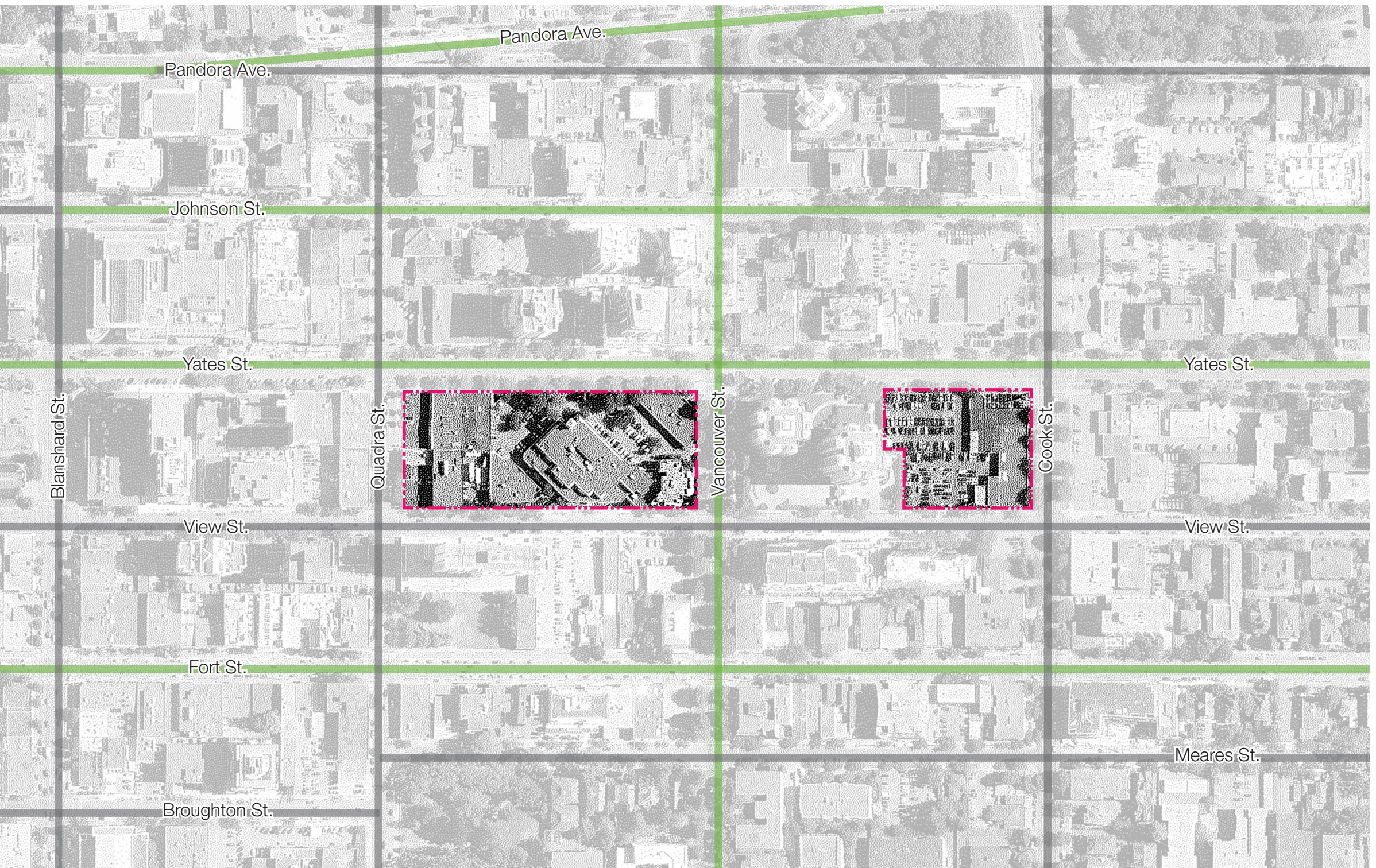


Existing Transportation Network

CYCLE

The All Ages and Abilities (AAA) bike network runs along Cook Street and Vancouver Street. On Yates Street, there is a conventional bike lane on the north side running one-way towards downtown to the west. This lane will be replaced in the future by a protected lane on the south side but no specific plans are in place at this time.

Protected one-way bike lanes are approved for each side of Vancouver Street, to be constructed in 2020.



Bike Routes

Existing Open Space Network

The open space network in the vicinity of the site is modest. City parks – Pandora Green and Harris Green – are located on Pandora Street approximately 180 m to the north, and Pioneer Square is situated about 150 m to the south at the corner of Quadra and Meares Street.

There are few other public spaces within a 5 minute walk of the site, and because of this the existing sidewalk and boulevard on the north side of 900-block Yates currently serves as a modest public space, with residents socializing in front of the Market on Yates Street.



City Policy Context

The Harris Green Neighbourhood and the subject sites are subject to the City of Victoria's Official Community Plan (OCP) and the Downtown Core Area Plan (DCAP).

Official Community Plan (2012)

The OCP sets out the City's vision, values and goals for the future of the city. Along with high level land use and growth management objectives the OCP also defines objectives for transportation and mobility, parks and recreation, infrastructure, the economy, and climate change, amongst other topics.

The OCP estimates that 50% of population growth will be accommodated in the downtown/urban core of the city over the next 30 years and identifies Harris Green as a key high density neighbourhood to absorb substantial residential growth. Strategic neighbourhood directions for Harris Green include increasing height and density along Yates and Douglas Streets and adding parks and open spaces to support increased population densities.

Downtown Core Area Plan

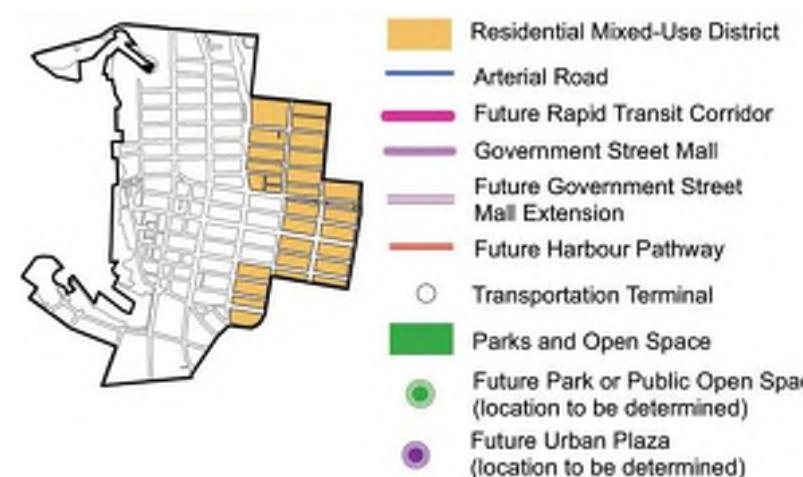
Aligned with the directions set out in the OCP, the DCAP provides a framework for growth and development in the urban core over the next 30 years; starting in 2011. The plan seeks to balance urban design, transportation, community vitality and economic objectives in the neighbourhoods that make up the Downtown Core Area. The plan provides guidance on the urban form, density, mobility networks, urban design, sustainability and social policies to enhance community vitality.

The project sites are located within the Residential Mixed-Use District, intended to encourage multi-residential development with densities, commercial services and public amenities that contribute to a complete community with an active public realm. High density mid to high rise development is envisioned for Yates Street and an urban plaza is identified in the vicinity of the subject sites.

Specific guidelines outline intentions for the building and street interface on key streets, floor plate limitations and separation distances, building design elements, public art and other urban design considerations. The DCAP is used to evaluate rezoning and development permit applications to assess the impact of a project to help achieve the Plan's vision and goals.

Many other city policies, guidelines and regulations have been considered in the design of the project and how it interacts with the city. The project team and the City will continue to refer to these documents as the planning process moves forward. Examples include:

- Bicycle Master Plan
- Buildings Signs and Awnings Advisory Design Guidelines and Signage Bylaw
- Crime Prevention Through Environmental Design Guidelines
- Density Bonus Policy
- Downtown Public Realm Plan
- Inclusionary Housing and Community Amenity Policy
- Pedestrian Master Plan
- Sustainability Framework
- Tenant Assistance Policy
- Urban Forest Master Plan and Tree Protection Bylaw
- Wayfinding Strategy
- Zoning Bylaw



Overall Community Input Strategy

A community-led engagement process was initiated in the summer of 2019 prior to the preparation of the development concept for the rezoning application. The purpose of the engagement was to meaningfully engage with the public in order to gain an understanding of the community's aspirations and concerns for the redevelopment of the site, which currently serves as a valued community hub. This dynamic and comprehensive public engagement strategy provided invaluable input into the conceptual design of the Harris Green Village.

Early engagement with the neighbourhood included reaching out to the Downtown Residents Association (DRA) to establish an open dialogue that will continue from concept development to application and through the approvals process. Starlight also contacted tenants and businesses that will be affected by redevelopment plans and worked diligently with major tenants to explore future opportunities. Over 40 meetings were held with Victoria's business and non-profit community.

A project website www.harrisgreen.ca was set up to provide a source of information to the public and an opportunity to sign up for news and event notices. This site will be maintained and updated as the project progresses.

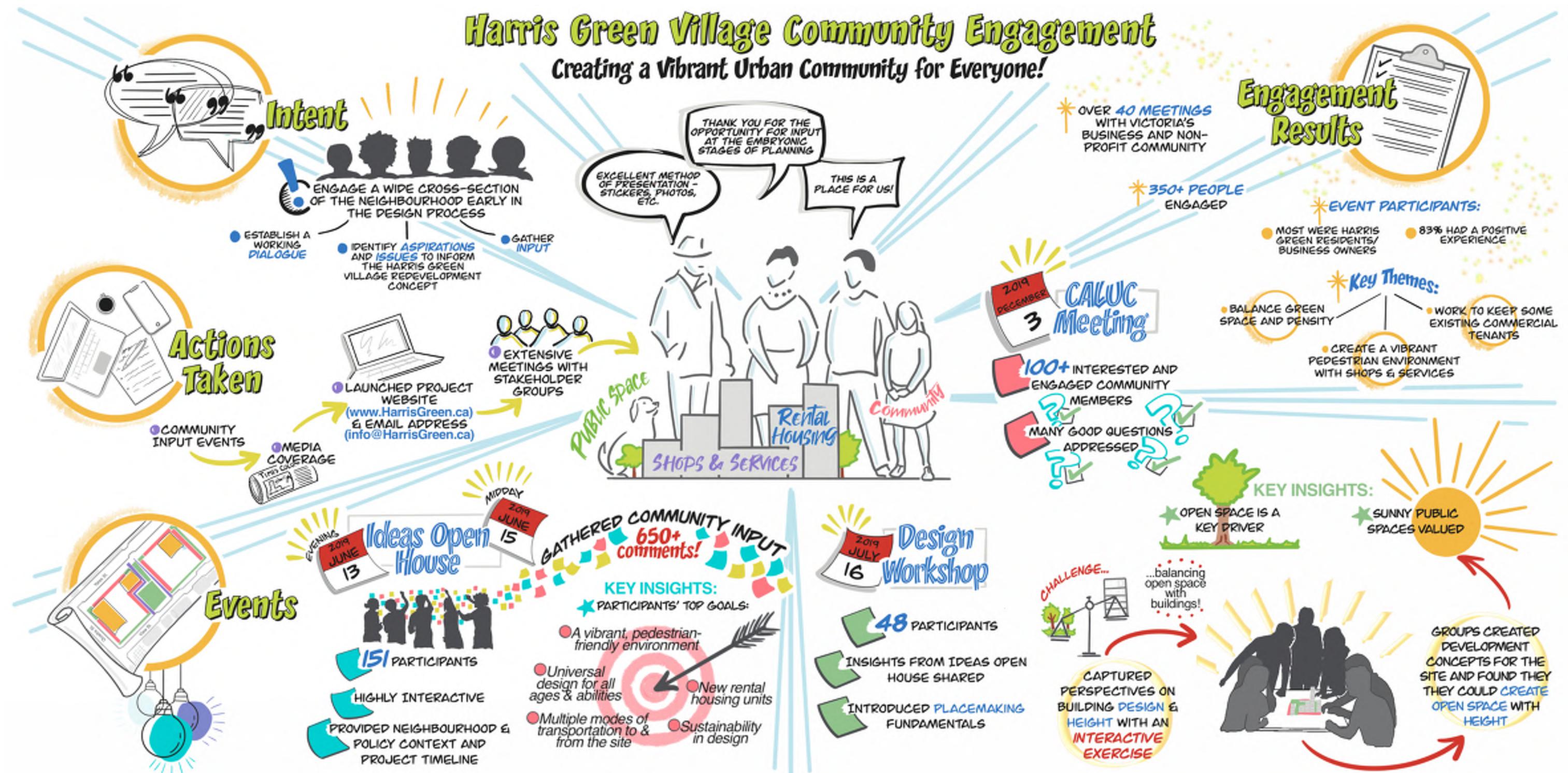
Two significant public events were hosted in June and July 2019 to engage the community in discussion about their ideas and aspirations for the future and more specifically about the form Harris Green Village might take. The events were highly interactive, allowing a wide range of stakeholders numerous opportunities to share their perspectives. Events were advertised in the newspaper, by flyers mailed to 4000 households and businesses and through community email lists. More than 200 people participated in these events. See next pages for more information about the Open Houses and

Workshop.

On December 6th, 2019, Starlight and the project team presented the Harris Green Village project at a Community Association Land Use Committee (CALUC) meeting hosted by Victoria's DRA. This meeting is part of the City of Victoria-prescribed process that potential development applications must proceed with prior to making a formal application to the City. Demonstrating a strong community interest, a record number of community members attended the event, which included an open floor Q&A. Questions were fielded by Starlight representatives and members of the project team. The Chair of the DRA facilitated the Q&A and a development planner from the City attended and provided clarification on City policies as needed.

A successful project balances community knowledge, good planning, financial viability, and professional expertise. The engagement process was an opportunity to harness community knowledge and share the expertise of the project team in a two-way information exchange. As a result, the project team and the public came away from the process with a broader understanding of the factors influencing the future of Harris Green Village. The valuable input gathered through the engagement process had a direct impact on the concept development for the project. The relationships and dialogue established through this process will be maintained as the process continues.

Overall Community Input Strategy



IDEAS Open Houses

The two Ideas Open Houses held in mid-June 2019 attracted over 150 people.

In these highly interactive events, participants learned about the developer, planning team, project process timeline and the site's context. They were asked to provide their ideas on a range of topics such as land use and density, built form, open spaces and community amenities.

The results of this feedback were tabulated in order to understand the community's priorities.



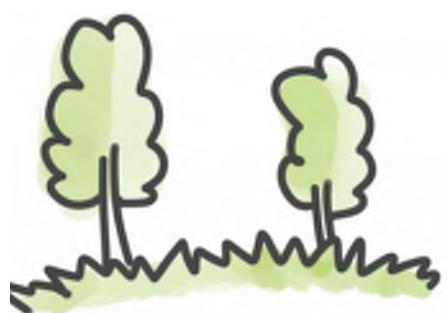
IDEAS Open Houses

The feedback from the Ideas Open Houses presented some key themes.

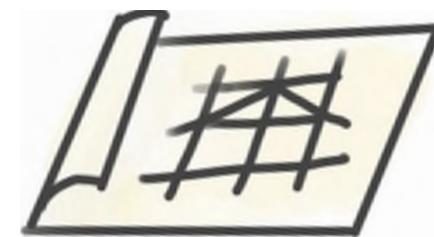
Chief among them was the desire for more trees and green space in the neighbourhood.

This was closely followed by the desire for a high level of design and construction quality, an appropriate level of building heights and densities that supported opportunities for rental housing and amenities, retention of some of the site's current tenants (for 900-block Yates) and good placemaking (nice public spaces).

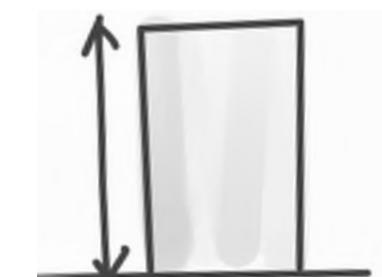
Common themes expressed by participants



82
More trees / green spaces



77
Design quality / consideration



73
Height/ density



53
Keep current tenants



51
Ensure good placemaking



44
Good tenant / use mix



35
More parking, primarily underground



25
More rental / affordable housing



19
Enhance walkability / multimodality



18
Ensure sunlight



15
Ease transition for current tenants / residents



15
Ensure safety / control homeless/ drug users



13
Demolition / repurposing of existing buildings

Design Workshop

The purpose of the Design Workshop held in mid July 2019 was to share insights from the IDEAS Open House, provide an educational introduction to the fundamentals of placemaking and engage participants to capture their perspectives on design of the site through an interactive exercise.

Approximately 50 participants were broken into smaller groups and assigned tables containing a map of the sites.

They were then asked to schematically design the site by arranging plexiglass blocks (representing floor area) in order to create a model that achieved their aspirations for building massing, height and open space.

Facilitators assisted by answering questions or explaining various planning fundamentals.



Design Workshop

Participants' learning and conclusions at the design workshop had a lot in common.

The models from most tables demonstrated a strong desire for a significant open space on the 900-block Yates, mostly in the form of one large open space rather than several smaller ones.

To achieve the size of open space desired, most tables arranged their blocks in a series of towers surrounding the open space.

Others had a somewhat smaller open space with fewer towers and more mid rise buildings.

The consensus seemed to be that the trade off relationship between open space and height made it worthwhile to have a little more height if it achieved more open space.

Common themes expressed by participants

900 Yates

- 1 Mix of high- and mid-rise buildings (up to 22 storeys)
- 2 Typically 4 taller buildings
- 3 At least one 20 storey tower
- 4 Mid-block break
- 5 South facing open/green spaces
- 6 Rooftop amenity spaces
- 7 Retail facing streets and open spaces

1045 Yates

- 1 Mix of high- and mid-rise buildings (up to 24 storeys)
- 2 Typically 2 taller buildings
- 3 Open/green spaces at grade
- 4 Rooftop amenity spaces
- 5 Retail facing streets



Example of a concept design developed by participants

DESIGN RESPONSE

- PROJECT-WIDE DESCRIPTION
- 900-BLOCK YATES
- 1045 YATES
- COMMON ELEMENTS

DESIGN RESPONSE

- PROJECT-WIDE DESCRIPTION
- 900-BLOCK YATES
- 1045 YATES
- COMMON ELEMENTS

Vision

The overall vision for both sites has been shaped by the proponent's depth and experience as an owner and operator of high quality purpose-built rental mixed-use communities in urban settings, the site's surrounding context, the City's policy and the community's input.

These factors have resulted in a vision for Harris Green Village as a community with a wide range of uses and a dynamic mix of activities that celebrates the diverse residents of the neighbourhood. While it will be a lively focal point for the community, it will also have places of sanctuary.

The program will feature residential rental homes, street level shops and services, office space and daycare space. The public realm is of primary importance – a series of large and small spaces will be provided, and buildings will be arranged to reinforce the spaces and the streets.

There will be a large, publicly accessible open space with a variety of characteristics and activities, ranging from a lively street-facing civic plaza to a quiet residential green. This space is envisioned to become the heart of the development and the heart of the surrounding neighbourhood.

Buildings will be configured into pedestrian-scale blocks with active commercial and residential uses at street level enlivening the enhanced sidewalks and small corner plazas that will be developed. The buildings will wrap the edges of the blocks to frame the streets and provide internal quiet, sunny courtyards for residents. Atop the perimeter blocks will be strategically placed towers that punctuate the corners of the blocks as seen from the surrounding street level and contribute to Victoria's skyline as seen from afar.

The proposed development responds to the site's strategic location and incorporates important City policy and neighborhood input by providing a wide range of uses and amenities and important community open spaces.



Urban Design Principles

The overall vision is structured around a framework of urban design principles related to the form and uses of the buildings and open space within their neighbourhood context.



1
New buildings to align with and define the street right-of-way and have active functions at the ground level



2
Divide the long block with public right-of-way connecting View and Yates Streets



3
Establish a new public plaza as part of a network of open spaces



4
Establish a new neighbourhood green-space as part of a network of open spaces



5
Prioritize natural universal accessibility in the public realm



6
Make Yates Street the focus of peoples' activity, enlivened with doors and windows of retail shops and upper floor residences



7
Use high quality materials and finishes in all hard and soft landscaping, lighting and furnishing of civic and adjacent private spaces and structures

Open Space Principles

The following open space principles form the basis of approach to the landscape for both sites. These principles are also featured in the Urban Design Manual.



1
Connections - Incorporate the open space into a larger network, which becomes the backbone of the Town Centre.



2
Edge Enclosure - Utilize design elements to enclose the space making it feel contained and comfortable.



3
Scale - Design the open space for the human scale. This requires an understanding of how people may use a space including sitting.



4
Flexibility - Accommodate a wide variety of activities including large and small scale events and the every day.



5
Invitation - Design the open space to be welcoming and inviting for people of all different ages, interests and backgrounds.



6
Protection - Protect open spaces from vehicular traffic and noise from busy streets



7
Comfort - Incorporate weather protection, adequate lighting and plenty of seating.



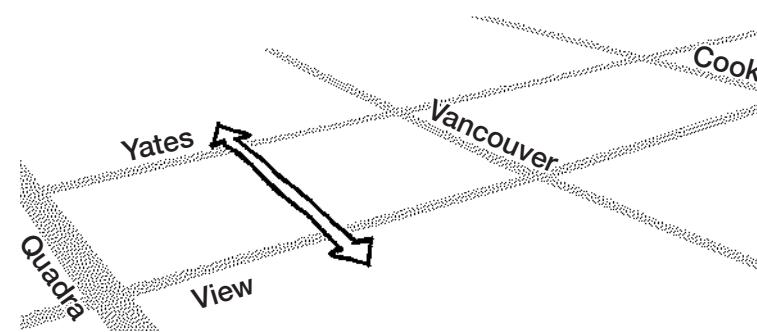
8
Delight - Once the needs of protection and comfort are met, design elements that allow for playfulness, spontaneity and delight.

Urban Design Rationale

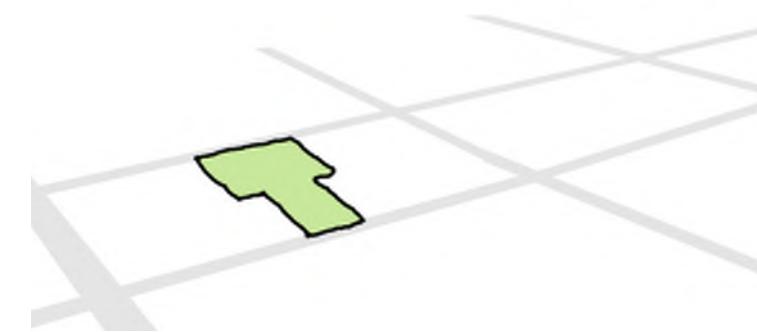
As part of the design process, the site was examined with consideration for City policy, community input, development objectives and urban design and open space principles.

With these inputs, the design progressed according to several “big moves” that were then refined through more detailed study.

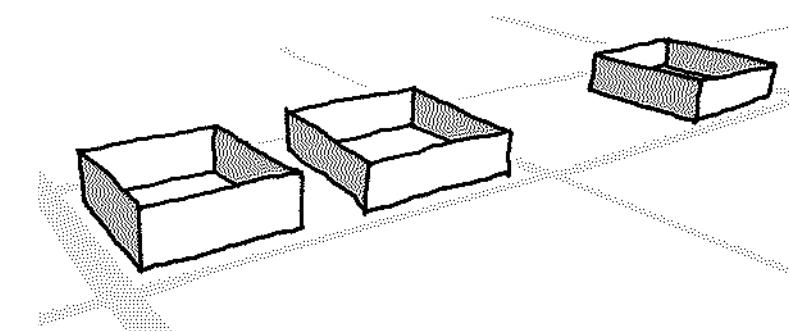
This compilation of urban design considerations led to the preferred concept that achieves the project objectives, is true to the intent of the DCAP Guidelines, and results in a new typology that makes an exciting, positive contribution to the fabric of the city.



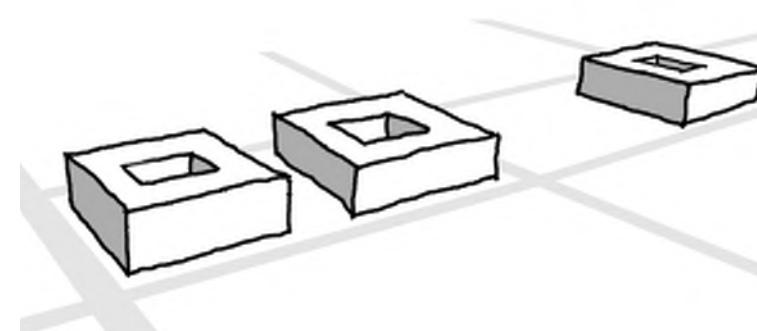
Split the block - Splitting the large, contiguous 900-block Yates allows for pedestrian connection between Yates and View Streets and provides an opportunity to provide a generous publicly accessible open space.



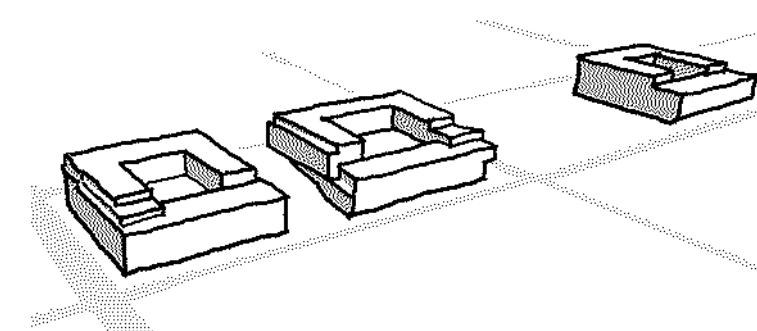
Add Green Space - The Harris Green neighbourhood is underserved in terms of parks and public gathering places. Introducing a significant space on the 900-block serves as a gathering place that will become the heart of Harris Green Village and benefit the whole neighbourhood



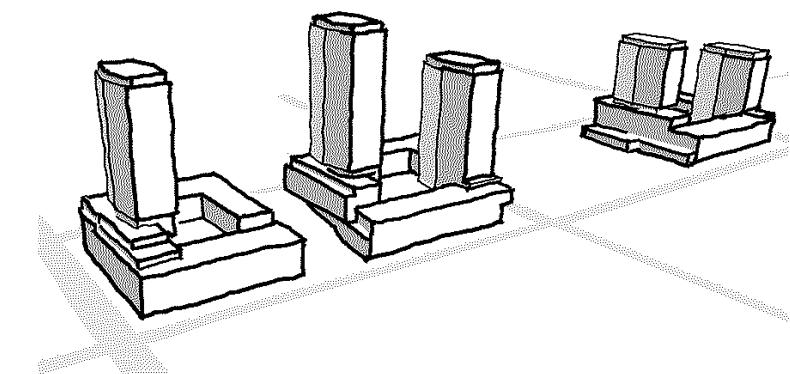
Frame the Street - Establishing an appropriate street wall height for the podium elements frames each surrounding street and contributes to a sense of enclosure and vibrancy for pedestrians, cyclists and vehicles



Residential Courtyards - In addition to the public gathering spaces, residents need outdoor spaces to enjoy. Configuration of the podium creates spaces for these amenities.



Sculpt the Podium - Deliberately cutting back the podiums in specific areas improves sunlight performance to the Plaza and the residential courtyards, and also adjusts the streetwall height to respond to each facing street.



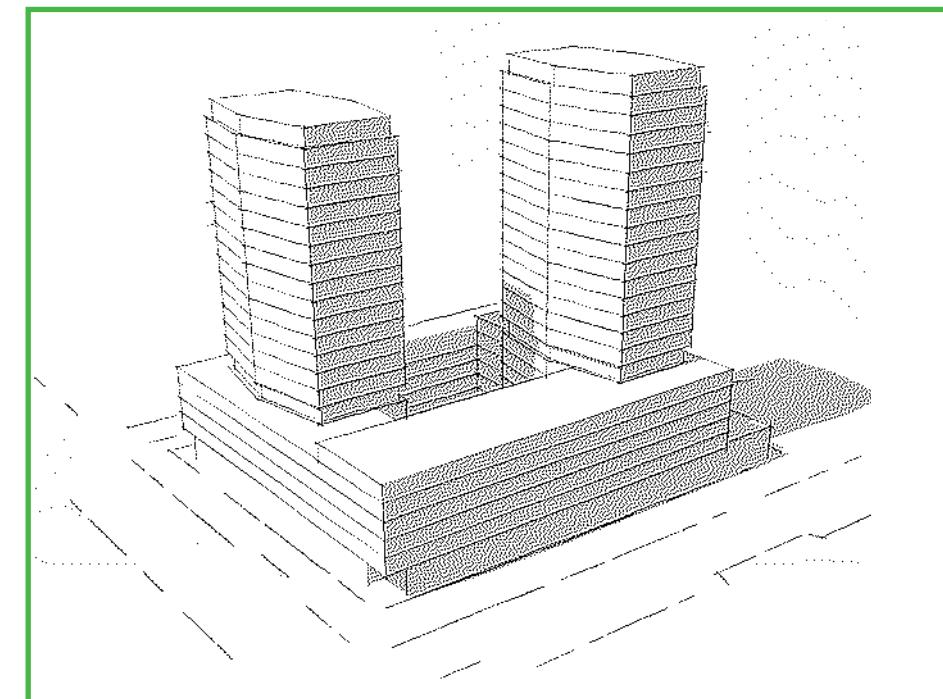
Strategically Place Height - Massing is accommodated in slender towers that are spaced to frame Yates street and maximize the amount of sunlight exposure on courtyards and the Yates Plaza.

Urban Design Rationale

TYPOLOGY

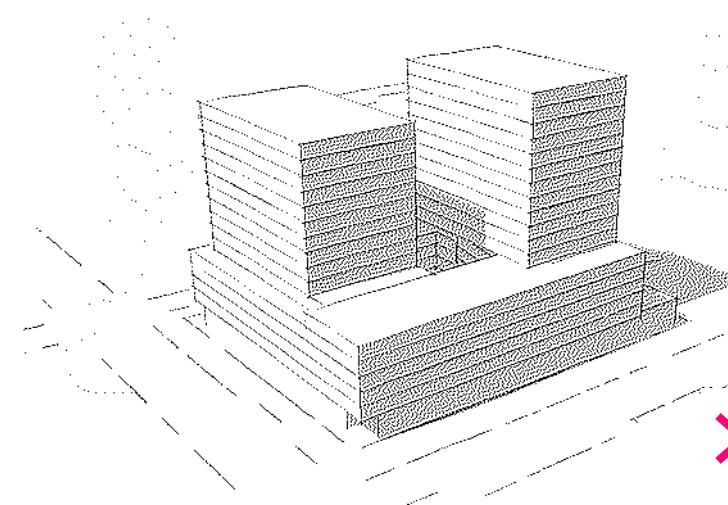
To best accommodate the components of the proposed development and respond to the local context, a podium with tall slender towers typology was implemented. Study of a range of building typologies indicates this approach results in increased skyview, facades that frame and activate the street, and provides varied and dispersed shadow impacts.

A balance between podium heights and tower heights was struck, ensuring podiums are robust enough to frame the street while not overpowering the public realm, and towers are well proportioned so they are elegant landmarks with appropriate contextual height in the City skyline, while minimizing shadowing.



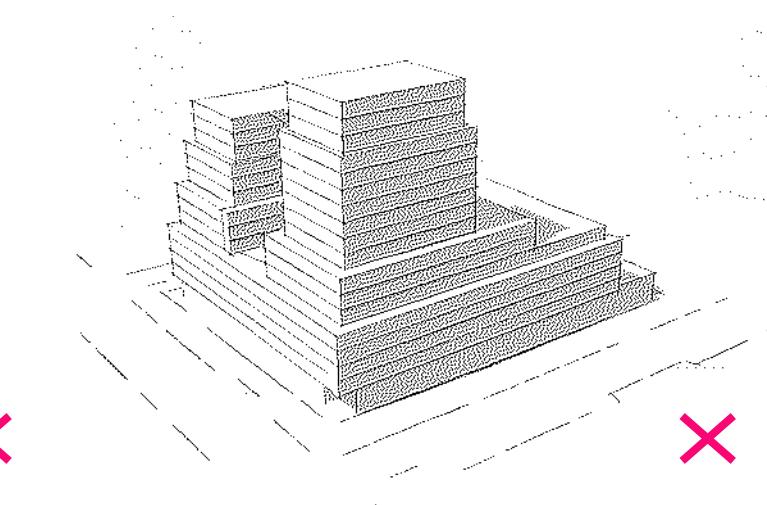
Podium with tall slender towers
Characteristics:

- Increased skyview
- Facades define and vitalize street
- Varied and dispersed shadow casting



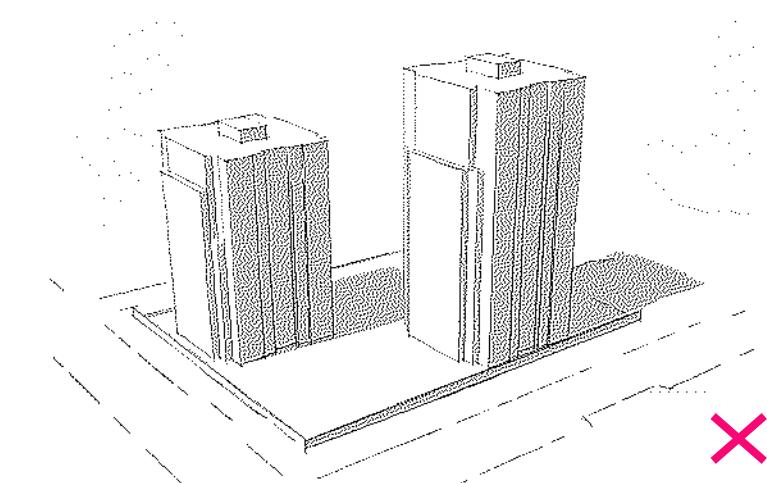
Podium with squat towers
Challenges:

- Facade length and step-backs may be insufficient to mitigate loss of skyview and shadowing
- Excessive floor plate depths may reduce daylight access to apartments



Tiered/ stepped massing
Challenges:

- Facade length and step-backs may be insufficient to mitigate loss of skyview and shadowing
- Depths at base of building may reduce daylight access to apartments
- Stepping of building could complicate structure, plumbing, and mechanical systems, and increase cost - a barrier to purpose-built rental housing.



Towers set in landscape
Characteristics / Challenges:

- Potential increase of private open space
- May not contribute to street definition or vitality
- Slab towers may cast large shadows

Urban Design Rationale

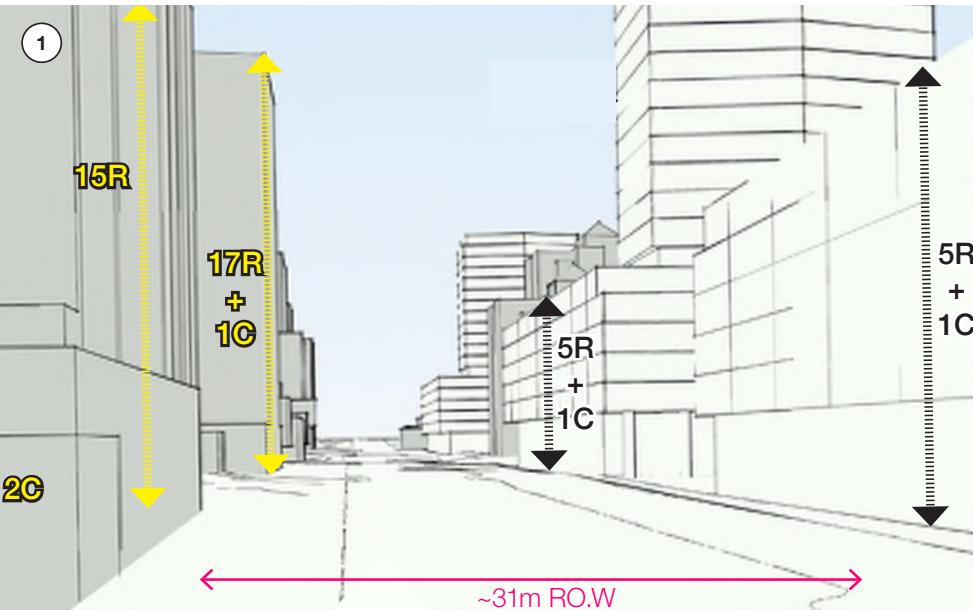
DESIGN CONSIDERATIONS: STREET WALL

Each street has a unique existing character and dimensions that define it. The proposed podium heights, setbacks and landscape features respond to this context and establish an appropriate edge and sense of enclosure on each facing street.

