

2022

CITY OF VICTORIA | DPV 00051

# Development Permit with Variances Application No. 00051

937 View Street

COMMITTEE OF THE WHOLE | May 26, 2022



# Aerial Photo



# Subject Property



View of subject property from  
North / East



View of subject property from  
North



# Neighbouring Properties

View of  
East neighbour  
(1124 Vancouver  
Street)



View of West neighbour  
(View Towers)



View of North neighbour  
(Harris Green Commercial  
Complex)

# OCP Designation

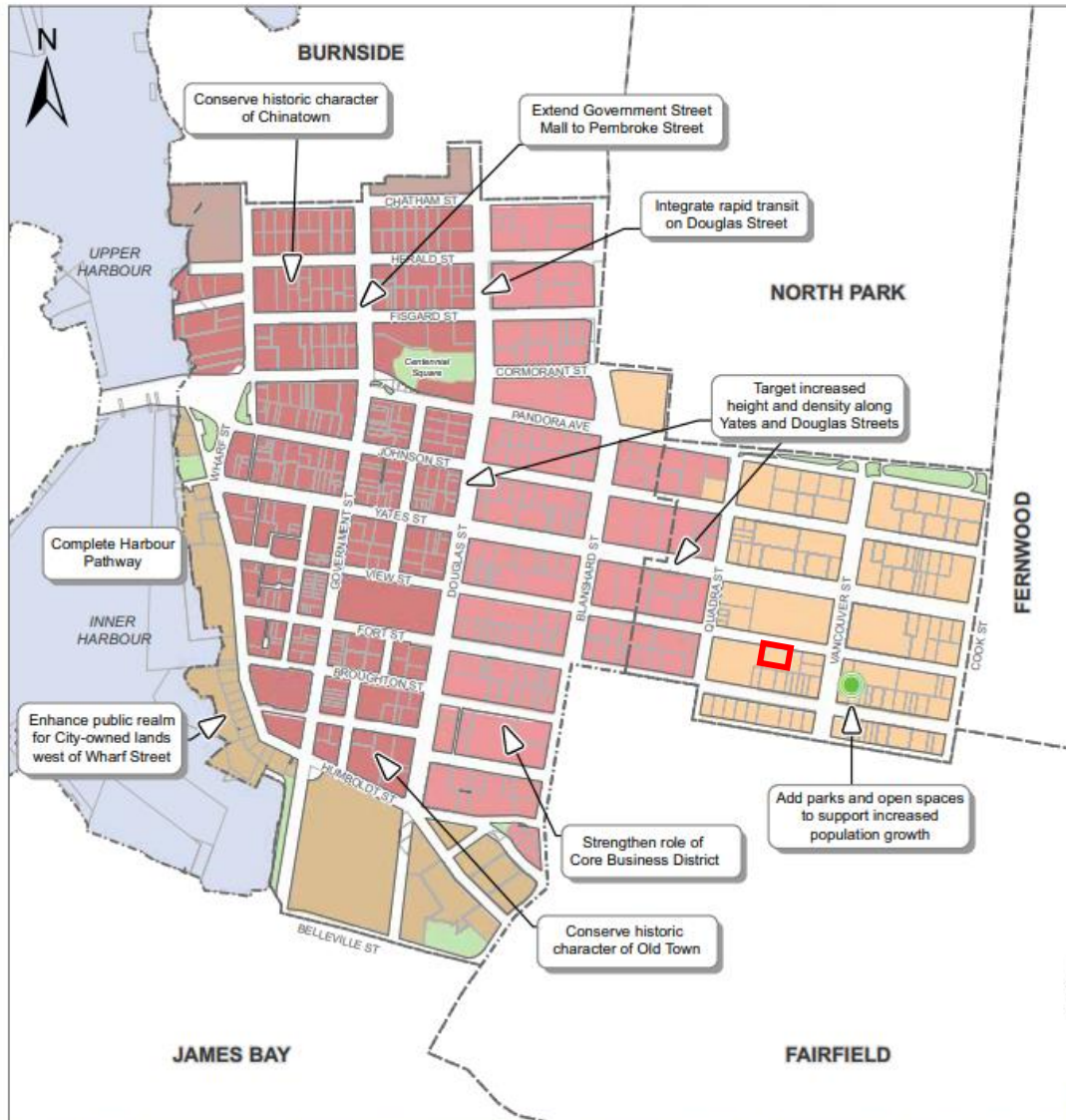
## MAP 20 Downtown and Harris Green Strategic Directions

### Urban Place Designations\*

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

### Public Facilities

- Proposed Park (approximate location)



### DPA 7B (HC) Corridors Heritage

*“conserving the heritage value, special character and the significant historic buildings, features and characteristics of this area”*

*“achieve a more cohesive design and enhanced appearance, along arterial and secondary arterial streets, through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions”*

# DCAP 2011 / 2022



## Downtown Core Area Plan

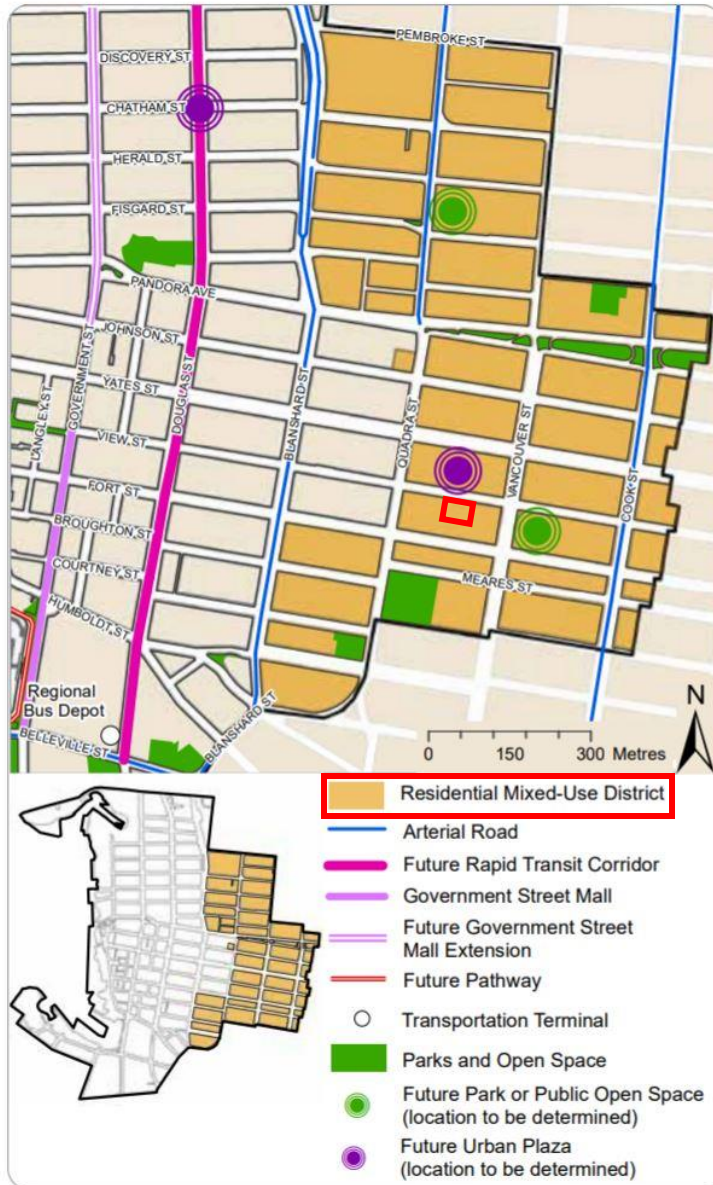
SEPTEMBER 2011  
Updated: March 2022



- Originally approved September 2011
- Updated Bylaws March 24, 2022
- Three-month transition period (2011 DCAP ceases effect on June 24, 2022)

