



July 15, 2019

City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1P6

Re: Development Permit Application – 777 Douglas Street, Victoria, B.C

Your Worship Mayor Helps and Councillors;

We are pleased to submit this form and character development permit application for your consideration.

We proposing to renovate the former Table 21 restaurant at the Hilton Doubletree Hotel to a Starbucks coffee shop. We are also looking at adding an exterior deck for the new coffee shop to add some vitality to the corner.

Our project will enhance the public realm and will create a more positive pedestrian friendly streetscape with modern frontage in this corner lot

In order to achieve a modern frontage, the existing parapet cornices are to be removed and a wider and accentuated fascia band all around the parapet line of this lower portion of the building is being proposed. The exterior will be upgraded to AL13 metal panels, white for the proposed fascia band and silver for the existing columns. The new enclosed exterior deck accommodates a new exterior green wall facing the Burdett avenue complementing the existing green wall in this lot corner facing the Humboldt St. Transparency between the interior and exterior spaces has also been improved by using more glass to enhance the interaction between the public and the interior spaces.

The existing parking capacity is adequate enough for the proposed use because the occupant load remains the same as existing. The occupant load for the proposed use has also been approved by the Victoria Fire Department.

No variance is requested for this proposed renovation and we feel that this project meets your development permit guidelines for form and character within the related zone.

We trust that this is acceptable. Thank you for your time and consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Alan Lowe", followed by a period.

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.