

E.1.a.c

**808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street: Rezoning Application No. 00791 and Development Permit No. 000605 (Downtown)**

**Moved By** Councillor Andrew  
**Seconded By** Councillor Alto

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00791 for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  1. frontage improvements coordinated with the Blanshard Street upgrades
  2. public realm features that meet the Downtown Public Realm Plan and Streetscape Standards
  3. maintenance and/or extended warranty period for the unique street furnishings proposed
  4. a 2.0m SRW on Blanshard Street.

Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00791, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000605 for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street in accordance with:
  1. Plans date stamped January 13, 2022.
  2. Development meeting all Zoning Regulation Bylaw requirements.
  3. Registration of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Design and the City Solicitor on the property's title to secure:
    1. frontage improvements coordinated with the Blanshard Street upgrades
    2. public realm features that meet the Downtown Public Realm Plan and Streetscape Standards
    3. maintenance and/or extended warranty period for the unique street furnishings proposed
    4. a 2.0m Statutory Right-of-Way on Blanshard Street.

2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**CARRIED UNANIMOUSLY**



**E.3     808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street:  
Rezoning Application No. 00791 and Development Permit No. 000605  
(Downtown)**

Committee received a report dated January 20, 2022 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for Rezoning and Development Permit Applications for the property located at 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street in order to increase the permitted density to construct a ten-storey office building with ground floor commercial uses, and recommending that it move forward to a Public Hearing.

*Committee discussed:*

- *Support for the revitalization of this area of downtown*
- *The desire to have more greenery in this area of downtown, and support for the proposed greenery in the application*
- *Constraints and challenges of the site*

**Moved By** Mayor Helps

**Seconded By** Councillor Andrew

**Rezoning Application**

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  - iv. a 2.0m Statutory Right-of-Way on Blanshard Street.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

### **For the Meeting of February 3, 2022**

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**To:** Committee of the Whole **Date:** January 20, 2022

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Rezoning Application No. 00791 and Development Permit No. 000605 for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street**

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## **RECOMMENDATION**

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  - a. Plans date stamped January 13, 2022.
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  - i. frontage improvements coordinated with the Blanshard Street upgrades
  - ii. public realm features that meet the Downtown Public Realm Plan and Streetscape Standards
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  - iv. a 2.0m Statutory Right-of-Way on Blanshard Street.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

## LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a Development Permit Application. Relevant rezoning considerations include the proposal to increase the density while the relevant Development Permit considerations relate to the application's consistency with design guidelines.

### Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for Rezoning and Development Permit Applications for the property located at 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street (Capital 6 site). The proposal is to rezone from the Central Business District 1 Zone to a Central Business District 1 Zone with site specific regulations to increase density. The concurrent Development Permit Application pertains to the proposed form, character, exterior design, finishes and landscaping.

The following points were considered in assessing the Rezoning Application:

- The application proposes an office building at roughly 44m in height and at a density of 5.89:1 floor space ratio (FSR). This is consistent with the use, density and height policies contained in the *Official Community Plan, 2012* (OCP) which envisions buildings up to 60m in height and densities up to 6:1 FSR.
- The proposal is consistent with the objectives of the *Official Community Plan, 2012*

(OCP) and *Victoria 3.0 (2020)* related to increasing the supply of office space, economic revitalization, and jobs in the Business Urban Place Designation. The application advances OCP climate change and energy resiliency goals by proposing to exceed the *BC Building Code* Step Code and by registering for LEED Gold certification.

The following points were considered in assessing the Development Permit:

- The proposed human scaled massing, high quality design, heritage and street context considerations, as well as the improvements to the public realm, achieve a high level of consistency with the Downtown Core Area Plan design guidelines.
- The proposal for a new office building in a location slated for taller buildings and increased density along Blanshard Street, also advances the development permit area objectives for the DPA 2 (HC), Core Business area.

## BACKGROUND

### Description of Proposal

This proposal is to increase the permitted density to construct a ten-storey office building with ground floor commercial uses.

The following differences from the current zone are being proposed and would be accommodated in a revised zone.

- an increase in density from 3:1 floor space ratio (FSR) to 5.89:1 FSR
- a 0.35m encroachment into the 1:5 setback plane on Yates Street
- a reduced rear setback (east) from 6m to 4.6m for portions of the building between 30m and 45m above grade and a reduced setback from 9m to 4.6m for portions of the building above 45m
- a reduced west setback from 6m to 3.9m for portions of the building 30m above grade.

### Land Use Context

The area is characterized by a mix of multi-family mid-rise buildings, newer office buildings, St. Andrews Cathedral and low-rise heritage buildings. Recently, Council approved upgrades and the heritage designation of the Montrose Apartment building, which is kitty corner to this application, as well as a twenty-storey hotel at the corner of Blanshard and Fort Street.



## Existing Site Development and Development Potential

The site is presently used as a movie theatre with small commercial units on Blanshard and View Street.

Under the current CBD-1 Zone, the property could be developed as a ten-storey building up to a density of 3:1 FSR with uses including offices, condominiums, hotels and civic facilities.

### Data Table

The following data table compares the proposal with the existing CBD-1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing Zone	OCP and Downtown Core Area Plan Policy
Density (Floor Space Ratio) – maximum	<b>5.89*</b>	3.0	6.0
Height (m) – maximum	<b>44.35*</b>	43.0	60.0
Storeys – maximum	10	10	~15-20
<b>Setbacks (m) – minimum</b>			
Front (Yates Street) (1:5 setback plane)	<b>-0.35*</b>	0.0	n/a
Rear (east) 30-45m above grade	<b>4.6*</b>	6.0	n/a
Rear (east) >45m above grade	<b>4.6*</b>	9.0	n/a
Side (west) >30m above grade	<b>3.9*</b>	6.0	n/a
Side (south) 20-45m above grade	8.35	6.0	n/a
Parking – minimum	144	n/a	n/a
<b>Bicycle parking stalls – minimum</b>			
Long Term	100	97	
Short Term	45	43	

### Active Transportation

The application will advance the creation of a separated bike lane along the Yates Street frontage and provide end of trip facilities, including shower and change rooms on the main-floor level which supports active transportation. The proposal also includes provision of three long-term and two short-term bike parking spaces beyond the amount required by City bylaws.

## Public Realm

The following public realm improvements are proposed in association with this application:

- increased sidewalk area at the north-west corner of the site (Blanshard and Yates Street intersection)
- raingardens and vegetation along the Yates and Blanshard Street frontages to treat road storm water run-off and to provide a greenspace buffer between pedestrian and vehicular traffic and to break up the extent of hard surface within right-of-ways
- unique linear benches bordering the proposed raingardens
- surface treatment, site furnishing, lighting, concrete scoring and bike racks consistent with the City's Downtown Public Realm Plan and Streetscape Standards (DPRP) (specifically, 'New Town District').

The current layout of public realm improvements illustrated on the plans is indicative at this stage of the application. The City is undergoing a re-design for Blanshard Street which will inform the final design. Legal agreements securing the items listed above as well as their coordinated delivery are required prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment. The staff recommendation contains the necessary language.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications*, prior to submission of the application, the proposal was posted on the Development Tracker along with an invitation to complete a comment form on June 25, 2021. Additionally, the applicant participated in an online meeting with the Downtown CALUC on July 13, 2021. A summary of the online feedback was provided to the CALUC on July 26, 2021, however, at the time of writing this report, a letter from the CALUC had not been received.

In response to the consultation and staff commentary, the applicant amended the cladding and design of the east façade of the elevator core to provide more visual interest where it is closest to the property line.

## ANALYSIS

### Rezoning Application

#### Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Core Business Urban Place designation. This designation focuses on supporting employment growth and office development in the downtown core and reinforces the area as the Capital Region's primary economic hub.

Envisioned building heights range up to 24 storeys with densities up to 6:1 floor space ratio (FSR). The proposal aligns with the OCP Urban Place Designation with a 10-storey office building, including ground floor commercial uses, at a density of 5.89:1 FSR.

Other aspects of the proposal that advance OCP goals include:

- a public realm with an expanded corner plaza and a sculptural structural element to support human scale and liveability goals
- construction of the Yates Street bike lane and end of trip active transportation facilities to support transportation and mobility goals
- an energy efficient building that seeks to exceed *BC Building Code* Step Code objectives and registration for LEED Gold to advance climate change and energy resiliency goals
- a high-quality office building that advances economic policies for an enhanced urban core that provides employment opportunities.

### Downtown Core Area Plan

The Downtown Core Area Plan (DCAP) primarily identifies this area as intended to support core business functions to ensure that the Downtown can meet office space demands for both short and long-term growth forecasts. Similarly, high quality architecture and surrounding public areas are encouraged to retain Victoria's prominence as the capital of British Columbia and the Downtown Core Area's position as the heart of the region. The proposal for an office building with an enhanced public realm, including provision of plaza areas, within private property, advances these goals and aligns with the neighbourhood objectives outlined in DCAP.

### Victoria 3.0 Economic Action Plan

The proposed office building also meets the objectives in the *Victoria 3.0 - Recovery Reinvention Resilience (2020-2041)* economic action plan by providing high quality, centrally located office space and opportunities for job growth.

## **Development Permit Application**

### Official Community Plan: Design Guidelines

The OCP identifies this property within DPA 2 (HC), Core Business. The proposal advances the goals of this Development Permit Area by:

- contributing to the revitalization of this business district with a new office building in a location along Blanshard Street slated for taller buildings and increased density
- protecting views of heritage landmark buildings from public vantage points through a considered building massing approach
- enhancing the area by proposing high quality architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

The key design guidelines applicable to this application are contained in the *Downtown Core Area Plan*, 2011 (DCAP).

### Downtown Core Area Plan

Through the proposed human scaled massing, high quality design, heritage and street context considerations as well as the improvements to the public realm, the proposal achieves a high level of consistency with the applicable design guidelines.

Areas where the proposal differs from the design guidelines and existing zone relate to minor



infringements into the setback planes, proximity to the residential building to the east and maximum commercial floor plate sizes. Notably, the proposed floor plate sizes are consistent with the updated Downtown Core Area Design Guidelines (yet to be adopted) but inconsistent with the existing DCAP guidelines.

### *Heritage Landmark Radius*

This application falls within the 180m heritage landmark building radius of the St. Andrews Cathedral, located to the west of the subject site. Applications within this radius are subject to special consideration to ensure that the height, setbacks, siting, and overall massing respects the visual prominence and character-defining importance of heritage landmark buildings.

An 8.6 metre setback from View Street is proposed for the tower portion of the building, which maintains the public views and minimizes the shadowing impacts to the cathedral spire and forecourt.

The cladding palette also takes cues from St. Andrews Cathedral utilizing a combination of muted earth-toned ceramic and clay masonry, along with more lustrous metals which complement the recent copper roof update to the cathedral. These design approaches satisfy the objectives set out in the heritage landmark building radius policies.

### *Street Setbacks*

There are minor infringements into the street setbacks described in the zone and in the design guidelines on both Yates and Blanshard Streets. The Yates Street setback is considered negligible at 0.35m and is the result of preserving the view to the St. Andrews Cathedral. The Blanshard street infringement is greater, at 2.1m; however, the surrounding context and desire to increase the setback between this building and the residential building to the east make this inconsistency supportable.

Street setbacks are defined in DCAP to reduce building bulk of upper storeys, to minimize the effects of shading and wind vortices, to maintain views to the open sky, and to avoid the visual presence of bulky upper building mass. In this instance, the lower scale of building surrounding the site, the north-south orientation of the building and the step between the podium and tower all mitigate the infringement impact and help achieve the objectives described above through other design responses.

### *Floor Plates*

Similar to the objectives for street setbacks, floor plate maximums are intended to minimize shadowing impacts, to maintain views to the open sky, and to avoid the visual presence of bulky upper building mass.

The proposed floor plate sizes for levels seven to ten are roughly 1400 square metres. This is above the current DCAP maximum, which recommends a maximum of 1,000 square metres. However, the revised DCAP guidelines, which Council will consider in the coming weeks, recommend a maximum floor plate size of 1500 square metres. This increase to minimum office floor plate sizes was made to the revised DCAP in response to market analyses and feedback that all recommended an increase to minimum office floor plates to ensure the ongoing viability of this use in the downtown.

## *Building Separation*

Building separation policies are generally aimed at enhancing privacy between buildings, opening views to the sky, and improving access to sunlight. To achieve adequate building separations, minimum property line setbacks are recommended, increasing in distance with a proposed building's height.

The majority of the proposed building exceeds the minimum building separation distances in DCAP, however, the building's elevator core encroaches into the separation distance to the residential building to the east by 1.4m for a length of roughly 14m, about a third of the building length. The remainder of the building is set back 10.4m from the east property line, 4.3m in excess of the setback minimum.

Staff suggested increasing the building separation to meet the minimum standard, however, the applicant has demonstrated the functional difficulties in doing so and has provided design strategies to, on balance, mitigate the impact. These design strategies include:

- tailoring the overall building massing to optimize the spatial relationship between the tower and the neighbouring residential building
- setting back the occupied portions of the tower from the east property line by 10.4m, 4.3m in excess of the guidelines
- improving the cladding material proposed on the closest parts of the building
- switching the fire exiting stairs to a split stair to increase the setback
- providing a planted perimeter roof deck for on-looking neighbours with a forested edge on top of the podium to provide a softer buffer and to improve privacy.

Neighbouring building concerns mainly relate to the presence of a building at this location, rather than the specific encroachment into the minimum building separation distances. With that in mind, the proposed building orientation does maximize views and light access to the residential building to the east compared to a building that meets the minimum setback but extends the length of the property line. It does this by increasing the setback for the south portion of the building and increasing the east setback for the majority of the building length. As such, the infringement into the minimum recommended building separation is not viewed as a negative aspect of the proposal that worsens the relationship between the residential building to the east, but instead is viewed as a design approach that optimizes light access and maintains views for the residential building to east, beyond what would be achieved by adhering to the minimum setback requirements.

## Accessibility

Accessibility measures beyond those contained in the *British Columbia Building Code* are not proposed. However, additional consideration has been given to the public realm and the pedestrian experience. The proposed landscaping is consistent with the Downtown Public Realm Plan and significantly improves the pedestrian areas surrounding the proposal. Existing street furniture is proposed to be formalized and co-located, thereby creating clear pedestrian paths and the removal of obstacles. Sidewalk widths are increased around the entire perimeter of the site, which increases pedestrian safety and improves accessibility. Obstacle-free and tactile material changes are also proposed at enlarged pedestrian areas at the Yates and Blanshard Street intersections, which again improves the overall accessibility within the public realm.

## Sustainability

The applicant has indicated in their letter to Council and supplementary sustainability letter (attached) that the project will be registered with the Canadian Green Building Council's LEED program and will target a minimum designation of Gold. Additionally, the applicant has indicated that Step Code 3 of the *BC Building Code* will be targeted, where currently only Step Code 2 is required. In addition to these objectives, the following sustainability features will be included with this application:

- treatment of roadway and sidewalk rainwater in landscaped bioswales (rain gardens)
- end of trip active transportation facilities (locker room / shower amenities)
- extensive landscaped roof areas
- an additional electric vehicle parking stall.

## Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel on October 5, 2021. At that meeting, the following motion was passed:

*That Rezoning No.00791 and Development Permit Application No. 00065 for 808, 812 View Street and 1205- 1225 Blanshard Street be approved with the following change:*

- For the City to work with applicant to accommodate trees along View Street.*

In response, the applicant has committed to continuing to try to find a solution to accommodate tree planting along View Street.

## Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. As noted earlier in this report, the exact location and number of trees is not confirmed at this stage and is pending the re-design of Blanshard Street and the subsequent determination of street trees feasibility relative to the location of underground utilities. Cash in lieu contributions of \$2000 per tree are proposed to be secured should the number of bylaw replacement trees be unachievable.

The tree inventory in the Arborist Report (attached) includes five trees on the municipal frontage along View and Yates Streets. There are no bylaw-protected trees impacted on the subject property or on adjacent properties. Under the Tree Protection Bylaw, the size of the parcel factors into the determination of the minimum number of trees required on-site. For this application, 13 replacement trees are required based a lot size of 2680m<sup>2</sup> and the application is proposing 18 on-site trees. Of the five street trees proposed for removal, two are in fair condition, two in fair to poor condition and one is in good condition. Their proposed removal is triggered by conflicts with the proposed building construction and underground parking and the public realm construction. The following is a summary of the tree-related considerations:

### Tree Information Table

<b>Tree Type</b>	<b>Current Total</b>	<b>To be REMOVED</b>	<b>To be PLANTED</b>	<b>Net Change</b>
On-site tree, bylaw protected	0	0	0	0
On-site trees, non-bylaw protected	0	0	18	+18
Municipal trees	5	5	13	+8
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, non-bylaw protected	0	0	0	0
<b>Total</b>	<b>5</b>	<b>5</b>	<b>31</b>	<b>+26</b>

### Operating Budget Impacts

<b>Increased Inventory</b>	<b>Annual Maintenance</b>
Five new Street Trees	\$1300
Planting Beds	\$3000
Irrigation	\$1000
<b>Total Annual Maintenance</b>	<b>\$5,300</b>

## **CONCLUSIONS**

This proposal is consistent with the use, height and density objectives in the OCP and advances economic, sustainability, mobility and urban design. Significant green building features are also proposed, exceeding Step Code requirements and voluntarily offering registration with the Canadian Green Building Council's LEED program. Minor inconsistencies with the design guidelines are mitigated through considered design solutions which result in improved outcomes relative to the design guideline objectives. The proposal is also largely consistent with the form and character goals set out in the DCAP and, as such, this application is recommended to advance to a Public Hearing.

## **ALTERNATE MOTION**

That Council decline Rezoning Application No. 00791 and Development Permit application No. 000605 for the property located at for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street.

Respectfully submitted,

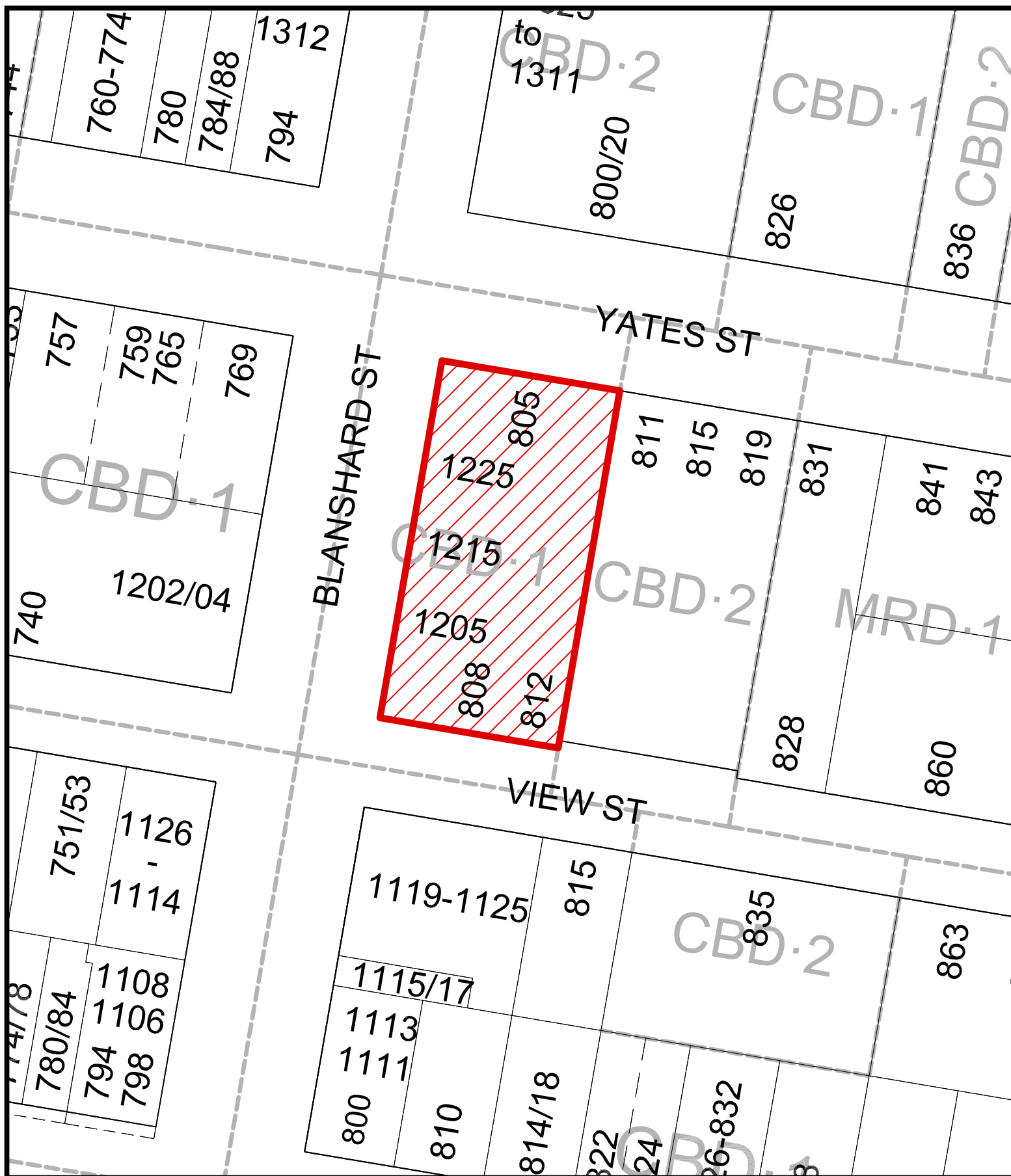
Miko Betanzo  
Senior Planner - Urban Design  
Development Services

Karen Hoesel, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

#### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped January 13, 2022
- Attachment C: Letter from applicant to Mayor and Council dated November 9, 2021
- Attachment D: Sustainability Measures letter dated June 21, 2021
- Attachment E: Arborist Report dated July 22, 2021
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form
- Attachment G: Correspondence (Letters received from residents).



