

18 May 2018

Alec Johnston, Area Planner
Development Services
City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Re: RHODO: 1712 + 1720 Fairfield Road (Rez. No. 00618 and DP No. 000519)

Dear Mr. Johnston,

This letter, together with the accompanying revised drawing set will serve to respond to the letter received from the City of Victoria, and the comments following the Advisory Design Panel presentation in March, and any subsequent materials submitted regarding the above rezoning and development permit application. As requested in the initial City letter, this document will itemize revisions made to the application.

The conditions outlined in the City Letter are numerically listed below with numbers corresponding to the drawing set that accompanies this letter. Please consider this letter as a summary and accumulation of design revisions made since the initial Rezoning Application submitted in September 2017.

A. DEVELOPMENT SERVICES DIVISION COMMENTS:

1. Housing Agreement

We understand the recommendation for a housing agreement to prevent restrictions on rentals.

2. Design Panel Review

Comments made during the Advisory Design Panel review in March 2018 have been considered and thoughtfully integrated into the accompanying submission.

3. Site Planning

The site planning of the project has been revised significantly to respond to Development Services comments and the comments provided by the Advisory Design Panel. In particular, the following revisions have been made:

Post-ADP Review (March 2018)

- The central courtyard convenience stair has been removed and re-located to the east elevation of Block 3.
- The fence along the western property line has been removed and replaced with a 750mm footpath with a 600mm landscape buffer before the private outdoor spaces fronting Hollywood Park.
- Removal of the threshold between courtyard and parking ramp at northeast of site to create a landscape berm from the courtyard surface to the landscaped corner at the northeast of the site.

- The parking ramp has been enclosed with respect to minimum vehicle clearance requirements to facilitate the transition from the courtyard to the landscaped corner at the northeast of the site.
- Block 3 (previously Block 2), the block on the northern portion of the site, has been revised from a 3-story block to a 2-story block with finished floor elevations for each unit, on both the courtyard side and backyard side of the block, coordinated with existing grades such that units give on to adjacent exterior spaces very close to natural grade.
- Block 3 (previously Block 2), the block on the northern portion of the site, has been revised from a 3-story block to a 2-story block with finished floor elevations for each unit, on both the courtyard side and backyard side of the block, coordinated with existing grades such that units give on to adjacent exterior spaces very close to natural grade.
- Gated access to Hollywood Park has been removed.
- Reduced Level 3 of Block 1 and 2 to 70% of Ground Floor Area
- Ramps to address accessibility at grade have been added.
- Added signage and wayfinding at primary pedestrian entrance

Response to Initial Submission (Sept 2018)

- Block 3 (previously Block 2), the block on the northern portion of the site, has been revised from a 3-story block to a 2-story block with finished floor elevations for each unit, on both the courtyard side and backyard side of the block, coordinated with existing grades such that units give on to adjacent exterior spaces very close to natural grade.
- Block 2 (previously Block 1) has been revised in a similar manner to Block 3 such that units meet adjacent grade for both front door and backyard conditions.
- As a result of the above strategy, and with a reconfiguration of the parking area, the overall building massing has been revised to reflect the sloping grades of the site. Rooflines now follow the grades as they slope to the northwest corner of the site.
- Spacing between blocks has been increased as outlined below as item 4 which has allowed for an increase in useable outdoor spaces particularly for Blocks 2 and 3.
- As a result of the revisions outlined above, more consideration has gone into the resulting courtyard / lane spaces that separate each block with the semi-public void spaces forming the glue that holds the three blocks together.

4. Stacked Townhouse (deleted)

The stacked townhouse typology has been removed and replaced with typical B1 and B2 units. The spacing between the three blocks has been increased. The spacing between blocks 1 and 2 has been increased from 4.175m to 5.8m. The spacing between blocks 2 and 3 has been increased from 4.79m to 6m. Lastly the proposed side yard setback on the western property line has been increased from 2.695m to a minimum of 3m. The property line between the subject properties and Hollywood Park angles slightly such that the setback increases as one moves to the north.

Drawing References: A102, L1 and L2

Design Rationale Document Reference: 5.0 Site Planning Revisions, p. 13

5. CPTED Analysis

CPTED considerations were fundamental to the development of the project. Along the western property line, living spaces from the B2 units and the C2 unit look directly onto the adjacent park with finished floor levels such that sightlines to the park are unobstructed, providing “Eyes on the Park”.

The intention is that the development increases security in the park through passive surveillance, carefully considered planting and landscaping and through complimentary exterior lighting.

Drawing References: A102, L1 and A300

Design Rational Document Reference: 4.5 Urban Design Rationale, p. 11

6. Road Dedication

A road dedication is not proposed along Fairfield Road.

7. OCP Amendment (Building Height) (Revised April 2018)

All previous 3-storey units have been revised to comply with the definition of a 2.5 Storey building, as per City of Victoria Zoning definitions.

8. Architectural Elements

The architectural language of the project has been significantly redesigned since the initial application in response to the comments provided by Development Services. The proposed metal grate screen along the Fairfield Road elevation has been removed. The proportion, scale and materiality of the windows has been revised. The proposed exterior material palette has been revised as follows. The ground floor of Blocks 1 through 3 include a grey rock dash stucco cladding. The remainder of the cladding on all three blocks is cedar shingles with vertical cedar accents. All cedar cladding is stained to a pale grey and allowed to weather. Roof finishes are metal standing seam.

