

## **H.1.b Report from the June 14, 2018 COTW Meeting**

### **H.1.b.e 1622-1628 Store Street - Development Permit with Variances Application No. 00068 (Downtown)**

**Moved By** Councillor Young

**Seconded By** Councillor Lucas

***Application to construct a seven-storey residential building with ground-floor commercial.***

That, subject to the preparation and execution of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00068 for 1622-1628 Store Street in accordance with:

1. Plans date stamped March 29, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - ii. increase the height from 15m to 18.00m
  - iii. increase the interior floor area access length from 4.5m to 6.5m
  - iv. allow residential uses below the second storey.
3. Registration of legal agreements on the property's title to secure a Statutory Right-of-Way over the Harbour Pathway, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.
5. That notification be included in a newspaper ad.
6. Reconsideration of the colour of the metal panels on the west side of the building to provide a more contextual response to the colour pallet of Old Town.

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

**CARRIED (7 to 1)**

## **E. LAND USE MATTERS**

### **E.4 1622-1628 Store Street - Development Permit with Variances** **Application No. 00068 (Downtown)**

*Mayor Helps withdrew from the meeting at 10:44 a.m. to attend the opening of an employment program. Councillor Loveday assumed the Chair in her absence.*

Committee received a report dated May 24, 2018 from the Director of Sustainable Planning and Community Development regarding an application to construct a seven-storey residential building with ground floor commercial.

**Moved By** Councillor Lucas

**Seconded By** Councillor Young

That, subject to the preparation and execution of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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1. Plans date stamped March 29, 2018.
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  - i. increase the height from 15m to 18.00m
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  - iii. allow residential uses below the second storey.
3. Registration of legal agreements on the property's title to secure a Statutory Right-of-Way over the Harbour Pathway, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

*Committee discussed:*

- *The willingness of the applicant to address the concerns of the immediate neighbours.*

**Moved By** Councillor Madoff

**Seconded By** Councillor Loveday

#### **Amendment:**

That the motion be amended to include the following point:

**5. That notification be included in news ad.**

*Committee discussed:*

- *Desire for an affordability element.*
- *Height articulation with the neighbouring building and the transition to the waterfront.*

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Madoff

**Seconded By** Councillor Loveday

**Amendment:**

That the motion be amended to include the following point:

**6. Reconsideration of the colour of the metal panels on the west side of the building.**

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Madoff

**Seconded By** Councillor Loveday

**Amendment:**

That the motion be amended in the following point:

**6. Reconsideration of the colour of the metal panels on the west side of the building to provide a more contextual response to the colour pallet of old town.**

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

That, subject to the preparation and execution of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00068 for 1622-1628 Store Street in accordance with:



1. Plans date stamped March 29, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 15m to 18.00m
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3. Registration of legal agreements on the property's title to secure a Statutory Right-of-Way over the Harbour Pathway, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.
5. That notification be included in news ad.
6. Reconsideration of the colour of the metal panels on the west side of the building to provide a more contextual response to the colour pallet of old town.

**CARRIED UNANIMOUSLY**





## Committee of the Whole Report For the Meeting of June 14, 2018

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**To:** Committee of the Whole **Date:** May 24, 2018  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variances No. 00068 for 1622-1628 Store Street

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### RECOMMENDATION

That, subject to the preparation and execution of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00068 for 1622-1628 Store Street in accordance with:

1. Plans date stamped March 29, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 15m to 18.00m
  - ii. increase the interior floor area access length from 4.5m to 6.5m
  - iii. allow residential uses below the second storey.
3. Registration of legal agreements on the property's title to secure a Statutory Right-of-Way over the Harbour Pathway, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1622-1628 Store Street. The proposal is to construct a seven-storey residential building with ground floor commercial. The variances are related to height, building frontage devoted to interior access, and the location of residential uses within the building.

The following points were considered in assessing this application:

- consistency with the *Official Community Plan*, 2012 (OCP) in terms of proposing to complete a portion of the a Harbour Pathway
- consistency with the *Downtown Core Area Plan* (DCAP) in terms of providing a dual frontage building, high-quality architecture, and landscaping and a contextual design approach
- consistency with the *Old Town Design Guidelines* (2006) respecting the traditional character of the area
- consistency with the *Victoria Harbour Plan* (2001) in terms of proposing residential uses at this location and completing a portion of the Harbour Pathway
- the proposal to increase the permitted height is supportable based on the sensitive infill approach, and the reduced impact to adjacent buildings from the proposed massing of the building, side yard setbacks, and Harbour Pathway setback
- the proposal to permit residential uses below the ground floor is supportable based on the general layout and flexibility of the ground floor, and adjacent exterior landscaping to serve either commercial or residential uses
- the proposal to increase the frontage area devoted to interior accesses is appropriate based on creating a vibrant street frontage.

## BACKGROUND

### Description of Proposal

The proposal is for a seven-storey residential building with ground-floor commercial. Specific details include:

- a sloping site with five storeys at Store Street, with a step back between the fourth and fifth storey, and eight storeys at the harbour edge
- three levels of underground parking at Store Street and one level of underground parking at the harbour edge
- a full-width street frontage with a zero lot line setback
- a narrow main building body with 6.8m to 8.6m setbacks to the adjacent property lines
- a saw-toothed unit floor plan layout to direct views predominantly west, towards the harbour.

Exterior building materials include:

- predominantly stack bond brick at podium level (brown/earth tone mix) with clear glazing
- alternating and articulated mixture of diamond shingle metal and stack bond brick (same as podium) on the Store Street frontage above the first storey
- aluminium composite panel cladding (champagne) on the north and south building body elevations
- predominantly diamond shingle metal cladding on the harbour (west) elevation with aluminium composite panel cladding (champagne) and a central diffuse white glazing element.



Landscaping elements include:

- two boulevard trees (Karpick Red Maple) on Store Street
- ground floor unit planting beds with shade-loving native and adaptive shrubs on the north and south elevations
- metal arbour with twining vines over the residential sidewalk on the south elevation
- sloped planting beds adjacent to the Harbour Pathway among landscaped boulders with native shrubs and ferns (including Shore Pine, Alaska fern, sweet box and sea oats), as well as, an incorporated public bench along the harbour pathway
- flexible unit entrances at the Harbour Pathway, differentiated by unit pavers
- Harbour Pathway to City of Victoria standard.

The proposed variances are related to:

- increasing the building height from 15m to 18m
- allowing residential uses below the second storey
- increasing the amount of frontage devoted to interior access from 4.5m to 6.0m.

### **Sustainability Features**

As indicated in the applicant's letter dated January 23, 2018 the following sustainability features are associated with this application:

- service rough-in for electric vehicle charging stations in all parking levels
- energy modelled to improve energy use efficiency
- Energy Star rated appliances and motion controlled lighting
- low-flow plumbing fixtures
- on-site treated storm-water, diverted from city utilities
- native and adaptive planting.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this Application.

### **Public Realm Improvements**

The following public realm improvements are being offered by the applicant in association with this Development Permit Application and would be secured with a Section 219 Covenant:

- construction of the Harbour Pathway, linking the pathway between the Mermaid Wharf building and the Janion building at the north and south respectively with a 5m wide pathway built to City of Victoria standards
- provision of a public seating amenity area at the northern end of the harbour frontage.

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed section of the Harbour Pathway included in this application proposes only ramped surfaces (no stairs) at a grade no steeper than 5.8%.

### **Existing Site Development and Development Potential**

The site is presently occupied with a parking lot.

Under the current CA-3C Zone, Old Town District, the property could be developed at a density



of 3:1 Floor Space Ratio (FSR) and with the uses proposed; however, it could also be developed/accommodate office use at a density of 1:1 FSR or transient accommodation at a 3:1 FSR.

### Data Table

The following data table compares the proposal with the existing CA-3C Zone, Old Town District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CA-3C
Density (Floor Space Ratio) - maximum	3:1	3:1
Total floor area (m <sup>2</sup> ) - maximum	10,017.00	10,061.40
Height (m) - maximum	<b>18.0 *</b>	15.0
Site coverage (%) - maximum	N/A	N/A
Residential use on the ground floor	<b>Yes *</b>	Not Permitted
Interior floor area access (m)	<b>6.5*</b>	4.5
Vehicle parking – minimum	132	0
Bicycle parking – minimum		
Class 1	166	133
Class 2	14	6

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 7, 2018 the application was referred for a 30-day comment period to the Downtown Neighbourhood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

### ANALYSIS

The *Official Community Plan*, 2012, identifies this property in Development Permit Area 9 (HC): Inner Harbour. The key objectives of this designation are to enhance the Inner Harbour through high-quality architecture, landscape and urban design that reflects the area's functions as a marine entry, working harbour, and community amenity in scale, massing and character while responding to its historic context.

Design guidelines that apply to Development Permit Area 9 are the *Downtown Core Area Plan*, 2012 (DCAP), *Old Town Design Guidelines* (2006), *Victoria Harbour Plan* (2001), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and *Guidelines for Fences, Gates and Shutters* (2010).

### **Downtown Core Area Plan**

The DCAP seeks to ensure that new developments complement and respond to the surrounding context as defined by the topography, building spacing, form, height, roofline, massing, setbacks, orientation, façade rhythm, building materials and landscaping.

The application is consistent with the guidelines in the DCAP in terms of its general form and character, particularly in terms of its approach to sensitive infill. More specifically, the area context has been considered insofar as the complementary proportion of street wall, cornice lines, articulation rhythm and scale to its adjacent neighbors. Additionally, the application includes completing portions of the Harbour Pathway which achieve the guideline objectives around improving waterfront access, pathway connectivity and waterfront public outlooks. High-quality materials are proposed, and the design is contemporary while complementary to the traditional urban context, consistent with the guidelines on both counts.

### **Height Variance**

The overall height of the building is measured as seven storeys because of the sloping nature of the site and the definition of storeys in the regulations; however, the building is perceived as eight storeys at the waterfront, and as four storeys with a step back to the fifth storey along the Store Street frontage. The proposal includes increasing the maximum allowable height from 15m to 18m. At the Store Street property line, the proposed building height is 14.26m. The building then steps back from the property line by 8.7m before the fifth storey, at a height of 18m. In terms of the height variance, the DCAP provides a number of policies to assess height variances, including street interface guidelines. Store Street is classified as a commercial street; under this designation, street walls ranging from three to five storeys (10m to 20m) are suggested. The DCAP also recommends maintaining lower-scale building forms adjacent to Store Street and supporting new development with form and character that enhances the heritage value of the Historic Commercial District. The proposed step back between the fourth and fifth storey on Store Street is consistent with the guidelines in terms of height and achieves the desired, low traditional building scale at this frontage.

### **Location Residential Use Variance**

The intent of the *Zoning Regulation Bylaw* with regard to excluding residential uses on the ground floor is to ensure that the commercial streets within this area retain their commercial focus, supporting the vibrancy and activity of downtown. The request to permit residential uses on the ground floor is only related to the Harbour Pathway frontage. The Store Street frontage is divided between commercial and residential lobby functions and the variance does not apply. The relative feasibility of a commercial use along an incomplete Harbour Pathway was cited by the applicant as the rationale for this variance request. For this reason, the proposal includes a flexible design at this location to accommodate either commercial or residential use through the optional addition of landscaping elements.

The key policies related to assessing this variance come from the *Downtown Core Area Plan* (DCAP). It recommends that residential dwellings within the Historic Commercial District are to be located on upper-storeys to retain and accommodate more active commercial uses at the street level. Residential uses are envisioned at street level; however, only in instances when



they are located directly adjacent to, and have direct access to a lane, alley or through-block pathway.

The DCAP recommends more active commercial uses at the street level to encourage increased pedestrian activity and complement the public realm, particularly in relation to tourism and entertainment-related uses, as might be the case along the future Harbour Pathway. Given the unfinished status of the Harbour Pathway, and the design measures to accommodate a future commercial frontage on the harbour side of the building, the proposal satisfactorily meets the guidelines. Additionally, the conditions that would permit residential uses at the ground level in the guidelines (being located next to a lane or through-block) are also relevant, suggesting the proposed flexible use is in accord with what the DCAP envisioned.

### **Old Town Design Guidelines**

The Old Town Design Guidelines encourage new development to reflect the contemporary values at the time they were conceived, while also being responsive to the special characteristics of the heritage area where they are located. The subject property is within the "Waterfront" area in the Old Town Design Guidelines. Old Town is further characterized by a "saw-tooth" streetscape that generally rises and falls between one and five storeys in height with articulated brick and stone facades, buildings located up to the public sidewalk and continuous, street-level storefronts.

The application responds to the special characteristics of this area, namely with regard to achieving industrial aesthetic, high-quality materials, and a dual-aspect building, with attractive front and rear facades. This dual-aspect guideline is also repeated in the DCAP and the proposal is consistent for the same reasons. The proposed rhythm of articulation on the Store Street façade respects the character of the area, provides a continuous street wall and is five storeys in height. On this basis, the general form and character of the building is considered to be consistent with the guidelines.

### **Height Variance**

The *Old Town Design Guidelines* outline a general expectation that buildings will range from one to five storeys at their street frontages. Other guidelines to assess variances relate to:

- inspiring creative developments that contribute to the character of the area
- creating a cohesiveness of buildings and spaces that are neighbourly yet dense.

The applicant's rationale for the height variance is based on creating a narrow building form to provide "breathing room" between the proposal and the adjacent buildings while still achieving the permitted density. This approach is consistent with the Guidelines, as it achieves a four and five storey relationship to the street by distributing the density to the portions of the building that have less impact on adjoining properties. Given that the regulations would permit no side yard setbacks, the proposed approach to redistribute the density is an improved option and is consistent with the guidelines around promoting neighbourly development.

### **Victoria Harbour Plan (2001)**

The Victoria Harbour Plan largely focuses on mitigating conflicts between the variety of uses that occupy the harbour while taking advantage of the myriad of opportunities the harbour presents. The subject property is located within the "Upper Harbour" area in the Plan which specifically references this site as having potential for residential uses and extending the texture of Old Town. The completion of the Harbour Pathway is also a key objective within the Plan,



sections of which are proposed to be completed with this application, linking to the path north and south of the subject property.

The application is consistent with the Design Guidelines within the Plan that promote limiting buildings to five storeys at the Store Street frontage. Additionally, it is consistent with the objectives to provide discrete parking that does not dominate the street frontage. Where the application is inconsistent with the Plan relates to the provision of a mid-block access between Store Street and the Harbour, as well as, responding to the topography with a stepped building to maximize harbour views. Instead, the application follows the design approach of the two adjacent buildings whereby a consistent roofline stretches from Store Street to the harbour, resulting in a taller building at the harbour frontage as compared to the Store Street frontage. This approach is consistent with the immediate context and in reviewing the shadowing studies, results in a negligible impact to adjacent properties. Additionally, the application proposes angled windows for all units to face the harbour, which both better respects neighbouring property harbour views and provides more views of the harbour for the building's occupants.

With respect to the mid-block access from Store Street to the waterfront, the existing pathway connection which was completed in conjunction with the recent revitalization of the Janion building, was not anticipated in the Victoria Harbour Plan. With this connection, spacing between harbour accesses on Store Street is 90m, which is sufficient to meet the intent of the guideline, thus negating the need for an additional pathway on the subject property.

On balance, the consistent harbour frontage as viewed from across the harbour, as well as the approach to maximize and protect harbour views, are perceived as beneficial to the overall contextual response. Access to the waterfront from Store Street is also adequately provided to the level anticipated in the Plan, and on this basis, staff recommend for Council's consideration that the intent of these guidelines are achieved.

### **Response to Context**

The proposal's form and character respects the historic visual relationship of the streetscape and is compatible with the context of the area specific to the proportion of street wall, cornice lines, articulation rhythm and scale to its adjacent neighbors. The application does not negatively impact the district's heritage value and is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### **Interior Access Variance**

The variance to the regulation limiting the amount of frontage devoted to interior access is supportable based on the OCP objectives around promoting active street frontages. The proposed entrances on Store Street are not excessive and relate well to the adjacent context and frequency of neighbouring property entrances.

### **Advisory Design Panel**

The Advisory Design Panel reviewed the application at the meeting of April 25, 2018 (minutes attached). The application was favorably received and a motion to "accept as presented" was carried unanimously.

## Heritage Advisory Panel

The Heritage advisory Panel reviewed the application at the meeting of May 8, 2018 (minutes attached). The application was favorably received and a motion to "accept as presented" was carried unanimously.

## CONCLUSIONS

The application is consistent with the guidelines in terms of form and character, and the variances do not contradict the intentions of the relevant policy or guidelines. The proposal also provides a significant benefit to the City with the proposed completion of a portion of the Harbour Pathway and additional seating amenity area on the waterfront. On this basis, Staff recommend for Council's consideration that the application be supported.

## ALTERNATE MOTION

That Council decline DPV Application No. 00068 for the property located at 1622-1628 Store Street.

Respectfully submitted,



Miko Betanzo, Senior Planner – Urban Design  
Sustainable Planning and Community  
Development Department



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.



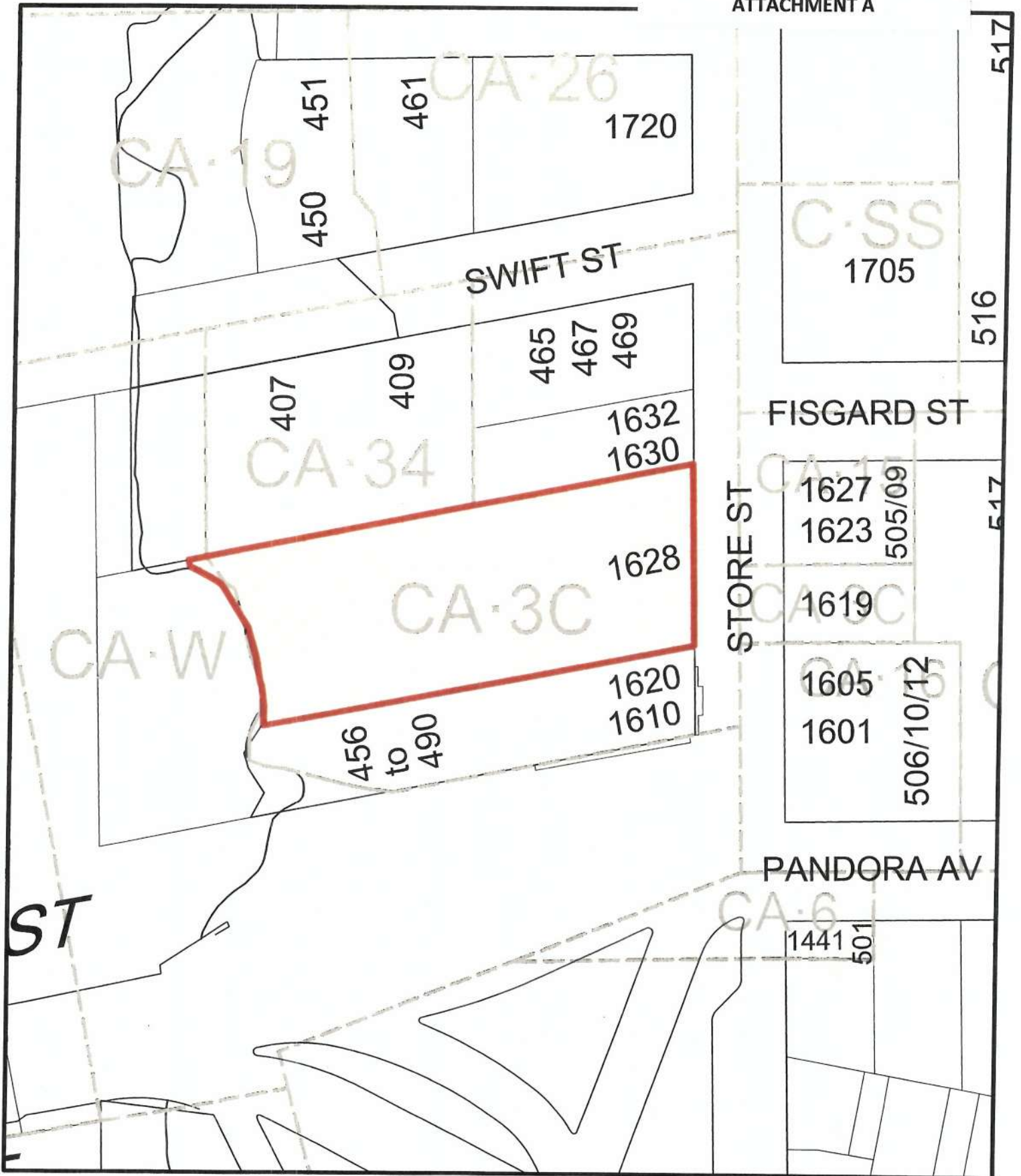
Date:

June 8, 2018

### List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped March 29, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 22, 2018 and March 29, 2018
- Attachment E: Correspondence (Letters/ emails received from residents)
- Attachment F: Draft Advisory Design and Heritage Advisory Panel minutes

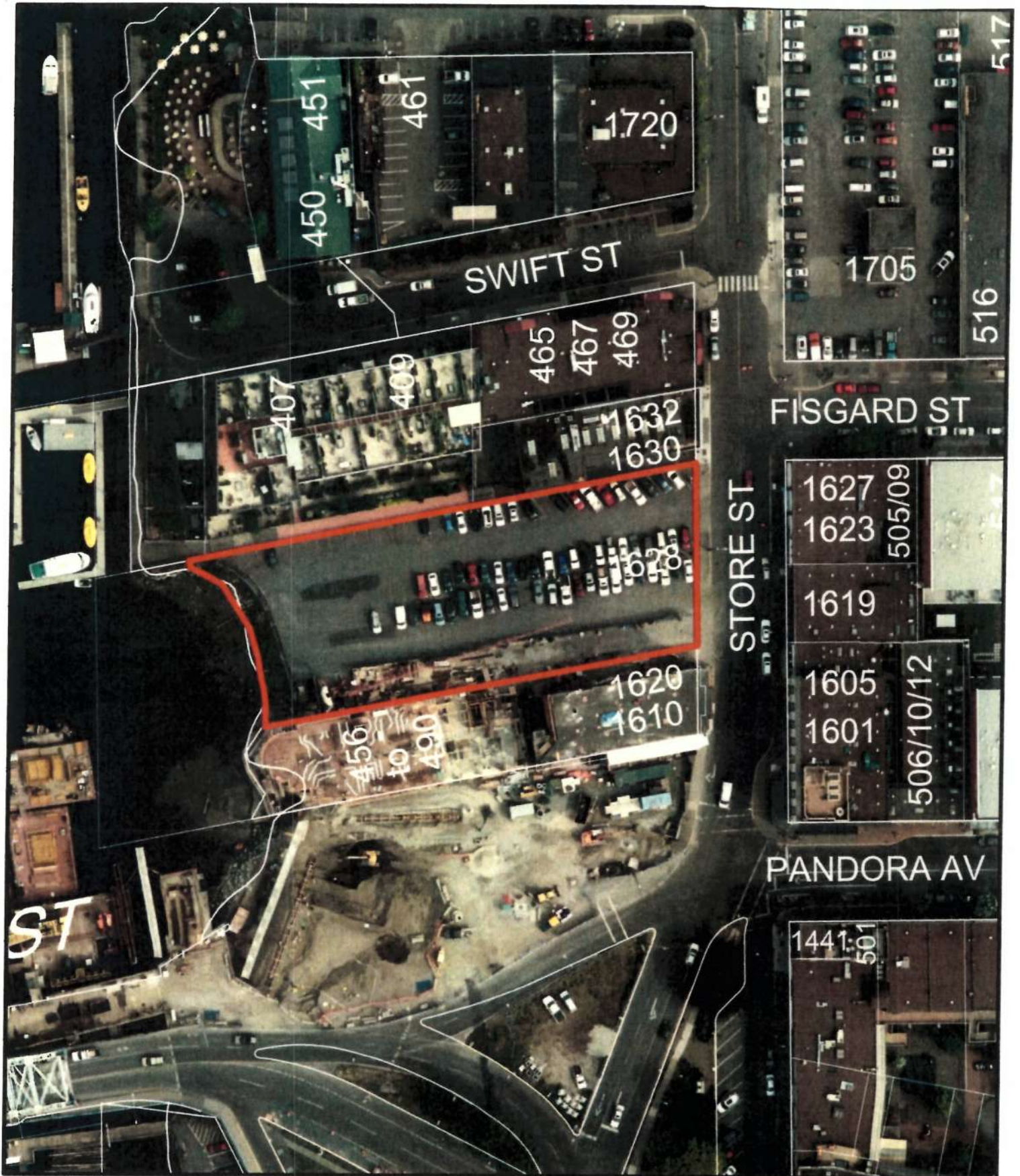




1622 - 1628 Store Street  
Development Variance Permit #00068







1622 - 1628 Store Street  
Development Variance Permit #00068







City of Victoria  
**MAR 29 2013**  
 Planning & Development Department  
 Development Services Division