808 & 812 View Street, 1205, 1215, & 1228  
 Blanshard Street, and 805 Yates Street  
 Rezoning No.00791



## Contacts

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Paula Stewart  
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## List of Drawings

### Architectural

A0.00 Cover Sheet  
A1.00 Rendered Views  
A1.01 Context Elevations  
A1.02 Context Elevation and Protected View Study  
A1.03 Cathedral View and Shadow Studies  
A1.06 Shadow Studies  
A1.07 Shadow Studies  
A1.08 Shadow Studies  
A1.09 Shadow Studies  
A1.10 Section Analysis  
A2.04 Certified Survey Plan  
A2.06 Site Plan and Project Data  
A2.1 Level P3 Plan  
A2.2 Level P0 Plan  
A2.3 Level P1 Plan  
A2.4 Level 1 Ground Floor Plan  
A2.5 Level 2 Floor Plan  
A2.6 Level 3 Floor Plan  
A2.7 Level 4 Floor Plan  
A2.8 Level 5 Floor Plan  
A2.9 Levels 6-10 Floor Plans  
A2.10 Penthouse Floor Plan  
A2.11 Roof Plan  
A3.1 Building Elevations G+V  
A3.2 Building Elevations H+E  
A4.1 Building Sections H+S  
A4.2 Building Sections V+H

### Landscape

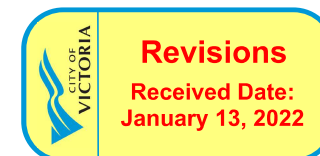
L0.01 Landscape Rationale  
L0.02 Tree Management Plan  
L1.01 L1+ Concept Plan  
L1.02 L4+ Concept Plan  
L1.11 L1+ Landscape Plan  
L1.12 L4+ Landscape Plan  
L1.20 L1+ Planting Plan  
L1.22 L4+ Planting Plan  
L1.31 L1+ Lighting Plan  
L3.01 Streetscape Section  
L4.10 Details: Paving  
L4.21 Details: Planting  
L4.31 Details: Furnishing

### Civil

C.DP Conceptual Site Servicing Plan

### Electrical

E1 Existing Offsite Lighting Layout & Levels Plan



1221 Blanshard /  
Capital VI  
Victoria, BC

## Rezoning / D.P. Resubmission

D'AMBROSIO  
ARCHITECTS + URBANISM 1909

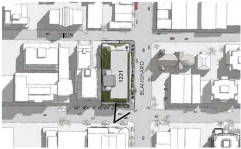
2800 Jutland Road  
Victoria BC Canada V8T5K2  
tel: 250.384.2400  
ext: 222  
web: [www.dambrosio.ca](http://www.dambrosio.ca)

11 January 2022





Yates and Blanshard Corner Entrance Plaza





Rendered Aerial View from the South West



Rendered View from Blanshard at Yates



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<p><b>Resubmission Revisions:</b> Please refer to the accompanying Application Review Summary response document for revision descriptions.</p>	
	
<p>Revised/Updated Revisions</p>	<p>21.11.2021</p>
<p>Revised/Updated Revisions</p>	<p>21.11.2021</p>
<p>Revised/Updated Revisions</p>	<p>21.11.2021</p>
<p>rev no.</p>	<p>description</p>
<p>project name</p>	<p>date</p>
<p>Capital VI 1221 Blanshard Street Victoria, BC</p>	
<p>sheet title</p>	
<p>Rendered Views</p>	
<p>project no.</p>	<p>1909</p>
<p>drawing file</p>	<p>-</p>
<p>scale</p>	<p>As Noted</p>
<p>drawn by</p>	<p>-</p>
<p>revision no.</p>	<p>sheet no.</p>
<p>November 9, 2021</p>	<p>A1.0</p>





West Context Elevation (Blanshard Street)  
Scale: 1:200



South Context Elevation (View Street)  
Scale: 1:200



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Please refer to the accompanying  
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response document for revision  
descriptions.

1:200

Revised/Of Revisions	2/1/20
Revised/Of Revisions	2/1/20
Revised/Of Revisions	2/1/20

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project name  
Capital VI  
1221 Blanshard Street  
Victoria, BC

sheet title  
Context Elevations

project no. 1909

drawing no. -

scale As Noted

drawn by Svl/JH

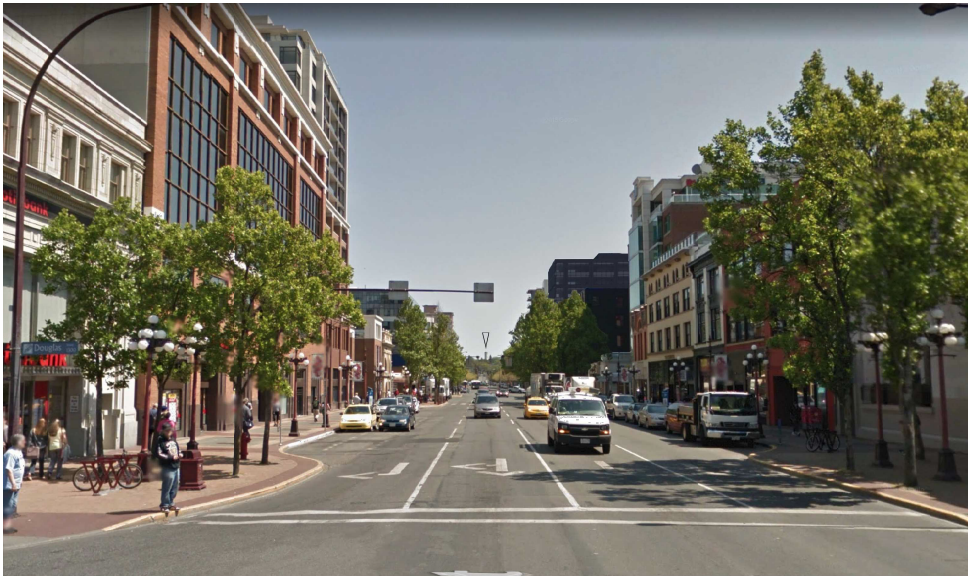
revision no. November 9, 2021 sheet no. A 1.01



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North Context Elevation (Yates Street)  
Scale: 1:200



Yates Protected View Study  
RTS



View Study Key Plan

Resubmission Revisions:  
Please refer to the accompanying  
Application Review Summary  
Response document for revision  
descriptions.

0 75 150 Metres

Project/Client/Team/Revision	25/1/20
Project/Client/Team/Revision	25/1/20
Project/Client/Team/Revision	25/1/20

rev no.	description	date
1	Project/Client/Team/Revision	25/1/20

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project name  
Capital VI  
1221 Blanshard Street  
Victoria, BC

sheet title  
Context Elevation and  
Protected View Study

project no.	1909
drawing no.	-
scale	As Noted
drawn by	SVL/DA
revision no.	sheet no.

November 9, 2021 A 1.02





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Summer Solstice: 8:00am



Summer Solstice: 9:00am



Summer Solstice: 10:00am



Spring / Fall Equinox: 8:00am



Spring / Fall Equinox: 9:00am



Spring / Fall Equinox: 10:00am



Existing



Existing



Existing



Existing



Proposal



Proposal



Proposal



Proposal

Resubmission Revisions:  
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Scale: 1" = 20'

Revised	Description	Date
2/1/20	Revised	2/1/20

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project name  
**Capital VI**  
1221 Blanshard Street  
Victoria, BC

sheet title  
**View/Shadow Studies**

project no.	1909
drawing title	-
scale	As Noted
drawn by	JH
revision no.	sheet no.
November 9, 2021	<b>A 1.03</b>

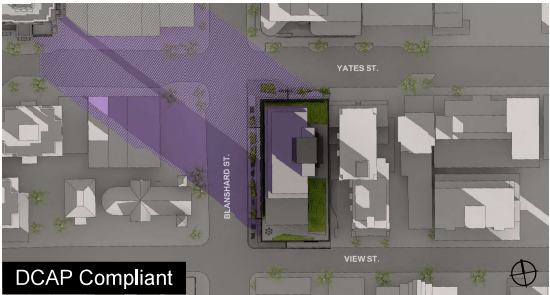


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## COMPARATIVE SHADOW ANALYSIS WINTER SOLSTICE

### Legend

- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



DCAP Compliant



Proposed

9:00am



DCAP Compliant



Proposed

12:00pm



DCAP Compliant



Proposed

4:00pm

### DCAP Compliant Massing



### Proposed Massing



Scale: 1" = 10'

	Revised/Client/Revision	21/1/29
	Revised/Client/Revision	21/6/21
	Revised/Client/Revision	21/2/21
rev no	description	date
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project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.	1909	
drawing file	-	
scale	As Noted	
drawn by	DZ	
date	November 9, 2021	sheet no.
		A 1,05





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## COMPARATIVE SHADOW ANALYSIS SUMMER SOLSTICE

### Legend

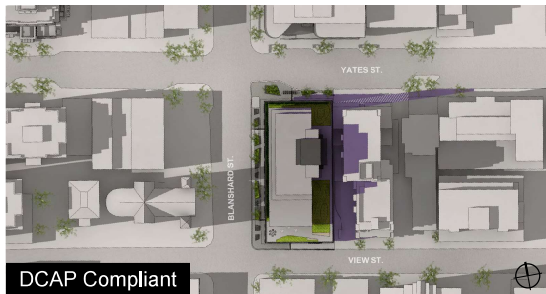
- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



12:00pm



5:00pm

### DCAP Compliant Massing



### Proposed Massing



Scale: 1" = 10' - 0"

Planning/DP Preparation: 2/11/20

Planning/DP Submission: 12/9/21

Revisions/Revisions: 1/27/22

Rev no. description date

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project name

Capital VI

1221 Blanshard Street

Victoria, BC

sheet title

Shadow Studies

project no. 1909

drawing file -

scale As Noted

drawn by DZ

date November 9, 2021

sheet no. A 1,06



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## COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



DCAP Compliant



Proposed

9:00am



DCAP Compliant



Proposed

12:00pm



DCAP Compliant



Proposed

4:00pm

### DCAP Compliant Massing



### Proposed Massing



Scale: 1" = 10' - 0"

Revised/Updated: 21/11/20

Revised/Updated: 12/10/21

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

Revised/Updated: 11/07/20

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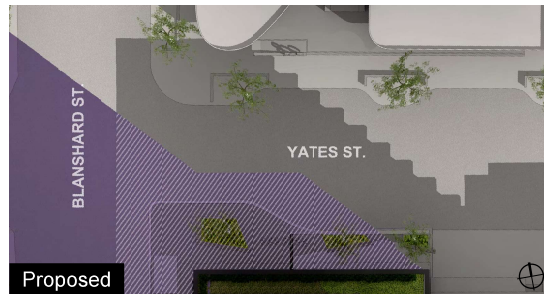
## PLAZA COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



10:00am



11:00am



12:00pm



Planning/CD Preparation		21/1/20
Planning/CD Implementation		21/1/21
Revisions/Amendments		10/7/20
rev no.	description	date
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project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.		1909
drawing file		-
scale		As Noted
drawn by		DZ
date	sheet no.	
November 9, 2021	A 1.08	



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## PLAZA COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

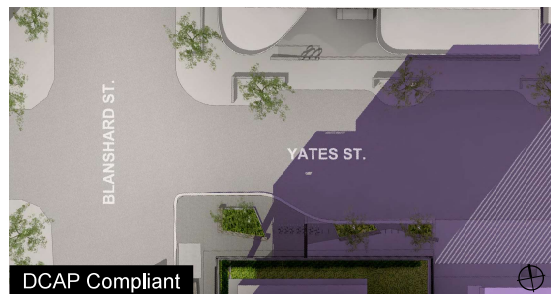
- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



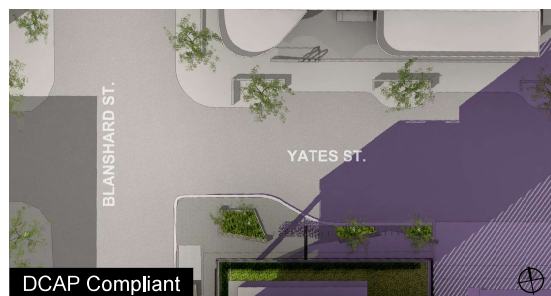
1:00pm



2:00pm



3:00pm



4:00pm



Planning/CD Preparation		21/1/20
Planning/CD Implementation		21/10/21
Revisions/Amendments		10/7/20
rev no.	description	date
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project name		
Capital VI 1221 Blanshard Street Victoria, BC		
sheet title		
Shadow Studies		
project no.		1909
drawing file		-
scale		As Noted
drawn by		DZ
date	sheet no.	
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sheet title  
Certified Survey Plan

project no.		1905
drawing file		-
scale		As Noted
drawn by		
date	sheet no.	
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#### Project Data

**Legal Address**  
Lot 1, Lots 304, 305, 326,  
and 327, Victoria City, P4m 27731

**Civic Address**  
1221 Blenheim Street, Victoria, BC

**Zoning** (current)  
Central Business District-1 Zone (CBD-1)

Site Area	2,681 sqm
-----------	-----------

Level 10:	1,403.6m <sup>2</sup>	(15,172m <sup>2</sup> × 9)
Level 9:	1,401.6m <sup>2</sup>	(15,172m <sup>2</sup> × 9)
Level 8:	1,403.6m <sup>2</sup>	(15,172m <sup>2</sup> × 9)
Level 7:	1,401.6m <sup>2</sup>	(15,172m <sup>2</sup> × 9)
Level 6:	1,403.6m <sup>2</sup>	(15,172m <sup>2</sup> × 9)
Level 5:	1,473.6m <sup>2</sup>	(15,869m <sup>2</sup> × 9)
Level 4:	1,033.2m <sup>2</sup>	(11,376m <sup>2</sup> × 9)
Level 3:	2,005.2m <sup>2</sup>	(22,058m <sup>2</sup> × 9)
Level 2:	2,115.2m <sup>2</sup>	(23,273m <sup>2</sup> × 9)
Level 1:	1,061.6m <sup>2</sup>	(11,680m <sup>2</sup> × 9)
<b>Total:</b>	11,750.2m <sup>2</sup>	(128,889m <sup>2</sup> × 9)

**Floor Space Ratio**  
Permitted: 0.43 : 1

**Average Grade** see calculations on this sheet  
19.45m Geodetic

<b>Height of Building</b>	
Permitted:	43.0m
Proposed: 63.90m - 19.45m =	44.45m
Storeys:	10

**Parking Stalls**  
Total Provided: 144  
includes 4 accessible stalls

### Bicycle Parking

Basking Use/Area (sq.m)	Species Mean	
	Class I	Class II
0.00-0.25	0.00	0.00

14,131 sqm	0 per 100sqm	1 per 100sqm
Cats/Pastureland	2	7
4/20 13 2 5 4	0 per 100sqm	1 per 100sqm

Platform (CPU/G)	2	2
------------------	---	---

Total (required)	99	45
------------------	----	----

**SW/DRCKS**  
Very as building height increases.  
See **F/INS** and **Q/A Building** Sections.



	Recording C/P, Resubmission	21.11.09
	Recording C/P, Supplemental file	21.10.12

rev no	description	date
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project name	Capital VI
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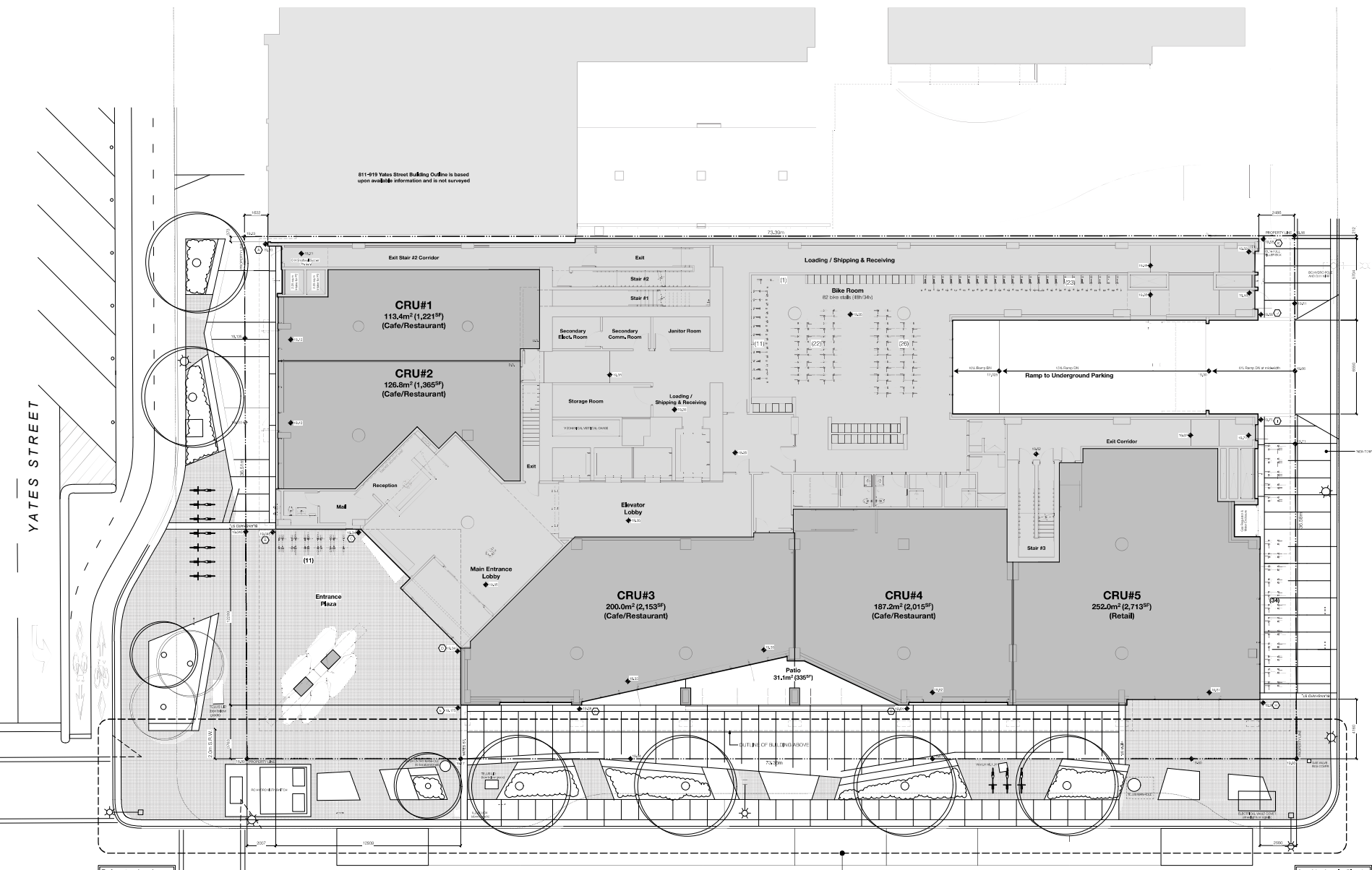
1221 Blanshard Street Victoria, BC	sheet title
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Site Plan and  
Project Data

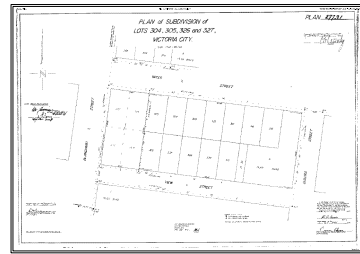
project no.	1909
drawing file	-
scale	As Noted

drawn by	ES/TJQ/JH
date	sheet no.

	A2.00
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Refer to Landscape Architect drawings for information on paving, planters, rain gardens and benches within the public R.O.W.