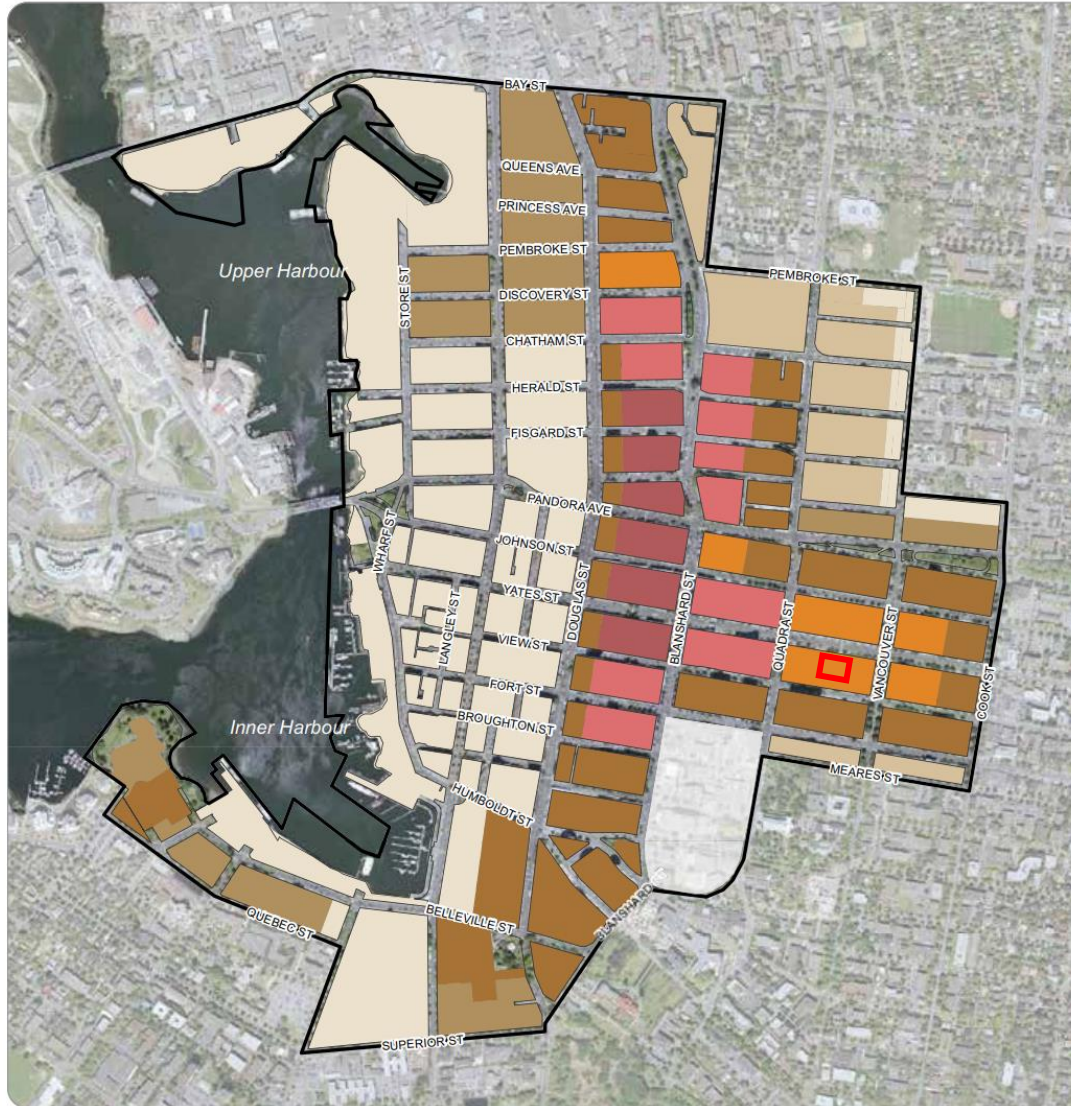


# DCAP Designation



## Residential Mixed-Use District

- *Encourage multi-use residential development appropriate to the context*
- *Up to 50m in height*
- *Up to a maximum 5.5:1 FSR*

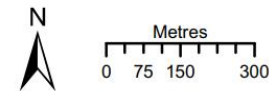


**MAP 29**  
**Maximum Building Heights**

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

See Fairfield Neighbourhood Plan (2019) for building height policies.

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.



# DCAP Heights

## Policy

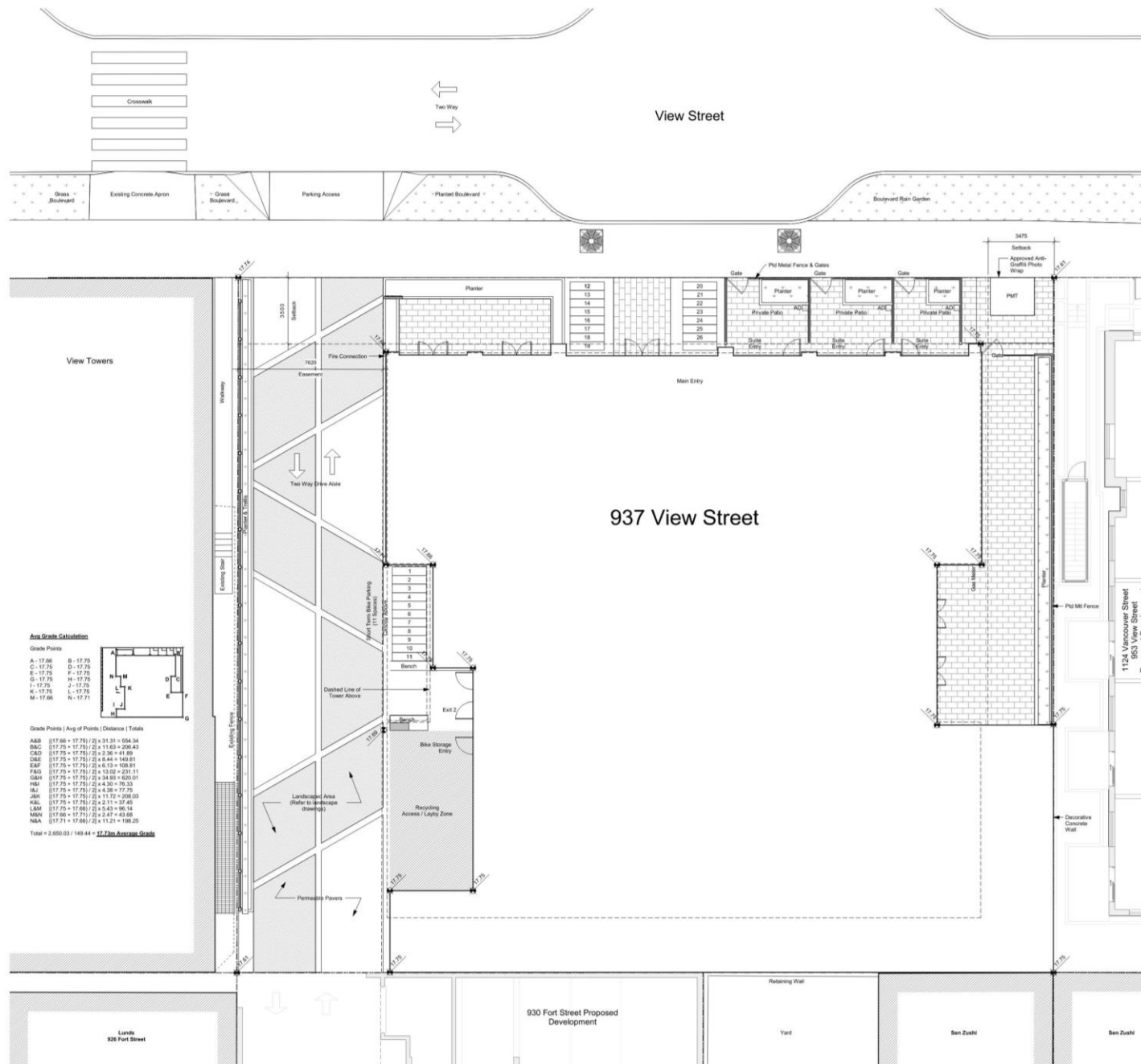
- Up to 50m in height.
- Up to a maximum 5.5:1 FSR

