

July 26, 2021

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council

Re: Capital VI: Application for Rezoning and Development Permit in Respect to Lands Municipally Described as 1221 Blanshard Street / 812 View Street, Victoria, BC

We are pleased to submit this letter and the enclosed documents in connection with an application for rezoning and a development permit in respect to lands municipally described as 1221 Blanshard Street and 812 View Street and legally described as Lot 1 of Lots 304, 305, 326, & 327, Victoria, Plan VIP27731 (the "Site"). The Site area totals 2,680.5 square metres (28,852.7 square feet) and is currently used for commercial retail and movie theatre uses in an existing building that was constructed in 1982.

Jawl Commercial Holdings Inc (the "Applicant") acquired the Site in November of 2015. Immediately following the purchase, the Applicant entered into short term leases with several retail tenants and a movie theatre operator to sustain interim animation and vitality on the Site while redevelopment plans were considered. Since early 2019, the Applicant and its design team, led by D'Ambrosio Architecture + Urbanism, have been engaged in the formulation of a development proposal for the Site (the "Development Proposal" or the "Project"). Informing the design process were a number of guiding principles:

- The Project should incorporate an architecture which is contextually appropriate while also befitting the prominence of a key downtown intersection.
- The Project should complement the public realm and street interface established by the Atrium to the north and extend that activation along Blanshard Street.
- The Project should work within the substance and spirit of the Official Community Plan and Downtown Core Area Plan guidelines applicable to the location.
- The Project should be a respectful neighbour to the Yello to the east and respect key sightlines towards the St Andrew's Cathedral spire to the west.
- The Project should facilitate street front retail premises which is fine grained, suitable for smaller tenancies, and flexible enough to accommodate both retail and restaurant uses.
- The Project should deliver best in class office premises which builds upon quality standards established by the Applicant at the Atrium, 1515 Douglas Street and Capital Park and which anticipates post pandemic occupant priorities.
- The Project should establish programmatic flexibility on its podium levels to allow for future consideration of non-office uses (such as institutional, cultural, or civic occupancies).

- The Project should advance the Applicant's deployment of leading-edge sustainability and energy efficiency measures to ensure the building is among the most high performance office projects in British Columbia.

Following extensive design iteration, dialogue with representatives from the City of Victoria, and consultation with key stakeholders, we believe the Development Proposal that forms the basis of this application, to be known as the Capital VI, meets these objectives.

The Development Proposal incorporates underground parking, retail / commercial uses, landscaped space, and an urban plaza at the ground level, and high quality office premises on the upper floors. The Project envisions a ten storey building containing 169,988 square feet of gross area. There are three levels of underground parking containing approximately 144 vehicular parking stalls. The Project also incorporates 79 Class 1 and 38 Class 2 bicycle parking spots accompanied by gracious end of trip facilities. The massing has been conceived to complement and support the surrounding context and have resonance with the patterns, scale, and materiality of the adjacent buildings. Building forms have been sculpted to define street edges, optimize connectivity at the ground floor interfaces, and minimize negative impacts of the proposed buildings on the surrounding streets and buildings while meeting the parameters of leading standards for office premises. Careful attention has been paid to the creation of public spaces at grade that are welcoming, "sticky", human scaled, and integrated with both the street fabric and the building activity. Finally, the Development Proposal showcases modernist influenced contemporary architecture, high quality construction specifications and leading edge sustainability features.

We believe that the Development Proposal offers an opportunity to stimulate desirable activity on this key site in the heart of the downtown core and optimize the potential of a currently underutilized and pedestrian unfriendly block end. The creation of high quality office premises is essential to attracting and retaining private and public sector employment in the downtown core. It is estimated that the office premises at completion will house over 600 workers. In addition, we believe that the incorporation of dynamic retail uses and thoughtful open and sidewalk spaces at the ground level will be a catalyst for neighbourhood vitality and offer desirable amenities not just to the Project but also more generally to the Downtown community. The Applicant intends to target high quality and principally local retail users including restaurants, cafes, and service providers to ensure activity throughout the day and evening, encourage visually dynamic store fronts, enhance the retail amenities of the downtown core, and add appeal and interest to the street interface.