**Survey - n.t.s.** (Prepared by J.E. Anderson & Associates)

BLANSHARD STREET

FRONTAGE DESIGN IS SUBJECT  
TO CITY OF VICTORIA  
RIGHT-OF-WAY REQUIREMENTS

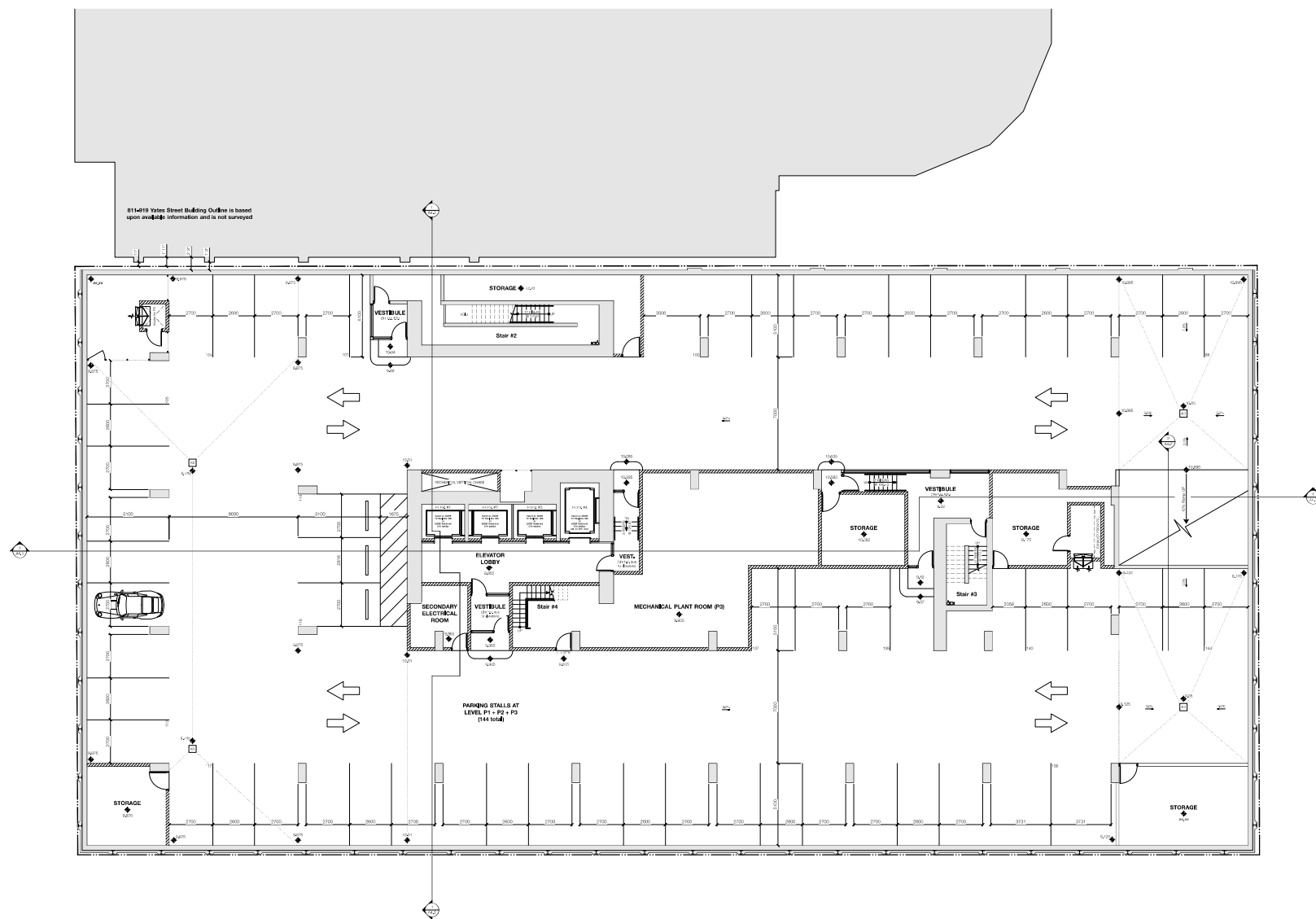
Project Information Table		
Zone (padding)	C3C4	
Proposed Zone or Site Specific Zone	C3C-1	
Site Area	2,881 sq ft	
Total Floor Area	15,782 sq ft	
Commercial Floor Area	15,782 sq ft	
Floor Space Ratio	5.29 : 1	
Site Coverage (%)	N/A	
Open Site Space (%)	N/A	
Height of the Building (m)	44.52m	
Number of Storeys	10	
Parking Space (Number on Site)	144	
Bygone Parking Number Class 1 & 2	Class 1 = 50	Class 2 = 45
Building Subsets (in)		
Front (North - Value)	0.20	Layer 2,3
Front (West - E=harbour)	1.10	0.50
Front (East - Value)	0.20	N/A
Side (South - Interior Property Line)	0	4.00



Grade Points $\bar{Q}$	Average of Points	Distance Between Grades (s)	Total
Points A = B	$(10420 + 10420) \div 2$	$\times 20$	= 395,40
Points C = D	$(10320 + 10320) \div 2$	$\times 60$	= 115,16
Points D = E	$(10320 + 10340) \div 2$	$\times 108$	= 208,87
Points E = F	$(10430 + 10470) \div 2$	$\times 40$	= 72,00
Points F = G	$(10470 + 10520) \div 2$	$\times 60$	= 158,59
Points G = H	$(10520 + 10570) \div 2$	$\times 220$	= 370,51
Points H = I	$(10570 + 10580) \div 2$	$\times 280$	= 405,88
Points I = J	$(10570 + 10570) \div 2$	$\times 200$	= 396,10
Points J = K	$(10570 + 10580) \div 2$	$\times 65$	= 127,69
Points K = L	$(10520 + 10580) \div 2$	$\times 57$	= 111,61
Points L = A	$(10580 + 10520) \div 2$	$\times 220$	= 244,78
		1860	3950,08

### Average Grade Calculation


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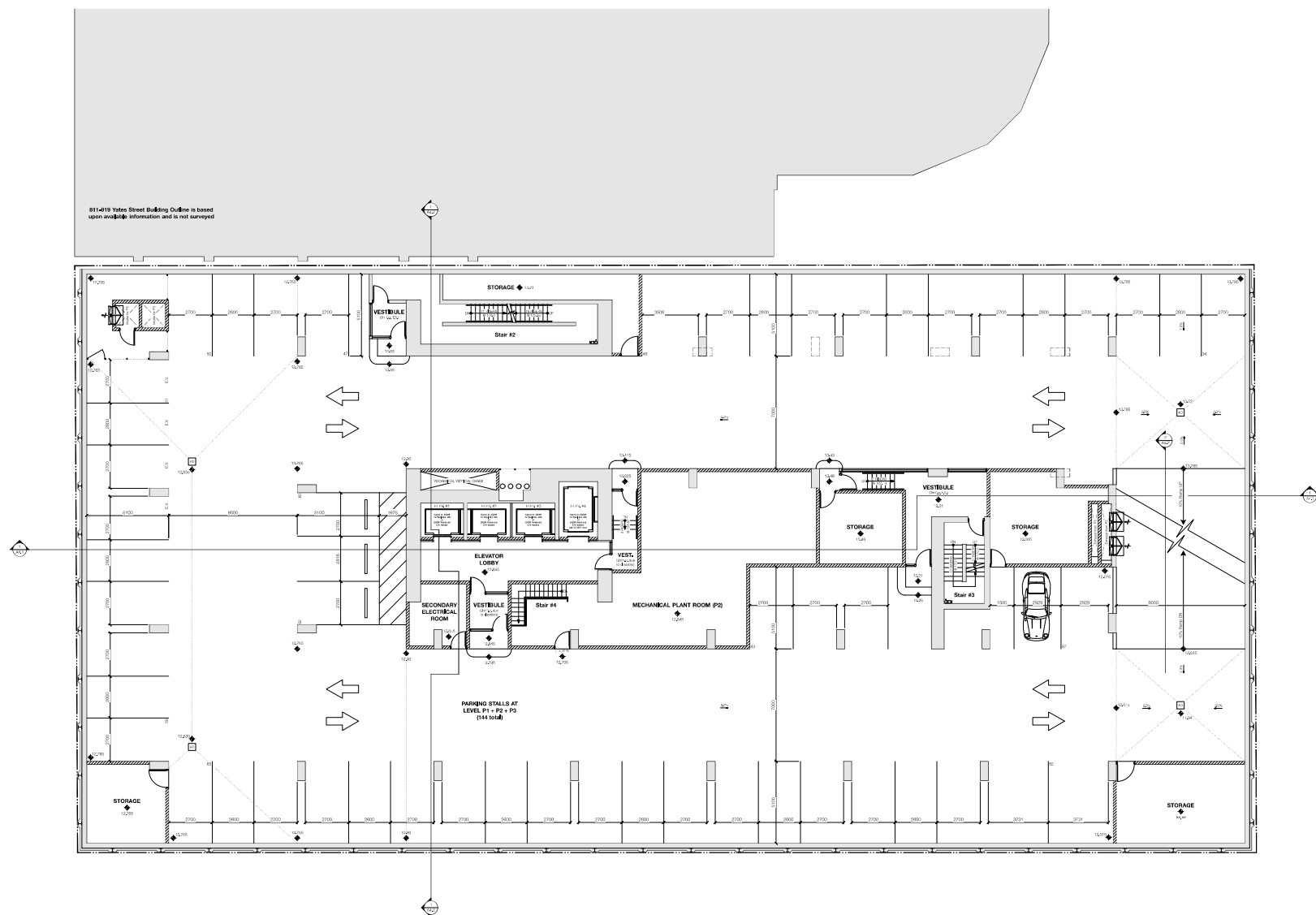
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  		Engineering/Responsible Drawing/Scale/Revision Approved/Signature	21/1/20 1/2, 1/3 1/4, 1/5
rev no	description	date	
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project name <b>Capital VI</b> 1221 Blandford Street Victoria, BC			
sheet title <b>Level P3 Plan</b>			
project no.		1905	
drawing file		Not	
scale		As Noted	
drawn by		EST/JOH	
date		sheet no.	
November 9, 2021		<b>A2.1</b>	



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	Receivable (2), Prepayment	21,11,29
	Receivable (2), Supplemental	21,10,3
	Receivable (2), Land lease	21,07,28
rev no	description	date

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 (2) The above information is preliminary and subject to audit and review by the auditor.  
 (3) The above information is preliminary and subject to audit and review by the auditor.  
 (4) The above information is preliminary and subject to audit and review by the auditor.

project name  
**Capital VI**  
 1221 Blanshard Street  
 Victoria, BC

sheet size  
**Level P2 Plan**

project no. 1905

drawing file

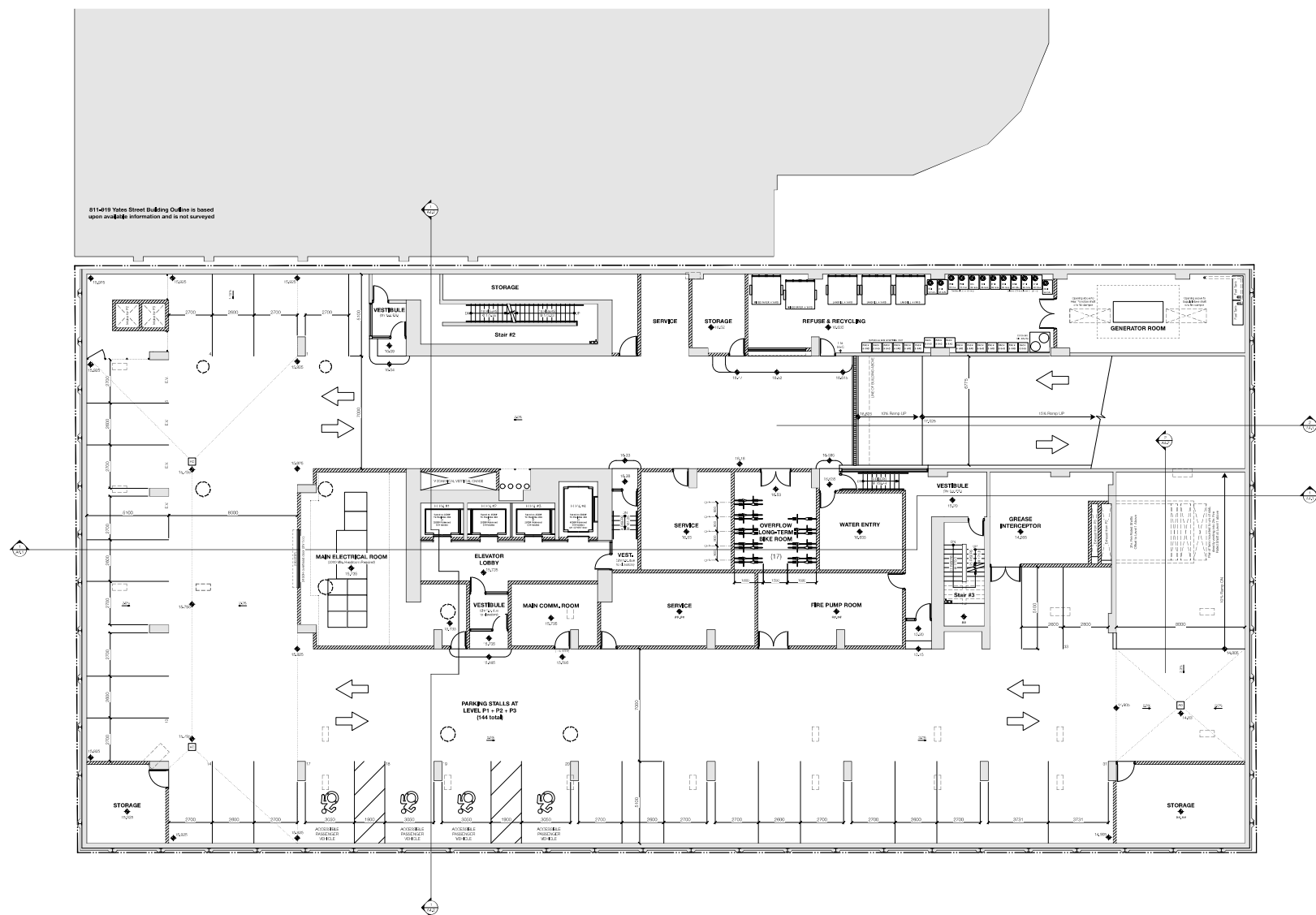
scale As Noted

drawn by EGT/JOH

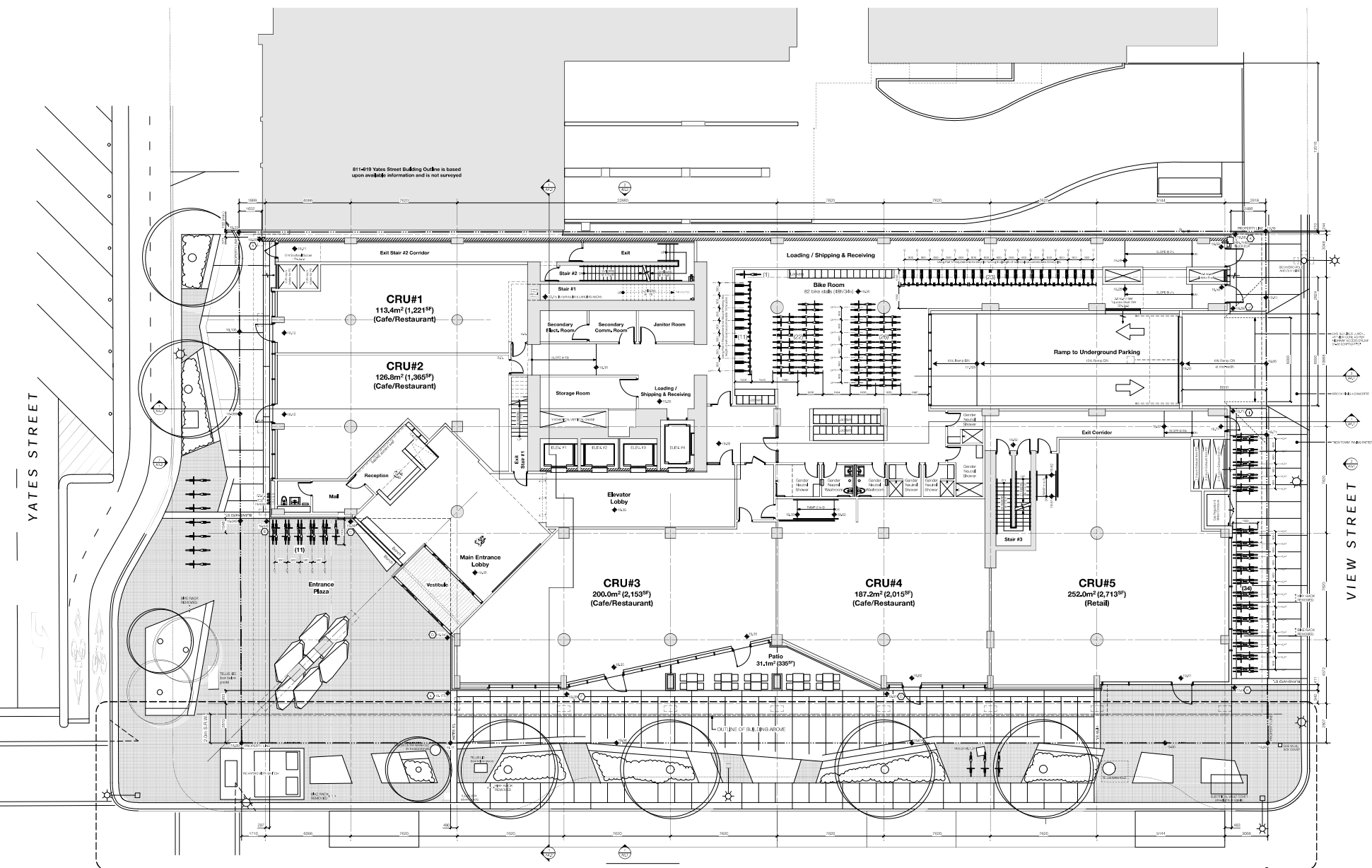
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**Level 1 • Zoning Floor Area: 1661m<sup>2</sup> (17,880<sup>SF</sup>)**

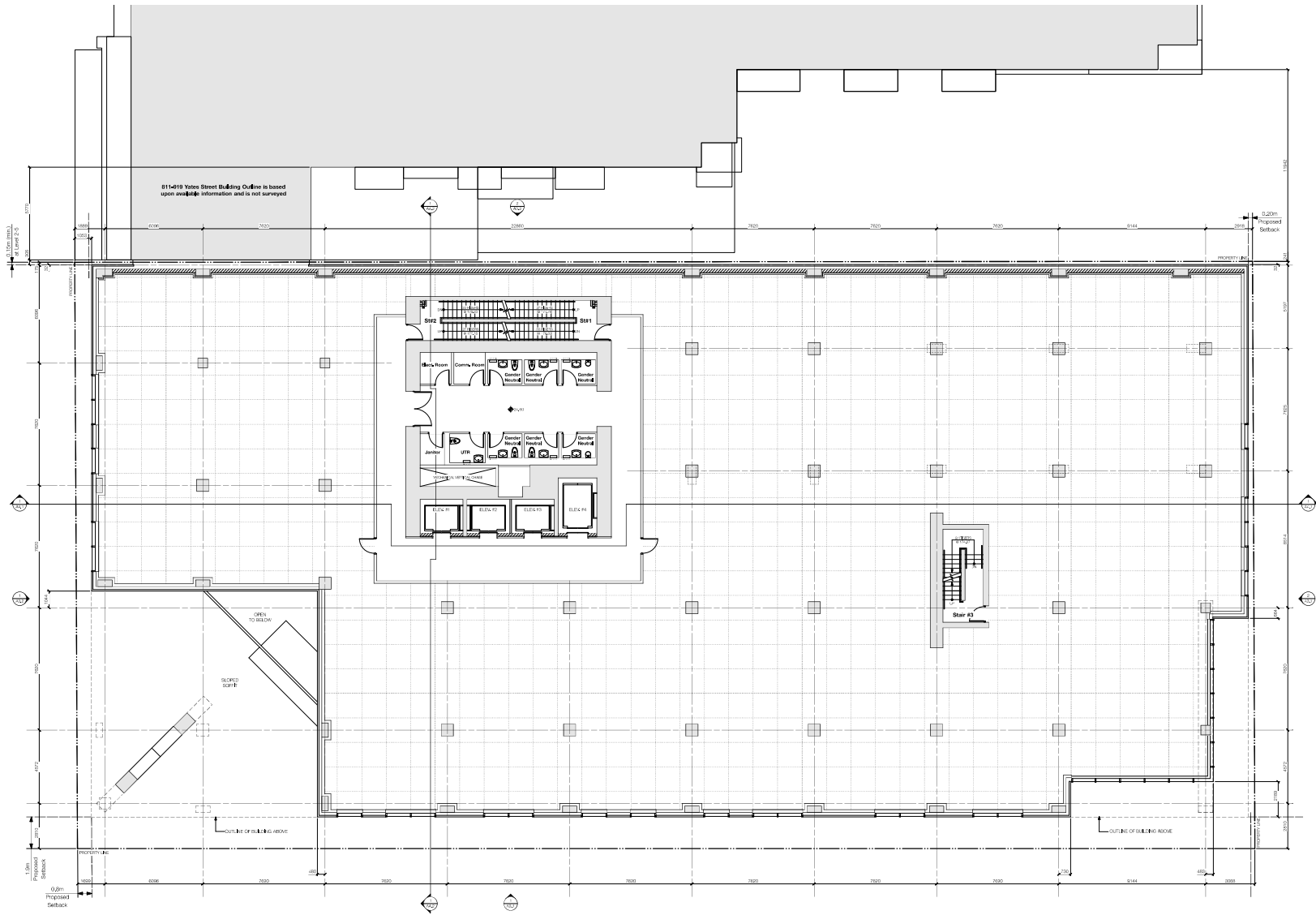
BLANSHARD STREET



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		Reopening G22 Substation	21/1/20
		Reopening G22 Substation	17/1/20
rev no	description	date	
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project name <b>Capital VI</b> 1221 Blandford Street Victoria, BC			
sheet title <b>Level 1</b> <b>Ground Floor Plan</b>			
project no.		1909	
drawing file			
scale		As Noted	
drawn by		ESTJOUH	
date	sheet no.		
January 11, 2022	A2.4		