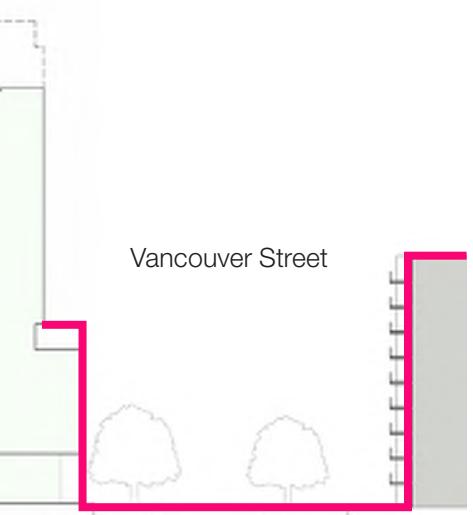
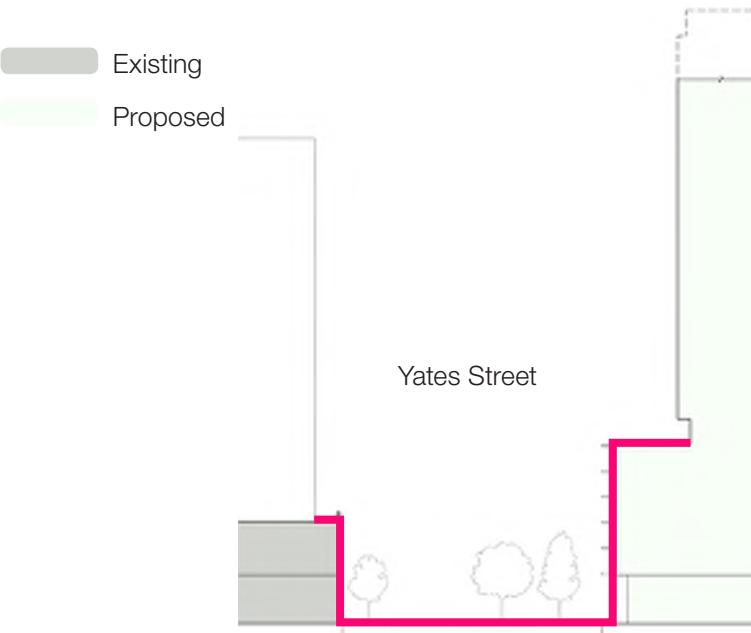
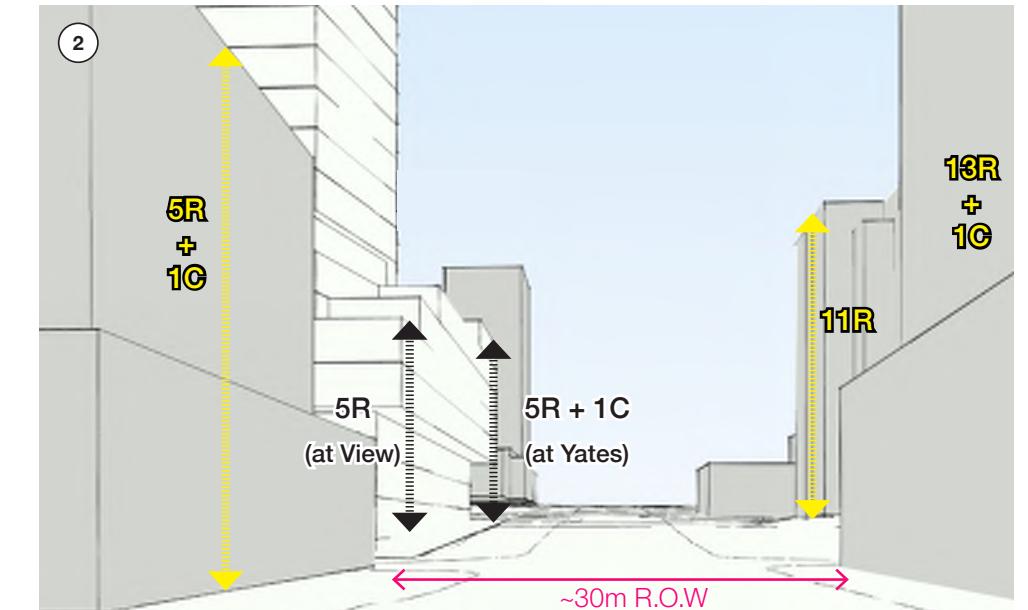
Objectives for each street include:

- Prevent excessive spatial constriction i.e. a “canyon effect”
- Provide access to sunlight at street level
- Provide views to the sky
- Frame the street with height appropriate to street’s scale and character

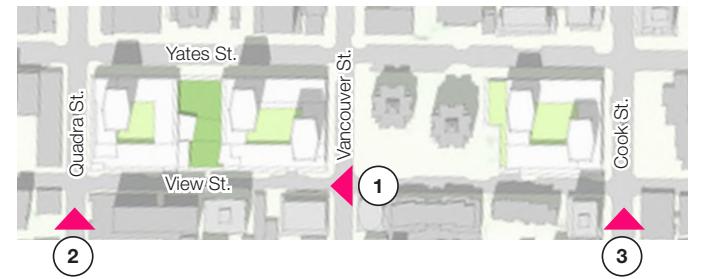
Yates Street Looking East



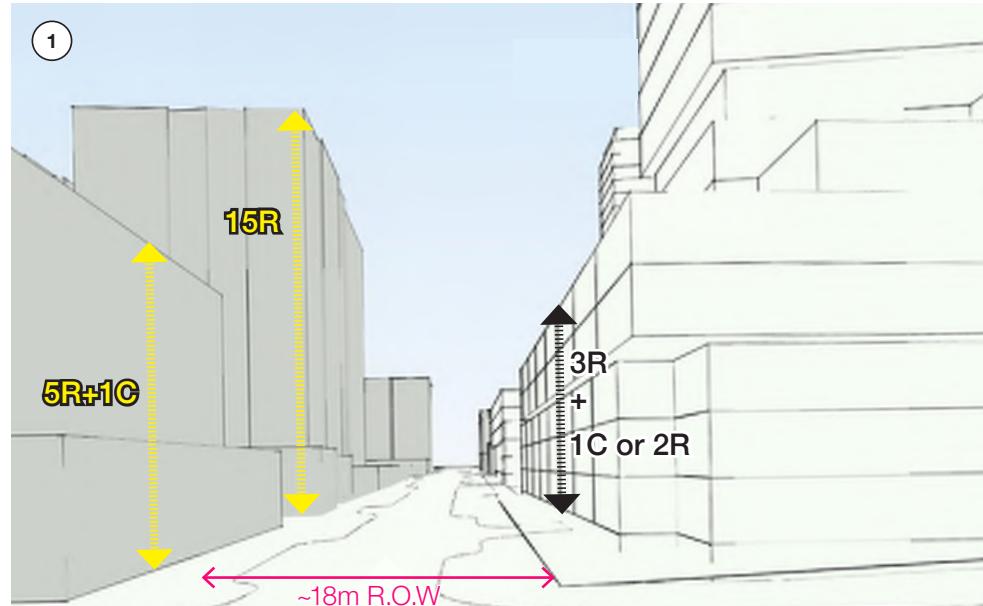
Vancouver Street Looking North



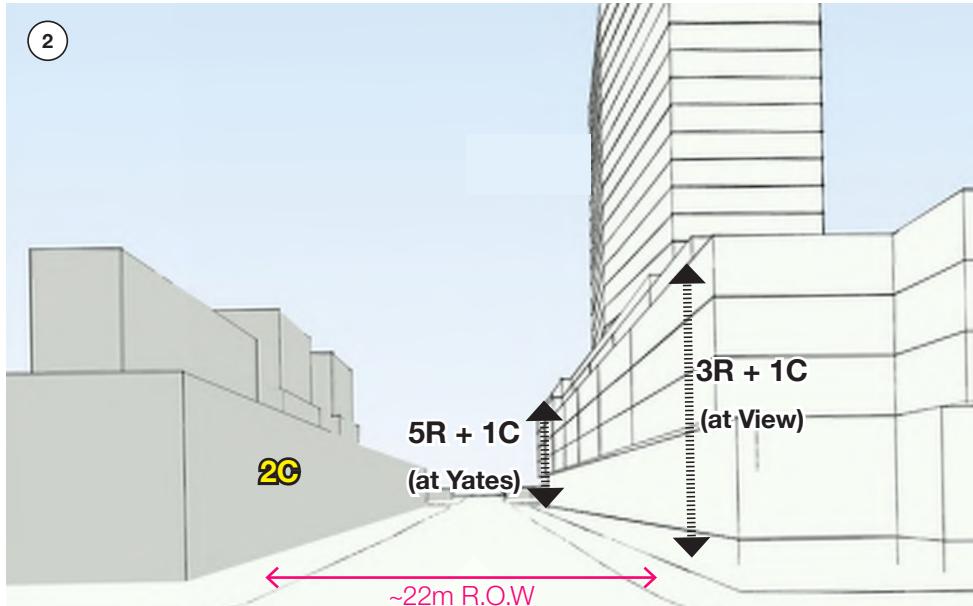
Urban Design Rationale



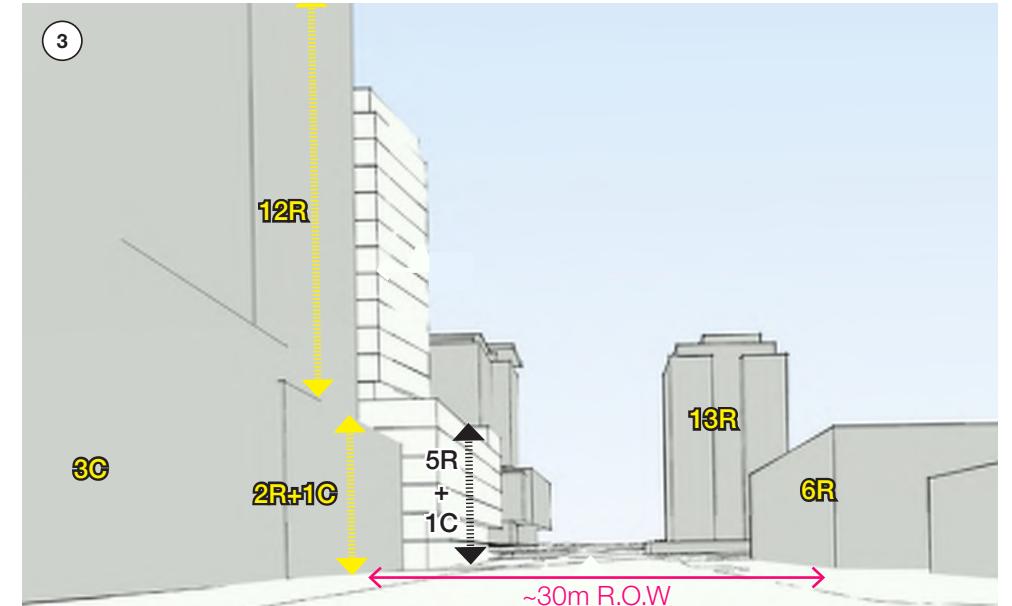
View Street Looking West



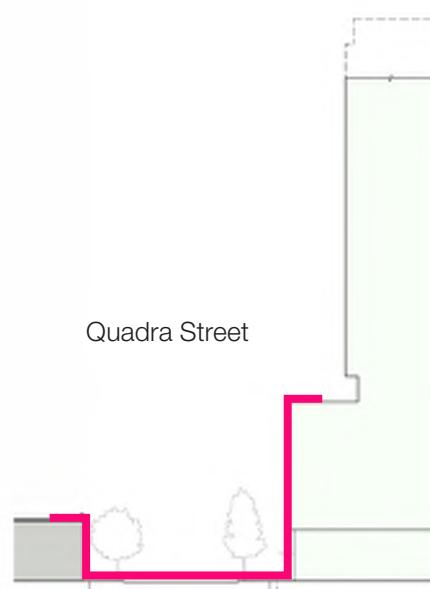
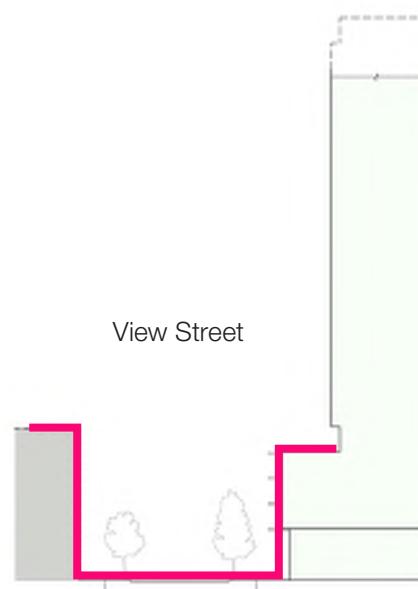
Quadra Street Looking North



Cook Street Looking North



Existing
Proposed



Urban Design Rationale

DESIGN CONSIDERATIONS: FRAMING THE PLAZA

The podium, setbacks at upper levels and width of the plaza and the open space establish a sense of enclosure for this outdoor room. The Yates Street podium steps down to frame the portal to the plaza. At View Street, 3 storey townhouses frame the edges of the green.

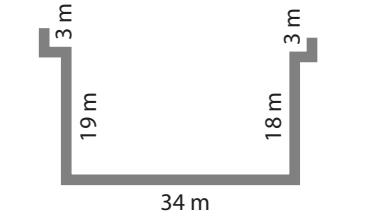
Comparison with other vibrant, successful public spaces of similar scale illustrates that the proposed dimensions of the open space will generate a comfortable, human scale environment. With the addition of landscape elements and active uses at grade including shops, cafe's and townhouse units, this space will become a valued community gathering space.



Urban Design Rationale

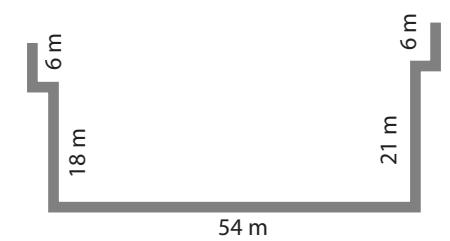
HARRIS GREEN VILLAGE
VICTORIA, BC

1,982 m²
21,334 f²



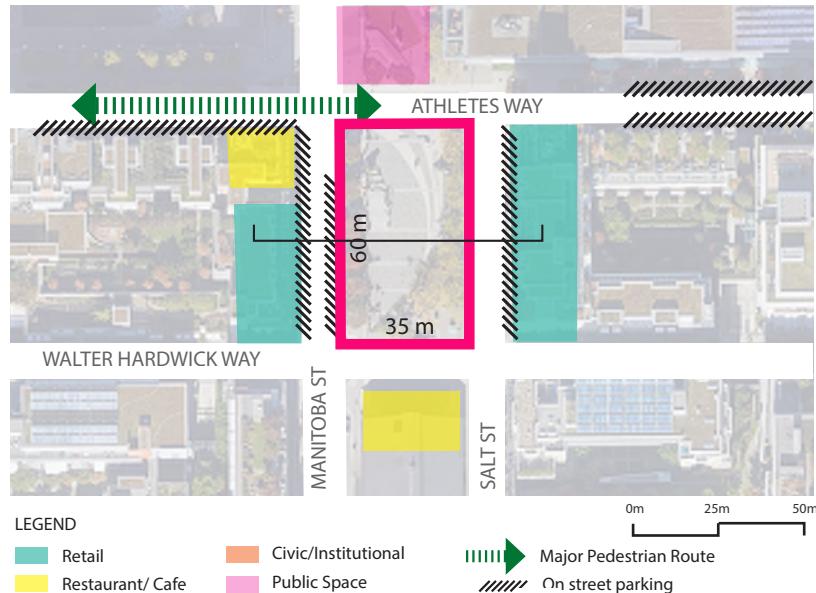
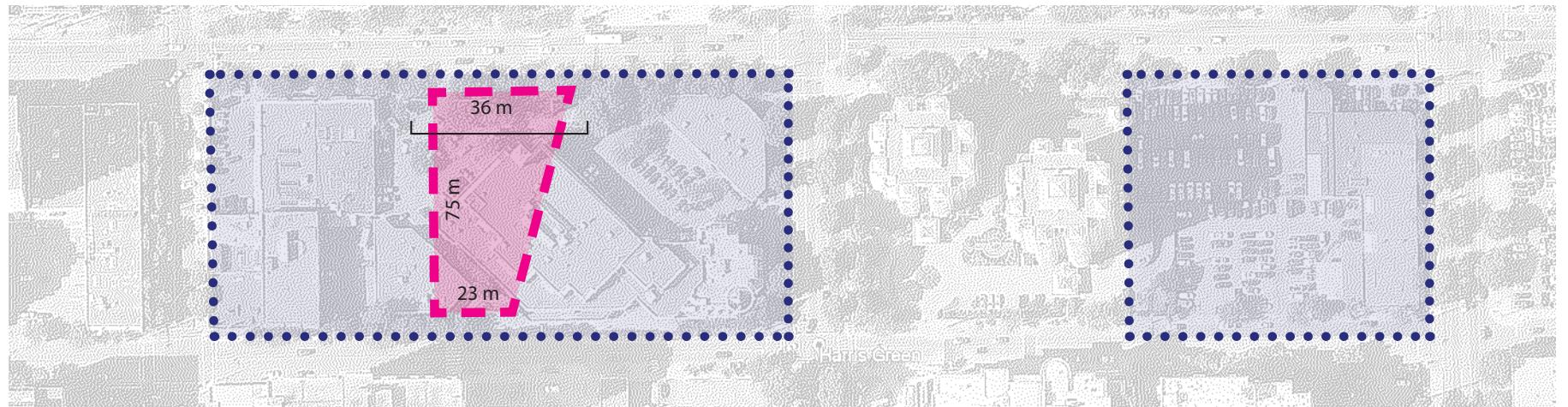
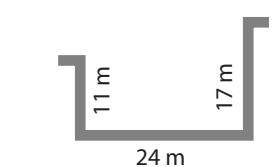
OLYMPIC VILLAGE SQUARE
VANCOUVER, BC

2,100 m²
22,604 f²



BASTION SQUARE
VICTORIA, BC

2,345 m²
25,241 f²

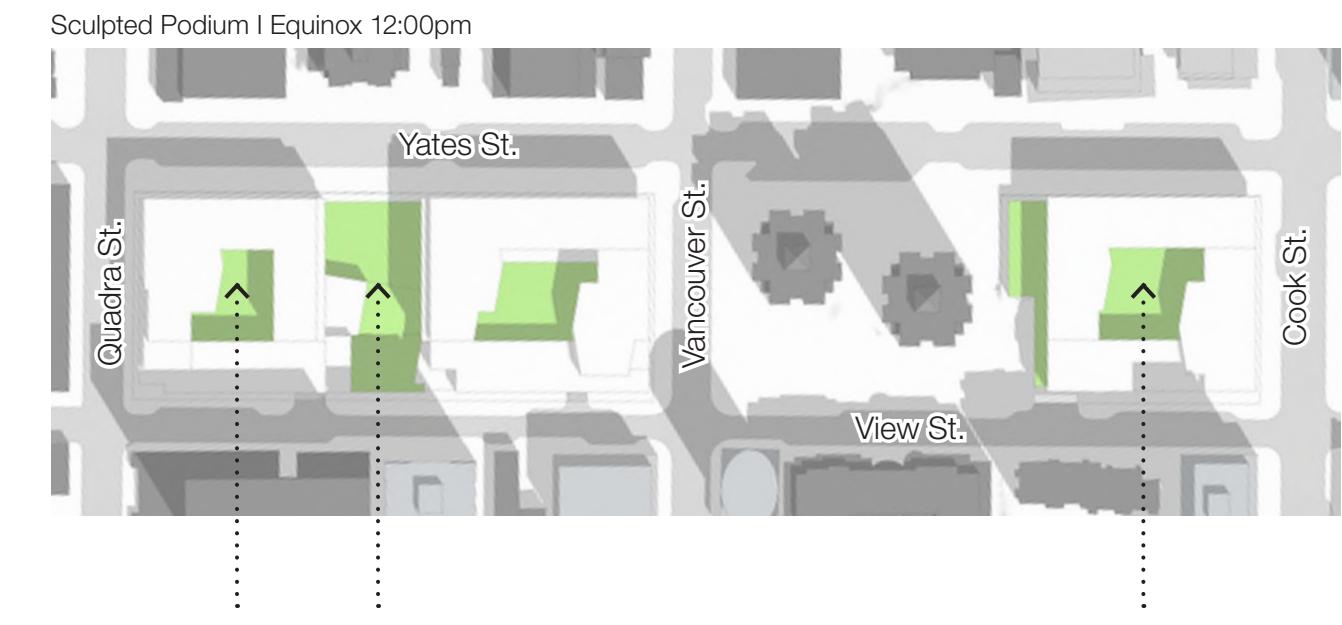
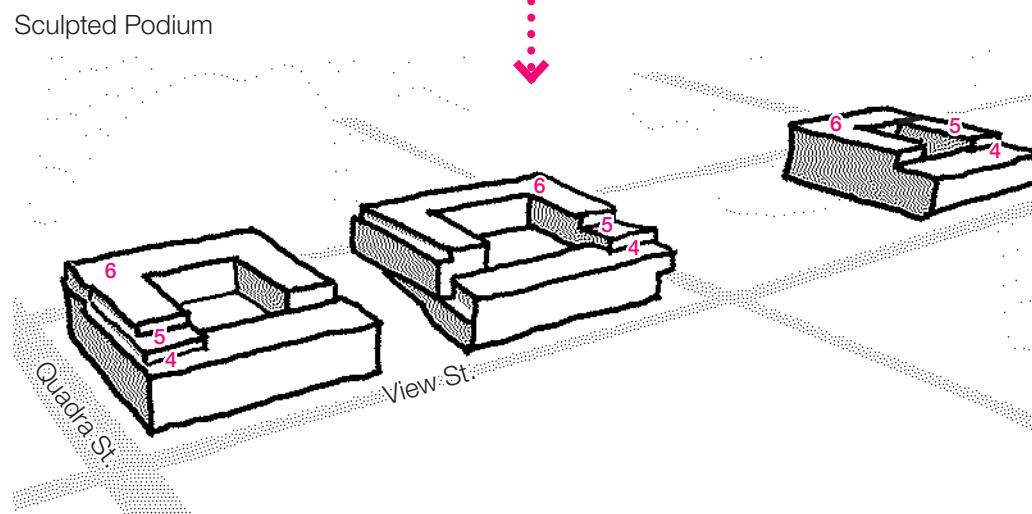
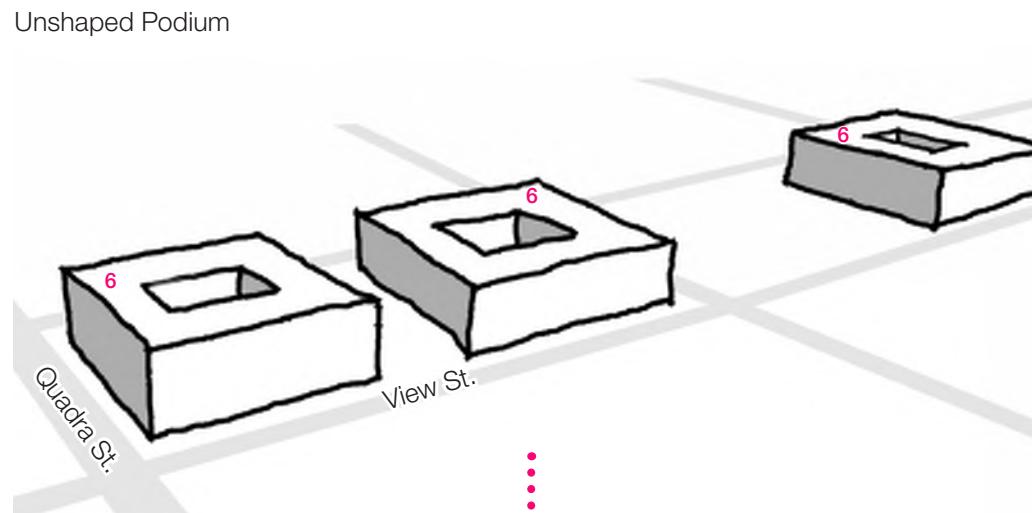


Urban Design Rationale

DESIGN CONSIDERATIONS: SCULPT THE PODIUM

Cutting back the podiums in specific areas improves sunlight performance to the Plaza, View Street Green and the residential courtyards, and also adjusts the streetwall height to respond to the scale and character of each facing street.

The example to the right illustrates the positive effect cutting back the podiums along View street has on solar performance in the Plaza and courtyards.

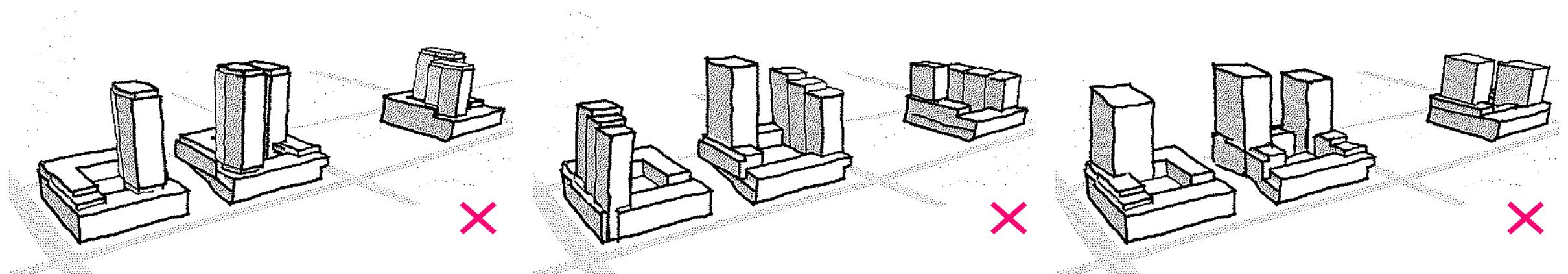
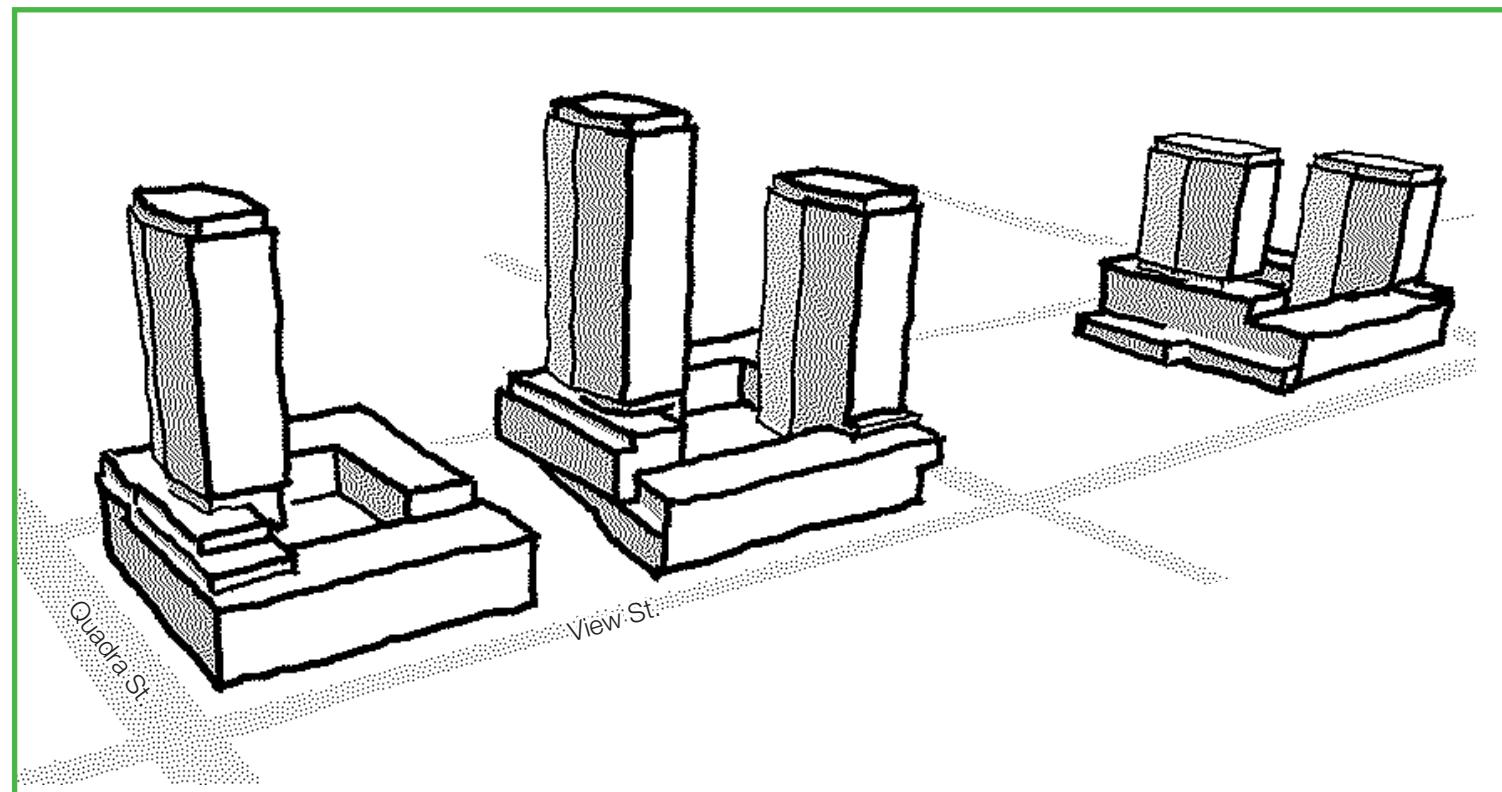


Urban Design Rationale

DESIGN CONSIDERATIONS:

STRATEGICALLY SHAPE & LOCATE HEIGHTS

A variety of tower forms and locations were explored to determine the configuration that resulted in the best urban design performance. In the preferred configuration, massing is accommodated in slender towers that are spaced to frame Yates street and maximize the amount of sunlight exposure on courtyards and the Yates Plaza. Height is focused at the centre of the 900-block and gradually declines towards the neighbourhood east of Cook Street.



Overall Site Plan

The site plan for the two blocks illustrates the relationship between buildings and the public realm within the site and to surrounding buildings.

The position of buildings, particularly towers, maximizes the offset and distance to neighbouring buildings as much as possible in order to maximize sunlight, views and privacy.

The open spaces are configured and positioned to provide a major publicly accessible open space that also functions as a mid-block break on the 900-block Yates, and provide more intimately scaled outdoor spaces on both blocks, particularly at the street corners.

Note: A Development Permit for the 1045 Yates block will shortly follow submission of this rezoning application. The information set out in the rezoning application establishes the general design and performance measures for this site. The subsequent DP will provide a more detailed and refined design that aligns with both the Rezoning and Urban Design Manual.

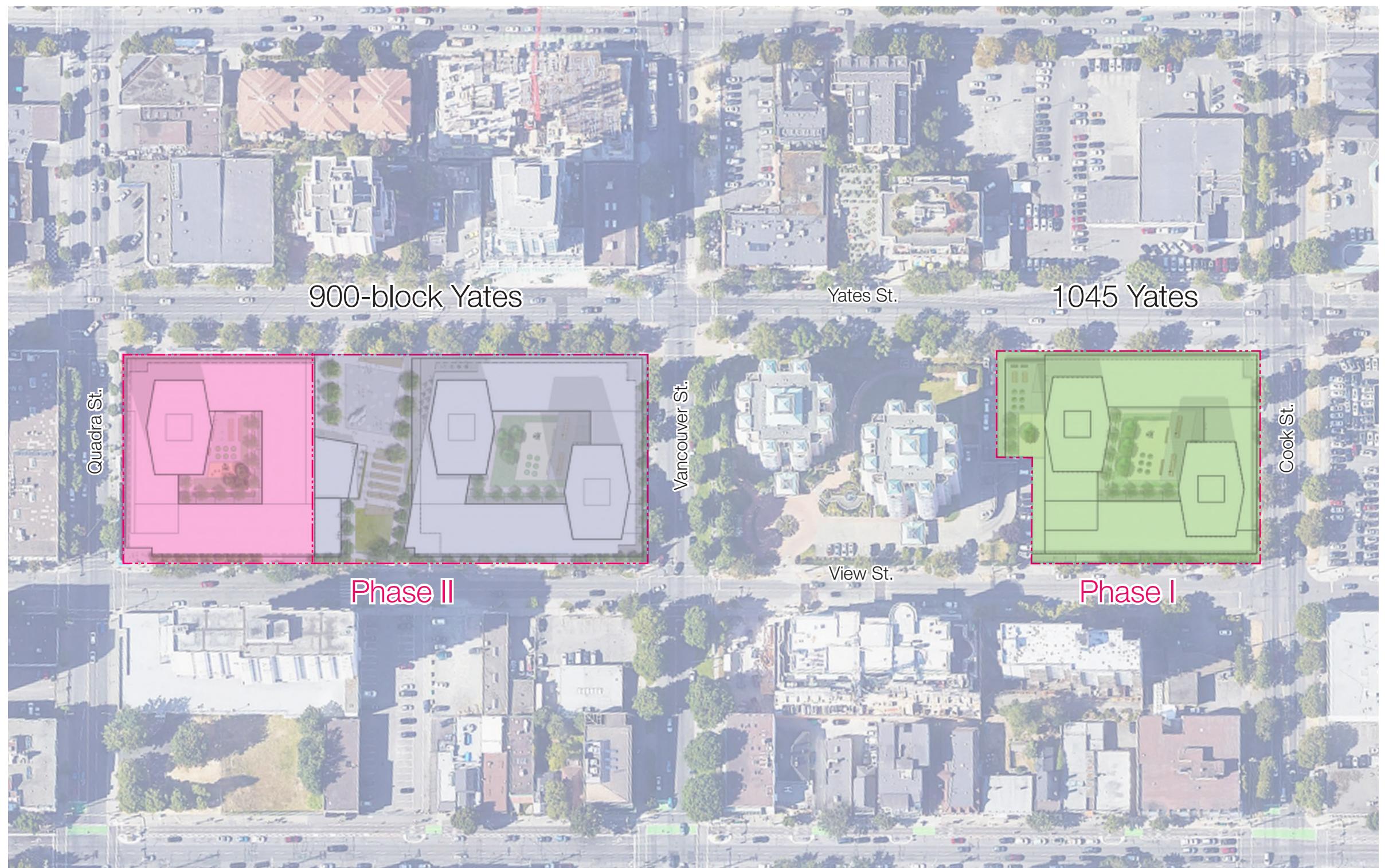


Phasing Plan

The development will be constructed in multiple phases, each self-sufficient in relation to its access to parking and loading.

The 1045 Block site is anticipated to contain the first phase of development. A single development permit will be sought for this site to facilitate the anticipated single principal phase of construction.

The 900 Block is anticipated to contain the second and third phases of development. A single development permit will be sought for this site to facilitate an anticipated two principal phases of construction. The construction sequence is not yet precisely known, but will be detailed in the development permit application and will depend on a variety of factors including market demand, tenant needs, and technical analysis. It is anticipated that Yates Street Plaza and View Street Green will be completed in the easterly phase of construction on the 900 Block.



Project Information Table

	900-block Yates	1045 Yates	Total
Existing Zone	R-5, R-9, R-48 / S-1	S-1	n/a
Proposed Zone	CD	CD	n/a
Site Area (m²)	13,527	6,337	19,864
Floor Area (m²)	81,162	38,022	119,184
Commercial Floor Area (m²)	7,481	3,324	10,805
Floor Space Ratio	6.0	6.0	6.0
Site Coverage (%)	71.6%	83.4%	n/a
Open Site Space (%)	28.4%	11.9%	n/a
Height of Buildings (m) (maximum)	90.5	65.05	n/a
Number of Storeys	28, 25, 24, 6, 5, 4, 1	19, 17, 6, 5, 4, 1	n/a
Vehicle Parking Stalls	943	460	1,403
Bicycle Parking Spaces (class 1&2)	1,468	680	2,135
Building Setbacks			
Front Setback (m) - Yates	1.5	1.5	n/a
Rear Setback (m) - View	3.0	3.0	n/a
Side Setback (m) - Quadra	2.0	n/a	n/a
Side Setback (m) - Vancouver	1.5	n/a	n/a
Side Setback (m) - Cook	n/a	1.5	n/a
Side Setback (m) - West Side	n/a	0.0	n/a
Residential Use Details			
Total Number of Units (approximate)	1,058	510	1,568
Unit Type	Studio, 1/2/3 BR Apt, TH	Studio, 1/2/3 BR Apt, TH	n/a
Ground-oriented Units (approximate)	20 Ground; 20 Podium	6 Ground; 25 Podium	26 Ground; 45 Podium
Minimum Unit Floor Area (m ²)	35	32	n/a
Total Residential Floor Area (m ²)	70,732	33,350	104,082
Amenity Floor Area (m²)	2,949	833	3,782
Daycare Floor Area (m²)	n/a	515	515

DESIGN RESPONSE

- PROJECT-WIDE DESCRIPTION
- **900-BLOCK YATES**
- 1045 YATES
- COMMON ELEMENTS

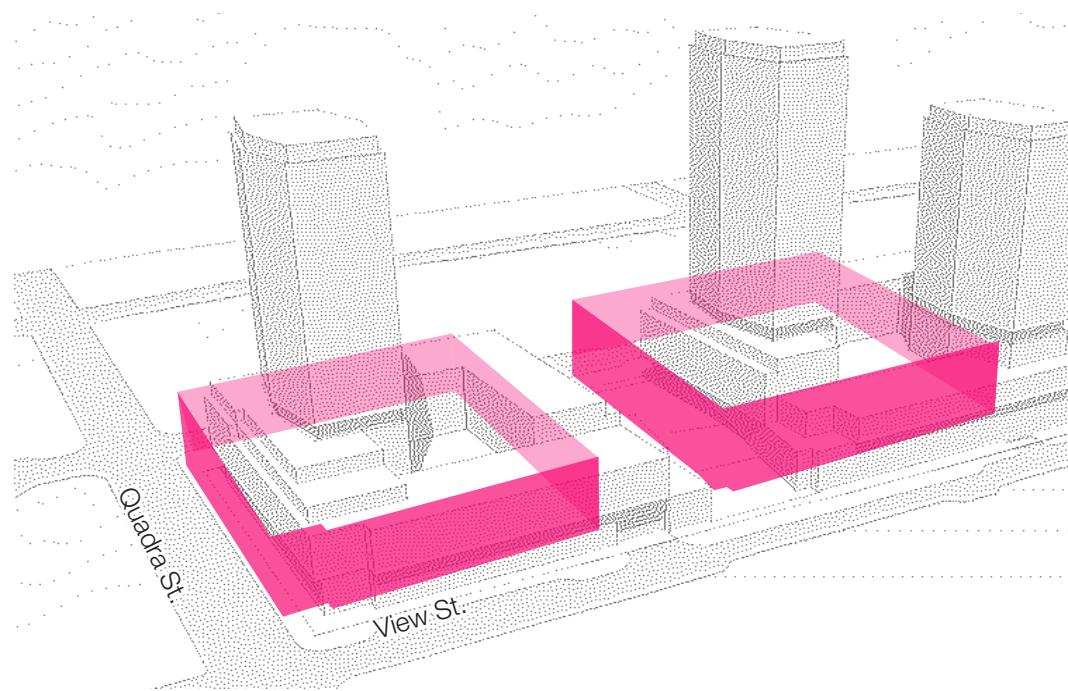
Structure

The 900-block Yates is structured by two building parcels situated on each end of the block and a large open space between them. The two building parcels, each in the form of a perimeter block, frame the open space and the bounding streets (1).