Building Massing & Neighbourhood Fit

The architectural forms have been sculpted to support and enhance its place in downtown Victoria's urban design. The massing is composed of three distinct tectonic forms: the three storey building base, the tower, and the set-back 'pedestal' floor that separates the two. This formal typology is a means to establish the street walls along the three site frontages as well as to respect adjacent buildings through thoughtful positioning of the more slender tower form.



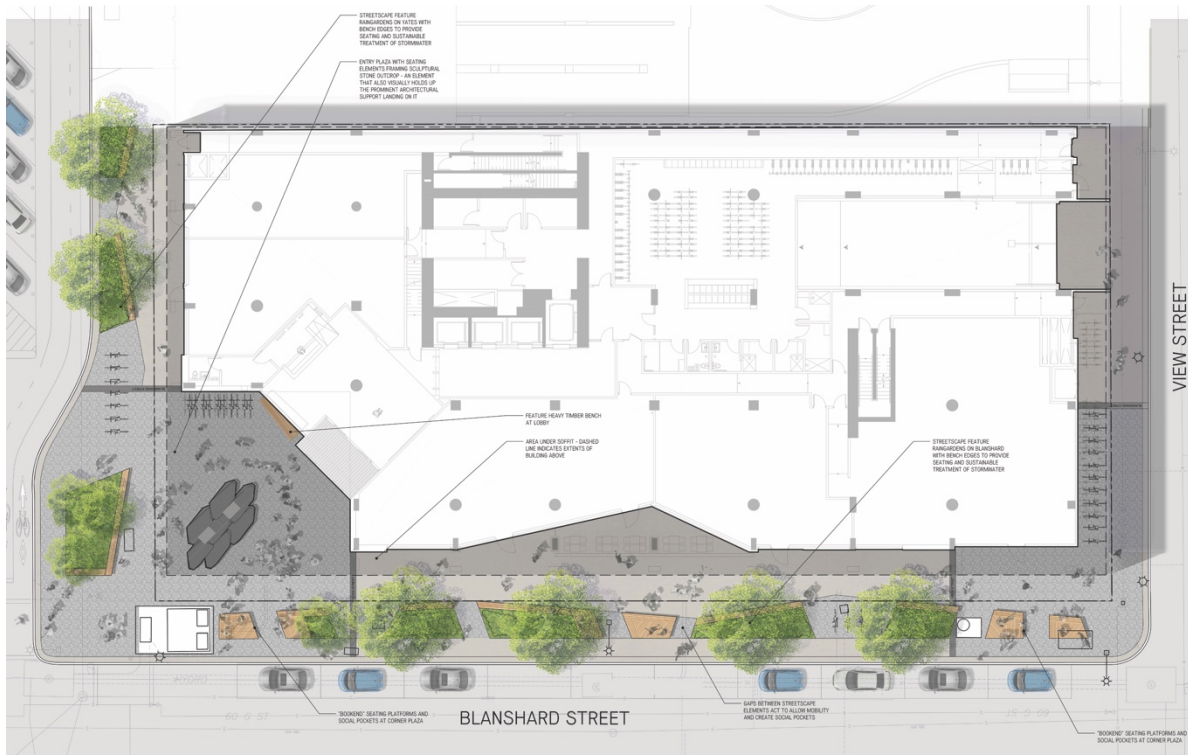
Rendered view from Blanshard at Yates

The three storey building base defines the street edges on Yates, Blanshard and View, and is aligned with the Blanshard façade of the neighbouring Atrium building to extend that established quality and character of public realm. By providing a full-building setback of 1.9 metres from the west (Blanshard) property line, the Proposal allows generous space for pedestrian activity and accommodates street trees that would otherwise be precluded by existing underground utilities. Floor levels within the podium levels have generous ceiling heights that are optimized for larger commercial, institutional or civic uses at Levels 2 and 3. The building podium has been limited to 3 storeys because these taller ceiling clearances sum to a street wall height consistent with a more conventional 5 storey building. As proposed, the height is consistent with the DCAP guidelines for street walls and provides a visual transition between the five storey Atrium street wall and the lower scaled, older city fabric to the south.