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**Level 2 • Zoning Floor Area: 2153m<sup>2</sup> (23,175<sup>sf</sup>)**  
(measured to interior face of wall and includes elevator shafts)

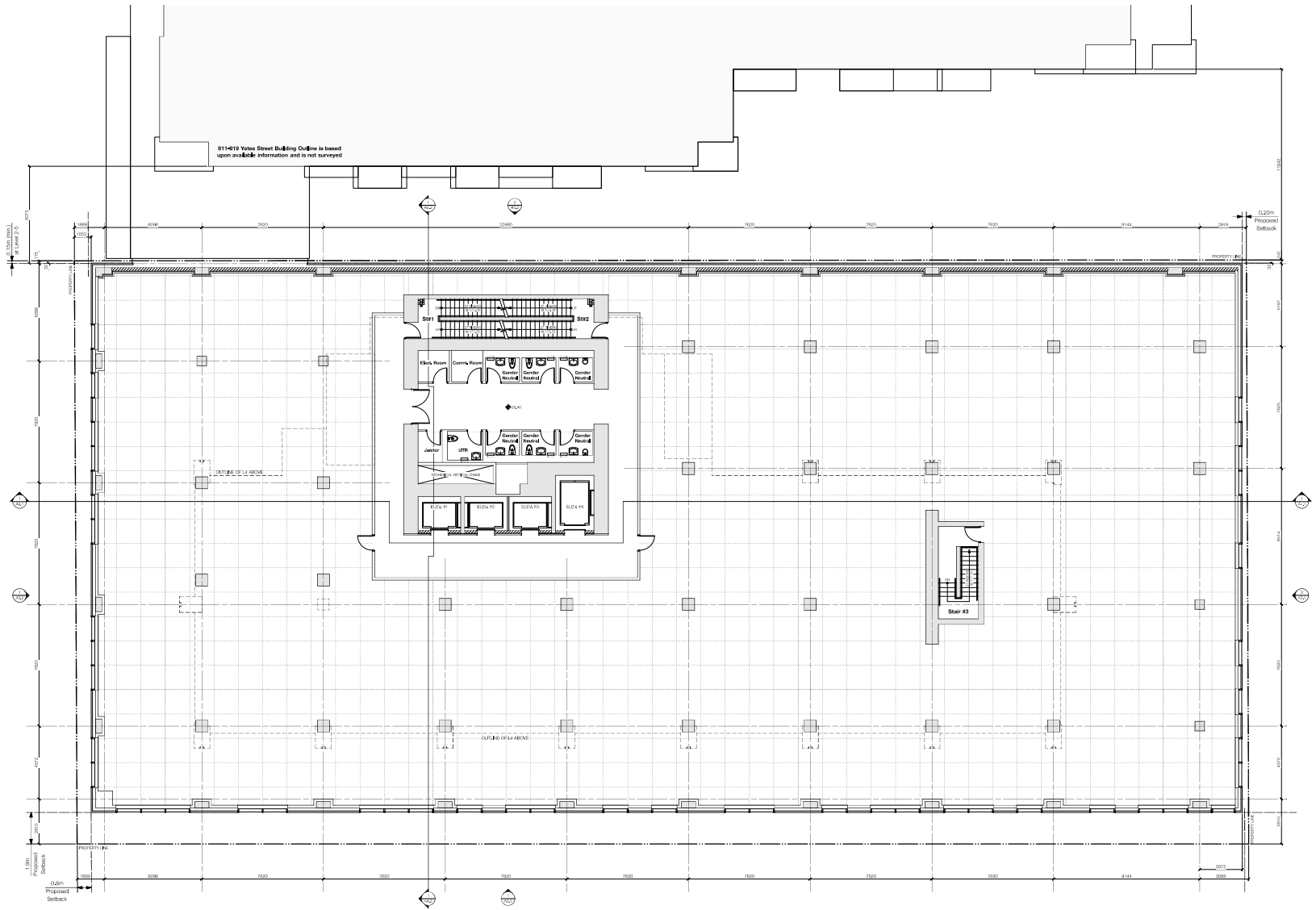


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1221 Blenheim Street		
Victoria, BC		
sheet title		
Level 2 Plan		
project no.		
1909		
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EST/JOH		
date		
November 9, 2021		
sheet no.		
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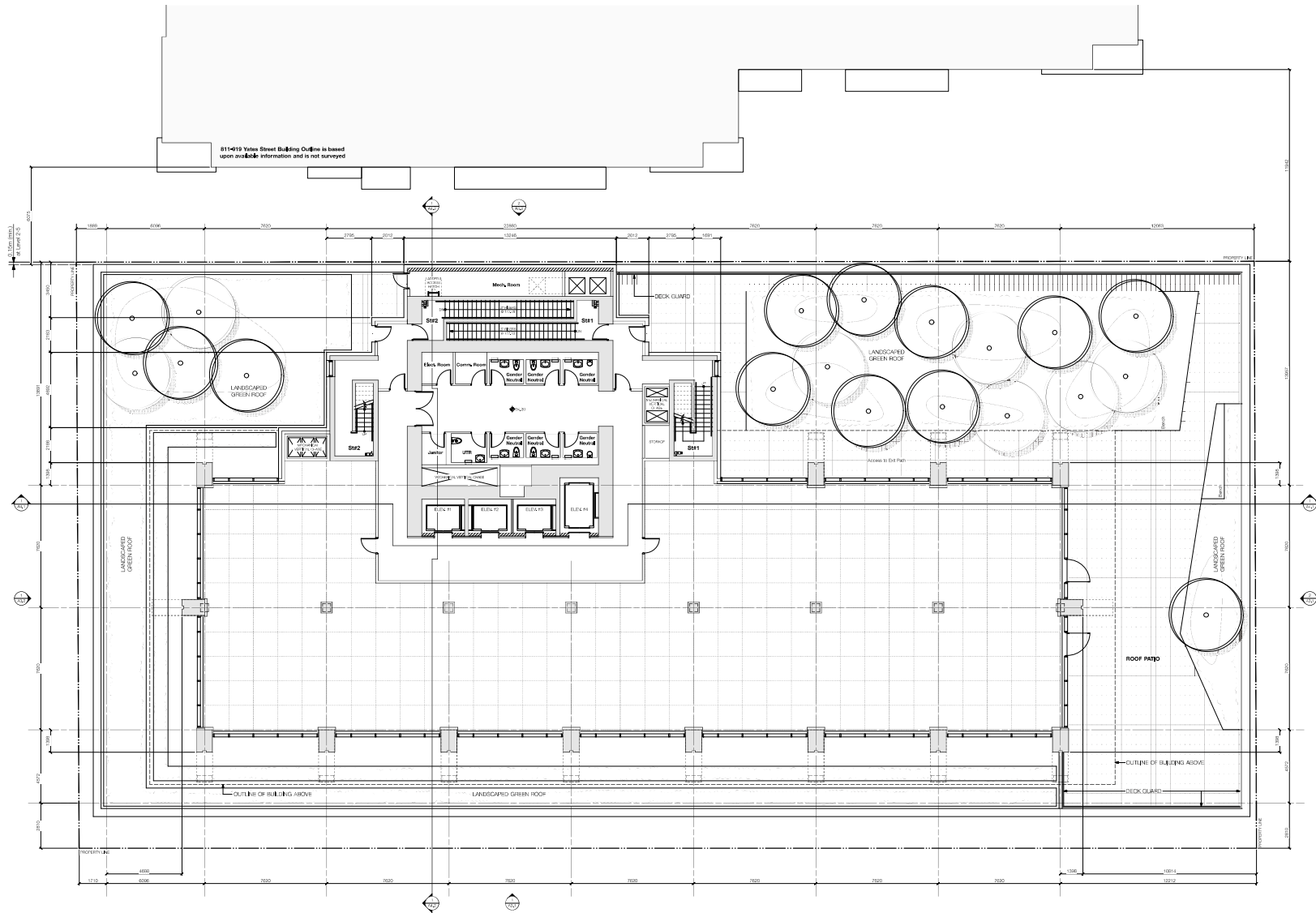


**Level 3 • Zoning Floor Area: 2365m<sup>2</sup> (25,458<sup>sf</sup>)**  
(measured to interior face of wall and includes elevator shafts)








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**Level 4 • Zoning Floor Area: 1093m<sup>2</sup> (11,765<sup>sf</sup>)**  
(measured to interior face of wall and includes elevator shafts)



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	Revised/Updated/Amended	21/11/21
	Revised/Updated/Amended	21/11/21
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Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Level 4 Plan		
project no.		
1909		
drawing file		
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drawn by		
EGT/JOHN		
date		sheet no.
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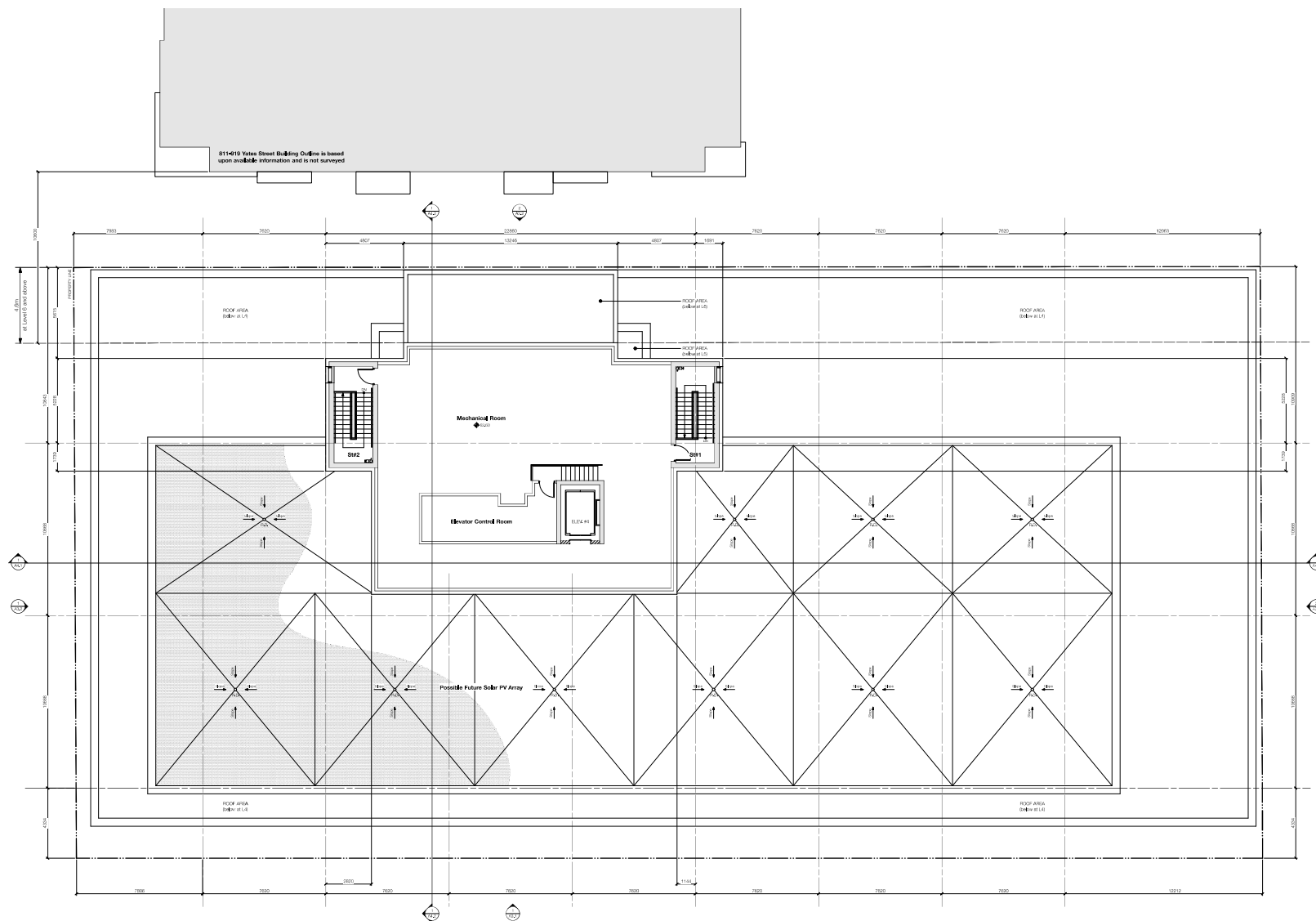
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<p>project name</p> <p><b>Capital VI</b></p> <p>1221 Glenahed Street</p> <p>Victoria, BC</p>		
<p>sheet title</p> <p><b>Level 5 Plan</b></p>		
<p>project no.</p> <p>190</p>		
<p>drawing file</p> <p>scale As Noted</p> <p>drawn by ESB/JOU</p> <p>date November 9, 2021</p> <p>sheet no. <b>A2.8</b></p>		

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	Warning/CFE/Assemblies	21, 26, 31
	Information/CFE	254, 278
	Information/CFE/Assemblies	254, 278
term	description	date
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<p>sheet title  <b>Level 6-10 Plan</b></p>		
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drawing file		
scale	As Noted	
drawn by	EST/JOU	
date	sheet no.	
November 9, 2021	<b>A2.9</b>	

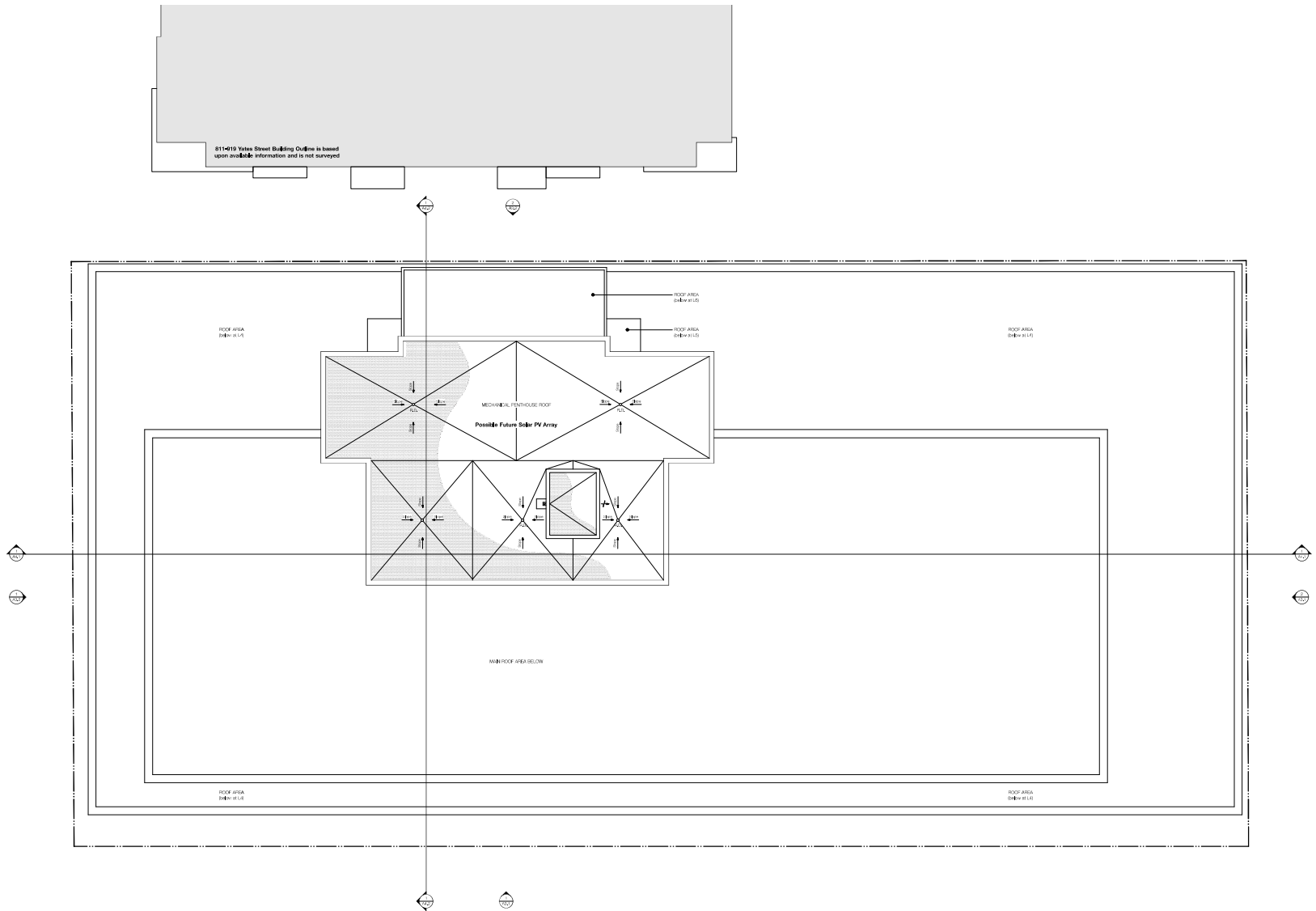
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	Recovering CO <sub>2</sub> from ammonia	21,29,31
	Recovering CO <sub>2</sub> from power	21,29,39
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project no.	190	
drawing file		
scale	As Noted	
drawn by	EST/JOU	
date	sheet no.	
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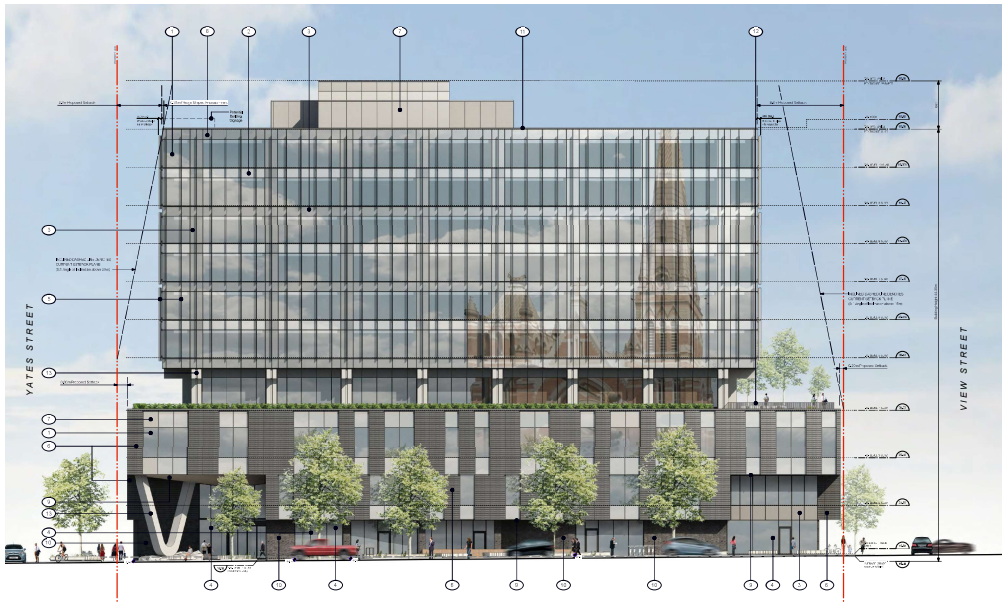
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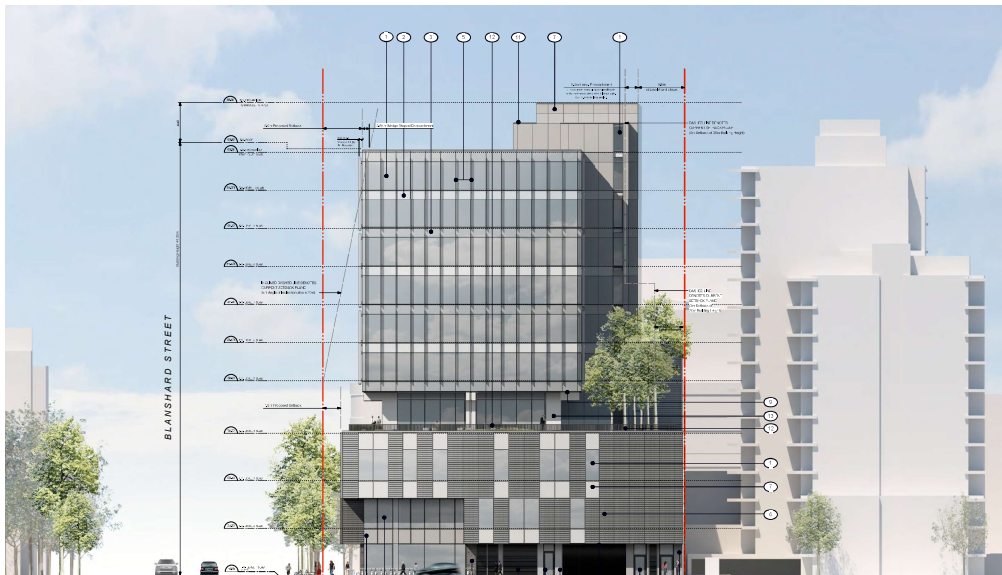
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sheet title		
Roof Plan		
project no.		1909
drawing file		-
scale		As Noted
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1 West Elevation  
Scale: 1/200



