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VIA: *Hardcopy/Email*

**City of Victoria – Mayor & Council**

City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Alto and Council:

**RE: 475 KINGSTON STREET  
REZONING & DEVELOPMENT PERMIT APPLICATION**

**DESCRIPTION OF PROPOSAL**

On behalf of our client, Alpha Project Developments Ltd, we are pleased to make application for the concurrent Rezoning & Development Permit Application to develop their property at 475 Kingston Street, in James Bay, Victoria BC.

The 475 Kingston Street project site is located immediately east of the existing Camelot Seniors Residence and immediately north of the Kew Court housing project, also built by the Principals of Alpha Project Developments in 1994. To the east of the project site is the remainder of the Provincially owned 'Q'-Lot, currently occupied entirely by vehicle parking. The site is currently zoned CD 2: Legislative Precinct Comprehensive District, and the proposed development is governed by the requirements of the LP-1B Zone, which allows for a commercial/office Building of up to 6 Stories with a maximum height of 22m, with a site coverage of 50%.

We propose to rezone the site from commercial/office to a new residential use, supported in this location by the Official Community Plan. The proposed project is a 7 storey (but only 21.90m) concrete building with 60 market condominium (strata ownership) homes comprised of 1, 2 & 3-bedroom units, ranging in size from 650sf to 1,800sf, which includes eight ground-oriented units including 6 family sized units, with 2 levels of below grade parking. The project will meet all of the requirements of the Schedule-C Parking Bylaw and exceed the required number of bicycle parking spaces. We propose a Residential FSR of approximately 3.32:1, less than the maximum allowable 4:1 (when in alignment with OCP objectives) in the Core Inner Harbour/Legislative Precinct as indicated in the Official Community Plan. As part of our application we will also be seeking an increase to the site coverage from 50% to 55%.

The proposed development will employ high quality finishes such as brick, precast concrete, stone, and metal roofs. The entry to below grade parking is sensitively placed immediately adjacent to the Camelot's existing underground parking ramp to afford maximum separation between the two buildings. Ample landscaping and screening will be provided at grade for both the south and east garden patios and smaller street friendly entry courts facing Kingston Street. Sustainability features will include on-site stormwater management utilized to harvest rainwater to support irrigation, and a rooftop solar panel array. Due to the building's location and siting, there is negligible shading impact to nearby buildings.

In addition to this concurrent Rezoning & Development Permit Application, we will also be preparing and making a separate application for a Master Development Agreement Amendment. The following is a summation of the proposals project information and compliance with the relevant governing design guidelines.

## GOVERNMENT POLICIES

### 1. Official Community Plan

The 475 Kingston site is located within the Urban Core which is identified in the Official Community Plan as growing in population by 50% adding approximately 10,000 new residents by 2041. The property is located directly on the border between the identified *Core Inner Harbour/ Legislative* and *Urban Residential* Urban Place Designations and is in the form of a panhandle portion of the larger 'Q'-Lot that protrudes into the otherwise *Urban Residential* neighborhood to the west. Rezoning this lot to allow for a residential use would be a natural extension of the already existing residential uses to the east and allow for the residential street to become more complete.

The Official Community Plan defines "Place Character Features" for the Core Inner Harbour/Legislative precinct as a "formal arrangement of buildings and their Grounds deployed to respect the form and character of signature landmarks, including the Empress Hotel, and the Provincial Parliament Buildings." Allowable uses include Public institutional and assembly, commercial, including office, retail, and visitor accommodation, marine water and air transportation, recreation and tourism related uses, multi-unit **residential and mixed use** and home occupations. While the stated density allows for total floor space ratio generally ranging up to 1:1, an increased density up to a total of 4:1 may be considered in strategic locations for the advancement of plan objectives.

### 2. James Bay Neighborhood Plan

The James Bay Neighborhood vision in the citywide context is for a densely populated mixed-used neighbourhood with a Large Urban Village, with strategic directions related to our proposal which include:

- Realizing development opportunities near the Parliament Buildings in a way compatible with neighborhood character
- Maintaining a variety of housing types and tenures for a range of age groups and incomes
- Maintaining an interesting diversity of land uses, housing types and character areas
- Continuing to support sensitive infill.