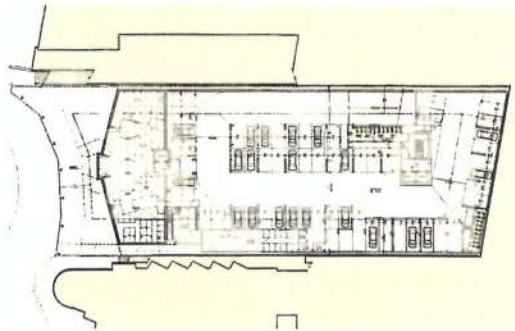
**D'AMBROSIO**  
 ARCHITECTURE & DESIGN

Average Grade Calculations

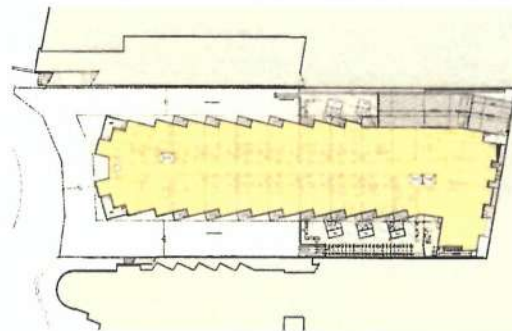
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5	10.40	1.00	10.40
6	10.50	1.00	10.50
7	10.60	1.00	10.60
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113	21.20	1.00	21.20
114	21.30	1.00	21.30
115	21.40	1.00	21.40
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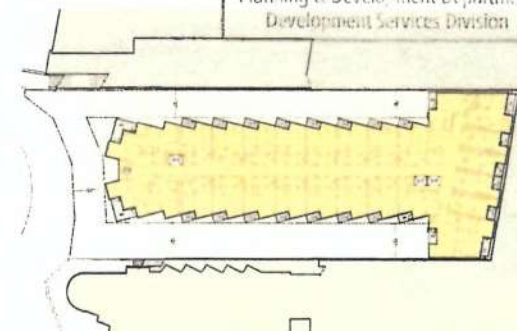
MAR 29 2010

Planning & Development Department  
Development Services DivisionD'AMBROSIO  
ARCHITECTURE + URBANISM

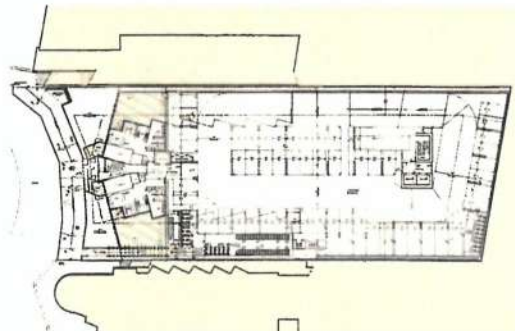
Level P3



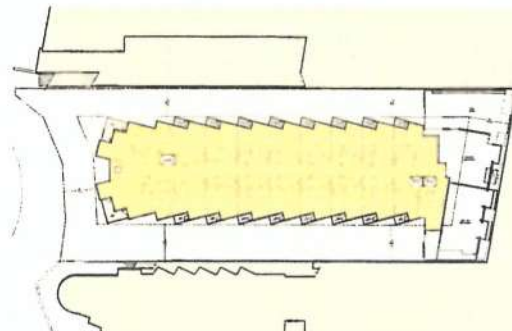
Level L1 - 16,444 s.f. (1,527.7 m2)



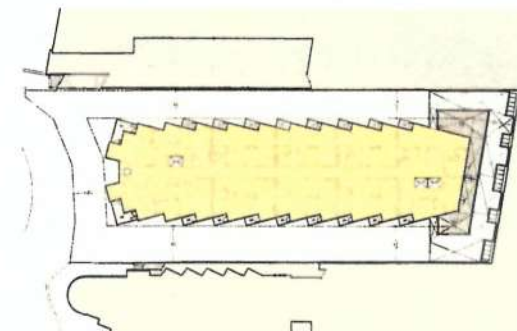
Level L4 - 18,405 s.f. (1,709.9 m2)



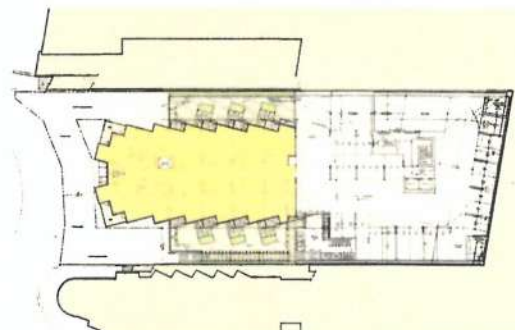
Level P2



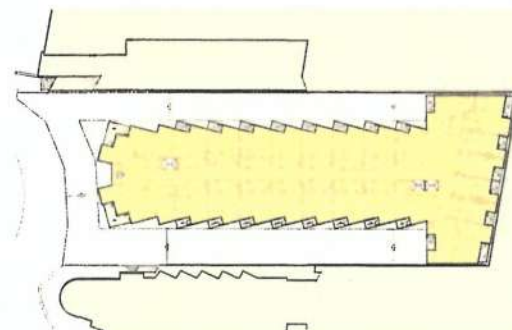
Level L2 - 13,883 s.f. (1,289.8 m2)



Level L6 - 14,433 s.f. (1,340.9)



Level P1 - 7,853 s.f. (729.6 m2)

Level L3 - 18,405 s.f. (1,709.9 m2)  
Level L5 - 18,405 s.f. (1,709.9 m2)

Floor Level	Approx. Gross Floor Area
Level P1	7,853 s.f. (729.6 m2)
Level L1	16,444 s.f. (1,527.7 m2)
Level L2	13,883 s.f. (1,289.8 m2)
Level L3	18,405 s.f. (1,709.9 m2)
Level L4	18,405 s.f. (1,709.9 m2)
Level L5	18,405 s.f. (1,709.9 m2)
Level L6	14,433 s.f. (1,340.9 m2)
<b>Total</b>	<b>107,828 s.f. (10,017.0 m2)</b>
<b>FSR</b>	<b>3.00</b>

## Legend:

Yellow Floor Area as shown on map of Victoria during 2010

Note: This document is a preliminary and provided for information only. It is not intended to be used for any other purpose. Plans and data are subject to change without notice. All rights reserved.



Project Name: \_\_\_\_\_  
 Project No: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_

pearl  
 Gross Floor Area  
 Diagrams

Scale: 1" = 10' - 0"

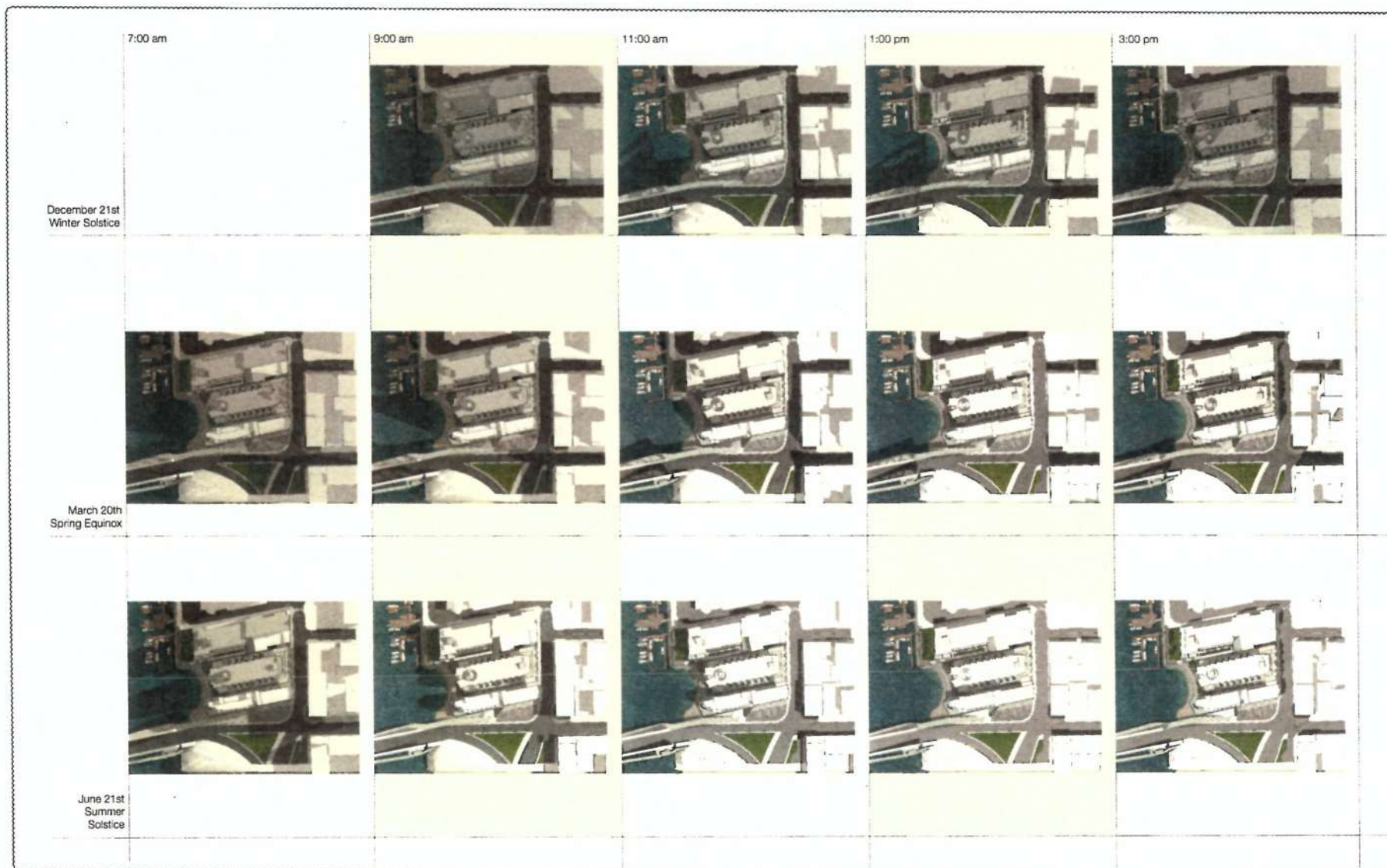
Sheet No: A0.2

City of Seattle

MAR 29 2018

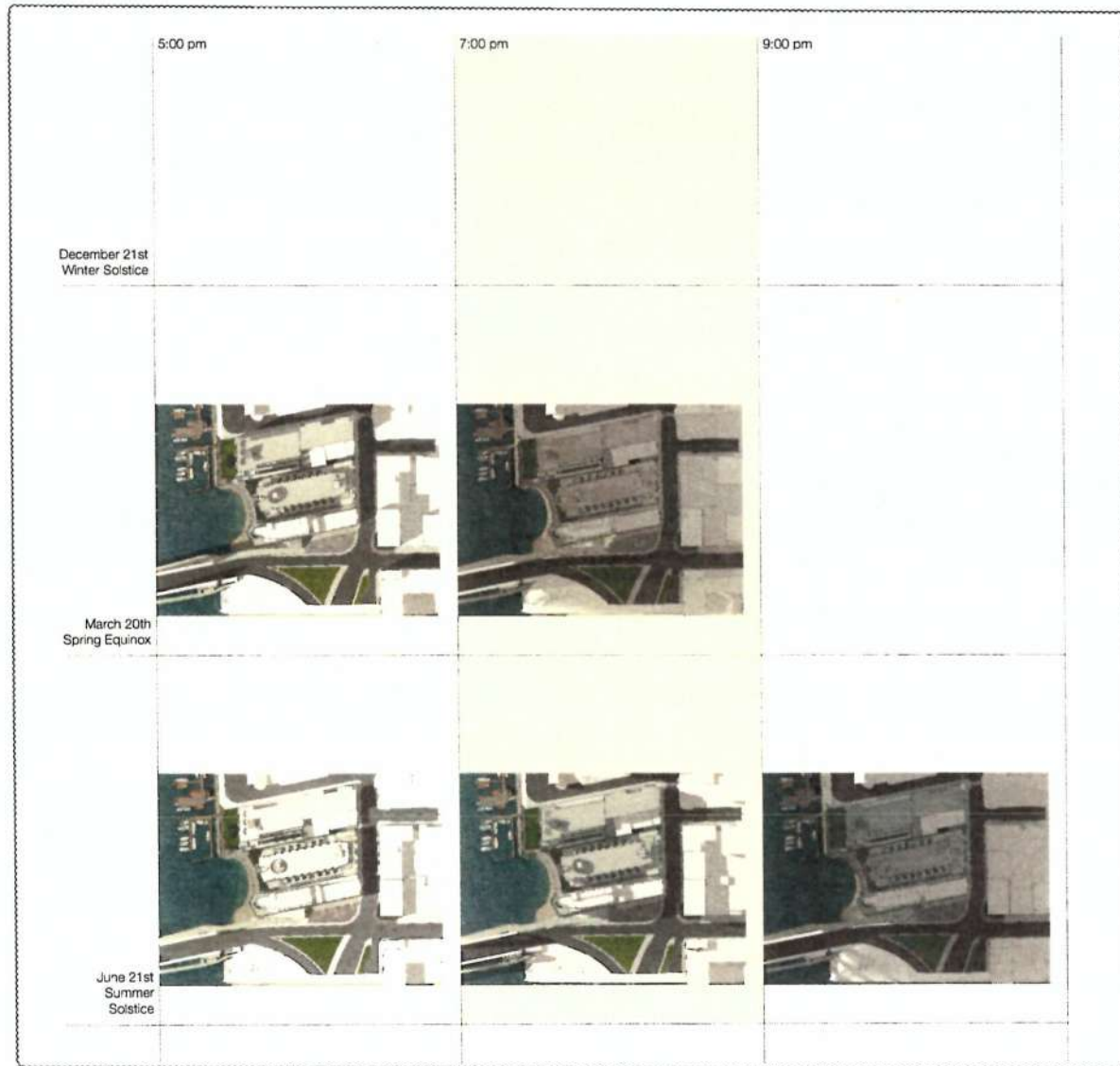
Planning & Development  
Department Services Division

D'AMBROSIO  
ARCHITECTURE + URBANISM



Project: 1712  
Drawing No: 1712-01  
Title: Shadow Studies  
Scale: 1" = 100'  
Date: 3/29/18  
Author: MZ  
Checked by: FGA  
Project No: A03

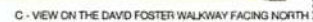
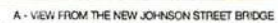




MAR 29 2013

Planning & Development Department  
Government of the Hong Kong Special Administrative Region

842011623446 • 51539150

[illegible]



City of Vienna  
 MAR 29 2019  
 City of Vienna  
 City of Vienna

D'AMBROSIO  
 ARCHITECTURE + INTERIOR



STORE STREET CONTEXT ELEVATION  
 1:100



KEY PLAN



F - VIEW FROM STORE STREET AT JOHNSON STREET

Project No.	1712
Client	City of Vienna
Project Name	Context Elevation - View Study
Architect	D'AMBROSIO ARCHITECTURE + INTERIOR
Scale	1:100
Date	January 17, 2019
Drawn By	MA
Checked By	FS
Sheet No.	A0.5



WEST END OF BUILDING FROM ABOVE



WEST FACADE OF THE BUILDING IN CONTEXT



WEST FACADE WITH NEIGHBORING BUILDINGS



WEST FACADE WITH NEIGHBORING BUILDINGS

City of Houston  
MAR 29 2019  
Planning

D'AMBROSIO  
ARCHITECTS + URBANISM

Project Name	1112
Address	1112
Client	1112
Architect	1112
Engineer	1112
Interior Designer	1112
Landscaper	1112
Other	1112
Project Title	West Facade Context Views
Project No.	1112
Revision No.	1112
Date	January 17, 2019
By	1112
Checked By	1112
Approved By	1112
Scale	1112
Sheet No.	A0.6



## WEST FACADE ILLUSTRATIONS

### 1628 STORE STREET - WEST FACADE POSITIONING TO ACHIEVE SETBACK INTENT

Using the Downtown Core Area Plan - Urban Design street wall setbacks and Building and Street Interface Guidelines.

The proposed various plans are shown in yellow.

Setbacks taken from the new eastern boundary of the proposed DMV for the David Foster Walkway.



A 3m setback at 15m of building height.  
showing a minor elevation of a portion of the proposed west facade.



B 1.5 building setback from a 15m height.  
showing a minor elevation of the proposed facade.

### 1628 STORE STREET - WALKWAY UNIT FUTURE PROGRAM TRANSITION



A Transparent public.  
Access to board building entry.



B Non-transparent access.  
Access directly from the David Foster Walkway.

### 1628 STORE STREET - WEST FACADE POSITIONING FOR NEIGHBORING VIEW CONSIDERATION

Covering neighboring facades highlighted in yellow.



A Marina's Wharf - south facade



B Marina Building - north facade

MAR 29 1963

1. General information: please state the name, location, and telephone number of the institution where you are currently employed.
2. Briefly describe your research interests and the main objectives of your research.

## 944 Jane Street, Volume 8 C








Geol. Survey, 1820, 22-23 Street, London, U.K.

Laysan Island, Laysan A EPP 70042

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 105–112

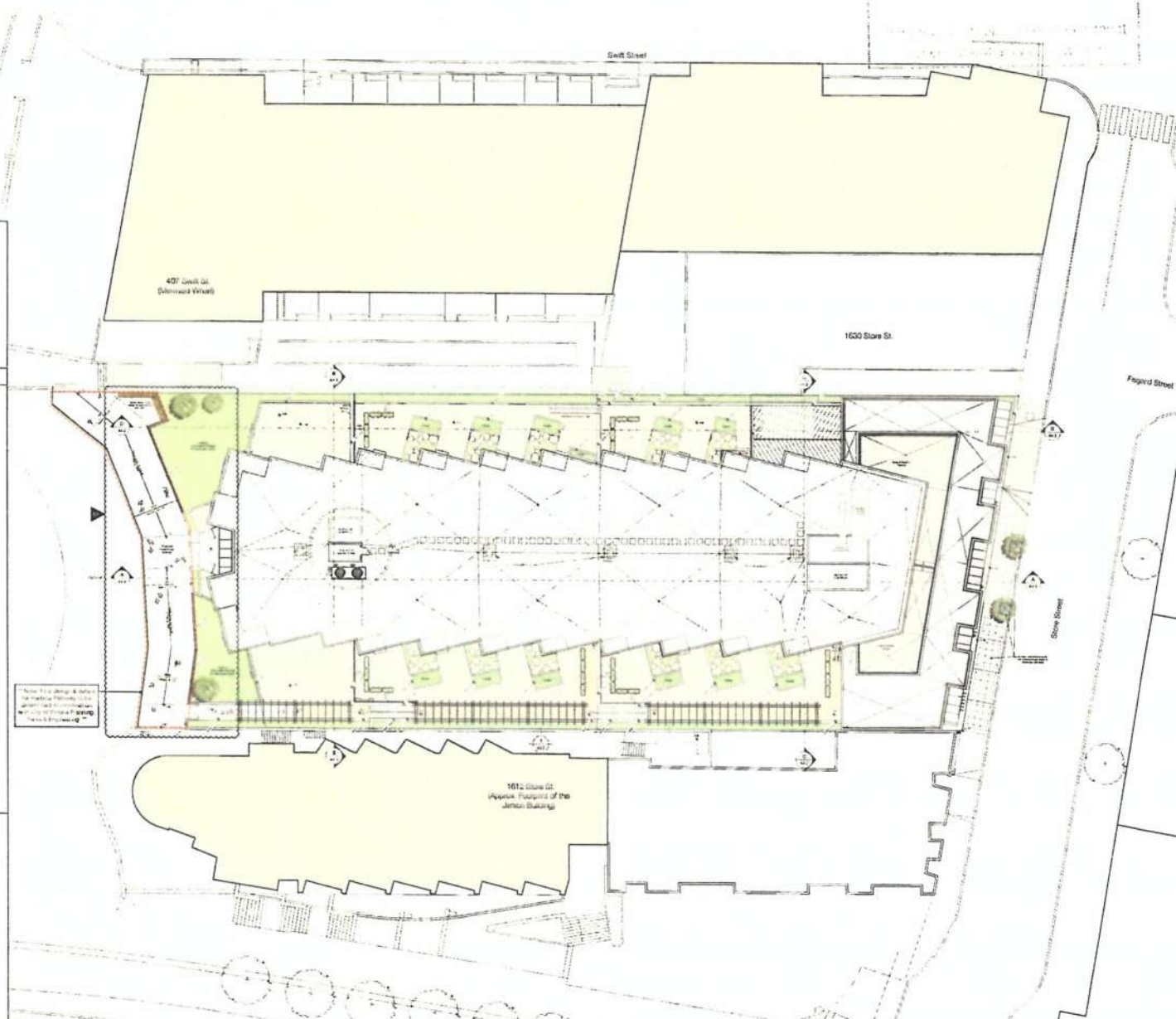
Table 1 and Figure 2 show that the  $\beta$  values are

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	Percentage / Percent	Percentage
Four State Ratio	2.00	3.05
One Coverage %	N/A	N/A
Open Estate %	N/A	N/A
<b>Building Height</b>		
Height to Building Top	15.0m	18.0m
Height to Roofline (if 2nd floor)		
Roofline at Street	N/A	7.0m 
<b>Off Street Parking</b>		
Motor Vehicle Parking	0	120 
Motor Vehicle Storage		
Storage of Motor Vehicle Registration		
Storage of Motor Vehicle	180.75	180.75 
Storage of Motor Vehicle	10.3	13.1 
Construction	0.685	0.481 
Construction of Motor Vehicle Storage	0.685	0.685 
Construction of Motor Vehicle Storage		
Construction of Motor Vehicle Storage		
Total Living Area	168	180 
Total Street Area	14	14
<b>Building Setbacks</b>		
Front yard setback (front lot)		
Level P1-P3	0.0m	0.0m
Level L1-L2	0.0m	2.0m
Level L1-L3	0.0m	0.0m
Level L4	0.0m	0.0m
Side yard setback (side lot)		
Level P1-P3	0.0m	2.0m
Level L1-L2	0.0m	7.50m
Level L1-L3	0.0m	2.0m
Level L1-L4	0.0m	2.0m
Level L4	0.0m	2.0m
Side yard setback (back lot)		
Level P1-P3	0.0m	2.0m
Level L1-L2	0.0m	27.0m & 9.0m
Level L1-L3	0.0m	27.0m & 9.0m
Level L1-L4	0.0m	27.0m & 9.0m
Level L4	0.0m	27.0m & 9.0m
Side yard setback (corner lot)		
Level P1-P3	0.0m	2.0m
Level L1-L2	0.0m	15.0m & 7.50m
Level L1-L3	0.0m	15.0m & 7.50m
Level L4	0.0m	7.50m

