

April 9, 2018

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

**Re: Development Permit for 727 & 733 Courtney Street
National Car Rental New Office Building**

Dear Mayor and Council:

Description of Proposal

We are proposing the development of 727 & 733 Courtney Street to replace the existing single storey structure with a new two storey building for National Car Rental. The City of Victoria's plans for future development has resulted in the need to relocate National Car Rental's current downtown facility at 767 Douglas Street. The proposed development at 727 and 733 Courtney will be the new home of National Car Rental's Victoria Head Office.

727 & 733 Courtney offers existing CA-4 zoning allowing the operation of their rental business while maintaining a central downtown proximity to hotels and residents to whom National Car Rental offer their services. The site was previously the location of Budget Car Rental and still retains the site space for parking required by National, this means the development would be re-using and not increasing surface parking into the downtown core. The existing structure at 727 Courtney was never intended as a permanent architectural fixture. It will be removed and the new building sited in its place.

The new two storey building brings a contemporary and urban building to this district and provides increased commercial frontage at the property edge. The 169 sq. m. of new office building provides highly visible and accessible street facing customer service counter, private offices, accessible washroom facility, employee lockers, and 2nd floor offices and board room. The south facing side of the building includes an area for inspecting and washing the rental vehicles sheltered by a cantilevered roof and screened from the street by the building.

Project Benefits and Amenities

With the increase of higher density residential housing in the downtown core and Victoria's status as a premier tourist destination, National Car Rental provides an increasingly valuable service through the rental of vehicles to residents and tourists living and visiting downtown Victoria. The development itself will contribute to street scape improvements by extending boulevard tree planting across our property frontage.

Neighbourhood

We have looked to the larger context of the Core Business area and provided a distinct example of an urban commercial building. Our intent is to revitalize the property with a visually interesting frontage that better architecturally represents an urban commercial district.

Design

In response to the City of Victoria's Design Guidelines we have attempted to maximize the amount of glazing and potential for interaction between pedestrians and the interior commercial space with a street facing feature two storey structural glass storefront. The glazed storefront wall is pulled in from the full width of the building to provide sheltered pedestrian access directly off the sidewalk. Custom metal frame archways over the doors provide additional visual interest and emphasis to the public entrances. The building's integrated parapet provides visual screening of

any mechanical equipment into its massing. While a low density use of the site, we have attempted to maximize the visual impact of the building, and utilized as much as possible the property frontage and allowable building height (at the property line) within the intended use of the building.

High quality materials are proposed throughout; bright coloured aluminium panel detailing contrasted against a contemporary white phenolic paneled body, and wood look aluminum soffit and sun screening. The materials are all specifically selected for their high durability, sophisticated finish, and graffiti resistance.

Landscaping has been used to extend the boulevard tree planting up Courtney Street and soften the visual impact of the surface parking. Planting is also being proposed at the property boundary as visual screening to the surface parking and continued along the building frontage to create a visual continuity across our property frontage.

Transportation

The parking provided exceeds the requirement for this zoning.

Green Building Features

The building is designed to maximize use of natural light with the large north facing glazed walls. South facing windows are minimized to control solar heat gain, while still providing light, these windows are additionally operable for passive cross ventilation. A combination of an articulated roof overhang and louvered sun screening wall provide sun screening to the west (the overheating portion of daylight).

While the project provides surface parking in excess of the zoning requirement, it should be noted that the proposed project reduces the overall existing surface parking on site. Additionally, the Rental Car service can potentially contribute to Victoria's environmental sustainability goals by providing an alternative to personal vehicle ownership.

The development will increase site landscaping and street scaping with additional Boulevard Trees.

Infrastructure

While the new building is greatly increased in size from the existing structure, It is still a small building and is not anticipated to be a significant load to the existing services.

Neighbourhood Consultation

As part of the design process we have consulted with both the City Planner and the Local Land Use Committee (the Downtown Residence Association). We discussed the design rationale and site usage with the City Planner and input from planning has been incorporated into the development of this proposal including the Boulevard Tree placement, exterior design elements, and landscaping. The design drawings were circulated to the Downtown Residence Association and they determined there was no need for a meeting given they had no questions or concerns with the proposed development.