### 3. DPA-12 (HC) Legislative Precinct

The current DPA-12 (HC) Legislative Precinct zoning allows for a 6 storey (22m) office/commercial building. Our proposal is to build a 7 storey (but only 21.90m) residential building. As residential floor plates have a lesser height requirement than typical office/commercial floors, we can achieve 7 storeys in 21.90m, less than the 22m 6 storeys of office/commercial. Our proposed change of use from 6 stories of commercial to 7 stories of residential under the 22m height limit is in alignment with the zones stated objectives to:

- Revitalize an employment district through mid-rise commercial, **multi unit residential** and mixed-use development of **under-utilized lands** adjacent to and near the BC Parliament Buildings and Grounds, balanced with protection of views from public vantage points of the heritage landmark building.
- Enhance the area through a high quality of architecture, landscape and urban design that reflects the function of an employment district in close proximity to low-to mid-rise residential areas in scale, massing, and character, while responding to its historic context including, but not limited, to the visual prominence of the BC Parliament Buildings and Grounds.

Medium density commercial, residential mixed use and **multi-unit development** are identified in this plan for the Legislative Precinct with built form and character appropriate to an employment district in

close proximity to the monumental BC provincial Buildings and Grounds and low to medium density residential area.

### **PROJECT BENEFITS AND AMENITIES**

What are the economic, environmental, and social benefits to the City and neighbourhood? Will there be any public amenities associated with this development, such as play areas for children, public art, streetscape improvements?

- The provision of additional market condominium housing contributes to the overall available housing stock of the City.
- The creation of jobs during the construction process, generation of property tax revenue to fund public services and improve the community and attracting new businesses and residents to the area to stimulate economic growth and development.
- Contributes to the creation of new landscaped spaces and urban forest as opposed to asphalt parking lots and promotes a reduction of the heat island effect of large parking areas.
- There will be streetscape frontage improvements along Kingston Street.
- The most significant public benefit will be the reduction of large, paved parking areas and the increase in the City housing supply.

### **NEED AND DEMAND**

What is the demonstrated public need for the proposal? Does the location meet a need or demand which is not or could not be met in land already zoned? For example, is this a change of permitted use or an increase in density?

- A need for additional available housing stock for the City housing supply.
- The proposed property and neighborhood would be better served by the immediate need for additional residential density as opposed to the currently zoned “Q”-Lot office/commercial use which remains undeveloped. Change to an OCP supported, more suitable use sympathetic with the existing use along the balance of Kingston Street is more in keeping with the current economic and housing needs of the City than the previous 1994 zoning imagined.

### **NEIGHBORHOOD**

How well does the proposed development relate to the neighbourhood and the immediate context? What is different or unique about the site to warrant rezoning, e.g., lot size, topography, context, existing site, and neighbouring development?

- The proposed development furthers the completion of the residential block and street, reclaiming underused surface parking lot space from the larger “Q”-Lot in support of the overall OCP and Legislative precinct development goals.
- The residential street begins to naturally scale up in height and size from single family residential scale to the east to the multi unit residential scale of the Camelot, as it approaches the 6-storey zoned commercial/office “Q”-Lot site.
- The 475 Kingston Street site is the smaller pan-handle portion of the larger overall Q-Lot site and is part of the “missing” tooth of the residential street in the westerly Urban Residential zoned neighborhood.

### **IMPACTS**

Would the development complement or improve conditions existing in the surrounding area? What other effects would this proposal have on the immediate neighbours? Consider noise and activity levels. Would this development result in the displacement of existing tenants?

- Additional residential ownership would both complement and improve the surrounding area by bringing 60 new homes to the street with their own below grade parking, contributing new residents to the James Bay population in alignment with the OCP's Urban Core population accommodation goals.
- While the proposal will reduce easterly views from the next-door Camelot residence, views of the large asphalt parking lot will be replaced by new more tailored views of well designed and executed building with landscaped screened backyard gardens and a new below grade parking access ramp. It will also ensure that a lesser impactful more compatible residential development is immediately next door, as opposed to a commercial one.
- There would not be significant increases in noise levels, nor would the proposed project displace any existing tenants.

### **DESIGN AND DEVELOPMENT PERMIT GUIDELINES**

With respect to the applicable design guidelines, indicate how the proposal complies with the guidelines. Reference your submission to indicate how the design guidelines have been considered in the design. Explain the design principles and concepts that have been applied for the following aspects of the development.