## Proposal

- 60.15m
- 7.97:1 FSR



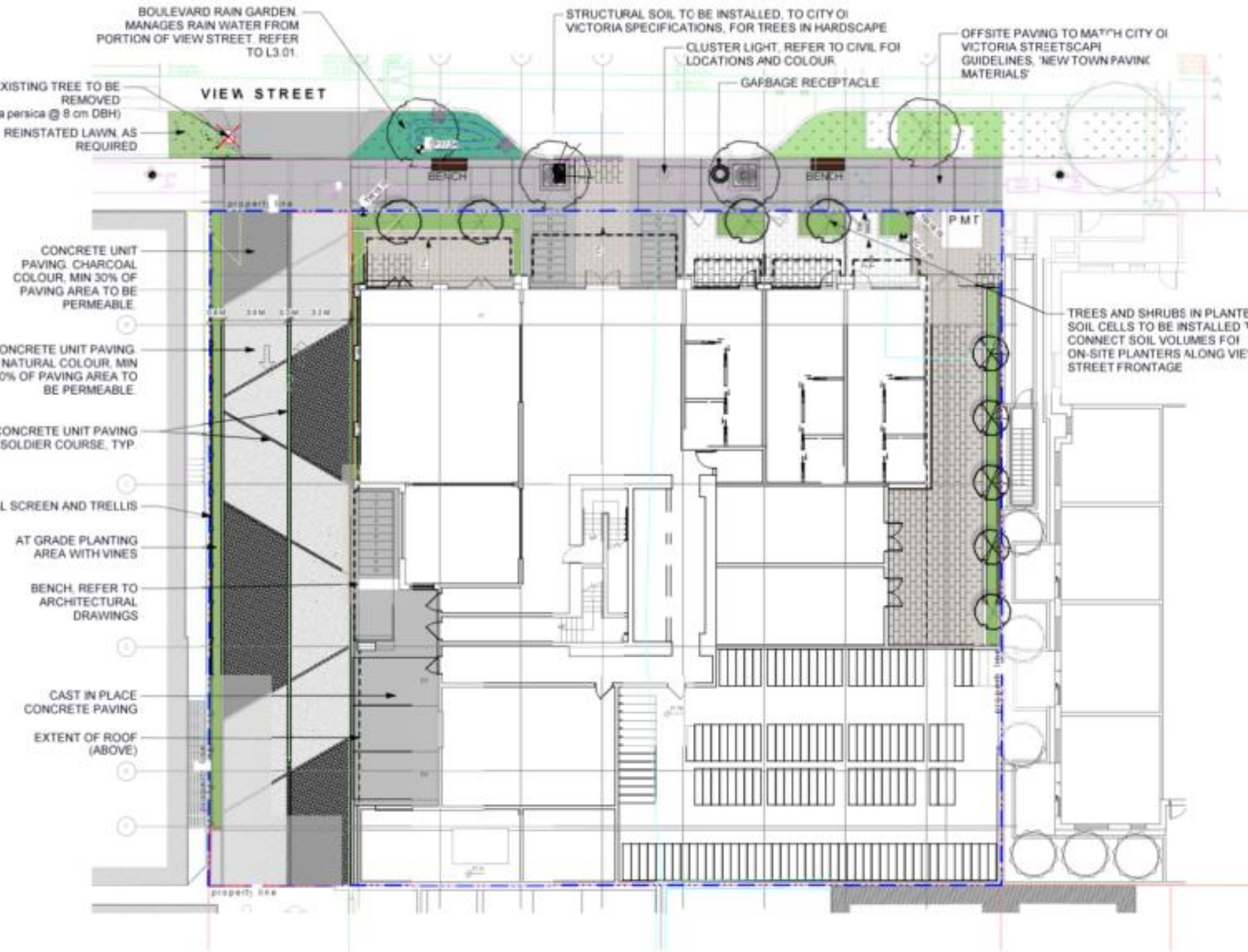
# Site Plan



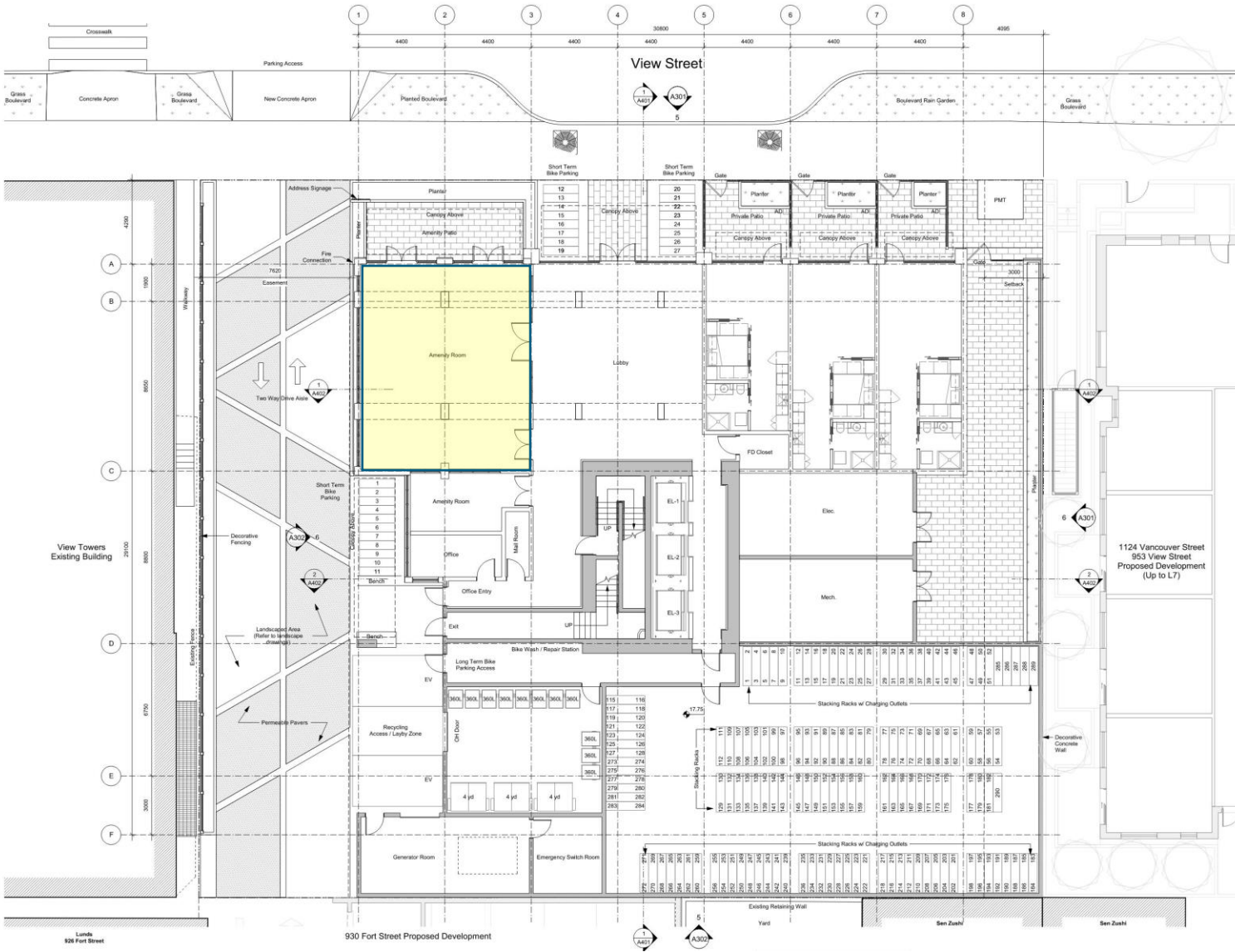
PROJECT INFORMATION TABLE		Zone Standard	Proposal - If Different from Zone Standard
Zoning		R-48	R-48
Site Area (ac)		N/A	157.2 ac
Total Floor Area (sq')		N/A	12,539 sq'
Floor Space Ratio		N/A	7.97
Site Coverage %		N/A	62%
Open Site Space %		N/A	38%
Height (m)		30m	60.2 m
Number of Storeys		N/A	19
Parking Stalls (number) on site		N/A	0
Bicycle Parking Number (Short and Long Term)		N/A	317

Building Setback (m)		
Front Yard	0.5m non-res / 3.5m res	3.5m res (North)
Rear Yard	N/A	3.0m (Tower, South)
Side Yard (Indicate Which Side)	N/A	4.0m (Tower, East)
Side Yard (Indicate Which Side)	N/A	7.62m (West)

Residential Unit Details		
Total Number of Units	N/A	266
Unit Types	N/A	Studio, 1 BR/1BTH
Ground Oriented Units	N/A	3
Minimum Unit Floor Area	N/A	29m <sup>2</sup>
Total Residential Floor Area	N/A	9 745 m <sup>2</sup>



