

August 15, 2019

Mr Jim Handy
Senior Planner
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC, V8W 1P6



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**Re: Development Permit:
2 Paul Kane Place and 1 Cooperage Place**

Dear Mr Handy:

Thank you for your email of July 15, 2019 regarding the approval of our current development permit application. Please be advised that we wish to proceed to the Committee of the Whole in September.

In light of our recent presentation to Design Panel, we are concerned that the Planning Department is still not supporting our application. The June 17, 2019 planning report to Design Panel specifically addressed three issues:

1. To add mechanical equipment screens to roofs of both buildings;
2. To add screening to the gas meter at 2 Paul Kane Place;
3. To add glass to several doors.

These were all shown and detailed in our developed permit application and our presentation to Design Panel.

The Planning Department provided Design Panel with three clear options on how to make recommendations to council. Option One was to approve the application as presented without changes, and this is the option that was accepted by Design Panel. The comment Design Panel made about the roof screens detracting from the curving form reflected an aesthetic judgement that was not shared by all members. Regarding the final clause in Motion 1, we are unclear on how adding these roof screens creates a 'dangerous precedent' so we are unable to make further comment.

A second motion was adopted requesting that 'the owner explore opportunities to improve the interface between the public and private realms'. It is our opinion that



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this is both impractical and unnecessary. The narrow space between the buildings and Westsong Park is fully used for planters, bicycle parking, and building access walkways and ramps. The design of these frontages were approved by council in a previous development permit. The edges of both buildings front directly onto Westsong Park and those parts of the park that were disturbed by the construction have been reinstated exactly to parks department standards. The interface of the public and private realms was previously approved and Design Panel was not tasked to comment on this by the planning report. Our opinion is that this motion has no relevance to the approval of our application.

We believe we have fulfilled all aspects of the design guidelines and the three minor elements of our development permit application that have now been approved by Design Panel in no way 'detract from the interface with the public realm' as you state in your email.

We trust you will reconsider your decision and request that Planning Department forward our application to the Committee of the Whole with a recommendation to support.

Sincerely,

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

Peter de Hoog Architect AIBC MRAIC

de Hoog & Kierulf architects

cc: Alison Meyer, Assistant Director, Development Services
Rob Bateman, Senior Planner
Craig Norris, CEO Victoria International Marina
John Alexander, Cox Taylor