2 South Elevation  
Scale: 1/200

#### Material Examples



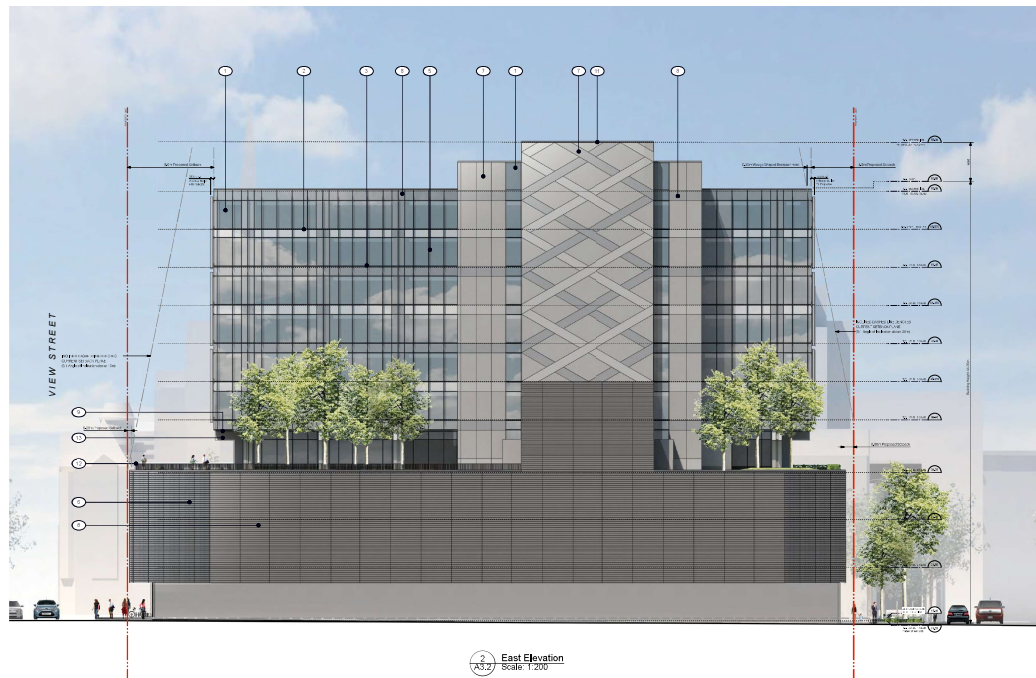
#### Materials Key

- 1 High-Performance Glazing
- 2 Glass Spanel w/ Opacifier  
Back-coating – Light Grey
- 3 Glass Spanel w/ Opacifier  
Back-coating – Dark Grey
- 4 Aluminum Curtain Wall  
– Dark Bronze Mullions
- 5 Prefinished Aluminum Fins  
– Mid-toned Grey
- 6 Honed Dark-Toned  
Terracotta Panels
- 7 Natural Zinc Cladding
- 8 Natural Zinc Cladding – Dark-Toned
- 9 Smooth Faced Cedar Soffits  
– Clear Finished
- 10 Dark-Toned Masonry
- 11 Prefinished Metal Flashing and Louvers  
– Mid-toned Grey
- 12 Metal Picket Guard – Mid to Dark-Toned Grey
- 13 Architectural Concrete – Clear Sealed

Graphic Scale: 0' 1' 2'

Project Name	Capital VI
Project No.	1909
Project Address	1221 Blanshard Street Victoria, BC
Project Date	November 9, 2021
Project Architect	D'Ambrosio Architecture + Urbanism
Project Engineer	SVUJH
Project Designer	SVUJH
Project Drafter	SVUJH
Project Checker	SVUJH
Project Approver	SVUJH
Project Seal	SVUJH
Project Stamp	SVUJH
Project Title	South and West Elevations
Project Scale	As Noted
Project Date	November 9, 2021
Project Sheet No.	A3.1





## Material Examples






## Materials Key

- 1 High-Performance Glazing
- 2 Glass Spandrel w/ Opsacifier  
Back-coating – Light Grey
- 3 Glass Spandrel w/ Opsacifier  
Back-coating – Dark Grey
- 4 Aluminum Curtain Wall  
– Dark Bronze Mullions
- 5 Prefinished Aluminum Fins  
– Mid-Toned Grey
- 6 Honed Dark-Toned  
Terracotta Panels
- 7 Natural Zinc Cladding
- 8 Natural Zinc Cladding – Dark-Toned
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– Clear Finished
- 10 Dark-Toned Masonry
- 11 Prefinished Metal Flashing and Louvers  
– Mid-toned Grey
- 12 Metal Picket Guard – Mid to Dark-Toned Grey
- 13 Architectural Concrete – Clear Sealed



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	Brooming/COP Resurfacement	25, 11, 20
	Brooming/COP Superfines/Sand	21, 11, 13
	Brooming/COP Application	21, 12, 20

rev no	description	date
<p>project name  <b>Capital VI</b>            1221 Blandshard Street            Victoria, BC</p>		
<p>sheet title  <b>North and East Elevations</b></p>		
project no.		1905
drawing file		
scale		As Noted
drawn by		SW/JH
revision no.	sheet no.	
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**Capital VI**  
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sheet title  
O/A Building Section

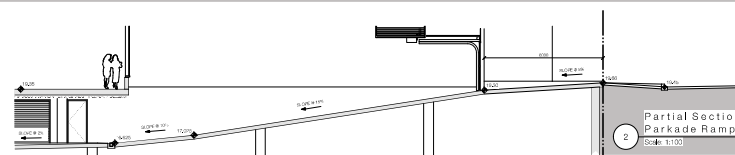
(North to South)

project no.	1909
drawing file	-
scale	As Noted

drawn by		TJC
revision no.	sheet no.	

November 9, 2021	A4.1
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1 O/A Building Section  
Scale: 1:100



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Capital VI  
1221 Blanshard Street  
Victoria, BC

sheet title  
O/A Building Section  
(West to East)

project no.	190
drawing file	

scale	As Note
drawn by	TJ

revision no.	sheet no.
November 9, 2021	<b>A4.2</b>

1 O/A Building Section  
Scale: 1:100

November 9, 2021

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Attention: Mayor and Council

Re: Capital VI: Application for Rezoning and Development Permit in Respect to Lands Municipally  
Described as 1221 Blanshard Street / 812 View Street, Victoria, BC

---

We are pleased to submit this letter and the enclosed documents in connection with an application for rezoning and a development permit in respect to lands municipally described as 1221 Blanshard Street and 812 View Street and legally described as Lot 1 of Lots 304, 305, 326, & 327, Victoria, Plan VIP27731 (the "Site"). The Site area totals 2,680.5 square metres (28,852.7 square feet) and is currently used for commercial retail and movie theatre uses in an existing building that was constructed in 1982.

Jawl Commercial Holdings Inc (the "Applicant") acquired the Site in November of 2015. Immediately following the purchase, the Applicant entered into short term leases with several retail tenants and a movie theatre operator to sustain interim animation and vitality on the Site while redevelopment plans were considered. Since early 2019, the Applicant and its design team, led by D'Ambrosio Architecture + Urbanism, have been engaged in the formulation of a development proposal for the Site (the "Development Proposal" or the "Project"). Informing the design process were a number of guiding principles:

- The Project should incorporate an architecture which is contextually appropriate while also befitting the prominence of a key downtown intersection.
- The Project should complement the public realm and street interface established by the Atrium to the north and extend that activation along Blanshard Street.
- The Project should work within the substance and spirit of the Official Community Plan and Downtown Core Area Plan guidelines applicable to the location.
- The Project should be a respectful neighbour to the Yello to the east and respect key sightlines towards the St Andrew's Cathedral spire to the west.
- The Project should facilitate street front retail premises which is fine grained, suitable for smaller tenancies, and flexible enough to accommodate both retail and restaurant uses.
- The Project should deliver best in class office premises which builds upon quality standards established by the Applicant at the Atrium, 1515 Douglas Street and Capital Park and which anticipates post pandemic occupant priorities.

- The Project should establish programmatic flexibility on its podium levels to allow for future consideration of non-office uses (such as institutional, cultural, or civic occupancies).
- The Project should advance the Applicant's deployment of leading-edge sustainability and energy efficiency measures to ensure the building is among the most high performance office projects in British Columbia.

Following extensive design iteration, dialogue with representatives from the City of Victoria, and consultation with key stakeholders, we believe the Development Proposal that forms the basis of this application, to be known as the Capital VI, meets these objectives.

The Development Proposal incorporates underground parking, retail / commercial uses, landscaped space, and an urban plaza at the ground level, and high quality office premises on the upper floors. The Project envisions a ten storey building containing 169,988 square feet of gross area. There are three levels of underground parking containing approximately 144 vehicular parking stalls. The Project also incorporates 83 Class 1 and 38 Class 2 bicycle parking spots accompanied by gracious end of trip facilities. The massing has been conceived to complement and support the surrounding context and have resonance with the patterns, scale, and materiality of the adjacent buildings. Building forms have been sculpted to define street edges, optimize connectivity at the ground floor interfaces, and minimize negative impacts of the proposed buildings on the surrounding streets and buildings while meeting the parameters of leading standards for office premises. Careful attention has been paid to the creation of public spaces at grade that are welcoming, "sticky", human scaled, and integrated with both the street fabric and the building activity. Finally, the Development Proposal showcases modernist influenced contemporary architecture, high quality construction specifications and leading edge sustainability features.

We believe that the Development Proposal offers an opportunity to stimulate desirable activity on this key site in the heart of the downtown core and optimize the potential of a currently underutilized and pedestrian unfriendly block end. The creation of high quality office premises is essential to attracting and retaining private and public sector employment in the downtown core. It is estimated that the office premises at completion will house over 600 workers. In addition, we believe that the incorporation of dynamic retail uses and thoughtful open and sidewalk spaces at the ground level will be a catalyst for neighbourhood vitality and offer desirable amenities not just to the Project but also more generally to the Downtown community. The Applicant intends to target high quality and principally local retail users including restaurants, cafes, and service providers to ensure activity throughout the day and evening, encourage visually dynamic store fronts, enhance the retail amenities of the downtown core, and add appeal and interest to the street interface.

### **Building Massing & Neighbourhood Fit**

The architectural forms have been sculpted to support and enhance its place in downtown Victoria's urban design. The massing is composed of three distinct tectonic forms: the three storey building base, the tower, and the set-back 'pedestal' floor that separates the two. This formal typology is a means to establish the street walls along the three site frontages as well as to respect adjacent buildings through thoughtful positioning of the more slender tower form.



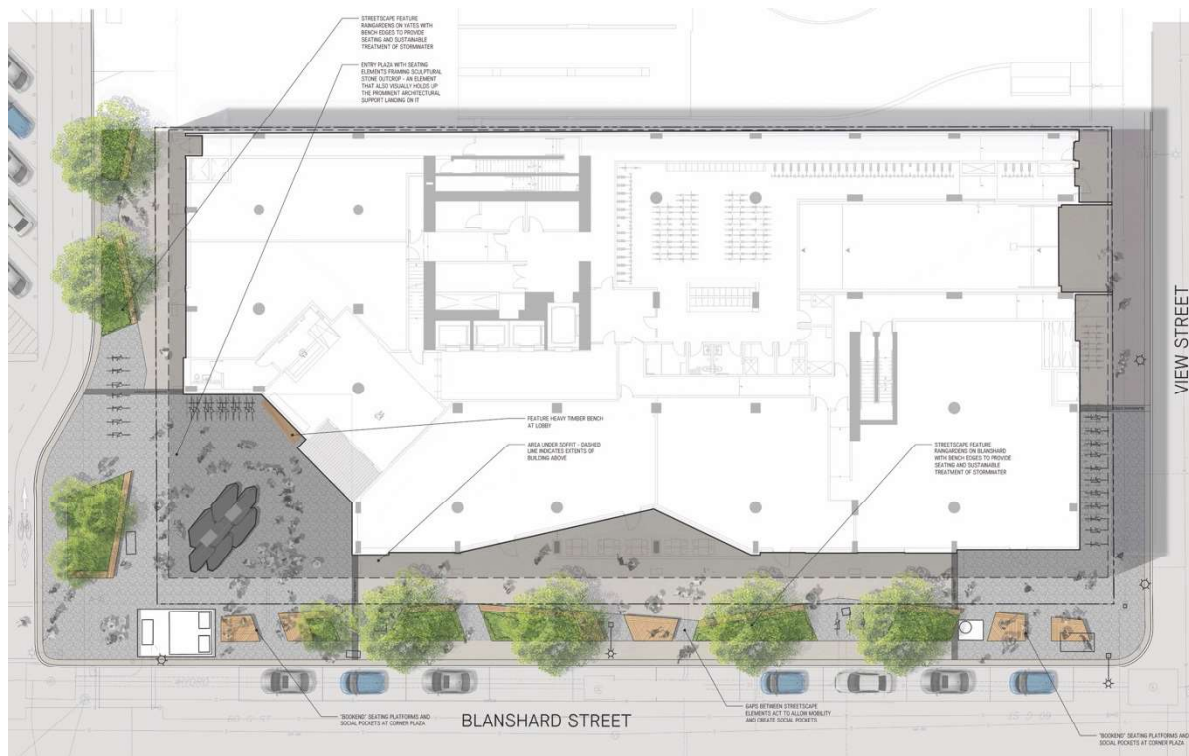
*Rendered view from Blanshard at Yates*

The three storey building base defines the street edges on Yates, Blanshard and View, and is aligned with the Blanshard façade of the neighbouring Atrium building to extend that established quality and character of public realm. By providing a full-building setback of 1.9 metres from the west (Blanshard) property line, the Proposal allows generous space for pedestrian activity and accommodates street trees that would otherwise be precluded by existing underground utilities. Floor levels within the podium levels have generous ceiling heights that are optimized for larger commercial, institutional or civic uses at Levels 2 and 3. The building podium has been limited to 3 storeys because these taller ceiling clearances sum to a street wall height consistent with a more conventional 5 storey building. As proposed, the height is consistent with the DCAP guidelines for street walls and provides a visual transition between the five storey Atrium street wall and the lower scaled, older city fabric to the south.

The podium is also shaped with an inset at the ground floor to further expand the public realm and provide covered sidewalks around the building. The main corners of the building are given emphasis to express these as primary building entrance points. Yates and Blanshard is a prominent corner that called for a dramatic urban response. Here, the building is further inset to provide a double height outdoor space that is both a plaza and the main entrance for the offices. The floors above the plaza are supported by a 'V' shaped column that performs a special structural function and is hoped to become an urban landmark. A second primary entrance is expressed at the corner of Blanshard and View, where a double storey glazed façade calls out the entrance location for either a prominent retail CRU or a secondary lobby serving potential larger commercial, institutional or civic uses in the building podium.



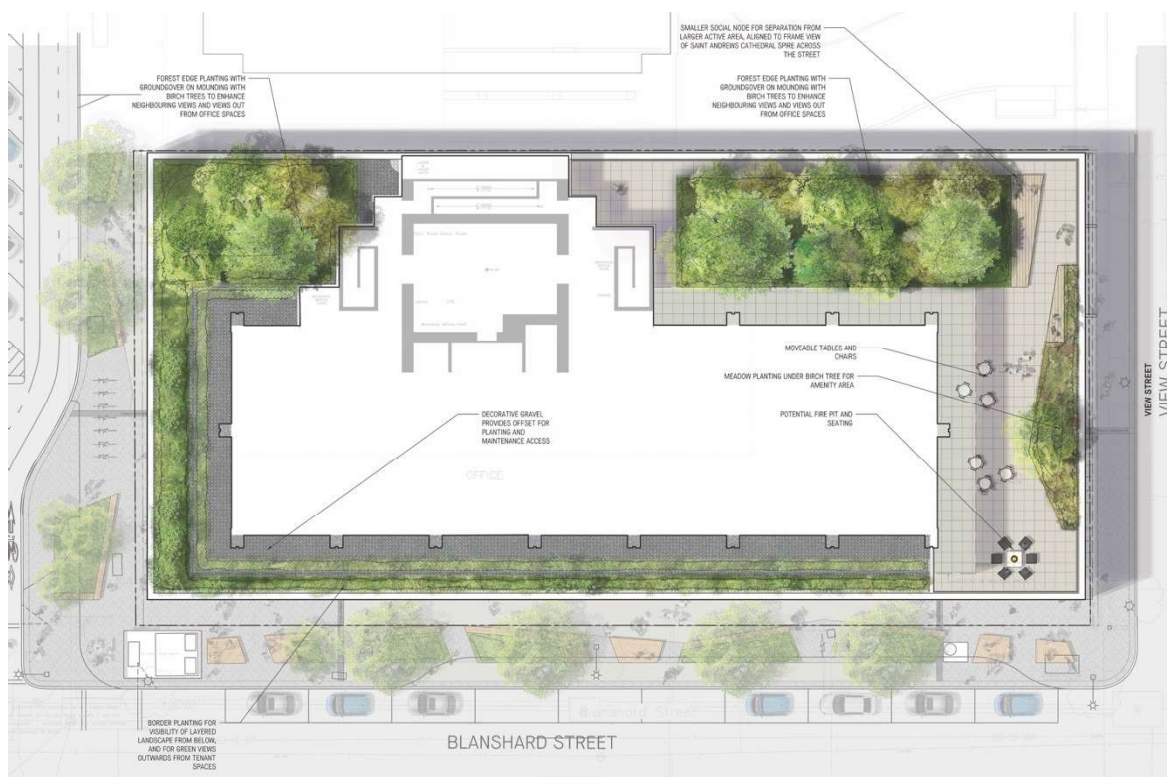
The landscape treatment on the street ties into existing strategies employed by neighbouring buildings to seamlessly integrate into Victoria's downtown. The public realm design along Blanshard and Yates aims to encourage activity and social interaction, further focusing activity and congregation near the building entrances and retail CRUs.



*Street Level Landscape Plan*

The streetscape includes a series of subtly geometric rain gardens which offer ample seating and a unique take on a Victoria standard of sustainable stormwater runoff management. The building opens at the corner of Blanshard and Yates, allowing for a plaza including a sculptural stone seating element as the centrepiece. An abstraction of a Vancouver Island granite outcrop, this feature acts as a “house post” for the building to rest on. The remainder of the plaza utilizes basalt paving, uniquely deployed as a mosaic of square setts to add diversity within a common material language that fits in its context.

Between the podium and tower at level 4, a feature ‘pedestal’ floor provides visual separation to the primary massing components. This floor level has views and access to the surrounding landscaped roof deck. Landscaped roof treatments present an aesthetically pleasing space for onlooking neighbours, rather than a blank rooftop and desirable south facing outdoors space for occupants. The planted perimeter of the roof deck offers a hint at life above from street level and enhances office views outwards. Also, the addition of a forested edge on top of the podium provides a softer buffer between neighbouring uses and this treatment accentuates the perception of layers and depth in the building.



*Level 4 Roof Deck Plan*

Shaped to provide optimal clearances and flexibility for commercial office tenants, the relatively narrow tower footprint is placed on a North – South alignment. This orientation allows sunlight to enter the building throughout the day and minimizes shadow impacts on adjacent properties. The tower is positioned so that a generous setback is provided on the South (View Street) frontage, pulling the massing back to maintain sight lines along View of the St. Andrew’s Cathedral spire. The tower is also positioned as close as possible to the West (Blanshard) frontage to provide spatial relief to the site interior. While the building’s service core must rise vertically for structural, exiting and other functional reasons, the remainder of the upper tower is set back from the East interior property line to open up views and sun access for windows and balconies in the adjacent high-rise apartment building well in excess of design guideline requirements.

#### **Official Community Plan / Downtown Core Area Plan Land Use Context:**

One of the key objectives of the City of Victoria’s 2012 Official Community Plan (the “OCP”) is to focus new employment growth and office development in the downtown core and reinforce the area as the Capital Region’s primary economic hub through increasing its office capacity. The Site falls in the heart of the “Core Business” Urban Place Designation which promotes offices and retail as primary uses. The Project is well aligned with these principles and land use directions and offers an opportunity to materially advance the objectives of the OCP. The City of Victoria 2011 Downtown Core Area Plan (the “DCAP”) categorizes the Site as falling within the Central Business District. The DCAP specifies that the Central Business District should accommodate a strong concentration of commercial employment uses in a high-density format and support new development which clearly reinforces and enhances the position of the CBD as the primary employment, commercial, and cultural centre for the City and the Region. Here again, the Project is aligned with these land

use principles and offers an opportunity to achieve key objectives of the DCAP. The Project also responds to the Transportation and Mobility, Place-making, and Environmental objectives of both the OCP and DCAP as outlined elsewhere in this letter. The range of uses proposed under the Development Proposal are consistent with existing zoning and accordingly no change is being requested.