# Landscape Plan

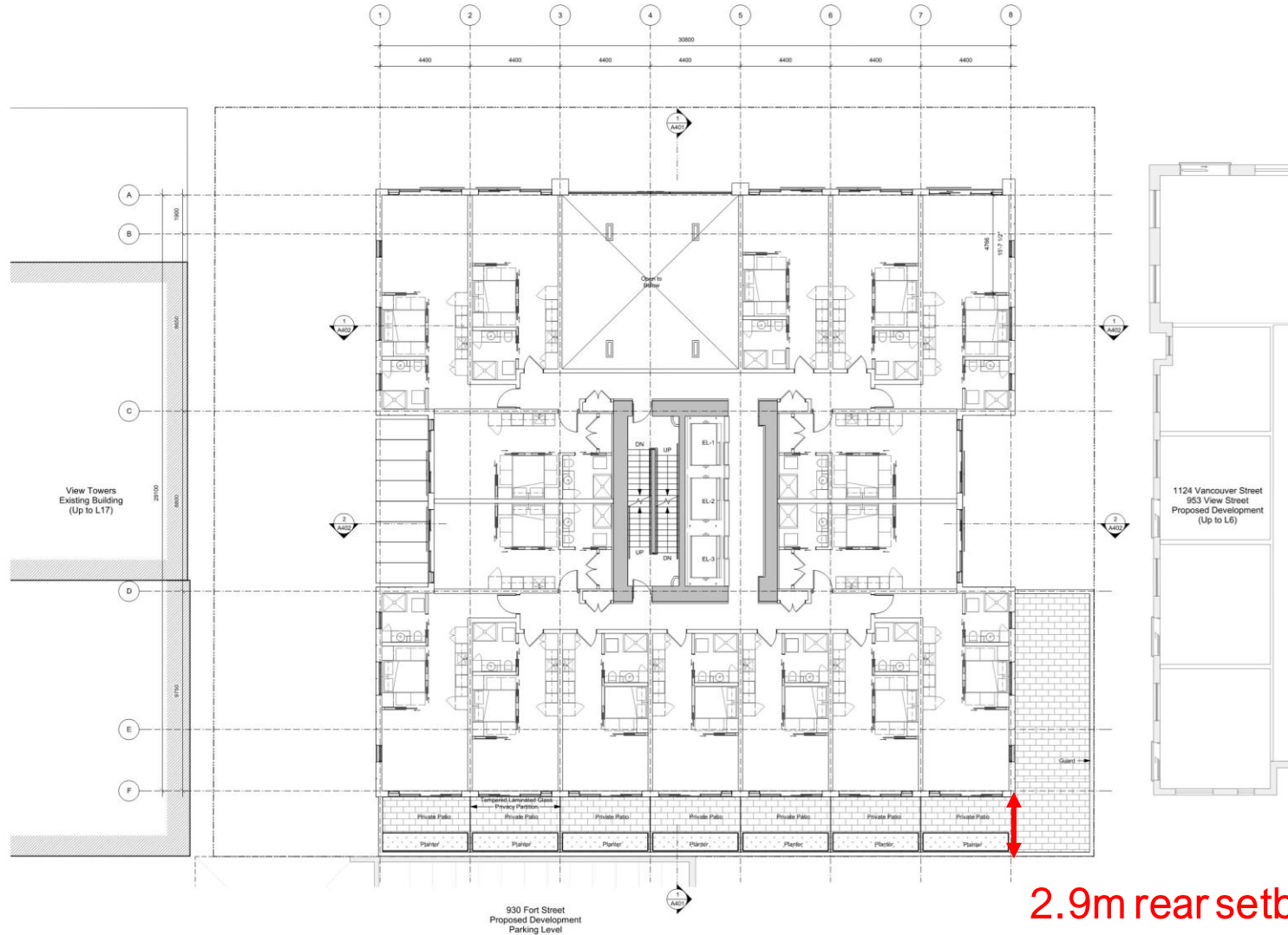


# Plans Level 1





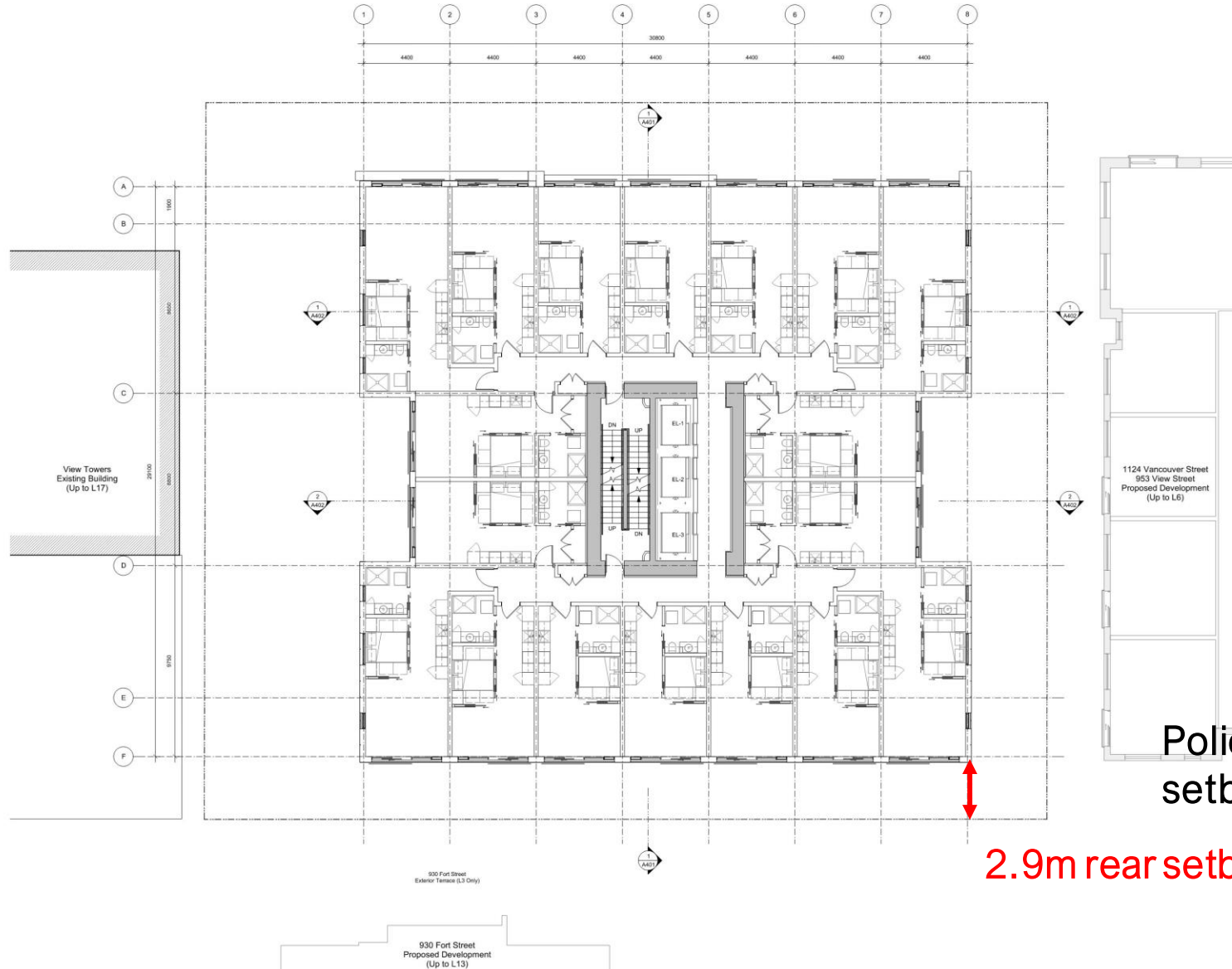
# Plans Level 2



Policy: 3m rear setback  
(2011 DCAP)

2.9m rear setback

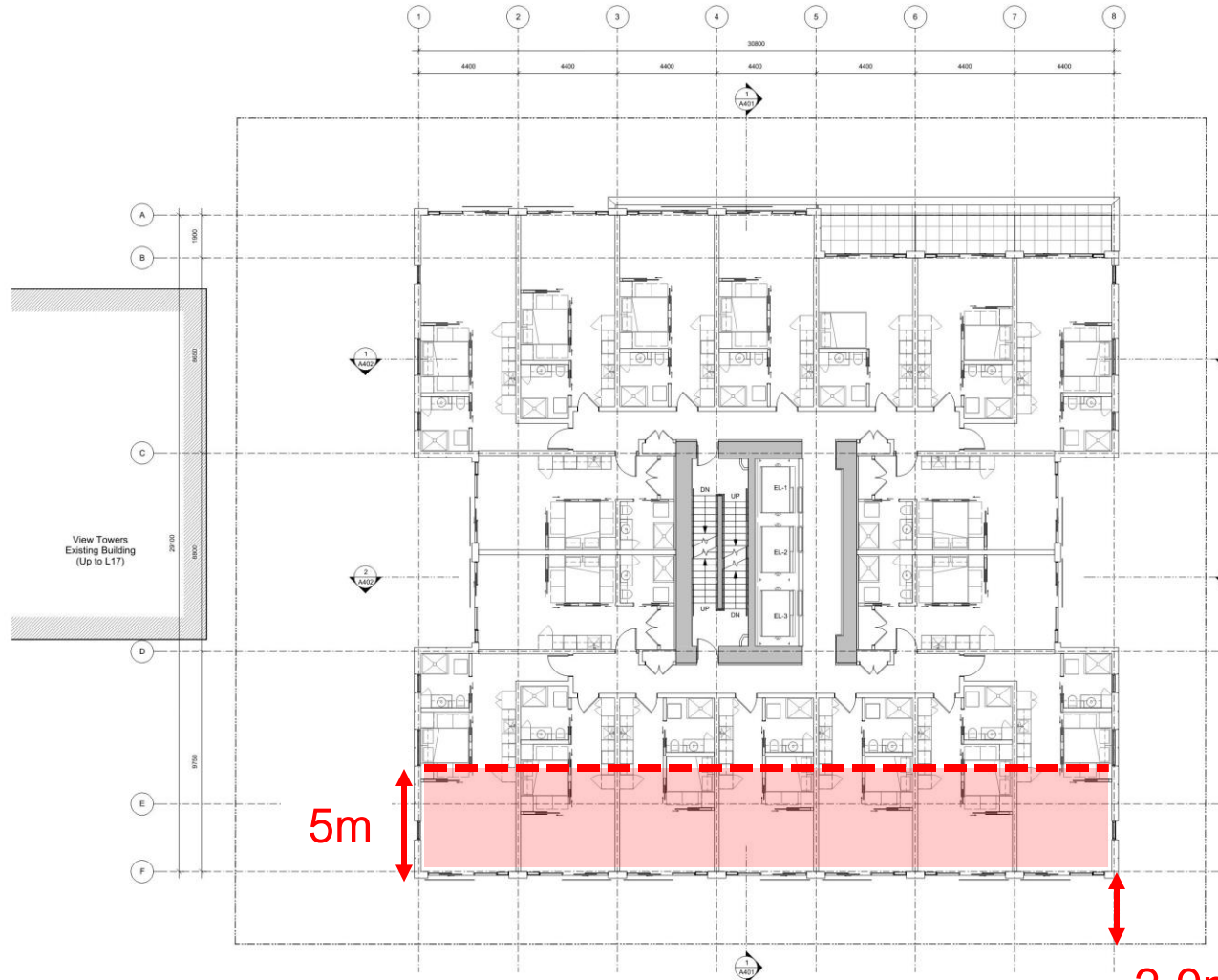
# Plans Level 3-4



Policy: 3m side and rear  
setback (2011 DCAP)

2.9m rear setback

# Level 5-9

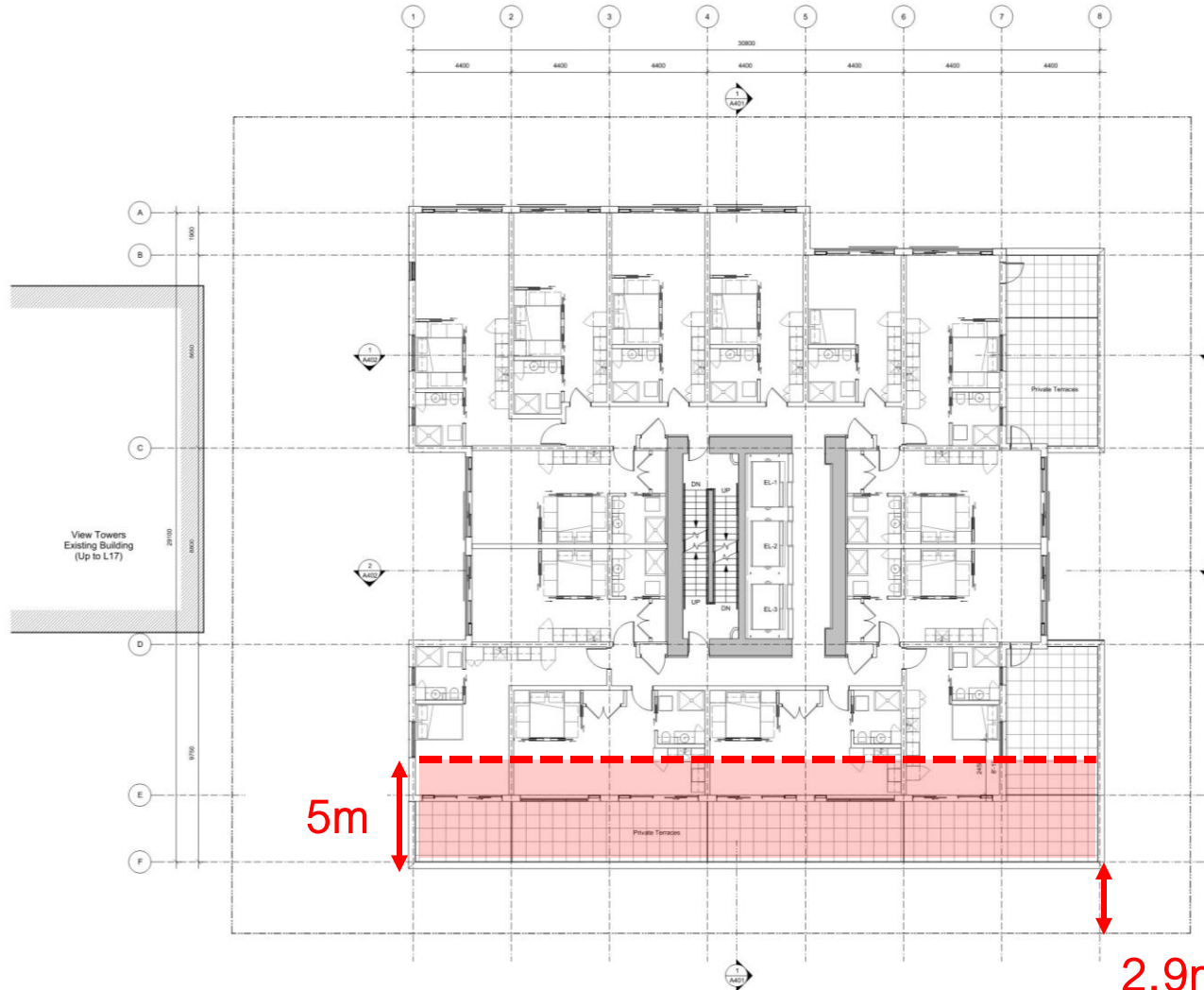


Policy: 8m rear setback  
(2022 DCAP)

