

April 05, 2019

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



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**Re: Development Permit - 2 Paul Kane Place, 1 Cooperage Place
Victoria, BC**

Dear Mayor and Council:

We are making an application for a Development Permit for the addition of roof top mechanical equipment screens to the above buildings. Construction on Lot 3 is complete and an occupancy permit has been issued. The roof top equipment on Lot 4 is part of the tenant improvement for the 'Boom and Batten' restaurant, for which a building permit has recently been issued. Also, the application seeks approval for several minor changes to the building exterior.

The original Development Permit for these buildings, issued in 2011, anticipated that the round mechanical 'rotunda' located in the centre of the roof would house mechanical equipment. This mechanical space was constructed in accordance with the approved DP. During detailed engineering design it became clear that the rotunda could only house some of the mechanical equipment. Due to size and clearance requirements of some of the ventilation equipment, our engineers determined that these would need to be located outside the rotunda on other areas of the flat roof portions of the building.

The equipment now located on the roof is primarily for air supply and exhaust. In all cases the installed equipment was selected to minimize size and impact. The mechanical units have been placed on the flat roofed portions of the building in locations that also minimize duct sizes.

Design Guidelines for this area require that roof top mechanical equipment be screened from view. We propose two strategies to screen the equipment:

1. Screens

Screens will be installed in the locations shown on the attached roof plan and will be located directly in line with the walls below as shown on the attached elevations. These screens will match the appearance and colour of the central rotunda. The proposed screens will project 900 mm above the

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facia. A view analysis shows that at a distance of 50m (164ft) the equipment is mostly screened from both the west and east sides, with only two minor vents visible above the screen. The equipment cannot be fully screened due to structural requirements, primarily snow load considerations.

2. Colour

The equipment will also be painted or wrapped in a custom coloured foil which will act as a 'camouflage' for view angles beyond 50m and for oblique views to the roof from higher elevations. The colour scheme on the equipment sides will be series of light and dark grey bands that mirror the colour of the rotunda louvers, while the equipment tops will be a light grey to blend into the colour of the arched roofs.

We have prepared images of Lot 4 that show the impact of the roof top screens, showing both before and after pictures from several locations along the Westsong walkway as well as from Paul Kane place.

The installation of the screens will require an additional 'traffic' membrane on the roof. This cannot be installed during the winter months. The equipment screens will be installed as soon as outdoor temperatures permit.

We trust you will agree that these strategies effectively screen this equipment in a fashion that is consistent with the guidelines, is sympathetic to the building architecture and mitigates visual impact from both the Westsong walkway as well as nearby residences.

Additionally, this application seeks approval for several minor changes to the building exterior: the gas meter enclosure is located on the east side of the building on Paul Kane Place, and several doors on the north side of both buildings, originally shown as glass, are now solid due to building code fire separation requirements.

We trust you will find this changes to be acceptable.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peter de Hoog'. The signature is fluid and cursive, with a horizontal line underneath the name.

Peter de Hoog Architect AIBC MRAIC

de Hoog & Kierulf architects

May 22, 2019

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



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The original Development Permit for these buildings, issued in 2011, anticipated that the round mechanical 'rotunda' located in the centre of the roof would house mechanical equipment. This mechanical space was constructed in accordance with the approved DP. During detailed engineering design it became clear that the rotunda could only house some of the mechanical equipment. Due to size and clearance requirements of some of the ventilation equipment, our engineers determined that these would need to be located outside the rotunda on other areas of the flat roof portions of the building.

The equipment now located on the roof is primarily for air supply and exhaust. In all cases the installed equipment was selected to minimize size and impact. The mechanical units have been placed on the flat roofed portions of the building in locations that also minimize duct sizes and lengths. We have attached a letter from Avalon Mechanical Consultants outlining the rationale for equipment sizes and locations.

Design Guidelines for this area require that roof top mechanical equipment be screened from view. We propose that screens will be installed in the locations shown on the attached roof plan and elevations. These screens will match the appearance and colour of the central rotunda. The proposed screens will project 1.5 m above the fascia and will have an additional curved top rail to match the look of the curved rotunda roof. The attached view analysis shows that at a distance of



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50m (164ft) the equipment is mostly screened from both the west and east sides, with only one minor vent visible above the screen.

We have prepared images of Lot 4 that show the impact of the roof top screens, showing both before and after pictures looking west along the Westsong walkway towards Paul Kane Place as well as a view looking east from Cooperage Place.

The installation of the screens will require additional structural support and subsequent repair of the roof membrane. Since this work is weather dependant, the equipment screens will be installed as soon as outdoor temperatures and weather conditions permit.

We trust you will agree that this strategy effectively screens this equipment in a fashion that is consistent with the guidelines, is sympathetic to the building architecture and mitigates visual impact from both the Westsong walkway as well as nearby residences.

Additionally, this application seeks approval for several minor changes to the building exterior:

- the gas meter enclosure is located on the east side of the building on Paul Kane Place. Glass panels that meet Fortis requirements and match the spandrel glass on the buildings will be installed to screen this equipment. This is shown on the Paul Kane Place rendering.
- several doors on the north side of both buildings, originally shown as glass, are now solid due to building code fire separation requirements. Glass panels will be installed on these doors to match the development permit drawings. This is shown on the Cooperage Place rendering.
- We trust you will find this changes to be acceptable.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peter de Hoog', with a stylized flourish at the end.

Peter de Hoog Architect AIBC MRAIC

DHK Architects