1998 *Journal of Clinical Investigation* 101: 1011-1018

100

[illegible]

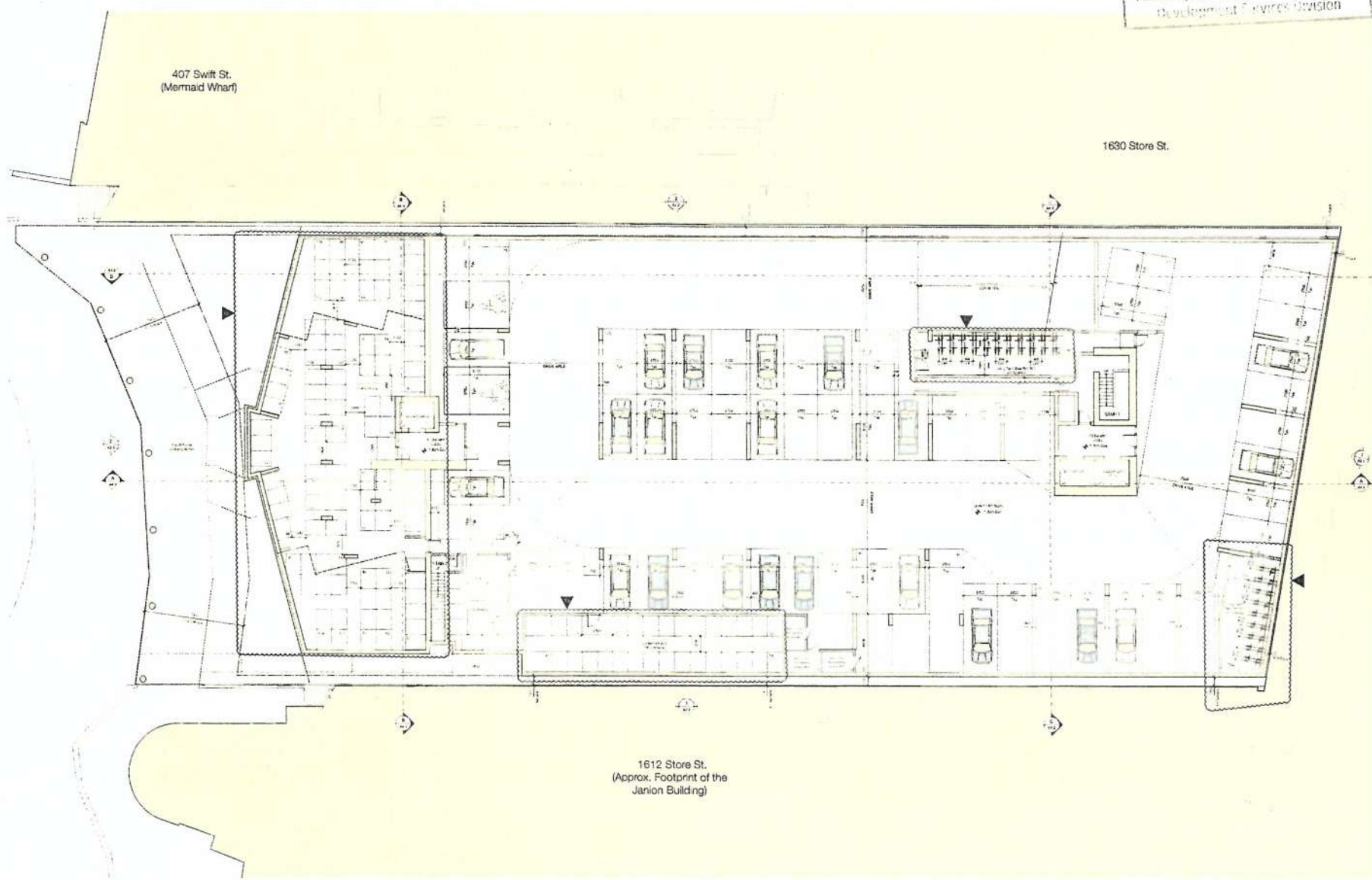


Capital Projects  
**MAR 29 2013**  
 Planning & Development Department  
 Development Services Division

407 Swift St.  
 (Mermaid Wharf)

1630 Store St.

1612 Store St.  
 (Approx. Footprint of the  
 Janion Building)



**D'AMBROSIO**  
 architecture + urbanism

Notes:  
 1. See attached site plan for location of this plan.  
 2. See attached site plan for location of this plan.  
 3. See attached site plan for location of this plan.

NO.	DESCRIPTION	DATE
1	Issued for Review	3/29/13
2	Issued for Review	3/29/13
3	Issued for Review	3/29/13
4	Issued for Review	3/29/13
5	Issued for Review	3/29/13
6	Issued for Review	3/29/13
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14	Issued for Review	3/29/13
15	Issued for Review	3/29/13
16	Issued for Review	3/29/13
17	Issued for Review	3/29/13
18	Issued for Review	3/29/13
19	Issued for Review	3/29/13
20	Issued for Review	3/29/13

**pearl**

Project Name: **Parking Level 3 (P3) Floor Plan**

Project No: **10000000000000000000**

Client: **City of Seattle**

Architect: **D'AMBROSIO architecture + urbanism**

Scale: **1/8" = 1'-0"**

Sheet No: **A2.1**

MAR 29 2019

Planning & Development Department  
Development Services Bureau

407 Swift St.  
(Mermaid Wharf)

1630 Store St.

1612 Store St.  
(Approx. Footprint of the  
Janitor Building)

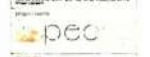
\* Note: Final design & construction of the proposed parking lot is subject to the final design & construction of the proposed parking lot.

D'AMBROSIO  
ARCHITECTURE + URBANISM

Project: 1612 Store St. Parking Lot  
Client: City of San Francisco  
Date: 03/29/2019  
Scale: 1" = 100'



Project No.	1612
Client	City of San Francisco
Design No.	001
Scale	1" = 100'
Date	03/29/2019



Parking Level 2 (P2)  
Floor Plan

Project No.	1612
Client	City of San Francisco
Design No.	001
Scale	1" = 100'
Date	03/29/2019

Sheet No. A2.2



MAR 29 2013

Planning & Development Department  
Development Services Division

1630 Store St.

1612 Store St.  
(Approx. Footprint of the  
Janion Building)

**Question:** I have been told that the only way to get a good job is to get a good education. Is this true?



2	Should be Free CP	45.8 x 3.75
3	Should be Free Period	45.8 x 4.50
Free Fee	Amortization	2000

PEARL

### Parking Level 1 (P1) Floor Plan

project no. 1712  
drawing no.

date	September 1, 2017
scale	1-100
done by	ES + AC

[illegible]

A2.3

City of Mermaid

MAR 29 2013

Planning & Development Department  
Development Engineering Division

D'AMBROSIO  
architecture + urbanism

Notes:  
1. This drawing is a preliminary floor plan and is not to be used for construction purposes.  
2. All dimensions are approximate and subject to change.  
3. The owner is responsible for obtaining all necessary permits and approvals.  
4. The architect is not responsible for the accuracy of the information provided by the owner.

407 Swift St.  
(Mermaid Wharf)

1630 Store St.

1612 Store St.  
(Approx. Footprint of the  
Janion Building)



Project No.	1612 Store St. Floor Plan	03/29/13
Client	1612 Store St. Floor Plan	03/29/13
Architect	D'AMBROSIO	03/29/13
Scale	1/8" = 1'-0"	
Drawn by	EA/AC	
Checked by	EA	
Approved by	EA	
Sheet No.	A2.4	



City of Portland

MAR 29 2013

Planning & Development Department  
Development Services Division

407 Swift St.  
(Mermaid Wharf)

1630 Store St.

1612 Store St.  
(Approx. Footprint of the  
Janitor Building)

D'AMBROSIO  
architecture + urbanism

Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the building.  
3. All dimensions are to the centerline of the building.  
4. All dimensions are to the centerline of the building.



Project No.	1712
Client	City of Portland
Project Name	Level 2 Floor Plan
Scale	1/8" = 1'-0"
Author	ES/AC
Checked By	ES/AC
Drawn By	ES/AC
Sheet No.	A2.5

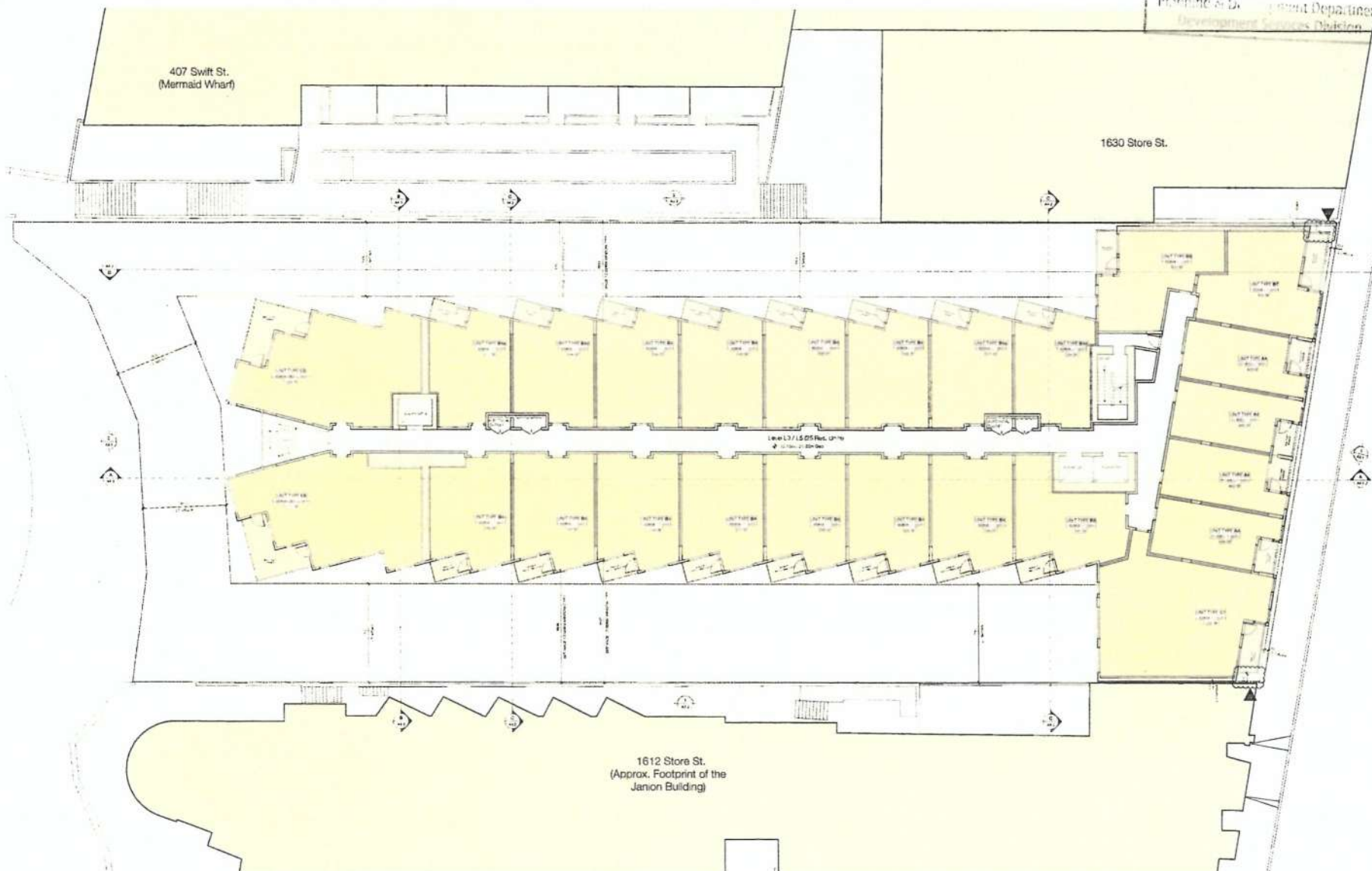
MAR 29 2013

Planning & Development Services Division

D'AMBROSIO

ARCHITECTURE + URBANISM

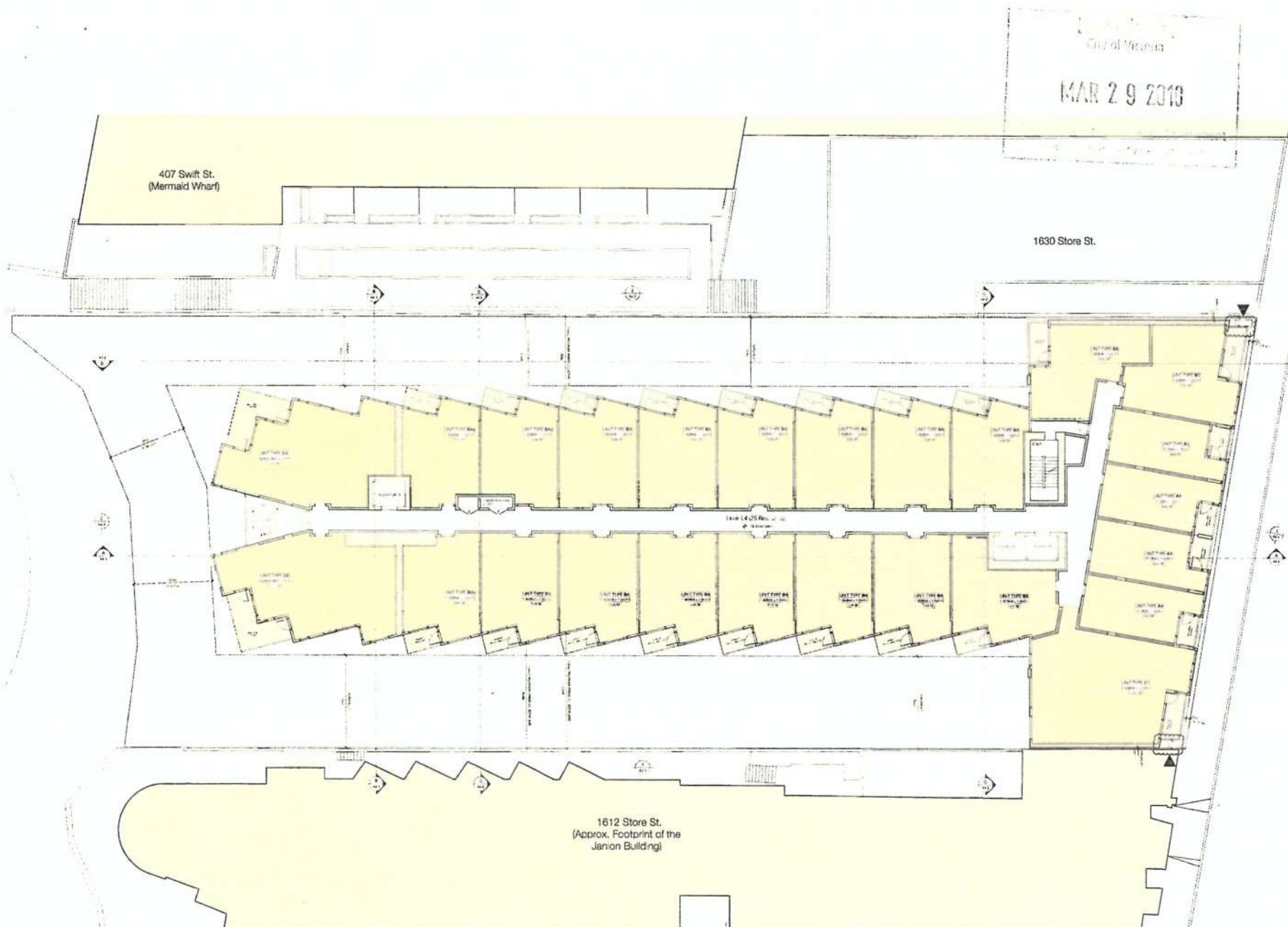
Notes:  
1. This drawing is a conceptual floor plan and is not to be used for construction purposes.  
2. All dimensions are approximate and subject to change.  
3. The owner is responsible for obtaining all necessary permits and approvals.



1	Level 3 & 5 Floor Plan	1712
2	Level 3 & 5 Floor Plan	1712
3	Level 3 & 5 Floor Plan	1712
4	Level 3 & 5 Floor Plan	1712
5	Level 3 & 5 Floor Plan	1712
6	Level 3 & 5 Floor Plan	1712
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41	Level 3 & 5 Floor Plan	1712
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97	Level 3 & 5 Floor Plan	1712
98	Level 3 & 5 Floor Plan	1712
99	Level 3 & 5 Floor Plan	1712
100	Level 3 & 5 Floor Plan	1712

Project Name	Level 3 & 5 Floor Plan
Project No.	1712
Client	Seaport Development Authority
Architect	D'AMBROSIO ARCHITECTURE + URBANISM
Scale	1/8" = 1'-0"
Sheet No.	CS-1A2
Sheet Title	Floor Plan
Sheet Size	A2.6





MAR 29 2013

D'AMBROSIO  
architecture + urbanism

PROJECT: 1612 STORE ST. (APPROX. FOOTPRINT OF THE JANION BUILDING)  
DATE: 03/29/13  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
SCALE: 1/8" = 1'-0"

1612 STORE ST. (APPROX. FOOTPRINT OF THE JANION BUILDING)  
DATE: 03/29/13  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
SCALE: 1/8" = 1'-0"

1612 STORE ST. (APPROX. FOOTPRINT OF THE JANION BUILDING)  
DATE: 03/29/13  
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SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

1612 STORE ST. (APPROX. FOOTPRINT OF THE JANION BUILDING)  
DATE: 03/29/13  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
SCALE: 1/8" = 1'-0"

Planning & Development Department  
Development Services Division

4. Journal of Management Information Systems  
contributions to this journal are limited to  
contributions that are directly related to  
information systems management.

[illegible]



Project No. 100-00000000  
City of Miami

MAR 29 2013

407 Swift St.  
(Mermaid Wharf)

1630 Store St.

1612 Store St.  
(Approx. Footprint of the  
Janitor Building)

DAMBROSIO  
architecture + urbanism

Notes:  
1. This drawing is a preliminary design and is not to be used for construction.  
2. All dimensions are approximate and subject to change.  
3. The client is responsible for obtaining all necessary permits and approvals.  
4. The architect is not responsible for the accuracy of the information provided by the client.  
5. The architect is not responsible for the accuracy of the information provided by the client.



Project No.	100-00000000
Client	City of Miami
Project Name	1612 Store St.
Site No.	1612
Scale	1/8" = 1'-0"
Author	DA
Checker	DA
Project No.	100-00000000
Sheet No.	A2.9

Planning & Development Department  
Development Services Division



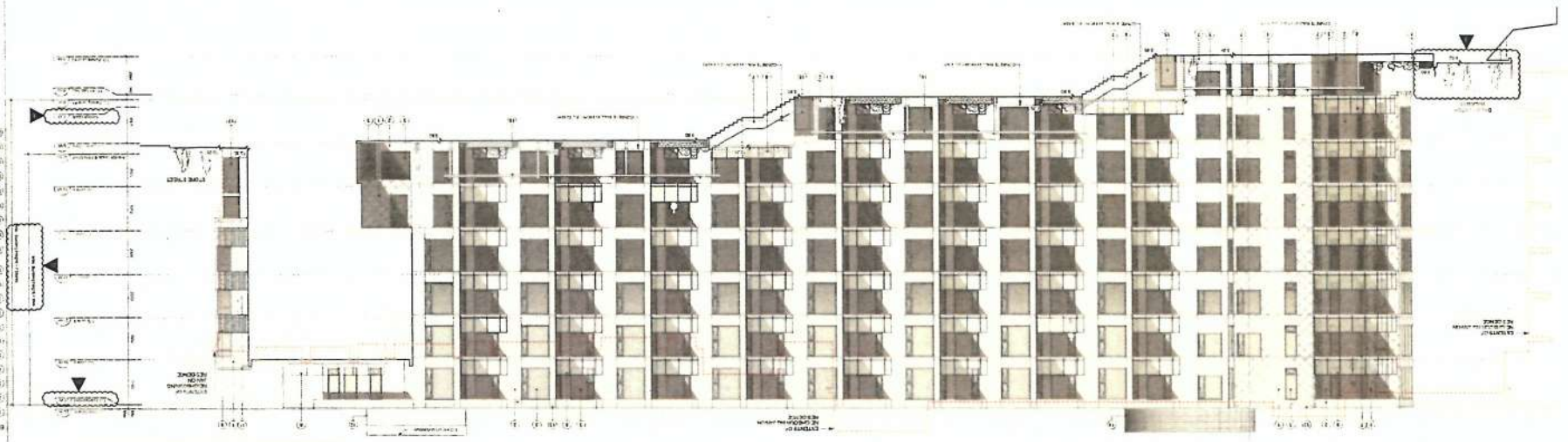


A3.2  
 Project No.  
 Title  
 Date  
 Drawing No.  
 Scale  
 Author  
 Checker  
 Approver

North and South  
 Elevation  
 Pearl  
 Project No.  
 Title  
 Date  
 Drawing No.  
 Scale  
 Author  
 Checker  
 Approver



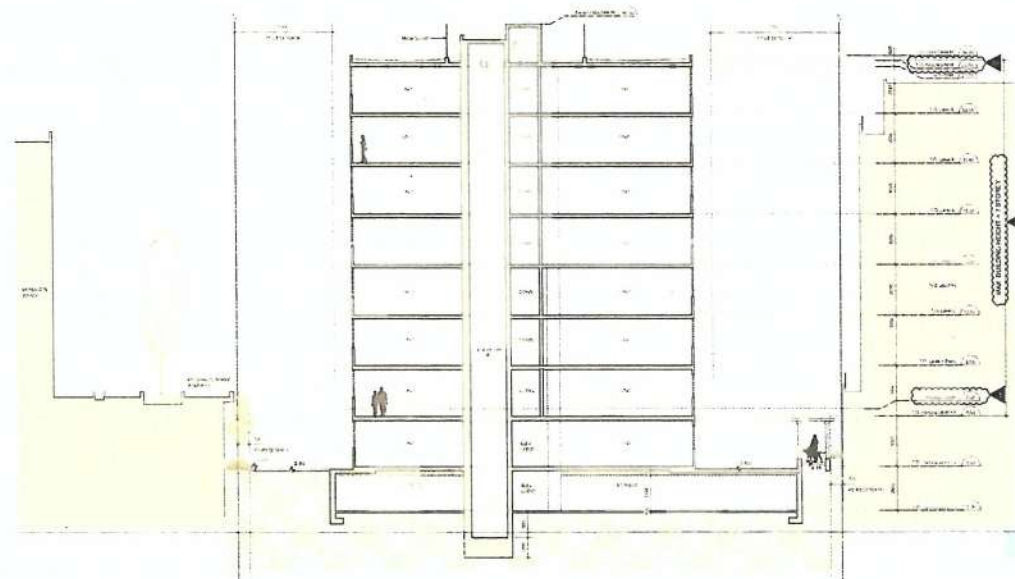
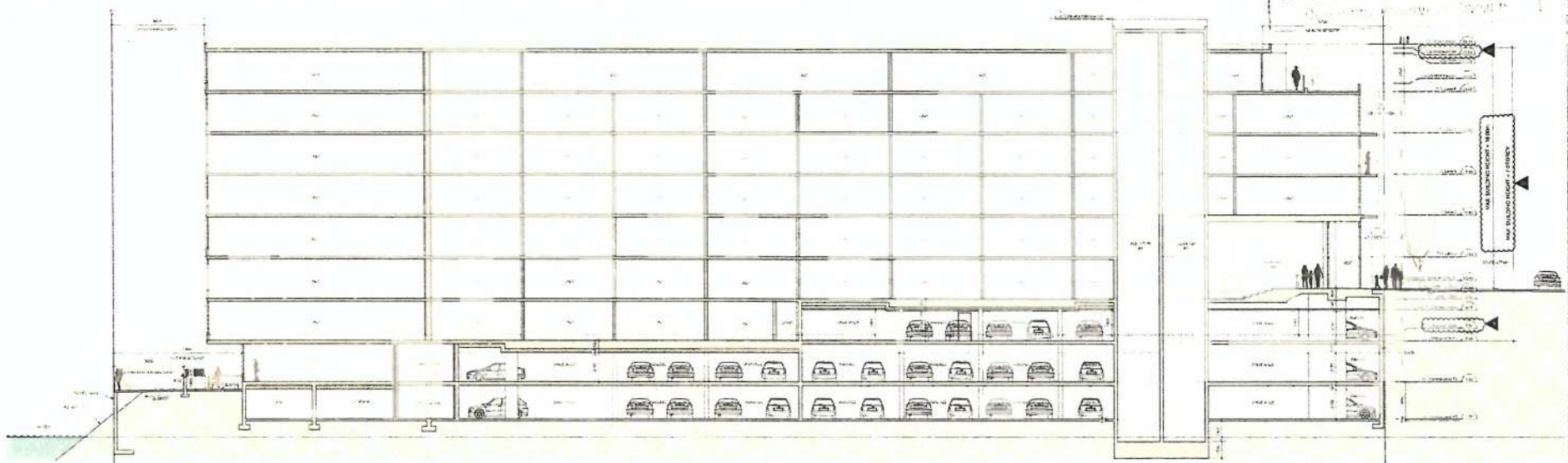
Planning & Development Services Division  
 City of Miami  
 MAR 29 2013  
 Planning & Development Services Division  
 City of Miami  
 MAR 29 2013



