

August 23, 2021

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C.
V8W 1P6

**Re: 1124 Vancouver Street, 953 View Street, and 941 View Street
Proposed Rental Residential Development**

Dear Mayor, Members of Council and Neighbors

We are pleased to resubmit this Development Permit and Rezoning application to build 162 purpose-built Market Rental units, secured in perpetuity, within the Harris Green neighborhood of Victoria.

Our proposal is to offer practical, and modern homes that would be attainable for young people, families, and others who seek a home within their financial means. Providing increased Market Rental housing in a price range that we anticipate will contribute to retaining our young and highly skilled individuals within the City of Victoria. Highlights of this project are:

- A mix of 162 brand new, high-end units to accommodate different lifestyles, including 31 family homes (2- and 3-bedrooms)
- Easy access to active transportation and transit: 97 Walk Score, 97 Bike Score, 75 Transit Score according to walkscore.com
- 15-minute walk to Victoria Inner Harbor, downtown restaurants and shopping district, and Cook Street Village
- 2 electrified Carshare stalls + carshare memberships assigned to 100% of the proposed Rental Units
- 170 Required and 202 provided, secured bike storage. This includes 10 at grade Cargo Bike stalls and 50% of the overall required stalls will be electrified.
- A bike service center, and a direct connection to the City of Victoria's downtown All Ages and Abilities (AAA) Cycling Network
- Approximately 12,500 square feet of outdoor community space for residents and visitors (shared rooftop and courtyard) and a 400-square-foot Indoor Amenity with kitchen, lounge, and seating.
- Pet-friendly units and a dog wash on site

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AAA, AIA, B.Arch.
PRINCIPAL

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Most recently, the Design Team has been working with the various City of Victoria departments to “fine-tune” this Project and address comments from Staff dated July 8, 2021. Some of these improvements include:

- to increase the setback at the South property line (East side) to 3m for improved separation for future development of the property to the south
- Revised façade articulation along Vancouver Street to address the existing mature Horse chestnut trees adjacent to our Vancouver Street Elevation.
- Enhanced Transportation Demand Management (TDM) measures (noted above) offered to the residents of this Building.

The building is designed to complement the Victoria vernacular and have a timeless presence for the future of this city. Our clients have committed to a pallet of quality materials that will undoubtedly enhance and contribute to the revitalization of this neighborhood. The detailing on this project will be important to define an architectural elegance that will exemplify the timeless design quality of this project - Simple Design with Quality Materials and Elegant Detailing!

On the following pages I have outlined comments from our Advisory Design Panel meeting held on February 26, 2020, with our response and clarification for your review and consideration

Thank you for reviewing our resubmission. We appreciate the opportunity to present our revised proposal to you and hope that you support our belief that this development will provide a significant community benefit and bring much needed purpose-built Market Rental housing to the Harris Green Neighborhood. We look forward to further communication with you as the project continues.

Sincerely,

CICCOZZI ARCHITECTURE



Sandro Mancini
Architect AIBC, NCARB
Senior Associate

Advisory Design Panel Comments: February 26, 2020
(Architect's Response)

Robert Ciccozzi provided the Panel with a detailed presentation of the site and context of the proposal, and Peter Kreuk provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

is there more information on the crust layer mentioned under the parkade?

- *there is a crust level approximately 3ft below the surface. Below that, there is a level of unstable soft fill. The proposal would stay above the crust level, which is another reason for the wood frame building, it is much lighter.*

What was the thought process behind the internal windowless bedrooms?

- *the internal bedrooms have a sliding glass door to bring in more light from the unit*

Was there an option to have fewer, large units?

- *the intent was to keep units smaller to keep them affordable.*

Are there any provision to deal with storm water?

- *storm water would be managed within the public realm.*

Can the landscaper confirm the species of the tree replacements?

- *it is usually up to the City of Victoria Parks Department to determine placement of the species.*

Because future development can't be predicted, is the assumption that the courtyard will be "sunny" until it is not?

- *Courtyard is no longer primary Amenity Space. Roof top has been programmed with extensive Amenity.*

Are there accessible units on the ground floor?