#### **Development Proposal Density:**

The Development Proposal includes a total gross area of 15,792 square metres (169,988 square feet) comprised of 14,908 square metres (160,470 square feet) of office space and 884 square metres (9,518 square feet) of commercial / retail space. Under current zoning, CBD-1 generally indicates a maximum density of 3.0:1 and the Site has a site specific regulation limiting density to a maximum of 2.0:1 for Retail Trade and Office uses. Overarching policy, however, encourages the concentration of increased commercial density within the Central Business District and along the Blanshard and Yates corridors. Specifically, the DCAP indicates a base density of 4.0:1 and a maximum density of 6.0:1, for commercial uses within the A-1 area. Similarly, the “Core Business” designation within the OCP indicates commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1. The Development Proposal requests an increase in allowable density that is consistent with the DCAP and OCP density guidance, as summarized in the following table:

<b>812 View Street Site Area</b>	<b>CBD-1 Current</b>	<b>DCAP Base</b>	<b>DCAP Maximum</b>	<b>CBD-1 Proposed</b>	<b>Proposed Allowable Gross Floor Area</b>
2,680.5 m <sup>2</sup> (28,858 ft <sup>2</sup> )	2.0 : 1	4.0 : 1	6.0 : 1	5.89 : 1	15,792 m <sup>2</sup> (169,988 ft <sup>2</sup> )

#### **Rationale for Proposed Variations from Design Guidelines**

The Development Proposal’s unique location, adjacencies, and site geometry call for a design solution that meets the spirit and intentions of the CBD-1 Zone and DCAP, but includes variation from select technical parameters as detailed below. At the time of application, we understand City of Victoria staff are in the process of updating the DCAP guidelines. The rationale presented below focusses upon proposed variations to the CBD-1 zone with reference to the general principles of the DCAP design guidelines, in their current and latest draft forms.





*Rendered aerial view looking towards Blanshard and View*

### **Building Height / Rooftop Mechanical Penthouse**

At 10 storeys, the Proposed Development sits comfortably in its context and is consistent with policy expectations for building height. The maximum allowable building height applicable to the Site is 43 metres per the CBD-1 zone and 60 metres per the current DCAP. The Proposal requests a permissible building height of 44.35 metres, slightly taller than currently allowable but well within the DCAP maximum height guidance. An associated minor variance is requested for the rooftop mechanical penthouse; while the penthouse conforms to area limitations as well as setback requirements relative to the North, West and South main facades, a setback relaxation is requested for the East edge of the penthouse, (where the structure stacks on top of the building core and service shafts).

### **Front Setback Planes**

Current zoning directs building frontages to provide a consistent lower-scaled street wall (approximately 1520 metres tall) and to set back building facades above this street wall height. In order to mitigate scale and shadow impacts of taller buildings, CBD-1 calls for upper storey facades to conform to a 5:1 angle of inclination. The proposed building substantially conforms to the street frontage setbacks in its positioning of the podium base and tower, however minor intrusions into the 5:1 angle of inclination are proposed in response to specific site conditions.

Firstly, the tower is positioned laterally biased to the West to optimize spatial separation from the adjacent residential tower. A minor intrusion of 0.85 metres into the angle of inclination (on Blanshard) is proposed, with careful consideration of the resulting daylight and view benefits for residents of the Yello. Secondly, the

longitudinal (North-South) tower position was driven by consideration of views to the St. Andrews Cathedral spire. In order to maintain sightlines to the spire along View Street, a generous 8.6 metre setback from View Street is proposed for the tower form. Relative to the 5:1 angles of inclination on the North (Yates) and South (View) frontages, the tower location provides 3 metres of additional South setback and gives rise to a request for a North setback relaxation of 0.35 metres. While mitigation of the Cathedral view impacts was the primary focus for this study, the increased South setback also improves access to Southwest views for the Yello residential apartments as an additional benefit.

### **Rear Lot Line Setback**

The building organization and massing have been carefully tailored to the Site, to optimize the spatial relationship between the tower and the neighbouring residential building. To this end, the occupied portions of the office tower are set back from the East property line by 10.4 metres, well in excess of guideline minimum levels. Setback relaxations are requested only for the building's service core, to allow its east wall to be placed at a zero setback for portions of the building height between (20 and 24 metres), and at a 4.6 metre setback for portions above 30 metres in height (the current CBD-1 minimum setback is 6 metres). It is important to note that the building core accounts for less than one third of the property's north-south length and that, overall, the building provides more setback relief to the east property line than the current zone requirements. Furthermore, potential impacts to the neighbours will be mitigated by thoughtful decorative cladding on the core and gracious landscaped roof areas North and South of the building core.

### **Maximum Area of Upper Floor Plates**

While this issue is not regulated under the existing CBD-1 zone, upper floor plate sizes are subject to the current and proposed DCAP guideline maximums. While the Development Proposal conforms to the upcoming draft DCAP guidelines, it exceeds the current 2011 DCAP maximum floor plate areas for Levels 7-10, (exceeding the current floor plate limits of 1,000 square metres (10,764 square feet) by 410 square metres (4,408 square feet) per floor). It is understood that the intention of floorplate maximum guidelines is to avoid a monolithic appearance resulting from the stacking of bulky floor plates and adverse shadowing impacts.

The floor plates in the building have been shaped to balance programmatic requirements with contextual fit. They accommodate the desired area within a more compact form, allowing the Project to stay well below the DCAP guidelines for maximum building height in this location. In terms of massing, the architecture takes as its typological precedent the slender 'slab' plan form, versus the 'point tower' form that is implicit in the DCAP guidelines. The proposed building type and geometry reflect leading green building ideas of natural light penetration and ventilation and have been shaped to minimize shadowing onto adjacent properties and public space. Furthermore, the upper tower has a lighter expression of glazing and mid-toned metal fins reducing its visual emphasis through materiality and fine-grained scale, similar to the strategies successfully deployed for a similar circumstance on the Applicant's 750 Pandora Avenue project.

The upper floor plates have been designed to minimum practical tolerances for overall area and critical horizontal dimensions in order to achieve required public and private sector office user functionality, programmatic flexibility, and indoor environmental quality for workers. Based on the Applicant's precedent



project experience and extensive conversations with occupiers of commercial office space from diverse sector groups, the floor sizes as presented are at the low end of the range of functionally viable levels. Taking into account the block-end location, larger than typical site size, and the Project's design response to mitigate perceived bulk and adverse shadowing effects of its upper levels, we believe the Proposal strikes an appropriate balance that is sensitively scaled and fit to its context.

### **Architectural Materials and Expression**

The architecture of the Development Proposal is a contemporary expression of office building typology, with a palette of warm-toned and refined exterior cladding materials. The palette takes cues from the surrounding context, in particular the St. Andrews Cathedral. To compliment this heritage landmark, the Proposed Development is clad in a combination of muted earth-toned ceramic and clay masonry, along with more lustrous metals (dark bronze and patinated zinc).



*Rendered view of the Entrance Plaza at Blanshard and Yates*

The lower and upper forms of the building are differentiated by their cladding and window patterns. The podium, comprised of Levels 1-3, is clad in masonry and terracotta panels, alternating with groupings of windows and zinc panels that bring a human scale to these facades and relate them visually to the scale of adjacent structures. At the main building corners, the façade composition distinguishes the principal

entrances as two-storey spaces. Ground level retail shop fronts and their entrances are recessed for weather protection and will be highly transparent. The limited solid portions of the ground floor façade will be clad in dark-toned masonry. Soffits of the building overhang above the sidewalk will be clad in cedar and gently illuminated to add warm-toned materiality in a distinct west coast idiom.

The 'pedestal' floor at Level 4 provides a distinct separation between the podium and upper tower. This level is highly glazed and set back 3 metres (10 feet) from the floor above to create a dramatic shadow line. The building's structural tectonics are expressed by architectural concrete elements that visibly support the upper tower. At this level, a natural cedar soffit provides a warm compliment to the exposed concrete columns and beams.

The material expression of the building becomes progressively lighter with height, with the tower being lighter toned and more reflective. The tower is highly glazed and characterized by a fine screen of vertical fins in a warm zinc colour that visually relates the tower to the more grounded podium. Vision glazing and opaque glass spandrels will reflect the sky and surrounding taller buildings with a soft and shifting shadow pattern cast by the vertical fins.

## **Transportation**

The Project's location and design make it very well suited to facilitate multi-modal transport access for occupants and visitors. The pedestrian environment encourages use with beautiful high-quality paving, custom designed street furnishings, covered sidewalks, landscaped separation between sidewalks and traffic lanes, continuous retail frontage with transparent facades, and expressed entrances with good visibility and overlook. Bicycle access to the Site is encouraged from several perspectives. The Project will advance the creation of a separated bike lane along the Yates Street frontage. The Project will also provide extensive secured and visitor bicycle parking including 79 Class I stalls and 38 Class II stalls. Cycling is further encouraged by the incorporation of end of trip facilities, including shower and changing facilities, for building occupants at the main-floor level. Additional bicycle racks are integrated into the public realm improvements.

Vehicular access for parking and loading is from View Street, in conformance with urban design guidelines, transportation standards and the Highway Access Bylaw. The three levels of underground parking will provide a total of 144 stalls, designed in conformance to Part 5 of the Zoning Bylaw 2018 and anticipating the City's imminent enhanced standards for accessible parking.

## **Safety and Security Considerations:**

The Project design considers the safety and security of visitors and occupants of the building as well as that of the surrounding community. CPTED principles have been thoughtfully incorporated, including:

- The facilitation of natural surveillance with extensive transparent windows at ground level facing adjacent sidewalks and streets.
- Retail uses at all building street frontages for natural surveillance as well as desirable activity.
- Entrance locations that are easily identifiable from the street level.

- Sidewalk and street design which encourages high volume pedestrian and bicycle traffic.
- Lighting design for interior and exterior open spaces which has been coordinated so as to eliminate dark corners and encourage warmly lit, highly visible areas conducive to positive public activity.
- Landscape design to ensure adequate surveillance, particularly proximate to entrances.
- The provision high density active office and retail use that will offer natural surveillance and activity support from the large amount of people expected to work and visit the Project daily.

In addition to the CPTED principles noted above, the Project will also incorporate on-site security personnel, camera monitoring at all building entrances, and a card access system controlling ingress to the secure areas of the building.

### **Infrastructure:**

Integration of the Development Proposal with existing site infrastructure is a complex undertaking that has been considered from the early stages of the Project's planning and design. The engineering and architectural design team has consulted extensively with City of Victoria staff to review coordination of city infrastructure with the proposed services, traffic, storm water management, and right-of-way improvements planned in connection with the Project. The Site has moderate grade changes along its boundaries and the design will meet existing grades on the three street frontages. The design team has initiated coordination with all utility companies with services adjacent to the Site to review existing infrastructure and address conflicts with proposed right-of-way improvements. At present, the Site is well serviced on all three frontages, and new utilities connections are planned to occur on View Street (water, gas, storm and sewer) and Yates Street (electrical and communications). In general, the Development Proposal will employ sustainability objectives that will minimize the servicing impact of this project on City of Victoria systems.



*Blanshard Frontage Section*



**Green Building Features:**

The Applicant and its design team are committed to green building principles and these are inherent in the Project's design as well as its long term operations. The Project will be registered with the Canadian Green Building Council's LEED program and will target a minimum designation of Gold. The Project is envisioned as a showcase for environmentally responsive office building construction through:

- Redevelopment of an underutilized urban site in an area that is well served by streets, public transit and highly accessible by pedestrians and cyclists.
- Treatment of roadway and sidewalk rainwater in landscaped bioswales (rain gardens) around the site perimeter.
- Bicycle storage and shower and changing facilities for building occupants.
- Low VOC interior finishes.
- A high performance building envelope of durable materials.
- Extensive landscaped roof areas to reduce the urban heat island effect and stormwater run-off.
- High performance HVAC systems with radiant heating / cooling and 100% fresh air ventilation.
- Water efficient plumbing fixtures.
- Energy efficient lighting and electrical systems.
- Extensive electric vehicle charging infrastructure.

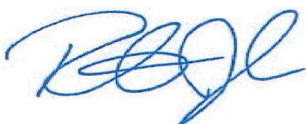
A more detailed description of the Project's green building attributes along with a draft LEED scorecard is included in the submission materials.

**Conclusion:**

The Project contemplated by this application shall be known as the Capital VI. The Applicant and the design team believe the Capital VI presents a significant opportunity to bring new life to an important location in the downtown core. We have proceeded thoughtfully at each stage of the design development process conducted to date and believe that this Project responds to both the vision set forth in the City of Victoria's applicable planning guidelines as well as the community's aspirations for the Site. We look forward to working with City staff in connection with this application in the months ahead and are available as necessary to answer any questions or furnish additional information.

Sincerely,

Jawl Commercial Holdings Inc.



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Per: Robert Jawl

June 21, 2021

Planning and Development Services  
City of Victoria

**Re: 1221 Blanshard Street– Summary of Proposed Sustainability Measures**

The applicant and design team are committed to incorporating green building principles into the design and long-term operations of the proposed commercial development at 1221 Blanshard Street. The project will be registered with the Canada Green Building Council's LEED v4 for Core and Shell rating system and will target a minimum designation of Gold. The following list, along with a preliminary LEED Scorecard, highlights prominent sustainable features which will support the target of LEED Gold certification. Beyond these targets, several other strategies are potentially available and will be confirmed as the design is refined.

This 1221 Blanshard development will become a showcase project for energy performance and environmentally responsible building construction though:

#### Location and Transportation

The project is located on a previously developed infill site, avoiding sensitive habitats and taking advantage of existing infrastructure and surrounding amenities which promote a walkable community. The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance (250 m) of Trans Canada Highway and directly adjacent to Blanshard Street. This location provides optimum connectivity to pedestrian, bicycle and public transit options. The closest transit stop on Yates St offers immediate connection to over 8 different bus lines within immediate walking distance of the site. This encourages building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along these transit corridors combined with secured storage for bicycles and bicycle networks accessible along Yates, Blanshard and Fort St. affords a distinct advantage for carless commuters. Where cars must be used, parking spaces will be considered for electric vehicle charging stations to promote alternatives to conventionally fueled automobiles and to reduce greenhouse gas emissions.

#### Sustainable Sites

A detailed site assessment will be carried out to observe site conditions before design and evaluate sustainable options to inform major design decisions. The project is a zero-lot line project. The development's hardscapes and green spaces will be considerate of urban heat island effect and support the project's larger irrigation and water use reduction targets. The parking provided will be completely underground which will limit hardscape spaces on the surface limiting heat island effects.

An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction. Best practices will be implemented during construction to optimize air quality for site workers and the surrounding area and provide a clean and healthy building for future occupants.

#### Water Use Efficiency

The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures. The project will be targeting a 40% reduction in the use of potable water through selection of plumbing fixtures. Secondly, reduce water demand for irrigation through water efficient landscape design and water efficient irrigation systems and controllers.

Finally, the project will target increased cooling tower water efficiency as a means of reducing the potable water consumed in the cooling of the building. This will be done by selecting systems which maximize the number of cooling cycles achieved per water cycle while also providing a source of non-potable water where feasible. The combined indoor and outdoor water use strategies support an integrated approach to reduce demand on the City of Victoria's water services, while limiting the waste of potable treated water supplies.

## Energy Performance

The target to meet the 35% energy cost savings compared with ASHRAE 90.1-2010 will drive mechanical, electrical, and architectural systems selection. High performance systems will be considered throughout design to ensure the project's energy performance is met in support of 15 Optimize Energy points.

To maximize the envelope efficiency of the building, moderate window to wall ratios will be utilized to manage solar heat gains through the exterior glazing, while retaining energy to maintain thermal comfort. Windows will likely be double-glazed to optimize energy retention, with the option of triple-glazed systems still being explored. The wall systems for the building will be specified to support the window assemblies in their performance and be well insulated to eliminate energy transfer between the interior and exterior spaces.

In addition to high performance system design, the project's mechanical, electrical, and envelope systems will be commissioned, ensuring the ongoing performance and energy management of the entire development through to building operations. Building level energy enduse information will be provided to building operators with valuable insight into the building's ongoing operations.

## Building Materials

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging, and transport. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

## Indoor Environment

Ventilation air will be delivered to each zone within the floor by means of Heat Recovery Ventilators. Outdoor air ventilation will be implemented and adhere to ASHRAE 62.1-2010 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Indoor pollutants will be further managed by utilizing building entryway systems and MERV 13 filtration where feasible to minimize the introduction of exterior contaminants into the indoors space. The densely occupied spaces will have CO<sub>2</sub> monitoring sensors to ensure that occupants receive the designed air supply in case of increased CO<sub>2</sub> concentrations.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off gassed after installation. The selection of low emitting materials will also include the project's insulation in addition of the traditional scope of paints, sealants, flooring and formaldehyde free woods.

## Conclusion

The above noted strategies support a holistic approach to addressing the requirements of the LEED Gold-level certification goal. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for tenants. A preliminary LEED scorecard is included with the application for review.

## Preliminary LEED – Gold Checklist

## 1221 Blanshard: Preliminary LEED Scorecard

LEED v4 BD+C: CORE + SHELL

Date Issued: 2023-03-27 - Issued for Owner Review

USGBC Project No.: Not Yet Registered



Integral Project No.: 140067.000

62	11	37
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High Potential  
Low Potential  
Not Pursued

Project Total	Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 to 110 points
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1				
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## Integrative Process

1				
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IP-1 Integrative Process

17			3	
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## Location + Transportation

LT-1				
LT-2	2			
LT-3	3			
LT-4	4		2	
LT-5	6			
LT-6	1			
LT-7			1	
LT-8	1			

LEED for Neighborhood Development Location  
Sensitive Land Protection  
High Priority Site  
Surrounding Density and Diverse Uses  
Access to Quality Transit  
Bicycle Facilities  
Reduced Parking Footprint  
Green Vehicles

2	1		9	
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## Sustainable Sites

SS-1	Y			
SS-2		1		
SS-3			2	
SS-4			1	
SS-5			3	
SS-6	1		1	
SS-7			1	
SS-8	1			

Construction Activity Pollution Prevention  
Site Assessment  
Site Development: Protect or Restore Habitat  
Open Space  
Rainwater Management  
Heat Island Reduction  
Light Pollution Reduction  
Tenant Design and Construction Guidelines

8			3	
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## Water Efficiency

WE-1	Y			
WE-2	Y			
WE-3	Y			
WE-4	1		1	
WE-5	4		2	
WE-6	2			
WE-7	1			

Outdoor Water Use Reduction: 30%  
Indoor Water Use Reduction: 20%  
Building-Level Water Metering  
Outdoor Water Use Reduction  
Indoor Water Use Reduction  
Cooling Tower Water Use  
Water Metering

19	4		10	
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## Energy + Atmosphere

EA-1	Y			
EA-2	Y			
EA-3	Y			
EA-4	Y			
EA-5	3	3		
EA-6	15			3
EA-7		1		
EA-8			2	
EA-9			3	
EA-10	1			
EA-11				2

Fundamental Commissioning and Verification  
Minimum Energy Performance  
Building-Level Energy Metering  
Fundamental Refrigerant Management  
Enhanced Commissioning  
Optimize Energy Performance  
Advanced Energy Metering  
Demand Response  
Renewable Energy Production  
Enhanced Refrigerant Management  
Green Power and Carbon Offsets

2	3		9	
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## Materials + Resources

MR-1	Y			
MR-2	Y			
MR-3		3		
MR-4			2	
MR-5			2	
MR-6			2	
MR-7	2			

Storage & Collection of Recyclables  
Construction and Demolition Waste Management Planning  
Building Life-Cycle Impact Reduction  
Building Product Disclosure & Optimization: Environmental Product Declarations  
Building Product Disclosure & Optimization: Sourcing of Raw Materials  
Building Product Disclosure & Optimization: Material Ingredients  
Construction & Demolition Waste Management

5	1		4	
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## Indoor Environmental Quality

EQ-1	Y			
EQ-2	Y			
EQ-3	2	1		
EQ-4	1			
EQ-5			3	
EQ-6			1	

Minimum IAQ Performance  
Environmental Tobacco Smoke (ETS) Control  
Enhanced Air Quality Strategies  
Low-Emitting Materials  
Construction IAQ Management Plan  
Daylight  
Quality Views

6				
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## Innovation + Design Process

IC-1	1			
IC-2	1			
IC-3	1			
IC-4	1			
IC-5	1			
ID-1	1			

Innovation: Occupant Comfort Survey  
Innovation: Purchasing Plan - Lamps  
Pilot: TBD - Such as "Water Restoration Certification"  
Exemplary Performance: TBD  
Exemplary Performance: TBD  
LEED™ Accredited Professional

2	2			
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## Regional Priority Credits

RP-1.1	1			
RP-1.2	1			
RP-1.3		1		
RP-1.4		1		

Regional Priority: Indoor Water Use Reduction (4 pts)  
Regional Priority: Optimize Energy Performance (10 pt)  
Regional Priority: Building Life-Cycle Impact Reduction (3 pts)  
Regional Priority: Enhanced Commissioning (5 pt)



**TALBOT MACKENZIE & ASSOCIATES**

**CONSULTING ARBORISTS**

# **1221 Blanshard Street—Victoria, BC**

## **Construction Impact Assessment & Tree Management Plan**

PREPARED FOR: Jon Floyd  
C/O Jawl Properties Ltd.  
200 – 1515 Douglas Street  
Victoria, BC V8W 2G4

PREPARED BY: Talbot, Mackenzie & Associates  
Robert McRae – Consulting Arborist  
ISA Certified # PN-7125A  
Tree Risk Assessment Qualified

DATE OF ISSUANCE: July 22, 2021



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- Appendix C Tree Preservation Summary
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**REVISION RECORD**

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
0	Tree Resource Review	2020-07-09	TT
1	Construction Impact Assessment and Tree Management Plan	2021-07-22	RM

# 1. INTRODUCTION

Talbot Mackenzie & Associates was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	1221 Blanshard Street
Municipality	City of Victoria
Client Name:	Jawl Properties
Dates of Site Visit(s):	June 8, 2020; July 22, 2021
Site Conditions:	Multi-unit commercial lot with no ongoing construction activity.
Weather During Site Visit:	Clear and sunny

The purpose of this report is to address requirements of the City of Victoria arborist report terms of reference, and Tree Preservation Bylaw No. 21-035. The construction impact assessment section of this report (section 8), is based on plans reviewed to date, including the Landscape Plan (by HAPA Collaborative).

