

September 12, 2024

Sustainable Planning and Community Development

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Attn: Miko Betanzo, AIBC
Senior Heritage Planner

RE: Hampton Downtown Victoria – Design Revision Memo

The design team has given further study to the proposed façade design, in response to application review comments and in preparation for the presentation to the Heritage Advisory Panel. The intent of these design adjustments is to strengthen the architectural fit to context through refinements to the façade scale, articulation and expression of structure. The following list outlines the design revisions, keyed by numbers to the 'clouded' resubmission package.

BUILDING REVISIONS

Rev. 1: Ground Floor Massing & Façade

Drawings: Rendered Views, A1.3 Site Plan, A2 Series Plans, A3 Series Elevations

The following design adjustments have been introduced to strengthen the visual connection between the building base and 'body', and to bring the ground floor interface in scale with the heritage context:

- The inset ground floor has been reduced to locations where the building cantilevers across the property line. This adjustment has modestly increased the building's gross floor area. The structural pilasters now visually extend to the building base, with solid to glazing proportions that are more contextually responsive. The ground floor has been further scaled and detailed with articulated pilasters and a sub-grid of c-channel steel beams and posts, as a reference to the previous building's cast iron façade elements.
- The rhythm of the structural bays at the ground floor extends along the Government Street frontage for a stronger street wall relationship. The hotel service entrance, stair exit and vent have been adjusted to align the ground floor pilasters with the structure above.
- Rigid canopies have been replaced by retractable awnings so that they provide seasonal shelter with less encumbrance on the Government Street public realm. Fixed canopies and overhangs are now reserved to emphasize main entrances: the CRU entrance is framed by pilasters and emphasized by a c-channel steel canopy; the hotel entrance has been re-composed as an entry portal with a fine-scaled glazing grid above.

Rev. 2: Upper Levels Façade

Drawings: Rendered Views, A2 Series Plans, A3 Series Elevations, A4 Series Building Sections

Design refinements have been introduced to the upper level facades, to better balance the fenestration grid:

- Windows within the top three storeys have been visually grouped to create a stronger building 'top' that is more in scale with the overall facades.
- Building signage has been removed from the facades above the ground floor.
- The main corner is emphasized with more subtlety by maintaining a consistent parapet height. The wrap-around corner windows have been eliminated and replaced by solid corner elements to be more in keeping with the heritage context.

Rev. 3: Parking Adjustments

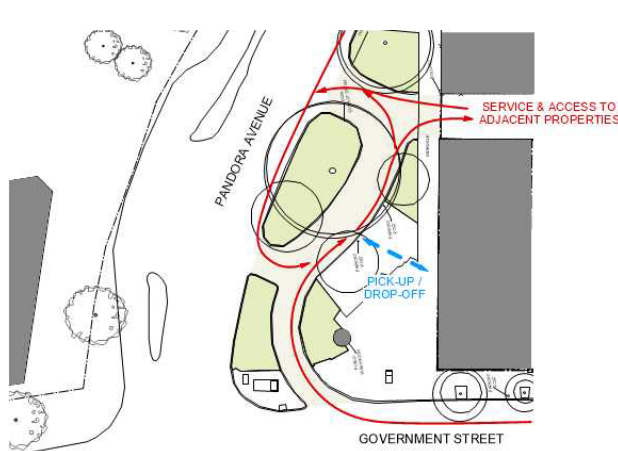
- Level P1 Plan (A2.4): the required van accessible stall has been added.
- Project data (A1.3 Site Plan, A2 Series Parkade Plans): The vehicle parking number has been revised to account for the van accessible parking space at Level P1. The bike parking calculations are based upon an area that includes the ground floor commercial patio. The visitor bike count has been revised to reflect bike racks added on the Government Street frontage.