- *There are no Accessible Units required or provided on this project.*

Are those accessible units on the south side of the courtyard?

- *There are no Accessible Units required or provided on this project.*

Do the accessible units differ in spec from the rest of the units?

- *There are no Accessible Units required or provided on this project.*

Are Modo memberships going to be transferred over to residents?

- *We are providing multi-user membership in Modo, to 100% of the units- See Modo draft agreement included as part of the Rezoning + DP resubmission from August 11, 2021*

Will the Modo cars be strictly for residents use or will there be neighbourhood cars as well?

- *Yes, the cars will be available for the neighborhood*

What is the height of the building across on Vancouver street that is currently being developed?

- *Ten storeys*

Why did the architect decide to go with a smaller building?

- *For geotechnical reasons. We really wanted to stay with the wood frame building.*

What is the site coverage of this building?

- *91%*

Are there renderings of a street view from inside of one of the units?

- *not currently*

Is the bike storage glass or mixed materials?

- *The freestanding Bike Pavilion has been removed from this project.*

Please explain the sun control on the balconies.

- *The sun shading has been removed from the project and replaced with a projecting window trim detail.*

Is there any idea of how much sun control you will get out of that thin structure?

- *The sun shading has been removed from the project and replaced with a projecting window trim detail.*

Where are the access points to the courtyard for tenants?

- *Through level 1 Stair Core #2 or from exterior access points, 1 from View Street and a 2nd from Vancouver Street*

Is this a market rental building?

- *Yes*

How is the term “affordable” being defined?

- *It is defined by having small units. To Clarify, this is a Market Rental building that will be secured in Perpetuity*

Where is the building storage, how will families be expected to store their belongings?

- *they would have to keep everything in their units.*

What type of material is being proposed for your cladding?

- *Primarily Brick, Architectural concrete podium, and window wall accents at building corners along street facing facades.*

How many units in the building, and how much parking?

- *162 Units and 46 parking stalls (30 Residential, 14 Visitor & 2 Carshare)*

PANEL MEMBERS DISCUSSED:

Appreciation for the detail and effort put into integrating the street and raised balconies.

Appreciation for the rain garden on View street

Concern for a lack of open public space

Disappointment in not utilizing roof space.

Appreciation for the unique amenities that are provided.

Lack of concept, configuration and design are confusing.

Lack of storage and parking

Lack of urban agriculture

Concern with lot coverage being too high at 87%

Need for pedestrian experience.

Lack of commercial space

How the design is not in keeping with Greater Victoria.

Motion:

It was moved by Pamela Madoff, seconded by Jason Niles, that the Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street does not sufficiently meet the applicable design guidelines and policies and should be declined as presented with consideration for:

built form, massing and building separation.

- *General building massing remains the same, but articulation has been improved. We are proposing that the brick façade continue throughout with accents in window wall & spandrel at key locations around the building (building corners along View Street & Vancouver Street).*
- *Building separation along West Property line has been increased to 5M along most of the west façade, except for a portion of the façade that defines the street edge at View Street.*

façade articulation and finishes

- *Increase façade articulation with accents using window wall and spandrel at key locations around the building (building corners along View Street and Vancouver Street). The Architectural concrete podium has been developed and propose to use board form concrete finish which adds a scaling texture and enhances a pedestrian's street level visual experience. Simple Design with Quality Materials and Elegant Detailing*

the raised residential entrances and activation of the public realm

- *We have developed the raised patios and incorporated design elements that enhance public interface with them. We have used board form concrete finish to provide visual interest and have composed a patio/entry feature that consist of a planter box, private Garden Unit gate & a lamp standard which contributes to activating a public neighborhood realm.*

livability of units

- *We have developed the units with a very seasoned residential Interior designer. The Units are small but have been meticulously designed and considered very livable.*

the overall programing of the amenity space, with a need for quality spaces.

- *Providing an extensive rooftop Amenity space and level one garden courtyard, approximately 12,500 SF of outdoor Amenity. We are also providing a Living Room inspired indoor Amenity space along View Street.*