Background: Planning work was initiated in July 1992 through a joint Provincial-Municipal agreement called the Victoria Accord and included a one-year public consultation process in a series of 20 meetings and 3 open houses in 1993. Merrick Architecture (Formerly Paul Merrick Architects Ltd.) were the design consultant for the project. The first phase of the project in development area LP-1B was undertaken by our colleagues at Hemingway Nelson Architects in 1994 and was submitted for Building Permit in 1996. While a change of government precluded the projects eventual undertaking, the proposal was consistent with the Legislative Precinct zoning and urban design concepts and included both social and market housing.

#### **Number of dwelling units or density:**

- 60 residential market units at an overall building density of 3.32 to 1, below the OCP allowable maximum of 4:1 (if in alignment with the OCPs goals). 8 of the main floor units are ground-oriented of which 6 are sized as 2- and 3-bedroom units suitable for families.

#### **Layout & Scale & Appearance & Context :**

- Creation of an urban street wall set back 1.5m along Kingston Street,
- Below grade parking access immediately next to the Camelot's below grade access ramp,
- Units and façade treatments designed to mitigate solar gains through incorporation of large southerly overhangs, and punched windows openings on the north,
- Setbacks at the upper levels on both the north and south facades,
- Building articulation and sculpting at the northeast corner facing the Legislative Buildings forming a sympathetic signature landmark.
- Architectural garden walls and gateway arbors edge the north property line with low off-site plantings placed between the property line and sidewalk. This treatment robustly defines the edge of the public domain and protects the small private patio spaces behind the garden wall. Surrounding the north patios would be shade-loving small plant species and a single specimen large shrub for each dwelling.
- This consistent frontage treatment is interrupted by the main approach court welcoming visitors to the building lobby. The court is an uncluttered richly textured paved space partially

covered, with elements such as stone seats, trained specimen shrubs in urns and overhead foliage to impart a comfortable human scale to the space.

- The west property line separates two residential drive aisles. The entrance to the parkade under 475 Kingston is covered by a higher-level private garden accessed from the second-floor level balcony described as the “secret garden”. This small, enclosed court space is surrounded on 3 sides by ornamental wooden treillage supporting flowering vines would present an attractive focal element to neighbouring properties.
- The community garden lies on the east side of the building and is accessed off the sidewalk through a lockable gate. It is a rectangular paved space with benches defined on 2 sides by a timber colonnade and on one side by a row of columnar trees. This paved space connects with a perimeter gravel pathway providing both maintenance access to the south unit gardens and dog walking opportunities for the residents.
- Traditionally inspired yet contemporary arrangement, with robust materials including concrete, stone, brick, and metal roofs.

State what, if any, consultation has been undertaken on issues relating to design and how the design has changed as a result of such consultation.

- We presented the project to the James Bay Neighborhood Association on October 12<sup>th</sup>, 2022, and it was well received by the community. We had previously met with the CALUC representatives from the JBNA before our community meeting, and incorporated their suggestions into the project, which included adding more ground-oriented family sized units, a community garden for building tenants, a dog run, and additionally landscaping and screening.

Please reference the applicable design guidelines. Indicate how the proposal complies with the guidelines. Note that a development permit application may be required for some applications.

**Design Guidelines - Volume 1 – Part One - Urban Design Manual:**

Relevant Objectives & Goals from the Volume 1 Part One Urban Design Manual that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

- There should be a mix of land uses around the Legislature. **The proposed Multi-Unit Market Residential is one of these uses.**
- New Development should be compatible with the James Bay neighborhood and the Legislature buildings and ensure that the streets are people oriented. **The proposed Multi-Unit Market Residential is an appropriate compatible use. The addition of 60 new market residential units and new James Bay residents to revitalize and renew a lot currently dedicated to surface parking.**
- The special significance and heritage value of the Legislative Precinct to the people of British Columbia must be recognized in all of the project work. (i.e. the proposed project's unique form and character). **The Building is a traditionally inspired yet contemporary architectural design which is both respectful of and complimentary to the overall Legislative Precinct and Legislative Buildings, and employs the use of high quality, long lasting and durable materials.**
- The design and mass of any new building must respect the presence of the Legislative Buildings. **The proposed project height is significantly below that of the Legislative Dome, and beyond its 180m heritage/view radius. Despite being beyond the zone of immediate impact, the proposed project is of a sympathetic calibre and arrangement of parts to the heritage language of similar era buildings without mimicking them.**