# 2. TREE INVENTORY METHODOLOGY

For the purpose of this report, the size, health, and structural condition of trees were documented. Trees located on neighbouring properties, the municipal frontage or in areas where access was restricted, were not tagged. Each tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

# 3. EXECUTIVE SUMMARY

Based on review of the landscape site plan and our understanding of the project scope, 5 municipal trees are located where they required removal to facilitate demolition of the existing building, construction of the new multi-storey complex, with proposed rain gardens and hardscape on the municipal frontages. All the documented trees had structural defects or health concerns that will shorten their anticipated functional lifespan within the urban setting and streetscape, as identified in our July 9, 2020 Tree Resource Review. During our July 22, 2021 site visit, we also observed recent mechanical damage to Lindsay Plum #9674.

Based on bylaw criteria, 13 trees are required for planting to meet the 13 tree minimum on a lot of this size (2,678m<sup>2</sup>). The Landscape Plan provided by HAPA Collective shows conceptual locations for 18 onsite replacement trees to exceed the required 13 for the property. The project arborist shall be retained to perform the first inspection of replacements planted.

## 4. TREE INVENTORY DEFINITIONS

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

**NT:** No tag due to inaccessibility or ownership by municipality or neighbour.

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

**Dripline:** Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

**Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

**Health Condition:**

- Poor – significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair – signs of stress
- Good – no visible signs of significant stress and/or only minor aesthetic issues

**Structural Condition:**

- Poor – Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair – Structural concerns that are possible to mitigate through pruning
- Good – No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

**Rating: Suitable.**

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

**Rating: Conditional.**

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, in order to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

**Rating: Unsuitable.**

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

**Retention Status:**

- Remove – Not possible to retain given proposed construction plans
- Retain – It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain \* - See report for more information regarding potential impacts

Law ? /No)	Name		dbh (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention/location comments
	Common	Botanical				Health	Structural				
Principal	Honey Locust	<i>Gleditsia triacanthos</i>	19	1.9	10	Fair	Good		Good	4 metres from building wall. In grate.	Conflict with proposed rail gardens, hardscape, building construction
Principal	White birch	<i>Betula papyrifera</i>	20	2.4	7	Fair	Fair		Moderate	Dieback in canopy. Decay in stem wounds. 4 metres from building wall. In grate.	Conflict with proposed rail gardens, hardscape, building construction
Principal	Siberian elm	<i>Ulmus pumila</i>	74	7.4	14	Good	Fair		Good	5 metres from existing wall. Narrow main union. Oozing from union. Topped and reduced to control canopy size. In grate.	Conflict with proposed rail gardens, hardscape, building construction
Principal	Lindsay plum	<i>Prunus cerasifera</i> 'Lindsayiae'	52	6.2	11	Fair-poor	Fair		Moderate	Stem removed at weak union, decay in wound. Stem over street in decline. Active reaction wood on trunk. 2 metres from existing wall. Dead limbs recently removed.	Conflict with proposed rail gardens, hardscape, building construction
Principal	Lindsay plum	<i>Prunus cerasifera</i> 'Lindsayiae'	52	6.2	13	Fair-poor	Fair		Moderate	Limb breakage and stem scaring on street side. Declining health. 2 metres from existing wall. Heavy stem weight toward Blanshard.	Conflict with proposed rail gardens, hardscape, building construction



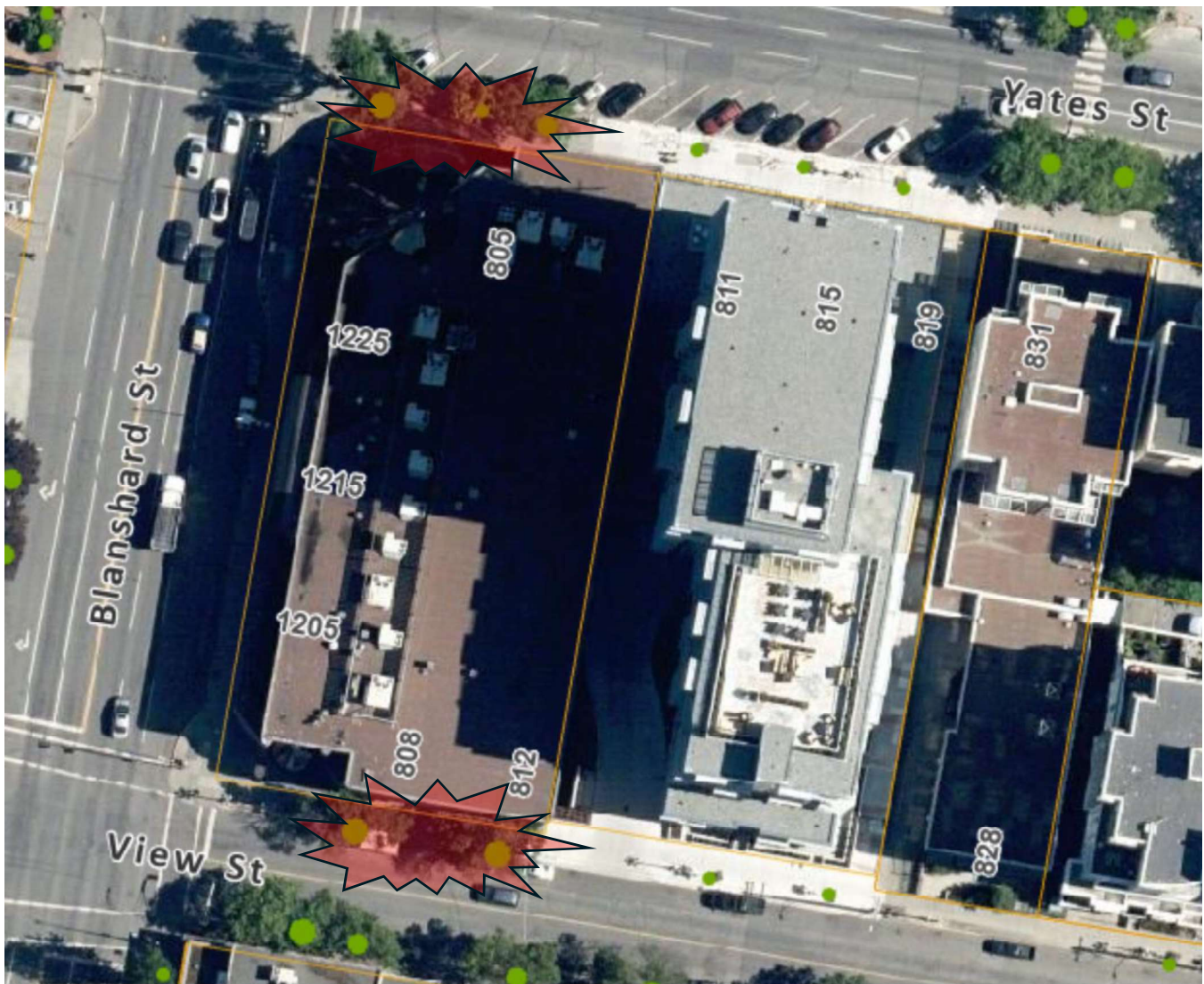
## 5. SITE INFORMATION & PROJECT UNDERSTANDING

The development site consists of one multi-unit commercial lot (1221 Blanshard Street), in Victoria, B.C. It is our understanding that the proposal is to remove the existing building and construct a new 4-level complex with green roof and landscape developments to the municipal frontages.

Below is a general observation of the tree resource, as it appeared at the time of our site visit:

## 6. FIELD OBSERVATIONS

The offsite municipal tree resource consists of a mixture of nonnative tree species growing in grates (surrounded by hardscape) around the perimeter of the subject property (see [figure 1](#)). Red highlighted areas and dots within indicate the areas and specific locations where the trees grow.



*figure 1: Site context air photo: The approximate boundary of the subject site is outlined in Yellow.*

## 7. TREE RISK ASSESSMENT

During our July 22, 2021 site visit and in conjunction with the tree inventory completed in June 2020, onsite trees were assessed for risk, on a limited visual assessment basis (level 1), and in the context of the existing land uses. The time frame used for the purpose of our assessment is one year (from the date of the tree inventory update). Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

### Existing Land Uses

We did not observe any trees that were deemed to be moderate, high or extreme risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 1-year timeframe). Targets considered during this TRAQ assessment include: occupants of the existing building (constant use), occupants of vehicles travelling on Yates and View Street (frequent use), pedestrians travelling along existing sidewalks (frequent use), hydro lines (constant use).

## 8. CONSTRUCTION IMPACT ASSESSMENT

### 8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal trees (indicated by city object ID#) are located where they will be impacted by proposed onsite construction and are proposed for removal (shown on the attached Tree Management Plan):

#### Remove 5 municipal trees

- 9670-9674

### 8.2. TREE IMPACT SUMMARY TABLE

Pursuant to City of Victoria Tree Preservation Bylaw No. 21-035, the tree replacement calculations are as follows:

	A	B	C	D	
Tree Status	Total # of Protected Trees	# Of Trees to be REMOVED	# Of NEW or REPLACEMENT Trees to be Planted*	# Of EXISTING non-protected Trees Counted as Replacements	NET CHANGE (A-B+C+D)
Onsite Trees	0	0	18	0	18
Private Offsite Trees	0	0	0	0	0
Municipal Trees	5	5	10 (excluded)	N/A	5 (excluded)
<b>Total</b>	<b>5</b>	<b>5</b>	<b>18 (excluding municipal)</b>	<b>0</b>	<b>18 (excluding municipal)</b>

Based on bylaw criteria, 13 trees are required on-site for planting to meet the 13-tree minimum of a lot of this size (2,678m<sup>2</sup>). 18 trees are proposed—a surplus of 5.

## 9. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

## 10. IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talbot Mackenzie & Associates

Prepared by:



Robert McRae  
ISA Certified Arborist PN – 7125A  
Tree Risk Assessment Qualification  
Email: tmtreehelp@gmail.com

## 11. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

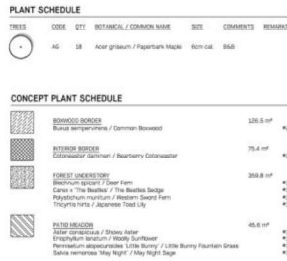
The City of Victoria Tree Preservation Bylaw No. 21-035.

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hapa@collab.com



Capital VI  
1221 Blanshard Street  
Victoria BC

### Planting Plan

Date: Jan. 23/20 Drawing Number:  
Project No: 2017  
Scale: **L1.22**  
Prepared by: A.S. / C.T. / M.


--11 x 17 attached.

REPLACEMENT TREE LIST					
Plan Ref.	Quantity	Minimum Size	Botanical Name		Common Name
18 Small Size - BroadLeaf Trees					
AG	18	6cm cal	<i>Acer griseum</i>		Paperbark Maple
Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health form, handling, planting, coving/staking and establishment care.					

--Soil volume table next page.

				Replacement Trees Proposed			Soil Volume Required (m <sup>3</sup> )			
Planting Area ID	Area (m <sup>2</sup> )	Soil volume multiplier	A. Estimated soil volume	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total
Onsite										
Planting Area 1	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 2	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 3	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 4	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 5	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 6	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 7	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 8	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 9	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 10	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 11	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 12	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 13	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 14	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 15	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 16	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 17	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Planting Area 18	9m <sup>2</sup>	0.9m	8.1m <sup>3</sup>	0	1	0	N/A	8m <sup>3</sup>	N/A	8m <sup>3</sup>
Offsite (excluding City property)										
Planting Area OSA X	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Calculation Instructions										
Calculation							If B=1, Bx8	If C=1, Cx20,	If D=1, Dx35, If	E+F+G

## APPENDIX C - TREE PRESERVATION SUMMARY

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 1221 Blanshard Street			
Arborist: Robert McRae			
Certifications/Qualifications: ISA Certified Arborist (PN-7125A), Tree Risk Assessment Qualified			
	<b>Count</b>	<b>Multiplier</b>	<b>Total</b>
<b>ONSITE Minimum replacement tree requirement</b>			
<b>A. Protected Trees Removed</b>	<b>0</b>	<b>X 1</b>	<b>A. 0</b>
<b>B. Replacement Trees Proposed per Schedule "E", Part 1</b>	<b>0</b>	<b>X 1</b>	<b>B. 18</b>
<b>C. Replacement Trees Proposed per Schedule "E", Part 2</b>	<b>0</b>	<b>X 0.5</b>	<b>C. 0</b>
<b>D. Replacement Trees Proposed per Schedule "E", Part 3</b>	<b>0</b>	<b>X 1</b>	<b>D. 0</b>
<b>E. Total replacement trees proposed (B+C+D) Round down to nearest whole number</b>			<b>E. 18</b>
<b>F. Onsite replacement tree deficit (A-E) Record 0 if negative number</b>			<b>F. 0</b>
<b>ONSITE Minimum trees per lot requirement (onsite trees)</b>			
<b>G. Tree minimum on lot*</b>			<b>G. 13</b>
<b>H. Protected trees retained (other than specimen trees)</b>	<b>0</b>	<b>X 1</b>	<b>H. 0</b>
<b>I. Specimen trees retained</b>	<b>0</b>	<b>X 3</b>	<b>I. 0</b>
<b>J. Trees per lot deficit (G - (B+C+H+I) Record 0 if negative number</b>			<b>J. 0</b>
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>			
<b>K. Protected trees Removed</b>	<b>0</b>	<b>X 1</b>	<b>K. 0</b>
<b>L. Replacement trees proposed per Schedule "E", Part 1 or Part 3</b>	<b>0</b>	<b>X 1</b>	<b>L. 0</b>
<b>M. Replacement trees proposed from Schedule "E", Part 2</b>	<b>0</b>	<b>X 0.5</b>	<b>M. 0</b>
<b>N. Total replacement trees proposed (L+ M) Round down to nearest whole number</b>			<b>N. 0</b>
<b>O. Offsite replacement tree deficit (K - N) Record 0 if negative number</b>			<b>O. 0</b>
<b>Cash-in-lieu requirement</b>			
<b>P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number</b>			<b>P. 0</b>
<b>Q. Offsite trees proposed for cash-in-lieu Enter 0.</b>			<b>Q. 0</b>
<b>R. Cash-in-lieu proposed ((P+Q) X \$2,000)</b>			<b>R. 0</b>
Summary prepared and submitted by:			
Date: July 20, 2021			



## APPENDIX D - SITE PHOTOGRAPHS



*Photograph 1-3. Lindsay Plum 9674 (looking west, upper left) with recent mechanical damage (upper right), context with existing building and Lindsay Plum 9673 (below).*





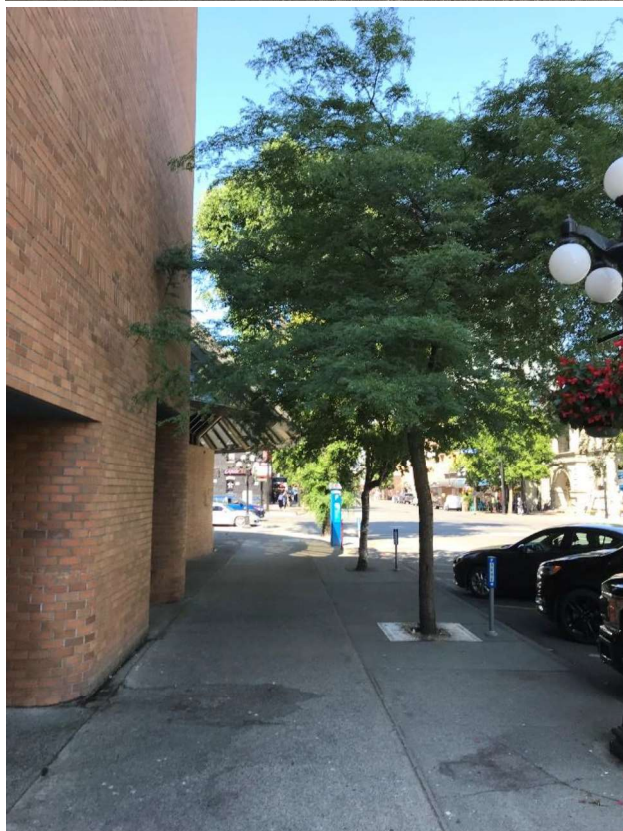
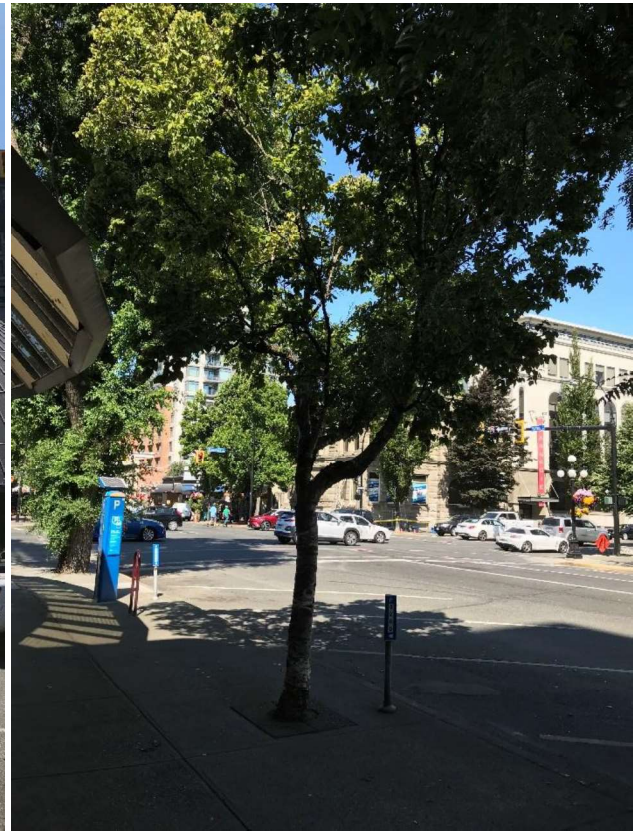
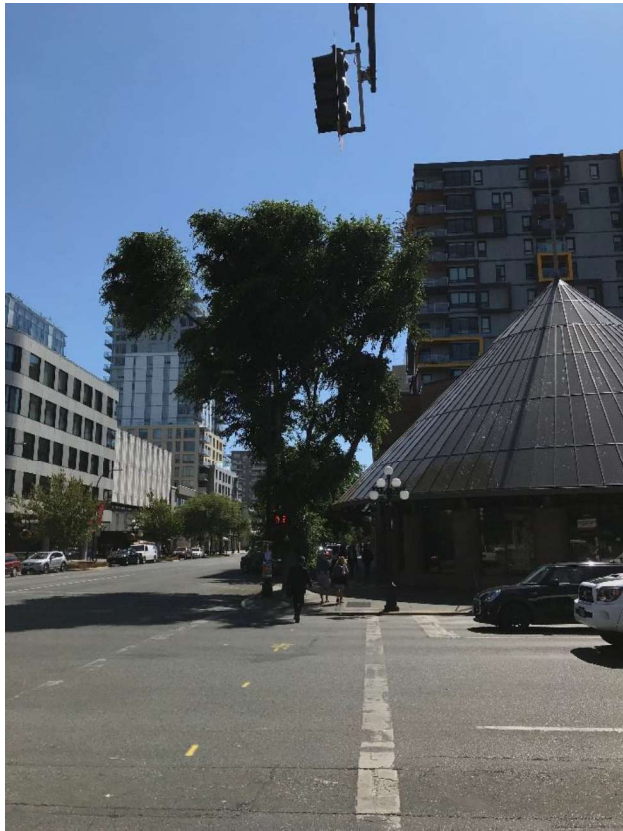


