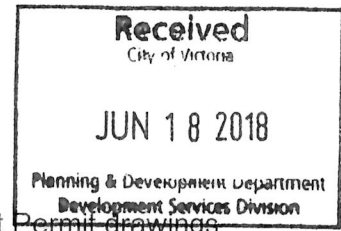


Attention: Jim Handy, Senior Planner - Development Agreements

Regarding: 90 Saghalie Road. - Aquara Seniors Living Project.

Response to ADP Comments of May 9, 2018.

Date: June 15, 2018.



Note: Responses are indicated below in *italic*, and reference Development Permit drawings resubmitted on June 15, 2018.

### **Motion:**

- Reconsideration of the south elevation form and massing to be more in-harmony with the site topography, context and the Core Songhees Development Permit guidelines.

*We have modified building massing to better respond to the above items, while maintaining the functionality of the building, and respecting the neighbouring Bayview project, as follows:*

- *We have changed the massing of the main floor to emphasize the curvilinear forms of the hillside topography and the adjacent roadway. This change from orthogonal to curved forms creates a more natural and organic integration between building and the existing context, and extends from the planters through the first-floor units. Revision item 1*
- *We heard from design panel that the point where the south building face turns to adjust to the road alignment and hill side shape was awkward. We have modified the massing to change from an angle to a curved frontage at this 'knuckle' in the building. This curved form is extended above the parapet to emphasize that the building mass is responding to the contours of the roadway and the organic forms of the natural terrain. Revision item 2*
- *At the intersection of Tyee Road and Kimta we have modified the massing, and clarified the architectural forms by eliminating one of the building protrusions that was previously at this location. We have introduced a curved form into the building mass instead of the previous corner form. The curved form at this location softens the building at this important corner, and relates to the organic forms of the terrain. Revision item 3*
- *To further emphasize the topography of the existing curved street edge and the hillside context, we have also incorporated curved forms into the planters facing Tyee Road, so that both of the primary street frontages (Tyee and Kimta) have a similar architectural response to the interface with the existing context at grade, one that re-enforces the natural topography. Revision item 4*
- *The previous design submission incorporated a significant architectural 'frame' aligned with the main entrance of the building. This component was intended to highlight the main entrance, and to break the parapet line (as discussed with City staff.) In reviewing the overall massing of the south elevation in the context of ADP comments, this architectural element did not align with the overall goal of the DP guideline as it's rectilinear form tended to dominate the façade. We therefore determined on balance to reduce the height of this element. Although the parapet is continuous, we believe the overall building appearance is improved, and that the curved elements added to the building are more prominent, in keeping with our approach to meet the Design Guidelines. In proposing this change, we also are considering the goal to minimize projections above the roof line to mitigate the loss of views for the adjacent development. Revision item 5*



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- Reconsideration of the service entrance design, including materials, screening, and overall impact on the public realm, including future pedestrian linkages.  
*We have modified the service entrance area to provide high quality architectural materials and finishes, including metal panels, to create a more pleasing outlook on this required area from the future pedestrian linkage (stairs). Revision item 6*
  - Applicant to provide additional renderings / views from pedestrian pathways throughout the site.  
*We have provided additional renderings and views, including views of the Kimta roadway access, the main building entrance, the service entrance, and the Tyee townhomes, as well as an aerial overview illustrating the changes along Kimta. Revision item 7*
  - Consideration of incorporating additional shaded space to the upper patio area.  
*We have shown a shaded space on the upper patio (2<sup>nd</sup> floor) level. Final design would be subject to any modifications required by VIHA as this outdoor space is part of the licensed care facility. Revision item 8*

In addition to the above, we wish to comment on concerns that Element and the City has heard from neighbours during their open house process. We note that Element has had three open house sessions with the community to keep them fully advised on the project development and design.

- Use and potential noise issues related to the 4<sup>th</sup> floor outdoor amenity space.  
*The outdoor space is intended for family gatherings, contemplation, urban gardening, and for simply being outside for the residents of the building, who will be predominantly seniors. It is not anticipated that any noise would be generated that would cause a nuisance to the neighbours, or contravene City noise by-laws. The building will have 24/7 staffing, which will permit monitoring of activity on the amenity space that might be necessary.*

*In respect to safety, and concerns regarding wind at this location, we will take necessary steps to ensure that any furnishings or other fixtures installed on the amenity space are securely fastened so that they cannot be a danger to adjacent properties.*

- Roof aesthetic.  
*We appreciate that some of the residents of Bayview 1 will have a view on to the roof of the Aquara building, and so we have incorporated a curved pattern into the roof design to create a pleasing view. In this re-submission, we have added a green roof component into the roof design to further enhance the design of the roof. Note that all significant roof equipment is screened from view by architectural elements (except that no roof is provided over the equipment due to operational requirements.). Revision item 9*
- Loss of view for some residents at Bayview.  
*The proposed design fully complies with the requirements and height restrictions of the Zoning By-Law for the site. That said, we appreciate that there are concerns expressed by some immediate neighbours at the loss of their view. We note that:*
  - *The overall building height has been set at what we think is the lowest feasible elevation, while still maintaining a functional plan.*



- *The design generally minimizes architectural features that extend above the roof line, (ie. high parapets and peaked roofs), to minimize interference with views from adjacent properties.*
- *It should be noted that the Schematic Design plans that were developed as part of the re-zoning process were very high-level, and were not based on an actual program for a seniors building. The building contained 95 units, with no licensed care facility. The building Floor Area Ratio for the zoning plans was 1.79, which is consistent with the By-Law, however the design had a significantly higher proportion of the building located on the north side of the main floor, which is effectively below grade and would have no natural light ((19,000 SF or 44% more area than the Aquara project). These areas were generally noted as service and amenity space. By decreasing the area of the building above grade, the zoning plans were able to achieve the available 1.79 FSR, and still achieve a building form that stepped from 3 to 5 stories on the western side of the building.*
- *In contrast, the Aquara project is designed to meet the actual needs of an age-in place residence, and realizes the intent of the zoning to provide high quality homes for seniors including amenities, and incorporates a fully licensed care facility. The number of residential units and care units proposed is 161, with high quality amenities. The outcome of this is that by comparison with the schematic plans provided at zoning, the proposed building has a higher proportion of the permitted 1.79 FAR (building area) above grade in order to provide natural light to the 161 dwelling units. We note that the design does incorporate a stepped building form on the west side, from 4 stories to 5 stories.*
- *Height of Trees.*  
*The trees that will be planted along the northern edge of the Aquara project are intended to provide a pleasant overlook for both Bayview residents, and Aquara residents, and to provide some visual screening between the two developments. They will not interfere with views from Bayview as they will be lower than the Aquara building.*
- *Loss of path to Tyee during construction.*  
*The construction of Aquara will include the building of a new high-quality pathway connection to Tyee road. We recognize that the existing trails will be compromised, however the finished path will provide a safer route for residents and for the community in the long term.*
- *Maintenance issues relating to seagulls and pigeons.*  
*We will ensure that fences, screens, and similar measures are incorporated into the building to mitigate maintenance and nuisance issues.*

We would be pleased to discuss our responses with you at your convenience. Please do not hesitate to call.

Regards,



Barry Weih, Architect – AIBC.



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