- Remaining views of the Legislature should be preserved from all sides. New views created by the development could enhance the mass of the Legislature. The new views created by the proposed project are in keeping with the robust and well-executed design language of the nearby parliament and precinct buildings. As both foreground and background to the Legislative Building, the proposed project is in character and complimentary.
- The Design Guidelines are not to be taken as prescriptive or limiting in the sense that other building images, building materials, and components may be equally acceptable in creating the desired level of quality envisioned for the new work to be undertaken in the Precinct.
- 'Q'-Lot was originally conceived and rezoned to have substantial office; retail & restaurant uses including up to 60 dwellings on its northwest edge. 40 of those dwellings have already been provided in the form of the Kew Court subsidized and reduced market housing complex (Built by the Principals of Alpha Project Developments Ltd. in 1994) immediately to the south of the proposed project site. The current regional housing environment makes the provision of all forms of new housing necessary and vital to meeting the City's development and planning sustainability goals.
- The resulting development will provide amenities and effect a comfortable transition to the surrounding residential areas, respecting character, form massing, scale, and existing activity. The residential street begins to naturally scale up in height and size from single family residential scale to the east to the multi-unit residential scale of the Camelot, as it approaches the 6-storey zoned commercial/office "Q"-Lot site. Character and form are both in keeping with and respectful of the Legislative Precinct in their arrangement and materiality, and their massing sensitively steps back at the upper levels to better blend into the adjacent neighbourhood and reinforce the scale of 4 to 5 storey street wall.
- Take the opportunity offered by these sites to create a distinctive Precinct for the Legislature and effectively integrate it with the surrounding neighborhoods.
- Compose Architecture which is contextually sensitive without being slavishly bound to any stylistic or formal preconceptions.
- Accommodate virtually all vehicle parking below grade, except selected on-site areas for limited visitor and courier parking
- Include a variety of housing types to encourage a diversity of residents and to help foster a real and vital neighborhood. The proposed rezoning of this portion of "Q"-lot is needed and sensible change of use to provide much needed housing stock in place of an undeveloped surface parking lot.
- Initiate and maintain public participation in the project through information meetings, presentations, and personal contact throughout the planning process. We presented the project to the James Bay Neighborhood Association on October 12<sup>th</sup>, 2022, and it was well received by the community. We had previously met with the CALUC representatives from the JBNA before our community meeting, and incorporated their suggestions into the project, which included adding more ground-oriented family sized units, a community garden for building tenants, a dog run, and additionally landscaping and screening.
- Promote cooperative interaction with Municipal Departments to achieve a plan which is compatible with the City Planning goals for the district. We have been involved in extensive consultation with planning in the development of this Rezoning/Development Permit Application submission.
- The challenge remains to achieve effective transitions across the sites from the formal government uses surrounding the Legislative Block through the residential uses ringing it.
- Adjacent to the residential neighborhoods 3-4 storey multiple dwellings buildings, will make the transition from the higher office/commercial areas.



- Uses should be allowed to change over time. Urban buildings, once established, evolve due to social and economic forces. It is not uncommon for service buildings to be converted to apartments and vice-versa. An urban design which considers potential change is important.
- The maximum height of buildings within the precinct will be six storeys (22.1m). The six storey buildings are restricted to the north side and central portion of LP-1B on Q-Lot.
- New Buildings shall attempt to frame rather than impede views of the Legislature Buildings.
- The roofscape of the Legislative Precinct buildings should form a distinctive composition when viewed from neighbouring areas. When viewed from off-site, roofs will generally step up toward the Legislature, emphasising its importance without obscuring it, while other roof features will define and distinguish special urban design features. It is important that roof forms create an interesting and varied profile without parodying existing landmarks including the Legislature and Empress Hotel. This shall be accomplished with simple indigenous roof forms (which may include flat roofs) articulated in careful consideration to the overall thesis.
- New housing should be on the western end of 'Q' Lot and along the south bordering Superior Street. The west half of the LP1 zone (LP1A) is designated for housing. We propose that the panhandle portion of the LP1B 'Q'-Lot be rezoned to include 475 Kingston Street as part of the transition to this residential area.