The podium is also shaped with an inset at the ground floor to further expand the public realm and provide covered sidewalks around the building. The main corners of the building are given emphasis to express these as primary building entrance points. Yates and Blanshard is a prominent corner that called for a dramatic urban response. Here, the building is further inset to provide a double height outdoor space that is both a plaza and the main entrance for the offices. The floors above the plaza are supported by a 'V' shaped column that performs a special structural function and is hoped to become an urban landmark. A second primary

entrance is expressed at the corner of Blanshard and View, where a double storey glazed façade calls out the entrance location for either a prominent retail CRU or a secondary lobby serving potential larger commercial, institutional or civic uses in the building podium.

The landscape treatment on the street ties into existing strategies employed by neighbouring buildings to seamlessly integrate into Victoria's downtown. The public realm design along Blanshard and Yates aims to encourage activity and social interaction, further focusing activity and congregation near the building entrances and retail CRUs.

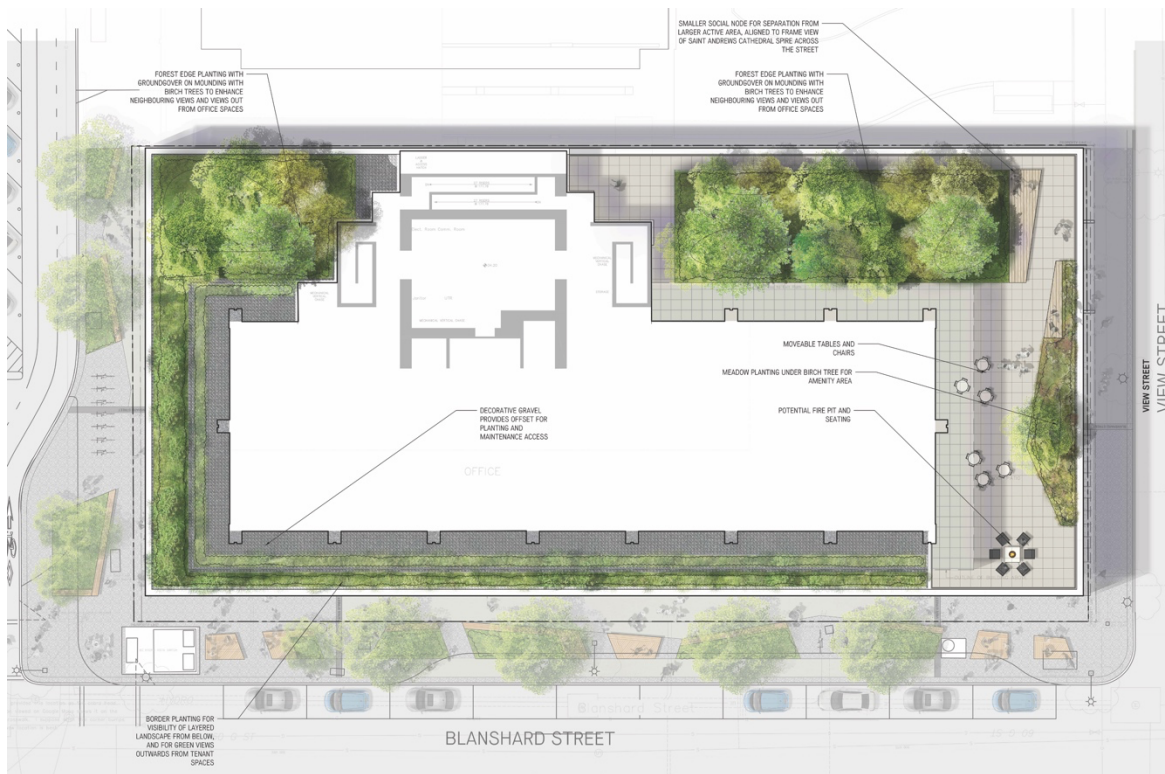


Street Level Landscape Plan

The streetscape includes a series of subtly geometric rain gardens which offer ample seating and a unique take on a Victoria standard of sustainable stormwater runoff management. The building opens at the corner of Blanshard and Yates, allowing for a plaza including a sculptural stone seating element as the centrepiece. An abstraction of a Vancouver Island granite outcrop, this feature acts as a “house post” for the building to rest on. The remainder of the plaza utilizes basalt paving, uniquely deployed as a mosaic of square setts to add diversity within a common material language that fits in its context.