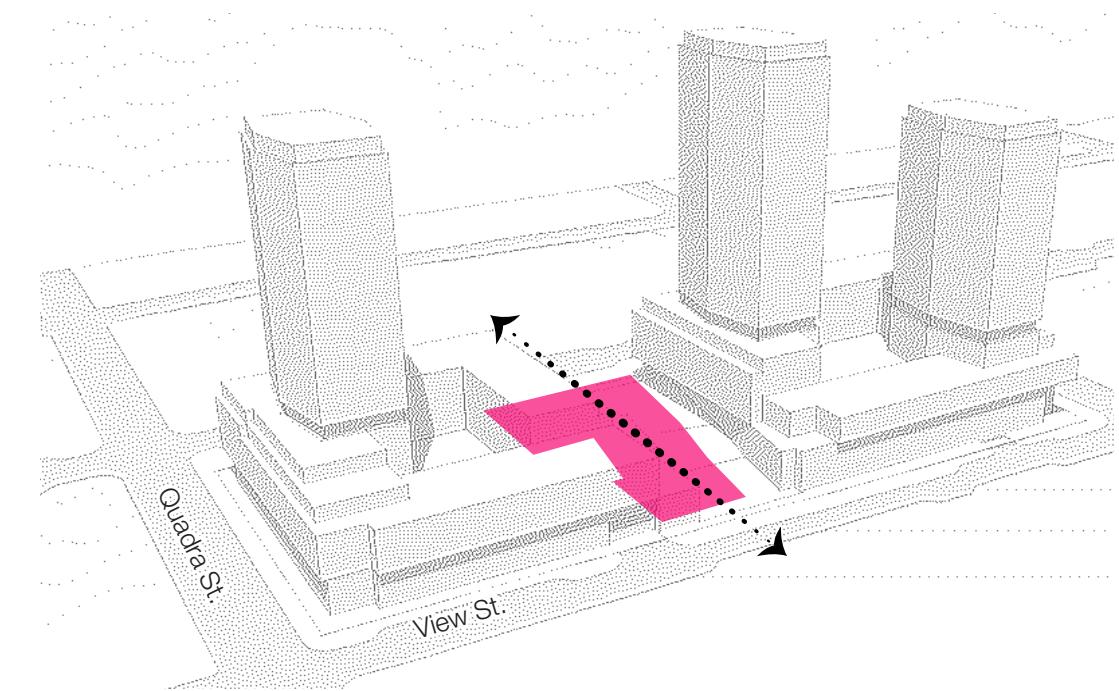
The central open space is 1,982 m² and spans from Yates Street to View Street, providing a mid-block connection (2).

The open space on the Yates Street side (Yates Street Plaza) has an urban feel in the form of a major civic plaza that is framed by shops and services. The open space at the south end of the plaza (View Street Green) narrows and drops in elevation to a quieter space that functions as a neighbourhood green that is framed by townhomes (3).

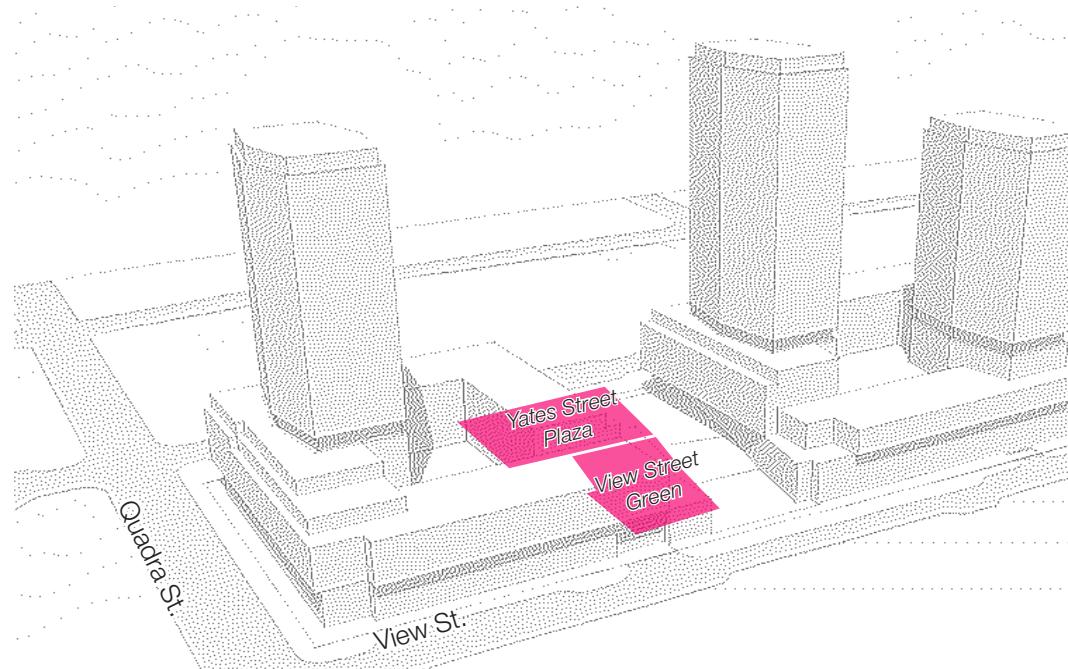
Small plazas are provided at the street corners for entry, socializing and relaxing (4).



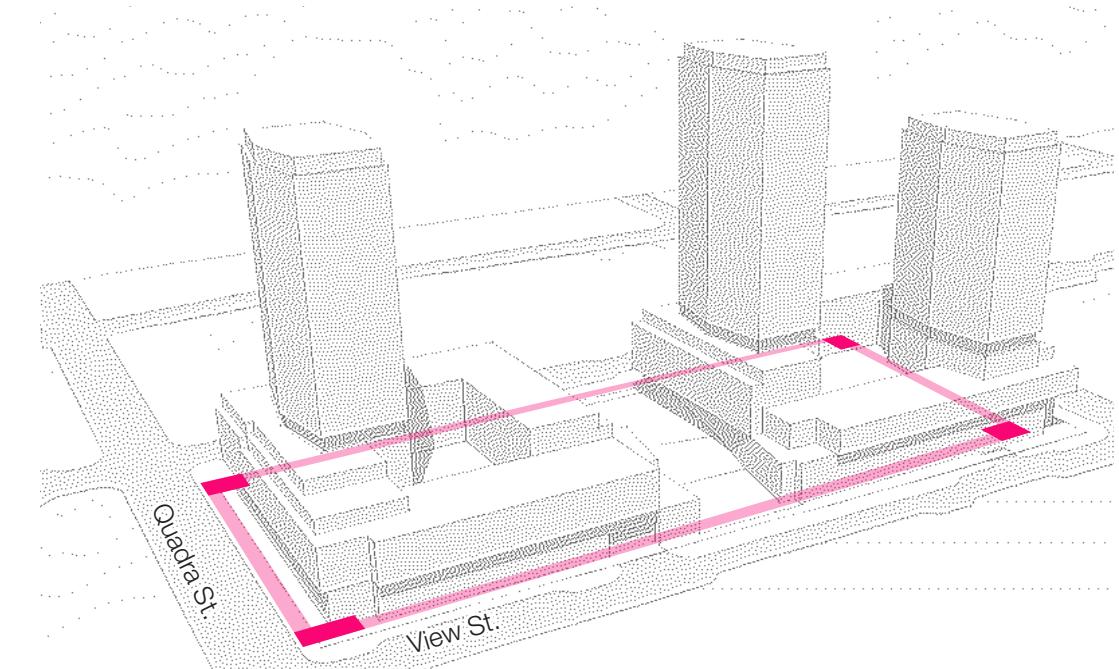
1. Two building parcels in perimeter block form, framing open space



2. Large, central open space, with pedestrian connection



3. Yates Street Plaza on Yates Street and neighbourhood View Street Green on View Street



4. Small corner plazas

Massing & Height

900-block
Yates1045
Yates

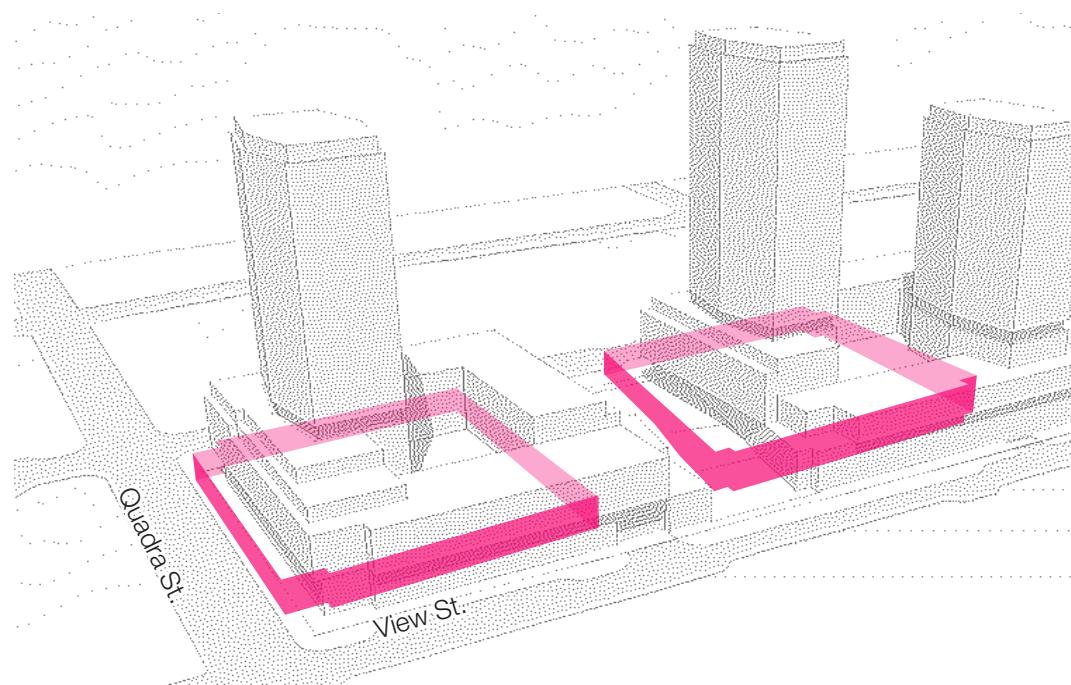
The block is structured into two comfortably scaled building parcels separated by the central open space which provides a generous break in the massing of the block.

Each parcel is comprised of a perimeter podium that frames and defines the street edge and open space and that is programmed with active commercial and residential uses to enliven the public spaces (1).

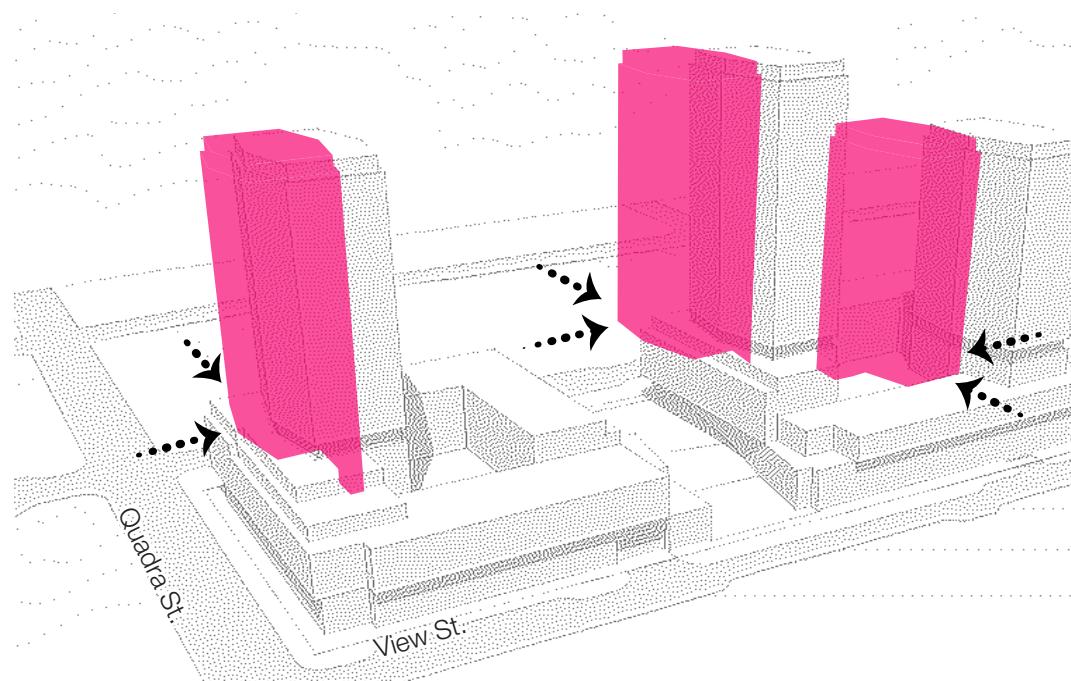
The height of podiums varies in proportion to the adjacent street scale, being higher on wide and busy Yates Street, lower on narrower and quieter View Street, and stepping down on the two connecting streets, Quadra and Vancouver. The podium's stepping is also carefully calibrated to maximize sunlight on the central open space and on the internal courtyards inside the podiums (2).

Three towers are positioned atop the podiums at important corners, each set back significantly from the podium edge. The towers are positioned so they are offset from one another and they are well separated in order to maximize views, privacy and sunlight for all towers (3).

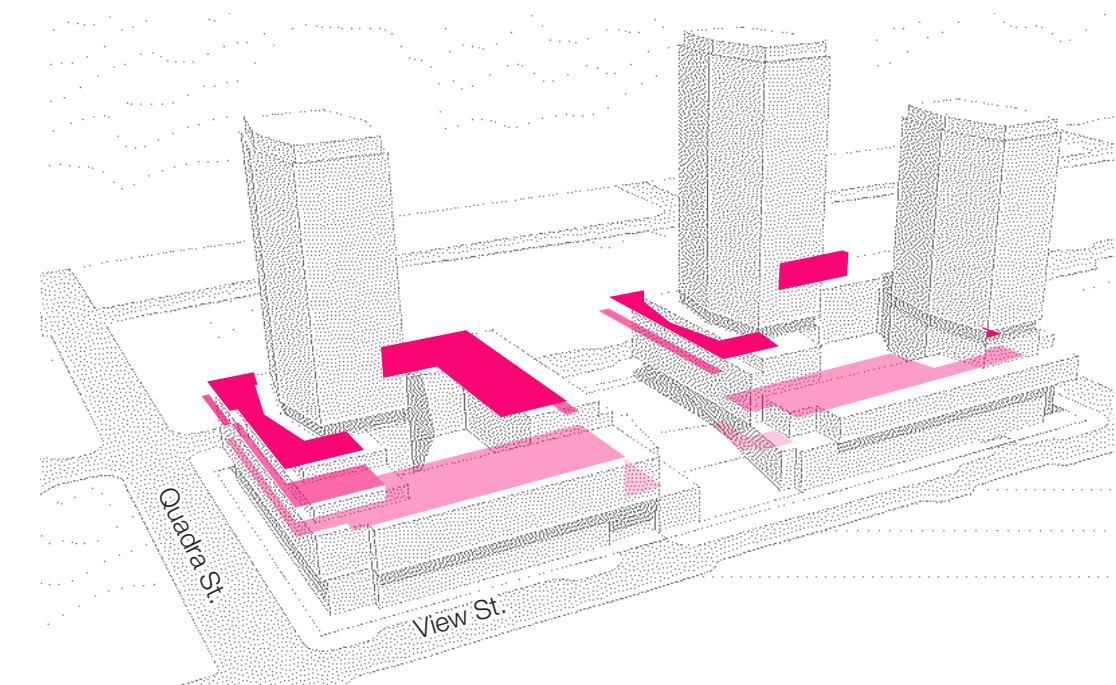
The tower heights step down toward the edges of the block from the tallest tower, which is positioned on the northeast corner of the large open space, providing a landmark for this important civic space. A 25 storey tower at the corner of Yates / Quadra Streets and a 24 storey tower at the corner of View / Vancouver Streets flank the 28 storey tower at the northeast corner of the plaza (4).



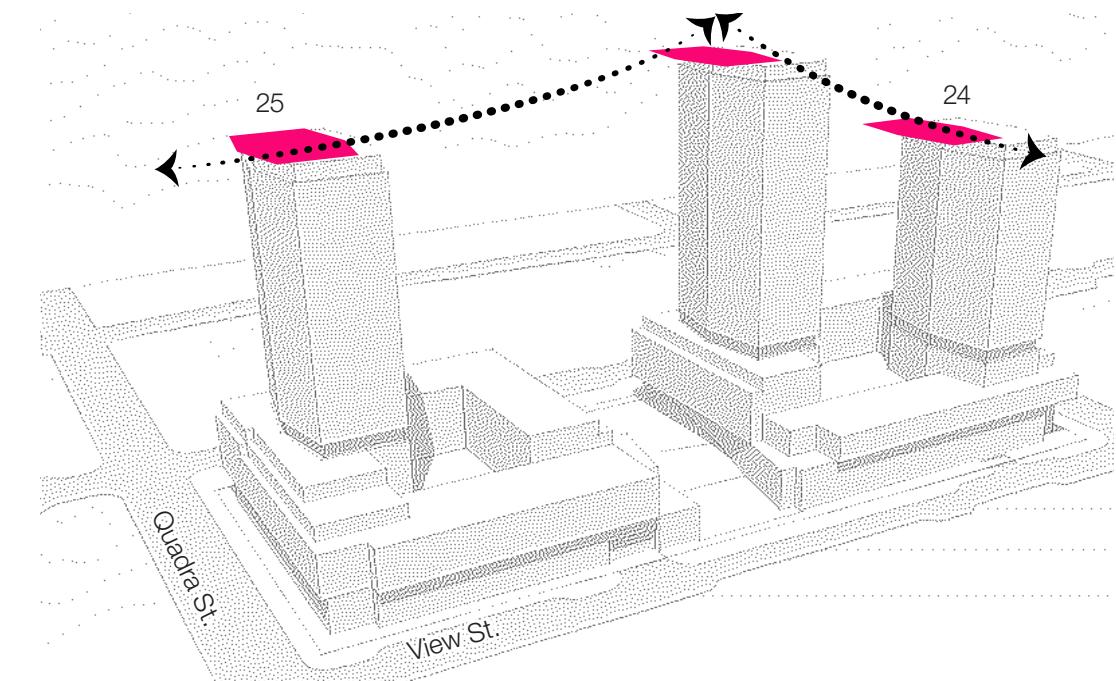
1. Active street edges



3. Tower Positions



2. Stepped-down podiums



4. Stepped-down & Spaced Towers

Massing & Height

900-block
Yates1045
Yates

The massing model shows how the buildings and open space fit with the surrounding buildings and streets and contribute positively to the neighbourhood's urban fabric.

The tall slender towers open the block and allow sunlight to reach streets and public spaces.



Uses



The site has three primary building uses:

- residential, all in rental tenure;
- commercial retail;
- commercial office.

Residential uses are located above the retail in the podiums and in three towers. There is approximately 73,680 m² of residential space, including amenity, equivalent to about 1,058 units ranging in size from studios/bachelors to 3-bedrooms. Residential lobbies are located on Yates Street, the Yates Street Plaza, and on View Street. Ground level residential uses are located along Vancouver Street and the east half of View Street and framing View Street Green.

The residential amenity space is located on the second level so that it has a strong indoor / outdoor relationship with the podium roof where outdoor amenity space is located.

The commercial retail, approximately 5,700 m², is located at street level, primarily fronting Yates and Quadra Streets and the central open space.

The retail space is subdivided in order to provide a range of small, medium and large sizes that encourages a diversity of retailers and restaurants.

The commercial office space, approximately 1,800 m², is located in 3 levels of the podium at the corner of Yates and Quadra Streets.

Parking for cars and bicycles, and loading, is located underground with access via two ramps on View Street. Parking is provided according to the Schedule C rates.

- Commercial Retail
- Residential Lobby & Corridor
- Amenity
- Residential Rental Apartment
- Office
- Residential Rental Townhome
- Outdoor Amenity Area
- Open Space
- Parking
- Loading & Services

Site Area: 13,527 (m²)

Total Floor Area: 81,162 (m²)

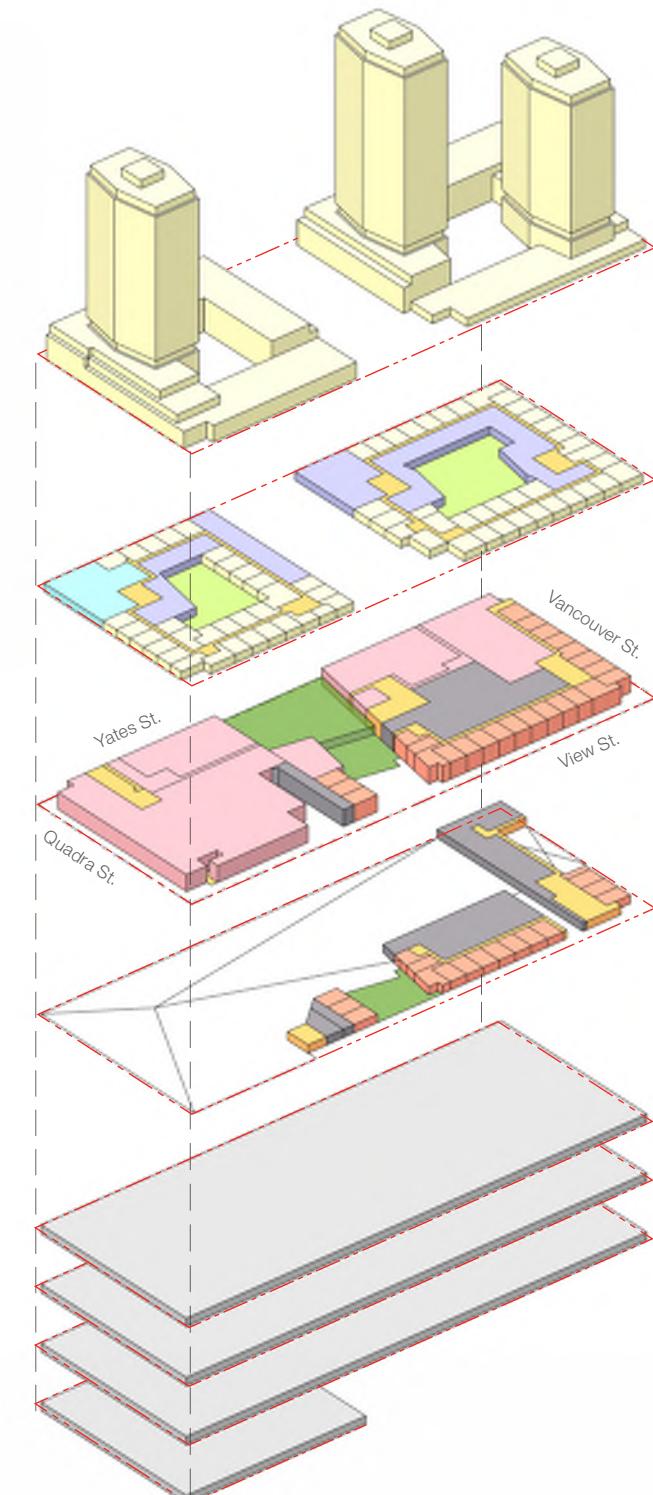
Residential Floor Area: 70,732 (m²)

Amenity Floor Area: 2,949 (m²)

Commercial Floor Area: 5,714 (m²)

Commercial Office Floor Area: 1,767 (m²)

Site FAR: 6.0



Site Access

900-block
Yates1045
Yates

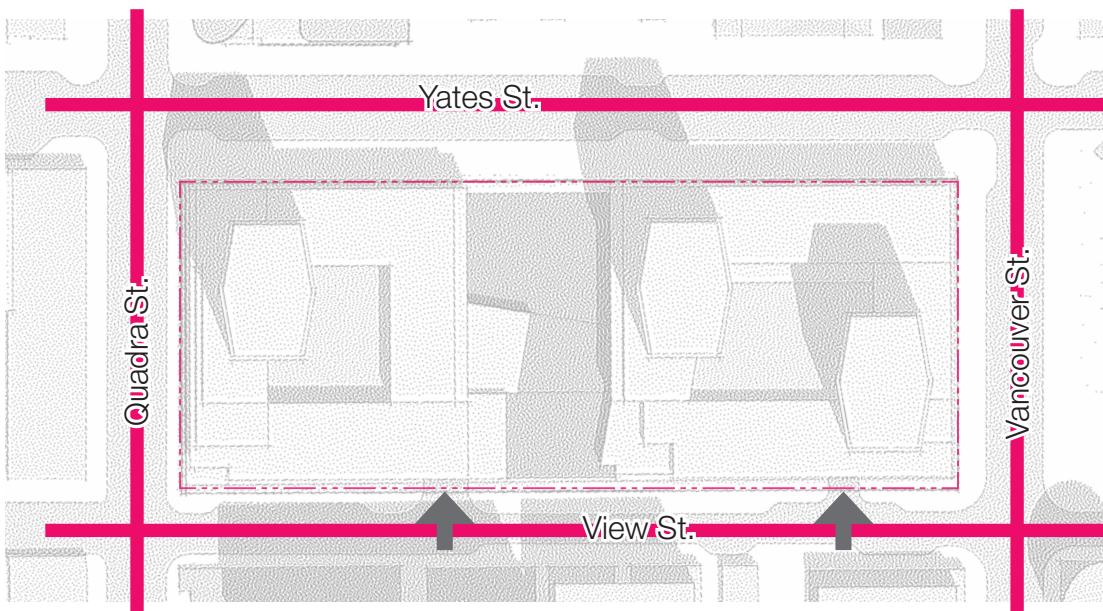
Vehicular access to underground parking and loading is provided on View Street with two portals.

Residential lobbies are provided on Yates and View Streets and the Yates Street Plaza.

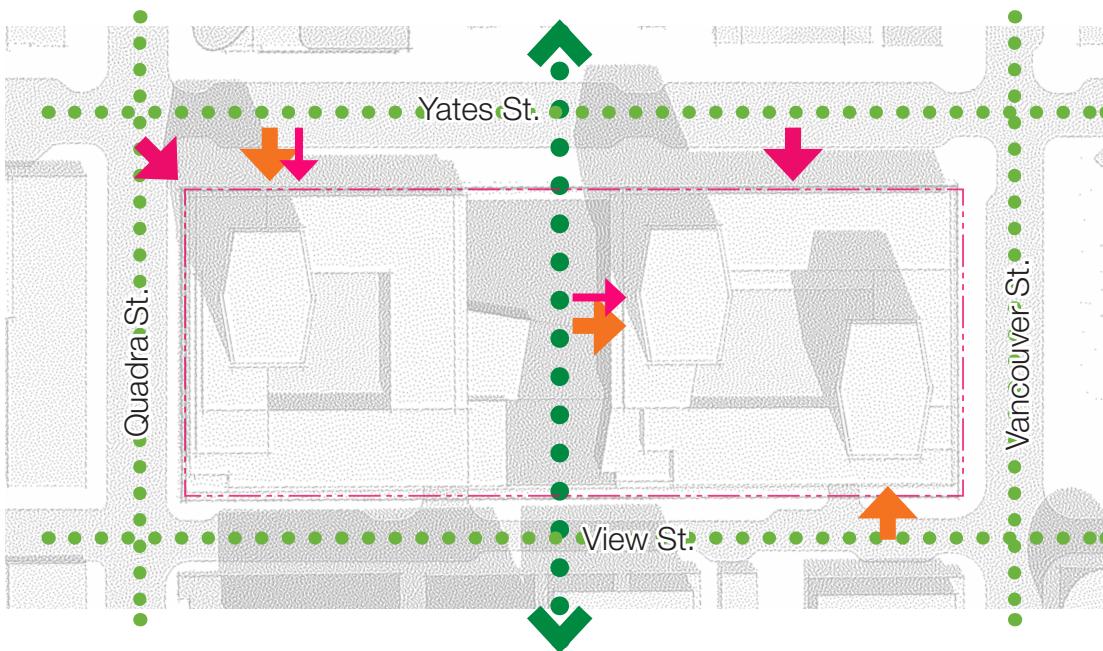
An office lobby is provided on Yates Street.

Retail entrances are along Quadra, Yates and Vancouver Streets, and entrances to the two major corner retailers are on Yates Street.

VEHICULAR



PEDESTRIAN / BIKE



- ➡ Residential Lobby Entrance
- ➡ Major Retail Entrance
- ➡ Commercial Lobby Entrance
- ➡ Parking & Loading Entrance

Site Plan

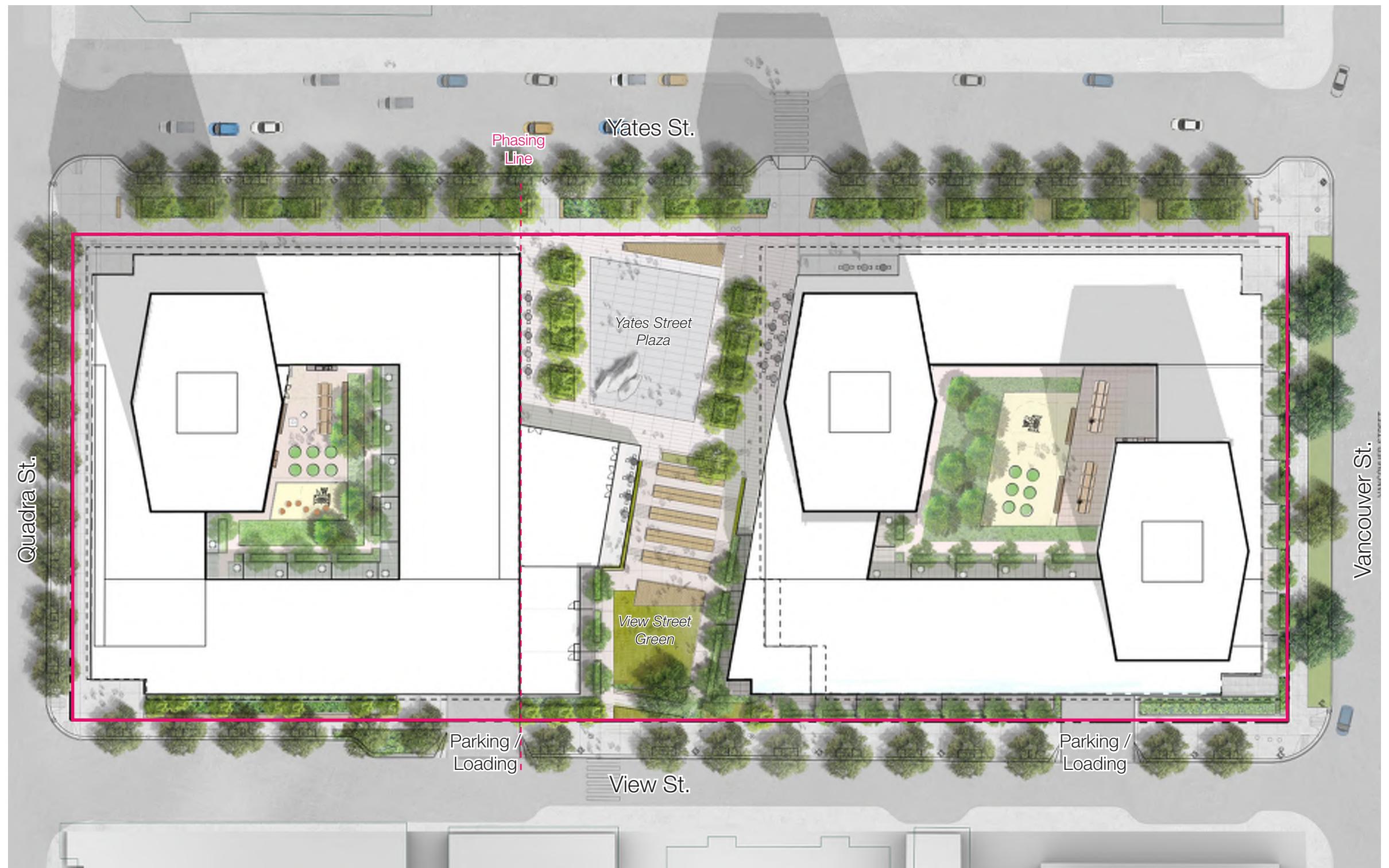
900-block
Yates1045
Yates

The site plan illustrates the relationship between buildings and the public realm.

Two perimeter blocks on each side of the site frame the large open space at the centre which connects Yates and View Streets and provides several distinct spaces and experiences.

The streetscape on all four bounding streets is spacious, and existing street trees have been retained, where possible at all corners, the buildings have been set back to provide intimately scaled plazas.

The perimeter block configuration of buildings features central courtyards on the podium roof which provide outdoor space for residents and ample light and visual interest from within the buildings.



Level 1 Floor Plan at Yates Street

The level 1 plan relative to Yates Street, Quadra and most of Vancouver Streets is predominantly commercial retail space.

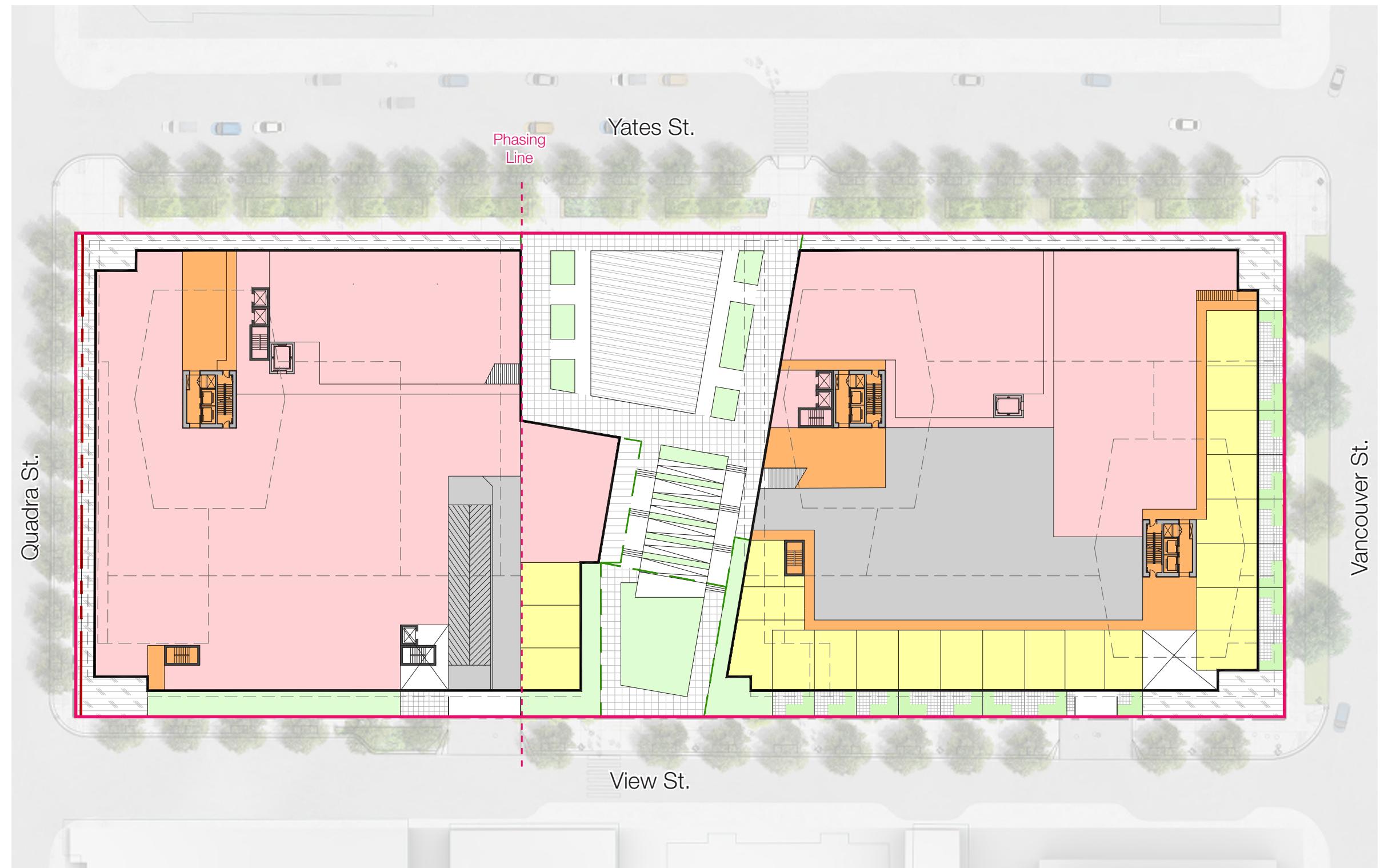
There are large anchor retail spaces at the corners of Quadra and Vancouver Streets, supported by a variety of smaller retail spaces fronting Yates Street. Some of these may be licensed food and beverage / restaurant operators.