Planning & Development Services Division  
 City of Miami  
 MAR 29 2013

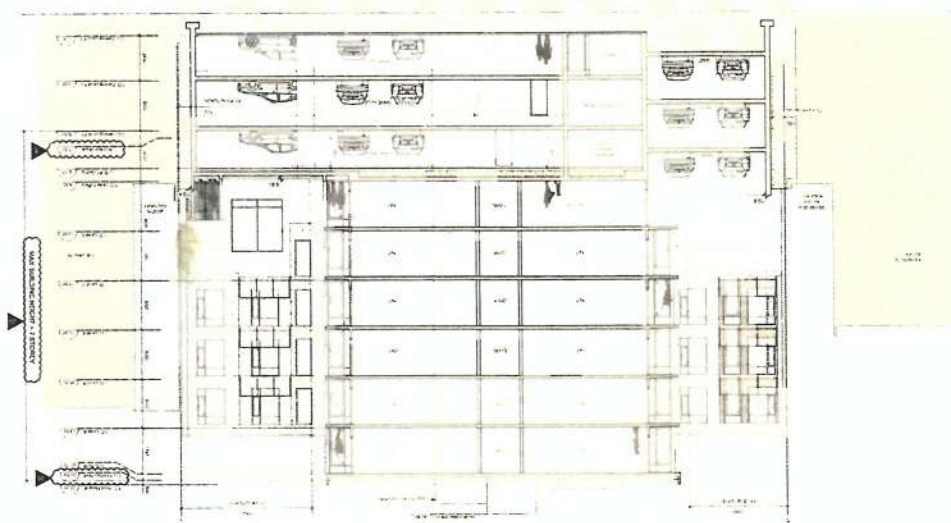
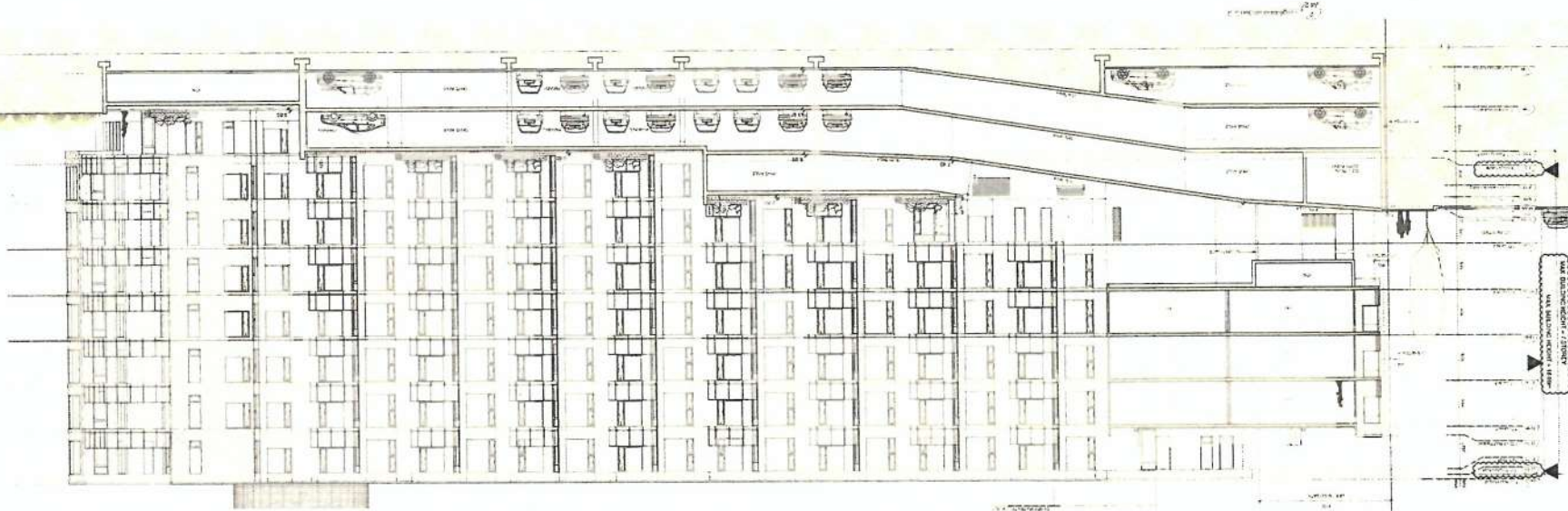
MAR 29 2013

D'AMBROSIO  
architecture + urbanism



Project No.	1712
Working Set	
Architect	March 29, 2013
Scale	1/8" = 1'-0"
Drawn by	AC/162
Checked by	FD
Sheet No.	A4.1





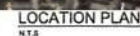
221

GENERAL NOTES:

- ALL CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA ENGINEERING STANDARDS AND BYLAW.
- ALL TRUCKS, TRAILERS, EQUIPMENT AND MATERIALS MUST OBTAIN A STREET OCCUPANCY PERMIT TO CONTRACT WORKS ON THE CITY RIGHT-OF-WAY WORK MUST BE OBTAINED FROM THE CITY'S ENGINEERING DEPARTMENT. THE CITY WILL BE RESPONSIBLE FOR OBTAINING THIS PERMIT. THESE PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- A PRE-CONSTRUCTION MEETING MUST BE ARRANGED AND INCLUDE THE CONSULTING ENGINEER, THE CITY AND THE CONTRACTOR TO DISCUSS THE PROJECT AND THE CITY'S REQUIREMENTS.
- ANY CONTACT BETWEEN SIGNAGE INFRASTRUCTURE AND THE DESIGN CONTACT THE CONSULTING ENGINEER AND THE CITY TELEPHONE NUMBERS IMMEDIATELY.
- ALL ELECTRICAL WORK MUST BE IN ACCORDANCE WITH THE CITY'S REQUIREMENTS IN ACCORDANCE TO THE CURRENT BC ELECTRICAL CODE, 2014 AND CITY OF VICTORIA SUPPLEMENTAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO BE TAKEN OUT WITH THE CITY OF VICTORIA ELECTRICAL INSPECTORS. REFER TO ELECTRICAL INSPECTORS FOR MORE INFORMATION.
- LANDING SERVICES MUST BE EXPOSED AT CROSSING POINTS BEFORE CONSTRUCTION.
- UNDERGROUND LOCATIONS: 72 HOURS PRIOR TO CONSTRUCTION TO OBTAIN UNDERGROUND LOCATIONS. ALL UNDERGROUND LOCATIONS MUST BE CONTACTED BY THE CITY OF VICTORIA AT 250-661-8800 FOR MUNICIPAL UNDERGROUND LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR BC ONE CALL: CALL BEFORE YOU DIG AT 1-800-487-6888. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO BE TAKEN OUT WITH THE CITY OF VICTORIA ELECTRICAL INSPECTORS. REFER TO ELECTRICAL INSPECTORS FOR MORE INFORMATION.
- ELEVATIONS TO METRIC (CANADIAN DECIMAL DEGREE) NOTATION.
- INSTALLATION OF NEW ELECTRICAL SERVICE BY BC HYDRO AT DEVELOPERS EXPENSE.
- INSTALLATION OF NEW SHED, TELUS AND GAS SERVICE BY LANDSCAPE ARCHITECTS AT DEVELOPERS EXPENSE.
- LANDSCAPE AND SITE FURNITURE BY OTHERS. REFER TO LANDSCAPE ARCHITECTS.
- BLUE LINES/AR BY ARCHITECT. SHOW IN PLAN DRAWINGS FOR INFORMATION ONLY. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA ENGINEERING STANDARDS AND BYLAW.
- CLIENTS REPRESENTATIVE WILL SCHEDULE THE FINAL REVIEW FOR INFORMATION OR BETTER.

**LEGEND**

- [illegible]



DRAWING INDEX	
SHEET #	DESCRIPTION
1	SITE PLAN
2	DETAILS



WORKS AND SERVICES CHECK TABLE			
PLANT SCHEDULE	NAME	SIGNATURE	DATE
1. PLANT SCHEDULE			
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**ONPOINT**  
PROJECT ENGINEERS LTD.

**DO NOT SCALE THE DRAWING**

[illegible]

TECHNIQUE: VO  
REVIEWED: RJA  
ENIGMA: RJA

1628 STORE ST

1628 STORE ST  
1628 STORE ST.

SITE PLAN

119-01  
SHEET 1 OF 2  
REV A





4. EASTERN CORNER STONE BUTTRESS AND  
ARCHWAY TO BE REMOVED AND REPLACED  
WITH NEW STONE - 20' x 40' AND LEAVING  
FACE THE EXISTING BUILDING



- [illegible]



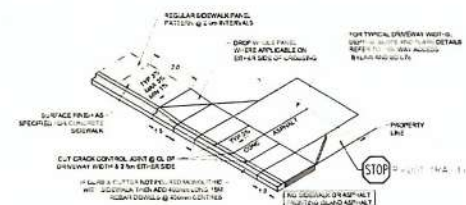
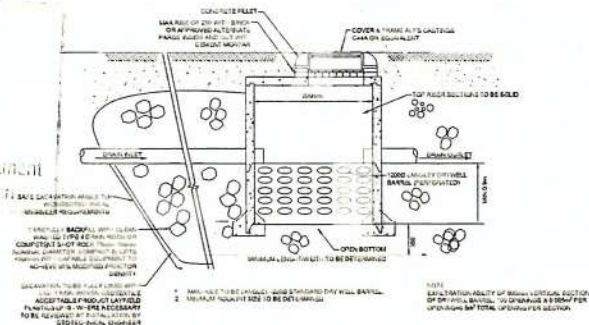
- PHOTOGRAPH C
- NEW YORK, NEW YORK, 1964. PHOTOGRAPHED BY JAMES VAN DER ZEE. PHOTOGRAPHED BY JAMES VAN DER ZEE. PHOTOGRAPHED BY JAMES VAN DER ZEE.



4. WILL EXISTING ASPHALT ON STORM STREET PREVENT THE DEVELOPMENT TO THE CENTER PARK LANE AND WEST AVE. WEST SIDE ASPHALT IS 10% LAY AFTER ALL ADJACENT AND OTHER AVE. BEING COMPLETED. RESURFACING PROJECTS WOULD BE NEAR.

MAR 29 2013

Planning & Development Department  
Development Section



WORKS AND SERVICES CHECK TABLE				
	PLAN DESIGN	NAME	SIGNATURE	DATE
OWNER	NO PLAN			
	PLAN			
	PLAN IN HAND			
	PLAN VALUE			
BIDDING	PROFESSIONAL BIDDING			
	BIDDING			
CONTRACT	CONTRACT			
	CONTRACT			

FOR INFORMATION ONLY

**1628 STORE ST**  
1628 STORE ST.

**DETAILS**

119-01  
—  
SHEET 2 OF 2  
REV A  
119-01-C26

1628 STORE ST

**D'AMBROSIO**  
architecture + urbanism

2960 Jutland Road  
Victoria, BC, Canada, V8T5K2  
tel 250.384.2400  
eml mail@fdarc.ca  
web www.fdarc.ca

City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6  
Attn: Mayor and Council

January 22<sup>nd</sup> 2018

Re: Development Permit Application for the Multi-Unit Residential Proposal at 1628 Store Street

We are pleased to submit, on behalf of Triad Holdings Inc. / 1101501 BC Ltd., this letter and the enclosed documents that form the application for Development Permit for the property at 1628 Store Street. Under the long-term ownership of our Client, the property has been maintained as a public surface parking lot for over 30 years. The Owners have successfully negotiated with Transport Canada to extend their property ownership to the waterfront, and have tasked our firm with creating an extraordinary design for this distinctive Harbour location.

**Project Summary** The development proposal is a 133 unit residential building with ground floor commercial at the Store Street sidewalk frontage. The building stands at six storeys from the level of Store Street, and terraces down towards the Harbour. Across the Western portion of the site, a new length of the Harbour Pathway will link between the Janion and Mermaid Wharf walkways. The project conforms to the allowable gross floor area with a floor area ratio of 3:1. The building provides a continuous street wall on Store Street, but pulls away from the interior side yard property lines to mitigate shadowing and preserve view corridors to the Harbour. Residential units are arrayed along the length of the building; the building is articulated to provide all units with glimpse views to the West.

**Benefits & Amenities** While the primary amenity of this project is the linking of Harbour Walkway segments, the Development Proposal also contributes positively to all spaces around the building: a richly articulated sidewalk frontage that activates and supports the Store Street public realm; generously proportioned and attractive landscaped plazas buffer between the new building and its neighbours to the North and South; grade changes and an attractive adaptive landscape provides an interesting soft green edge on the water side. The Harbour walkway link encourages public use through comfortable accessibility and connectivity. A wheelchair ramp provides universal access from Mermaid Wharf and the Janion, and oversight from the waterfront residential units and building entrance contributes to walkway safety.

**Neighbourhood** This site is very interesting as it is at the juncture between three distinct places: Old Town, Chinatown, and the Harbour. The site's unique adjacencies have been resolved by a design with two formal massings: a slender linear element along the length of the site and a street-facing element that relates to the fabric of Old Town. The form addresses the dual aspect of the waterfront district, adding to the continuity of the street frontage but pulling away from the side yards to optimize views and daylight between the waterfront buildings. Our intent was that the project would successfully meet the Old Town standards of being 'neighbourly yet dense'. When presented to the community, the project was very favourably received by the attending neighbours.



## Guidelines

The Proposal is consistent with the OCP objectives, in providing multi-family residential and street front commercial in an architectural form and expression that harmonize with the surrounding context. In revitalizing this key waterfront property, the project supports the objectives of DPA9 (HC) Inner Harbour, with a striking architectural expression that resonates with pier building typology. In massing, scale and materiality, the design has been carefully meshed with its two strong contexts: the historic Old Town fabric and the dynamics of the working harbour.

The Proposal conforms to the current CA-3C Old Town District zoning in all but two respects: variances are requested to allow residential use within the first storey of the building, and a requested increase in building height to accommodate six storeys.

The design team has engaged with Development Services staff to review the Proposal from its inception, with meetings held June 26, August 10, August 11 and October 2, all of 2017. As a result of these discussions, the building design has been refined so that the architecture better supports the Store Street frontage, transitions carefully to the adjacent Janion and 1630 Store Street buildings, and is set back from the waterfront to foster an open and inviting feeling along this portion of the Harbour Pathway.

Our engagement with Development Services involved detailed discussions of the proposed building height variance. The rationale for the addition of a sixth storey is based on the importance of providing generous setbacks from the North and South property lines. This important massing decision was made for the mutual benefit of the new building occupants, and present and future residents of the existing adjacent buildings. The narrow building form preserves view corridors and minimizes shadowing between the new and existing buildings. The narrow form, however, restricts the building footprint and the remaining allowable floor area in this zone is proposed to be accommodated within a smaller sixth floor penthouse. Per discussions with the Planners, this penthouse floor is set back substantially from Store Street, so that the penthouse level is not visible from this Old Town frontage. View studies are included in this application to demonstrate this effect.

## Transportation

In terms of the zoning bylaw, there are no requirements for off-street vehicle parking for residential and commercial uses on this property (with the exception of office use, which is not anticipated for this building). Although vehicle parking is not required by the City, market forces compel the developer to provide it. The building has been designed to accommodate vehicle and bicycle parking in the 'dark' below-grade portions of the building: 133 vehicle stalls and 134 Class 1 bicycle storage spaces are provided on three levels of underground parkade. It is anticipated that the vehicle stalls will be highly desirable to building occupants, especially in consideration of how limited long-term parking is in this part of the city. In addition to the off-street parking, 7 Class 2 bike racks are proposed at the Store Street frontage.

Access to the underground parkade is provided from Store Street at the north-east corner of the site. This location was selected to provide separation from the adjacent Janion driveway, and as much distance as possible from the Pandora intersection (where vehicles have been observed to accumulate when the Bridge is raised). The design of the underground parkade conforms to Schedule C requirements.

#### Heritage

While there are no heritage structures on the Development Site, the project was conceived with great respect for the surrounding heritage context. The materiality of the building complements the Old Town context, with a combination of brick and metal cladding. Picket railings and shingled panels enrich the facades with texture and detail. In terms of heritage, we saw the most critical aspects to be the project's façade on Store Street and its relationship to the opposite and flanking street walls, in particular the Janion building. Through a contemporary interpretation of classic window bays, the new building relates to the materiality, proportions and scale of the Janion's front façade. The main structural wall of the new building is clad in brick and set back from the street, behind the projecting window bays. The parapet of this proposed main wall is set lower than the allowable 15m height, in visual deference to that of the Janion. An appropriate relationship between the two facades is achieved through the reduced parapet height and the horizontal offset of the building wall from the property line.

#### Green Building Features

The building will incorporate sustainable building features as follows:

##### Rating System

- While the building is not registered with Canadian Green Building Council, and not intended to apply to be LEED certified, the design team includes experienced, LEED accredited professionals, enabling environmental responsibility to be a natural priority throughout the design.

##### Innovation and Design

- Multi-disciplinary, integrated design team.
- Integration with / extension of the David Foster Walkway.
- Durable building/ cladding materials.

##### Transportation / Green Mobility

- Service rough-in will be installed for electric vehicle charging stations in the parking levels.
- Promote pedestrian access to the building by providing a large and welcoming main lobby, and conveniently located stair and elevator, as well as direct access from the building to the David Foster Walkway.
- Inclusion of programming (CRU, patio seating, lobby seating) at the level of the street will enhance the pedestrian experience, encouraging pedestrian movement along the block.

##### Energy Efficiency / Enhanced Building Performance

- The project will be energy modelled, providing information that will be used to improve the building's energy performance.



- 'Energy Star- rated appliances.
- Motion sensors for common area LED lighting to reduce energy consumption.
- Programmable thermostats.
- Energy efficient heat pumps for heating and cooling.
- Building is designed to manage solar heat gains using high performance glazing and passive solar shading.

#### Water

- Low-flow plumbing fixtures and water efficient appliances will be specified.
- Stormwater volumes will be mitigated, and treated onsite, then discharged directly into the Upper Harbour. As such, it will not be an added load on the City's system.
- Selection of native and adaptive planting and water efficient irrigation techniques (drip, rainwater catchment in planted areas or swales, etc.) to reduce demand on the city's water service.

#### Landscape

- Diverse selection of low maintenance deciduous and evergreen species, both native and adaptive (primarily native) planted throughout the site.
- High efficiency irrigation system
- Removal of invasive species

#### Infrastructure

The Civil Consultant has engaged in discussions with the Engineering Department for this development proposal. Right-of-way improvements have been designed to conform to City standards and to tie in with the adjacent Janion sidewalk. Storm water is anticipated to be treated on site according to the City's storm water bylaw and released into the ocean at a controlled rate. Please refer to the included drawings for more detailed information on site servicing.

In conclusion, the Owners and the design team have worked collaboratively to bring forward a design concept that will add 134 new homes into what is currently a 'missing tooth' on the waterfront and the Old Town streetscape. In preparing this application we have given careful consideration to the objectives of the City guidelines and thoughts expressed by the surrounding community. We look forward to working with staff through the Development Permit process and will be happy to provide additional information as needed.

Sincerely,



Franc D'Ambrosio, Architect AIBC MRAIC LEED AP  
Principal  
D'AMBROSIO architecture + urbanism



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

City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6  
Attn: Mayor and Council

March 29<sup>th</sup> 2018

Re: Revised Development Permit Application for the Multi-Unit Residential Proposal at 1628 Store Street

Mayor and Council,

We are pleased to submit the revised application and supplementary information for the Development Permit Proposal at 1628 Store Street. Design and technical adjustments have been made, in response to the City's Technical Review Report (dated February 13<sup>th</sup> 2018) and discussions with Staff, including the meeting of February 28<sup>th</sup> 2018. The following outlines the revisions and responses from the design team, and are organized to correspond in sequence to the Technical Review Report comments.

Harbour  
Pathway  
Ground  
Floor Use

Balancing the City's goal to create active public waterfront pathway, with the challenges that face commercial use on an as-yet unfinished Harbour Pathway, the revised application positions Work/Live Units on the Pathway level frontage. Direct connections to these units are now provided by gates off the main building access plaza, and future conversion strategy to a more active, non-residential frontage, is now built into the design: screening planters between the entrance patios will be removable, so that more open paved access can be provided to these frontages in the future. Please refer to the attached Sketch 1, (included in this letter) showing the future conversion layout for commercial frontages on the Pathway.

Building  
Massing on  
the Harbour

The building massing has been carefully sculpted to be in scale with the adjacent buildings, both in terms of the building height and the articulation in plan into smaller scaled bay-like forms. A comfortable relationship between the building and the Harbour pathway has been achieved with a generously proportioned landscaped setback. To achieve the intent of partially setting back the upper portions of the building façade, the entire facade is set back to improve view lines, and access to sunlight from adjacent buildings and on-site residential suites. View and shadow studies (including additional detailed studies requested by Planning) demonstrate the proposed building's virtually complete conformance to the intent of the set-back recommendations for the Harbour Pathway. Please refer to the attached Sketch 2 (included in this letter).

The sculpting of the building massing was used to manage the interface with the existing buildings to the north and south. Generous setbacks, as well as a facade angle strategy were employed, in an effort to minimize impacts on views and shadowing, of the adjacent



properties. Please refer to the attached Sketch 3 and 3a (included in this letter).

Harbour  
Pathway  
Accessibility

The existing waterfront Pathways along the waterfront of Mermaid Wharf to the north and the Janion site to the south, are at different grade elevations. This will make connection via a 5% (or less) slope physically impossible within the available length of the proposed Statutory Right of Way across the proposed project site. While the previous design did meet barrier-free requirements, it is understood that the configuration of stair and ramp did not provide an optimal sense of openness to this Public walkway. Accordingly, the stair and ramp have been removed and the Pathway has been regraded to gently slope across the site. Please refer to the revised plans for grades and percentage slopes. As noted, the proposed design meets Pathway guidelines with a width of 5m for its full extent across the western boundary.