2.9m rear setback



# Level 10-11

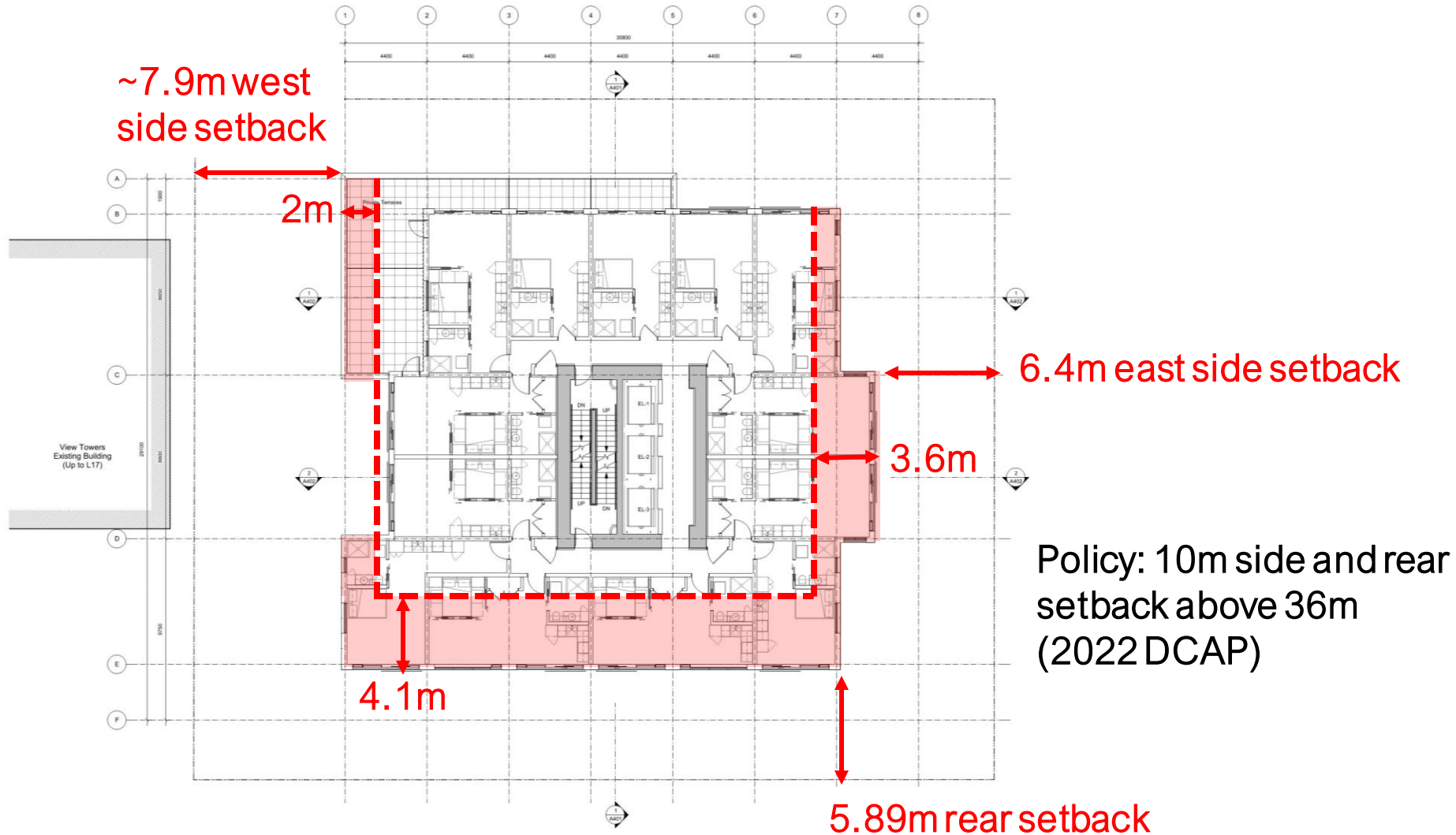


Policy: 8m rear setback  
(2022 DCAP)