The Yates Street frontage also has a residential lobby for a multi-unit building above and a commercial lobby that serves the commercial office above and also provides access to the underground parking.

There is also a residential and a commercial lobby for parking access on the Yates Street Plaza. Where the grade drops roughly one floor – on View Street, the south portion of Vancouver Street, and the View Street Green – there are the upper floor of street-accessed townhomes, the open-to-below spaces of two residential lobbies, a parking / loading ramp for the west side of the block, and the anchor retailer near Quadra Street.



- Commercial Retail
- Residential Rental Townhome
- Residential Lobby & Corridor
- Loading & Services



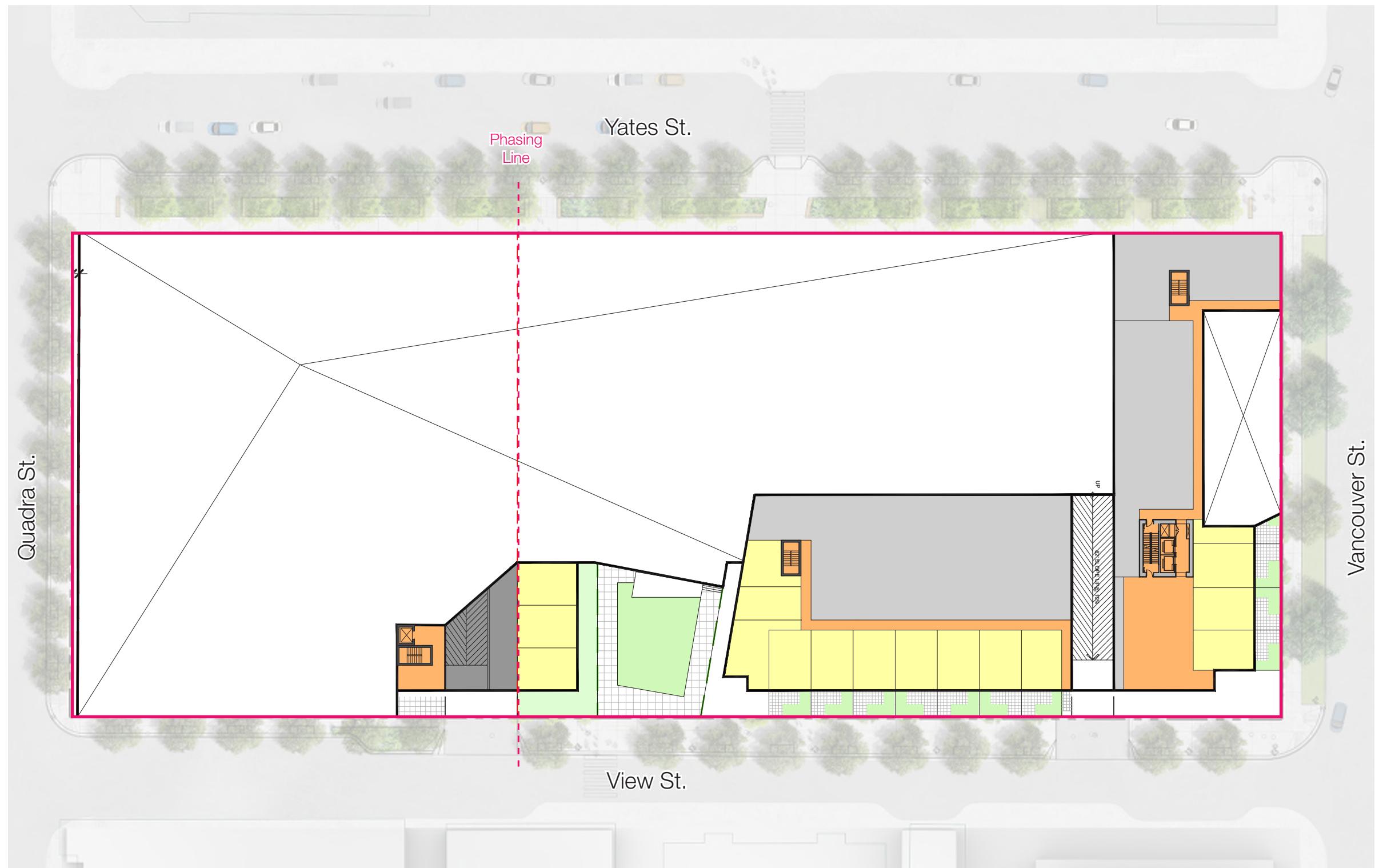
Level 1 Floor Plan at View Street

900-block
Yates1045
Yates

Because the grade drops down from Yates Street to View Street, there is a separate and lower volume of building space available at View Street. This level primarily accommodates townhomes.

There are also two residential lobbies for multi-unit buildings above and a parking / loading ramp for the east side of the block.

Bicycle parking is provided at this level so that it has convenient, at-grade access from Yates Street Plaza and View Street.



Level 2 Floor Plan

900-block
Yates1045
Yates

The level 2 plan, above the commercial street level, has primarily residential units.

Additionally, residential amenity space is located adjacent the outdoor courtyard and facing the Yates Street Plaza.

There is commercial office space located at the prominent Quadra and Yates Street corner.



Typical Podium Level Floor Plan

900-block
Yates1045
Yates

The typical podium level plan has residential units in variety of sizes.

There are several podium levels, and they vary slightly due to setbacks that sculpt the building in order to optimize solar performance of the public realm and achieve a comfortable building scale.

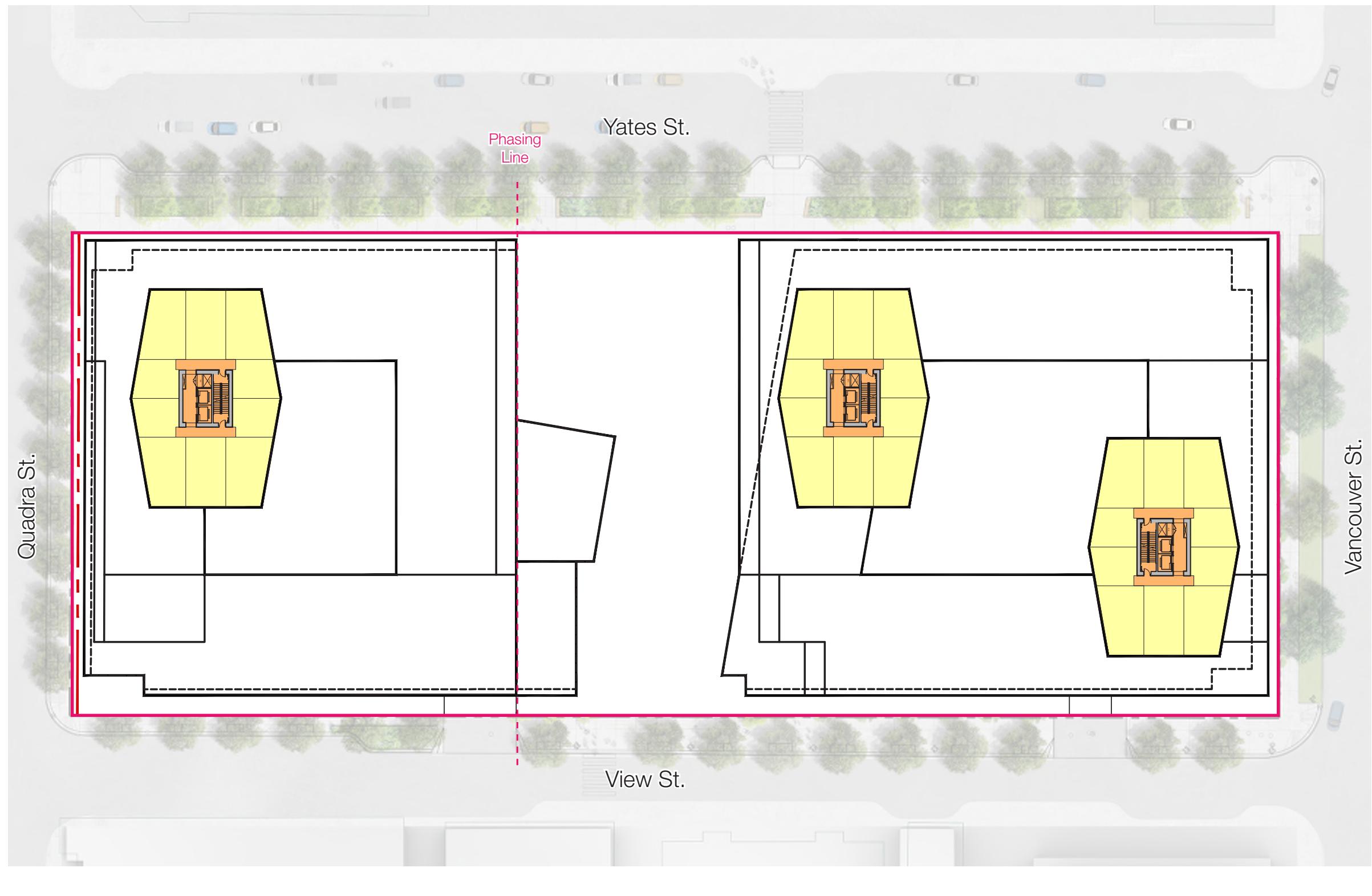


Typical Tower Level Floor Plan

900-block
Yates1045
Yates

The typical upper level plan shows the floorplan for the three towers. Each has a maximum floorplate size of 650 m², consistent with City policy.

There are a variety of unit sizes on each floor, ranging from studios to 2 bedroom units (larger, 3 bedroom units are located in the podium and in townhomes at street level).



Parking 1 Floor Plan

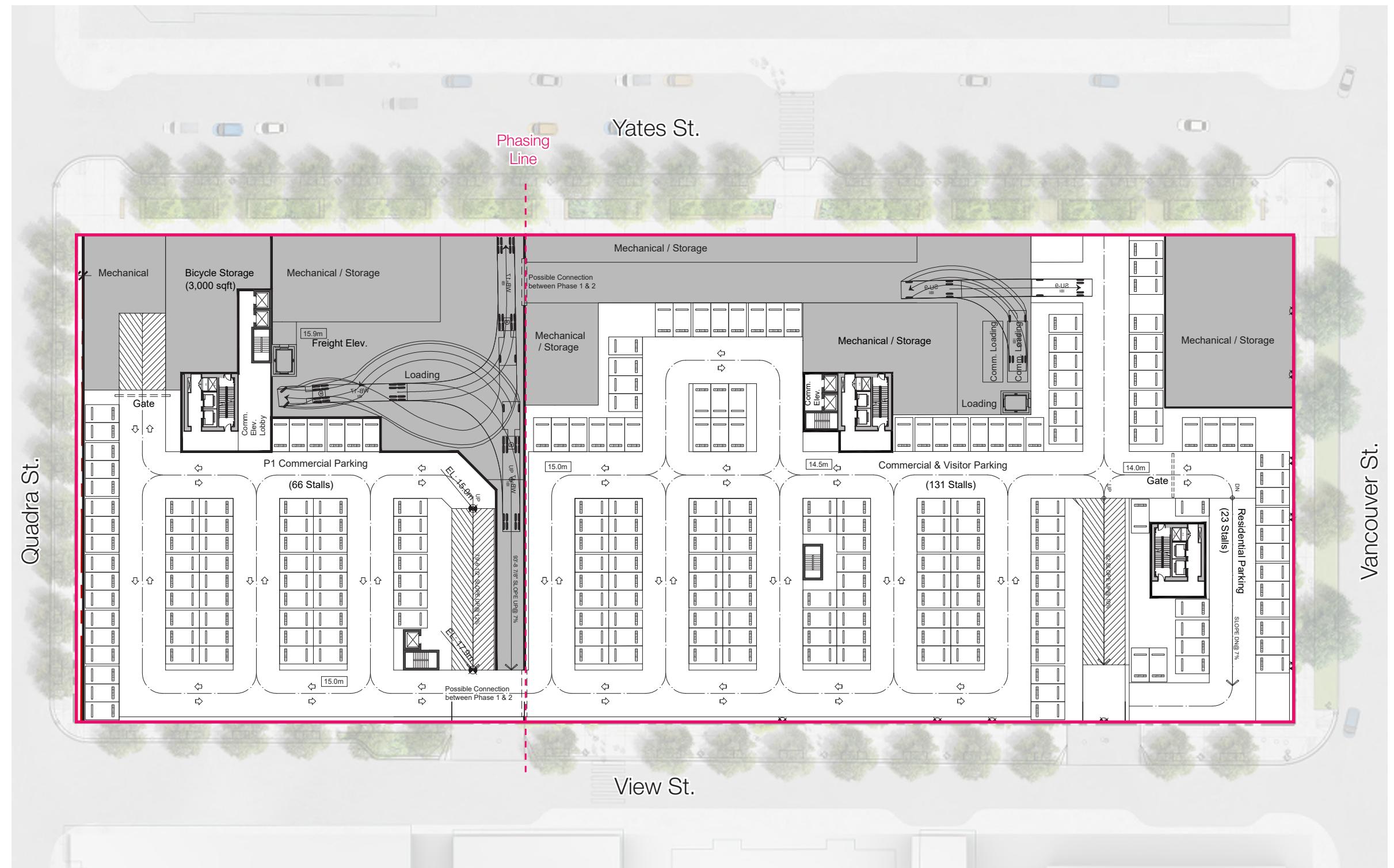
900-block
Yates1045
Yates

The parking 1 floor plan has commercial and residential loading tucked into the taller portion of the space at its north side.

All commercial parking spaces are provided at this level, and while each phase of development is self sufficiently parked the parkade is designed to be interconnected between the phases so that commercial users may flow between the phases to enhance their choice of spaces.

Security gates are located at this level at the entrance to residential parking, some of which is supplied at the east end of this level with the bulk provided on levels below.

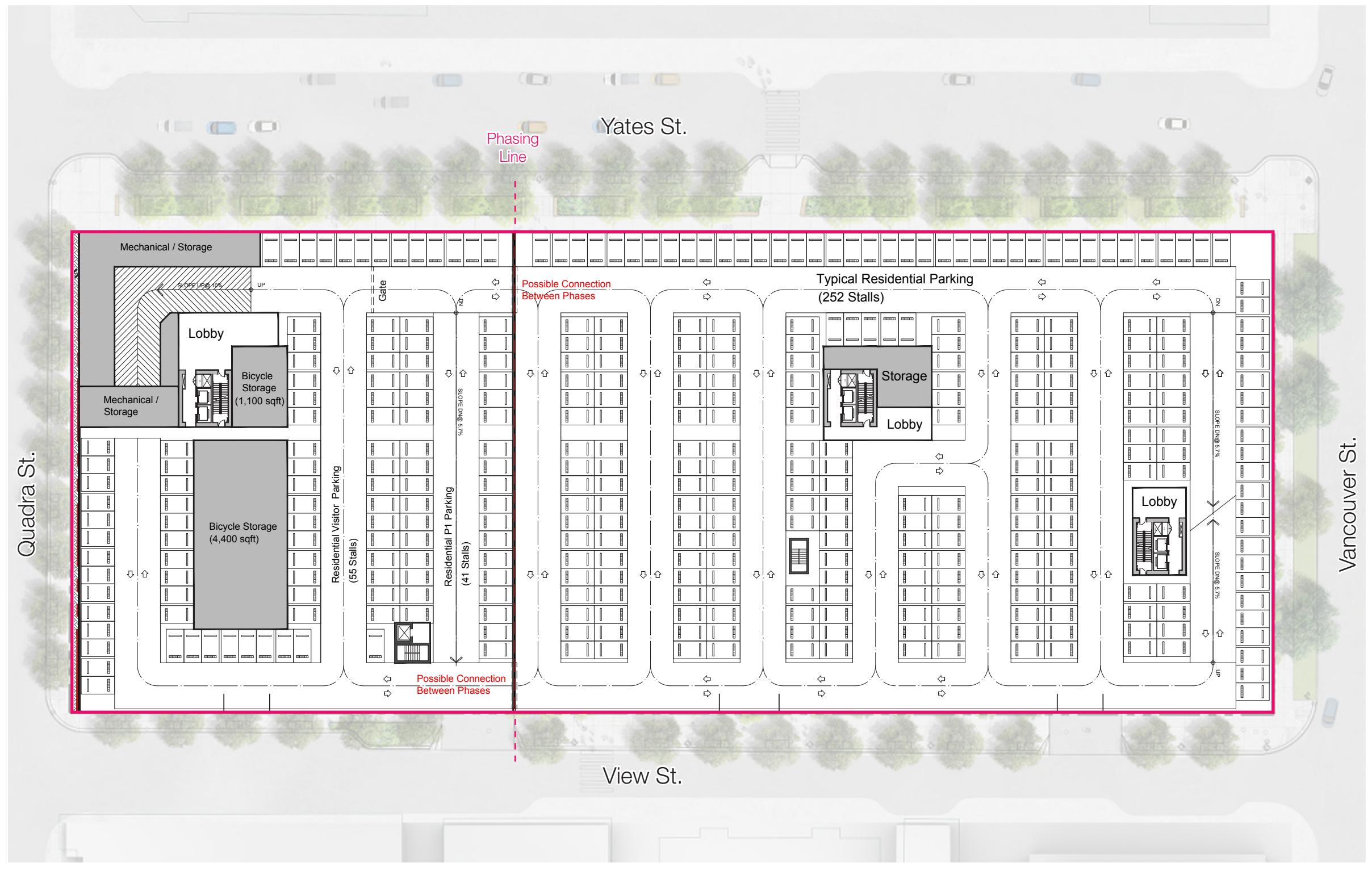
Additional bicycle parking space is also provided at this level, and some space has been reserved for mechanical and storage areas with detailed locations and configurations to be worked out at the Development Permit application stage.



Parking 2 Floor Plan

900-block
Yates1045
Yates

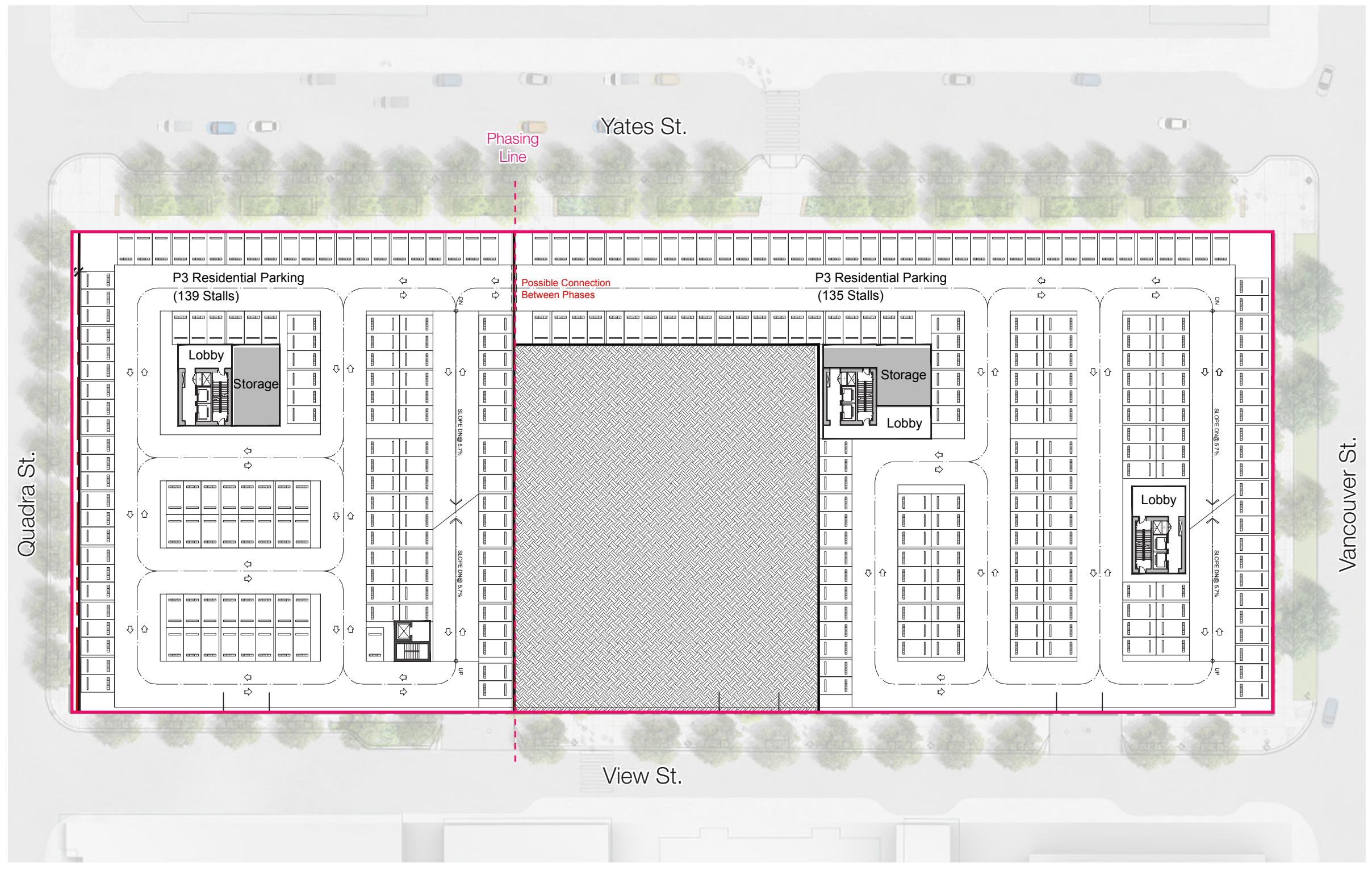
The parking 2 plan is for residential parking and some bicycle parking and storage space.



Parking 3 Floor Plan

900-block
Yates1045
Yates

The parking 3 plan is for residential parking and some storage space.



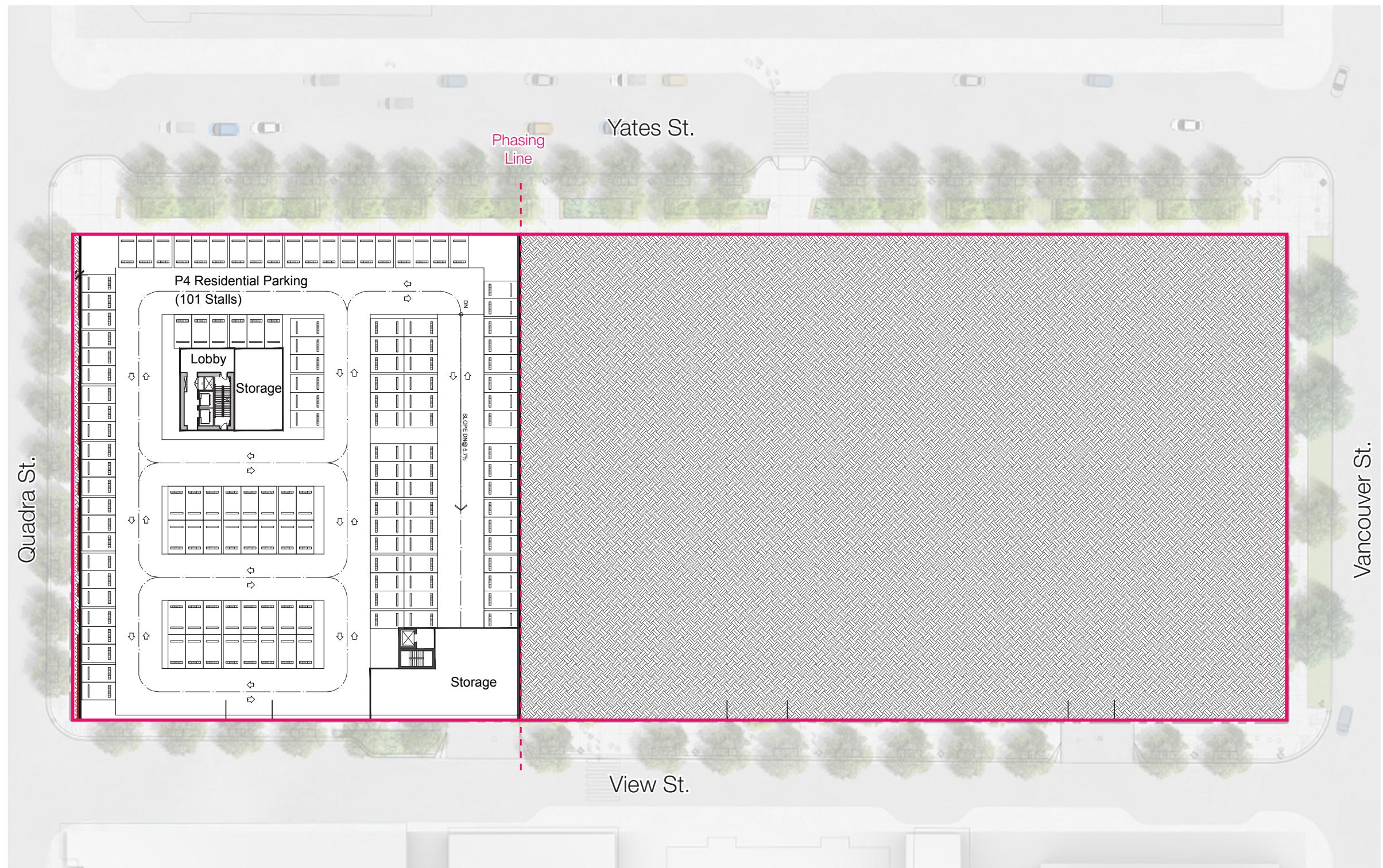
Parking 4 Floor Plan

The small 4th level of parking is shown to demonstrate the configuration required to supply the full Schedule C parking requirement, however a 4th level is likely cost-prohibitive; the project team will work with the City to review alternative approaches, including transportation demand management options.

A parking demand study will be undertaken at the time of Development Permit application when the program of uses is defined in detail.

900-block
Yates

1045
Yates

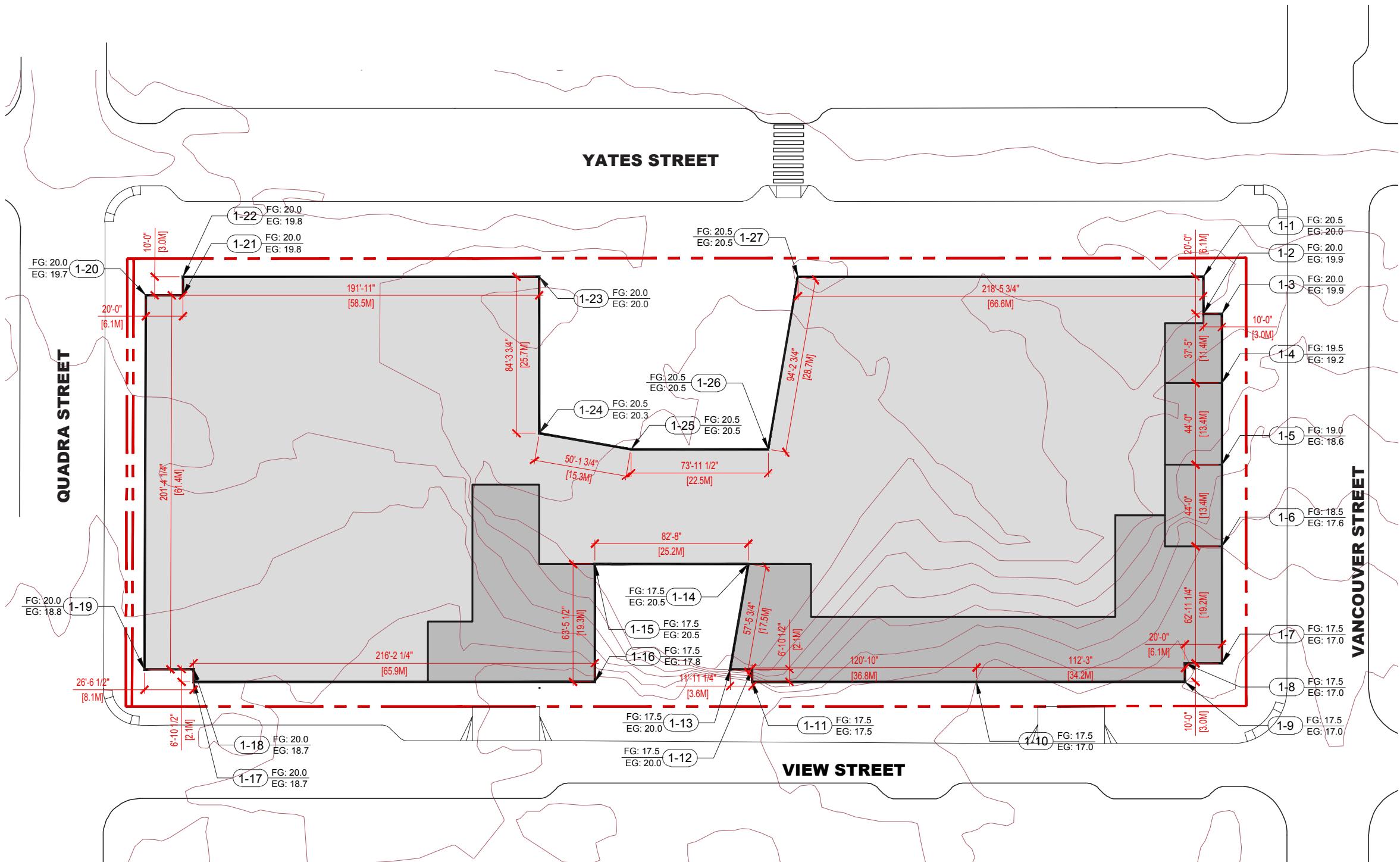


Average Grade Calculation

900-block Yates

1045
Yates

Grade Points	Grade	Interval	Average Grade	Distance	Subtotal
(meter)					
1-1	20.0	1-2	20.0	6.1	121.695
1-2	19.9	2-3	19.9	3.0	59.700
1-3	19.9	3-4	19.6	11.4	222.870
1-4	19.2	4-5	18.9	13.4	253.260
1-5	18.6	5-6	18.1	13.4	242.540
1-6	17.6	6-7	17.3	19.2	332.160
1-7	17.0	7-8	17.0	6.1	103.700
1-8	17.0	8-9	17.0	3.0	51.000
1-9	17.0	9-10	17.0	34.2	581.400
1-10	17.0	10-11	17.3	36.8	634.800
1-11	17.5	11-12	17.5	2.1	36.750
1-12	17.5	12-13	17.5	3.6	63.000
1-13	17.5	13-14	17.5	17.5	306.250
1-14	17.5	14-15	17.5	25.2	441.000
1-15	17.5	15-16	17.5	19.3	337.750
1-16	17.5	16-17	18.1	65.9	1,192.790
1-17	18.7	17-18	18.7	2.1	39.270
1-18	18.7	18-19	18.8	8.1	151.875
1-19	18.8	19-20	19.3	61.4	1,181.950
1-20	19.7	20-21	19.8	6.1	120.475
1-21	19.8	21-22	19.8	3.0	59.400
1-22	19.8	22-23	19.9	58.5	1,164.150
1-23	20.0	23-24	20.2	25.7	517.855
1-24	20.3	24-25	20.4	15.3	312.120
1-25	20.5	25-26	20.5	22.5	461.250
1-26	20.5	26-27	20.5	28.7	588.350
1-27	20.5	27-1	20.3	66.6	1,348.650
			Total	578.2	10926.0
Average Grade:					18.9



1-21 Grade Point

FG: 20.0 Finished Grade

EG: 19.8 Existing Grade



Site Cross Sections

900-block Yates

1045
Yates

SECTION A

This section shows the sloping nature of the site, downward from Yates to View Street.

The design takes advantage of this grade drop by positioning parking / loading access on View Street so that ramps are shortened.

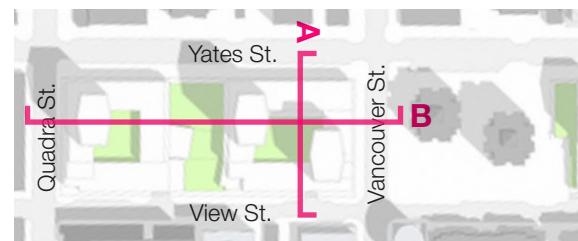
The first level of parking takes advantage of the height change between the two streets with a taller volume near Yates Street for commercial loading vehicles. The roof of the parking can be strategically stepped in places to provide pockets of extra soil depth for larger trees in the open space above.

SECTION B

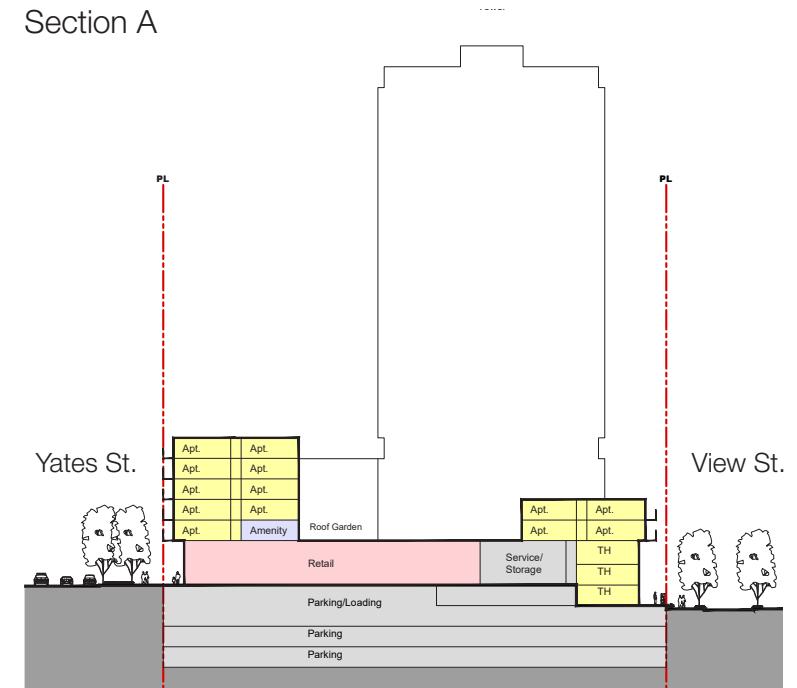
This section shows how buildings comfortably meet existing street grades to encourage a natural flow between buildings and sidewalks.

The Quadra Street edge has a retail base and a stepped residential podium and tower above. The Yates Street Plaza has retail on both its sides and a stepped residential podium above. The Vancouver Street edge has townhomes with a stepped residential podium and tower above.

