

Wednesday, August 12, 2020

Charlotte Wain
Area Planner
City of Victoria
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250.361.0340



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DPV 00051 - 937 View Street – Proposed Design Revisions for Discussion

Dear Charlotte;

This list is intended to summarize the major points of revisions that are proposed in response to comments received during an application review meeting dated 20/03/28, from zoning plan check dated 20/01/13 (attached for reference), application review summary dated 19/10/29 (attached for reference), minutes provided by Charlotte Wain dated 20/02/28 (attached for reference) and comments from staff in an email provided by Charlotte Wain dated 20/03/06 and 20/03/12 (attached for reference)..

We look forward to your feedback on our proposed revisions. Please call me directly if you have any questions or concerns.

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP
Project Architect
dHKarchitects Inc.

Letter response to City Comments

Note: The comments in italics below are taken directly from zoning plan check dated 20/01/13 (attached for reference), application review summary dated 19/10/29 (attached for reference), minutes provided by Charlotte Wain dated 20/02/28 (attached for reference) and comments from staff in an email provided by Charlotte Wain dated 20/03/06 and 20/03/12 (attached for reference). Response to comments are noted below in green text.



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Site Planning:

- *The potential for consolidation with lot to the east was discussed (1124 Vancouver, 941 & 953 View Street). Staff encouraged applicant to reconsider this as both sites have their challenges, especially in regards to building separation.*

As discussed during the meeting the proponent does not see the opportunity to find an alignment with the project approach and goals with the adjacent property owner. The proponent had previously been working with the adjacent owner and had parted due to conflicting project visions.

- *Height and massing remain a significant issue - namely the impacts on the public realm and proposed plaza as part of the Harris Green Village application.*

The design team has adjusted the proposed project massing to address neighbouring projects currently in stream including 930 Fort Street, 953 View Street and the Harris Green Project. See sheet A106 which shows that the proposed project has negligible impacts on the proposed public realm design. Both 953 View Street and Harris Green projects propose a set back street wall condition that terminates at up to 6 storeys which then steps back uniformly any additional upper storeys. The design team agrees that adjusting our mass by increasing the podium height to match adjacent heights and maintaining the upper level step backs would be improvements to the overall street wall condition and public realm.

- *Building separation remains a significant issue - staff showed the applicant the overlay drawing prepared by the adjacent applicant to the east - demonstrating the impacts to the livability of units created by the close proximities of the two buildings. Building separation to the south (930 Fort Street) has also not been addressed.*

The design team has prepared window overlay drawings for overlapping elevations of both 953 View Street and 930 Fort Street, see attached sheet A303. Required separation of buildings is minimum 3m to PL with a combined setback of adjacent buildings to be 6m. The project as proposed has combined setbacks to 953 View Street of 6.43m and combined setbacks to 930 Fort Street of 9.9m minimums. The proposed project exceeds these minimum setback requirements for both adjacent projects. See sheets A103 and A104 for setback and building separation diagrams for more information.

Form and Character:

- *Staff recognise the efforts that have been made to address staff comments related to the massing form and character with the introduction of a podium facade. However, the scale and architectural expression of the podium is not cohesive with the overall design or building composition. Ultimately, the*

application is still not meeting the intent of Development Permit Area 7B for providing high quality architecture and urban design and reducing the impact of tall and bulky buildings.

The proposed massing with height variance respects and achieves the intent of the design guidelines and addresses all adjacent projects to create a cohesive urban design and effectively reduces the impact of tall buildings and provides high quality architecture and urban design scaled appropriately for the site and district.



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- *Staff encourage the applicant to consider introducing a roof amenity deck for residents.*

The proposed project includes a roof top interior amenity space with large north facing roof amenity terrace with access to views overlooking the proposed Harris Green Plaza to the North, see A206.

- *Staff indicated they would be open to the applicant exploring a taller building if it meant a smaller slender form, with increased building separation distances to side and rear lot lines and reduced impacts on the public realm.*

The design team has increased the proposed building height from 15 to 18 storeys (45m to 54m) which have reduced impacts on the public realm through allowing greater upper level step backs.

Additional information still required:

- *Staff noted precedents have been set for wind studies, including the Firehall site and 1400 Vancouver Street. Ultimately if staff don't have what they need to complete a review then a report will be drafted to Committee of the Whole indicating that insufficient information has been provided for a full review.*

The design team and owner are currently reviewing opportunities to partner with adjacent proposed projects to share the cost of this wind study as the affects on the public realm of all proposals will be cumulative. The design team also requests information of whom the Wind Analysis Report would be reviewed by at the City of Victoria.

- *Housing Agreement - staff explained this occurs prior to the issuance of a DP and is part of Council's consideration for the application. The Agreement includes a fall-away clause should the application not be successful.*

N/A

- *Intent to strata title the units? Not determined at this stage.*

N/A

- *CPTED analysis - applicant expressed a willingness to undertake.*

See attached CPTED report "937 View St - CPTED Analysis".