Between the podium and tower at level 4, a feature ‘pedestal’ floor provides visual separation to the primary massing components. This floor level has views and access to the surrounding landscaped roof deck. Landscaped roof treatments present an aesthetically pleasing space for onlooking neighbours, rather than a blank rooftop and desirable south facing outdoors space for occupants. The planted perimeter of the roof

deck offers a hint at life above from street level and enhances office views outwards. Also, the addition of a forested edge on top of the podium provides a softer buffer between neighbouring uses and this treatment accentuates the perception of layers and depth in the building.



Level 4 Roof Deck Plan

Shaped to provide optimal clearances and flexibility for commercial office tenants, the relatively narrow tower footprint is placed on a North – South alignment. This orientation allows sunlight to enter the building throughout the day and minimizes shadow impacts on adjacent properties. The tower is positioned so that a generous setback is provided on the South (View Street) frontage, pulling the massing back to maintain sight lines along View of the St. Andrew’s Cathedral spire. The tower is also positioned as close as possible to the West (Blanshard) frontage to provide spatial relief to the site interior. While the building’s service core must rise vertically for structural, exiting and other functional reasons, the remainder of the upper tower is set back from the East interior property line to open up views and sun access for windows and balconies in the adjacent high-rise apartment building well in excess of design guideline requirements.

Official Community Plan / Downtown Core Area Plan Land Use Context:

One of the key objectives of the City of Victoria’s 2012 Official Community Plan (the “OCP”) is to focus new employment growth and office development in the downtown core and reinforce the area as the Capital Region’s primary economic hub through increasing its office capacity. The Site falls in the heart of the “Core

Business” Urban Place Designation which promotes offices and retail as primary uses. The Project is well aligned with these principles and land use directions and offers an opportunity to materially advance the objectives of the OCP. The City of Victoria 2011 Downtown Core Area Plan (the “DCAP”) categorizes the Site as falling within the Central Business District. The DCAP specifies that the Central Business District should accommodate a strong concentration of commercial employment uses in a high-density format and support new development which clearly reinforces and enhances the position of the CBD as the primary employment, commercial, and cultural centre for the City and the Region. Here again, the Project is aligned with these land use principles and offers an opportunity to achieve key objectives of the DCAP. The Project also responds to the Transportation and Mobility, Place-making, and Environmental objectives of both the OCP and DCAP as outlined elsewhere in this letter. The range of uses proposed under the Development Proposal are consistent with existing zoning and accordingly no change is being requested.

Development Proposal Density:

The Development Proposal includes a total gross area of 15,792 square metres (169,988 square feet) comprised of 14,908 square metres (160,470 square feet) of office space and 884 square metres (9,518 square feet) of commercial / retail space. Under current zoning, CBD-1 generally indicates a maximum density of 3.0:1 and the Site has a site specific regulation limiting density to a maximum of 2.0:1 for Retail Trade and Office uses. Overarching policy, however, encourages the concentration of increased commercial density within the Central Business District and along the Blanshard and Yates corridors. Specifically, the DCAP indicates a base density of 4.0:1 and a maximum density of 6.0:1, for commercial uses within the A-1 area. Similarly, the “Core Business” designation within the OCP indicates commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1. The Development Proposal requests an increase in allowable density that is consistent with the DCAP and OCP density guidance, as summarized in the following table:

812 View Street Site Area	CBD-1 Current	DCAP Base	DCAP Maximum	CBD-1 Proposed	Proposed Allowable Gross Floor Area
2,680.5 m ² (28,858 ft ²)	2.0 : 1	4.0 : 1	6.0 : 1	5.89 : 1	15,792 m ² (169,988 ft ²)

Rationale for Proposed Variations from Design Guidelines

The Development Proposal’s unique location, adjacencies, and site geometry call for a design solution that meets the spirit and intentions of the CBD-1 Zone and DCAP, but includes variation from select technical parameters as detailed below. At the time of application, we understand City of Victoria staff are in the process of updating the DCAP guidelines. The rationale presented below focusses upon proposed variations to the CBD-1 zone with reference to the general principles of the DCAP design guidelines, in their current and latest draft forms.



