



September 15, 2020

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

Re: Development Permit Application for 202 Harbour Road, Victoria
PID 006-263-984
Part of Sub-Lot 6, Section 119, Esquimalt District, Pan 3237, shown outlined
in red on Plan 1338 OS.

Your Worship and Members of Council,

On behalf of the GAIN Group of Victoria and 1946318 Ontario Limited, we are pleased to submit this Development Permit application for the above noted property. The following letter, is intended to provide an overview of this application.

Introduction of Proposal

This proposal is to construct a six-storey strata office building, situated over a one floor of underground parking. The proposal includes 64 parking stalls, 16 stalls at grade and 48 stalls in the underground parking. The proposed floor space ratio is 1.91 with a total of 4,174 m² of floor area. Floor plate sizes would range from 300 m² to 935 m².

This proposal complies with the existing site zoning CD-9, Dockside District, Development Area-F and no variances are proposed. The zoning permits buildings up to six storeys in height and a floor space ratio of 2:1. The site is bounded to the north and west by undeveloped lands that form part of the Dockside Green Development. To the east, across Harbour Road, is Point Hope Shipyards.

The site has a Statutory-Right-of-Way registered in favour of the City of Victoria to permit pedestrian access over a sidewalk that was constructed on the property along the Harbour Road frontage. This SRW was registered as part of a previously approved Development Permit and is just over 10% of the total site area.

Area-Wide Context - Relevant History

The site was formerly owned by the Federal Government and was sold in 2012. Development Permit 00314 was issued for the site in 2013. The project did not proceed and the site was sold to the current owner in 2016. The old vacant federal building and a large maintenance shed were removed in 2017.

The site is part of the Dockside Green comprehensive development zone (CD-9 Zone). This CD-9 Zone is comprised lots that were “City Lands” and “Federal Lands”. The 202 Harbour Road site is the federal lands portion of CD-9 zone and the property is not subject to the terms of the Dockside Green Master Development Agreement.

Zoning & Design Guidelines

The property is within Development Permit Area 13, Core Songhees. The objectives of the designation are to achieve a high quality of architecture, landscape and urban design. The design of new buildings should reflect the former industrial uses.

The site design guidelines are the Design Guidelines for the Dockside Area, 2005 with applicable guidelines contained in Development Area F. These guidelines also reference site-wide criteria that should be met by all new developments on the Dockside lands. These guidelines state that new buildings should reflect an innovative design and that new construction should step back from the water's edge with building forms that are asymmetrical and irregular to maintain a marine industrial character.

Massing and Streetscape

The building is orientated along the east side of the site fronting Harbour Road. The primary entrance is located towards the North end of the site adjacent to the vehicle surface parking and bike parking. The entrance is setback at the first floor creating an amenity space with rain garden. A second amenity space/public square is located at the south end of the site, with adjacent street curb rain garden, seating and connection to the future Dockside Victoria West Gateway which will be adjacent the southwest side of the site.

From the Harbour Road streetscape, the building spans 5 & 6 storeys in height, with significant setbacks at the third & fifth storeys. The building form is articulated along the statutory right of way. At the north end of the site the building is built above a portion of the surface parking spanning four floors. The main floor space is set back from the required landscape buffer, with the second & third floor podium above creating a sheltered walkway. This podium wraps the building to the south and around to the west side adjacent to the future Dockside Victoria West Gateway.

From the Southwest streetscape (Esquimalt road at a distance) and the future Dockside Victoria West Gateway, the building steps back significantly at the first, third and fifth floors. A building roof top amenity space is located on the west at the second floor. Exterior roof decks are provided adjacent the main entrance on Harbour road, and

facing the future Victoria West Gateway. Roof top decks will be provided on the 4th and 6th floors.

Landscape

Murdoch deGreeff Inc has been retained to perform all landscape design for the project.

The landscape comprises an entry plaza-streetscape fronting Harbour Road , a South Plaza adjacent to the future Victoria West Gateway, a second level amenity roof top patio space, and surface parking at the North of the building. The entry-plaza streetscape is universally accessible and features concrete pavers, a rain garden with integrated seating, connecting the site entry, the adjacent public sidewalk. Harbour road contains a curb side tree, rain garden and planting buffer. The south plaza contains public seating, with direct access to the main floor level from the plaza. Integrated site furniture, garden art and colourful plantings animate the space. A portion of the site is bounded by a decorative wood/metal fence and could be connected to the future Victoria West Gateway.

It is proposed, that an additional SRW will be negotiated to allow public access across the south plaza, connecting to the future Victoria West Gateway it is developed.

Transportation

The proposal provides 48 underground and 16 surface parking stalls totalling 64stalls. The parking proposal provides 1 parking stall per 65m² (office) and conforms to the parking requirements in CD-9 Dockside District zone. The project proposes to provide 2 public charging stations at ground level.

There are 28 Class I secured bicycle spaces located underground plus 10 Class II visitor bicycle spaces situated at the entrance of the building, and 10 Class II spaces at the junction of the south plaza and the future connection to the Victoria West Gate way, for a total of 48 bicycle stalls. The delivery of these bicycles stalls meets the bicycle requirements in Schedule C of the City's Zoning Regulation Bylaw. In addition, the secured underground spaces are located for secure and safe access, adjacent to multiple shower facilities for the building users.

Community Consultation

This Development Permit Application does not require any variances, therefore, no formal consultation with the Victoria West Community Association was required. Consultation with the adjacent Dockside Green development owners was held December 2019. 202 Harbour Rd, design information was shared with the BOSA development team, to support their overall Dockside Green modelling, development and marketing activities.

Green Building Features:

The project and building will target LEED Gold 4.0 status and has been register with the CAGBC. It is also proposed that a covenant will be registered stating the project will target LEED Gold certification. The South Plaza and Entry Plaza are planned to include Landscape Rain Gardens to manage the building storm water, and a portion of the Harbour Road rain water runoff. The project is designed to exceed the current step code requirements of level 3, nearly attaining level 4. The project is designed for future roof top solar and will provide public and private vehicle charging stations.

Infrastructure

The 202 Harbour Road site is not part of the Dockside Green Site wide infrastructure-Private utilities system. Public infrastructure is available to service the subject property. Water services would extend from Harbour Road onto the property while sanitary service would drain from the property to Harbour Road service. Streetscape enhancements include the addition of 9 new trees located along Harbour Road. The landscape plan proposes 3 Gary Oak and 6 Red Maple Trees. It also proposed, that the existing SRW be extended to included additional area to allow city sidewalk transition across the property and re-connect to the existing public sidewalks.

Conclusion:

We believe that this project would be a significant improvement to the existing streetscape, and that the neighbourhood, and City would benefit from the proposed development.

We trust that the forgoing information is satisfactory and look forward to the completion of the 202 Harbour Road.

Kind regards,



James E. Irwin ARCHITECT AIBC MRAIC