#### **Design Guidelines - Volume One – Part Two – Development Area Guidelines**

Relevant Development Area Objectives & Guidelines from the Volume 1 Part Two Urban Design Manual that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

- The Development area guidelines are designed to provide the City with long-term certainty about the form, character, and type of land uses, while allowing some flexibility for the design of buildings, the exact location of land uses, and the timing of subdivisions.
- To ensure that building massing shall be held back from, and step down towards, adjacent residential uses on LP-1A
- To create publicly accessible pathways and/or courtyard spaces at the interface between LP-1A and LP-1B
- To create a publicly accessible thoroughfare through the block which will serve to connect the various office functions offer a pedestrian route while limiting vehicle traffic, and informally separate the residential and office uses on the two adjacent Development Areas, LP-1A and LP-1B
- To provide overall massing which respects the form and height of the Legislature Buildings, preserving their dominance in the Precinct
- Maximum Building height of 22.1 m (6 storeys), with 50% Maximum Site Coverage.  
Our proposed development is only for 21.90m in height but seeks an allowance to provide for 7 residential floors rather than the 6 commercial/office floors within the allowable 22m, which is achievable due to the lesser floor to floor height requirements of residential.
- Property Line setbacks facing Kingston Street: 0. We propose a 1.5m setback from Kingston Street as part of our rezoning from commercial/office to residential.
- Minimum Setback from a common property line shall be 8m. We are proposing a 6.3m setback from the common property line shared by the Camelot Seniors residence, as we are locating our below grade parkade access immediately next to theirs, and so the building-to-building separation between the 2 projects will be approximately 11.6m (38').
- Not less than 35% of the lot shall be landscaped.

- We are referencing the Schedule-C parking requirements.

### **Design Guidelines - Volume Two – Built Form Guidelines**

Relevant Objectives & Guidelines from the Volume 2 Built Form Guidelines that we are in compliance with, and which apply to our proposal for 475 Kingston Street include:

#### **1.1A General Massing and Wall Treatment**

- To create massing that contributes to the image and characteristics of a 'Parliamentary Precinct' which at the same time harmonizes with the existing residential and open space context.
- To create massing that is at once comfortable at a human scale and within the massing properties of the central Victoria area.
- To ensure that massing contributes to, and maintains a variety of primary view corridors to, through and from the Legislature, and wherever possible, between landmark spaces.
- To ensure ample sun penetration into public outdoor spaces and to avoid shading these spaces for long periods of the day.
- To build on, without replication or mimicry, the character that is Victoria, thereby creating a benchmark for future development.

A.1 Generally, building massing should present a strong image of medium rise (up to six storeys) density and urbanity along the edges that face the Legislature, with particular attention to a base condition, a central mass (the piano nobile), and cornice or parapet profile. Upper floors may step back from parapets, particularly adjacent to residential parcels, thereby reducing their apparent bulk. Massing shall respond to all adjacent (existing or anticipated) forms and shall be modulated in scale adjacent to all public outdoor spaces, particularly those providing an interface between residential, and office uses.

A.6 Special emphasis should be placed on the character and articulation of building massing at street level.

#### **1.1A Roofscape**

B.1 Create Broken, stepped roofscapes that perceptually distribute project height and density of the buildings within the parcels.

B.2 Limit flat roofs at lower levels so that they cumulatively represent only a percentage of all roof types. Landscaped and terraced roofs are encouraged.

B.3 Develop roof forms in character that harmonize in colour and material with the neighboring context.

#### **1.1C Building Edges**

C.1 Building edges should be designed to avoid high unbroken street walls.

C.3 Building facades should be carefully detailed to reflect pedestrian scale.

C.5 Where parcel property lines constitute the face of buildings, canopies, awnings, directories, signage, lighting, and planting, can extend beyond the property line, upon review and approval of the City of Victoria.



C.6 A consistent theme of lighting utilizing selected street lighting fixtures, as appropriate to the context and identified in Section 2.4, should be provided at and along building edges that front on public streets and squares.

## **1.2 Exterior Finish**

A.1 Visible sloped roof material choices shall be drawn from the following palette: Wood, Metal, Glass, and Slate.

A.5 Metal roofs shall be standing seam or equivalent with shallow profiles. Metal roofs shall have a natural, galvanized, or baked enamel finish, with an appropriate range of colours.

A.6 Metal roofs shall be used on buildings over three stories in height.