Key messages:

To conclude, planning staff still have major concerns with the overall massing, form and character of the proposed building. Although the initial 2017 submission

still had challenges, the design had a few more consistencies with the design guidelines. The applicant was provided with a copy of the staff review based on the February 2017 submission for ease of reference.

- Increase separation distances on east and south property lines.
- Reduce the impact of shading on the public realm.
- Provide a radical redesign of the form and character of the building.

The design team has made efforts to address each of these noted items through our new proposed project design. With planning support of the proposed approaches in attached project drawings. Building separation distances are in excess of required guidelines, see sheets A103-104. The shading component of the project is minimized and negligible to the public realm, see sheet A106. Form and character is radically redesigned and is in compliance with the requirements and spirit of the design guidelines for the district.



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Next Steps:

- Staff do not feel like the application sufficiently meets the design guidelines to warrant a review by the ADP. If the applicant chooses to move ahead without any significant changes, staff will take the application forward to COTW with a recommendation for refusal. However, staff commended the applicant in the submission of a market rental proposal that would contribute towards the City's housing targets.

The proponent would prefer to move to ADP with a positive recommendation from Planning staff and is actively working towards support from all departments.

Engineering and Public Works Department Comments (noted in email)

With regards to the PMT shown on private property, please indicate on the drawings that it must be covered in an approved anti-graffiti wrap photo at the applicant's expense.

This is currently noted on DP application sheet A102

Prior to the next submission, please confirm that the location of the tel conduit is shown in the correct location under the sidewalk (if VicMap was used, the third-party utility locations may not be entirely accurate) to ensure that the trees can be installed where shown.

Noted.

Transportation has no objection to the submission. However, on the civil drawing, please have the note for the driveway crossing revised to be that the driveway crossing letdown (section between the sidewalk and street) is to be broom finish concrete (not just the flares). The sidewalk portion of the driveway crossing should be shown to have the New Town District pattern. Please show the New Town District pattern along the length of the sidewalk on the civil drawings as well (right now only the landscape drawings do).

See sheet C300.

Please indicate on L1.01 that the pedestrian light is to be painted black to match the New Town District theme (their letter of revisions says the drawing shows this on both the landscaping and civil but it doesn't appear to be shown).

See sheet C300.

Rain gardens: Staff are supportive of the rain gardens in principle. It may be acceptable to show these as extended into to the 1124 Vancouver/941 View frontage if the rain garden is needed to handle the roadway drainage catchment, but more information is required in order to determine whether the proposed rain gardens are feasible from a construction perspective. The applicant must coordinate with the consultant for 1124 Vancouver Street to determine how the tie-in between the 2 frontages will work.



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Deleted, see sheet L101 for revised detail.

Please confirm or provide the following information:

Please clarify if the intention is to design one connected rain garden to the neighbouring property.

Deleted, see sheet L101 for revised detail.

On the civil drawing it appears the existing curb bulb that adjoins to the adjacent frontage is proposed to be removed, but currently there is an existing driveway where the rain garden is shown, so the applicant should be aware that this will only work if the two developments are occurring at the same time. Please confirm the intentions for how this will be constructed.

Deleted, see sheets C300 and L101 for revised detail.

Please indicate how the irrigation system between the two frontages will function, what is proposed for water supply for the applicant's rain garden and how it will be separated from the 1124 Vancouver frontage (the City will require a separate water meter from that of the building for the boulevard), and how planting will be coordinated.

Deleted, see sheet L101 for revised detail.

Staff will be requesting the rain gardens be secured via a legal agreement prior to an opportunity for public comment – please confirm your acceptance of this request, as the legal agreement is voluntary but will be viewed on favourably by staff.

Noted.

The sewer attenuation report has been received and staff are currently reviewing this.

Noted.

Parks Division Comments (noted in email)

Only show proposed off-site landscaping on the frontage of the subject lot or coordinate with the adjacent landowner at 1124 Vancouver/941 View Street as per Engineering comments.

Deleted, see sheet L101 for revised detail.

Please substitute the following species in the rain gardens :
Lonicera pileata for *Cornus sericea 'Kelseyii'* and remove *Schizostylis coccinea*
New municipal tree species to be identified as TBD by CoV Parks.

See sheet L301/L2 Bubble for revisions.

Show 3 additional proposed boulevard trees on the site plan.

See sheet L301.

Small boulevard tree on the west side of the frontage must be shown on the
Landscape Plan with an X identifying its removal.

See sheet L301.

Zoning Plan Check Comments:

Total Floor Area

a) Parkade area to be included in floor area. Parking area is only exempt if it is
required. This zone does not require parking.

Parking area has been deleted and replaced with Long term bike parking. See
sheet A201.

Front Yard

b) Fin walls are not exempt from setbacks. Label nearest front yard setback on
plans.

Deleted, see sheet A103 for setbacks.

Setbacks (Rear, East, West)

c) Clearly label proposed building setbacks from all property lines to closest
construction.

See sheet A103 for setbacks.