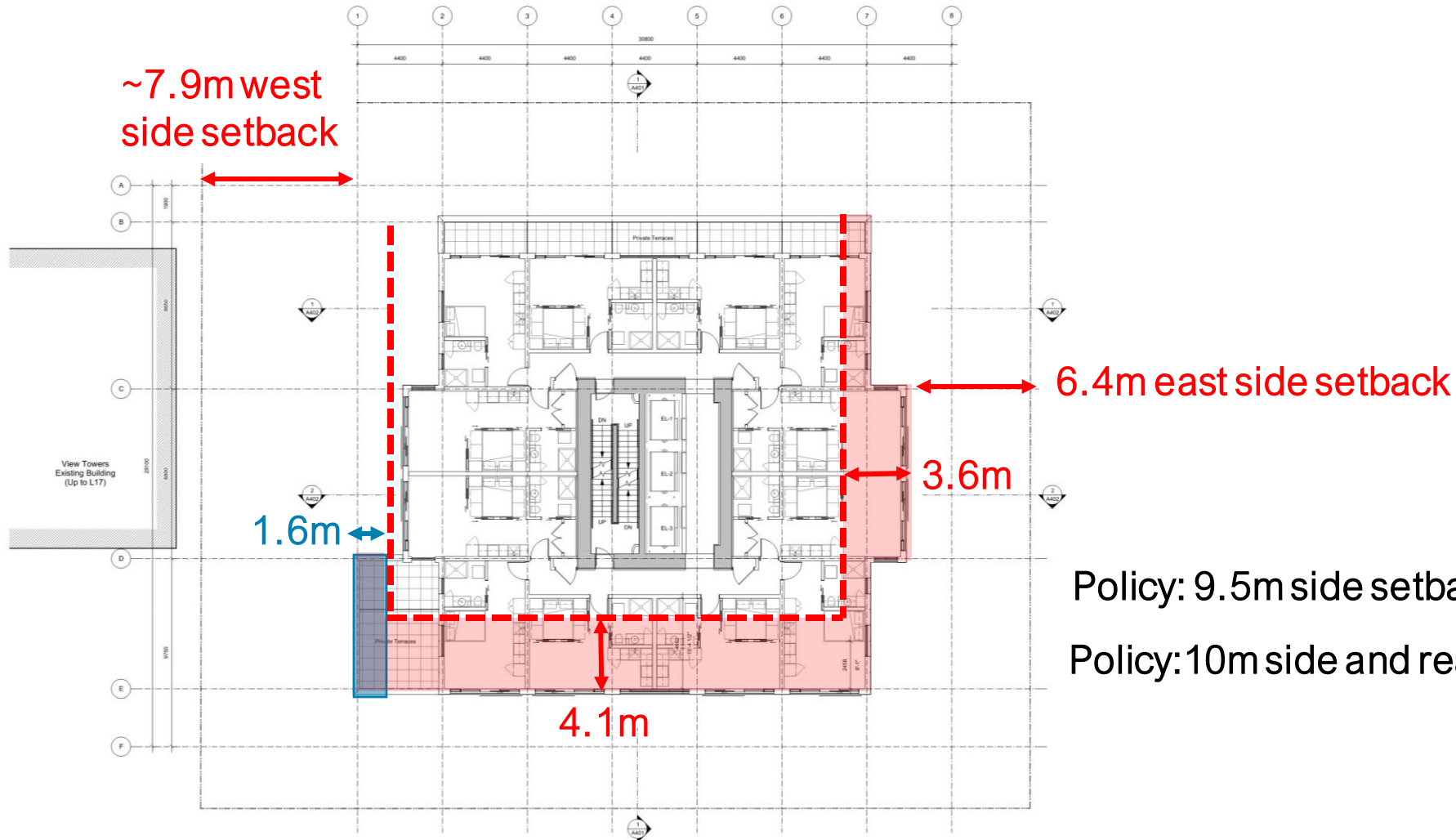
2.9m rear setback



# Level 12-14



# 2022 DCAP Level 15-18

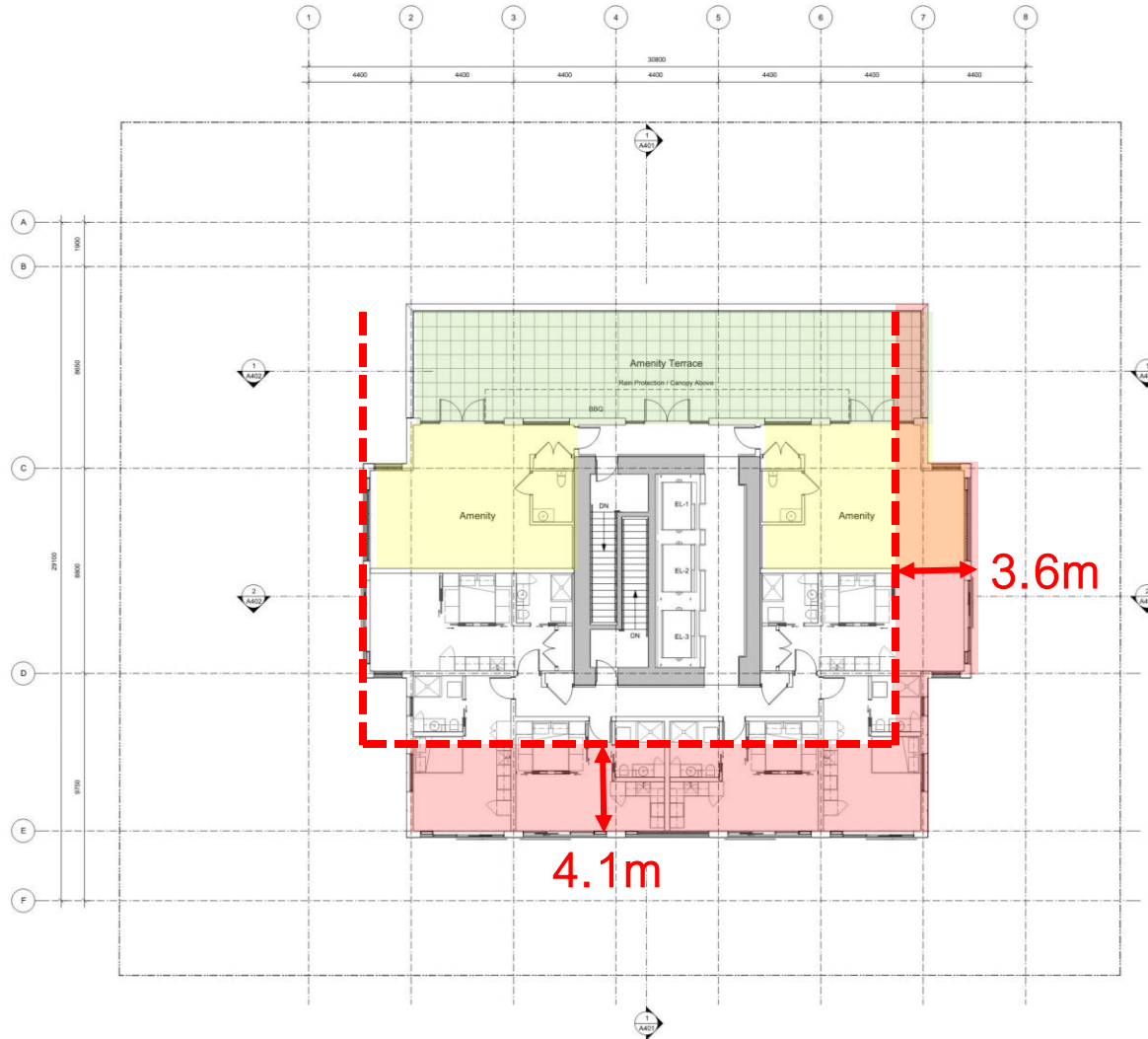


Policy: 9.5m side setback for balconies (2011 DCAP)

Policy: 10m side and rear setback (2022 DCAP)

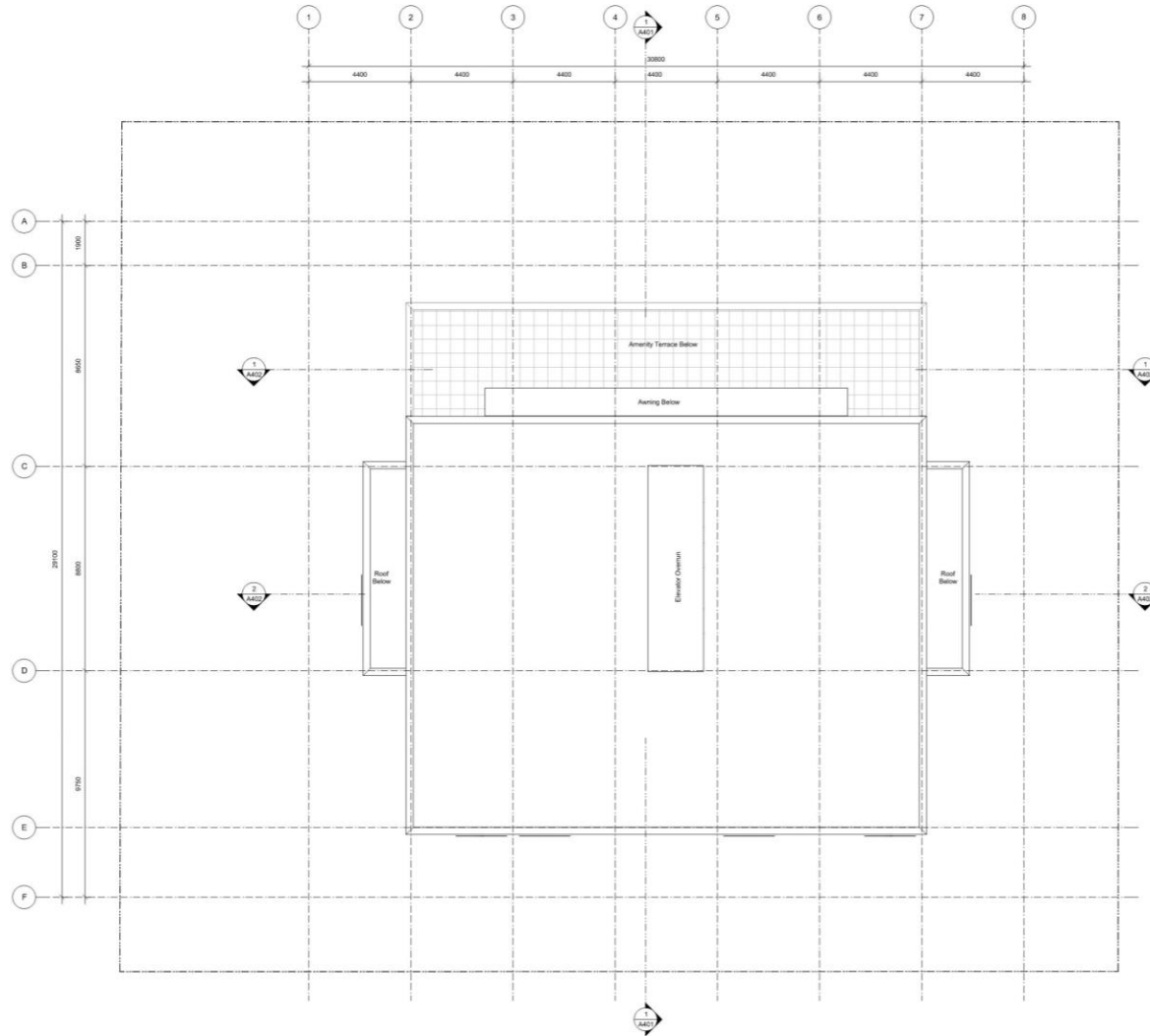


# Plans Level 19



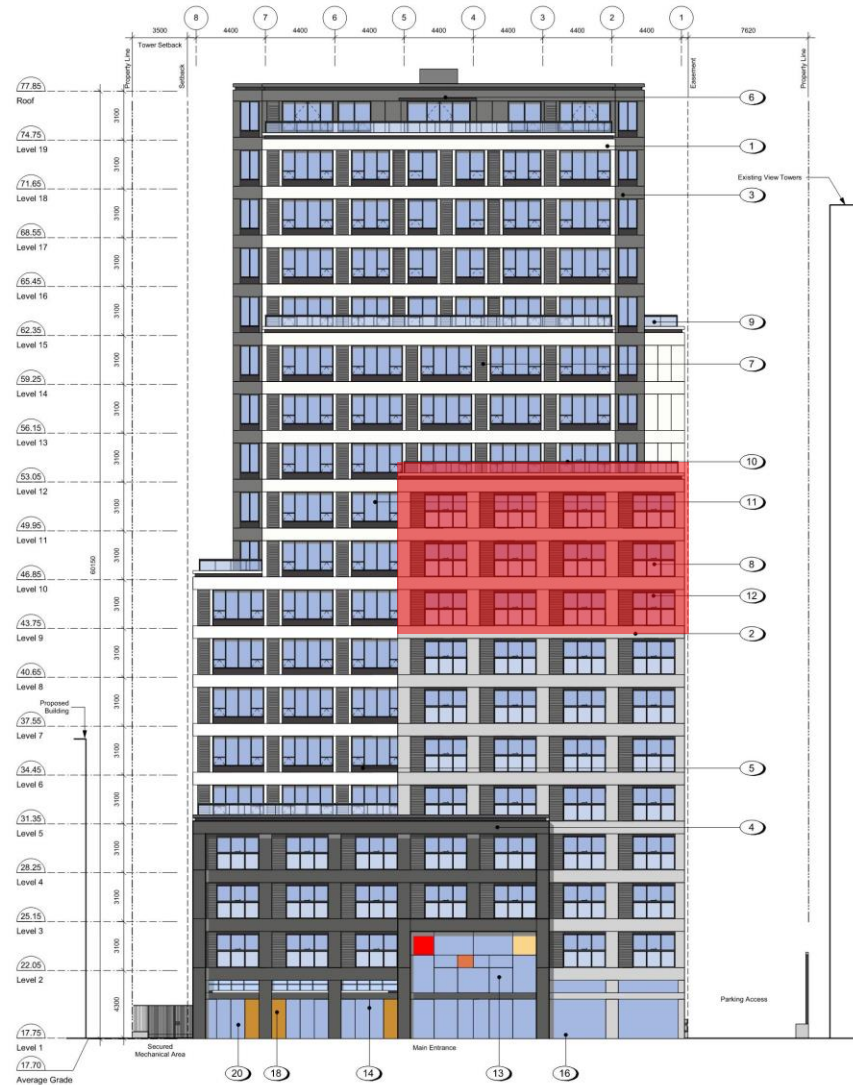
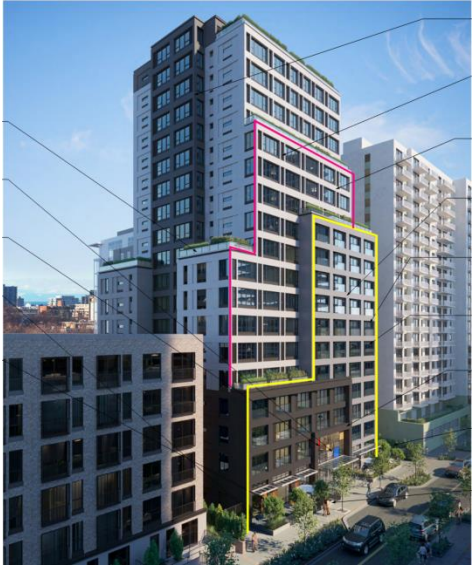
Policy: 10m side and rear setback (2022 DCAP)

