

Thursday, September 21, 2017

Ms. Merinda Conley
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re : 1300 Block Broad Street Redevelopment

Dear Merinda ;

We have made the following revisions to the documents or provide the following clarifications in response to the comments received October 10, 2017. All points are addressed in the order they were presented in the comments letter we received.

Development Services Division

1. A third party land lift analysis is being prepared and will be submitted separately.
2. Short term rental use restrictions / changes recently enacted by Council, as they apply to this development proposal, are understood.
3. A housing agreement that secures the graduate student residences and no restrictions on rental for the market units will be completed as part of this development proposal.
4. The Developer's letter has been updated to correct the number of units.
5. The total number of units in the development has been checked and is indicated on the plans.
6. Commercial entrances to the Duck's Building have been revised to reflect the original angular design with cast iron columns.
7. Drawing references have been revised and corrected.
8. The glass enclosure on the lane has been removed.
9. Access to the building from the lane has been limited to secondary access/ egress, service and loading activities, and bicycle access to the basement level. Primary access to the buildings is from Broad Street.
10. The terraces with access from suites have been indicated on the plans - sliding doors are proposed for some of these locations, indicated with arrows.
11. The south elevation has been revised to indicate a pattern of reveals and planar changes that will animate this zero-lot-line condition.
12. Material information is provided on the elevations. The design intent is to use facing brick as the primary cladding material up to level 5 - the body of the building composition - with lighter coloured clay tile / terra cotta facing panels utilized on the upper 6th and 7th floor levels to visually lighten and differentiate these storeys from the brick-clad base. All materials are intended to be high quality and durable materials requiring minimal maintenance over the life of the building.
13. Upper storeys of the Duck's Building, particularly the 6th floor level, have been revised to increase the use of glazed openings and reduce the extent of solid wall area to visually link the upper storeys to the glazed vertical separation panels that break the plane between the Duck's facade and the new construction.
14. The presentation of the facades as three distinct buildings has been maintained and enhanced through the use of additional glazing above the Duck's facade.



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15. A materials board will be submitted separately once all sample materials have been selected and assembled. This work will be completed in advance of any deadlines for committee reviews.
16. Context drawings and photographs have been revised and enhanced to provide a more complete representation of the adjacent built environment.
17. Street level views of the proposed development have been added to the submission package.
18. Schematic street sections have been added to the submission package showing the key building relationships across Broad Street.
19. Shadow studies have been added to the submission package.
20. The Duck's Building exterior will be Heritage Designated as part of this development proposal and funding assistance will be sought from Victoria Civic Heritage Trust.
21. At this time, this proposal does not include provisions for the Legacy Building to be Heritage Designated.
22. Letter(s) to Mayor and Council are included.

Engineering and Public Works Department

1. Submissions for lot consolidation and sub-division required as part of this development proposal will be submitted in a timely manner as the proposal moves forward through the approvals stages.
2. Doors opening into the public right of way have been modified to remove this conflict.
3. Bicycle parking is provided in compliance with manufacturer's recommendations for a stacked storage racking system.
4. Short term bicycle racks (Class 2) have been added at each of the principal residential entrances - due to space limitations on a tight urban site we have allowed for 6 spaces split between the two entrances.
5. All plans have been re-formatted to 1:100 scale.
6. Building encroachments have been removed from the revised plans.
7. Lane width and required SRW have been revised on the plans to provide the requested 6m clear lane width.

Underground Utilities

1. Sewage attenuation report is included in this submission package.

Parks Division

1. Boulevard trees on Broad Street will be retained and protected. Landscape plans are provided that indicate removal of street trees on Johnson and proposed replacement trees.

Permits and Inspections

1. Exiting on all levels is provided in compliance with Code requirements - apparent dead-end condition on L2 - L3 is related to split level design for level 2A.
2. Lane side openings are compliant with limiting distance requirements in the Code - based on the lane area conversion to a public thoroughfare.
3. Service rooms opening onto exit corridors have been provided with vestibules.
4. Loading areas opening onto exit corridors have been provided with vestibules.
5. Lobby area has been revised to separate the second exit pathway from the lobby area.

6. Central courtyard area is open air and all walls fronting will be constructed as fire separations - no interconnected floor space is proposed.

We trust you will find these revisions and clarifications address the comments received and we look forward to continuing our work with you as the proposal moves through the review and approvals process.

Sincerely,

Sincerely Yours,
de Hoog & Kierulf architects



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