The Applicant intends to provide a Statutory Right of Way for the Harbour Pathway on the subject property.

Harbour  
Pathway  
Details

It is understood that the City is working towards a somewhat consistent aesthetic vocabulary for the Harbour Pathway. There are very different existing conditions to either side of the subject site, and an approach has been developed that is compatible with both the design of the proposal and the existing adjacencies. With regards to the Pathway walking surface, textured concrete is proposed in consideration of the following: maintenance and durability; slip resistance, especially on the sloped portions; and constructability in consideration of the bearing soil conditions. We believe concrete paving to be a classic, visually neutral, durable, serviceable, and pedestrian-friendly finish that provides an appropriate transition between the adjacent surfaces. Please refer to the revised Landscape Plan for more detail on the surface finish and pattern of saw-cut joints.

Railings are an identifying element of the public Harbour Pathway system, and a detail has been developed, that harmonizes with the Reeson Park standard, and is adapted to the specific conditions of this Project. Please refer to Sketch 4 (included in this letter) for the proposed detail. The design is intended to be visually compatible with the Reeson Park railings in the key aspects of: spacing, colour, and general form of posts and horizontal elements. It is understood that final approval of the Pathway details and related matters, will be subject to consultation with Development Services, and that this process will occur separately from this Development Permit application.

Store Street  
Vehicle Access

Vehicle access to the building's underground parking, utilities and service spaces, is provided by a 7.0m wide ramp, that includes 1.0 metre more than the minimum required in the guidelines. This is to provide a curb-mounted access pylon between drive aisles for the entering drivers'-side access to the intercom and electric door control. The driveway access also appears to be slightly oversized as a result of accommodation of the site geometries. This means that the angled Store Street frontage, combined with the required visibility safety 'triangles', creates a splayed driveway opening in the façade. A detailed review confirmed that the clearances are important to pedestrian, and driver safety.

Architectural  
Expression

The Technical Review architectural design comments have been reviewed comprehensively, as the issues of scale, articulation and materiality are interconnected, and must be considered as a whole. After due consideration of the review comments a number of design refinements were made, outlined as follows:

- The scale and weight of the Store Street frontage has been modified by introducing additional glazing divisions and more pronounced exterior mullion caps.
- Drawings have been rendered to better illustrate the material colours, and more detail



on the soffit surfaces: all balconies will be cast using a special liner on the undersides, to create a fine-scaled texture and visual interest. These soffits will be painted to lighten their presence on Store Street; over the sidewalk, the soffits of the projecting bays will be clad with metal panels, colour-matched with the cladding.

- The privacy concern regarding overlook from the Store Street balconies has been addressed by offsetting the balcony edges 0.7m away from the property line. The balconies at the Northern end of this façade have also been adjusted for symmetry.

Overall, there is high confidence that the design will have integrity as a contemporary composition, that will be compatible with the scale, articulation and materiality of the Old Town streetscape. The Store Street façade is not imitative of historic architecture but does harmonize effectively with the neighbouring larger Old Town context.

#### Harbour Pathway Amenity Space

In response to the Review Comments, a Public Seating Amenity Area has been added at the Northern end of the Harbour frontage. This location has the best sun exposure on this part of the walkway. There is a generous landscape buffer to effectively transition between the public Pathway and the adjacent private entrances and patios.

#### Advisory Panels

It is understood that the Project will be reviewed by the City's Advisory Design Panel and the Heritage Advisory Panel.

#### Engineering & Public Works

It is understood by the Applicant, on behalf of the Owner, that the Developer will be financially responsible for frontage works attributable to the Project, including those by the City of Victoria. It is also understood that an encroachment agreement will be necessary if underground intrusion for sub-surface anchoring into the City right-of-way, is required.

#### Waste Removal

All residential refuse and recycling removal will conform with City of Victoria regulations and guidelines. Review of the plans is in progress by a qualified waste removal company. Any design changes required by the future service agreement will be undertaken by the team prior to Building Permit application. These potential design adjustments are not anticipated to require visible changes to the building exterior.

#### Streetscape Standards

The frontage improvements on Store Street will conform to City guidelines; the sidewalk design has been revised per the Downtown Public Realm Plan & Streetscape Standards for the Inner Harbour Precinct Please refer to Landscape Drawings for details.

#### Driveway Crossing

As noted under the preceding Engineering & Public Works comments, the driveway crossing width has been maintained out of safety considerations. Please refer to the attached 1628 Store Street – Development Permit Review Engineering Memo, dated March 28<sup>th</sup>, 2018 prepared by On Point Project Engineers Ltd., for detailed comments on proximity to the existing fire hydrant and commercial loading zone.

#### Bicycle Parking

With regards to bicycle parking, the plans have been revised to conform with the new draft guidelines. The revised plans include supply of 166 secure long-term bicycle parking stalls and 14 short-term bicycle parking stalls, consistent with the new guidelines. Where possible, the secure bicycle rooms have been kept smaller, to facilitate easy access and meet emergency exiting requirements. While we understand the recommendation to provide bike rooms within a storey of ground level, their proposed locations have been optimized for overall efficiency in the below grade portions of the building. On Store Street, 11 short-term bicycle stalls have been provided. Also, 3 more short-term bicycle spaces are provided by the Amenity Area, thereby conforming to the new guideline requirements of 14. The revised design fits as many visitor bike spaces as can be accommodated, given the limited sidewalk width and the number of entrances activating



the street frontage.

Parks

The Applicant Team is in full support of street trees and accordingly the revised plans position two columnar trees in tree grates on Store Street. The locations are coordinated with the available information on underground utilities and will be subject to confirmation.

Permits &  
Inspections

As noted by City Inspections, building occupants will be exiting the building either to Store Street or onto the Harbour Pathway. Access from the Pathway to a public thoroughfare will be provided over existing easements. Please refer to Sketch 5, attached to this letter, which shows the exit path around Mermaid Wharf to Swift Street.

With regards to potential exposure between the West Exit Stair and the adjacent residential suites; there is no exposure between these compartments and their separation has been designed in conformance to BCBC 2012. Please refer also to the Preliminary Approach to Building Code Compliance and prepared by DAU on January 22, 2018 and submitted with the original DP application package.

Zoning Plan  
Check

All comments raised in the Zoning Plan Check have been addressed in the revised DP application and are detailed on the accompanying check list.

One plan check item of particular note is the Residential entrance lobby and its presence on the Store Street frontage. The lobby has been carefully designed to be both an entrance and an active lounge space. It integrates seating areas with functional requirements such as the mail room and a gracious ramp for barrier-free access. The revised plans have improved this design by adding a connection between the lobby and the adjacent CRU. This will draw the activity of the commercial use into the lobby, while providing direct access from the residences to the CRU. It is our considered opinion that the revised design meets the spirit of the City Guidelines and is appropriate for consideration as a technical variance.

In conclusion, this revised application for Development Permit makes substantive accommodation to the Staff Review comments while maintaining the cohesiveness of the Project vision. We look forward to continuing our work with staff through the Development Permit process and, as always, are happy to provide additional information as needed.

Sincerely,



Franc D'Ambrosio, Architect AIBC MRAIC LEED AP  
Principal  
D'AMBROSIO architecture + urbanism



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

RECEIVED  
JAN 29 2018

Ms. Lisa Helps, Mayor  
Victoria City Council Members  
Victoria City Hall  
1 Centennial Square

Delivered in person on January 26, 2018

Dear Mayor Lisa Helps and City Council Members:

**RE: 1638 Store Street Development Permit with Variance Application to develop a 6 Storey  
133 Unit Residential Building with Ground Floor Commercial**

For the past number of weeks, I have been gathering signatures of owners and long-term rental residents of the Mermaid Wharf condo building located at 409 Swift Street and adjacent to the proposed development who will be severely affected by the construction of a tall building. Most of the owners on the South (parking lot side) have side signed the petition. Currently, the vacant space is operated as a much-needed parking lot for this area of the city (120 spots).

There are 36 signatures in total, including scans from our building owners who were away at the time. I trust this massive appeal is not be overlooked as you review the application.

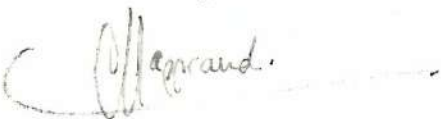
I recognize that the architects made their presentation to us in order to minimize the impact of an 8-storey building—and now a 6-storey building. However, only a third party could do that objectively. Clearly, they do not live here and do not seem to pay any attention to actual **lack of privacy, loss of direct sunshine and light**, and added transience--all of which we will be the primary ones to suffer if the project is approved.

Furthermore, and not anecdotally, my consultations with realtors tend to confirm that, due to restricted views (considerably reduced by the Janion already), we may face a decrease of property value of up to 20% on my side of the building. While I understand that the City does not consider private views, I want to point out that we are also concerned about the loss of light that we currently enjoy. The increased darkness will significant impede our quality of life.

You now have the original petition in your hands, I have saved copies, and sent one each to Miko Betanzo and Charlotte Wain by email.

Ultimately, the Council will have to balance revenue against pure quality of life. I trust you will make the right decision.

Sincerely,



Marc Lapprand, owner and resident at Mermaid Wharf  
Cell: [REDACTED]



To: The City Council of Victoria, BC




From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Dec 28, 2017	Natalie Ledue		414	
28 Dec 2017	SARAH EVANS		418	

Dec 29/2017 Tereza Ryback #506

Dec 29-2017 DEHS WARDWARD #406

Dec 29-2017 Caroline Moore Caroline Moore #405

Dec 29<sup>th</sup> 2017 Alex Gillman #404

Dec 29, 2017, Dawn Kollen #403

Dec 29, 2017 Craig Rice #32

Dec 30, 2017 Meghan Glover #31

Dec 30, 2017 ISABEL PENALBA #30

Dec 29, 2017 David Pencl #118

Dec 30, 2017 NEIL GURTON #114

Dec 30 2017 Paul Jamison #115



Dec. 29/17 Colette May & Peggy Struck

Dec 30, 2017. CARLIE STANFORTH. ~~Stanford~~

Dec 30, 2017 H. Leonard Unit 414 ~~Jeff Leonard~~

Dec 30, 2017 Melissa Blevins Unit 413 ~~MS~~

" C Rovel Unit 207

JAN 1 2018 DAVID DATHBERG #216

Jan 3 2018 Daniel Trater #420

JAN 3rd 2018 Judy LARoy #115

J. 5th Jason Scharf #205

Jan 9th, 2018 Natalia Guzman #510

Jan 9th 2018, Josephine Laughlin #312

Jan 9/18 BOBBIE CANIN #518

May 9/18 Bruce Rowan #518

Jan 10/18 Leigh Pharris #510

Jan 12, 18 Charlene Sim #517

Jan 12, 2018 AUSTINE SIM #517



To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria BC V8W 1S2


We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:


1. Loss of privacy
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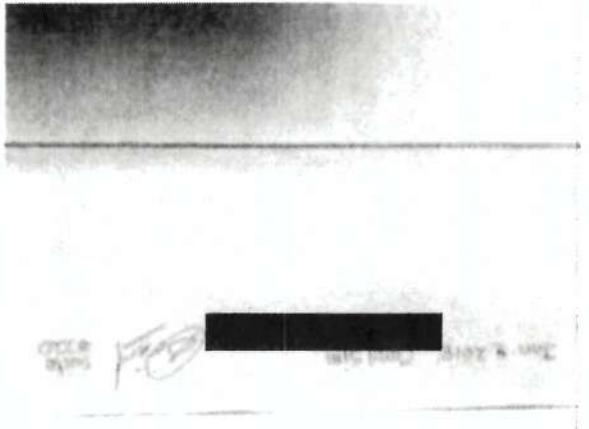
*I ask that the city purchase this lot & consider keeping it as a parking lot or build a park. The parking lot will be a revenue stream for the city.*  
We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

*If the city chooses to accept a building proposal then the building should be no more than 5 stories high and stepped back from the water and a pleasant tree lined wide walkway along the water - set back far from the water.*

Date	Name	Signature	Unit #	email or phone
Jan 1 2018	Lynn Salonen	<i>Salonen</i>	208*	

*I am not at my unit at this time and ask that you accept my signature on this petition. I can be reached at  Lynn Salonen*





To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Wharf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Wharf, strongly oppose the construction of the new residential building on Store Street proposed by D Ambrosio Architecture + Urbanism, between Mermaid Wharf and the Junction for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature
Unit #	email or phone	

Jan 13 <sup>th</sup> 2012	# 113-409 Swift St	Susan Bradi
[Redacted]		
I am opposed to a 8 storey development		

To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC, V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janison for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Jan. 10, 2018	Dan Bronger (non-resident owner)		308	



To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Wharf, 409 Swift St., Victoria, BC, V8W 1S2

We, many residents from Mermaid Wharf, strongly oppose the construction of the new 1000 Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Wharf and following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new 1000 Store Street.

Thank you

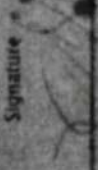
Date: 14/12/18 Name: [Redacted]  
Signature: [Redacted]


72. The City Council of Victoria, BC  
From: Group of Residents from Mermaid Wharf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Wharf, strongly oppose the construction of the new Ross  
Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Wharf and  
following reasons

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new bu  
Thank you

Date	Name	Signature	Unit #
January 10, 2018	Marlene Ann Scott		304





To: The City Council of Victoria, BC


From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Jan 27, 2018	Alex Nicholls			
<u>Currently away - submitting via email.</u>				

Ms Lisa Helps, Mayor  
Victoria City Hall  
1 Centennial Square

December 5, 2017,

RE: First the Janion, then what?



Dear Lisa Helps,

I'm writing you about serious concerns with regard to the new building proposal between the Janion and Mermaid Wharf, where I presently live and own a unit on the fourth floor.

I went to the information meeting advertised by our management company last week at Swanns, and stayed enough time to measure the extent of the looming catastrophe in our great neighborhood.

I am puzzled by the true motivation, other than profit for multimillion enterprises, which condones the construction of such bunker style massive concrete building, 8 stories high. The proposed building will not only block almost all view from two entire facades (Janion and Mermaid Wharf), but their own as well (that makes four walls facing each other). What an appeal is this for new buyers, not to mention the complete destruction of privacy, light and direct sun for existing dwellers (on two sides facing south)? Furthermore, all people living on the 5<sup>th</sup> floor of Mermaid Wharf will also lose their privacy on their roof top patios, being closely looked over by two full stories on the south side.

What I find astonishing is the complete lack of imagination and absence of beauty in this proposal. There are so many appealing and viable options, with more greenery and breathing space, with, for instance, a building which might look like a large flight of steps looking to the water, and so on (see picture below as an example). But no, let's go for a uniform block type building, square angles, with as many hen-coops as possible. Who cares about quality of living, or aesthetics? Do we really live in a "world class city" if we favor and give the green light to such monstrosities? Frankly I don't think so.

My letter is also motivated by conversations I have had with neighbors and friends; I am earnestly and respectfully writing you to suggest you and your council take serious consideration to what I like to call an insane project, about which quality of life is obviously the least concern of the developers promoting it. In the mouth of Vancouver based big corporations, "urban revival" is the buzz. I have lived 16 years in Chinatown, and have always found it lovely and lively. These people do not live here, obviously.



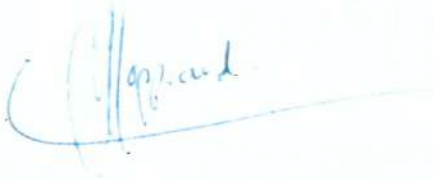
This year I just paid off my mortgage. I now feel like I am being expelled from my place thanks to "urban revival" and lack of vision from greedy developers actively working on degrading the values of our condos, and ultimately our sheer quality of life. With the Janion we lost mountain view, but at least there is breathing space between them and us. With this appalling project nothing much will remain of appeal where I, and many of my neighbors, live. Life will be looking at a dark façade meters away from our balcony (and vice-versa).

I am writing you especially for two reasons:

1. What can I/we do to effectively either block or minimize this poorly thought project?
2. Who should I also specifically write to obtain possible support for this?

Dear Madam, thanks for your help, good advice and for granting this letter serious consideration. Please use freely any part of it if it may help this cause in any way. I will expect an answer from you in some near future.

Kind regards,



Marc Lapprand  
Mermaid Wharf, unit 414.  
409 Swift Street



If developers insist on blocking the view of neighbors, why not build something more appealing:



Is Victoria truly the “Garden City”?



**Lacey Maxwell**

---

**From:** Lynn Saliken [REDACTED]  
**Sent:** March 14, 2018 3:27 PM  
**To:** Councillors; Miko Betanzo; Ben Isitt (Councillor)  
**Cc:** Lynn Saliken  
**Subject:** proposed building at 1628 Store St

I strongly object to city approving a Development Permit with the Variance application to develop a 7 storey residential building at 1628 Store St and adjacent to Mermaid Wharf.

I also object to the way in which you would allow sloping of the building to what I understand to be a maximum height of 8 stories.

I would agree that a 4 to 5 storey building would be appropriate on that site.

As our representatives you should be asking, demanding, that we protect height restrictions of the city and the "Old Town".

Our city centre is admired because of the way we, you, and our forefathers have, and have had, the foresight to keep the height of buildings low and to protect heritage nature of our city, and the light and skyline for all your residents.

Lynn

Lynn Saliken  
[REDACTED]

**Monica Dhawan**

---

**From:** marc lapprand [REDACTED]  
**Sent:** Sunday, May 27, 2018 9:28 AM  
**To:** Lisa Helps (Mayor); Councillors; Miko Betanzo; Caroline Moore  
**Subject:** Proposed Development at 1628 Store Street --Fwd: Follow-up--Re: City of Victoria - building policy  
**Attachments:** City Council Whole Scan Jan 2018.pdf

Dear Mayor Lisa Helps and City Council Members,

In the wake of the email below sent to you by my friend and direct neighbor Caroline Moore, I take the liberty of writing you to remind you that on January 26 of this year I delivered to your office at City Hall a petition against this building proposal, signed by 36 concerned residents of Mermaid Wharf (scan attached).

One of Caroline's most relevant points is that cramming condos in the downtown core area, and allowing buildings to become higher and higher, may in the long run make it a less desirable place to live.

We all like to tell the rest of Canada how Victoria is such a beautiful, dynamic, welcoming City. Let's make our best to keep it that way.

Thanks for your kind and thoughtful consideration.

Respectfully,

Marc Lapprand  
Mermaid Wharf, unit 414



**From:** Caroline Moore [REDACTED] >  
**Subject:** Proposed Development at 1628 Store Street --Fwd:  
**Follow-up--Re: City of Victoria - building policy**  
**Date:** May 24, 2018 at 2:07:22 PM PDT  
**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca), [councillors@victoria.ca](mailto:councillors@victoria.ca)  
**Cc:** Miko Betanzo <[mbetanzo@victoria.ca](mailto:mbetanzo@victoria.ca)>

---

Dear Mayor Lisa Helps and Council Members,

I am writing in regard to the proposed condo development at 1628 Store Street—"The Pearl". I am a resident owner of the Mermaid Wharf condo building located at 409 Swift Street. The proposed new condo will replace the existing parking lot situated between the Mermaid Wharf (5 storeys) and The Janion (6 storeys).

While Council is reviewing the Developer's variance application, I would appreciate your consideration of the following:

- Ensuring that the height restrictions are maintained within this Core Historic area as described in the OCP page 41, Section 6 (Referenced below) and the DCAP.

- Assessing the 'shadowing' effect that the new building will have on the owners/residents of Mermaid Wharf and The Janion. Negative effects caused by shadowing can impact quality of life.
- Given the increased gentrification of our area, consider allocating land to build a park for residents and visitors to enjoy. At this time we do not have a park for people and pets.

---

In closing, we must protect this Core Historic area that borders on the upper harbour and Chinatown (a heritage conservation area). If Council continues to allow developers to increase the height of new buildings in this heritage area (one storey at a time) in order to achieve density—this area will no longer be considered a desirable place.

In closing, I would also like to thank Miko for providing me with the relevant city policies and plans to review.

Best regards,  
Caroline Moore

405 - 409 Swift Street (Mermaid Wharf)



### 3.2 Development Permit with Variance No. 00068 for 1622-1628 Store Street

The City is considering a Development Permit with Variance Application to construct a seven-storey residential building with ground-floor commercial.

Applicant meeting attendees:

FRANC D'AMBROSIO	D'AMBROSIO ARCHITECTURE AND URBANISM
ERICA SANGSTER	D'AMBROSIO ARCHITECTURE AND URBANISM
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS
TERRY FARMER	TRIAD HOLDINGS LTD.
DARLENE TAIT	TRIAD HOLDINGS LTD.

Mr. Betanzo provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the height variance in relation to the overall fit and context of the area, as well as any potential impacts resulting from the height variance
- the suitability and function of the proposed variance to permit ground floor residential units along the Harbour Pathway
- the proposal's overall response to the area context.

Mr. D'Ambrosio and Ms. Sangster provided the Panel with a detailed presentation of the site and context of the proposal, and Ms. Windjack provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- is there glass on the inner corridor stairs on the west side?
  - yes, so that there would be light throughout
- what is the location of the security barrier between the commercial space and the lobby?
  - the lobby is semi-private, and is open to the café
  - secured access to the residences is located further west in the lobby
- is the lobby access unrestricted?
  - yes, it is open to the café
- are the Janion's ground floor units at the water commercial or residential?
  - they are commercial
- are the ground floor units at Mermaid Wharf also commercial?
  - there is a combination of residential and commercial
  - recognize desire to have commercial spaces along the David Foster walkway, but there is a time lag to ensure businesses would be viable in this location
  - proposed work-live apartments along the pathway can be converted over time from units with residential patios to commercial spaces with moveable landscaping
- what is the proposed shoreline treatment?
  - the walkway will be cantilevered over a shore-stabilized rock wall to minimize intervention
- is there a sculpture proposed in the stairwell facing the water?
  - no specific piece has been determined yet, but there will be more than just lights in the stairwell
- are the units rentals or condominiums?

- they will be condos
- how does the proposed metal cladding relate to the area?
  - there is a lot of metal typically found in the surrounding industrial and commercial buildings, especially for cornices and fire escapes
  - this long-lasting material also relates to the bay on the Janion

Panel members discussed:

- appreciation for the shadow studies provided
- commend the proposal's careful consideration for access to light and liveability
- support for proposed massing and height variance
- the proposal relates well to its surroundings in scale
- recognition of excellent infill
- limited clearance to the south, obscuring water views for some units
- the proposal's success in being contextual and well-defined
- desire for a long-term vision for the David Foster Harbour Pathway to ensure projects enhance the public realm and relate well to each other
- uncertainty regarding the City's intent for the types of business that would best animate the pathway
- no concern for proposed flexible live-work units along the pathway
- appreciation for well thought-out landscape plan including passive stormwater management and quasi-unarmoured shoreline treatment
- desire for more engagement with and detailing of the public realm along the David Foster Harbour Pathway
- opportunity for soft landscaping on the public side of the retaining wall to improve pedestrian experience and soften the edge
- opportunity to shift the retaining wall to add landscaping to the walkway.

**Motion:**

It was moved by Jesse Garlick, seconded by Jason Niles, that the Development Permit with Variance Application No. 00068 for 1622-1628 Store Street be approved as presented.

**Carried**

For: Jesse Garlick (Chair); Sorin Birliga; Paul Hammond; Jason Niles; Stefan Schulson

Against: Elizabeth Balderston



3. **1622-1628 Store Street**  
**Development Permit with Variance Application No. 00068**

Attendees: Franc D'Ambrosio and Erica Sangstra (D'Ambrosio Architecture and Urbanism), Jim Tait (Triad Holdings Inc.)

Merinda Conley, Senior Heritage Planner, provided a brief summary of the application.

Franc D'Ambrosio and Erica Sangstra provided a presentation of the application.