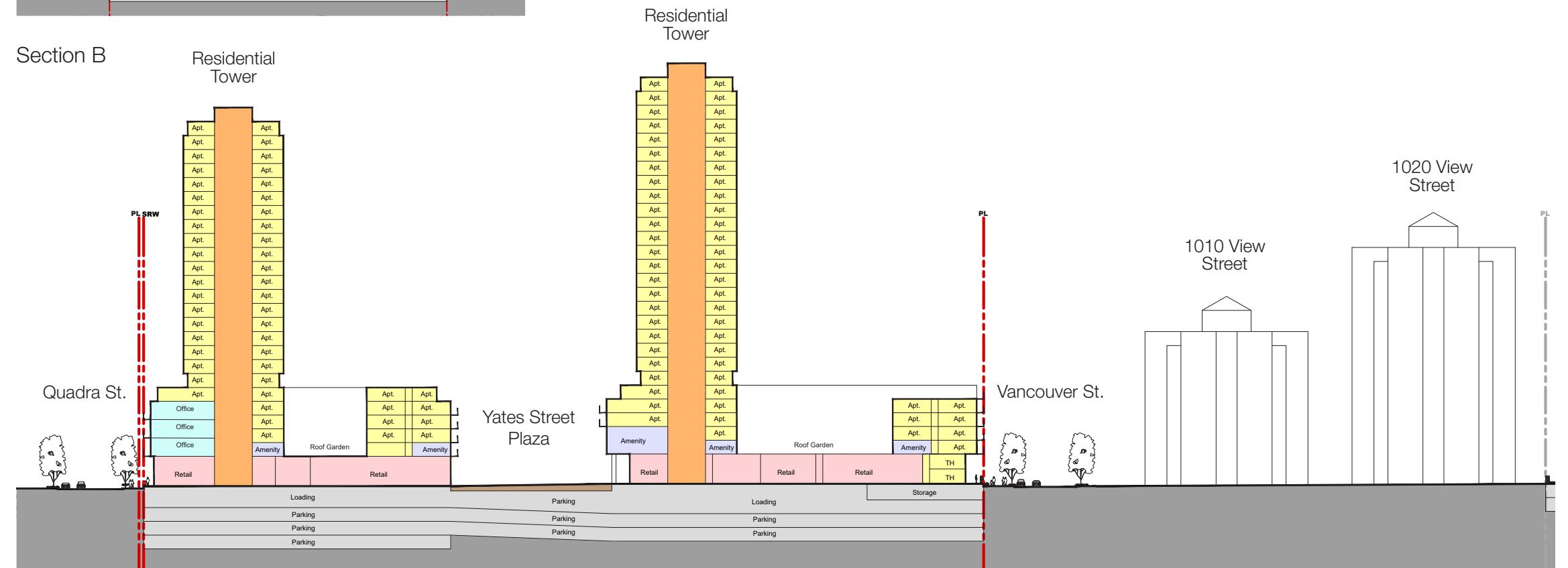
The cross section also shows the residential courtyards above the base of the buildings, and the underground parking and loading. Detailed cross sections showing the street / building interface are contained further in this chapter.



Section A



Section B



Site Elevations

900-block
Yates

1045
Yates

Yates Street Elevation



Site Elevations

900-block
Yates

1045
Yates

View Street Elevation



Site Elevations

900-block
Yates

1045
Yates

Quadra Street Elevation



Site Elevations

900-block
Yates

1045
Yates

Vancouver Street Elevation



Character Renderings

900-block
Yates

1045
Yates

Looking from Southeast



Character Renderings

900-block
Yates

1045
Yates

Looking from North



Character Renderings

900-block
Yates

1045
Yates

Looking from Northeast



Landscape Ground Level Plan

900-block
Yates1045
Yates

The design intent of landscape on level one is to create a vibrant plaza on Yates Street that complements the active uses on the street and animates the site with a variety of programming options and public events. The Yates Street Plaza provides spill out spaces for active uses at its edges.

The plaza will include informal play elements that are safe for users of all ages. Site furnishing will be comprised of a combination of fixed benches and moveable tables and chairs, high quality paving will be used throughout the site, and specialty paving in a distinct paving pattern will be featured in the plaza.

The plaza acts as a gateway into downtown Victoria, as well as a gateway into the site and connect from the north to the south extents. Harris Green Terrace meets the south end of the plaza and incorporates a universally accessible route with amphitheater seating to address the grade change from north to south. A lawn area at View Street Green flanks the south end of Yates Street Plaza.

Stormwater strategies to capture, convey, intercept, infiltrate and transpire stormwater on site are a key feature of this development. The removal of existing trees will be required to allow for adequate space for a double row of trees and rain gardens along Yates, View and Quadra Streets. The existing horse chestnut trees on Vancouver Street are retained and treated as recommended by the arborist. Planting will feature native and adapted west coast plant species and specimen trees in key locations.

Pet comfort stations, located along Yates Street, are made of materials such as wood chips or synthetic surfacing. The stations will provide water fountains, waste bag dispensers and give pets a place to go about their business without negatively impacting neighbourhood parks and green spaces. A future separated all ages and abilities bike lane is illustrated along Yates Street. Soft landscape and trees frame the townhouse entries on the View and Vancouver Street frontages.



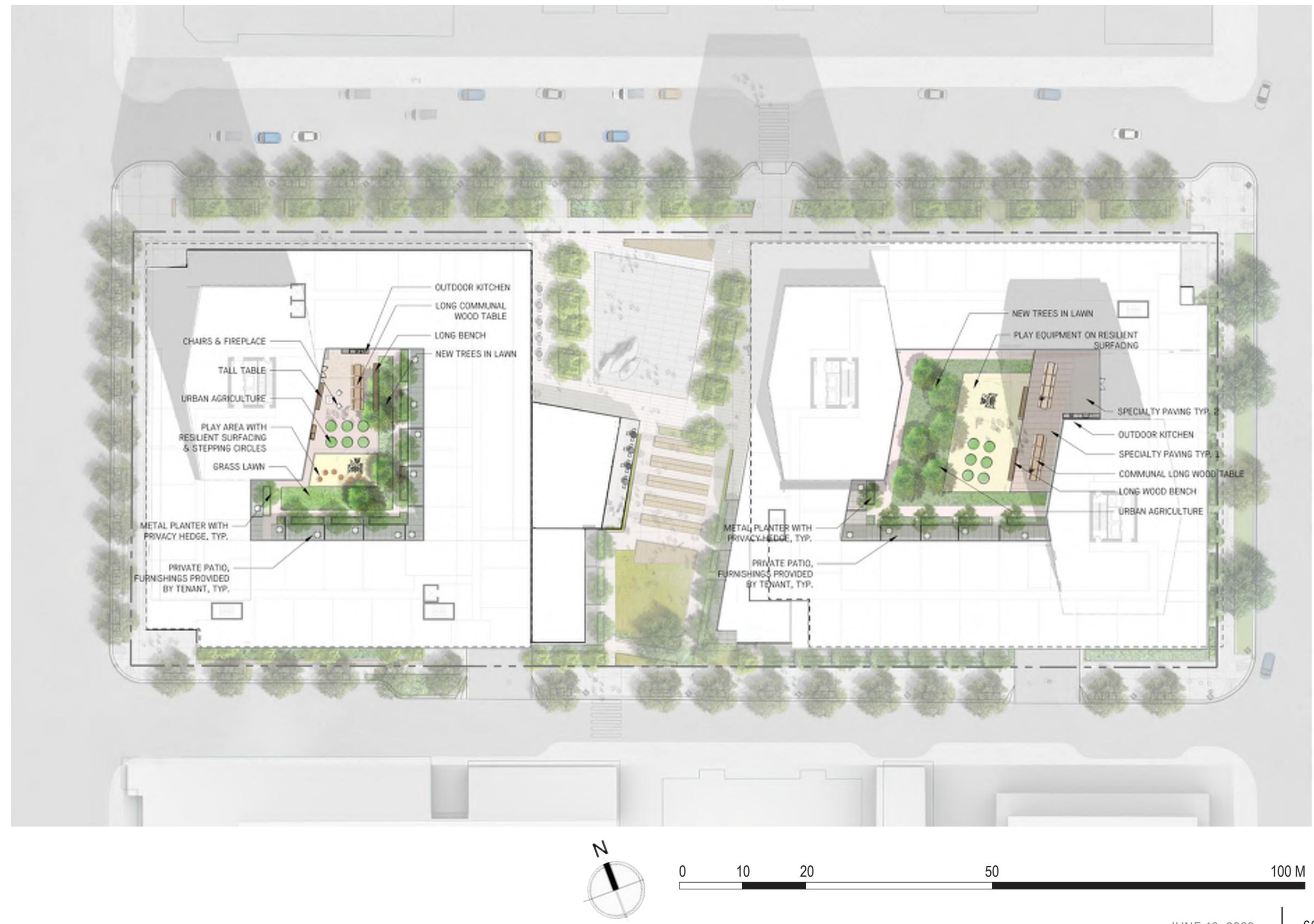
Landscape Plan Level 2

900-block
Yates1045
Yates

The courtyards on level 2 provide both shared outdoor amenity space to residents and private patio space for apartments at this level.

Private patios are screened from outdoor amenity areas, but pathways connect private patios to the shared outdoor amenity areas.

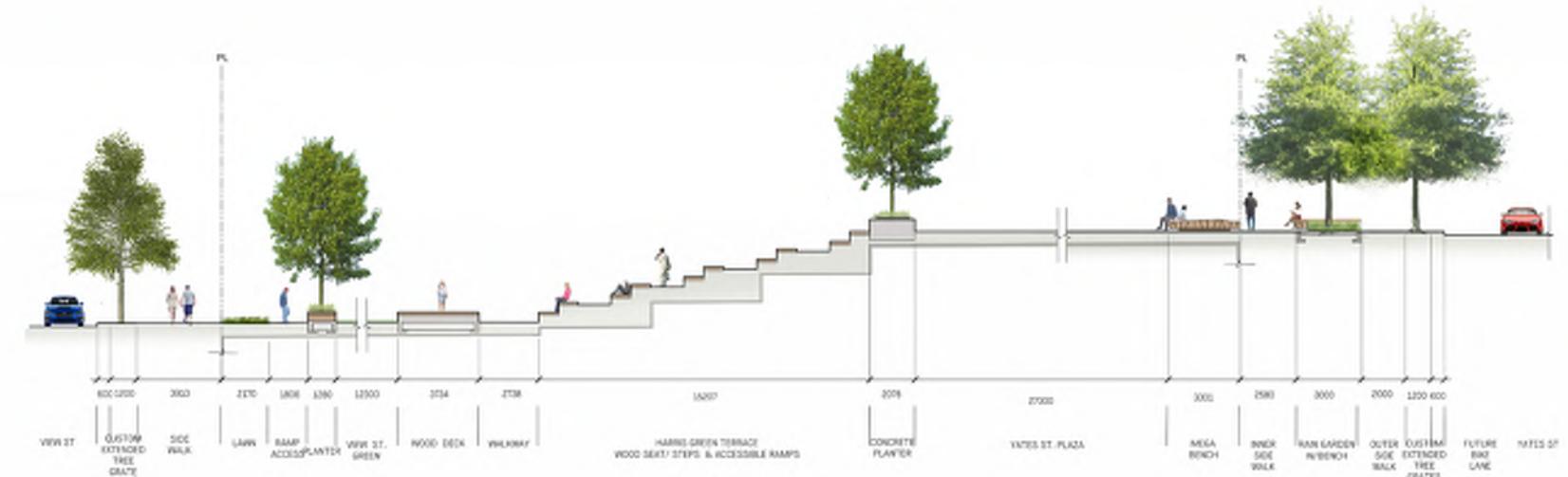
Outdoor amenity space provides spill out areas for indoor amenity areas, which open onto outdoor kitchens and dining areas. Outdoor play areas will include informal play elements for all ages and provide clear site lines for parents and caregivers. Urban agriculture, composting and potting area are shown in the outdoor amenity area.



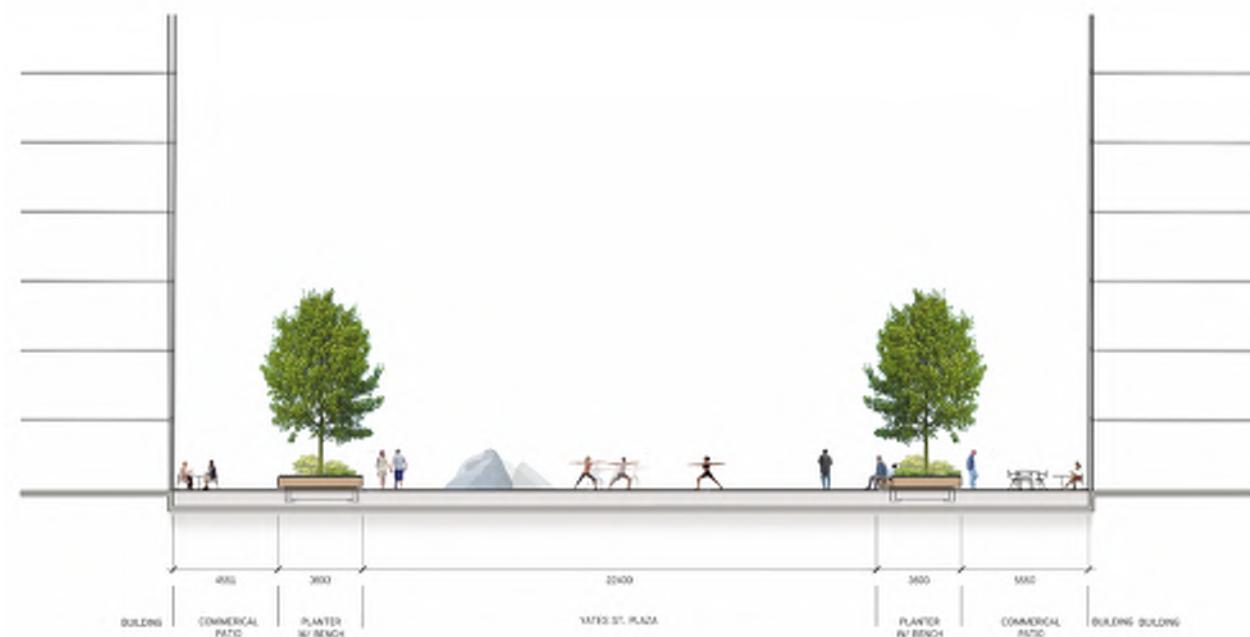
Streetscape Sections

900-block
Yates1045
Yates

Yates Street Plaza & View Street Green



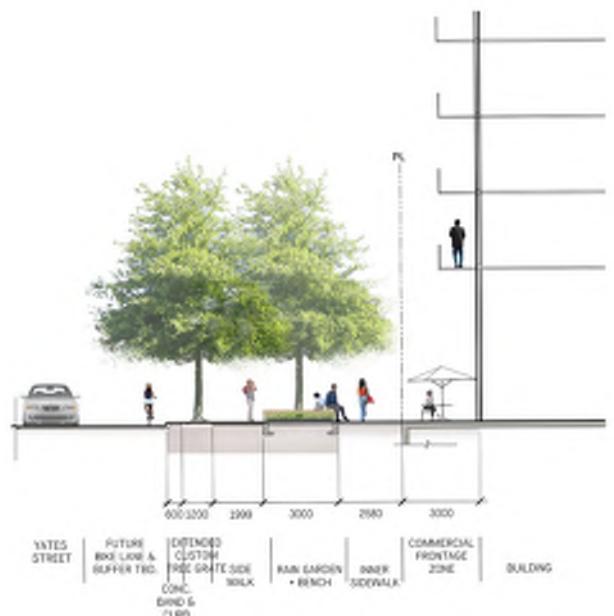
Yates Street Plaza | East - West



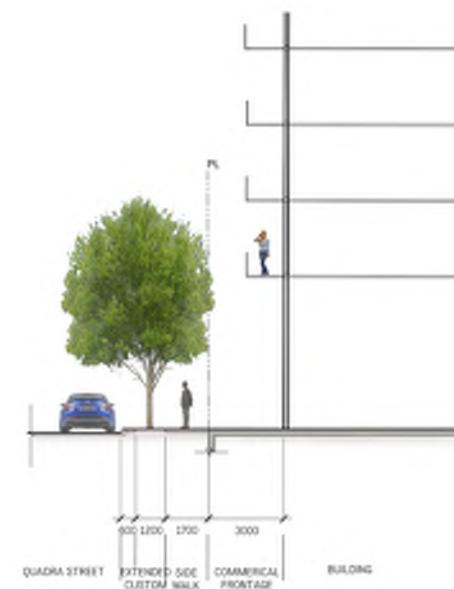
Streetscape Sections

900-block
Yates1045
Yates

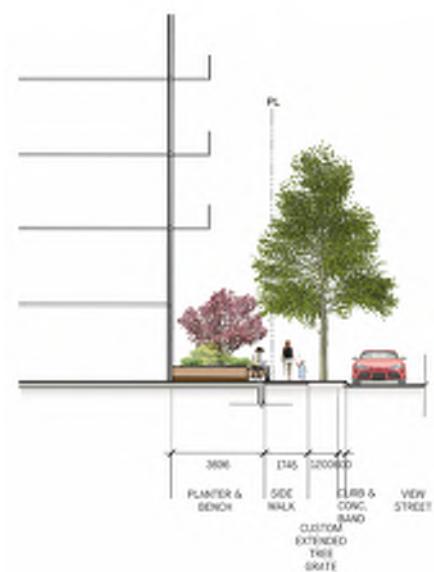
Yates Street



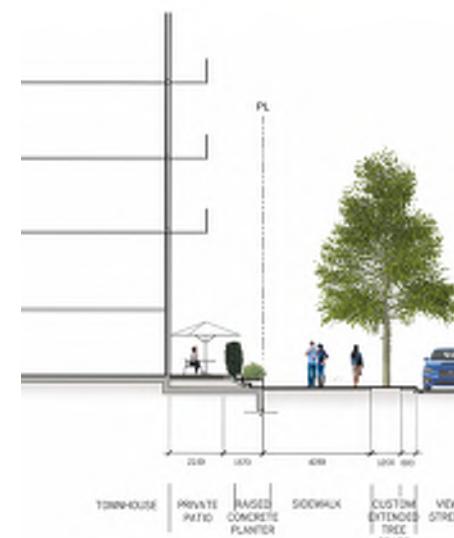
Quadra Street



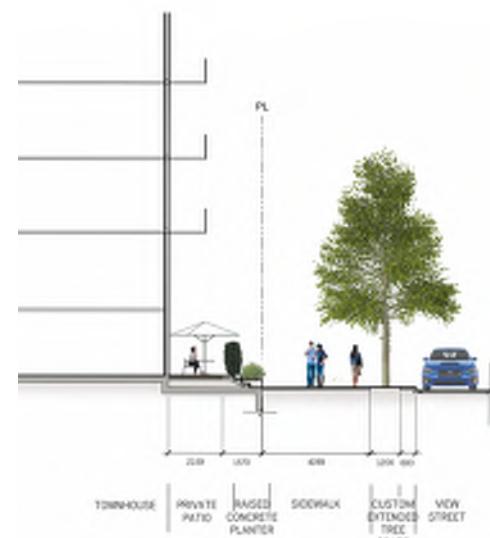
View Street | West



View Street | East



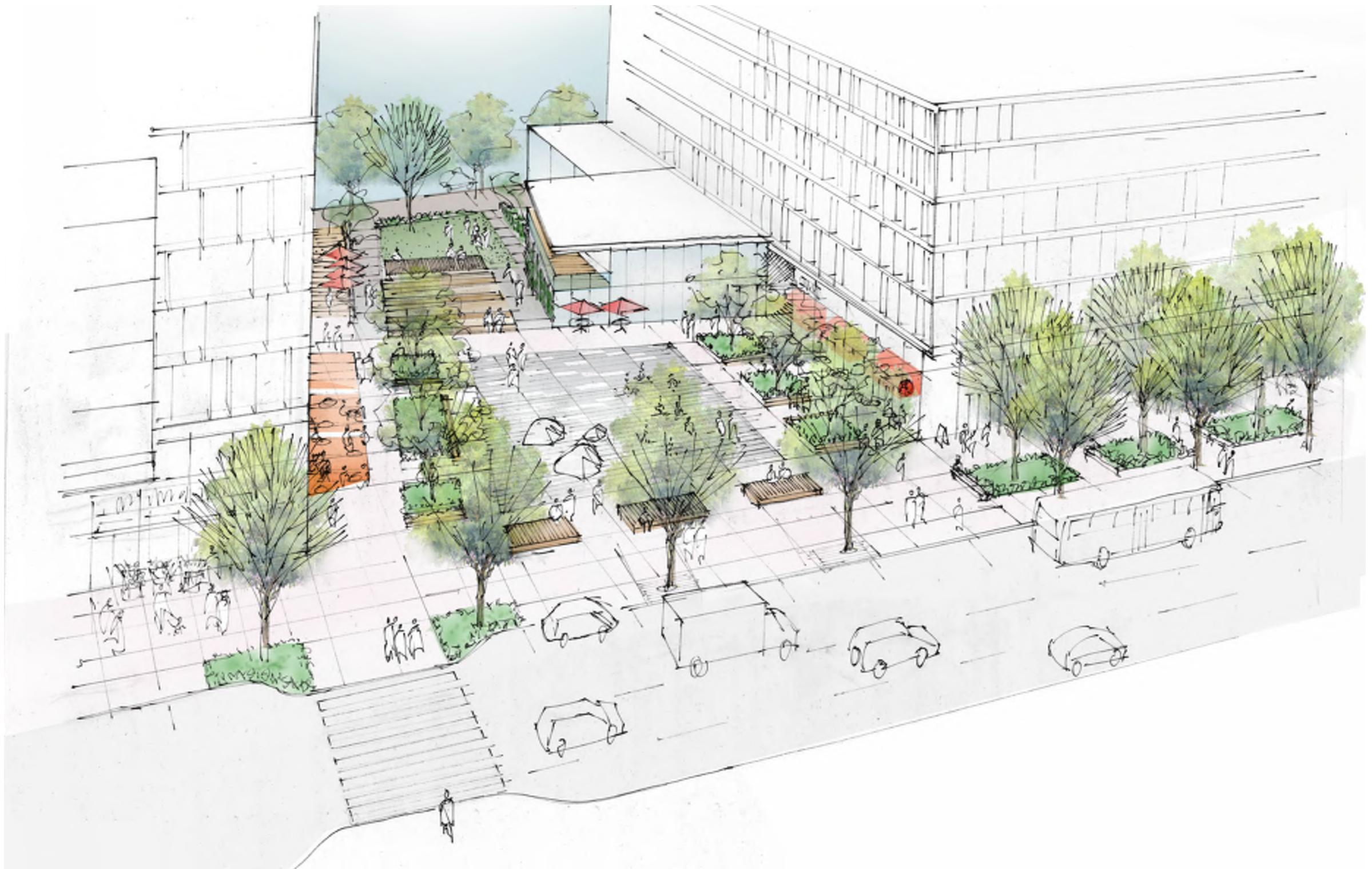
Vancouver Street



Landscape Renderings

900-block
Yates1045
Yates

Yates Street Plaza | Looking from North

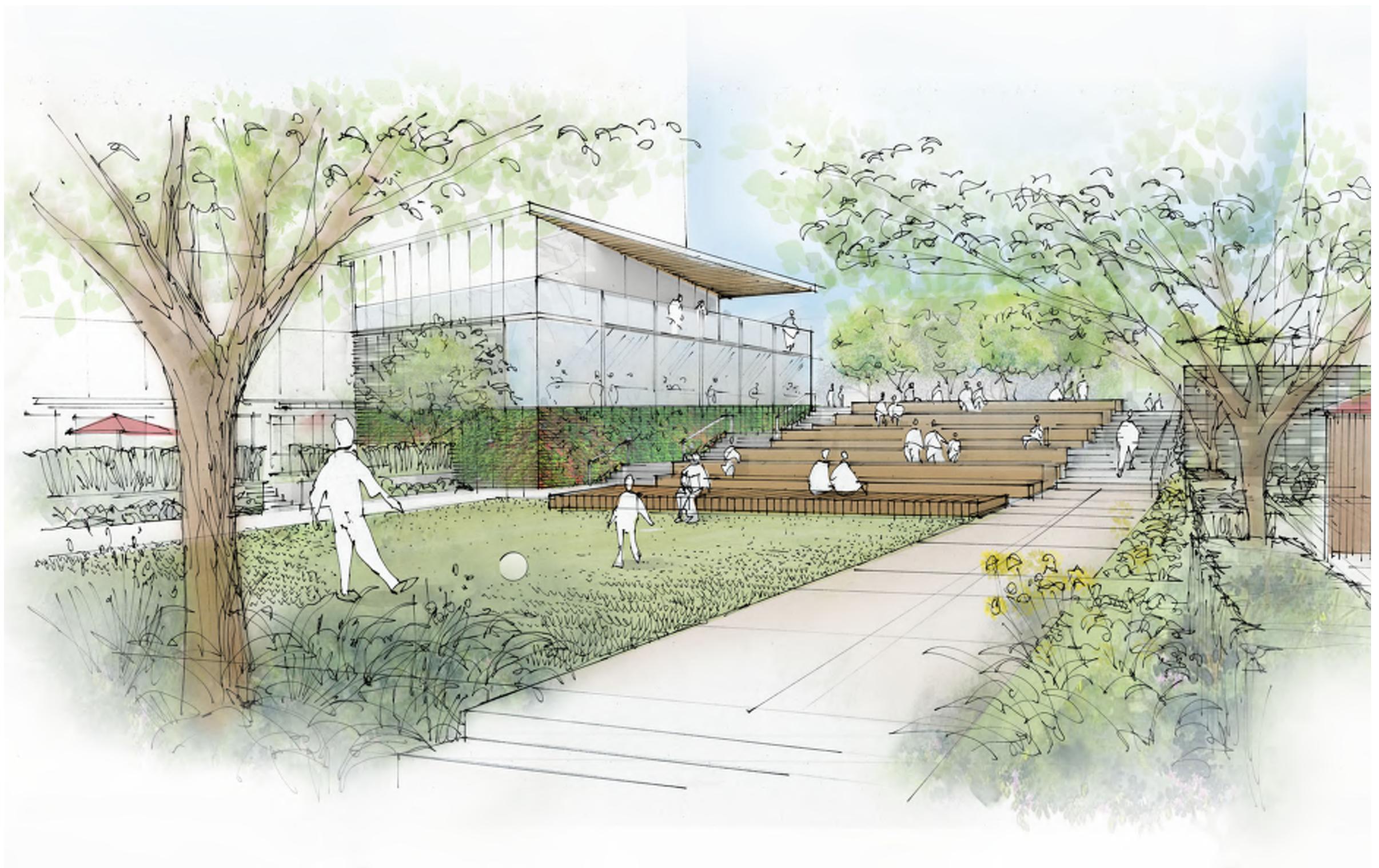


Landscape Renderings

900-block
Yates

1045
Yates

View Street Green | Looking from South



Landscape Renderings

900-block
Yates

1045
Yates

Yates Street Plaza | Looking from North



DESIGN RESPONSE

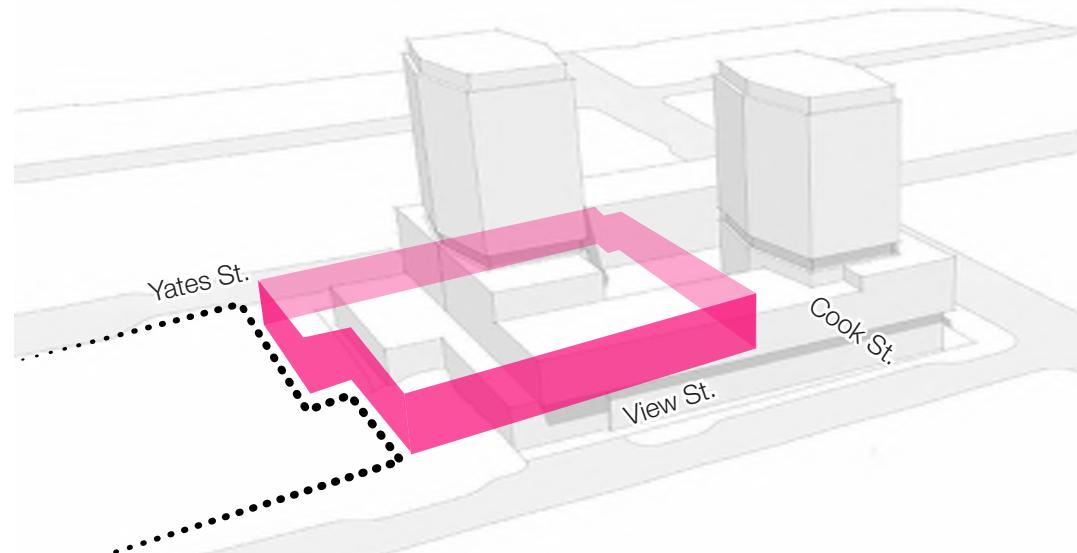
- PROJECT-WIDE DESCRIPTION
- 900-BLOCK YATES
- 1045 YATES**
- COMMON ELEMENTS

Structure

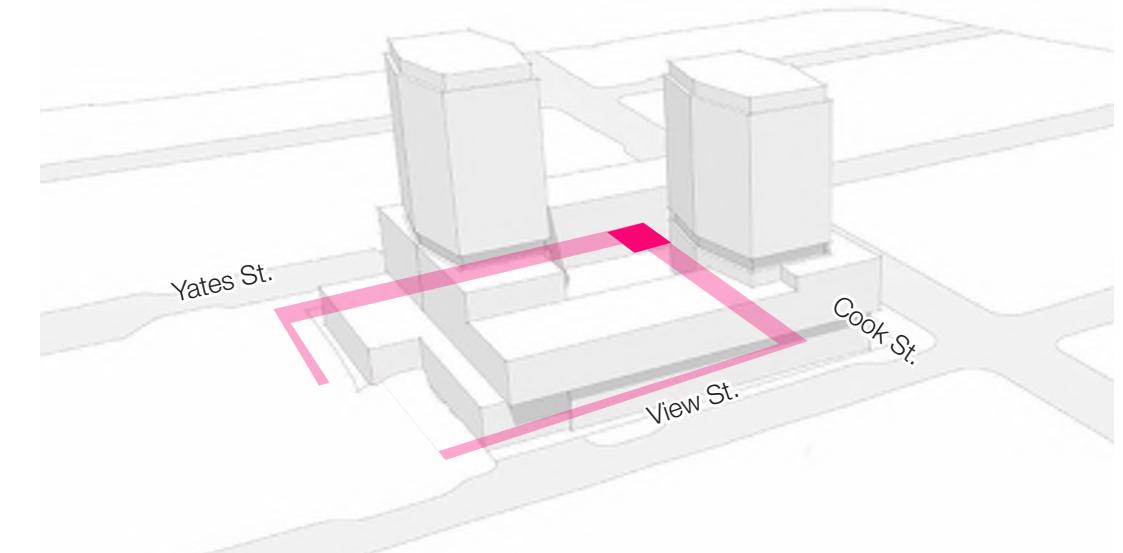


The proposed development on the east side of the 1045 Yates is configured in order to complete the built form of the block, appropriately frame the surrounding streets, and contribute to the eastern gateway of the Harris Green neighbourhood (1).

An urban plaza at the important Yates / Cook Street corner provides a generous public realm, complementing the similar plaza strategy planned for the north corner of Yates / Cook Street, and in combination, providing a gateway expression at this important corner (2).



1. Complete the built form of the block and frame the surrounding streets



2. Yates / Cook Street gateway plaza perimeter

Massing & Height

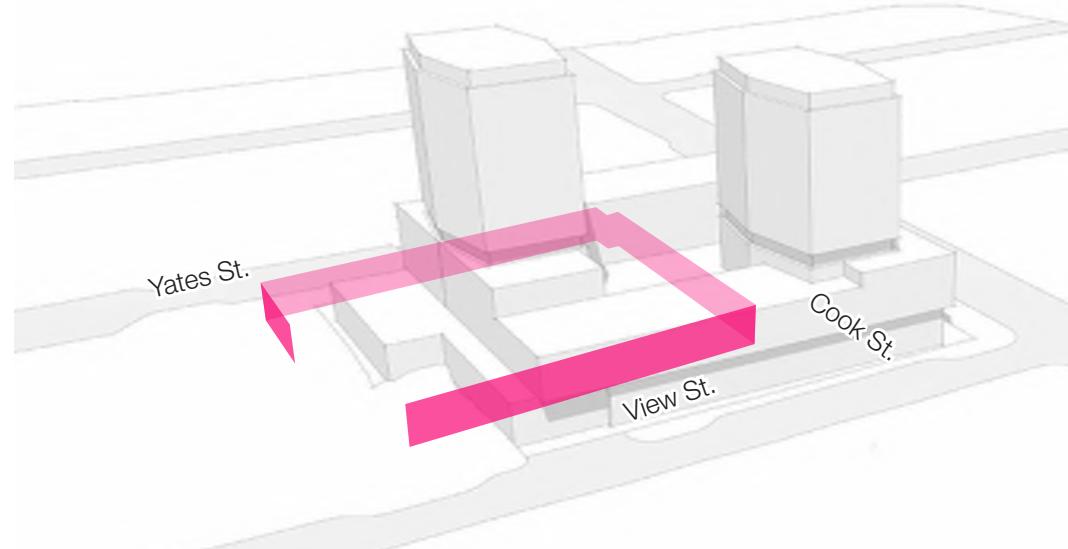
900-block
Yates1045
Yates

The block is structured into a perimeter block that frames and defines the street with active uses (1).

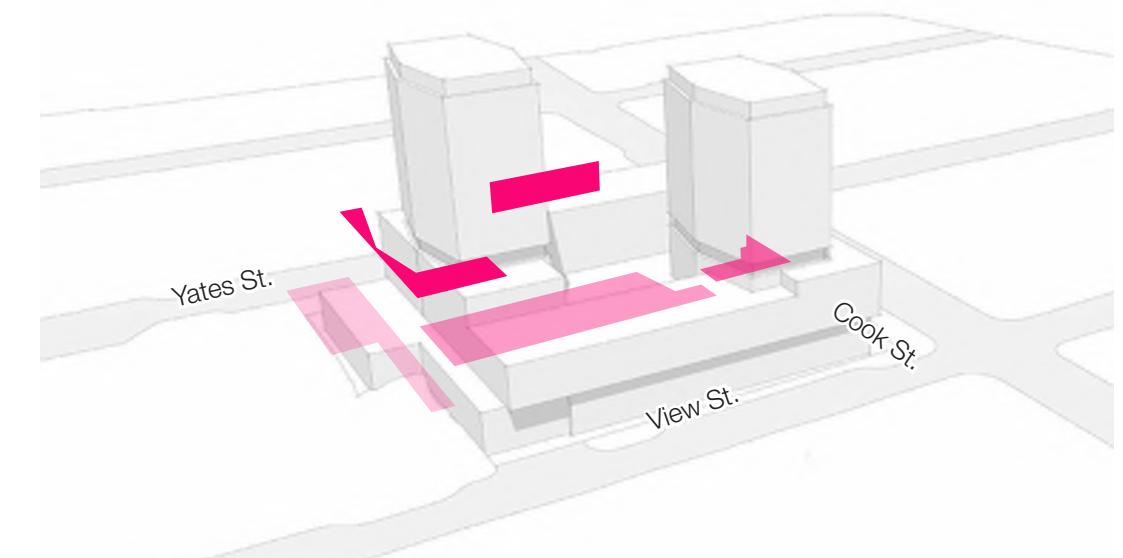
The podium's height ranges from 6 stories along Yates Street to 4 stories along View Street, consistent with the scale and classification of these streets (2).

Two towers sit atop the podium with significant set back from the street edge. The towers are arranged in an offset pattern relative to the adjacent Regent Towers in order to maximize views, privacy and sunlight for all towers (3).

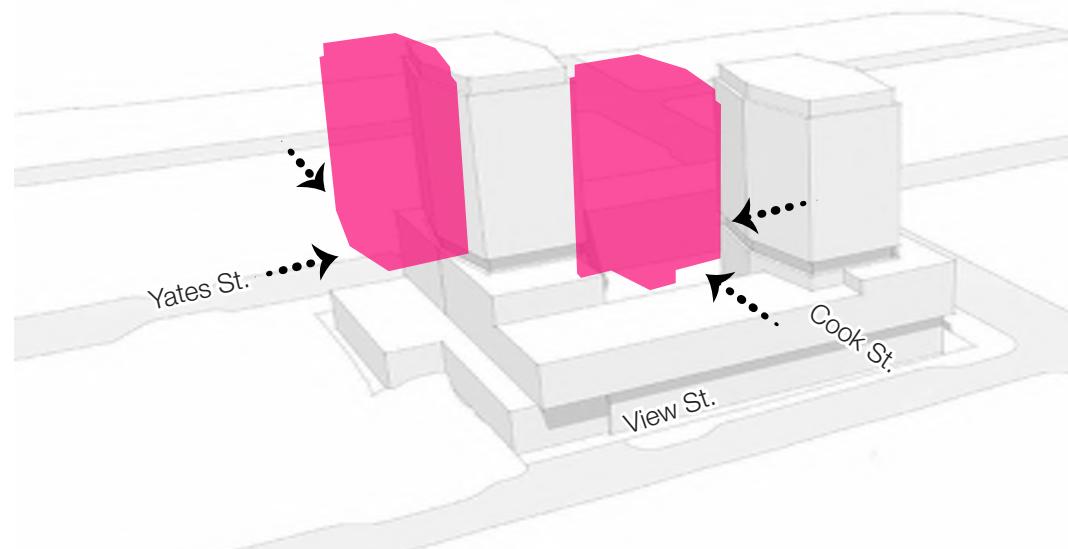
The towers step down to Cook Street with a 19 storey tower along Yates Street and a 17 storey tower at the View / Cook Street corner (4).



