

Katie Lauriston

From: Steve Lucken [REDACTED]
Sent: February 3, 2019 7:31 AM
To: Jim Handy
Cc: Jack Gaston; Nicole; Petra Young
Subject: Victoria International Marina

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jim,

We are residents at #122 Paul Kane Place and look directly onto the restaurant. Over the last few weeks and months we have become increasingly concerned about the unsightly appearance of the mechanical equipment on the roof of the restaurant.

On Friday we attended at your office with our neighbours, the Gastons, and viewed the blueprints and renderings of the proposed screen around this equipment. Thank you for making these available to us. We believe that this will go a long way to improving the sightline, provided it is of sufficient height, and fully support this application.

As you are aware, this is a residential street. In addition to negatively impacting our view, we expect the operation of the restaurant will have a further adverse effect on our quality of life. This includes increased traffic in the area, noise and availability of street parking. We would like to see the hours of operation of the restaurant reflect its location in a residential area.

Thank you for allowing us to participate in this process.

Respectfully,

Steve Lucken and Petra Young

Katie Lauriston

From: Jack Gaston [REDACTED]
Sent: February 2, 2019 7:06 PM
To: Jim Handy
Subject: Hello

Follow Up Flag: Follow up
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Hi Jim,
Nicole and I, as well as our neighbour examined the screen application blue prints on Friday morning and are pleased to support the application. It will hopefully screen out some of the unsightly mechanical jungle on the roof of 2 Paul Kane.

Thank you Jim for including us over this application because as you know, as residents we look at this daily and miss our ocean view.

Much appreciated,

Jack and Nicole Gaston

Katie Lauriston

From: JACK GASTON [REDACTED]
Sent: February 18, 2019 11:22 AM
To: Jim Handy
Cc: Petra Young; Steve Lucken; mollyhamilton@telus.net
Subject: South-facing mechanical screen on restaurant building application

Follow Up Flag: Follow up
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Hello Jim,

Having carefully examined the drawings regarding the application we want to propose an alteration to the south-facing mechanical screen because the length of this screen as shown needlessly blocks out what remains of our western horizon view. We suggest the screen be shortened to stop in line with the beginning of the last utility door (a double door), about 9 feet shorter where it currently is planned to be placed. The photo of the south-facing screen in the drawings is taken from well up Paul Kane and the western view is therefore completely blocked out.

Also the drawings show no mechanical equipment being installed where currently boxes have been and are sitting for the past month. Is further equipment to be placed on the roof? Or, are these plans a smoke screen?

If it helps, we will be glad to show you or your colleagues what we are talking about.

Thank you,

Jack and Nicole Gaston
[REDACTED]

From: [Paul Jarrett](#)
To: [Jim Handy](#)
Subject: Boom and batten
Date: February 21, 2019 3:49:40 PM
Attachments: [A3121CE4-2E8E-4C84-A695-D5BEFF95DD8B.JPG](#)

Hello Jim,

We came back from Mexico early. Had a look at the drawings for the screen and at 900cm is not high enough, in our opinion. It is our opinion that 1.2m would be more appropriate, preferably with an inward overhang at say 45 degrees? Another observation is it would be a help if they painted all the units to an aluminum/silver colour.

Just our thoughts and hopefully planning can take this into consideration prior to passing an occupancy permit.



Regards, Paul Jarrett
117-75 Songhees Road,
Email: [REDACTED]
Mobile [REDACTED]





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April 18, 2019

Project No.: 216404

DHK Architects

977 Fort Street

Victoria, BC V8V 3K3

Attention: Peter de Hoog, Architect AIBC, MRAIC

**Reference: Victoria International Marina
1 Cooperage Place/2 Paul Kane Place, Victoria, BC
Rooftop Mechanical Equipment**

The following letter is with respect to the mechanical equipment located on the roofs of the buildings located at the Victoria International Marina.

The goal of the mechanical design for this project was for the buildings to be served with energy efficient equipment which would assist the owner in achieving a more sustainable design for this project. As part of that design, equipment was selected to fit within the rotundas where possible. Where the equipment could not fit in the rotunda, compact systems were used to minimize their physical size and visual impact.

At the amenity building, the heat recovery ventilator (HRV) was selected and coordinated to fit tightly within the rotunda on the roof. Multiple heat pump condensers could not fit in the rotunda and are also not as energy efficient as the heat recovery variable refrigerant flow (VRF) system which was used. The VRF system has one piece of equipment outdoors, which is compact, but could also not fit within the restricted height of the rotunda.

At the restaurant building, the base building equipment plus tenant improvement equipment was significantly higher in quantity due to the use of the space. Because of this, the rotunda was used to house some of the mechanical equipment (dishwasher exhaust fan, relief air outlet, oven exhaust fan, kitchen hood exhaust ductwork), as well as several condensers for the kitchen equipment. This smaller equipment could fit in the rotunda easily and was preferred not to have outside of the rotunda as it would have made it appear "busier" visually on the roof.

In addition, portions of the mechanical equipment were part of NFPA 96 kitchen exhaust systems and others were gas fired equipment. The nature of this equipment requires minimum code mandated clearances for servicing, clearance to obstructions, and clearances between vents/exhaust/intakes. These clearances could not be maintained even if the equipment could all fit in the rotunda.

Additionally, the structure of the building limited the locations of duct penetrations through the roof. As a result, the equipment was located as close as possible to the required penetration locations to minimize the amount of ductwork on the roof.



Locating the mechanical equipment on the roofs was a balance of visual appearance, proximity to the equipment it was serving, limitations of the curved roof portions for locating equipment, maintaining clearances to grease exhausting equipment, maintaining clearances for gas venting/noxious exhaust/fresh air intakes, maintaining service clearances, maintaining code mandated clearances, available space in the rotundas, and coordination with structural components. All these constraints were weighed and evaluated to produce the current design.

Sincerely,

AVALON MECHANICAL CONSULTANTS LTD.

A handwritten signature in black ink, reading 'Jamie Clarke'. The signature is written in a cursive, flowing style.

Jamie Clarke, P.Eng.
Principal

File: 216404 VIM - Roof Equipment Letter01