Panel Comments and Questions

- What was the result of the Advisory Design Panel's review of the application?  
Merinda Conley: The application was supported as presented.
- Is this property included in the Downtown Core Area Plan (DCAP)? Merinda Conley: Yes, it is. It is also located in DPA9 (HC), Inner Harbour.
- Will an archeological assessment be done on the site? Architect: A consultant has been retained. The applicant applied to the Province and has an agreed process.
- How many feet above the water line is the proposed building and how does this compare to the Janion and Mermaid Wharf? The DCAP states that the harbourfront is viewed as an amphitheatre to the city with lower buildings along the water and gradually higher buildings beyond the harbour towards Douglas and Blanshard Streets. The buildings seem to be getting higher along Wharf Street. Architect: We do not have the height information available at this time. The site is on the edge of the downtown core. The architectural height that will occur beyond the site is lower as it is adjacent to Old Town; therefore, the amphitheatre idea defers to the peer building relationship in this location.
- What is the reflectivity of the prefinished steel shingles? Architect: The shingles have a dull lustre without shine. The bays and colour are meant as an echo of the traditional bays on the Janion.
- What is the expected service life of the steel shingles? Architect: We will obtain that information for the Panel.
- Will there be any access to water, i.e. a place to launch a kayak? Architect: There is no water access on the site as the grades are not conducive to this. The site will have kayak storage and join to the walkway that leads to water access on the Ocean River property.
- Will the bay windows project into the public realm? Architect: No.
- What is the specific relationship between the height of the block on the water and the height of the two adjacent buildings and what is the allowable height as per the Zoning Bylaw? Chair: The proposed height is 18m, the zone standard is 15m.
- What is the meaning of "interior floor area access"? Architect: It denotes the size of the lobby.
- It is difficult to conform to all requirements on this site. It is most important to note that the site is in DPA9. Height requirements have been created for a reason; however, each proposal tends to request a height variance to maximize development potential. The site is in a height sensitive area. The request for additional height is not supportable, but the proposed building is strong contextually.
- Is the proposed building 3m higher than the adjacent Janion at the water? Architect: The building is within a metre of height of the Janion at the water. The proposed height and massing increase the liveability for the building residents and respects the existing residents in the adjacent buildings. The deviation from the allowable height is

appropriate due to the narrowness of the building and its robust materials and composition of forms. The aim was to have a building that is contextually appropriate overall, i.e. it fits in with the adjacent buildings.

- Commend the applicant for maintaining the allowable FSR. Changing the shape of the building is a reasonable solution.
- The proposal is a reasonable response in relation to the existing buildings and the massing and addition of height is appropriate. More development will likely occur on the waterfront and it is hoped that the current plan for the waterfront anticipates development that will result in a well-articulated waterfront.

**Moved**

**Seconded**

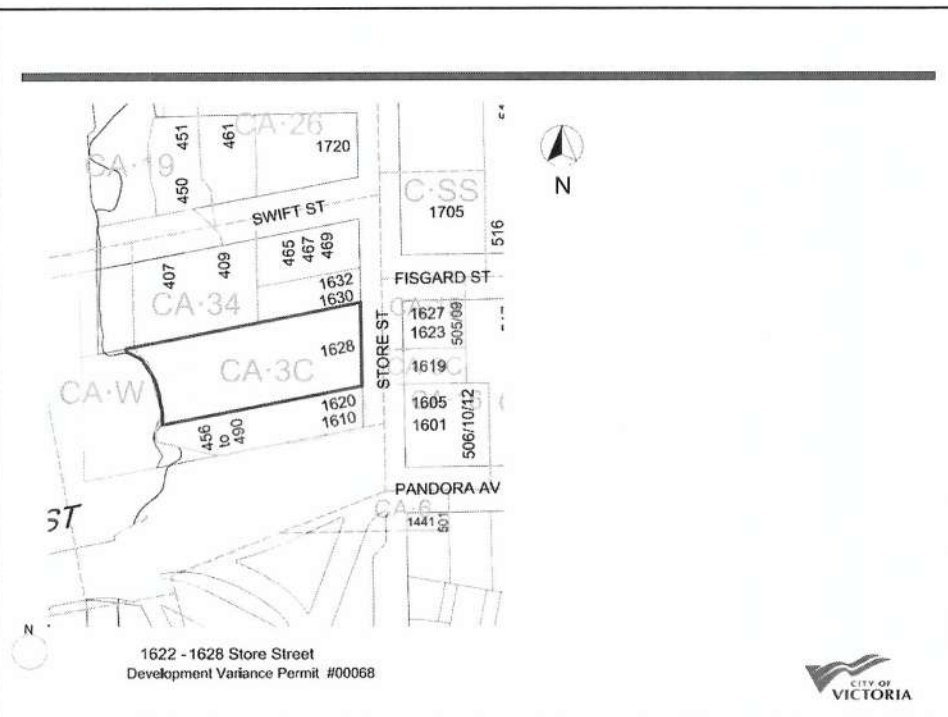
That the Heritage Advisory Panel recommend to Council that Development Permit with Variances Application No. 00068 for 1622-1628 Store Street be approved as presented.

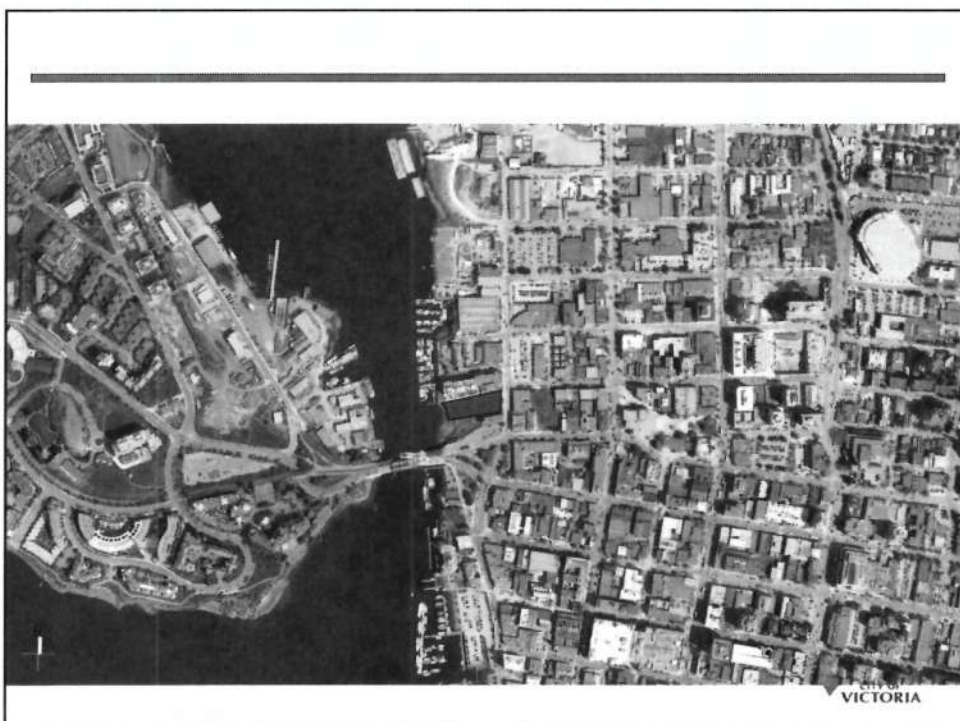
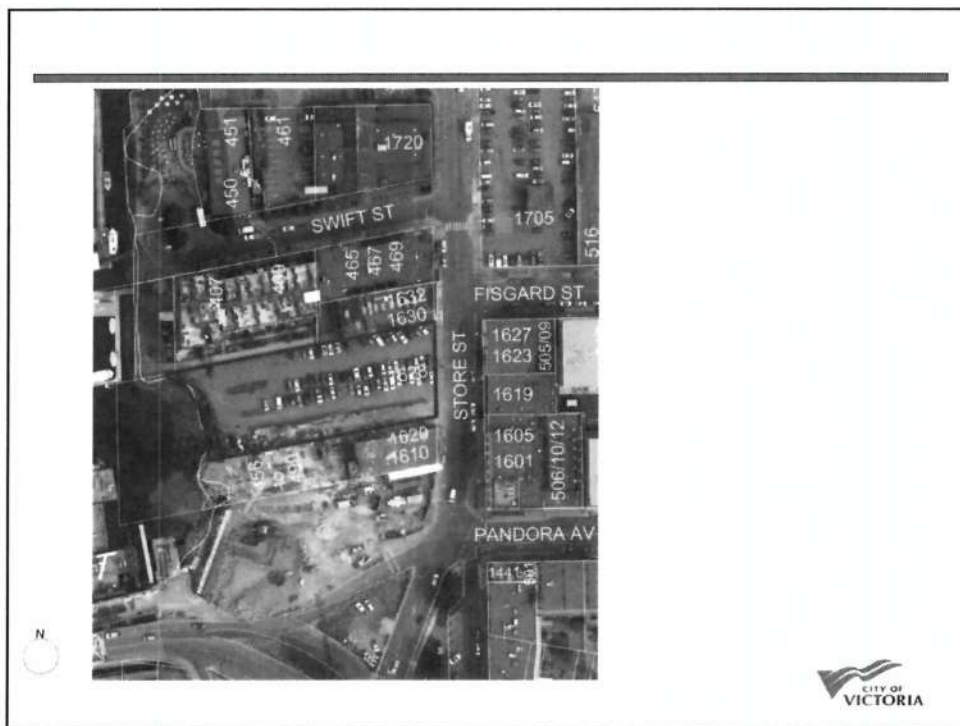
**Carried (unanimous)**

DRAFT

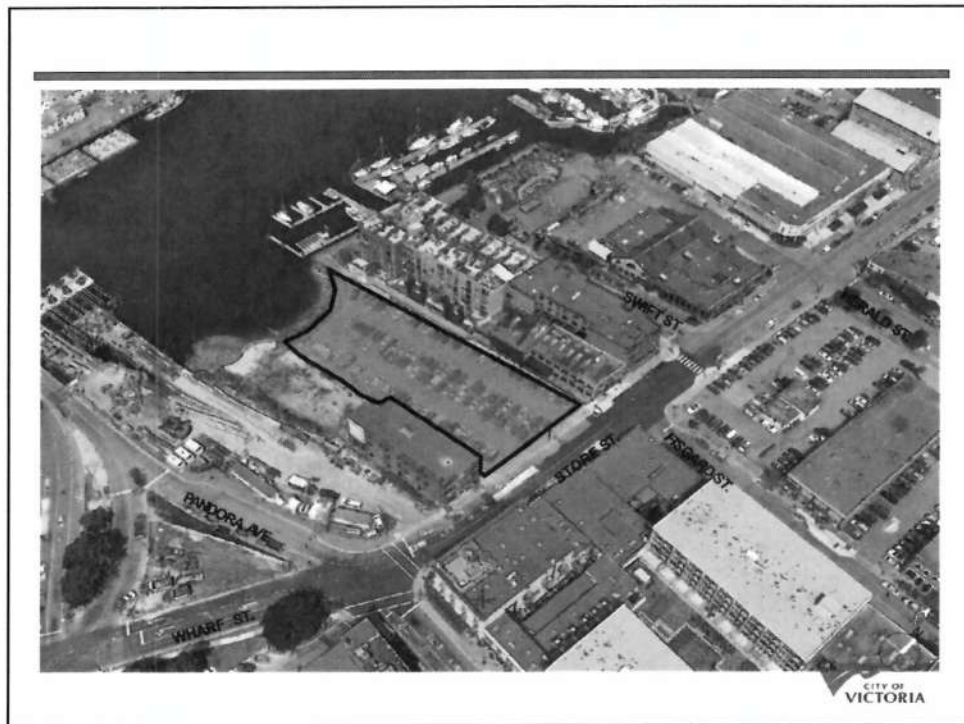


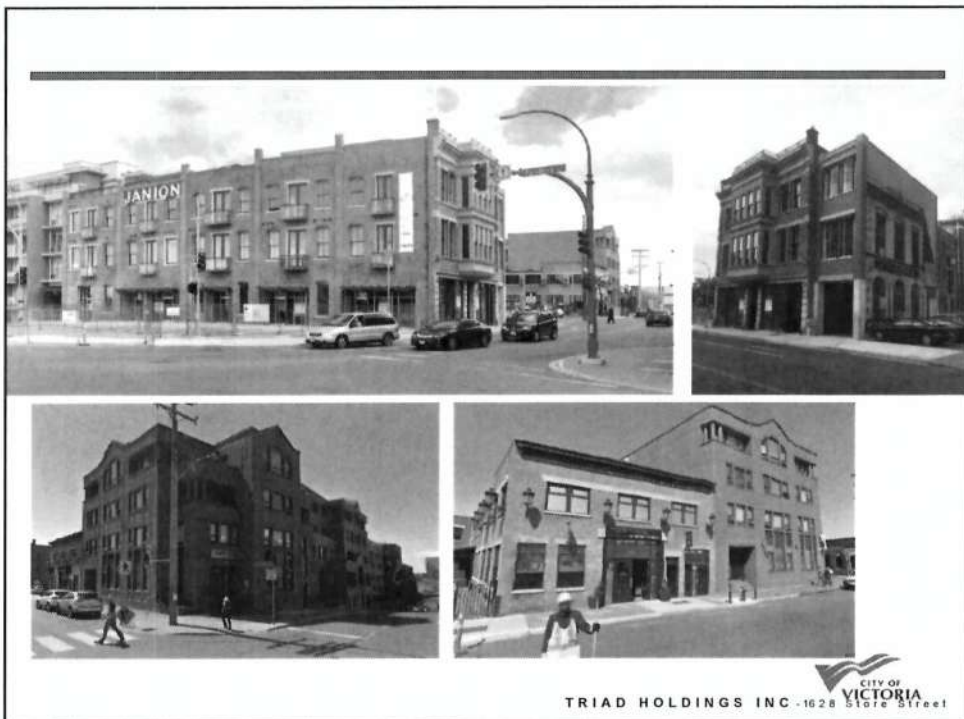
Development Permit  
with Variance Application  
(No.00068)  
for  
1622-1628 Store Street



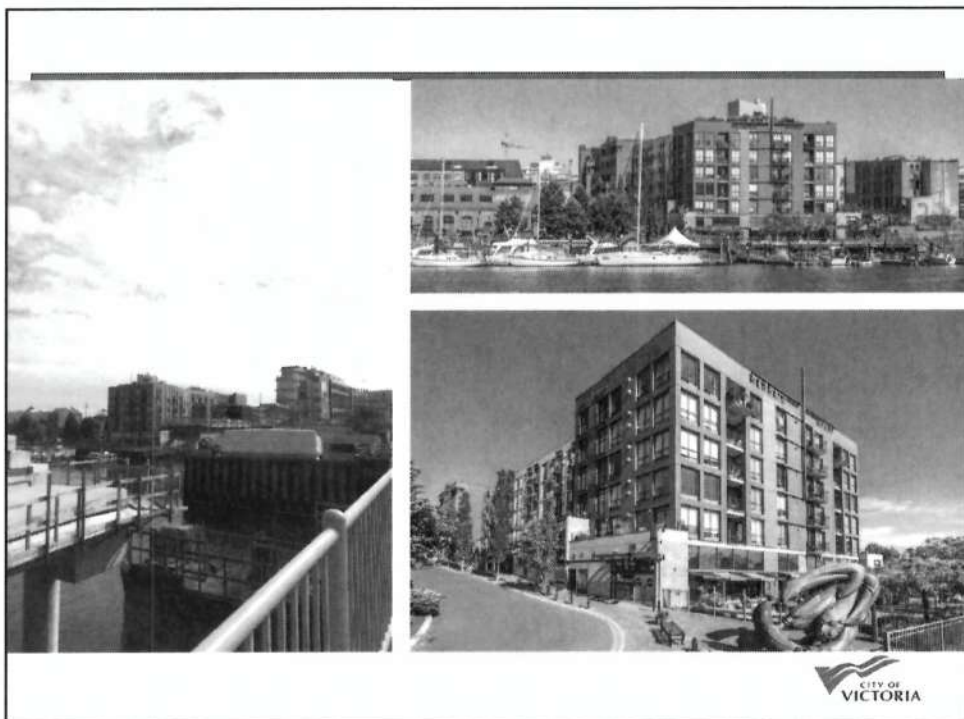
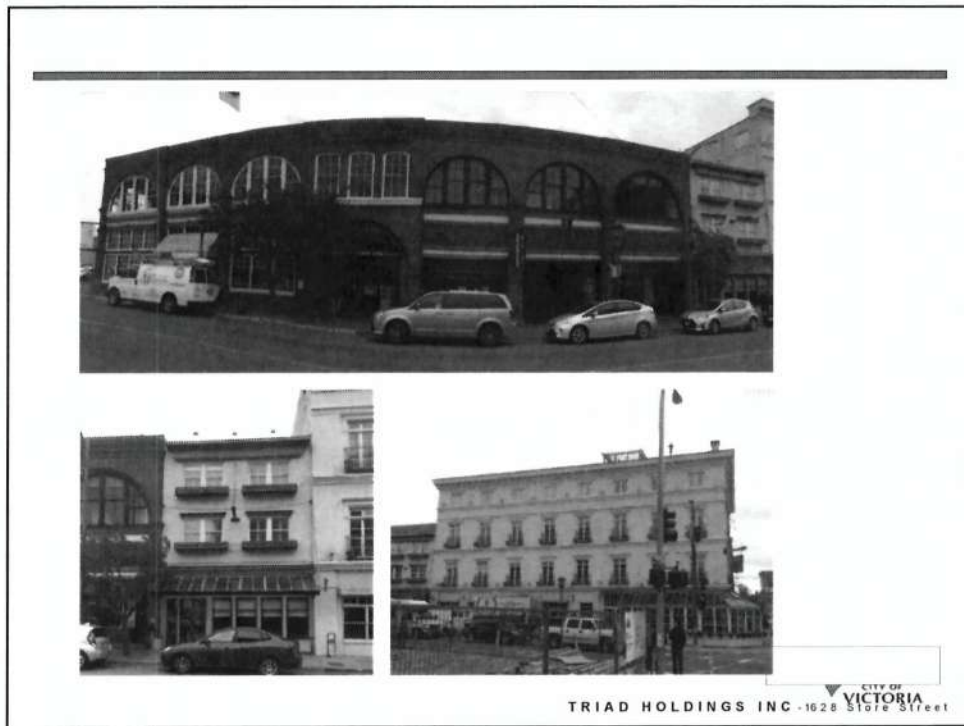


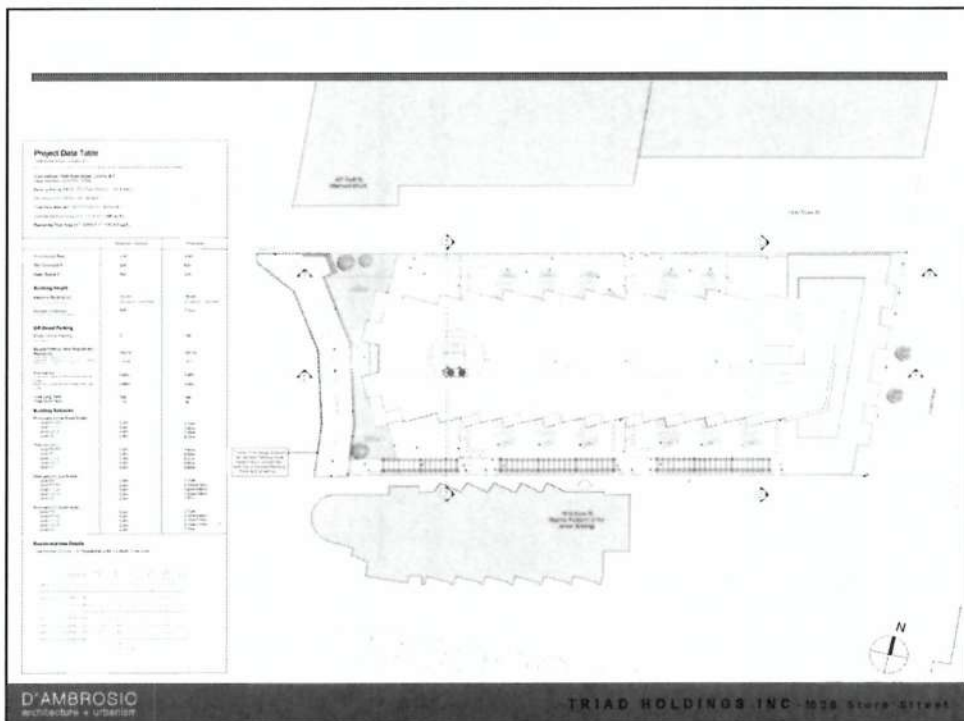
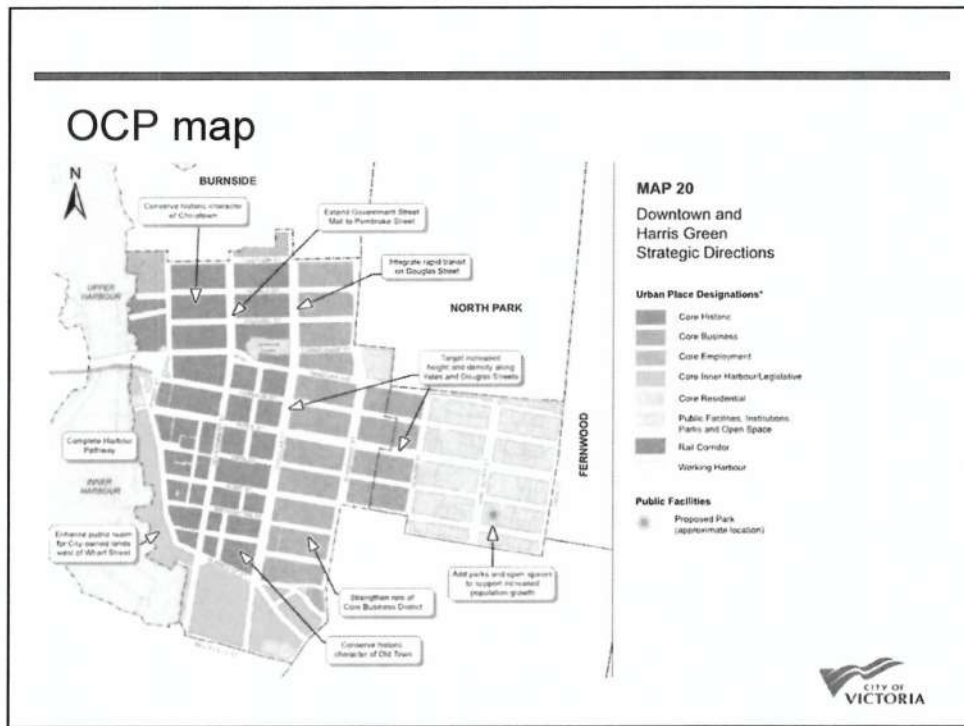