Drawing References: A401, A402 and A403 Design Rational Document Reference: 7.0 Revised Form + Character, p. 21

9. Design of Grate Screen (deleted)

As outlined above (under item 8) the grate screen proposed along the Fairfield Road (southeast) elevation has been deleted and replaced with vertical cedar accents.

Drawing References: A403

10. Materials Board

Please refer to Digital Materials Board, Design Rational Document Reference: A0.3 Appendix 03, p. 37

11. Bicycle Room Configuration (Revised May 2018)

The bicycle parking area has been revised (18 May 2018 submission. Please see the response to item 19 below.

Drawing References: A200

12. Sightlines at Parkade Entrance

Built in planters at the parkade entrance / building interface have been removed. Retaining walls for the parking ramp have been configured to taper down to allow clear

sight lines from the parking ramp to the sidewalk. Sightlines are shown on the revised site plan.

Drawing References: A102

13. Details on Trellis System (deleted)

This feature has been deleted as per Elevation drawing A403.

14. Townhouse Units: Useable Private Outdoor Space (Revised May 2018)

The site plan has been revised to provide more generous useable outdoor space for townhouse units. As outlined in item 3 above, Blocks 2 and 3 have been revised such that rear yards are at existing grade such that units access outdoor space without requiring regular retaining walls and associated planters. Fences between unit outdoor spaces extend to the property line fences on north property lines, and to the inner edge of the new footpath along the west property line.

Drawing References: A102, L1

Design Rational Document Reference: 5.0 Site Planning + Massing, p. 13

15. Ramp to Underground Parking (Revised May 2018)

The ramp to the underground parking has now been enclosed with respect to minimum vehicle clearances of 2.1m.

Drawing References: A102 and A301.

Design Rationale Document Reference: 5.0 Site Planning Revisions, p. 13

16. Fence Height (Revised May 2018)

Fence heights have been revised and/or deleted to comply with the Fence bylaw and further requests made by the Planning Department. The fence along the west property line has been removed and replaced with a narrow footpath and landscape buffer.

Drawing References: A102, L1, L4

17. Tree Legend Labelling

Labelling has been revised on the legend for drawing L2.

Design Rational Document Reference: 6.4 Tree Removal Plan, p. 19

18. Bylaw Replacement Trees

Trees required for bylaw replacement have been identified on the revised landscape plans.

Drawing References: L2

Design Rational Document Reference: 6.4 Tree Removal Plan, p. 19

B. ENGINEERING AND PUBLIC WORKS COMMENTS

(Transportation Review):

19. Bicycle Parking (Revised May 2018)

The bicycle parking area has been completely redesigned such that all spaces are for horizontal bike parking with a depth of 1.8m. The aisle width is 1.5m. 41 spaces are shown exceeding the requirements requested.

Drawing References: A200

Design Rational Document Reference: 8.2 Parking + Traffic Flow, p. 25
(Underground Utilities):

20. Sewage Flow Rates

We understand that the development could increase sewage flow rates to a peak flow that exceeds the anticipated flow. An engineer's report will be provided to confirm flow rates and identify the potential need for flow attenuation.

21. Covenant Requirement

We understand that if sewage attenuation is required that a covenant will be required.

C. PARKS DEPARTMENT COMMENTS:

22. Boulevard Tree Replacement

A replacement boulevard tree is shown on the revised landscape plans.

Drawing References: L2

Design Rational Document Reference: 6.4 Tree Removal Plan, p. 19

23. Tree Replacement

Replacement trees, to meet the 2:1 requirement, are shown on the revised landscape plans.

Drawing References: L2 Design Rational Document Reference: 6.4 Tree Removal Plan, p. 19

24. Arborist Report: Tree Removal

A revised arborist's report has been provided.

25. L2 Drawing Legend

Drawing legend on L2 has been revised to indicated bylaw protected trees and references to "Owned by Neighbour" have been removed.

26. Gate to Hollywood Park (Deleted May 2018)

Landscape plans and site plan have been revised to communicate removed gated access to Hollywood Park.

Drawing References: A102

Drawing References: L1 and L4

27. Boulevard Tree Removal Fee

We understand the requirement for the city boulevard tree removal non-refundable fee.

D. PERMITS AND INSPECTIONS DIVISION COMMENTS:

28. Code Classification

The project will be a Part 3 building.

29. Deleted.

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30. Decks on Western Block (Adjacent to Hollywood Park)

The western sideyard setback has been increased to a minimum of 3m. Ground treatment of unit outdoor space has been changed to address this issue.

Drawing References: A102

Drawing References: L1 and L4

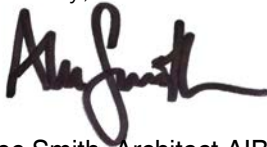
31. Spatial Separation Calculations (Revised May 2018)

The distance between Blocks 1 and 2 has been increased to 5.8m. Spatial separation calculations will be provided with the Building Permit application.

We trust that the revisions outlined above and provided in the revised drawing set meets the City's requirements and look forward to the project progressing through the Rezoning / Development Permit process.

If you have any questions regarding this submission, please feel free to contact us.

Sincerely,



Alec Smith, Architect AIBC, Principal,
SHAPE Architecture Inc.

On behalf of

Luke Mari, Director of Development
Purdey Group / Aryze Developments Inc.