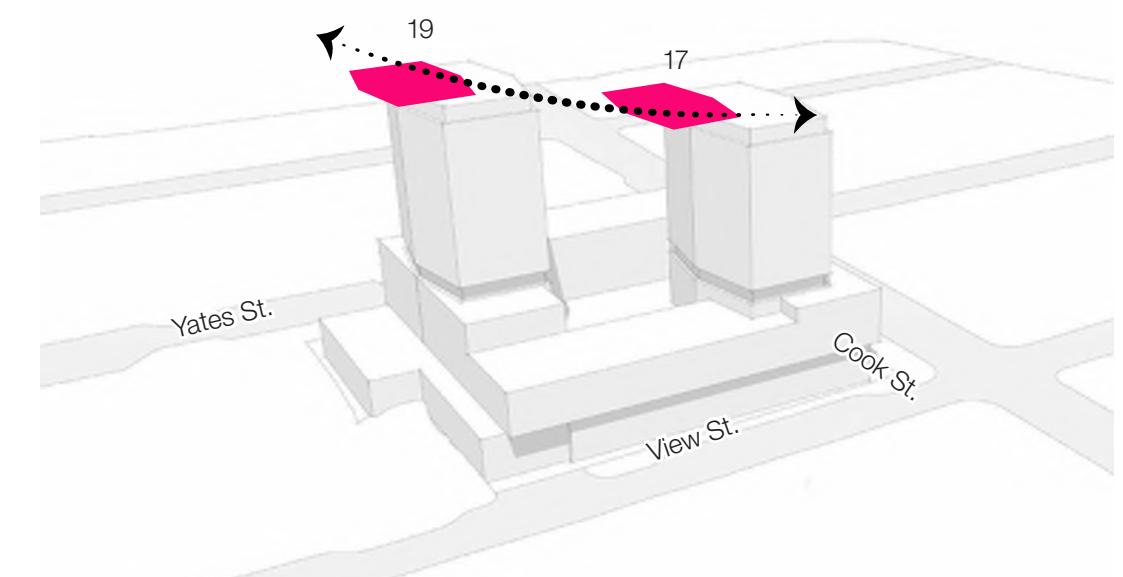
1. Active street edges



2. Stepped-down podiums



3. Tower Positions



4. Stepped-down & Spaced Towers

Massing & Height

900-block
Yates1045
Yates

The massing model shows how the buildings and open space fit with the surrounding buildings and streets and contribute positively to the neighbourhood's urban fabric.



Uses

Residential rental is the primary use on the site, along with ground-oriented retail and a 2nd level children's daycare.

There is 34,180 m² of residential space, equivalent to approximately 510 units in a full range of types and sizes. This space is situated within the podium, the towers and in townhomes fronting View Street.

Residential lobbies are located on Yates and View Streets, and residential amenity space is situated on the second level with access to a large rooftop outdoor area.

Commercial space totaling 3,324 m² is situated along Yates and Cook Streets, and the space is partitioned into small to medium units and one larger unit in order to provide a range of shops and services.

Parking for cars and bicycles, and loading is located within the building with access via a single portal on View Street. Parking is provided according to the Schedule C rates.

Daycare, accessed from Yates Street and located on the 2nd level, has a capacity of approximately 77 children. There is a west-facing outdoor play space of a size that complements the indoor child capacity.

- Commercial Retail
- Residential Lobby & Corridor
- Amenity
- Residential Rental Apartment
- Daycare
- Residential Rental Townhome
- Outdoor Amenity Area
- Parking
- Loading & Services

Site Area: 6,337 (m²)

Total Floor Area: 38,022 (m²)

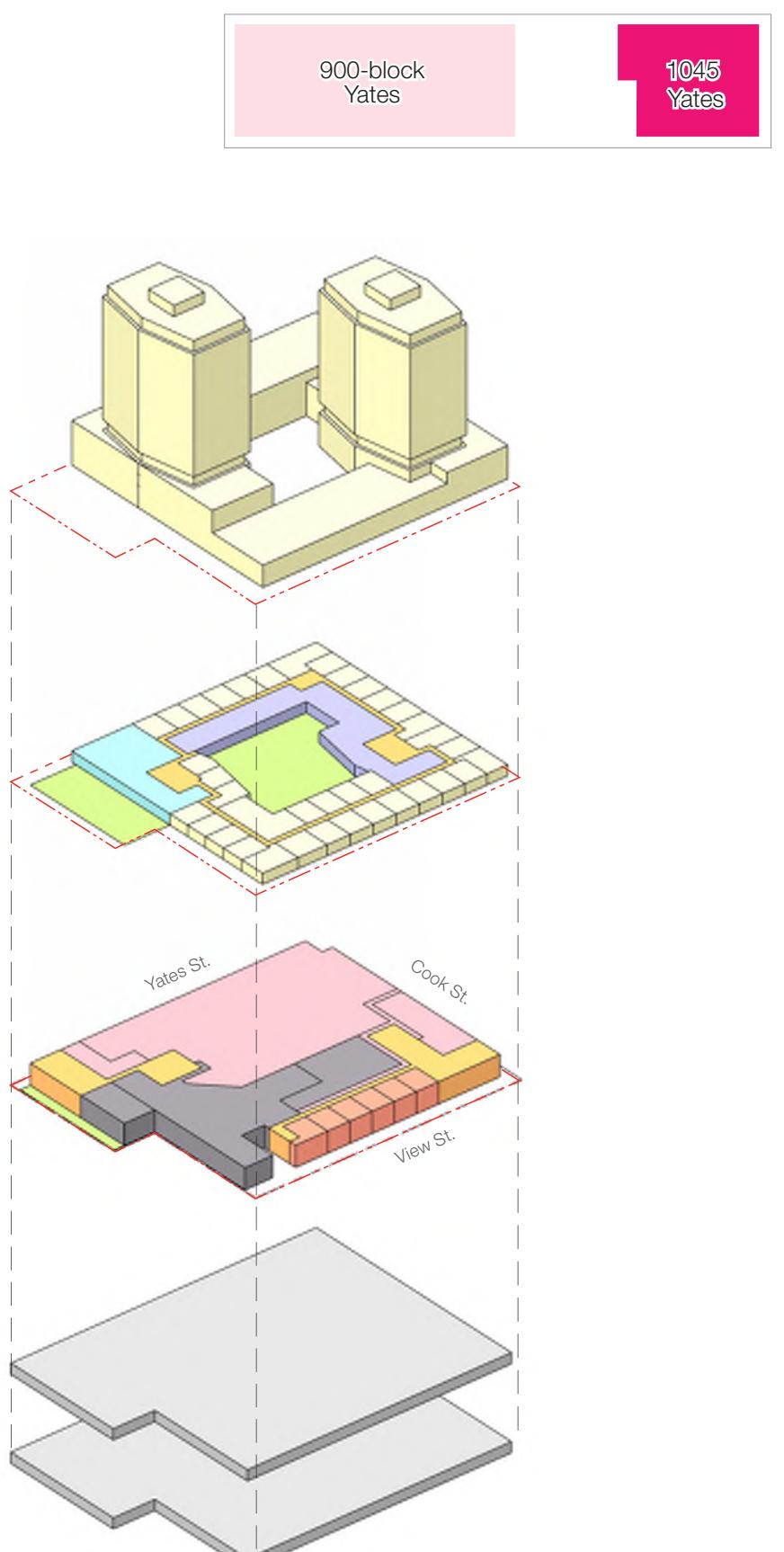
Residential Floor Area: 33,350 (m²)

Amenity Floor Area: 833 (m²)

Commercial Floor Area: 3,324 (m²)

Daycare Area: 515 (m²)

Site FAR: 6.0



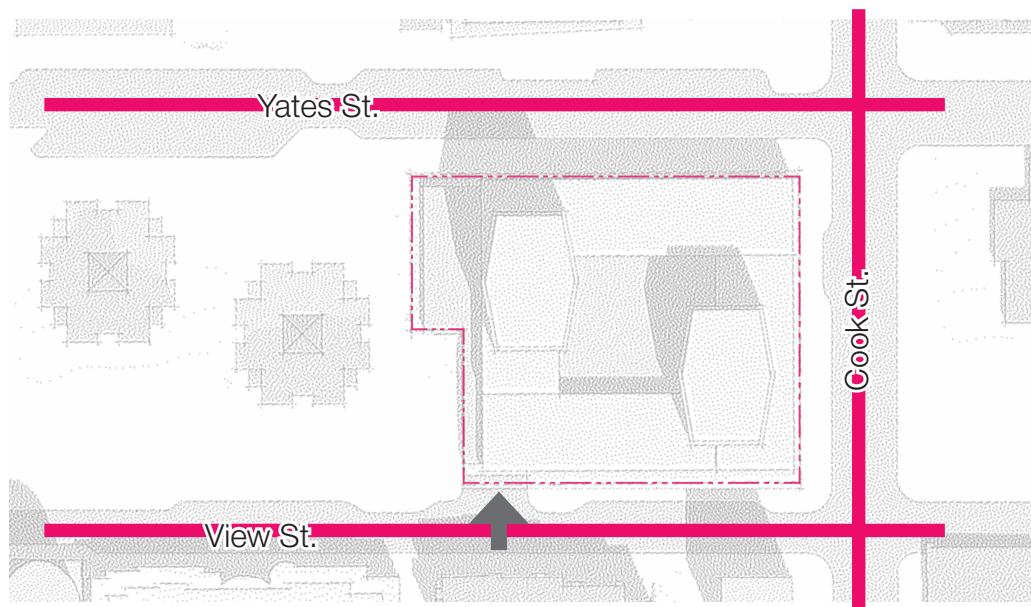
Site Access

900-block
Yates1045
Yates

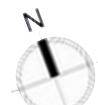
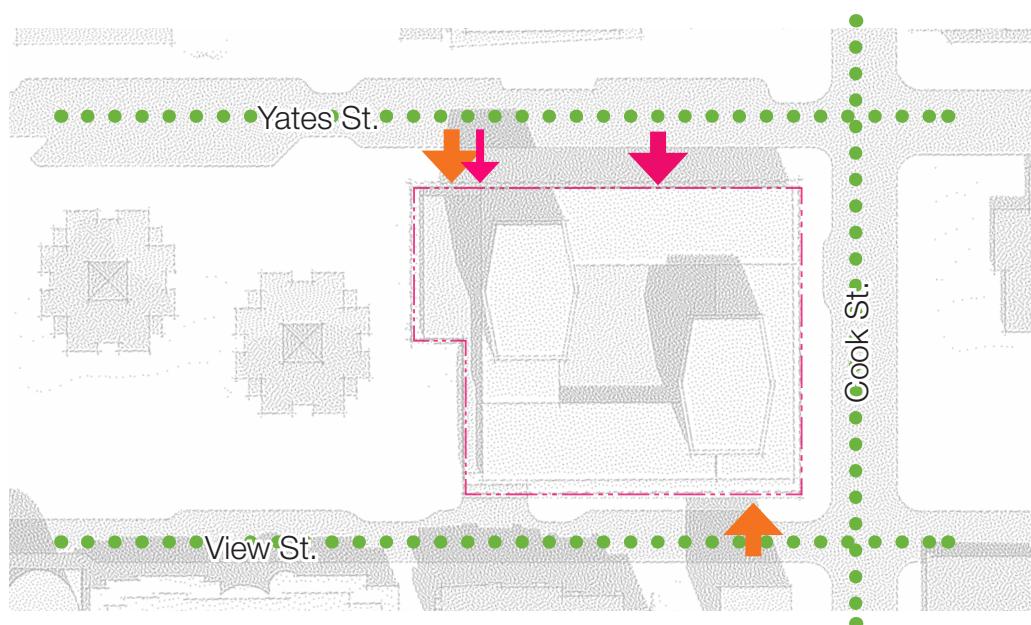
Vehicular access for parking and loading is provided on View Street.

Residential lobbies are provided on Yates and View Streets. Retail entrances are provided on Yates and Cook Streets and the daycare lobby is on Yates Street.

VEHICULAR



PEDESTRIAN / BIKE



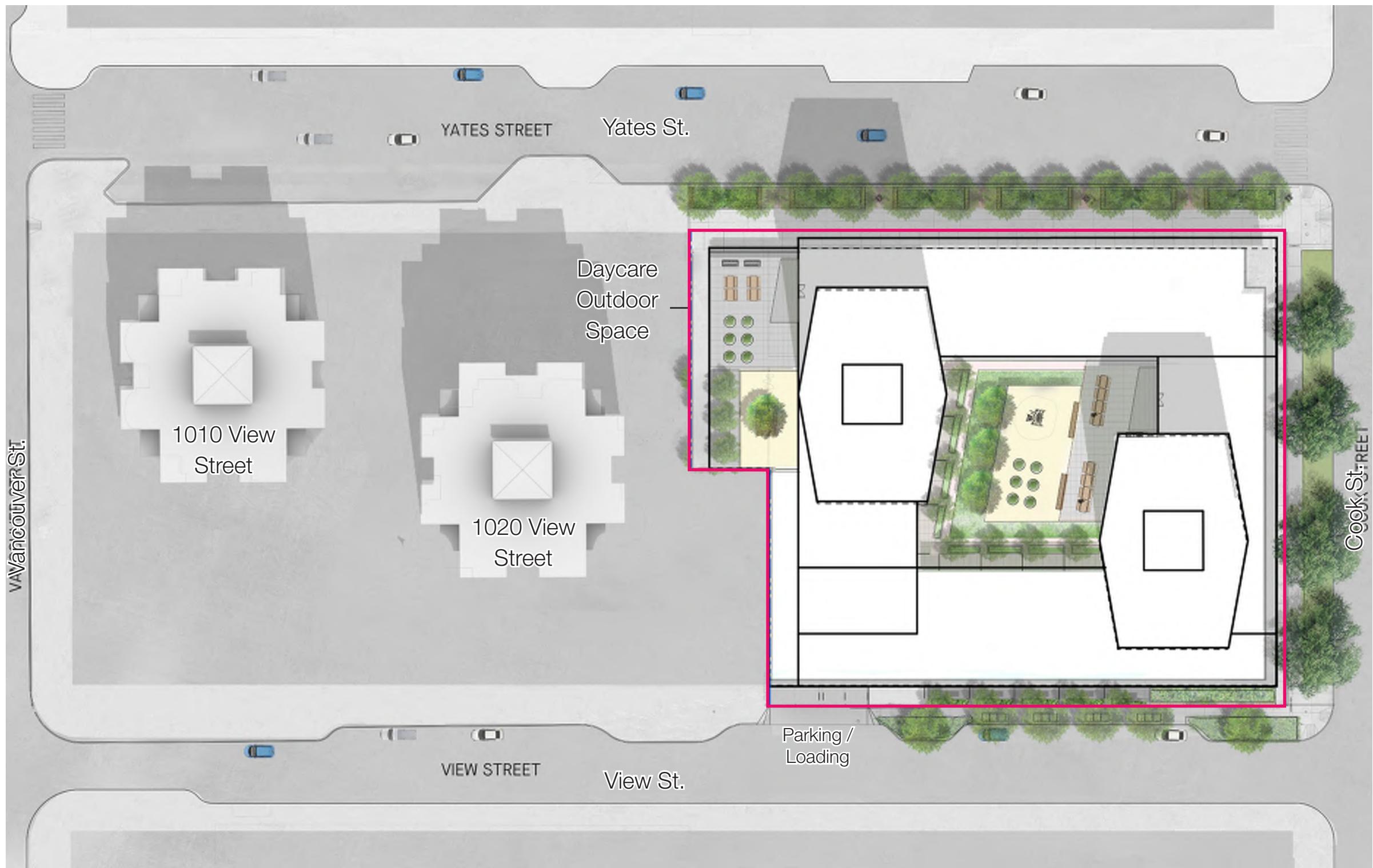
- ➡ Residential Lobby Entrance
- ➡ Major Retail Entrance
- ➡ Daycare Lobby Entrance
- ➡ Parking & Loading Entrance

Site Plan

900-block
Yates1045
Yates

The site plan illustrates the relationship between buildings and the public realm.

The parcel has a perimeter block of building which provides a street wall along Yates and Cook, and a central courtyard on the podium roof which provides outdoor space for residents and ample light and visual interest from within residential units and the common amenity spaces.

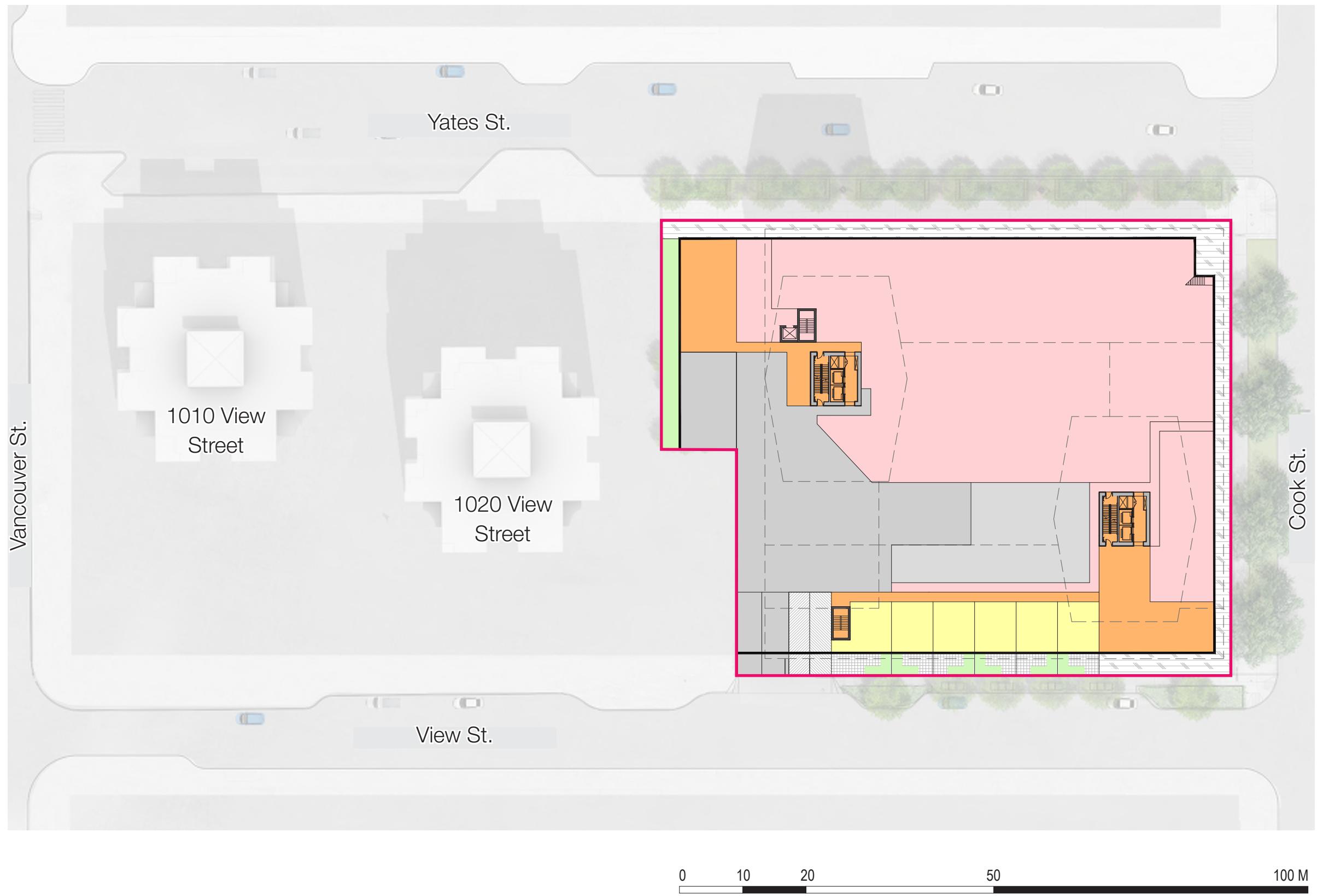


Level 1 Floor Plan

900-block
Yates1045
Yates

The level 1 plan is predominantly commercial retail space on the Yates and Cook Street frontages, and on Yates Street there is a residential lobby for a multi-unit building and a lobby for the combined use of the daycare and the commercial parking access.

On View Street there is a residential lobby, a series of grade-oriented two-storey townhomes, and the parking and loading access point.



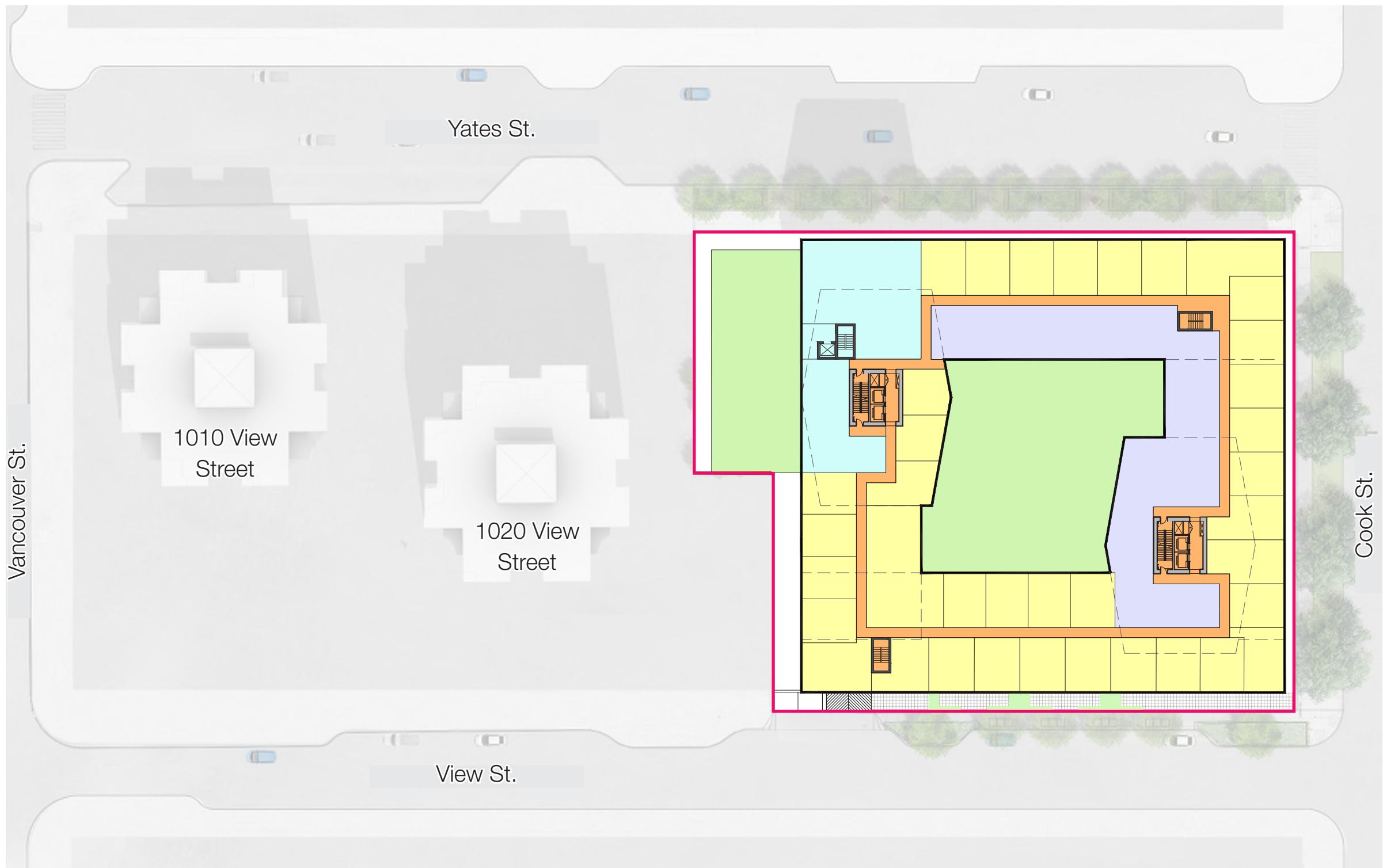
Level 2 Floor Plan

900-block
Yates1045
Yates

The level 2 plan, above the commercial street level, has primarily residential units.

Additionally, residential amenity space is located adjacent the outdoor courtyard.

On Yates Street, there is a children's daycare and an associated outdoor play space on the roof of the commercial below.



Typical Podium Level Floor Plan

900-block
Yates1045
Yates

The typical podium level plan has residential units in variety of sizes.

There are several podium levels, and they vary slightly due to setbacks that sculpt the building in order to optimize solar performance of the public realm and achieve a comfortable building scale.



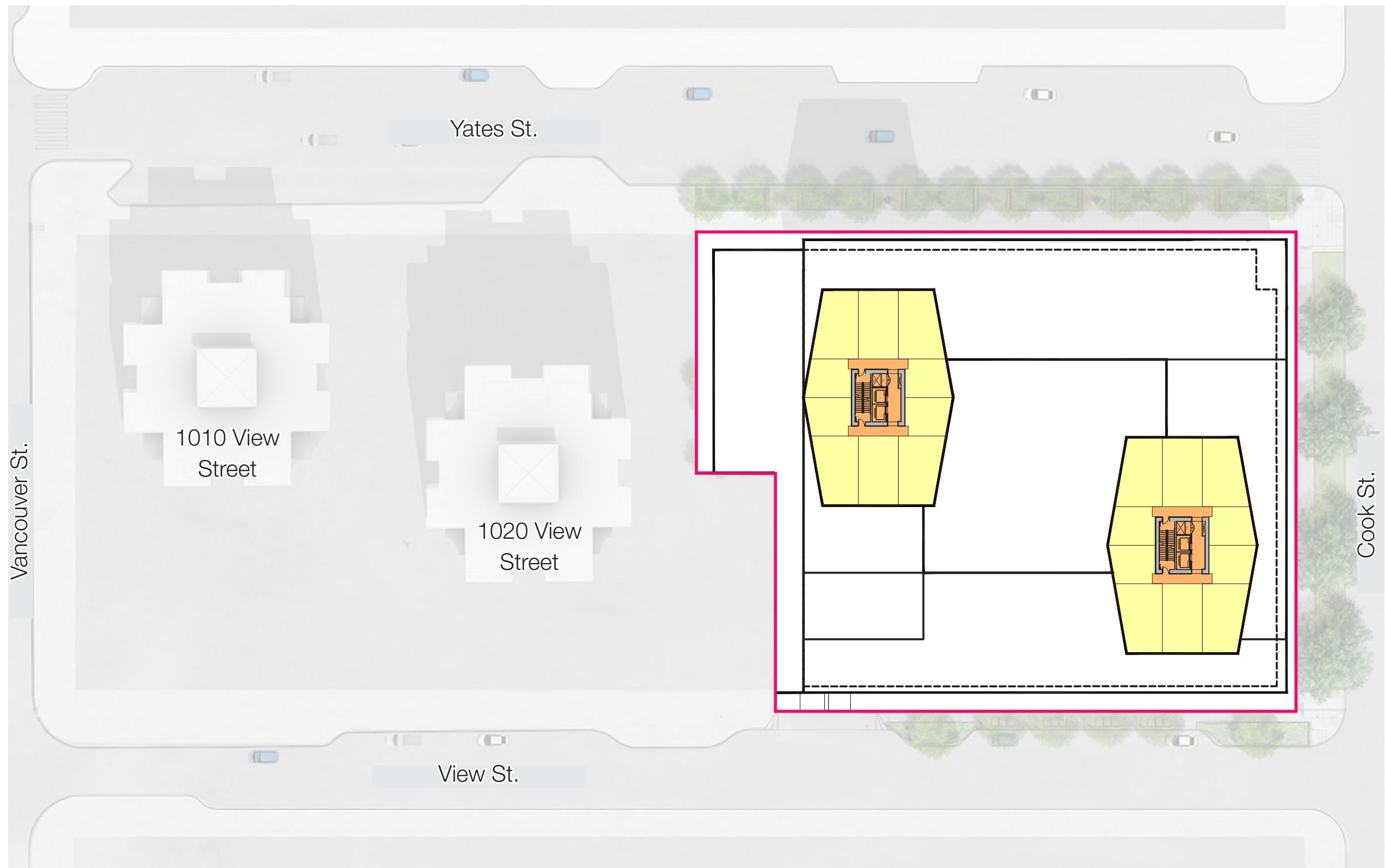
Typical Tower Level Floor Plan

900-block
Yates1045
Yates

The typical upper level plan shows the floorplan for the two towers, offset from one another and from the adjacent Regent Towers in order to maximize sunlight, views and privacy.

Each tower has a maximum floorplate size of 650 m², consistent with City policy.

There are a variety of unit sizes on each floor, ranging from studios to 2 bedroom units (larger, 3 bedroom units are located in the podium and in townhomes at street level).

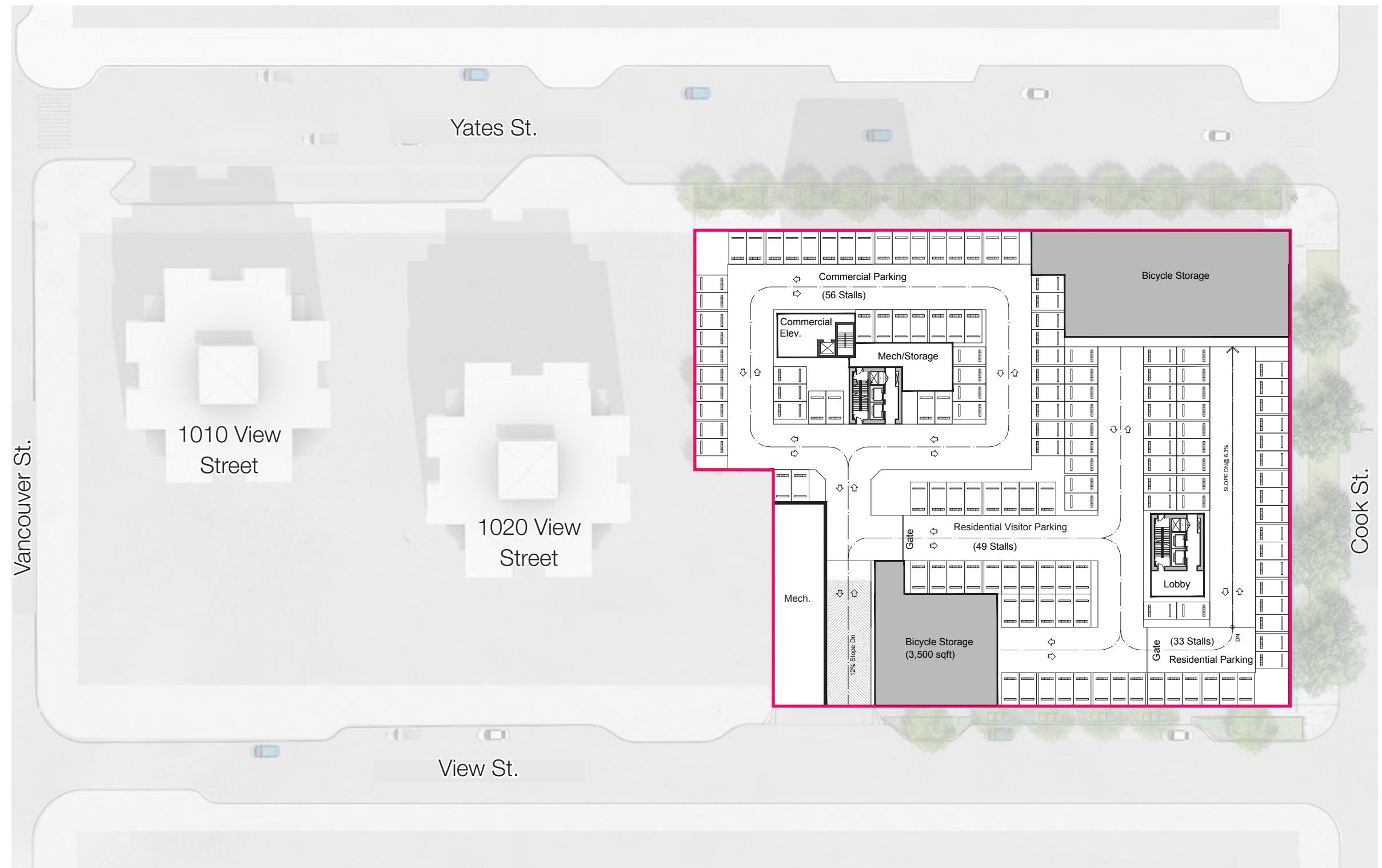


Parking 1 Floor Plan

900-block
Yates1045
Yates

The parking 1 floor plan has commercial and residential parking spaces, and bicycle parking spaces.

A portion of the facility has been reserved for mechanical and storage areas, with final locations and configurations to be worked out at the Development Permit application stage.

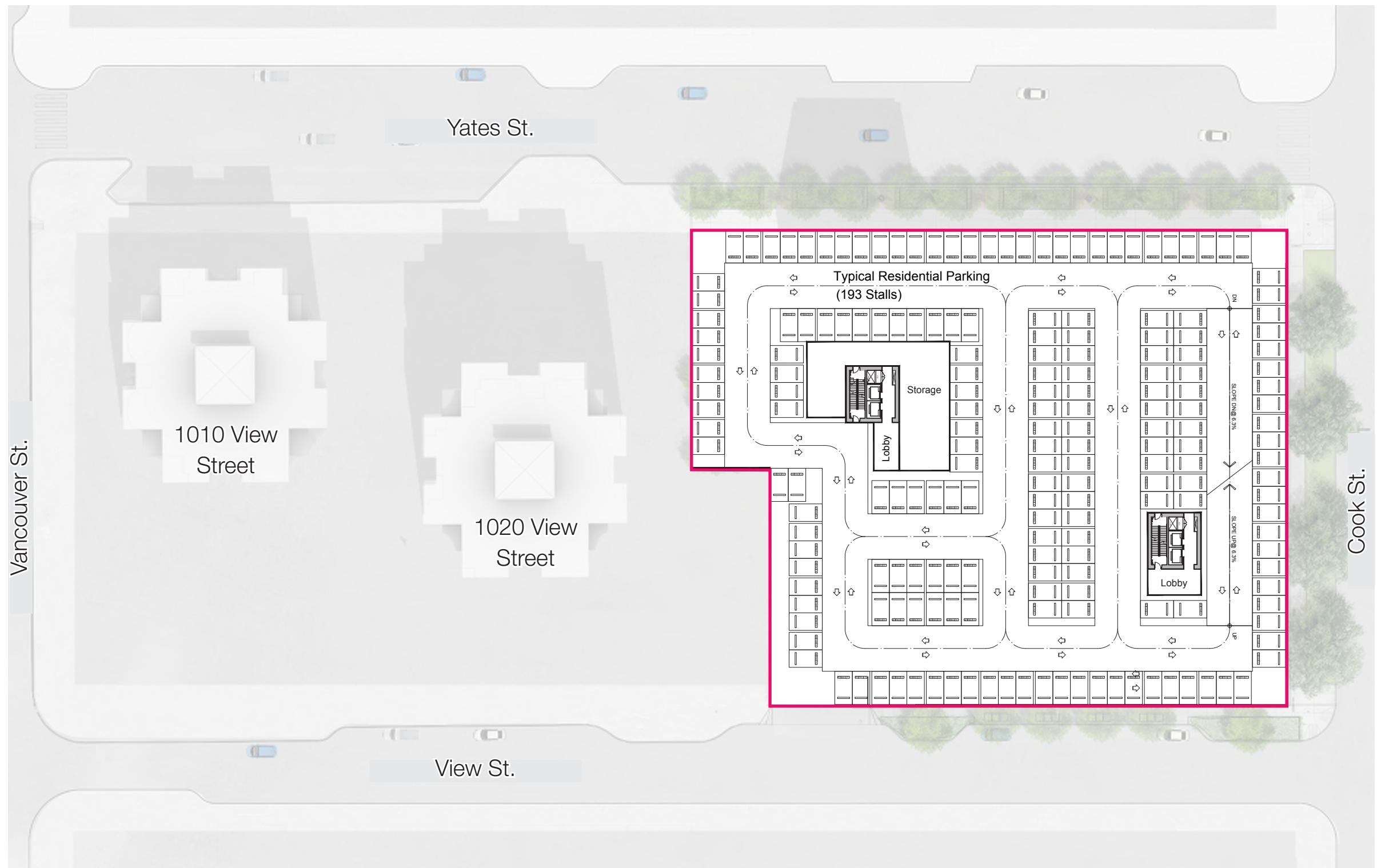


Parking 2 Floor Plan

900-block
Yates1045
Yates

The parking 2 floor plan has residential parking spaces and bicycle parking spaces.