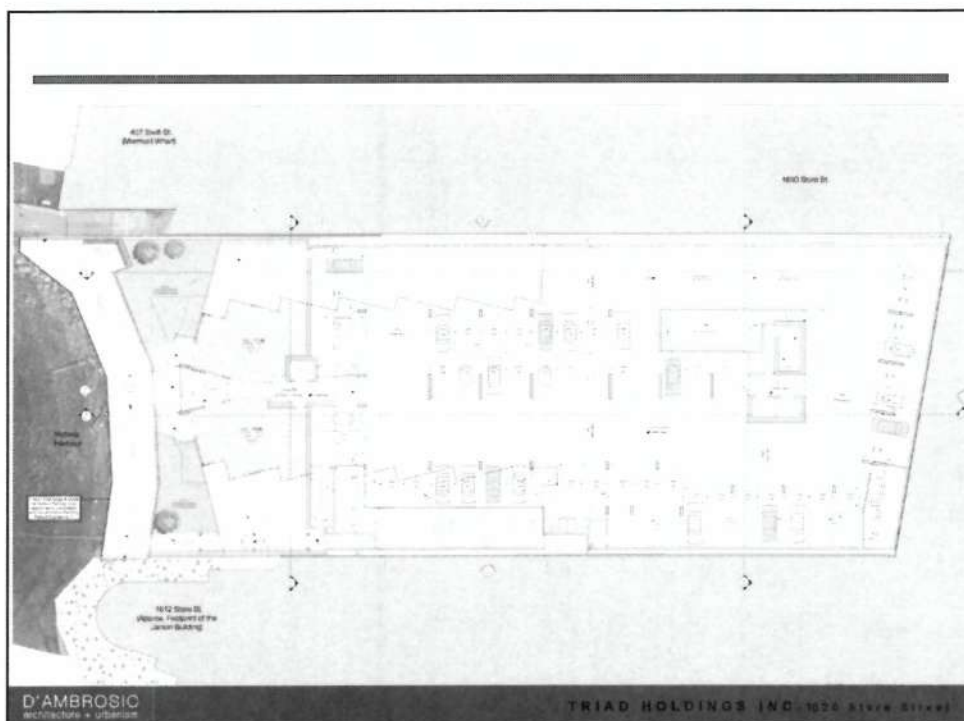
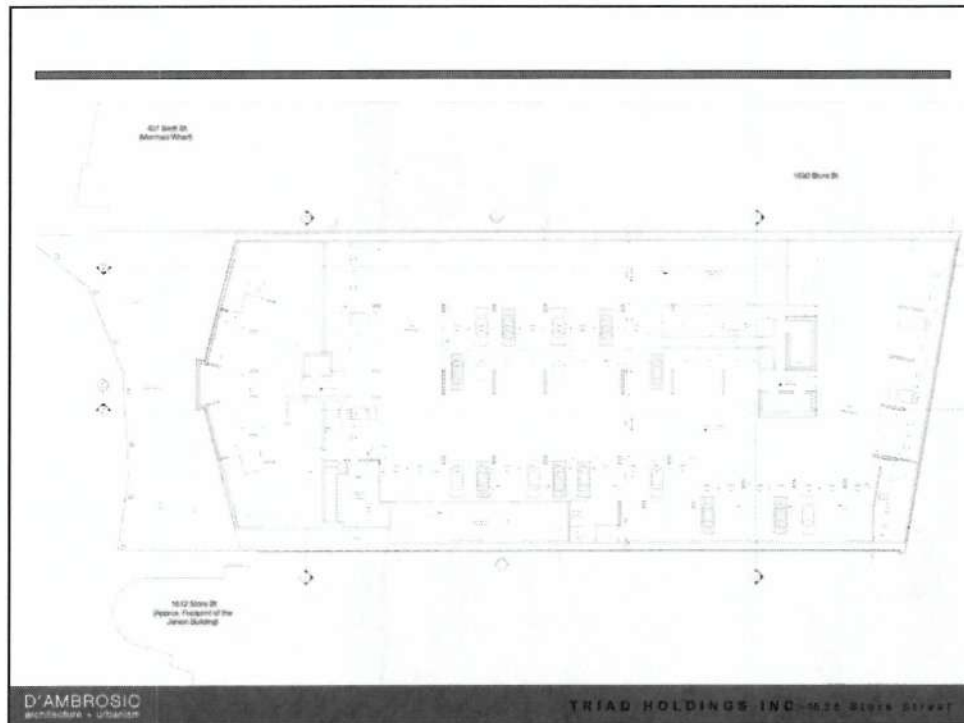


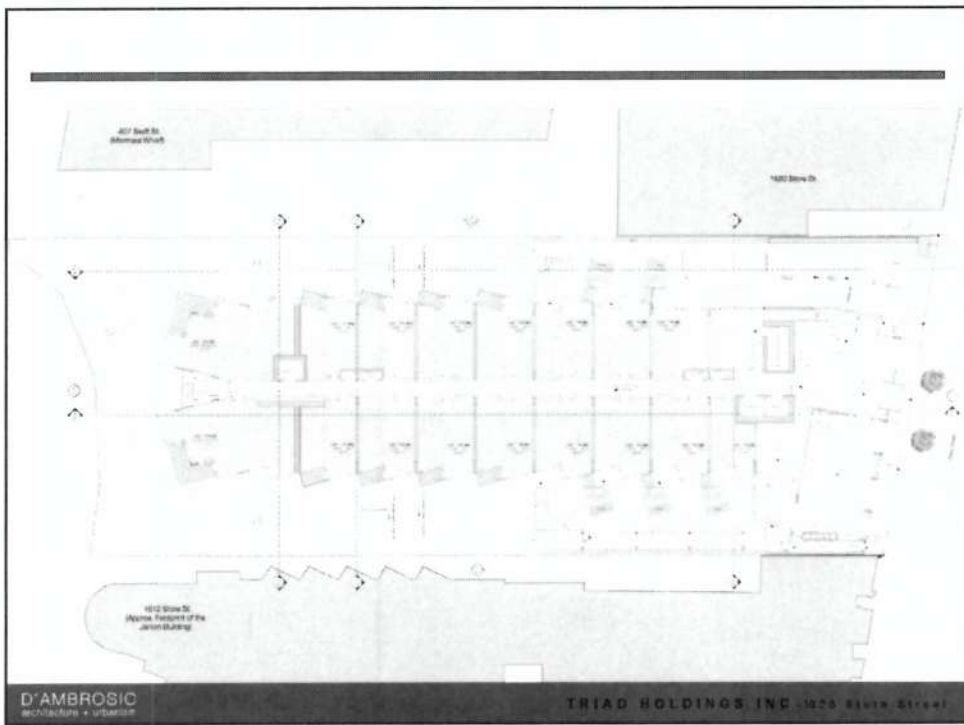
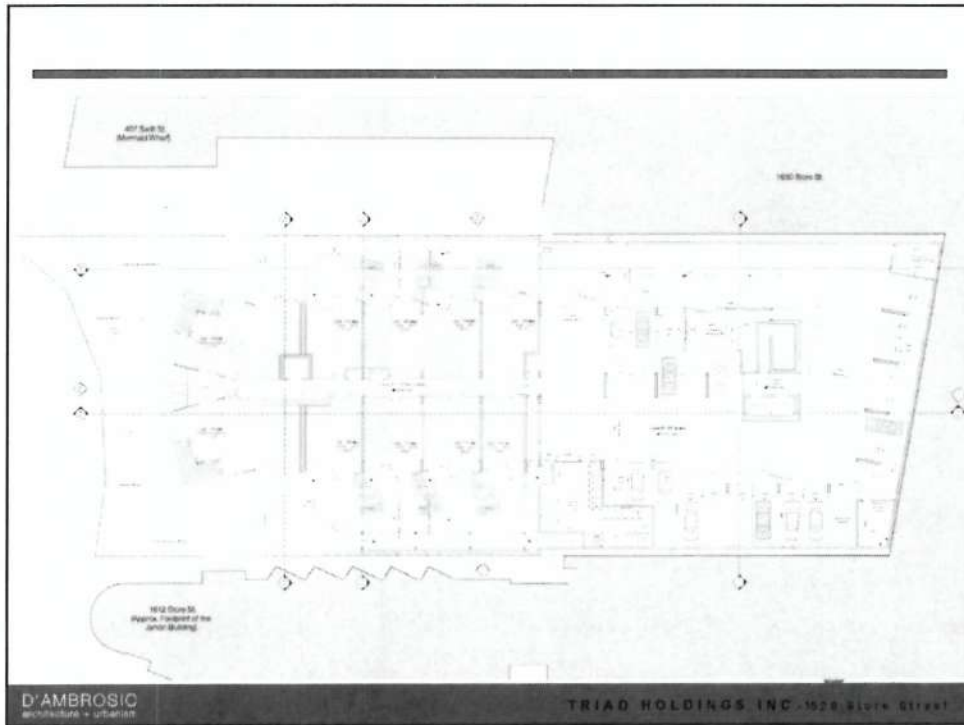




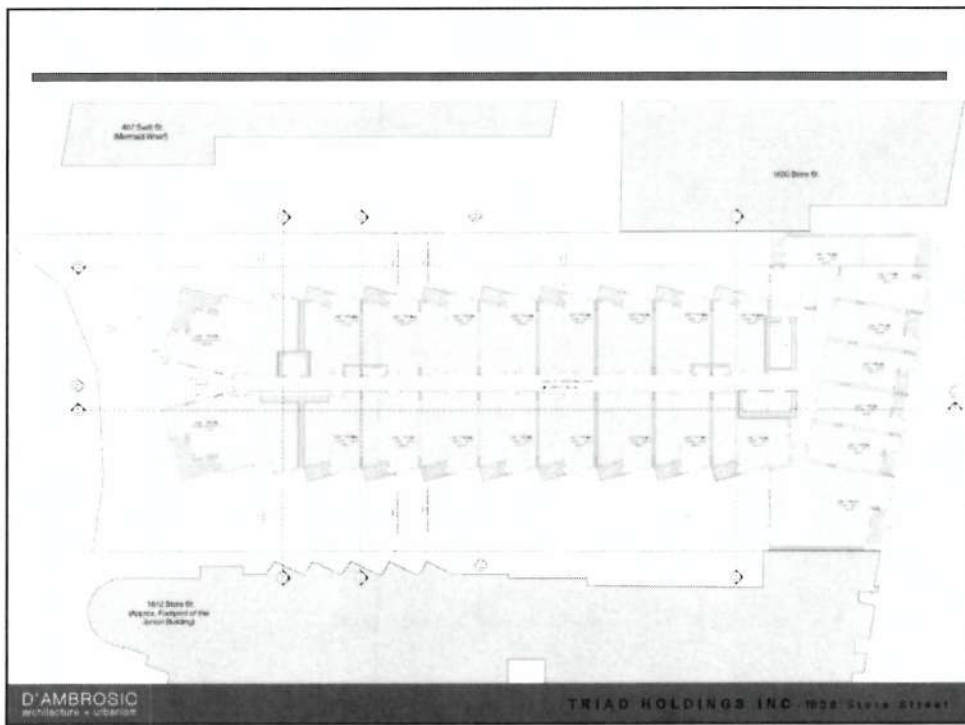
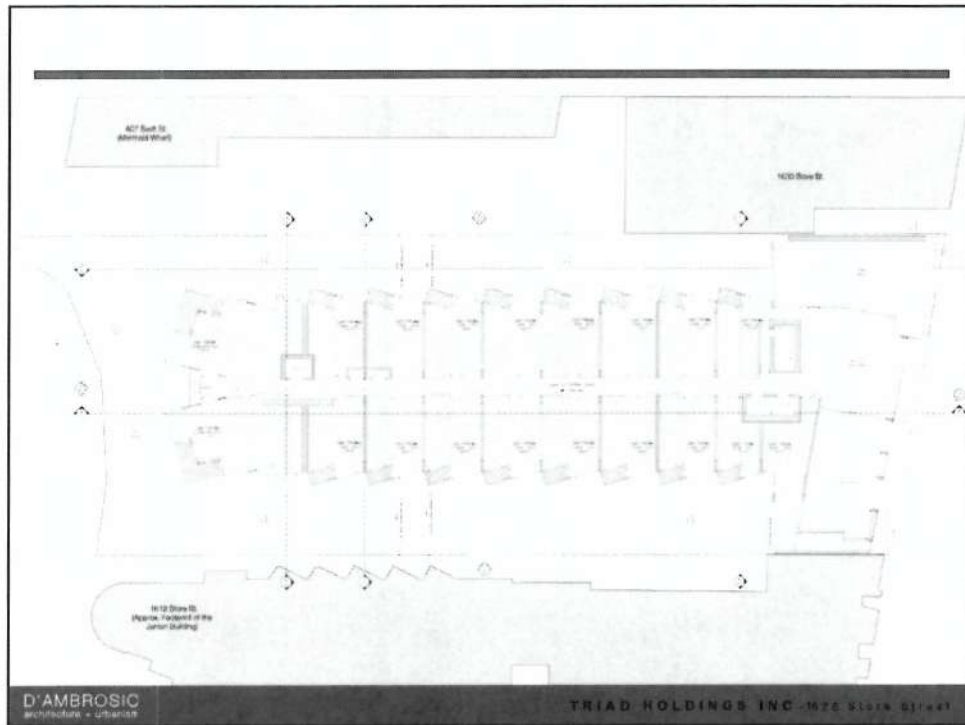


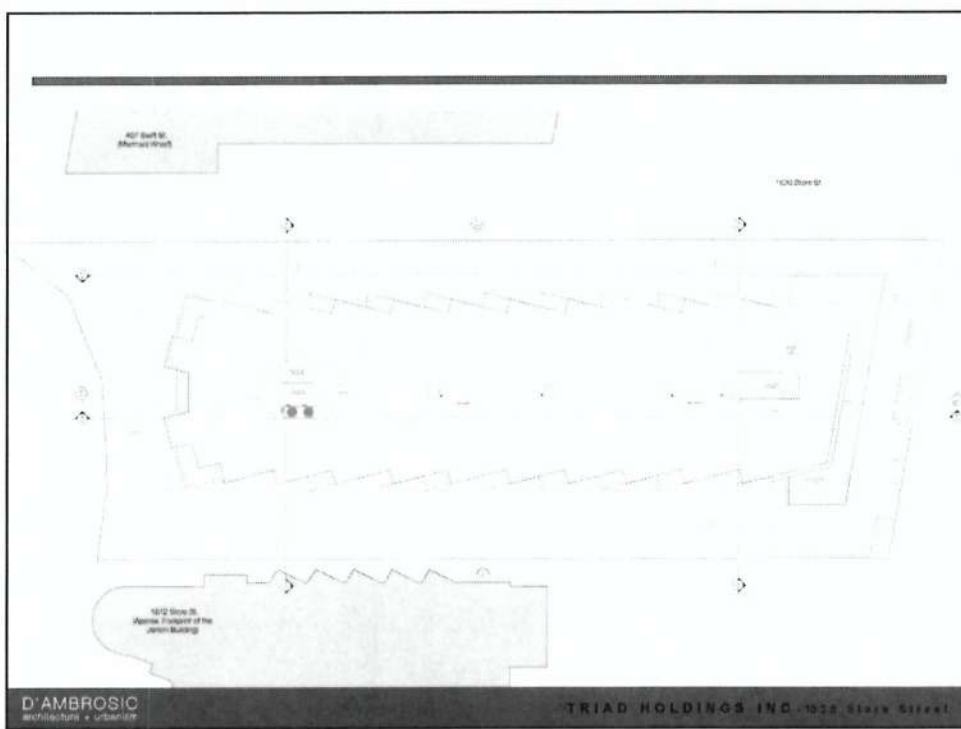
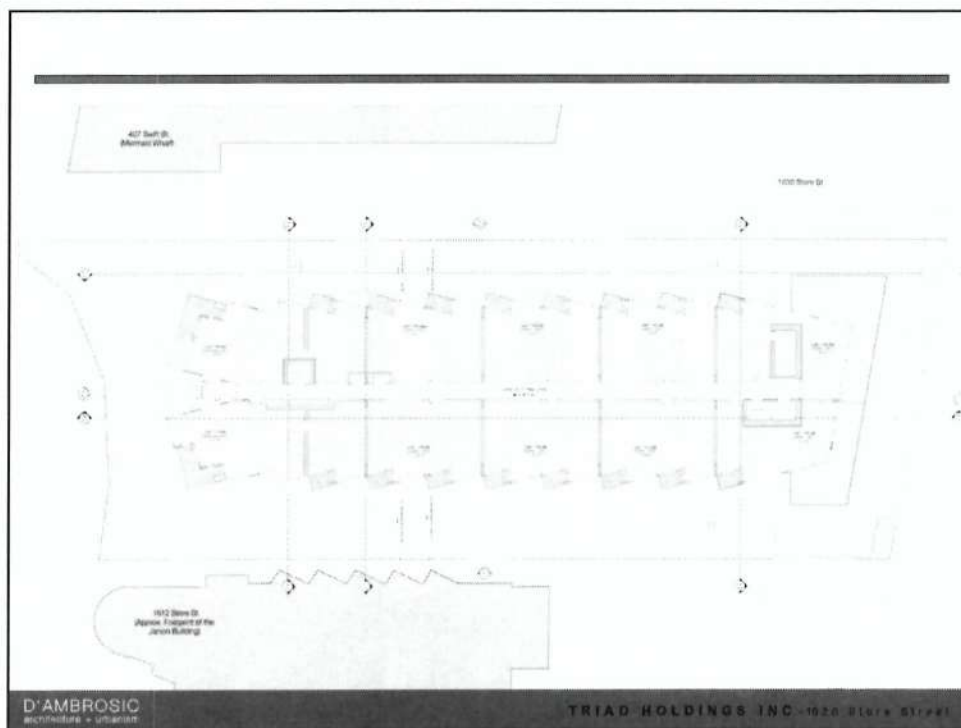


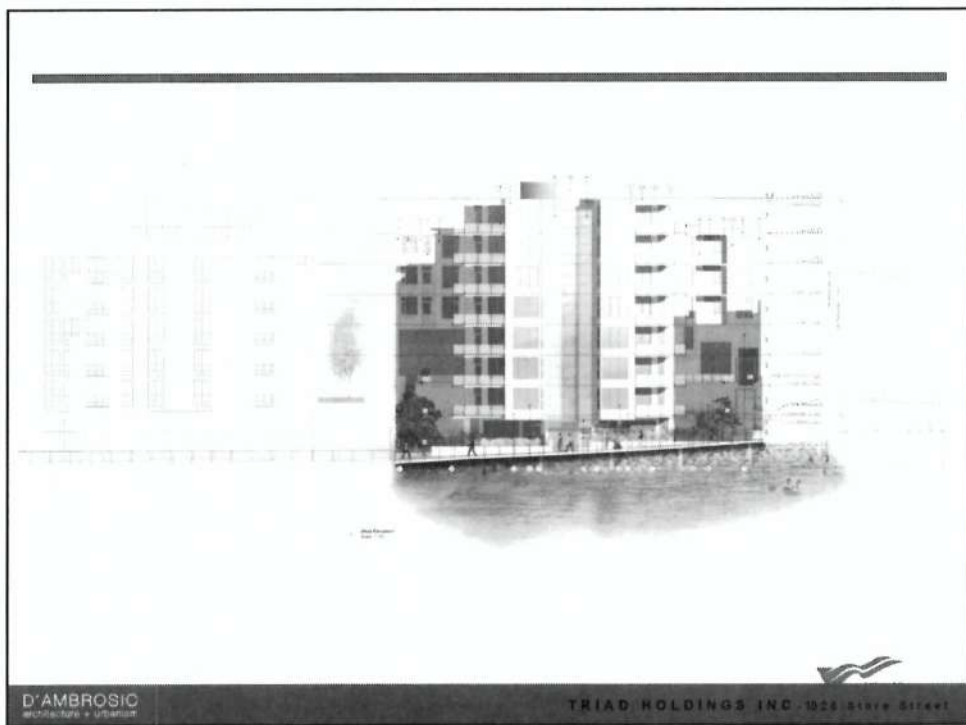




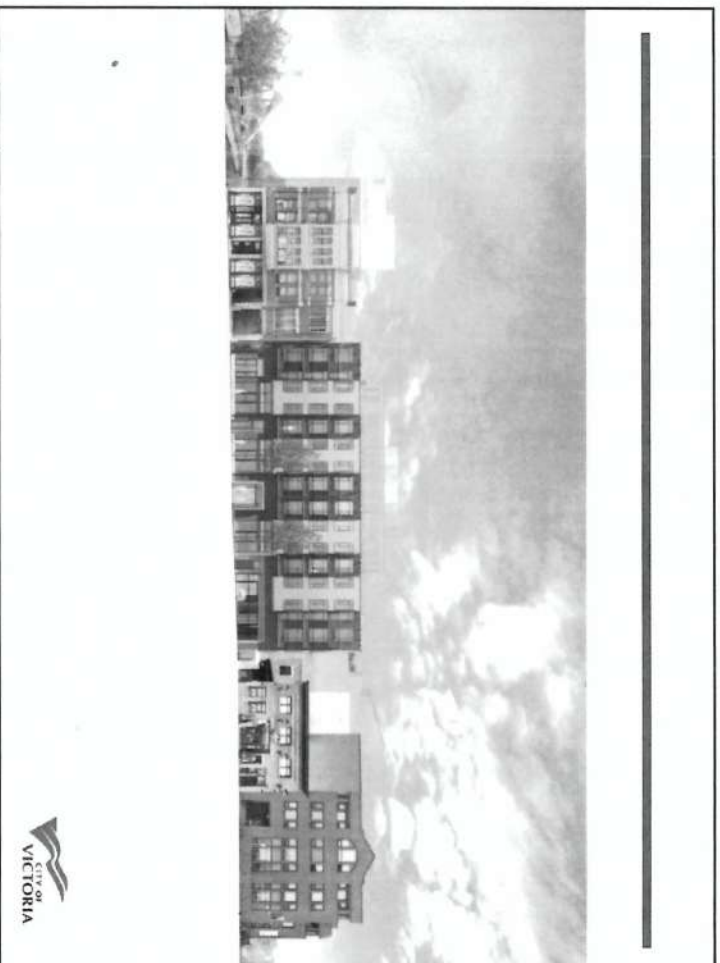
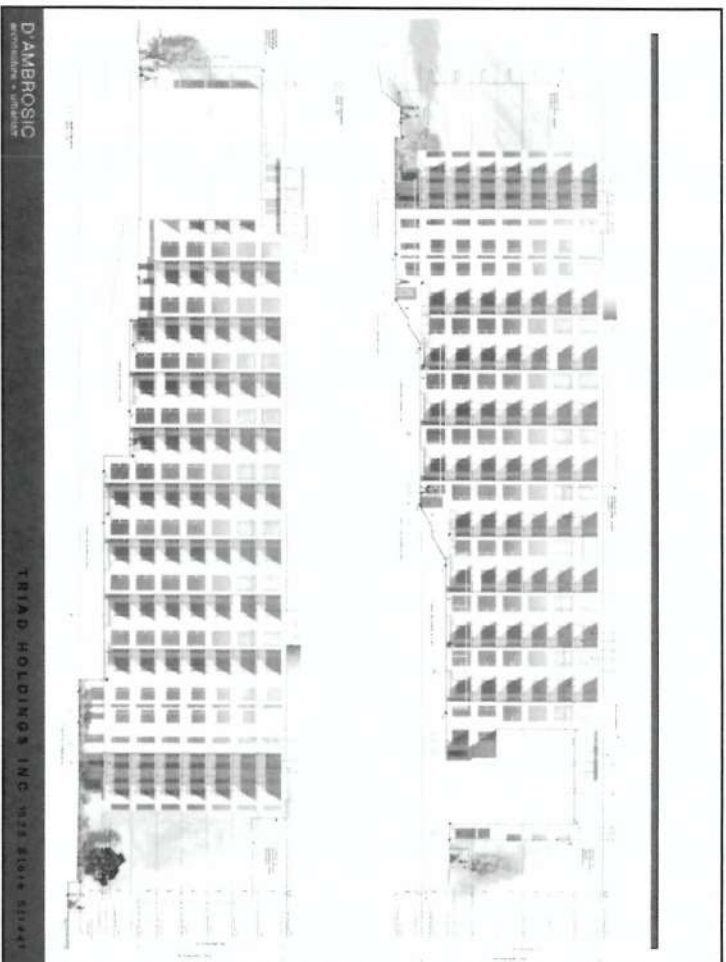


