

June 5, 2019

Attn: Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning & Community Development
City of Victoria
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**Re: Application Review Summary – Herald Street Brew Works
DPV No. 00105 - 504-506 Herald Street**

Dear Miko:

We are pleased to submit revised drawings for our application to upgrade the exterior and add a rooftop deck to the property at 504-506 Herald Street.

In response to comments from the TRG dated January 22, 2019 and addition comments received via email on March 12, 2019, please find the following information included in this resubmission:

Variance Request

- Please consider this letter, and letter addressed to Mayor and Members of Council (dated June 5, 2019), acknowledgment that we are requesting a variance to allow for the new construction of the roof deck to straddle two lot lines. Please note that the existing suite has historically straddled the two lots.

Development Permit

- The roof top guardrail has been extended for the full frontage along Herald Street. (Refer to A001/A401, Revision 1.)
- Plans and elevations showing all proposed exterior updates, including rooftop guardrails, were sent to Merinda Conley for review and comment. She responded that there are “no concerns from a heritage perspective” in regard to the proposed.
- Image of the proposed street frontage has been updated to reflect the south elevation. The proposed shows a new awning and the placement of new exterior lighting. (Refer to A001/A401, Revision 2.)
- The configuration of the exterior exit staircase (on north side of building) has been revised. It is now enclosed and un-climbable. It would only be used during emergencies and would remain locked at all other times. A guardrail at concrete pad/stair down added to service the exit stair. (Refer to A401, Revision 3.)

Additional Exterior Upgrades



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As per client request, the additional exterior upgrades are proposed (Refer to A401, Revision 4.):

- Herald Street façade to be painted medium grey with dark grey pilasters to match existing stucco. All door and window trims to be painted black.
- New overhead door and new read access door to fit existing opening; new overhead door, and window to fit infilled openings.
- New wood entry door – white washed.
- New custom “Ghost sign” consistent in style with those on adjacent buildings.

Floor Plans

The floor plans show no kitchen facilities for food service. This is correct. Light snacks (store behind the bar), may be provided and “outside food” from nearby food trucks will be permitted.

Patron Count and Occupant Load

- Location of landscape elements with dimensions, seating plans, and patron count (including the roof deck) is included in this resubmission.
- The licensing application, which was recently approved by The Committee of The Whole, notes a 178 patron count, which does not include the roof deck. Upon approval of this development permit, an amended liquor license would be applied for, which will include the patrons added by the construction of the roof deck.

Frontage

Improvements to the public realm include:

- Installation of 2 “inverted U” bike racks near the main entry on Herald Street. (There is currently one “U” rack adjacent to the main entry.) Additional biking parking for staff is proposed along the north side of the building. (Refer to A001/A401, Revision 6.)
- We have been in contact with Jane Water of the Parks Department in regard to replacement of the sour cherry tree (listed in “fair” condition), on the Herald Street frontage. The applicants are considering replacement.

Underground Utilities

- The project mechanical engineer has not indicated that an upgrade to the sewer service is required.

Permits and Inspections

Building permit application No. BP055088 is still pending approval. The last response to BP comments was submitted on June 6, 2019. Enclosed plans follow BP response set.

Note: location and configuration of washroom facilities have been revised since last DP application not only to address the following issues identified in TRG comments, but to reflect building issues uncovered during demolition. (Refer to A401, Revision 5.)



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- As per BCBC 2012, the major occupancy of this space is Group A, Division 2 – Restaurant, and the adjacent occupancies are Group E (3.2.2.67) and A2 (3.2.2.27). Therefore, as per Article 3.2.2.67 a minimum 45 min fire-resistance rating is required between floors and will be provided.
- Number of water closets and lavatories: 1 universal toilet room, 1 accessible stall (on ground floor), 7 water closets, and 4 lavatories (including one accessible) are provided, as per 3.7.2.2.A and 3.7.2.3.
- Universal toilet room revised to comply with 3.7.2.10
- Rooftop structure to be verified for live loads prior to application for the rooftop building permit.

We trust that you will find this addresses the issues raised. Please contact our office if you have any questions or require further clarification.

Sincerely yours,

Charles Kierulf
Architect AIBC MRAIC