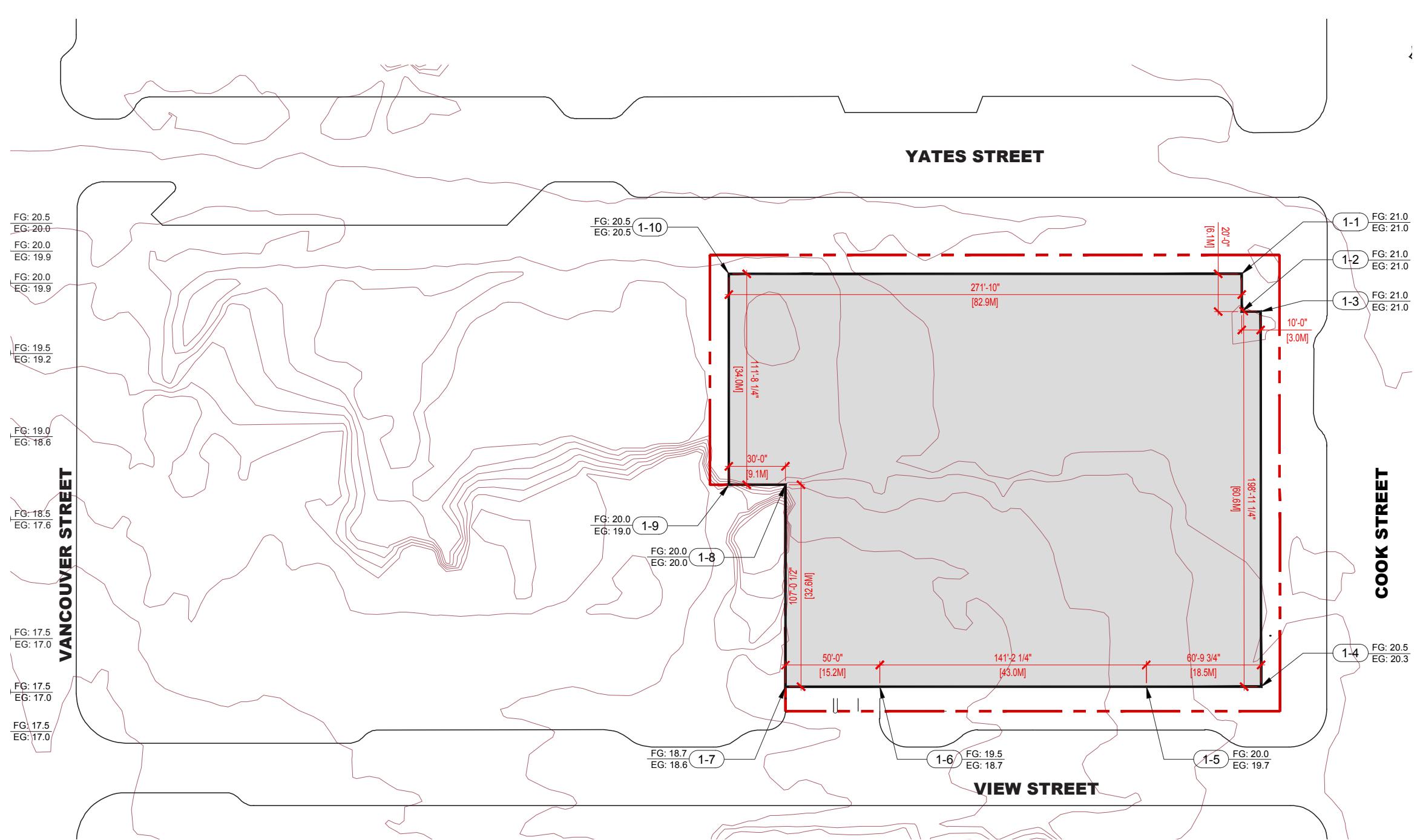
A portion of the facility has been reserved for mechanical and storage areas, with final locations and configurations to be worked out at the Development Permit application stage.



Average Grade Calculation

900-block
Yates1045
Yates

Grade Points	Grade	Interval	Average Grade	Distance (meter)	Subtotal
(meter)					
1-1	21.0	1-2	21.0	6.1	128.100
1-2	21.0	2-3	21.0	3.0	63.000
1-3	21.0	3-4	20.7	60.6	1,251.390
1-4	20.3	4-5	20.0	18.5	370.000
1-5	19.7	5-6	19.2	43.0	825.600
1-6	18.7	6-7	18.7	15.2	283.480
1-7	18.6	7-8	19.3	32.6	629.180
1-8	20.0	8-9	19.5	9.1	177.450
1-9	19.0	9-10	19.8	34.0	671.500
1-10	20.5	10-11	20.8	82.9	1,720.175
Total			305.0		6119.9
Average Grade:			20.1		



(1-12) Grade Point

FG: 17.5 Finished Grade

EG: 20.0 Existing Grade



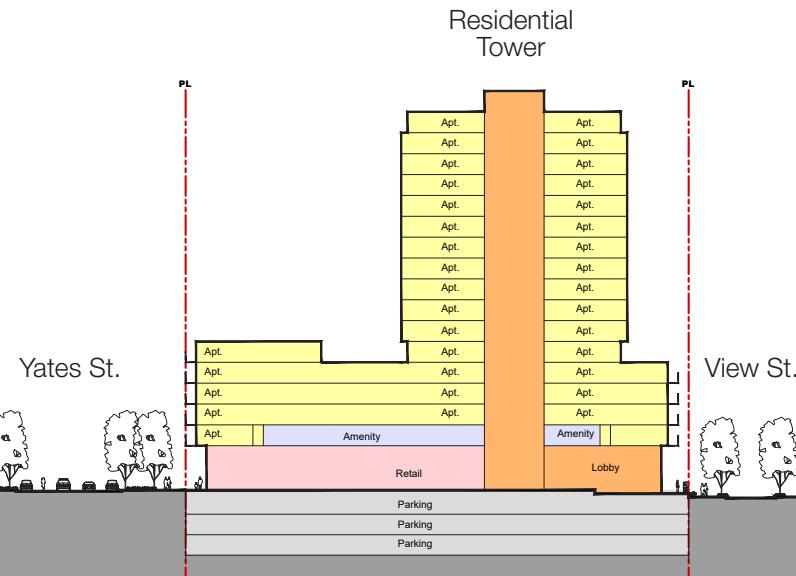
Site Cross Section

900-block
Yates1045
Yates

SECTION A

This section shows the relationship of the building to Yates Street and View Street, with retail frontage on Yates Street and residential frontage on View Street. The stepped height of the podium is seen – higher on Yates Street than on View Street, and the substantial setback from View Street to the residential tower.

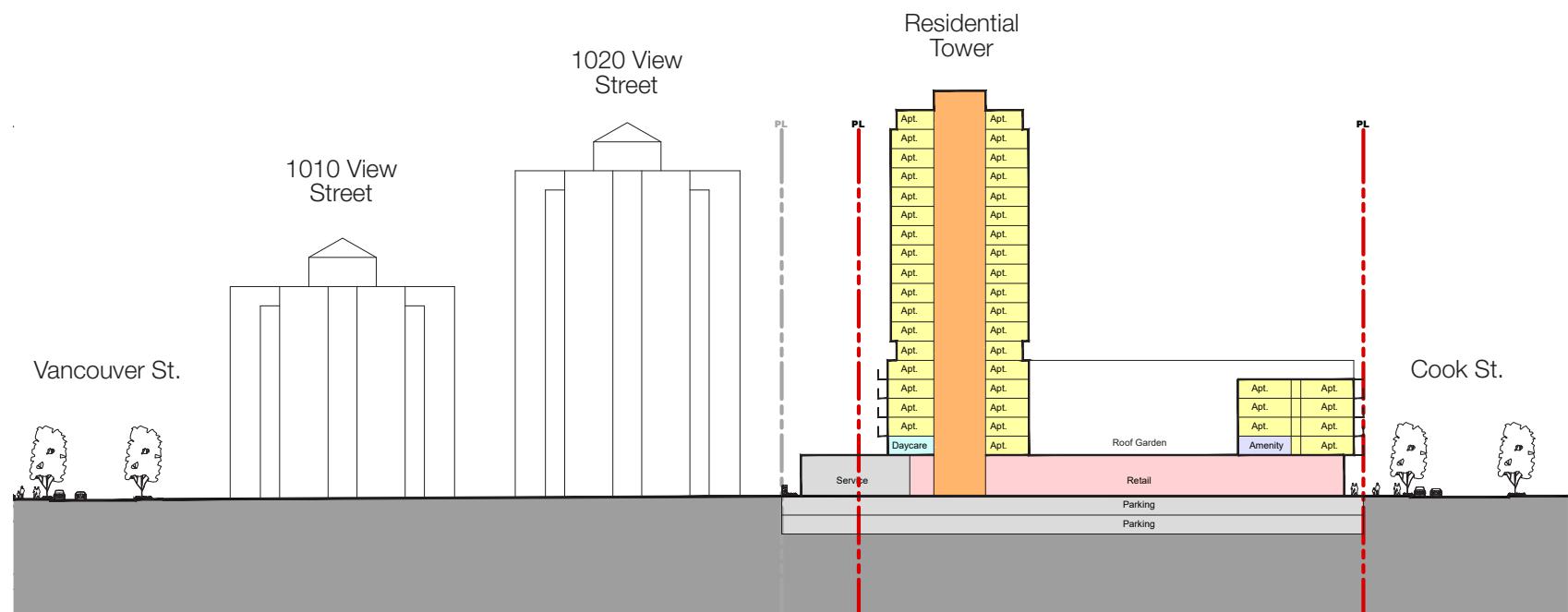
Section A



SECTION B

This section shows the substantial setback of the west tower to the neighbouring Regent Towers (approximately 23m, in addition to its offset footprint), the large outdoor terrace for day care on the roof of the podium, the residential roof garden / courtyard on the inside of the residential block, and the retail and building terracing on Cook Street.

Section B



Site Elevations

900-block
Yates

1045
Yates

Yates Street Elevation



Site Elevations

900-block
Yates

1045
Yates

View Street Elevation

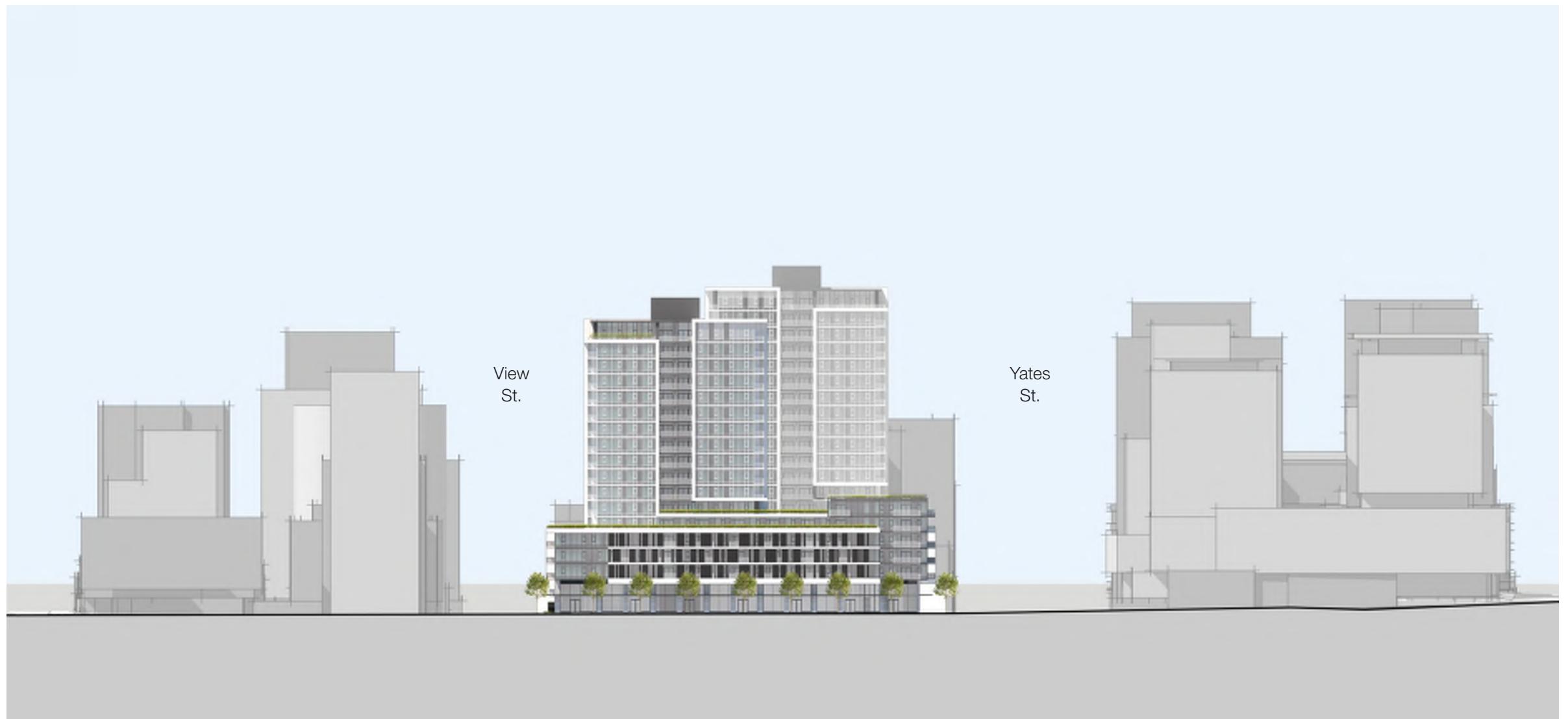


Site Elevations

900-block
Yates

1045
Yates

Cook Street Elevation



Site Elevations

900-block
Yates

1045
Yates

West Side Elevation



Character Renderings

900-block
Yates

1045
Yates

Looking from Northeast



Character Renderings

900-block
Yates

1045
Yates

Looking from Northwest

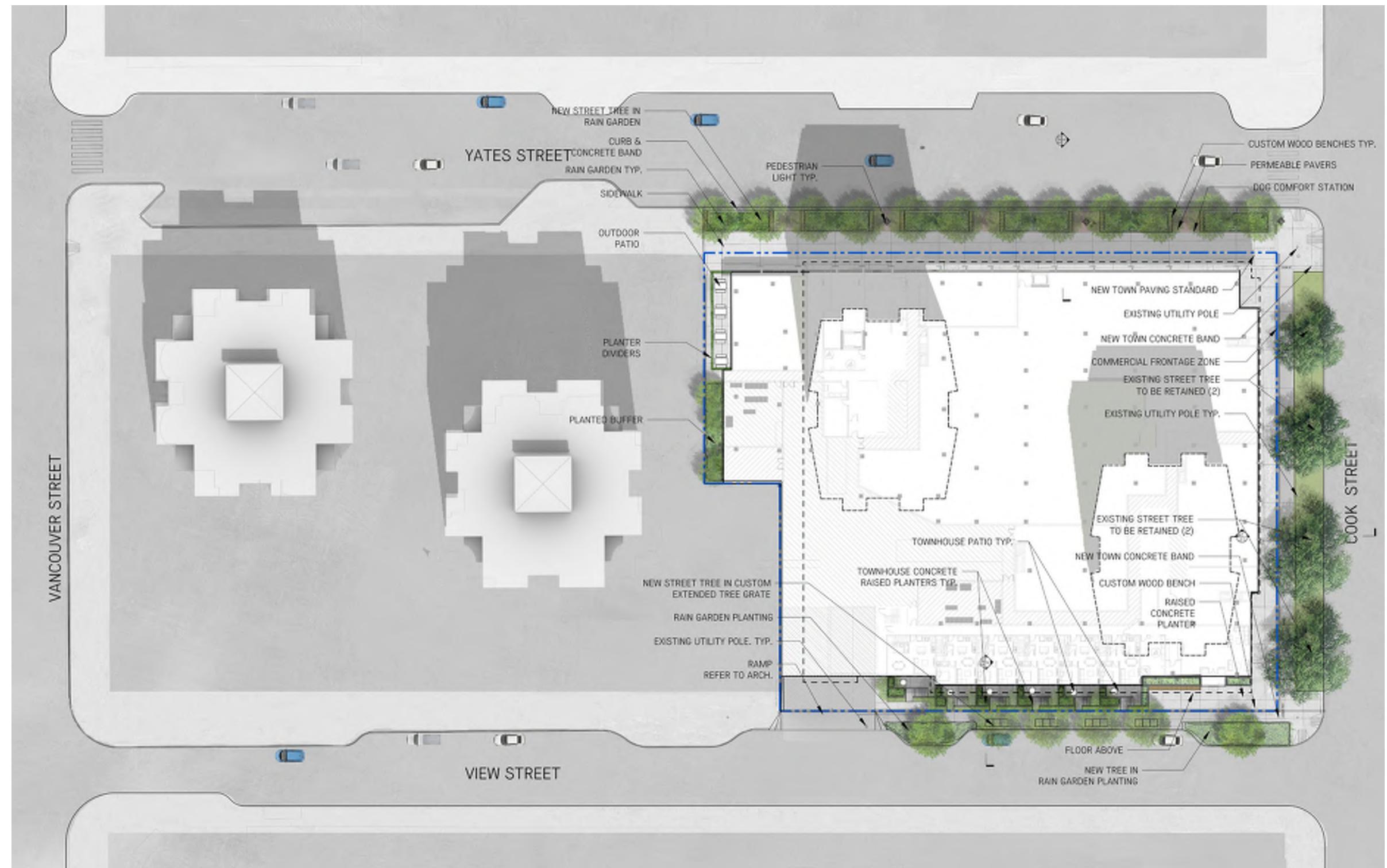


Landscape Ground Level Plan

900-block
Yates1045
Yates

A single row of street trees planted in the rain gardens is proposed for this block. Rain gardens, pet comfort stations, bike lane and paving treatment from the 900 block Yates continue to 1045 Yates Street.

Rain gardens are allocated along View Street where space permits. The townhouses on View Street are similarly treated as the 900 block with patio, raised planters with low planting and trees. The existing horse chestnut trees on Cook Street are retained and treated as recommended by the arborist.



Landscape Plan Level 2

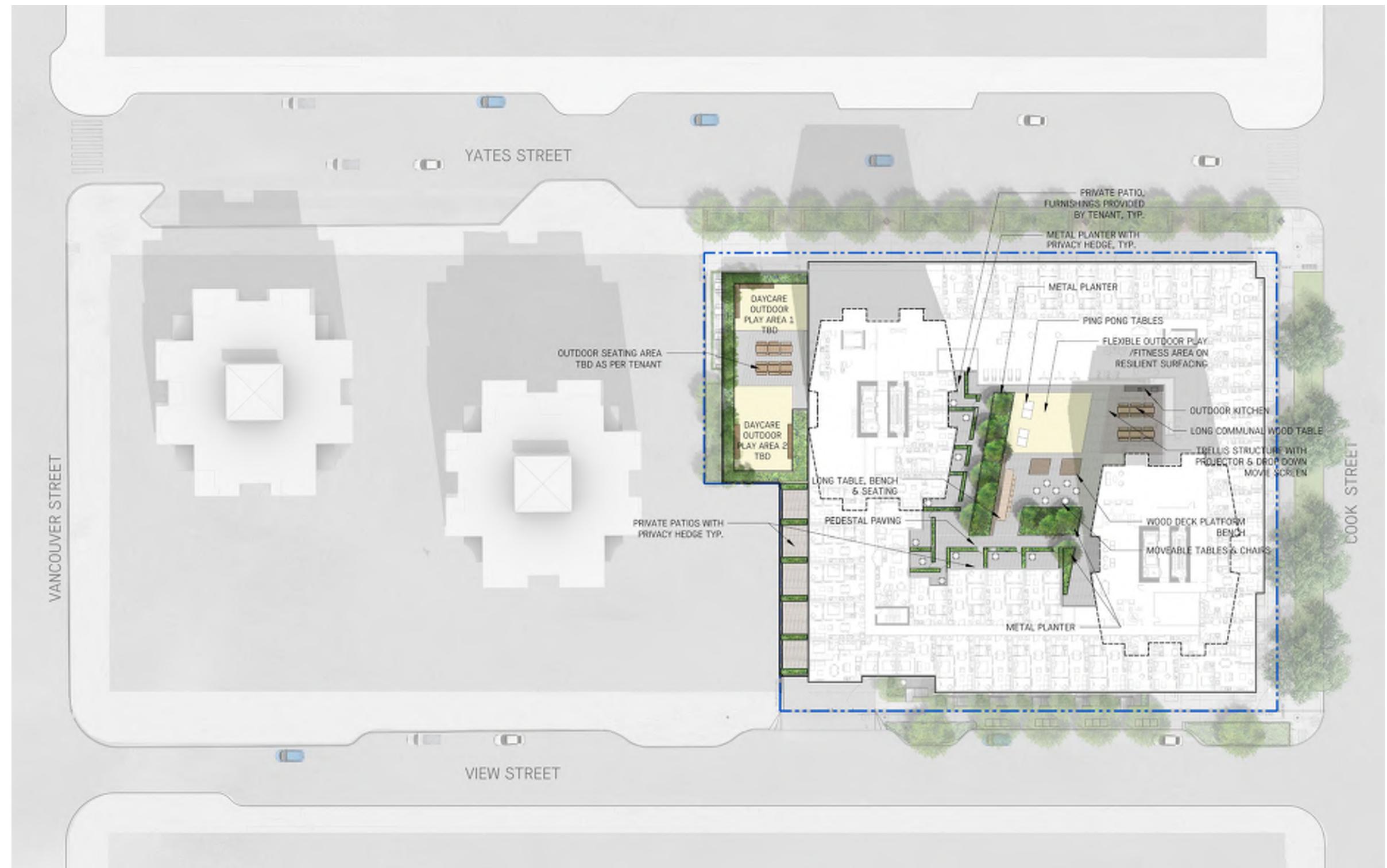
900-block
Yates1045
Yates

Similar to the 900 block, the courtyards on level two provides both shared outdoor amenity space to residents and private patio space for residential units at this level.

Private patios are screened from shared outdoor amenity areas, but pathways will connect private patios to the shared outdoor amenity areas.

Outdoor amenity space will include: outdoor kitchen and dining area, urban agriculture, compost and potting table, and informal play area for all ages.

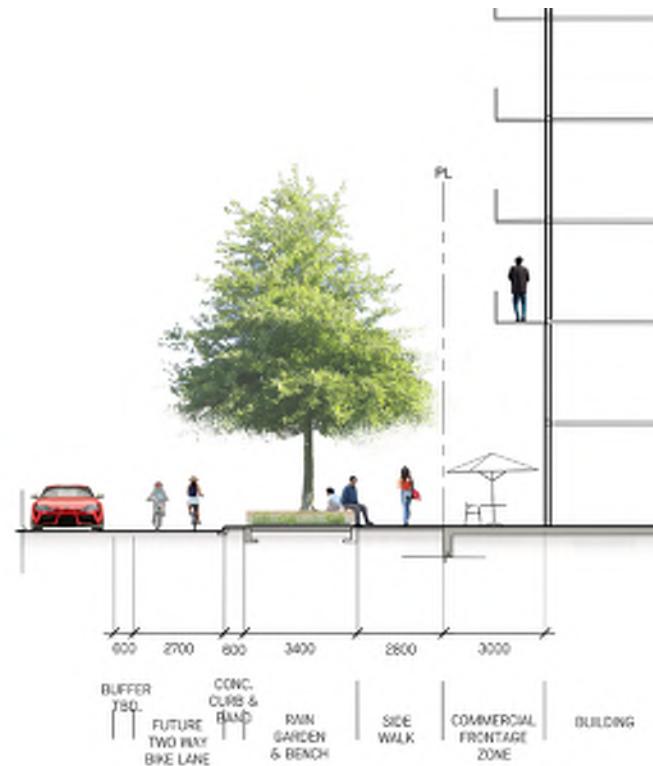
An outdoor amenity area for the daycare will include a play area, urban agriculture and outdoor tables and seating.



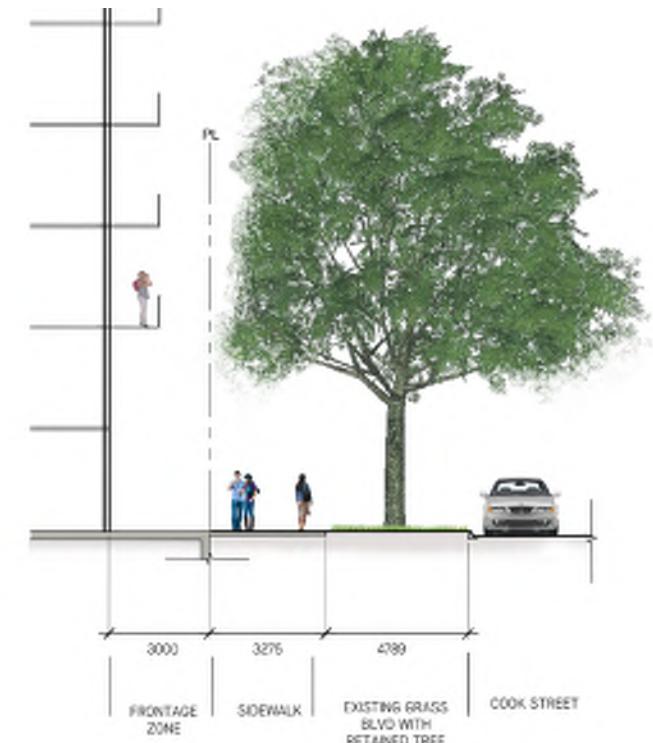
Streetscape Sections

900-block
Yates1045
Yates

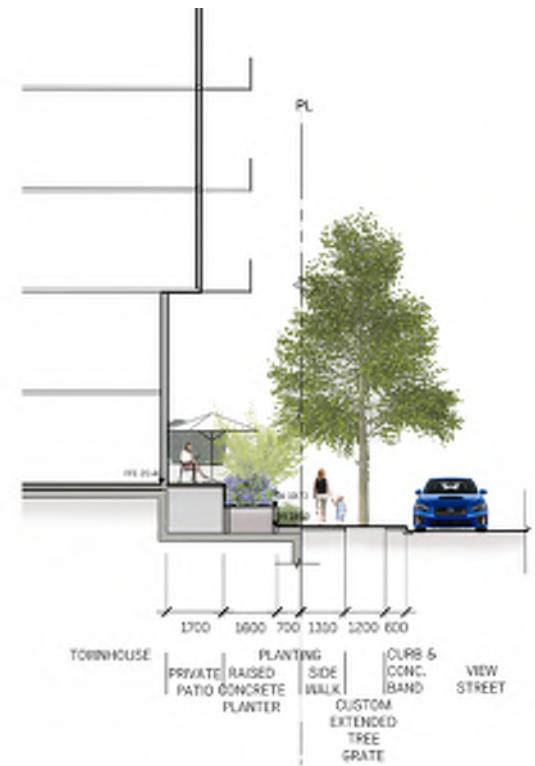
Yates Street



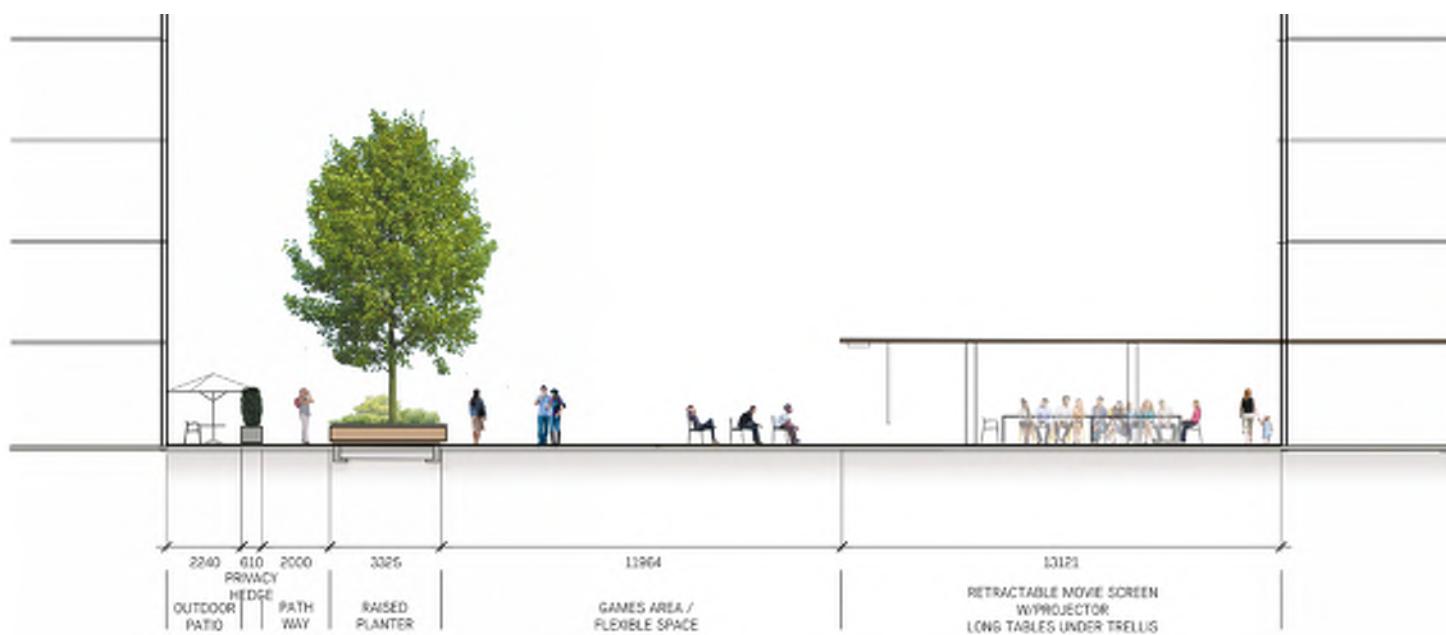
Cook Street



View Street



Level 2 Amenity



DESIGN RESPONSE

- PROJECT-WIDE DESCRIPTION
- 900-BLOCK YATES
- 1045 YATES
- **COMMON ELEMENTS**

Building Setbacks

All buildings are contained within a building envelope that is defined by various setbacks from the property line as shown on the plan. The purpose of the setbacks is to achieve a pleasant pedestrian relationship in which the buildings frame the street without crowding it.

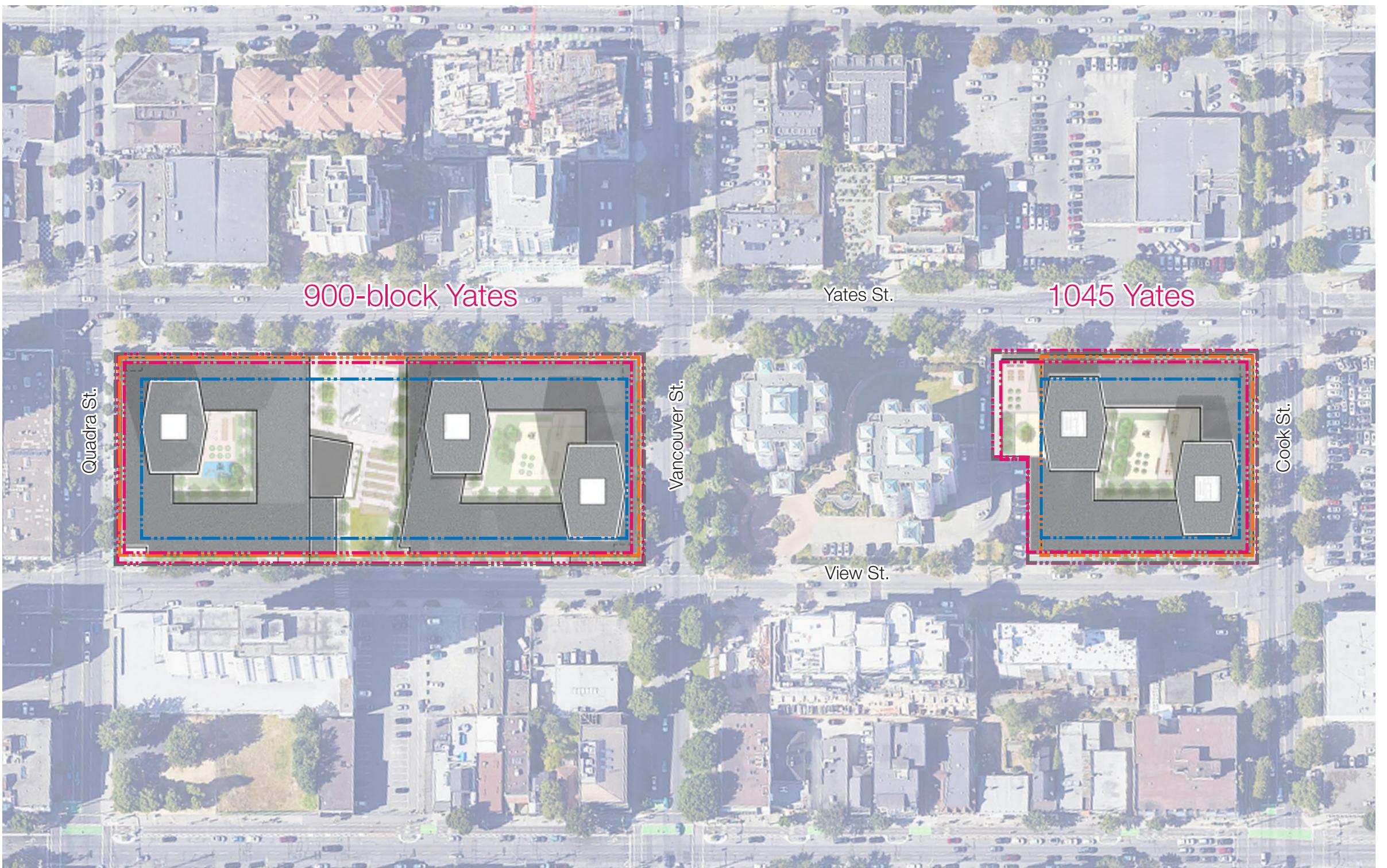
The setback of buildings, including balconies and other architectural elements, and the underground parking structure may need to be increased to support the health of established trees on Vancouver and Cook Streets.

The specifics of these setbacks will be determined at the Development Permit stage and will be guided by advice from a qualified arborist.

The dimension of each setback is noted in the cross sections on the next page.

900-block
Yates

1045
Yates



Building Setbacks

900-block
Yates1045
Yates

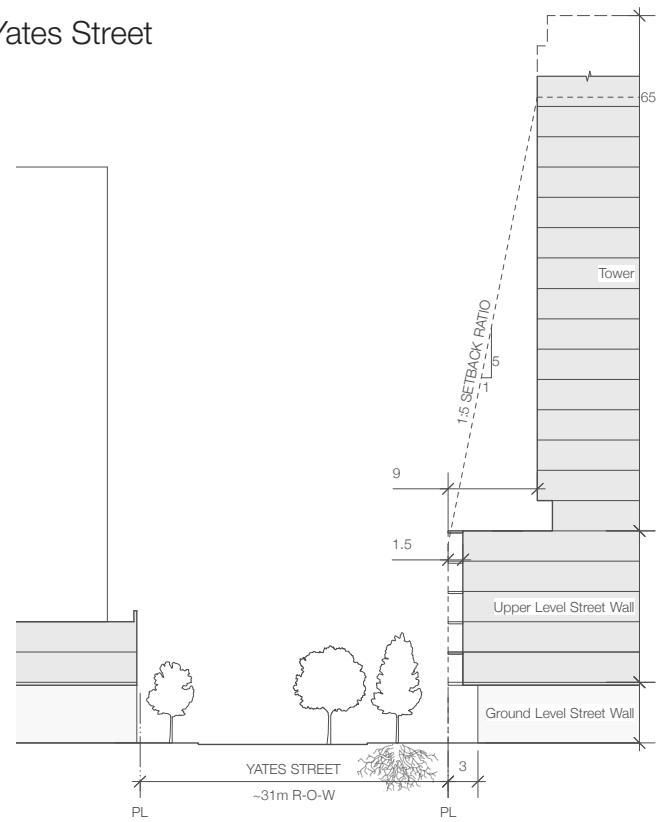
The setbacks also provide a variety of volumes that break down the visual scale of the massing, and they provide terraces that are utilized for outdoor open space.

The setback line is determined by a 1:5 horizontal-to-vertical relationship and set at height that is established by the scale of the street. The setback ratio aligns with the guidelines set out in section 3.3 of the Harris Green Village Urban Design Manual.

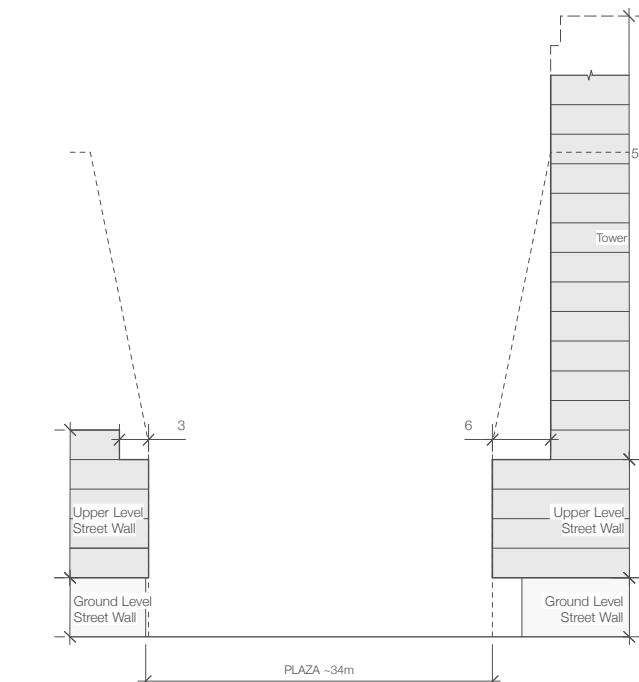
Accordingly, the set back line is set at the 15 m height level on Quadra and View Streets, and the 20 m height level on Yates, Vancouver and Cook Streets.

The setback line is not required above a specified elevation based on its relation to the scale of the street, since the building's height at that elevation ceases to have a noticeable impact on the openness of the street; this line occurs at 50m in height on Cook and Vancouver Streets, 60m on Quadra and View Streets, and 65m on Yates Street.