# Roof Plan



## Unit summary

- 266 rental units (tenure secured for the life of the building)
- Mixture of studio and 1-bedroom units ranging from 29m<sup>2</sup> (312ft<sup>2</sup>) to 48m<sup>2</sup> (516ft<sup>2</sup>)



# Elevations

Portion of the building that doesn't meet the minimum 6m front setback (deficient by 3m)

North (facing View Street)

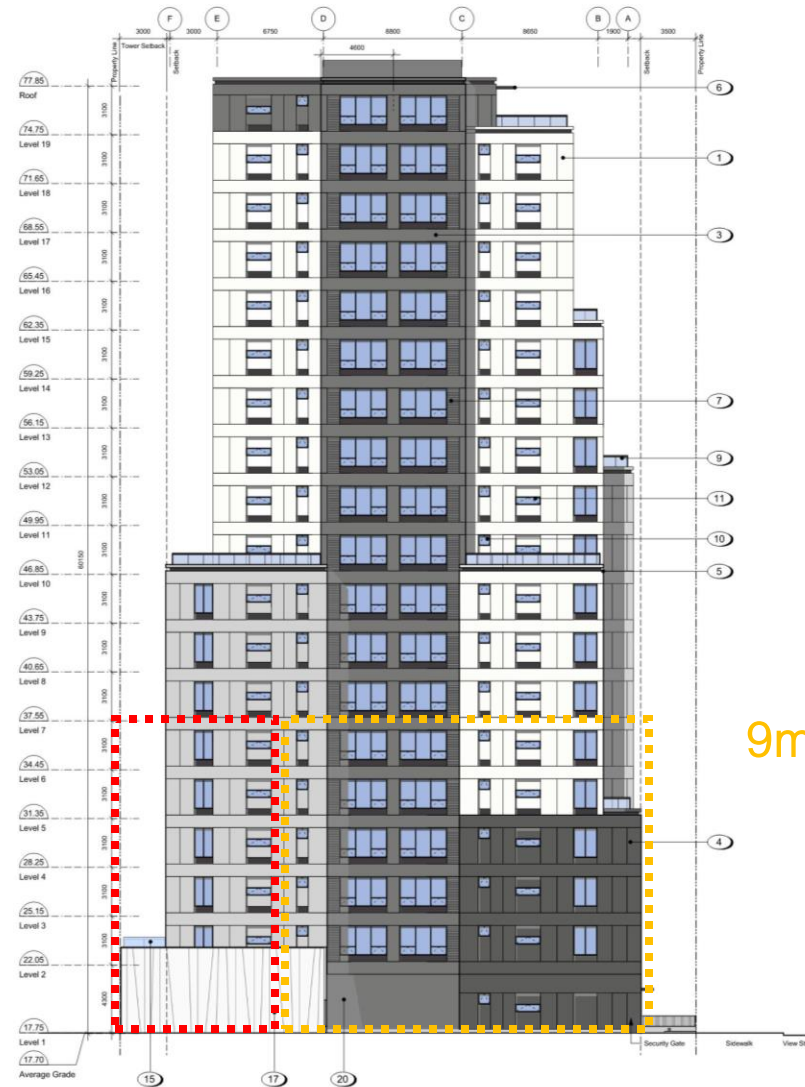


# Elevations

7m building to building  
interface

9m building to building interface

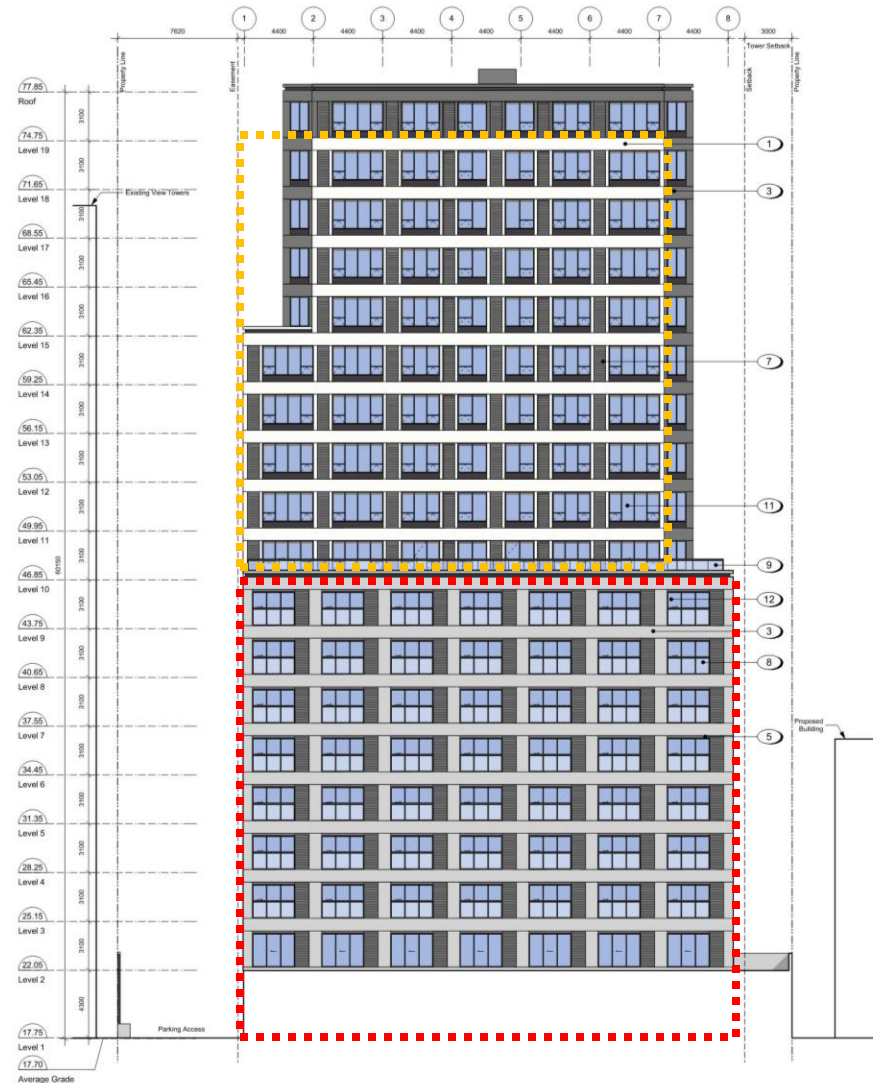
East (facing 1124 Vancouver Street)