A.11 Flat roofs are to be surfaced with a high-quality gravel ballast; exposed membrane roofing is not permitted.

A.12 Terrace treatments are strongly encouraged for any visible flat roofs; terrace surfaces shall be of durable modular cementitious materials or preserved wood or cedar decking.

A.13 Roof flashing materials shall be prefinished metal to match roof, wall colour or accents colours, within an overall coordinated colour scheme.

A.15 Exposed party walls projecting through roofs are not permitted, unless expressed as a gable end.

A.17 Satellite dishes, communications antennae, and mechanical equipment shall be planned as part of the roof, so they are concealed from all pedestrian viewpoints and any overlooking buildings and development.

## **1.2 B Wall Materials**

B.1 Generally, wall/façade design shall exhibit good proportioning of vertical and horizontal surfaces, materials, structural and decorative elements. When the basis of proportional development is in question, human scale will be taken as a normative value.

B.2 Development of wall surfaces shall take into account the critical influence that the design of horizontal and vertical rhythm has on differentiation and interest of material surfaces.

B.3 Wall surfaces shall be designed to take advantage of the interplay between light and shadow in order to create surface foreground and background and render such modelling fully perceptible.

B.4 Use of the following palette of materials is encouraged: Stone, Wood, masonry, textured Concrete, Decorative tiles, in limited quantity, Acrylic Stucco.

B.5 Artificial or cultured stone may be permitted in limited quantities at the discretion of the City. Non-acrylic stucco or painted concrete is not permitted.

B.6 Polished natural stone is not permitted as a monolithic wall surface, as its character is in contradiction to the texture and scale of the Legislature and any proposed new development. It may, however, be used as an exterior accent material or interior floor finish.

B.7 Brick tiles are permitted as a wall surface or wall veneer. Full-sized face brick is strongly encouraged, providing it is not red or orange.

B.8 Precast concrete as a finished surface is discouraged. Evidence of high-quality detailing, texturing, jointing and surface modelling shall be submitted to the City to support any case for precast concrete components/surfaces. This also applies to any proposed use of precast brick panels.

B.9 Plywood or particle board is not permitted as an exterior cladding.

B.10 Wall materials on low, medium, and high-rise buildings around major public spaces shall be durable and capable of sustaining prolonged wear and abuse incurred from activities in these public areas.

B.11 The use of heavier materials such as masonry, stone or textured concrete is encouraged as a base material for all facades.

B.12 Buildings on and surrounding hard surfaces (i.e. paved courtyards and streets) shall be of a hard character material, such as textured concrete, stone, masonry, or combinations of these, to reinforce the 'permanence of building' and intended urban pedestrian scale.

## **1.2 C Windows and Window Material**

C.2 Generally, the geometry and shape of windows and glazed frontages shall reinforce and maintain the thematic character of the development.

C.3 Window to wall relationships will exhibit an appropriate sense of proportion relating to a human scale.

C.4 Wherever appropriate and possible, windows will contribute to generating a harmonious rhythm in walls, and perceptually engage interior spaces with exterior streets and squares.

C.5 Window development will support and contribute to the definition or hierarchy of place between public, semi-public, and private areas. Window design will reinforce the layering and character of spatial uses and progression.

C.6 Window design will take advantage of wall openings and frame components, such as sills, lintels, and jambs, by expressing and developing these components as architectural features that will contribute to the richness of wall surfaces and exterior spaces.

C.7 All windows and glazed surfaces will be designed with due care and consideration given to overlook and privacy.

C.9 Except for curtain walls or floor to ceiling glass, flush mounted and ribbon type windows will not be permitted. Windows shall be recessed to express the substantial nature of the building wall and a sense of punched openings. Curtain wall or floor to ceiling window walls shall be broken by spandrel panels or articulated mullions to reflect the floor-to-floor scale.

C.11 Individually distinct bay windows or French balconies are encouraged.

C.12 Reflective or heavily tinted glass types are not permitted.

C.13 Glass may be clear or lightly tinted blue or green. Gold, brown, or bronze tints are not permitted.

C.14 Wood windows will be encouraged on low-rise and medium-rise buildings, especially in residential buildings, and on windows in commercial and residential frontage along street, boardwalk, and public squares. Clarification of use under building code regulations must be obtained.

C.15 Wood windows shall have small scale, authentic, non-removable, muntin elements.