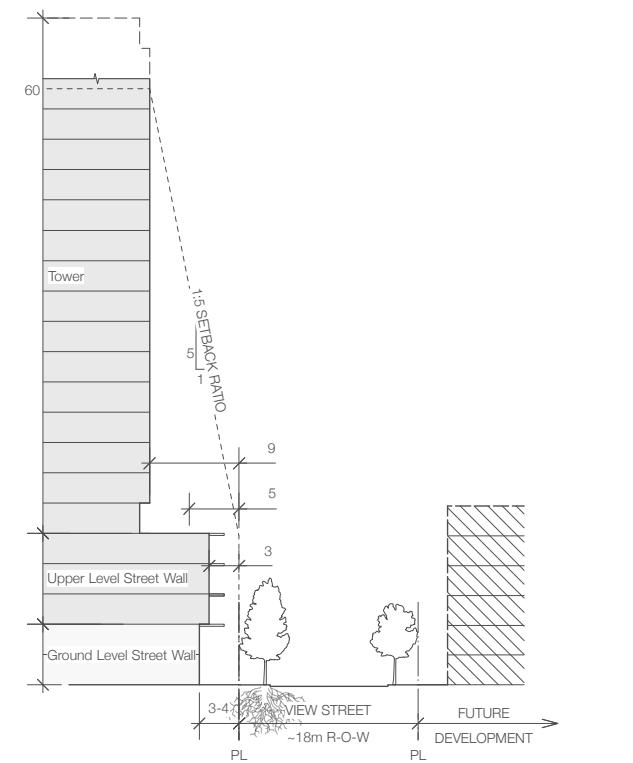
Yates Street



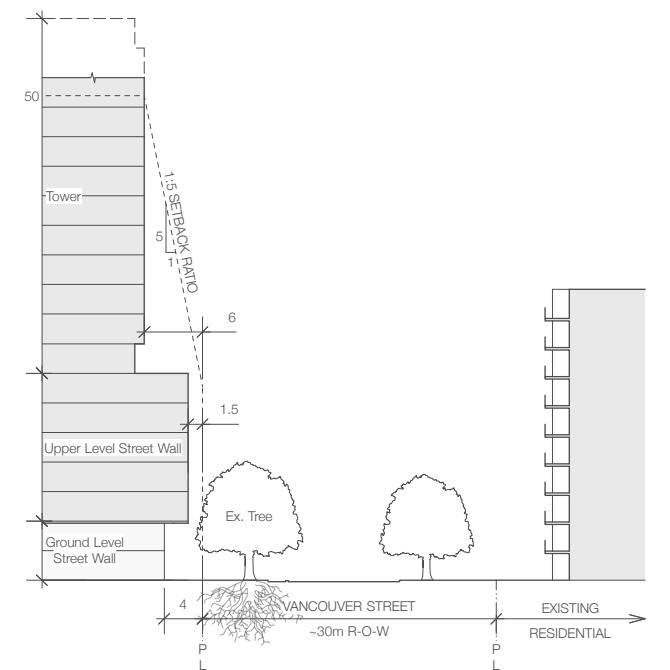
Yates Street Plaza



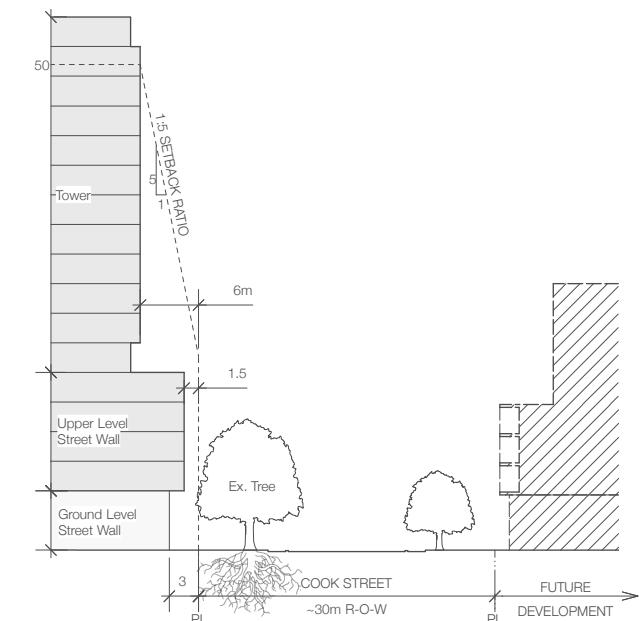
View Street



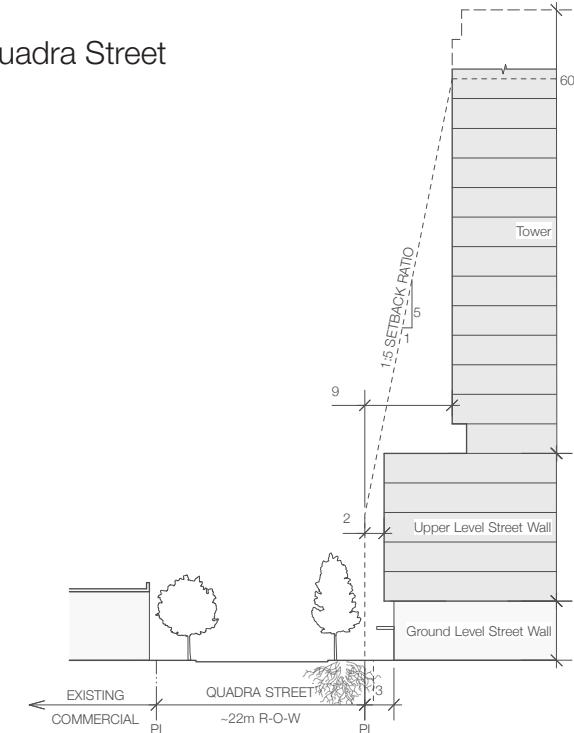
Vancouver Street



Cook Street



Quadra Street



Street Level Setbacks

900-block
Yates1045
Yates

RESIDENTIAL

On the residential frontages of View Street and Vancouver Street a 4.0 m setback is provided in order to create a patio zone and landscape buffer for the fronting townhomes.

The townhome floor elevation and adjoining patio space will be elevated from the street level by approximately 0.5 to 1.2 m to provide privacy and a sense of separation and safety for the townhome residents.

COMMERCIAL

A street level setback of 3.0 m is provided on all elevations with commercial space in order to create a wider sidewalk, a portion of which would be covered for weather protection.

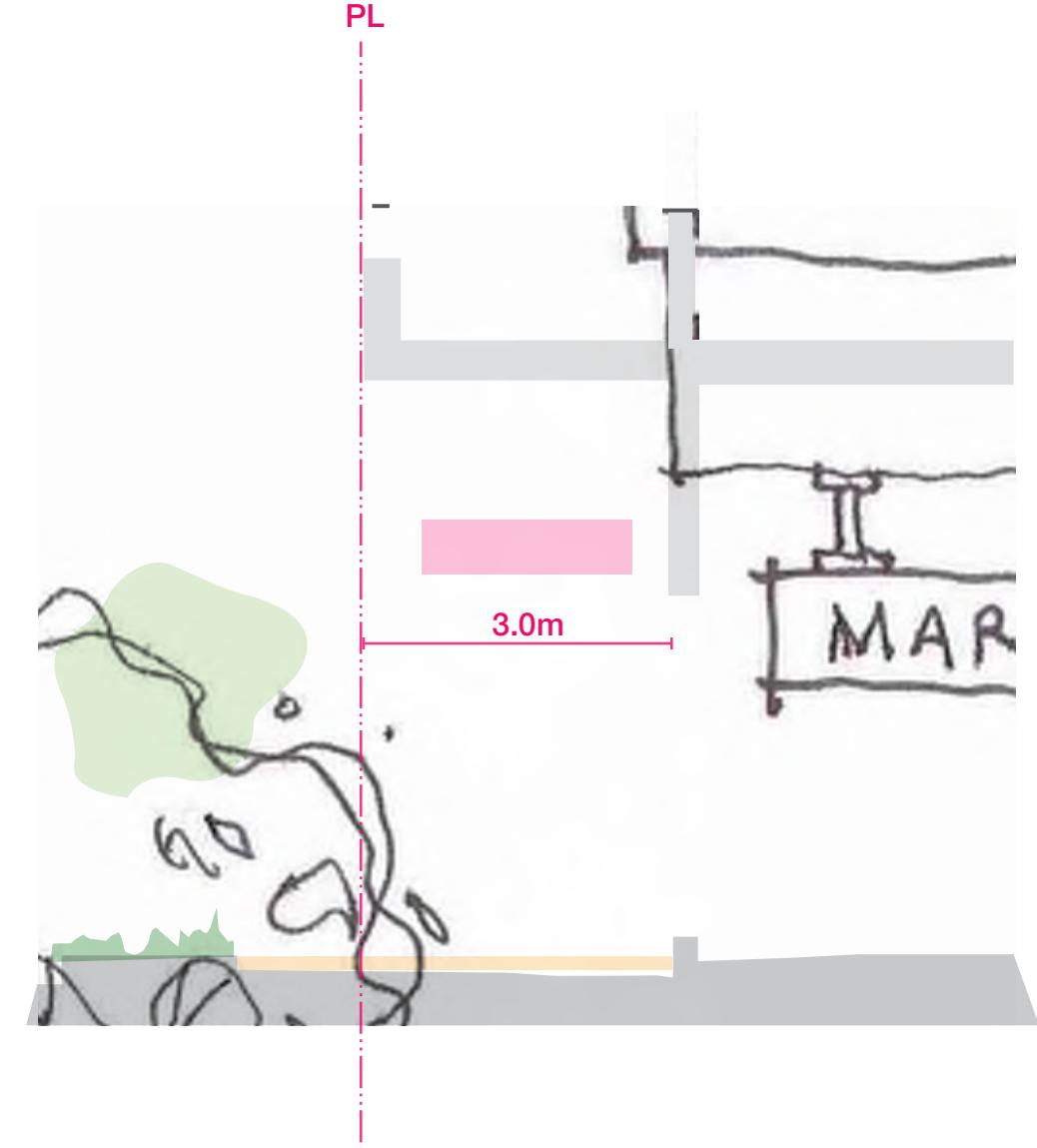
The additional sidewalk width would be secured by the City for public use by a statutory right-of-way (SRW), and its design would be coordinated with the adjoining City sidewalk to appear as a single, continuous pathway.

This setback space occurs on the Yates, Quadra and Cook Street frontages.

Residential



Commercial



Towers

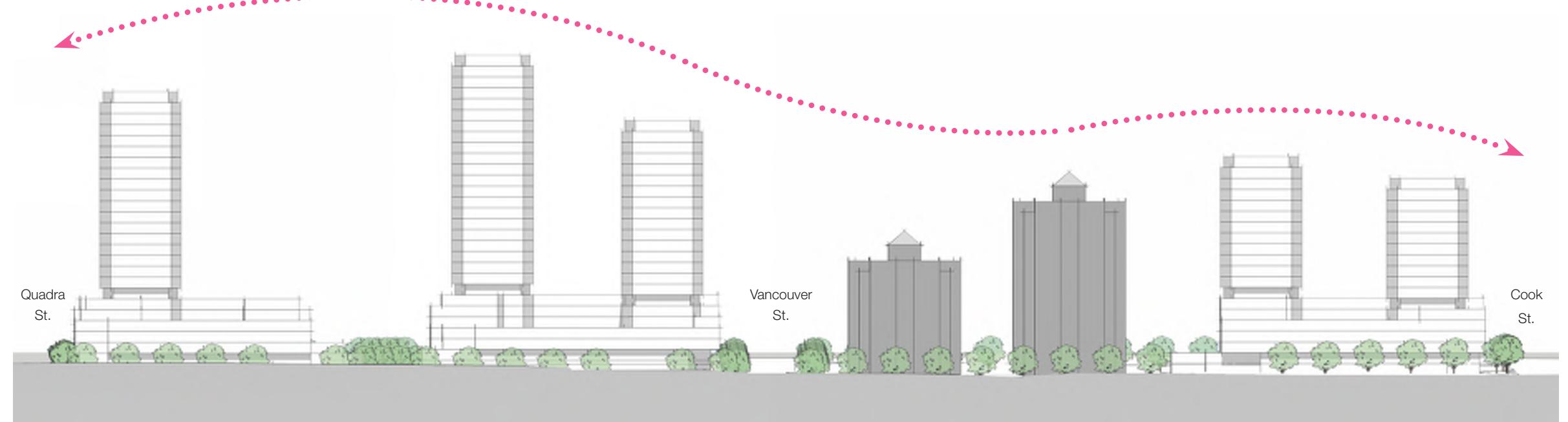
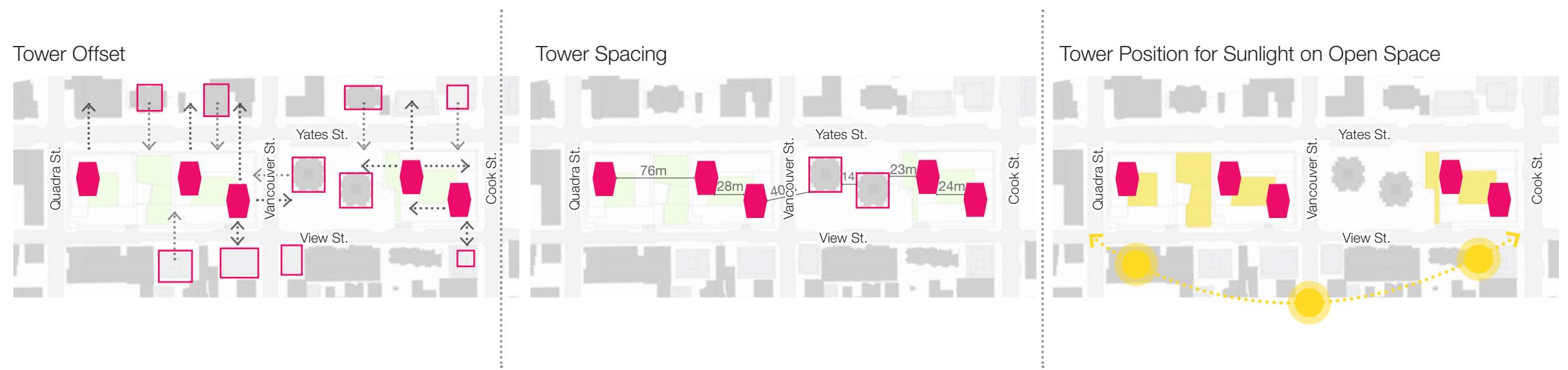
900-block
Yates1045
Yates

The positioning and height of towers is calibrated to achieve key urban design objectives.

In order to maximize privacy and sunlight exposure, the five proposed towers are positioned in an offset manner and generously spaced from one another and from surrounding towers.

To maximize sunlight on open space the towers are located at or near the north sides of the sites, which on the 900-block Yates provides very good sunlight on the large central open space, and on both sites provides good sunlight onto internal courtyards.

From a distance, the heights of the five towers are organized so they generally descend from west to east, yet at the block scale the tallest heights are near the centre with heights tapering to the edges, both strategies consistent with City objectives.



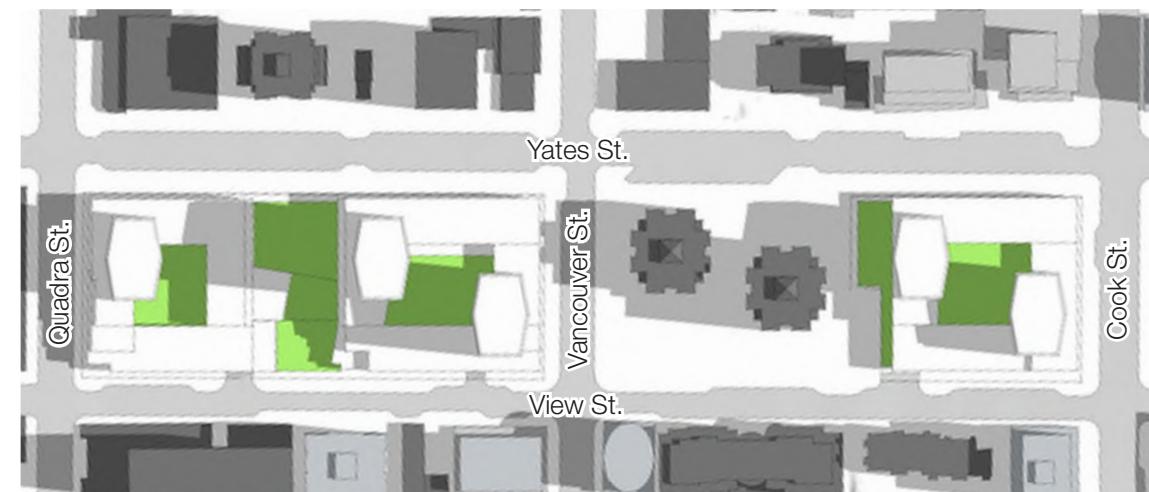
Shadow Analysis

The shadow analysis shows the shadows at summer solstice and vernal equinox for various times of the day.

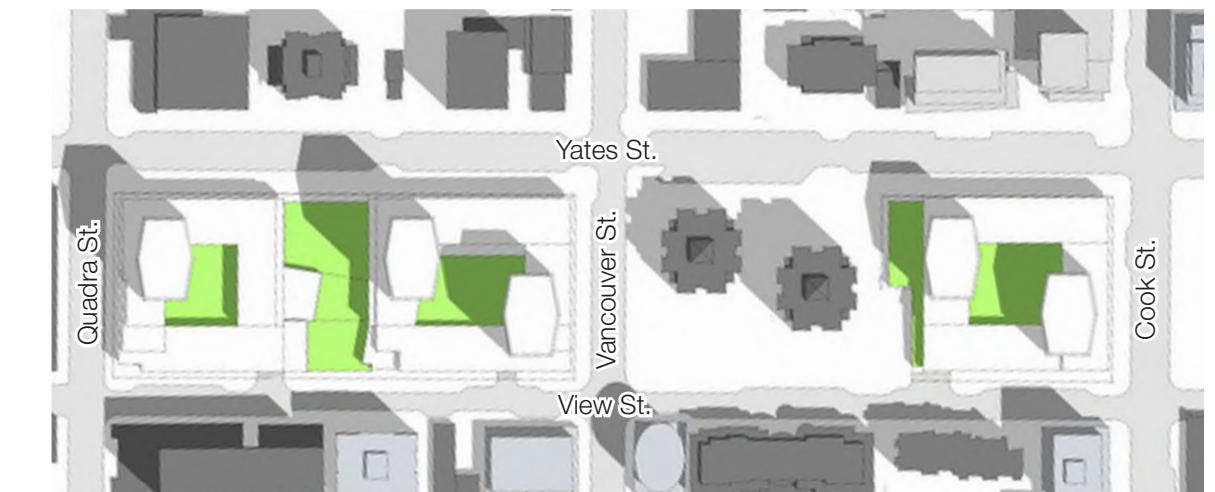
Through careful location and shaping of the buildings the primary open spaces, particularly the major open space at the centre of the 900-block Yates, achieve excellent sun exposure through the most important middle part of the day – the late morning and afternoon.

SUMMER SOLSTICE

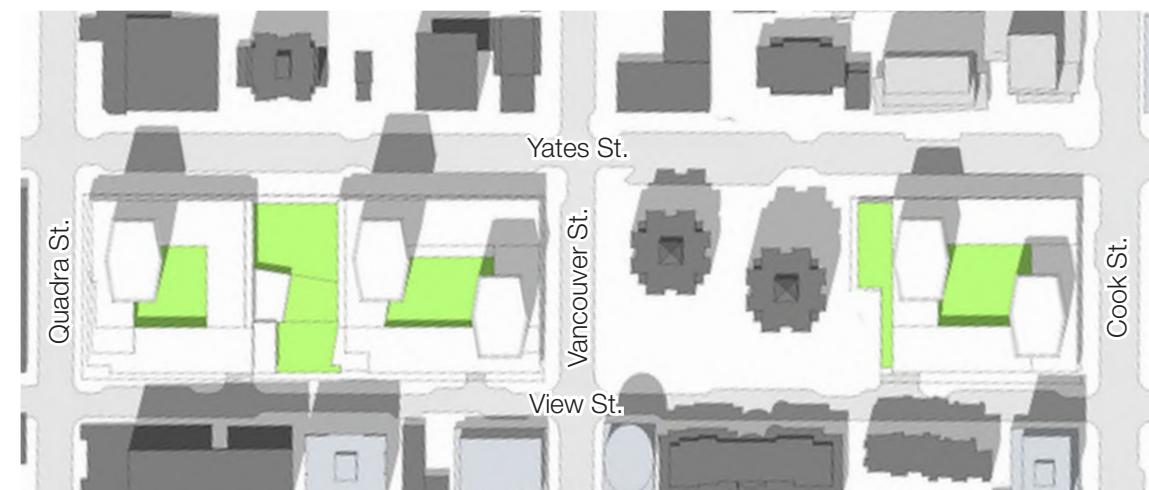
JUNE 21ST



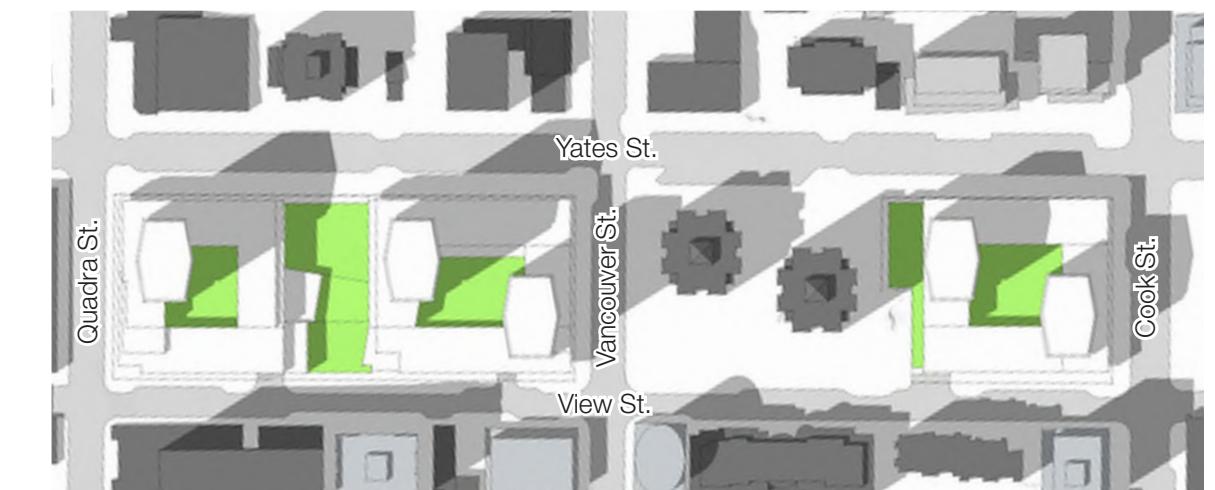
10 am



12 pm



02 pm



04 pm

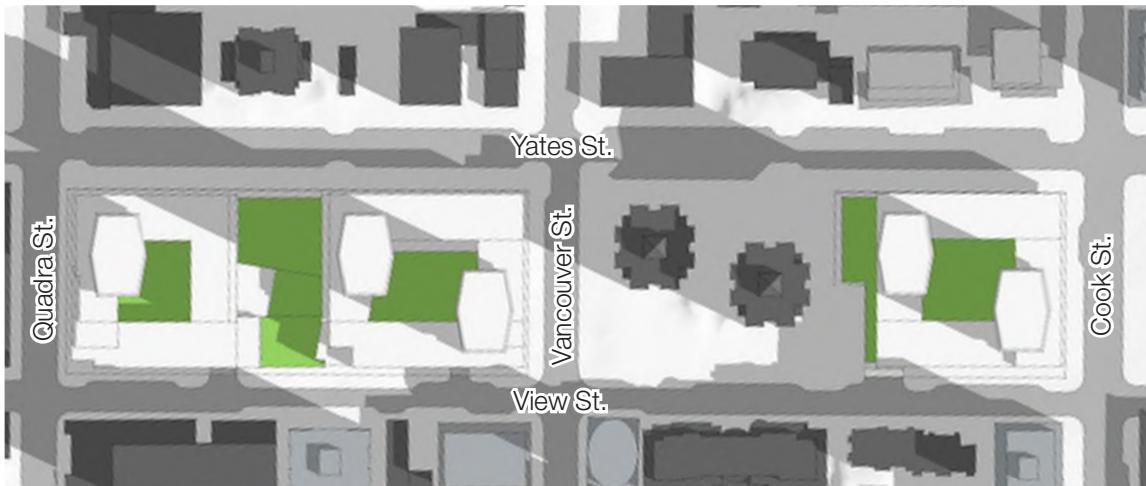
900-block
Yates

1045
Yates

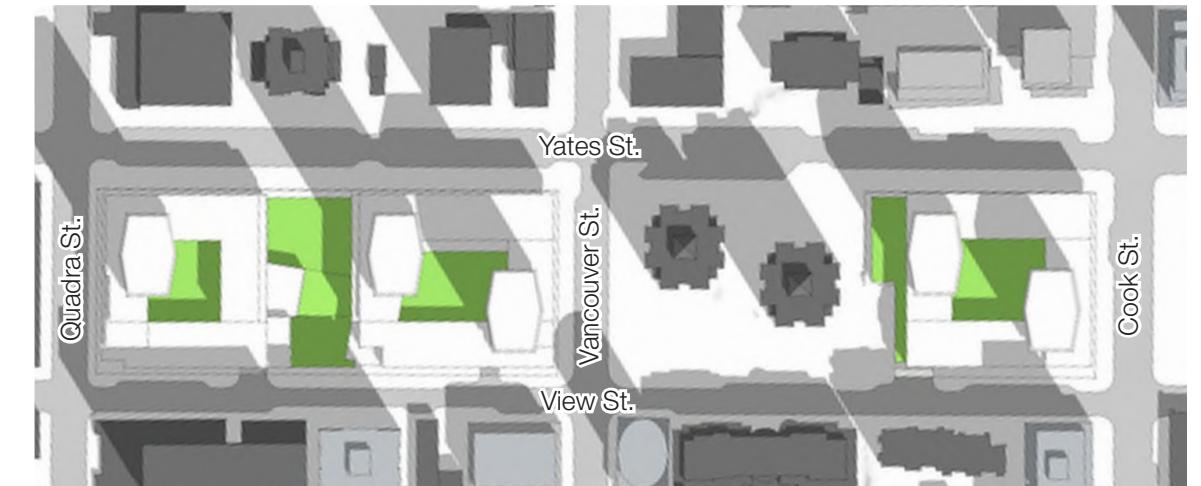
Shadow Analysis

900-block
Yates1045
Yates

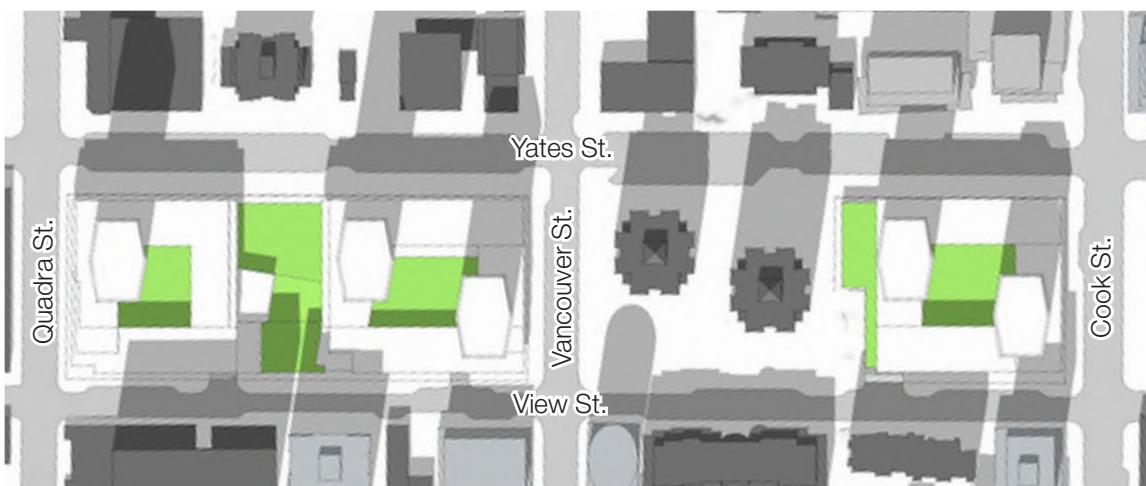
VERNAL EQUINOX

SEPTEMBER 21ST / MARCH 21ST

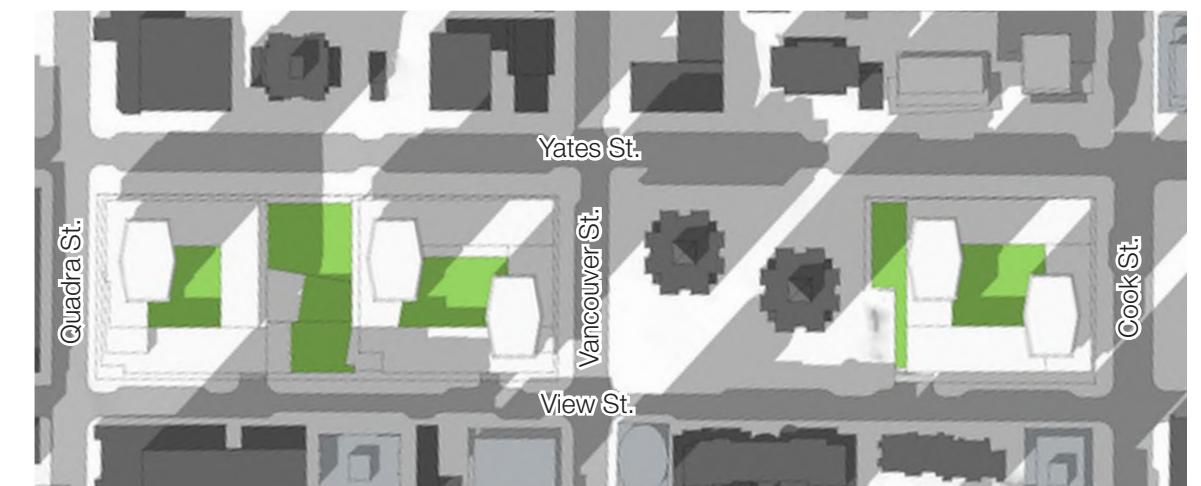
10 am



12 pm



02 pm



04 pm

View Study - Songhees Point (View 2 in DCAP)

900-block
Yates

1045
Yates

Existing



Proposed



 Harris Green Village

 Neighbor Developments By Others

View Study - Yates Street at Ormand Street Looking West Down the Hill

900-block
Yates

1045
Yates

Existing



Proposed



Harris Green Village

Neighbor Developments By Others

View Study - Yates Street at Blanshard Street Looking East

900-block
Yates

1045
Yates

Existing



Proposed



..... Harris Green Village

View Study - Cook Street at Kings Road Looking South

900-block
Yates1045
Yates

Existing



Proposed



Harris Green Village



Neighbor Developments By Others

View Study - Cook Street at Pandora Avenue Looking South

900-block
Yates1045
Yates

Existing



Proposed



 Harris Green Village

 Neighbor Developments By Others

View Study - Cook Street at Johnson Street Looking South

900-block
Yates1045
Yates

Existing



Proposed



Harris Green Village



Neighbor Developments By Others

View Study - Cook at Fort Looking North

900-block
Yates1045
Yates

Existing



Proposed



..... Harris Green Village

..... Neighbor Developments By Others

CPTED Strategy

Following the four main principles of Crime Prevention Through Environmental Design (CPTED) the following strategies will be utilized to decrease the potential for crime in Harris Green Village. More specific CPTED strategies will be outlined in subsequent Development Permit Applications.

1. Natural Surveillance:

Elements of site and building design can maximize opportunities for natural surveillance. This involves achieving the right mix of land uses and activity generators and designing buildings and open spaces to allow people to casually observe activities in their environment. This principle involves putting “eyes on the street” by encouraging pedestrian passage through a space or providing the opportunity for overlook from adjacent buildings and spaces.

- Provide a mix of uses at grade to ensure the presence of people at all times e.g. shops, restaurants, residential entrances, office entrances, etc.
- Locate activity generators and/or seating options around edges to create opportunities for natural surveillance of open spaces, plazas, parks and important pedestrian thoroughfares.
- Configure residential lobbies to provide clear sightlines from within buildings to the street so occupants can clearly see outside before leaving the building.
- Use transparent building materials such as glazing around residential entries and avoid recessed doorways without windows to eliminate entrapment spots.
- Locate visitor bicycle storage facilities near commercial and residential entrances for visibility and ease of access.
- Prepare landscape designs and follow-up maintenance plans to allow clear, unobstructed views of public areas. Landscape elements such as low ground cover and high-canopied trees with no branches below 6 feet should be considered.

- Ensure public walkways and entries are well-lit and overlooked by windows.
- Consider adding a mix of activity generators such as playgrounds, walkways, coffee kiosks and sitting areas to add ‘eyes’ on the plaza and View Street Green.
- Use glazed doors in stairwells and parkade lobbies to reduce hiding places, open up views of the parking areas and use a white or a light colour paint scheme and elimination of sharp corners to reduce concealment opportunities
- Avoid creating “dead zones” where there is little activity or signs of human presence.

2. Legibility/Access Control:

Legibility and access control work together to allow people to move with confidence and ease through the urban environment. Legibility means that people know where they are and how to get where they are going. Access control reinforces legibility by creating clear design cues about what is the public realm and what is not.

- Ensure important services and signs are strategically located and clearly visible.
- Create local landmarks by drawing attention to features such as public art, public squares, or important buildings.
- Use elements such as paving, lighting and landscaping to clearly guide the public to and from entrances and exits.
- Provide adequate lighting around the perimeter of buildings, in plaza spaces and in parkades and common areas.
- Secure all residential entrances including bicycle storage rooms with FOB doors.
- Install gates at parkade entrances, with secondary gates separating commercial from residential parking areas.
- Provide mirrors in parkades to help users “see around corners”.
- Provide adequate lighting and sightlines to loading areas, parkade entrances and other areas where natural surveillance is reduced.

- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.
- natural surveillance is reduced.

- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.

3. Image/Maintenance:

If an environment shows signs of neglect or vandalism people are more inclined to engage in unwelcome or criminal behaviour. By enhancing and maintaining the physical appearance of the urban environment it is possible to encourage users of the area to respect their surroundings. Well used and cared-for public spaces encourage ownership and support community pride.

- Design the built environment with materials and fittings that will hold up to heavy use by the public.
- Use finishes that are resistant to vandalism and are easy to clean, repair or replace.
- Avoid long expanses of light coloured walls that may attract graffiti artists.
- Source tamper-proof lighting fixtures.

4. Territoriality/Ownership:

Clearly differentiating and demarcating public space from private space reduces the risk of unintentionally trespassing or being trespassed upon.

- Design symbolic barriers through landscaping e.g. changes in paving stone patterns and colour, changes in types of planting, changes in grades and use of transparent fences around residential entrances.
- Provide spaces around buildings so residents can meet and develop a sense of ownership of their common spaces, e.g. fountains, benches, playgrounds, arches, seating walls.

Sustainability Strategy

The following section outlines some of the high-level strategies that will be explored in the development of Harris Green Village. More detailed sustainability measures will be outlined with each DP as the development evolves.

Green aspects of the project include:

- As a mixed-use, transit-oriented project, the development will provide a local option for housing, shopping, and leisure, and with a childcare facility helping to further support the growing community;
- The urban infill nature of the project adheres to the principle of promoting development on existing urban sites, diverting development pressure from greenfield locations and making more efficient use of existing infrastructure;
- The project supports a high-degree of walkability and cycling access to nearby amenities for residents, thereby reducing vehicle trips;
- Car share and load sharing EV stations are provided to reduce CO2 emissions;
- Extensive bike parking, lockers, and a bike repair station are provided;
- Landscape and stormwater management strategies, including partial green roofs, will retain and infiltrate rainwater, limiting the post-development peak water runoff from the development.

To reduce the urban heat island effect, the project design is implementing the following measures:

- 100% of the parking is underground;
- The project will provide a variety of landscaping;
- A mix of unit types have been introduced for various styles of living with access to balconies and/or to large terraces on roof decks to provide all with access to the outdoors and views;
- Ample windows will increase natural lighting and provide views improving wellbeing;
- Outdoor water conservation strategies will include water efficient landscaping, and the project will be equipped with water efficient fixtures;
- Ventilation will be designed to satisfy the applicable standards e.g. ASHRAE;
- The project will target Step 2 of the BC Energy Step Code for “Part 3 high-rise/concrete residential buildings and commercial buildings”;
- Passive envelope strategies have been implemented to reduce reliance on mechanical systems.
- Glazing percentage target 50% window-to-wall area for the towers to minimize glazing heat loss and heat gain into each unit;
- All windows will be double pane low-e glazing with thermally broken frames;
- Different glazing specifications on the different building orientations will be considered for maximized solar control and passive heating; solar heat gain coefficient (SHGC) variations can benefit both energy and comfort. Glazing with projected balconies can have a higher SHGC for passive heating benefits during winter months while shaded during summer months. Measures will be based on completed energy modeling;
- Significant daylight penetration into each residential suite increases passive solar gain during winter months, reducing reliance on artificial lighting and providing access to views;
- Continuous weather protection along the commercial unit frontages will also serve as combined solar control to reduce summertime heat gain and mitigate glare issues in locations where buildings are not self-shading.
- Every unit has access to an outdoor balcony or Juliet balcony – providing passive natural ventilation and cooling during shoulder months; and
- Low-energy lighting systems including motion sensors will be employed in all common areas throughout the project. ENERGY STAR appliances will be used throughout the project.