SITE PLAN REVISIONS

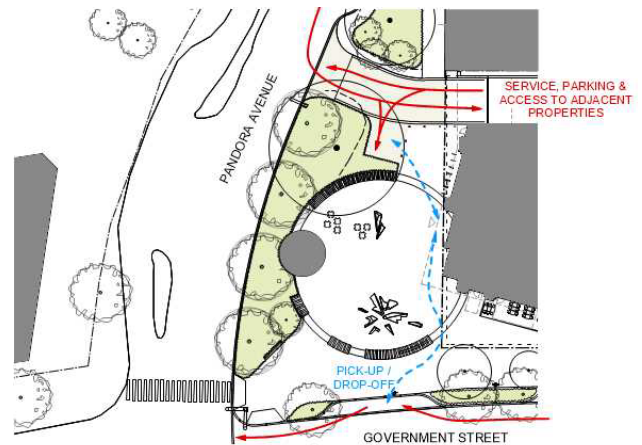
Rev. 4: Vehicle Access Revisions

Drawings: A1.3 Site Plan, A2.5 Level 1 Plan

- New sidewalk East of access lane to provide a safe pedestrian path from the curbside sidewalk to the in-bound sidewalk and Plaza access. Bollards have been added to delineate the edge of the vehicle access lane. The proposal prioritizes pedestrian use of the Pandora public frontage, significantly reducing the area dedicated to vehicle access from the current condition:



Vehicle access remaining from the former Plaza Hotel



Proposed plaza and reduced vehicle access

- The area of paving has been reduced within the critical root zone of Tree #10084, coordinated with the landscape plan. Please note the current line of paving adjacent to this tree has been noted on the drawings for reference. A pull-out space has been retained adjacent to the lane, a flexible space for accessible short term use and turn-around space for vehicles that enter the lane and do not continue through the security gate. Please refer to the included Transportation memo for more information on vehicle access.
- The plaza access from the East approach has been widened to ensure there is adequate clearance between bike parking and the perimeter bench.
- Visitor bike parking has been shifted to ensure the 3m visibility clearance is provided on the West side of the driveway. The existing adjacent heritage building at 613 / 615 Pandora obscures the sightline on the East side of the driveway. Please refer to the included Transportation memo for more detail on this condition.

Rev. 5: Pandora Ave. Boulevard Landscape

Drawings: A1.3 Site Plan, A2.5 Level 1 Plan

Trees revised in coordination with the Landscape Architect plans.

Rev. 6: Government St. Boulevard

Drawings: A1.3 Site Plan, A2.5 Level 1 Plan

- The existing street trees are included for retention and the angled planting area removed, in coordination with the Landscape Architect plans.
- The CRU patio area is extended towards Government Street due to the adjusted ground floor façade, which now aligns with the building above. Additional visitor bike parking has been added adjacent to the patio to supplement visitor bike racks on the plaza.
- Bollards, the intersection signal post and street lighting are included in coordination with Civil and Electrical plans.

Zoning Plan Check Comments:

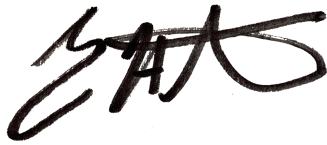
- a) Levels 3-12 cross over property line by 2.87m. Encroachment agreement required.
Applicant Response: Understood.
- b) One accessible van space is required.
Applicant Response: Revised at Level P1 (refer to drawing A2.4)
- c) Three parking stalls require EV outlets.
Applicant Response: Noted for Level P1 (refer to drawing A2.4)
- d) Ground floor patio area to be included in the bicycle parking calculations for short-term and long-term.
Applicant Response: Bike parking calculations have been revised to include the 70m² ground floor patio area (refer to data on drawings A1.3 and A2.1-A2.4).

- e) Easement may be required for placement partially on City property.
Applicant Response: Understood. The required visitor bike parking is provided on property, with additional stalls located on City property but not included in the Class II parking counts.

Thank you for the continuing advancement of this application. If you have any questions or if you require further information, please don't hesitate to contact the project team.

Best regards,

DAUSTUDIO

A handwritten signature in black ink, appearing to be 'EAS', written in a stylized, cursive script.

Erica Sangster Architect AIBC FRAIC
Principal