C.16 Under no circumstances will window panes articulated by tape applique be permitted.

C.17 All windows shall be finished and integrated into the wall faces, finished and colour scheme.

C.18 Clear-finished aluminum windows are not permitted. Window colour and finish must be coordinated with the wall face colour and finish. Windows may be used as accent colours. On-site painting of window frames is not permitted.

C.20 Steel frames and sections are encouraged on ground level communal spaces and storefronts as an alternative to wood.

C.21 The purpose of operable windows will be to open interior spaces to the out-of doors, and not merely to function as ventilation. Sills shall be as low as possible. Muntin's shall not conflict with sight lines when sitting or standing.

C.22 Hopper or jalousie windows are not permitted in either wood or metal frames.

## **1.2 D Colour**

D.1 Colour schemes may make reference to Victoria's historical and contemporary setting.

D.2 All colour treatments shall be planned and considered to harmonize with adjacent or adjoining buildings.

D.3 Colours shall be generally factory applied to materials in order to maintain a high quality of finish.

D.5 All colour treatments must compliment, maintain, and encourage the project theme.

D.6 A colour schedule, accompanied by examples of colour schemes, and all materials having colour applied to them, must be submitted to the City for review and approval.

## **SAFETY & SECURITY**

Address CPTED (Crime Prevention Through Environmental Design)

### **Surveillance**

- Entry Lobby and Parkade security Cameras will be provided
- Glazed doors in stairwell and parkade lobbies to be incorporated, in addition to easily viewable parking areas and a light-colored parkade color scheme
- The street wall nature of the building along Kingston Street will allow for resident's 'eyes on the street.'
- Low landscaped and street facing walls allow views while maintaining privacy and security

### **Territoriality**

- Landscaping provided symbolic barriers and screening between units and the street and "Q"-lot facing facades which include changes in paving stone patterns and colour, a variety of planting types, and incorporation of low landscaped walls and fences.
- Opportunities for resident gathering and seating are provided at the building entry and in the community garden.

### **Lighting**

- Landscape lighting is proposed for safe use of the gardens after dark, specifically in the Community Garden and along the South Walkway, using bollard light fixtures and wall mounted recessed light fixtures, all of which would be dark sky compliant.
- Lighting fixtures to be vandal resistant, non-glare, and allow for ease of maintenance and operation
- Building entry and street facing unit entries to be well lit

## **TRANSPORTATION**

Does the project meet the vehicle parking standards of *Schedule C - Off-Street Parking*? How will a shortfall in parking be satisfied? Does the project meet the bicycle parking standards of Schedule C? Will the project include bicycle facilities above the requirements? Is the parcel on a Greenway? Are there any anticipated improvements to the Greenway resulting from this project?

- The proposed development meets and exceeds both vehicular and bicycle parking requirements

## **BUILDING AMENITIES**

The following building amenities available to residents include:

- Below grade Unit Storage
- Dog Wash
- Dog Run
- Community Garden
- Gym
- Strat Meeting Room/Community Room with accessible washroom

## **HERITAGE**

What is the heritage status of the buildings on the property? How are the heritage buildings impacted by the development? Note that a Conservation Plan is required for applications involving a heritage designated or registered building.

- There are no heritage requirements on the property other than the general heritage related design guidelines of the Legislative Precinct, i.e., being sympathetic to the heritage nature of the precinct and the Legislature and its buildings etc....
- Respecting the form and character of signature landmarks

- Maintaining views within the 180m radius of the Legislative Dome

## INFRASTRUCTURE

Are there adequate public infrastructure and community/recreation services available to meet the proposal (e.g., sewer, water, sidewalks, roads, parks)? If not, how would the proposal address infrastructure and service requirements?

- Yes, see Civil Site Servicing Drawing.
- A new external electrical PMT will be provided at the northeast corner of the site, accessible to BC Hydro from the street.
- One power pole will be required to be relocated to allow for the below grade parking access ramp to be constructed.

## GREEN BUILDING FEATURES

While no rating system is to be pursued for this project, the following green building features are proposed:

### Site Selection and Design

- The buildings façade orientation is passively designed to negotiate solar impacts.
- The building site is fortunately oriented on its longest axis in an east west direction, mitigating shading onto nearby properties.
- The north façade along Kingston Street features a majority of punched openings set back into the brick wall
- The south façade features large overhangs to manage solar gain

### Innovation and Design

- The project team will use an Integrated Design Process (IDP) as we do on all of our projects.