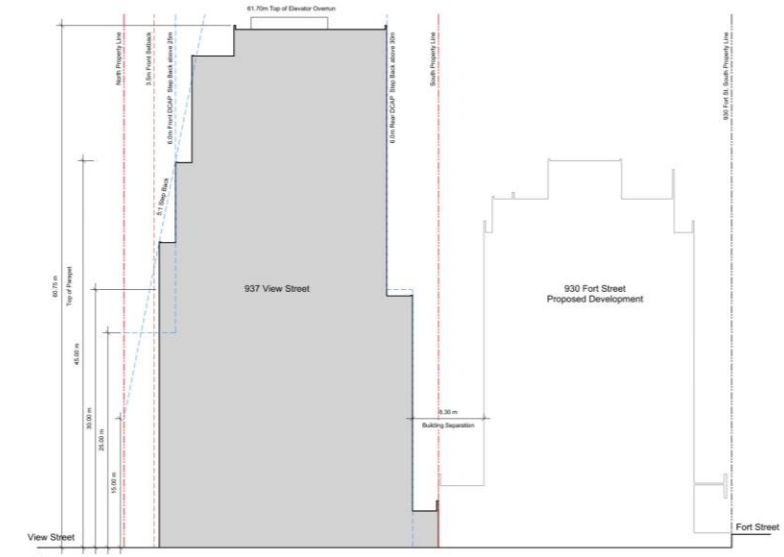
# Elevations

11m building to building interface

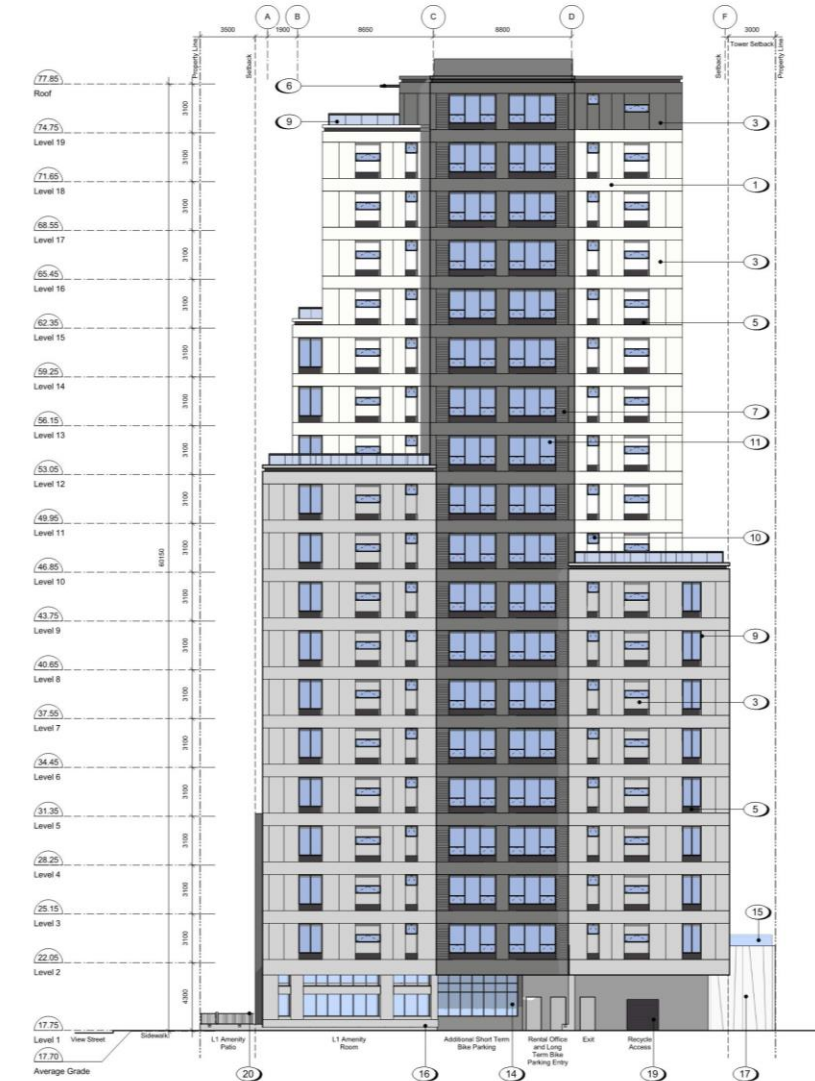
8m building to building interface



South (rear)



# Elevations



West (facing View Towers)



# Elevations

Approved  
Development at  
1124 Vancouver  
Street

Proposal

View Towers

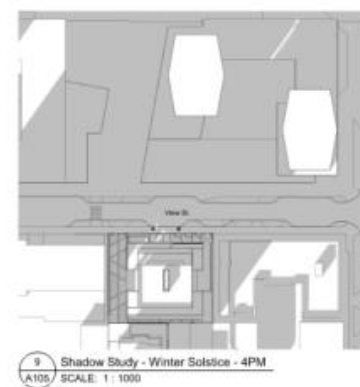
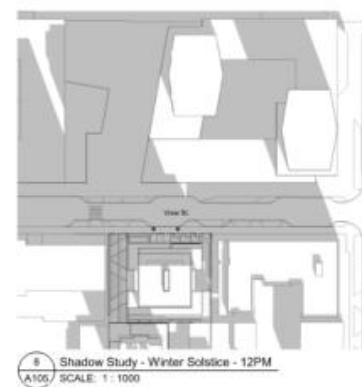
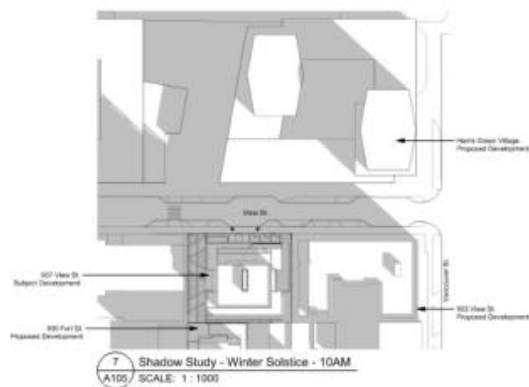
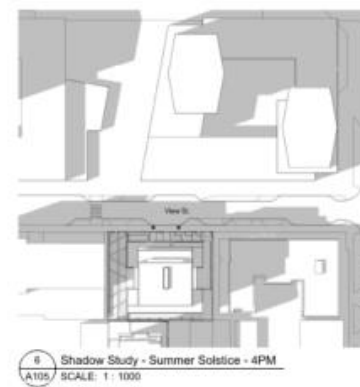
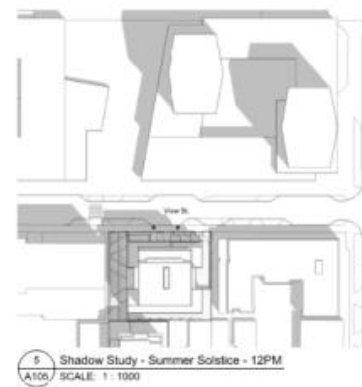
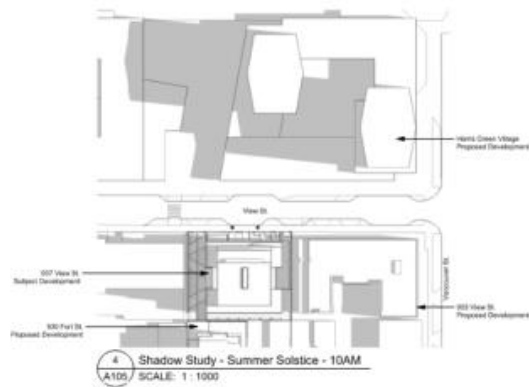
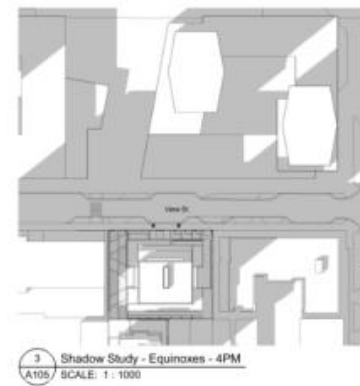
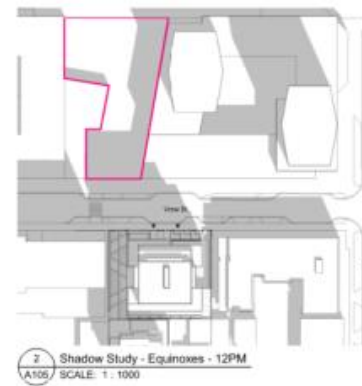
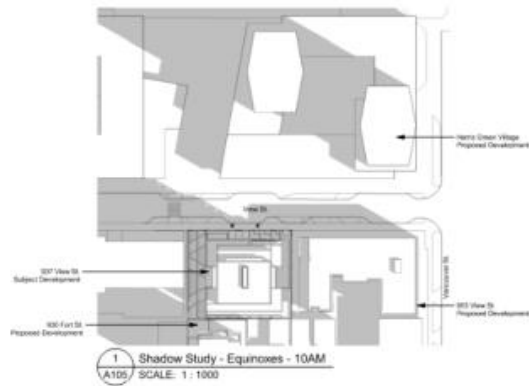
DCAP: 15 storeys / 50m

R-48: 9 storeys / 27m



Streetscape Elevation

# Shadow Study





# Renderings



View of primary entrance  
on View Street.





# Renderings

View of primary entrance and landscaping on View Street.



# Renderings



View of street level interface and landscaping on View Street.



# Renderings



View of statutory ROW  
landscaping and bike  
parking entry.



# Renderings



Overall project view from North / West.



Overall project view from North / East.

# Renderings



View from North side of View Street at twilight.





Tempered and Laminated Structural Glass Guardrail w/ Anodized Aluminum Cap Rail



Three Dimensional Backlit Address Signage



Window Wall System w/ Low E Insulated Glass & Coloured Film



Painted Metal Gates, Trellis, Guards & Fencing



Wood Door with View Lite



Composite Rain Screen Panel Facade System - Dark Gray



Black Zinc Louvers



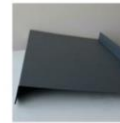
Composite Rain Screen Panel Facade System - White



Composite Rain Screen Panel Facade System - Light Gray



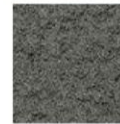
Black Zinc Flashing



Low E Insulated windows / bypass sliders



Fibre Cement Rain Screen Panel System - Dark Gray



Feature Green Wall on PTD Metal Structure



Architectural Exposed Concrete Benches/Planters



# Material Board



August 2020 (ADP)



May 2021



Current Proposal

# Design Panel Review

ADP Recommendation to decline. Key areas to be revised:

- Provision of a shorter podium
- Increases to setbacks to meet DCAP
- Articulate the façade at the street level
- Refinements to pedestrian experience
- Architectural expression (base, body and top, fenestration, materials, colour, texture)





August 2017



October 2019



January 2020

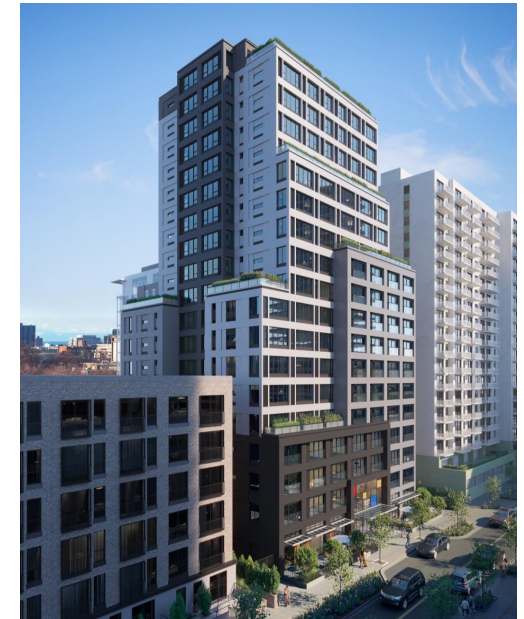


August 2020 (ADP)



May 2021

# Design History



Current Proposal