Rendered aerial view looking towards Blanshard and View

Building Height

At 10 storeys, the Proposed Development sits comfortably in its context and is consistent with policy expectations for building height. The maximum allowable building height applicable to the Site is 43 metres per the CBD-1 zone and 60 metres per the current DCAP. The Proposal requests permissible total building height of 48.9 metres, comprised of the 43.9 metre tower and a 5 metre mechanical penthouse, well within the DCAP maximum height guidance.

Front Setback Planes

Current zoning directs building frontages to provide a consistent lower-scaled street wall (approximately 15-20 metres tall) and to set back building facades above this street wall height. In order to mitigate scale and shadow impacts of taller buildings, CBD-1 calls for upper storey facades to conform to a 5:1 angle of inclination. The proposed building substantially conforms to the street frontage setbacks in its positioning of the podium base and tower, however minor intrusions into the 5:1 angle of inclination are proposed in response to specific site conditions.

Firstly, the tower is positioned laterally biased to the West to optimize spatial separation from the adjacent residential tower. A minor intrusion of 0.85 metres into the angle of inclination (on Blanshard) is proposed,

with careful consideration of the resulting daylight and view benefits for residents of the Yello. Secondly, the longitudinal (North-South) tower position was driven by consideration of views to the St. Andrews Cathedral spire. In order to maintain sightlines to the spire along View Street, a generous 8.6 metre setback from View Street is proposed for the tower form. Relative to the 5:1 angles of inclination on the North (Yates) and South (View) frontages, the tower location provides 3 metres of additional South setback and gives rise to a request for a North setback relaxation of 0.35 metres. While mitigation of the Cathedral view impacts was the primary focus for this study, the increased South setback also improves access to Southwest views for the Yello residential apartments as an additional benefit.

Rear Lot Line Setback

The building organization and massing have been carefully tailored to the Site, to optimize the spatial relationship between the tower and the neighbouring residential building. To this end, the occupied portions of the office tower are set back from the East property line by 10.4 metres, well in excess of guideline minimum levels. Setback relaxations are requested only for the building's service core, to allow its east wall to be placed at a zero setback for portions of the building height between (20 and 24 metres), and at a 4.6 metre setback for portions above 30 metres in height (the current CBD-1 minimum setback is 6 metres). It is important to note that the building core accounts for less than one third of the property's north-south length and that, overall, the building provides more setback relief to the east property line than the current zone requirements. Furthermore, potential impacts to the neighbours will be mitigated by thoughtful decorative cladding on the core and gracious landscaped roof areas North and South of the building core.

Maximum Area of Upper Floor Plates

While this issue is not regulated under the existing CBD-1 zone, upper floor plate sizes are subject to the current and proposed DCAP guideline maximums. The Development Proposal requests variation of the DCAP maximum floor plate areas for Levels 7-10, which exceed the current floor plate limits of 1,000 square metres (10,764 square feet) by 410 square metres (4,408 square feet) per floor. It is understood that the intention of this maximum floor plate area is to avoid a monolithic appearance resulting from the stacking of bulky floor plates and adverse shadowing impacts.

The floor plates in the building have been shaped to balance programmatic requirements with contextual fit. They accommodate the desired area within a more compact form, allowing the Project to stay well below the DCAP guidelines for maximum building height in this location. In terms of massing, the architecture takes as its typological precedent the slender 'slab' plan form, versus the 'point tower' form that is implicit in the DCAP guidelines. The proposed building type and geometry reflect leading green building ideas of natural light penetration and ventilation and have been shaped to minimize shadowing onto adjacent properties and public space. Furthermore, the upper tower has a lighter expression of glazing and mid-toned metal fins reducing its visual emphasis through materiality and fine-grained scale, similar to the strategies successfully deployed for a similar circumstance on the Applicant's 750 Pandora Avenue project.

The upper floor plates have been designed to minimum practical tolerances for overall area and critical horizontal dimensions in order to achieve required public and private sector office user functionality, programmatic flexibility, and indoor environmental quality for workers. Based on the Applicant's precedent project experience and extensive conversations with occupiers of commercial office space from diverse sector groups, the floor sizes as presented are at the low end of the range of functionally viable levels. Taking into account the block-end location, larger than typical site size, and the Project's design response to mitigate perceived bulk and adverse shadowing effects of its upper levels, we believe the Proposal strikes an appropriate balance that is sensitively scaled and fit to its context.