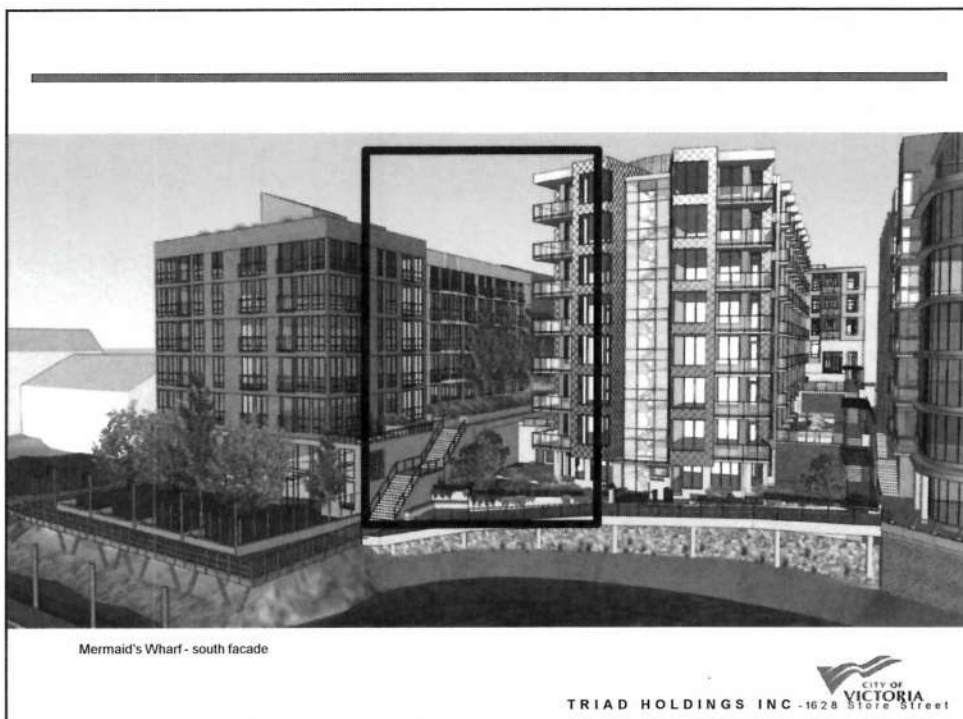
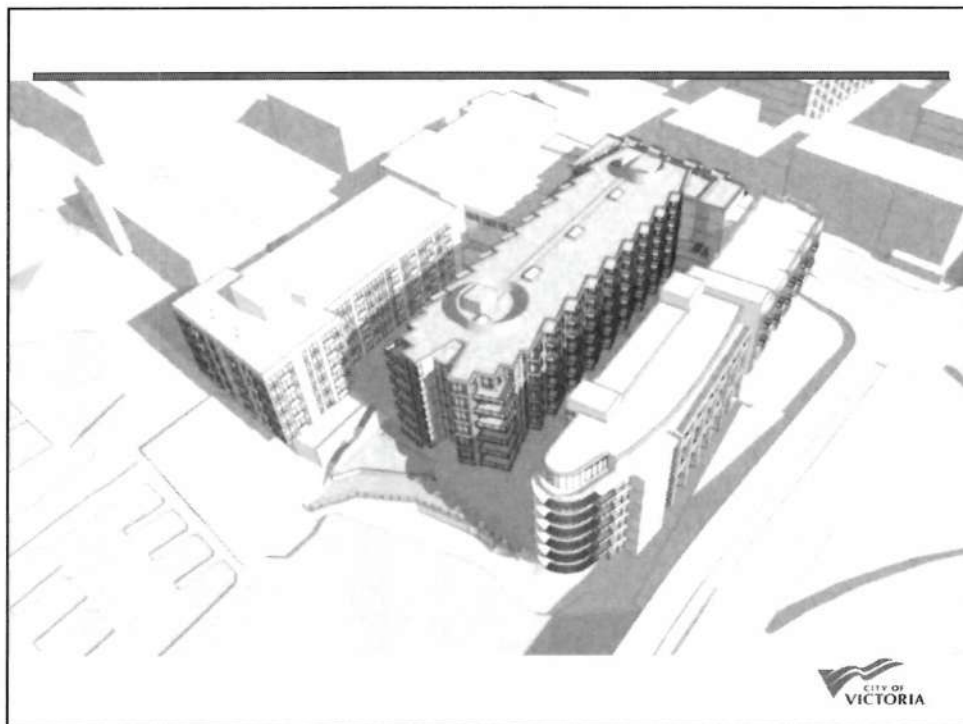












Mermaid's Wharf - south facade

TRIAD HOLDINGS INC - 1628 Store Street

Distance between buildings:



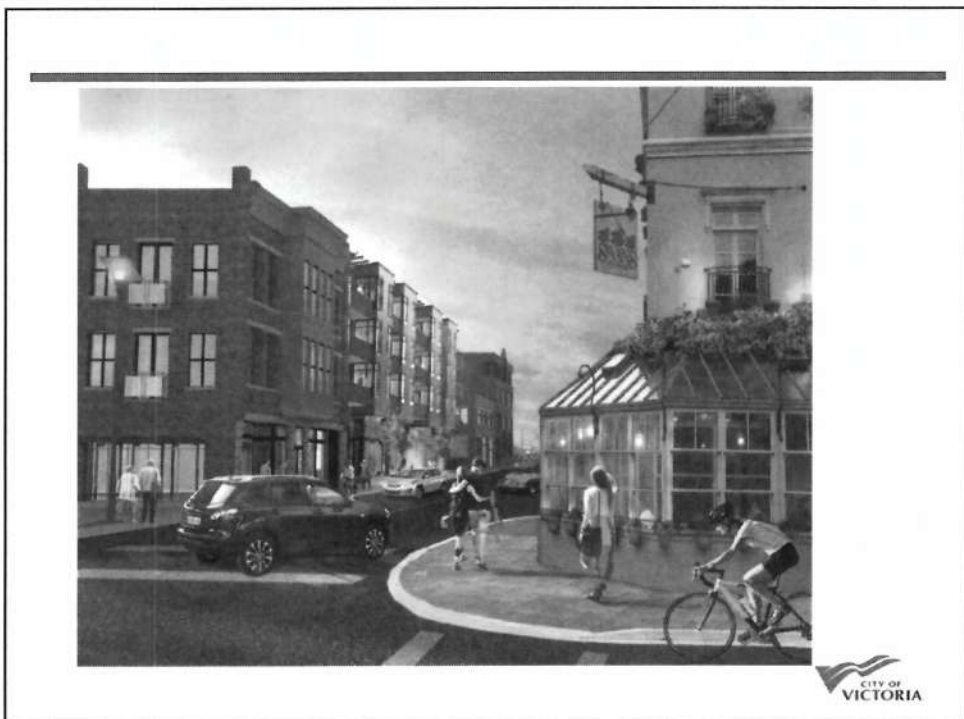
~ 55' balcony to south building face  
~ 45' Harbour Walkway balcony to building



Janion Building- north facade:







View from Store Street:



TRIAD HOLDINGS INC - 1626 Store Street



View on David Foster Walkway towards looking south:



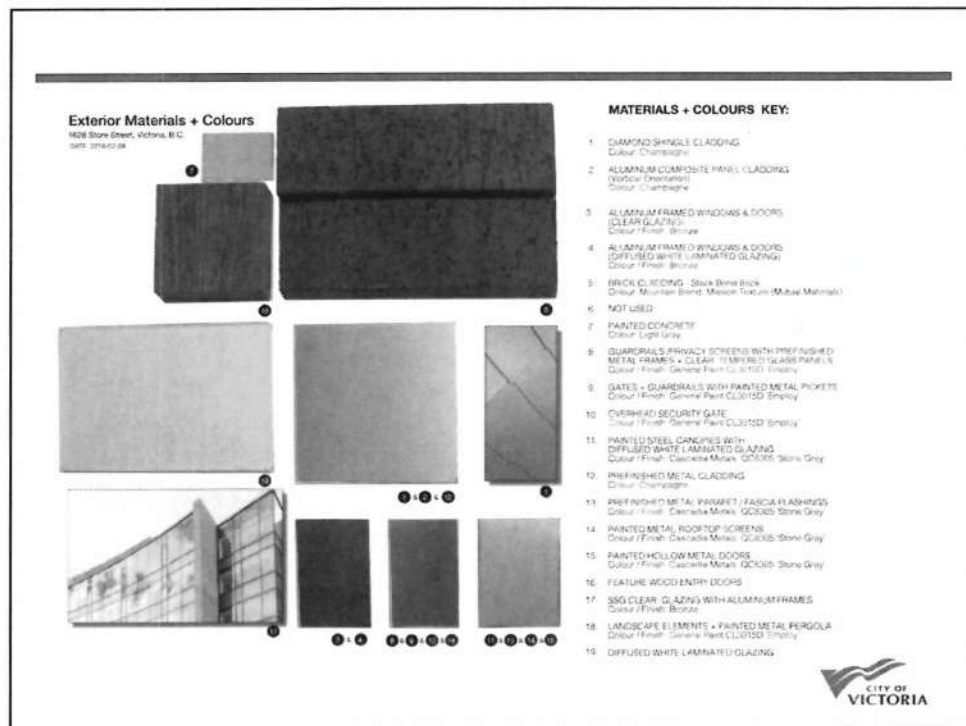


View on David Foster Walkway looking north:



View from the new Johnson Street bridge:

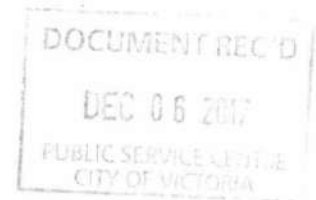




Ms Lisa Helps, Mayor  
Victoria City Hall  
1 Centennial Square

December 5, 2017,

RE: First the Janion, then what?



Dear Lisa Helps,

I'm writing you about serious concerns with regard to the new building proposal between the Janion and Mermaid Wharf, where I presently live and own a unit on the fourth floor.

I went to the information meeting advertised by our management company last week at Swanns, and stayed enough time to measure the extent of the looming catastrophe in our great neighborhood.

I am puzzled by the true motivation, other than profit for multimillion enterprises, which condones the construction of such bunker style massive concrete building, 8 stories high. The proposed building will not only block almost all view from two entire facades (Janion and Mermaid Wharf), but their own as well (that makes four walls facing each other). What an appeal is this for new buyers, not to mention the complete destruction of privacy, light and direct sun for existing dwellers (on two sides facing south)? Furthermore, all people living on the 5<sup>th</sup> floor of Mermaid Wharf will also lose their privacy on their roof top patios, being closely looked over by two full stories on the south side.

What I find astonishing is the complete lack of imagination and absence of beauty in this proposal. There are so many appealing and viable options, with more greenery and breathing space, with, for instance, a building which might look like a large flight of steps looking to the water, and so on (see picture below as an example). But no, let's go for a uniform block type building, square angles, with as many hen-coops as possible. Who cares about quality of living, or aesthetics? Do we really live in a "world class city" if we favor and give the green light to such monstrosities? Frankly I don't think so.

My letter is also motivated by conversations I have had with neighbors and friends; I am earnestly and respectfully writing you to suggest you and your council take serious consideration to what I like to call an insane project, about which quality of life is obviously the least concern of the developers promoting it. In the mouth of Vancouver based big corporations, "urban revival" is the buzz. I have lived 16 years in Chinatown, and have always found it lovely and lively. These people do not live here, obviously.



This year I just paid off my mortgage. I now feel like I am being expelled from my place thanks to "urban revival" and lack of vision from greedy developers actively working on degrading the values of our condos, and ultimately our sheer quality of life. With the Janion we lost mountain view, but at least there is breathing space between them and us. With this appalling project nothing much will remain of appeal where I, and many of my neighbors, live. Life will be looking at a dark façade meters away from our balcony (and vice-versa).

I am writing you especially for two reasons:

1. What can I/we do to effectively either block or minimize this poorly thought project?
2. Who should I also specifically write to obtain possible support for this?

Dear Madam, thanks for your help, good advice and for granting this letter serious consideration. Please use freely any part of it if it may help this cause in any way. I will expect an answer from you in some near future.

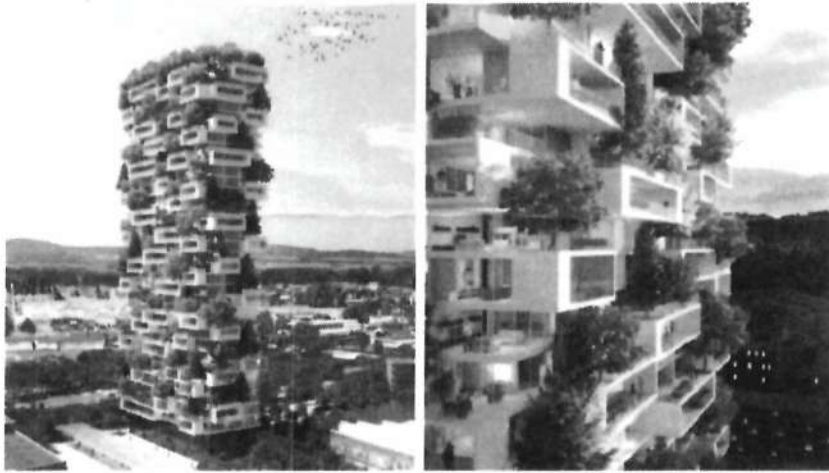
Kind regards,

A handwritten signature in cursive script, reading "Lapprand", with a long horizontal flourish extending to the right.

Marc Lapprand  
Mermaid Wharf, unit 414.  
409 Swift Street



If developers insist on blocking the view of neighbors, why not build something more appealing:



Is Victoria truly the "Garden City"?

RECEIVED  
JAN 29 2018

Ms. Lisa Helps, Mayor  
Victoria City Council Members  
Victoria City Hall  
1 Centennial Square

Delivered in person on January 26, 2018

Dear Mayor Lisa Helps and City Council Members:

**RE: 1638 Store Street Development Permit with Variance Application to develop a 6 Storey  
133 Unit Residential Building with Ground Floor Commercial**

For the past number of weeks, I have been gathering signatures of owners and long-term rental residents of the Mermaid Wharf condo building located at 409 Swift Street and adjacent to the proposed development who will be severely affected by the construction of a tall building. Most of the owners on the South (parking lot side) have side signed the petition. Currently, the vacant space is operated as a much-needed parking lot for this area of the city (120 spots).

There are 36 signatures in total, including scans from our building owners who were away at the time. I trust this massive appeal is not be overlooked as you review the application.

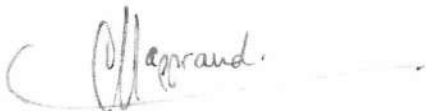
I recognize that the architects made their presentation to us in order to minimize the impact of an 8-storey building—and now a 6-storey building. However, only a third party could do that objectively. Clearly, they do not live here and do not seem to pay any attention to actual **lack of privacy, loss of direct sunshine and light**, and added transience—all of which we will be the primary ones to suffer if the project is approved.

Furthermore, and not anecdotally, my consultations with realtors tend to confirm that, due to restricted views (considerably reduced by the Janion already), we may face a decrease of property value of up to 20% on my side of the building. While I understand that the City does not consider private views, I want to point out that we are also concerned about the loss of light that we currently enjoy. The increased darkness will significantly impede our quality of life.

You now have the original petition in your hands, I have saved copies, and sent one each to Miko Betanzo and Charlotte Wain by email.

Ultimately, the Council will have to balance revenue against pure quality of life. I trust you will make the right decision.

Sincerely,



Marc Lapprand, owner and resident at Mermaid Wharf  
Cell: [REDACTED]



To: The City Council of Victoria, BC




From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
Dec 28, 2017	Natali Leduc		414	
28 Dec 2017	SARAH EVANS		418	

Dec 29/2017 Teresa Ryback #506

Dec 29-2017 DEHS WOODWARD #406

Dec 29-2017 Caroline Moore #405

Dec 29<sup>th</sup> 2017 Alex Gillman #410

Dec 29, 2017, Dawn Kalka #51

Dec 29, 2017 Craig Rice #32

Dec 30, 2017 Meghan Glover Melour #

Dec 30, 2017 ISABEL PENALBA #118

Dec 29, 2017 David Penlha #114

Dec 30, 2017 NEIL GURTON #114

Dec 30 2017 Paul Jamison #15

Dec. 29/17 Colette Nagy E. Nagy Street

Dec 30, 2017. CARLIE STANFORTH. Sanford

Dec 30, 2017 Marc Lagrand Unit 414 (Opposed)

Dec 30, 2017 Melissa Boleau Unit 413 ~~Opposed~~

" C Boreau Unit 207

JAN 1 2018 DAVID DATHBECH #216

Jan 3 2018 Daniel Frater #420

JAN 3rd 2018 Judy Laroy #115

Jan 5th Jason Scharf #205

Jan 9th, 2018 Natalia Guzmán #510

Jan 9th 2018, Josephine Laughlin #312



JUN 9/18 BOBBIE CANIN #518

JUN 9/18 Bruce Brown #518

JUN 10/18 Leigh Pharris #510

JUN 12, 18 Charlene Sim #517

JUN 12, 2018 Austine Sim #517

To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

*I ask that the city purchase this lot & consider keeping it as a parking lot or green like park. The parking lot will be a revenue stream for the city.*  
We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

*if the city chooses to accept a building proposal then the building should be no more than 5 stories high and stepped back from the water. and a pleasant tree lined wide walkway along the water - set back far from the water.*

Date

Name

Signature

Unit #

email or phone

*be constructed.*

*Jan 1 2018 Lynn Saliken*

*L Saliken*

*208.*

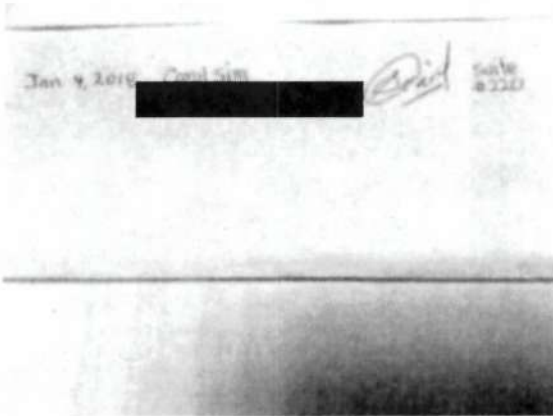


*I am not at my unit at this time and ask that you accept my signature on this petition.*

*I can be reached at*



*Lynn Saliken*





To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St, Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date

Unit #

Name

email or phone

Signature

Jan 6<sup>th</sup> 2018 # 113-409 Swift St Susan Brodie

I am opposed to a 8 storey Development

To The City Council of Victoria, BC  
From Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 70%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you

Date	Name	Signature	Unit #	email or phone
Jan 10, 2018	Dan Bruger	 (non-resident owner)	308	

To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Wharf, 409 South St. Victoria, B.C. V8W 1K2

We, many residents from Mermaid Wharf, strongly oppose the construction of the new 1000  
More Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Wharf and  
following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.  
Thank you

Date: January 14/18  
Name: [Redacted]  
Signature: [Redacted]



To: The City Council of Victoria, BC  
From: Group of Residents from Mermaid Wharf, 409 Swift St., Victoria, BC V8W 1S2


We, many residents from Mermaid Wharf, strongly oppose the construction of the new residential development proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Wharf and the new development.

Following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new development.

Thank you

Date	Name	Signature	Unit #
January 15, 2018	Heather Ann Scott		204

To: The City Council of Victoria, BC

From: Group of Residents from Mermaid Warf, 409 Swift St., Victoria, BC V8W 1S2

We, many residents from Mermaid Warf, strongly oppose the construction of the new residential building on Store Street proposed by D'Ambrosio Architecture + Urbanism, between Mermaid Warf and the Janion for the following reasons:

1. Loss of privacy
2. Loss of daylight and direct sunshine
3. Loss of harbour view (almost total)
4. Substantial loss of value of our condominium (up to 20%)
5. Loss of quality of life

We urge you to take our plea into consideration and to reject the proposal for the new building.

Thank you.

Date	Name	Signature	Unit #	email or phone
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Jan 27, 2018

Alex Nicholls



Currently away - submitting via email.

## Lacey Maxwell

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**From:** Lynn Saliken [REDACTED]  
**Sent:** March 14, 2018 3:27 PM  
**To:** Councillors; Miko Betanzo; Ben Isitt (Councillor)  
**Cc:** Lynn Saliken  
**Subject:** proposed building at 1628 Store St

I strongly object to city approving a Development Permit with the Variance application to develop a 7 storey residential building at 1628 Store St and adjacent to Mermaid Wharf.

I also object to the way in which you would allow sloping of the building to what I understand to be a maximum height of 8 stories.

I would agree that a 4 to 5 storey building would be appropriate on that site.

As our representatives you should be asking, demanding, that we protect height restrictions of the city and the "Old Town".

Our city centre is admired because of the way we, you, and our forefathers have, and have had, the foresight to keep the height of buildings low and to protect heritage nature of our city, and the light and skyline for all your residents.

Lynn

Lynn Saliken  
[REDACTED]



**Monica Dhawan**

---

**From:** marc lapprand [REDACTED]  
**Sent:** Sunday, May 27, 2018 9:28 AM  
**To:** Lisa Helps (Mayor); Councillors; Miko Betanzo; Caroline Moore  
**Subject:** Proposed Development at 1628 Store Street --Fwd: Follow-up--Re: City of Victoria - building policy  
**Attachments:** City Council Whole Scan Jan 2018.pdf

Dear Mayor Lisa Helps and City Council Members,

In the wake of the email below sent to you by my friend and direct neighbor Caroline Moore, I take the liberty of writing you to remind you that on January 26 of this year I delivered to your office at City Hall a petition against this building proposal, signed by 36 concerned residents of Mermaid Wharf (scan attached).

One of Caroline's most relevant points is that cramming condos in the downtown core area, and allowing buildings to become higher and higher, may in the long run make it a less desirable place to live.

We all like to tell the rest of Canada how Victoria is such a beautiful, dynamic, welcoming City. Let's make our best to keep it that way.

Thanks for your kind and thoughtful consideration.

Respectfully,

Marc Lapprand  
Mermaid Wharf, unit 414

**From:** Caroline Moore [REDACTED] >  
**Subject:** Proposed Development at 1628 Store Street --Fwd:  
**Follow-up--Re: City of Victoria - building policy**  
**Date:** May 24, 2018 at 2:07:22 PM PDT  
**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca), [councillors@victoria.ca](mailto:councillors@victoria.ca)  
**Cc:** Miko Betanzo <[mbetanzo@victoria.ca](mailto:mbetanzo@victoria.ca)>

Dear Mayor Lisa Helps and Council Members,

I am writing in regard to the proposed condo development at 1628 Store Street—"The Pearl". I am a resident owner of the Mermaid Wharf condo building located at 409 Swift Street. The proposed new condo will replace the existing parking lot situated between the Mermaid Wharf (5 storeys) and The Janion (6 storeys).

While Council is reviewing the Developer's variance application, I would appreciate your consideration of the following:

- Ensuring that the height restrictions are maintained within this Core Historic area as described in the OCP page 41, Section 6 (Referenced below) and the DCAP.

- Assessing the 'shadowing' effect that the new building will have on the owners/residents of Mermaid Wharf and The Janion. Negative effects caused by shadowing can impact quality of life.
- Given the increased gentrification of our area, consider allocating land to build a park for residents and visitors to enjoy. At this time we do not have a park for people and pets.

In closing, we must protect this Core Historic area that borders on the upper harbour and Chinatown (a heritage conservation area). If Council continues to allow developers to increase the height of new buildings in this heritage area (one storey at a time) in order to achieve density—this area will no longer be considered a desirable place.

In closing, I would also like to thank Miko for providing me with the relevant city policies and plans to review.

Best regards,  
Caroline Moore

405 - 409 Swift Street (Mermaid Wharf)