

City of Victoria

Sustainable Planning and Community Development
Development Services
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Rob Bateman, Senior Process Planner

December 22, 2023

Re: Rezoning and Development Permit Application Revisions for 205 Quebec Street, Victoria BC

Accompanying the revised application letter, the following descriptions outline the design revisions undertaken in response to Council direction at the July 27, 2023 Committee of the Whole meeting.

Architectural Revision 1: Residential Tower Massing

The residential tower has been re-shaped to be more contextually sympathetic, in that the revised design is more similar in height to surrounding taller buildings. The building height has been reduced from 17 to 14 storeys. The tower footprint was moderately increased in area to preserve as many residential units as possible; the typical tower level increased from 500m² to 636m², now accommodating 7 homes per floor. The adjusted total number of condominiums is 96 homes (2 Studios, 37 1-BDR, 41 2-BDR, and 16 3-BDR). The increased area has been carefully shaped so that the considerations for view and shadow impacts have been maintained in the new massing.

The massing revision is reflected in adjustments to the analytical diagrams, building plans, elevations and sections, as well as the rendered sketch views. The design team has taken great care to maintain the project's architectural expression, that has been positively received in the application process to date.

Please note that economic viability has also been considered in the revised tower design. Acknowledging inflation impacts over the course of this application process, the success of the project may require consideration of alternate construction systems. To this end, 200mm in height per storey has been added to allow for a light gauge steel structural system.

Architectural Revision 2: Revised Townhomes

The townhomes on Kingston Street have been adjusted to increase the number of 3-bedroom homes and to provide a better height transition to the tower podium, while maintaining a comfortable scale relationship to the adjoining residential neighbourhood. Previous to this revision, the project included 7 townhomes on the Kingston Street frontage, each at 3 storeys including private roof decks. This submission accommodates 9 street fronting townhomes with living spaces on all three levels. The 3 rear townhomes remain as previously designed, for a total of 12 townhomes (1 2-BDR and 11 3-BDR). As in the previous iteration, the rear townhomes have been intentionally maintained a 2 storeys homes to mitigate overlook and shadow impacts onto neighbouring properties.

The townhouse design adjustments are reflected in the analytical diagrams, the P1 – L3 floor plans, site plan, and Townhouse elevations, sections and rendered sketch views.

Architectural Revision 3: Site Path Refinement

In response to Council comments, the site design has been adjusted to provide an on-site area for informal social gathering and a low hedge as an on-site dog walk area. Benches have been positioned to either side of the internal pathway, located adjacent to the underground parking access to limit impacts to adjacent townhomes. A feature tree visually anchors the set of benches.

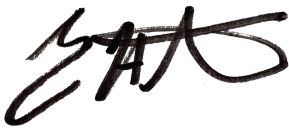
Landscape Architectural Revisions

Design adjustments to the site plan and Level 4 roof deck have been incorporated in response to the preceding architectural revisions, and are described as follows:

1. Patios for townhomes revised to coordinate with updated Architectural layout. Revised seating area layout adjacent to central pathway. (L1.01, L3.01)
2. Entry areas to townhomes revised to coordinate with updated Architectural layout. (L1.01, L3.01, L1.06)
3. Level 4 patio adjusted to coordinate with updated Architectural layout. (L1.02)
4. Roof level patio removed. (L1.02, L3.02)
5. Level 4 patio adjusted to coordinate with updated Architectural layout. (L1.02, L3.02)
6. Tree species revised. (L3.01)
7. Replacement tree locations revised. (L1.07)
8. Replacement tree soil volume table added. (L1.07)

Thank you for your continued attention to this development application. If you have any questions or if additional information is needed, please don't hesitate to contact us.

Sincerely,



Erica H. Sangster, Architect AIBC FRAIC
Principal
D'AMBROSIO architecture + urbanism