Open Site Space

d) See definition of 'open site space'. Open site space are the areas that are not
covered by driveways / drive aisles and buildings.

See sheet A001.

Parking

e) Stall 4, 5 & 15 require 3m in width.

Parking area has been deleted and replaced with Long term bike parking. See
sheet A201.

Bicycle Parking

f) Provide the unit floor areas based on CoV requirements for the purpose of
bicycle parking calculation. The unit floor areas only include the area inside the
unit to the interior of the drywall and not to the middle of the party wall.

See "Unit Schedule" on sheet A911.



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List Drawings Revisions to Drawings – DPR2 (dated 20/03/12)

Architectural Sketches

Sheet # / Title	Revision Bubble # & Description
A000 Cover	A1 - Drawing Lists Updated, Cover Image updated
A001 Project Data	A2 - Revised project data
A100 Survey	No Changes
A101 Site Plan Existing	No Changes
A102 Site Plan Proposed	A3 - Revised boulevard landscaping, front setback, short term bike parking and project info table, added avg. grade calculations, added adjacent project plan info
A103 Setback Plans	A4 - New sheet
A104 Building Separation	A5 - New sheet
A105 Site Context	A6 - Revised shadow study to reflect new massing
A106 Site Context	A7 - New sheet
A107 Site Context	A8 - Revised street views to reflect massing
A108 Site Context	A9 - Revised street elevation to reflect massing, added outline of adjacent project massing, revised View St Towers image
A109 Site Context	A10 - Revised rendering and materials
A110 Site Context	A11 - Renderings revised to reflect massing
A111 Site Context	A12 - New renderings reflect massing, incl night renderings
A112 Site Context	A13 - New renderings reflect massing and shared ROW treatments.
A113 Site Context	A14 - New renderings of roof Amenity spaces
A114 Site Context	A15 - New nighttime rendering
A201-207 Plans	A16-A22 - Plan Revisions all levels
A301-302 Building Elevations	A23-A24 - Revised elevations and materials
A303 Adjacent Windows	A25 - New Sheet



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A401-402 Building Sections A26-A27 - Sections revised to match massing and plan changes

A911 Area Plans A28 - Area plans and schedule revised to reflect plan changes

Landscape Drawings

See attached "20.08.11 937 View Street Residential DP summary"

Civil Drawings

See attached "2020.08.11 DP Civil Revision List"

End of Revision list.



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August 11, 2020

File No: 119.24

Re: 937 View Street – Landscape Adjustments for DP Revision

Below is a summary of Landscape Adjustments:

Rev. #	Drawings	Description
L1	L1.01, L3.01	Rain garden area added on west side of parking bay.
L2	L1.01, L1.02, L3.01	Rain garden on east side of parking bay removed due to conflicts with water chamber and other utilities. Planting location adjusted due to conflicts with utilities. Rain garden area extending to 1124 Vancouver Street frontage removed (landscape in the area to be installed by developer of 1124 Vancouver Street).
L3	L1.01, L3.01	Paving pattern in drive aisle adjusted to accommodate changes to Architecture.
L4	L1.01, L3.01	Planters along west side of building reconfigured to accommodate changes to Architecture.
L5	L1.01, L3.01	Planters along east side of building reconfigured to accommodate changes to Architecture.
L6	L1.01, L3.02	Landscape at Level 18 Level adjusted to reflect changes to Architecture.

August 11, 2020

5094-001

Via email: adm@dhk.ca

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Attn: Alex McCumber, Architect AIBC. LEED AP

**Re: 937 View Street
Development Permit Re-Submission**

Dear Alex:

Below is a summary of changes to the civil design drawings:

Rev. #	Sheet	Description
C1	C100	SD and SS Notes updated to reflect SD and SS service upgrades
C2	C200	Re-design STORMWATER SYSTEM along driveway and sidewalk
C3	C200	MOVED West slightly; ADD SSMH 4; SS Service upgrade to 250mm
C4	C200	MOVED West slightly; SD Service upgrade to 200mm
C5	C200	Note updated: SDMH 3 Invert Elevation Details
C6	C200	Note updated: SD and SS Connection Details
C7	C200	Re-locate IRRIGATION pipe
C8	C200	Re-locate WATER/FIRE service
C9	C300	Note updated to clarify driveway crossing treatment
C10	C300	DRIVEWAY RE-DESIGN - Elevations and Slopes re-calculated
C11	C300	SIDEWALK RE-DESIGN - Elevations and Slopes re-calculated
C12	C300	BOULEVARD RE-DESIGN. See LANDSCAPE drawings for details
C13	C300	Note updated - CLUSTER LAMP PAINTED BLACK
C14	C300	ADD Garbage Receptacle. See LANDSCAPE drawings for details
C15	C300	TREE RELOCATED - to allow for separation from proposed services
C16	C300	TELUS conduit provided by TELUS through BC 1 CALL

Yours truly,

HEROLD ENGINEERING LIMITED



Tim Lusic. P.Eng.
Project Engineer

Enclosure