

Thursday, April 29, 2021

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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 ADP review on February 24, 2021 and your email notes dated 21/02/24 (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 ADP Comments

Note: The comments in italics below are taken directly from ADP email response with Draft Motion dated 21/02/24 (attached for reference), provided by Charlotte Wain. Response to comments are noted below in green text.



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BUILT FORM AND MASSING:

A shorter podium, in compliance with the guidelines, should be considered to respond to the narrow proportion of View Street and to create a more human scale. The podium should be clearly defined by a significant building setback.

Current proposal has adjusted the podium massing to these comments with a reduced podium height and massing of four stories with step backs occurring to DCAP guidelines at Levels L5 and above.

BUILDING SEPARATION DISTANCES AND UPPER STOREY SETBACKS:

The DCAP guidelines for street walls requiring a 3m setback for buildings up to 30m and a 6m side yard setback for portions of buildings above 30m should be followed in order to address issues of privacy, create space between buildings and reduce impacts on adjacent buildings.

Current proposal has adjusted all required building setbacks and step backs to conform to DCAP guidelines. Refer to sheets A103-104 for setback analysis.

RELATIONSHIP TO PUBLIC STREET AND SIDEWALK:

The building presents a very austere facade at the ground level. The DCAP guidelines encourage an articulated facade at the base level with multiple entrances, extensive glazing, pedestrian-scale lighting and canopies and awnings to provide weather protection for pedestrians.

Current proposal has revised programming on L1 to include a corner amenity space with extensive glazing and access to an exterior landscaped amenity patio area along the View St frontage. All entries at grade are protected by canopies or are covered.

BUILDING ARTICULATION:

DCAP guidelines stress the importance of a strong architectural expression of 'base, body and top' specific to taller buildings. The proposal does not respond to this guideline and this has resulted in a uniform, monolithic appearance. The monolithic appearance of the building is further accentuated by a lack of variety in fenestration, materials, colour, texture and architectural expression.

Current proposal has revised the overall massing to conform to DCAP requirements. The tall massing is broken down in scale with a layered hierarchy of facades, step backs, corner cuts and treatments in material variation. Refer to project renderings on sheets A110, A114 and elevations on sheets A301-302.

DEVELOPMENT PERMIT AREA 7B:

The proposal does not provide the high quality architecture, building materials, landscape and urban design response that it specified in DPA 7B

Current proposal has a high level of massing articulation and façade design, logical programming and includes high performance materials and finishes proposed for construction. Landscaping has been designed to provide exterior spaces with urban relief and as many planted elements as possible while respecting the required drive aisle easement and ROW.



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THROUGH BLOCK WALKWAY:

Design development to enhance/refine pedestrian experience.

Existing previously approved developments on Fort St precludes the through block walkway option and a 7.6m legal easement and ROW (indicated on survey drawing sheet A100) prevents any constructed elements in this area. Current proposal has revised the pedestrian experience in the legal ROW with a revised landscape planting and paving scheme to evoke a plaza like pedestrian space. Refer to landscape drawings.

End of ADP Comments.

List Drawings Revisions to Drawings – DPR3 (dated 21/04/30)



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Sheet # / Title	Revision Bubble # & Description
A000 Cover	Drawing Lists Updated, Cover Image updated
A001 Project Data	Revised project data
A100 Survey	No Changes
A101 Site Plan Existing	No Changes
A102 Site Plan Proposed	Revised landscaping, front setback, short term bike parking, added exterior amenity patio and project info table
A103 Setback Plans	All drawing revised to new setbacks.
A104 Setback Sections	New sheet
A105 Site Context	All shadow studies revised.
A107 Site Context	Revised street views to reflect massing
A108 Site Context	Revised street elevation to reflect massing, added outline of adjacent project massing.
A109 Site Context	Revised rendering and materials
A110 - A114 Site Context	Renderings revised
A201-209 Plans	Plan Revisions all levels
A301-302 Building Elevations	Revised elevations and materials
A401-402 Building Sections	Sections revised to match massing and plan changes
A911 Area Plans	Area plans and schedule revised to reflect plan changes

Landscape Drawings

See attached "21.04.30 937 View Street Residential DP summary"

Civil Drawings

No Revisions to design. Updated Sewage attenuation report dated 2021-05-03

End of Revision list.