Architectural Materials and Expression

The architecture of the Development Proposal is a contemporary expression of office building typology, with a palette of warm-toned and refined exterior cladding materials. The palette takes cues from the surrounding context, in particular the St. Andrews Cathedral. To compliment this heritage landmark, the Proposed Development is clad in a combination of muted earth-toned ceramic and clay masonry, along with more lustrous metals (dark bronze and patinated zinc).



Rendered view of the Entrance Plaza at Blanshard and Yates

The lower and upper forms of the building are differentiated by their cladding and window patterns. The podium, comprised of Levels 1-3, is clad in masonry and terracotta panels, alternating with groupings of windows and zinc panels that bring a human scale to these facades and relate them visually to the scale of adjacent structures. At the main building corners, the façade composition distinguishes the principal entrances as two-storey spaces. Ground level retail shop fronts and their entrances are recessed for weather protection and will be highly transparent. The limited solid portions of the ground floor façade will be clad in dark-toned masonry. Soffits of the building overhang above the sidewalk will be clad in cedar and gently illuminated to add warm-toned materiality in a distinct west coast idiom.

The 'pedestal' floor at Level 4 provides a distinct separation between the podium and upper tower. This level is highly glazed and set back 3 metres (10 feet) from the floor above to create a dramatic shadow line. The building's structural tectonics are expressed by architectural concrete elements that visibly support the upper tower. At this level, a natural cedar soffit provides a warm compliment to the exposed concrete columns and beams.

The material expression of the building becomes progressively lighter with height, with the tower being lighter toned and more reflective. The tower is highly glazed and characterized by a fine screen of vertical fins in a warm zinc colour that visually relates the tower to the more grounded podium. Vision glazing and opaque glass spandrels will reflect the sky and surrounding taller buildings with a soft and shifting shadow pattern cast by the vertical fins.

Transportation

The Project's location and design make it very well suited to facilitate multi-modal transport access for occupants and visitors. The pedestrian environment encourages use with beautiful high-quality paving, custom designed street furnishings, covered sidewalks, landscaped separation between sidewalks and traffic lanes, continuous retail frontage with transparent facades, and expressed entrances with good visibility and overlook. Bicycle access to the Site is encouraged from several perspectives. The Project will advance the creation of a separated bike lane along the Yates Street frontage. The Project will also provide extensive secured and visitor bicycle parking including 79 Class I stalls and 38 Class II stalls. Cycling is further encouraged by the incorporation of end of trip facilities, including shower and changing facilities, for building occupants at the main-floor level. Additional bicycle racks are integrated into the public realm improvements.

Vehicular access for parking and loading is from View Street, in conformance with urban design guidelines, transportation standards and the Highway Access Bylaw. The three levels of underground parking will provide a total of 144 stalls, designed in conformance to Part 5 of the Zoning Bylaw 2018 and anticipating the City's imminent enhanced standards for accessible parking.

Safety and Security Considerations:

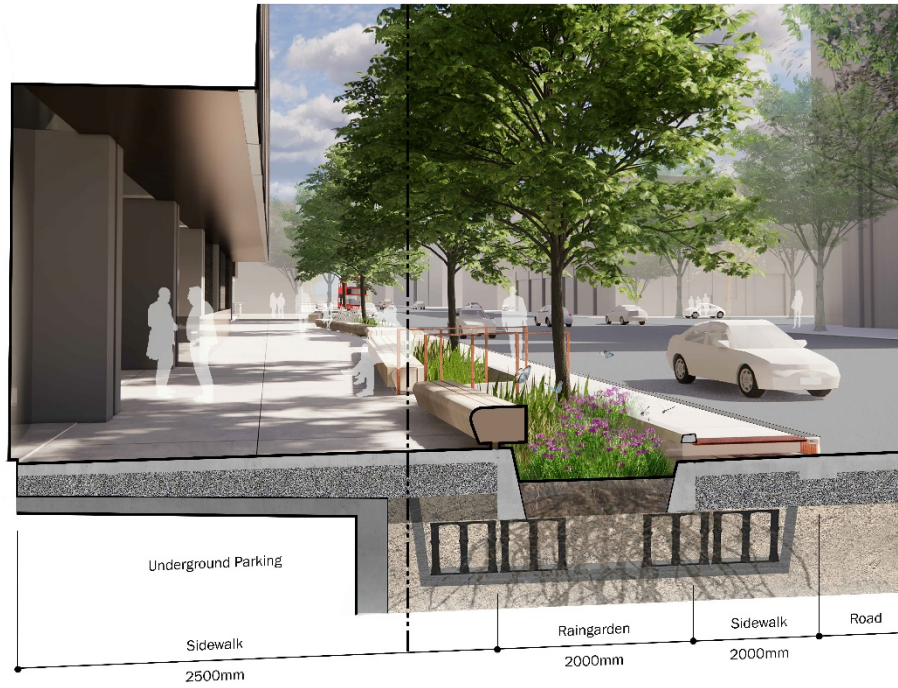
The Project design considers the safety and security of visitors and occupants of the building as well as that of the surrounding community. CPTED principles have been thoughtfully incorporated, including:

- The facilitation of natural surveillance with extensive transparent windows at ground level facing adjacent sidewalks and streets.
- Retail uses at all building street frontages for natural surveillance as well as desirable activity.
- Entrance locations that are easily identifiable from the street level.
- Sidewalk and street design which encourages high volume pedestrian and bicycle traffic.
- Lighting design for interior and exterior open spaces which has been coordinated so as to eliminate dark corners and encourage warmly lit, highly visible areas conducive to positive public activity.
- Landscape design to ensure adequate surveillance, particularly proximate to entrances.
- The provision high density active office and retail use that will offer natural surveillance and activity support from the large amount of people expected to work and visit the Project daily.

In addition to the CPTED principles noted above, the Project will also incorporate on-site security personnel, camera monitoring at all building entrances, and a card access system controlling ingress to the secure areas of the building.

Infrastructure:

Integration of the Development Proposal with existing site infrastructure is a complex undertaking that has been considered from the early stages of the Project's planning and design. The engineering and architectural design team has consulted extensively with City of Victoria staff to review coordination of city infrastructure with the proposed services, traffic, storm water management, and right-of-way improvements planned in connection with the Project. The Site has moderate grade changes along its boundaries and the design will meet existing grades on the three street frontages. The design team has initiated coordination with all utility companies with services adjacent to the Site to review existing infrastructure and address conflicts with proposed right-of-way improvements. At present, the Site is well serviced on all three frontages, and new utilities connections are planned to occur on View Street (water, gas, storm and sewer) and Yates Street (electrical and communications). In general, the Development Proposal will employ sustainability objectives that will minimize the servicing impact of this project on City of Victoria systems.



Blanshard Frontage Section

Green Building Features:

The Applicant and its design team are committed to green building principles and these are inherent in the Project's design as well as its long term operations. The Project will be registered with the Canadian Green Building Council's LEED program and will target a minimum designation of Gold. The Project is envisioned as a showcase for environmentally responsive office building construction through:

- Redevelopment of an underutilized urban site in an area that is well served by streets, public transit and highly accessible by pedestrians and cyclists.
- Treatment of roadway and sidewalk rainwater in landscaped bioswales (rain gardens) around the site perimeter.
- Bicycle storage and shower and changing facilities for building occupants.
- Low VOC interior finishes.
- A high performance building envelope of durable materials.
- Extensive landscaped roof areas to reduce the urban heat island effect and stormwater run-off.
- High performance HVAC systems with radiant heating / cooling and 100% fresh air ventilation.
- Water efficient plumbing fixtures.
- Energy efficient lighting and electrical systems.
- Extensive electric vehicle charging infrastructure.

A more detailed description of the Project's green building attributes along with a draft LEED scorecard is included in the submission materials.

Conclusion:

The Project contemplated by this application shall be known as the Capital VI. The Applicant and the design team believe the Capital VI presents a significant opportunity to bring new life to an important location in the downtown core. We have proceeded thoughtfully at each stage of the design development process conducted to date and believe that this Project responds to both the vision set forth in the City of Victoria's applicable planning guidelines as well as the community's aspirations for the Site. We look forward to working with City staff in connection with this application in the months ahead and are available as necessary to answer any questions or furnish additional information.

Sincerely,

Jawl Commercial Holdings Inc.



Per: Robert Jawl