### Transportation

- We meet the required number of Schedule C resident and visitor parking spaces and exceed the required number of bicycle spaces within the building. Additionally, the project will be in compliance with the City of Victoria's requirements for the provision of electric vehicle (EV) charging infrastructure.

### Energy efficiency *For Part 3 Buildings – Energy Modelling (report attached)*

- Our proposed new residential building will reduce energy use by 10% compared to ASHRAE 90.1 2007.
- Energy modeling Report completed by Avalon Mechanical (report included)
- The VFAR (vertical surface area to floor area ratio) for this building is 0.55, indicating a low surface area for heat loss relative to the building floor area. According to the energy modeling results, the preliminary model satisfies Step 2 of the BC Energy Step Code with adequate margin. The proposed building shall consume less than 130.0 kWh/m<sup>2</sup> of energy annually and have an annual heating demand of less than 45.0 kWh/m<sup>2</sup>. According to the preliminary design documents, the proposed building satisfies the requirements of Step 2 of the BC Energy Step Code.

### Renewable energy *For Part 3 Buildings – Solar*

Obtain a minimum of 5% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water, or heat pumps.

- We are providing rooftop Solar PV, and the building mechanical system will operate on VRF for heating and cooling, including air conditioning.

#### Water

- Low flow rate faucets and showers & Dual Flush Toilets
- Re-use of non-potable water (cistern Collection) for landscape irrigation purposes. Rainwater storage to supplement irrigation demand shall be provided via a cistern in the parkade. All plantings would be irrigated via automated low volume drip-line with a controller that shall have weather sensing capabilities to adjust the program based on each day's weather.

#### Site Permeability

- Permeable pavers exist within the community garden, the secret garden and to a more limited extent, the private patio areas.
- The purpose of specifying permeable paving in our case is for rain water detention. A perf drain with a flow control outlet will detain water and slowly release it.
- Community garden and private patio paved surfaces would be designed as permeable surfaces and form part of a site-wide rainwater detention system.
- A liner will be used only under the paved surfaces and not under the patio lawns. The growing media under the lawns will be made available to tree roots.
- The community garden permeable paving will primarily be for the benefit of water infiltration for the trees rather than for detention in a lined reservoir. Soil vaults (silva-cell) would be the method to provide soil under the paving in this area.

#### Landscaping and Urban Forest

- 475 Kingston utilizes a 'New Classical' landscape treatment comprising robust garden materials; clay brick, natural stone, large dimension cedar lumber and ornamental railings to suitably complement the distinctive architecture and to embrace sustainable practices.
- The landscape plan proposes a number of private garden spaces for main floor dwellings with a single private garden space for second level unit #205 atop the parkade entry ramp. A gated common garden space is located on the east side of the building leading on to a perimeter walkway and secondary seating space to cater for dog walking and garden maintenance access. North facing ground level units are provided with small patios with access directly off Kingston Street sidewalk. An approach court to the building entrance is located on the north side.
- Plantings would emphasize the traditional ornamental garden, species selected for scent and flowering attributes, pollinating properties, native species content where opportunities exist. The building will be bounded on its south and east sides by continuous tree canopy providing shade to the gardens and a degree of screening between the building and neighbours to the south and east.
- A small number of trees (6) will be removed from within the site, 4 of which are bylaw protected. These existing trees comprise non-native species (hawthorn, chestnut, and purple plum). They will be replaced by a larger number of new trees (27) provided with optimum growing conditions - ample soil volume, irrigation, and regular mulch applications. All existing street trees will be preserved and protected as required by the City of Victoria.
- Landscape lighting is proposed for the safe use of the gardens after dark, specifically in the Community Garden and along the South Walkway, using bollard light fixtures and wall mounted recessed light fixtures, all of which would be dark sky compliant.
- The plant species selection exceeds the minimum 30% required for native species, and the species are identified with their attributes in the plant schedule included in the landscape drawings.



We appreciate this opportunity to share our project information and design rationale with you as part of our combined Rezoning & Development Permit application. Should you have any questions or require any clarifications, please don not hesitate to contact us. We look forward to discussing our project further through the municipal review process.

Yours truly,

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