*Photograph 4-6 – Lindsay Plum 4673 with structural defects as outlined in inventory.*





*Photograph 7 – Trees 4670-4072 in context with existing building, looking south from Yates St.*



*Photograph 8-10 – Siberian Elm 4672 (upper left, note unorthodox pruning) looking east from Blanshard St., White Birch 4671 (upper right, note dieback in canopy) looking west from Yates St., Honey Locust 4670 (lower left) in relation to existing building, looking west from Yates St.*

CONCLUSION

PROPERTY LINE  
BUILDING OVERHANG

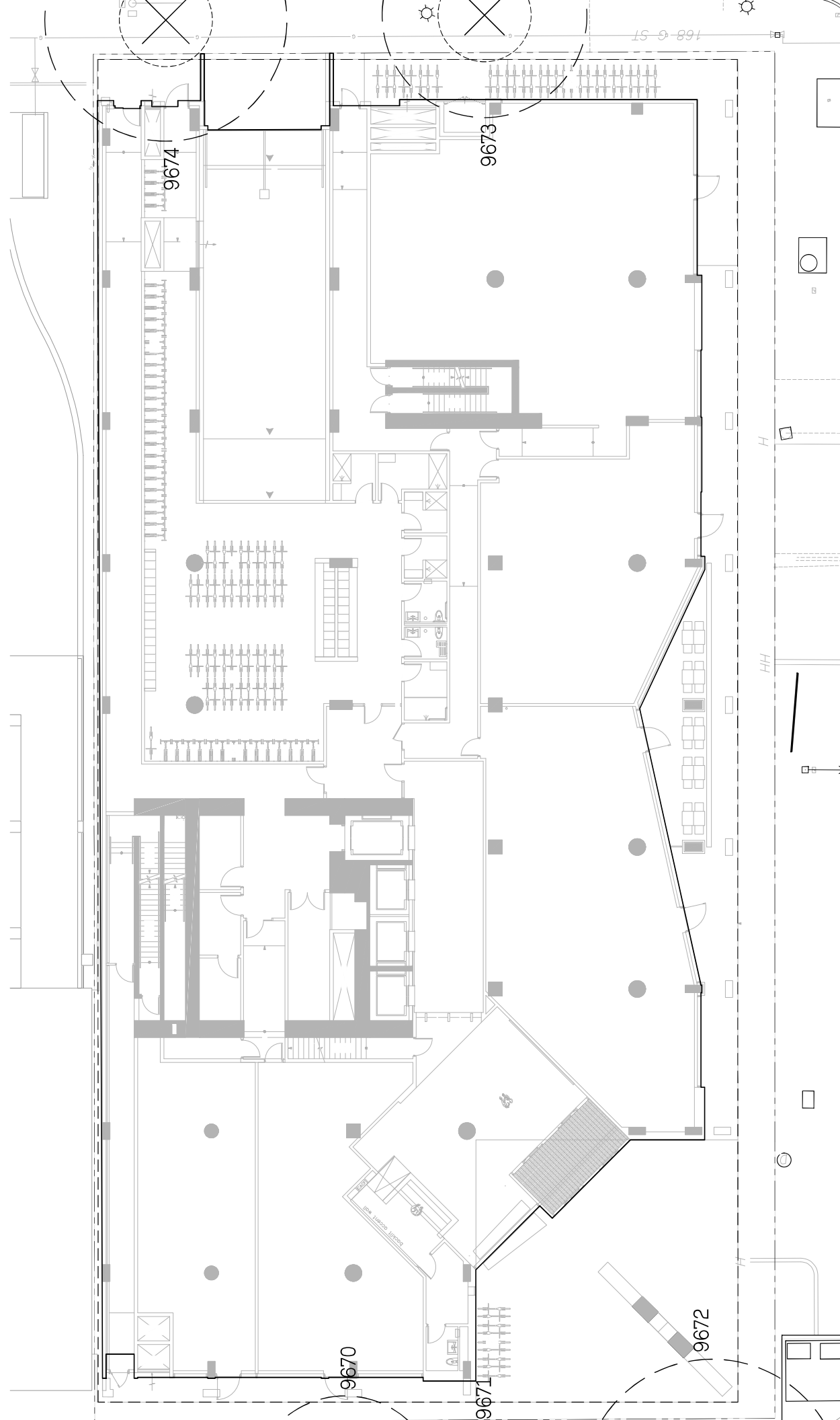
5  
EXISTING STREET TREE TO REMOVE  
TREE PROTECTION FENCING  
CRITICAL ROOT ZONE (CRZ)

6  
EXISTING STREET TREE TO REMOVE  
TREE PROTECTION FENCING  
CRITICAL ROOT ZONE (CRZ)

9672  
9673  
9674  
Lindsay Hum  
Lindsay Hum

4  
52  
52  
11  
13

6.0  
5.0  
5.0  
Fair, Poor  
Fair, Poor  
Fair  
Fair  
Municipal  
Municipal  
Municipal  
Remove  
Remove  
Remove

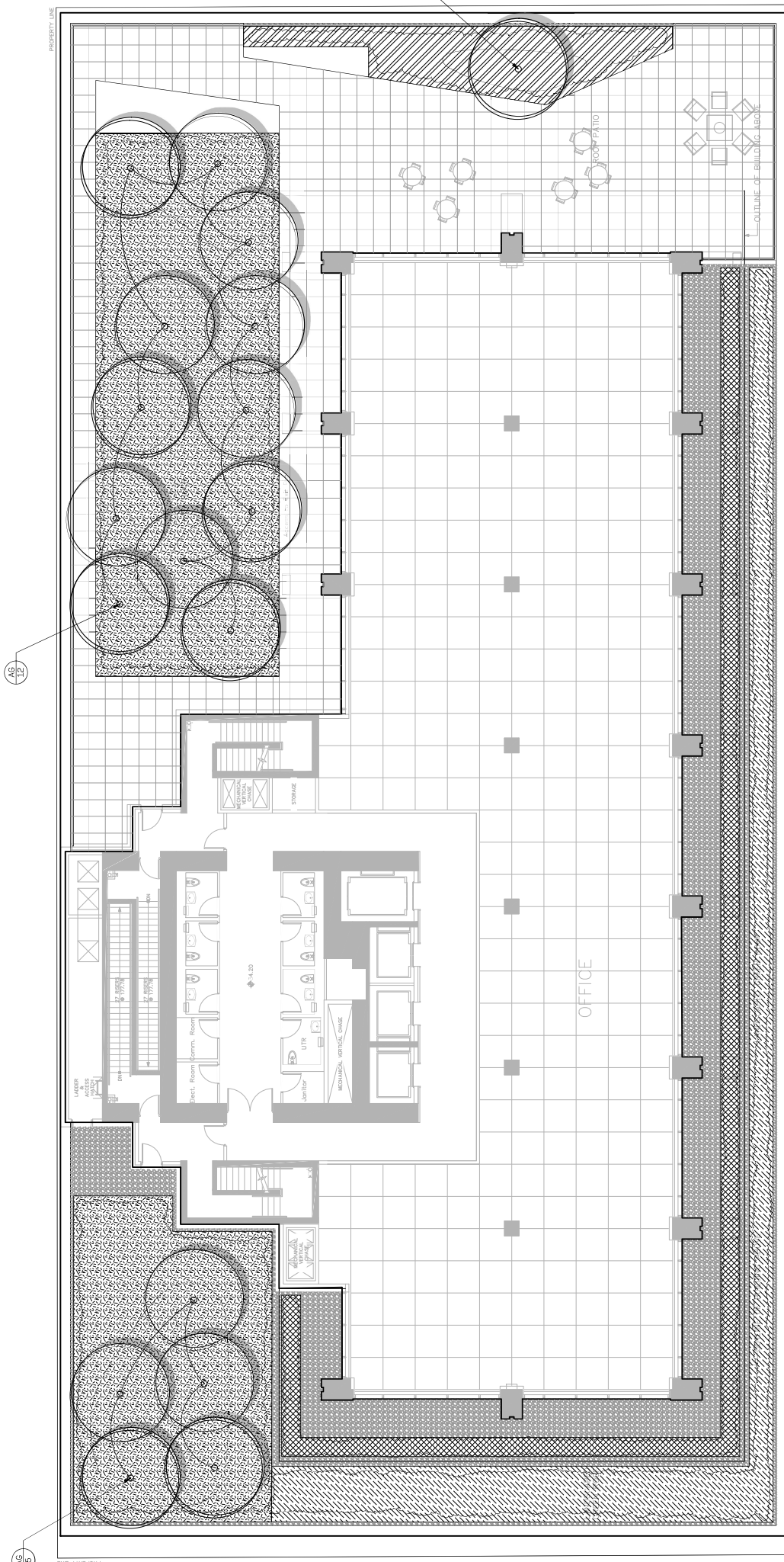




The block contains four photographs of plants. The top-left photo shows a tree with a thick, reddish-brown trunk and dense green foliage, with a few yellow flowers visible. The top-right photo shows a large, rounded green bush with yellow flowers. The bottom-left photo shows a dense, green shrub with small, rounded leaves. The bottom-right photo shows a garden path with various plants, including tall grasses and a large green bush, with a city skyline visible in the background.

<b>BOWWOOD BORDER</b> <i>Buxus sempervirens</i> / Common Bowwood	126.5 m <sup>2</sup>	#2 POT
<b>INTERIOR BORDER</b> Coloneaster dammeri / Bearberry Coloneaster	75.4 m <sup>2</sup>	#2 POT
<b>FOREST UNDERSTORY</b> Blechnum spicant / Deer Fern Carex x 'The Beatles' / The Beatles Sedge Polystichum munitum / Western Sword Fern Tricyrtis hirta / Japanese Toad Lily	359.8 m <sup>2</sup>	#1 POT #1 POT #1 POT #1 POT
<b>PATIO MEADOW</b> Aster conspicuus / Showy Aster Eriophyllum lanatum / Woolly Sunflower Penstemon alpestris / Little Bunny Salvia nemorosa 'May Night' / May Night Sage	45.6 m <sup>2</sup>	#1 POT #1 POT #1 POT #1 POT

5. CONFIRM TREE PLANTING AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
6. PROVIDE ALL NEW PLANT MATERIAL WILL BE APPROVED THROUGH SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
7. FOR STREET TREES: FINAL SPECIES, QUANTITY, AND TREE SIZES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT IN CONFORMANCE WITH THE CITY OF SEATTLE'S GENERAL MANAGER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE MINIMUM CANOPIES, AND IRRIGATION SYSTEMS THAT MEET OR EXCEED THE BELOW STANDARD SPECIFICATIONS:
8. STREET TREES: DUNBAR, FORTENYNGER AFTER
9. PLANTING COMPLETE.
10. PROVIDE DESIGN BUILD BRIEFING FOR ALL PLANTER AREAS ONSITE IN COMPLIANCE WITH THE CITY OF SEATTLE'S "PLANTING AS PER SPECIFICATIONS" REQUIREMENTS. PROVIDE HIGH EFFICIENCY IRRIGATION.



# Survey Responses

16 September 2020 - 25 July 2021

## 1221 Blanshard Street / 812 View Street

# Have Your Say

Project: 1221 Blanshard Street / 812 View Street



VISITORS

14

CONTRIBUTORS

10

RESPONSES

11

1

Registered

0

Unverified

9

Anonymous

1

Registered

0

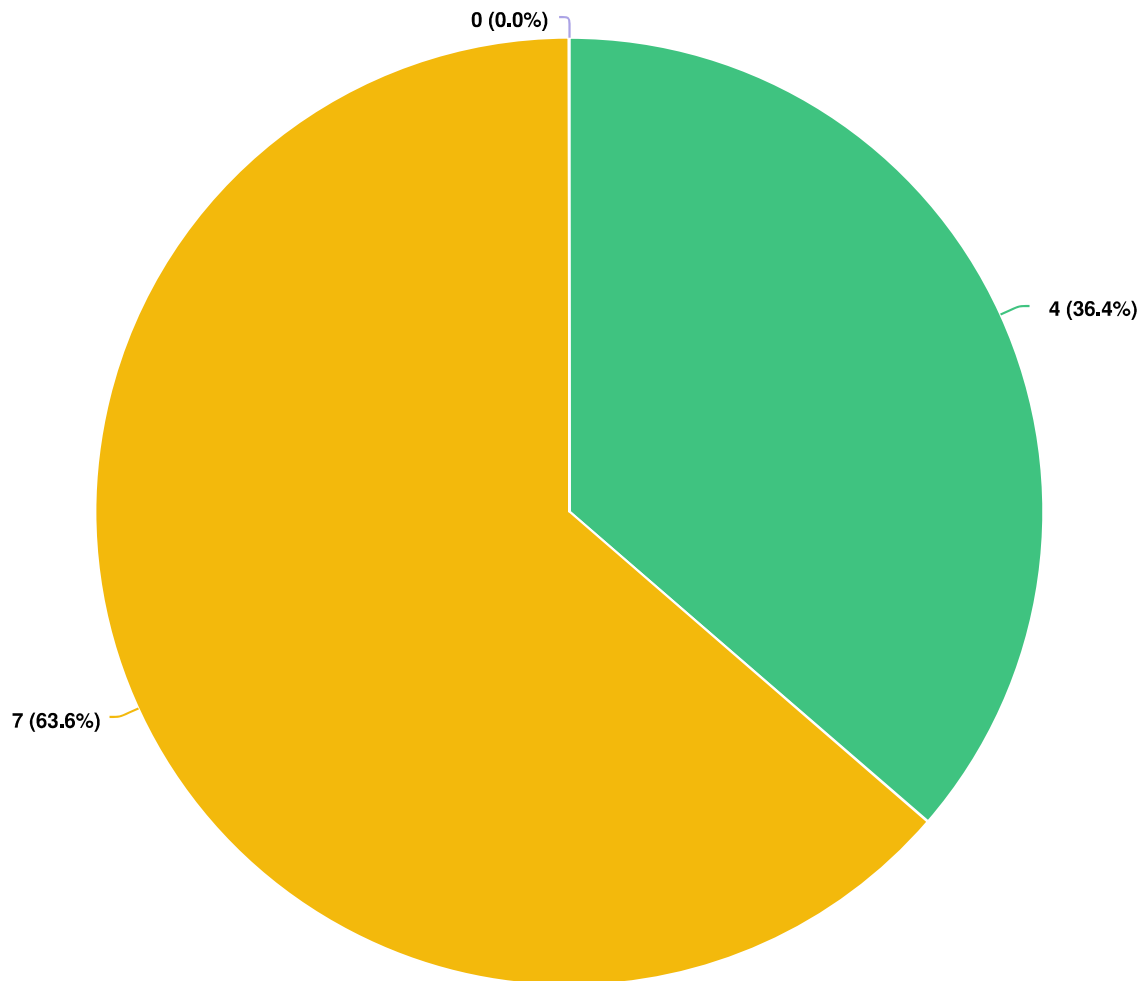
Unverified

10

Anonymous



**Q1** What is your position on this proposal?



**Question options**

☒ Support ☒ Oppose ☐ Other (please specify)

*Mandatory Question (11 response(s))*

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Jun 29, 2021 11:29:55 am

**Last Seen:** Jun 29, 2021 11:29:55 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

It breaks all the beautiful memories in Victoria! Also the heritage should be preserved! Less and less cultural architecture in this city! Nobody will enjoy the new place but the rich non-local people who don't care about esthetic anyway!

Q3. **Your Full Name**

Julie Gagné

Q4. **Your Street Address**

759, Yates

Q5. **Your email address (optional)**



**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Jun 29, 2021 11:31:09 am

**Last Seen:** Jun 29, 2021 11:31:09 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Grosss! We don't want that because it will look ugly and shades everywhere around! Makes the city loose his culture!

Q3. **Your Full Name**

Julie Gagné

Q4. **Your Street Address**

759, Yates

Q5. **Your email address (optional)**



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Jun 29, 2021 11:49:27 am

**Last Seen:** Jun 29, 2021 11:49:27 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This building is an eyesore to look at. Furthermore, it's gonna block the view, sun, and light of about 100 tenants living just next to it in the Yello building and it will also obstruct the sun for us living across the street in the winter. For what? For a handful of people coming to work in an office. I really hope they have a parkade for all these 650 cars because I tried renting a monthly stall in View or Johnson parkades last year and was told by the city there's currently a 10 year waitlist. And I live here. Not them. At the end of the day, they get to go home. This is my home.

Q3. **Your Full Name**

Mathieu Warnet-Pelletier

Q4. **Your Street Address**

420-759 Yates Street

Q5. **Your email address (optional)**



**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Jun 29, 2021 19:29:28 pm

**Last Seen:** Jun 29, 2021 19:29:28 pm

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

Please do not do this. Part of the reason we love living at the Yello building is because of the view & the quality of live in not being tucked in surrounded by other buildings. Part of our joy comes from the sunsets & the view of the ocean. This purposed building would completely take that away. I strongly oppose this.

**Q3. Your Full Name**

Rachael Fisher

**Q4. Your Street Address**

819 Yates St Unit 1006

**Q5. Your email address (optional)**





**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Jun 29, 2021 22:38:22 pm

**Last Seen:** Jun 29, 2021 22:38:22 pm

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

I'm in the rental building beside the proposed development. My opposition is on three key fronts. One, I don't think there is a need for more office/commercial space, due to the fact that most businesses that need office space can work from home (as has become apparent in this pandemic). Two, a large reason for my living in the Yello on Yates building is the view that the apartment provides. If this building is built it will result in my partner and I moving elsewhere. And three, I think that the theatre in the proposed block is a work of art and a beautiful building, it would diminish the culture of the block, buildings with character are a part of the appeal of Victoria in general. Do we want to make Victoria like any other big city, or do we want to retain it's character?

**Q3. Your Full Name**

Justin Meeds

**Q4. Your Street Address**

819 Yates St.

**Q5. Your email address (optional)**



**Respondent No:** 6

**Login:** Anonymous

**Responded At:** Jun 30, 2021 20:05:30 pm

**Last Seen:** Jun 30, 2021 20:05:30 pm

**Q1. What is your position on this proposal?**

Support

**Q2. Comments (optional)**

I am all for this. We need more density. I question only the parking garage capacity, which seems to assume that we will all continue to commute to work in cars—an idea out of sync with the looming realities of climate change.

**Q3. Your Full Name**

Eric T. MacKnight

**Q4. Your Street Address**

706 - 845 Yates Street Victoria, BC V8W 4A3

**Q5. Your email address (optional)**



**Respondent No:** 7

**Login:** Anonymous

**Responded At:** Jul 10, 2021 13:43:35 pm

**Last Seen:** Jul 10, 2021 13:43:35 pm

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

We (the city) do not need another office space downtown. If anything, the city needs more affordable housing - of course it is mostly low-income or supportive housing needed, but we would be fine with this project if it were simply just actual affordable housing for those Victorians who are not making six figures per year. I realize you as developers know this, and that money is the most important thing to you, but you have to understand how devastating it is to both the existing space and the people who need housing. Aside from this, the Capitol 6 theater is a landmark and one of the last of its kind in the city and elsewhere. It is my experience that people who live in Victoria actually like buildings with history, not only an endless supply of glass and steel buildings. The shops (ie. "market") proposed on the lower level is a nice idea, but the city already has tons of shops that are similar (many of which close anyway while new ones continuously pop up due to lack of sales). Ultimately, the current building of the Capitol 6 is a special, interesting, and unique part of the downtown core. Unless you are planning to build even semi-affordable housing in this space, which align with the self-identified needs of the whole community, it is not worth developing into yet another office space.

**Q3. Your Full Name**

Sarah Littlechild

**Q4. Your Street Address**

211 - 485 Island Highway, Victoria, BC, V8X 4E7

**Q5. Your email address (optional)**



**Respondent No:** 8

**Login:** Anonymous

**Responded At:** Jul 11, 2021 14:27:32 pm

**Last Seen:** Jul 11, 2021 14:27:32 pm

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

Hello, I live at the Yello On Yates Apartment Complex and I have seen the proposal for this property and I am very saddened and concerned. These are my reasons and I will add some questions at the end. 1. The apartments that will be facing this new complex will be completely blocked and lose all privacy, sunlight and view. Some of the balconies will probably be no more than a few feet from building losing complete privacy and debris landing on their balconies. 2. The noise and construction will ruin all comfort of the apartment units and cause a reduction in property value . 3. The construction will cause chaos, noise, disruption on two MAJOR streets 4. May cause tenants to move out of the Yello on Yates and they will lose income Will the Yello on Yates be guaranteed compensation (in kind or financially) and assurance that our complex will not be greatly disrupted? Will JAWL guarantee privacy, noise, and spacing concerns of the residents? Thankyou for your time

**Q3. Your Full Name**

Suzanne Dwillies-Khan

**Q4. Your Street Address**

819 Yates Street, Victoria , V8W0E5

**Q5. Your email address (optional)**



**Respondent No:** 9

**Login:** Anonymous

**Responded At:** Jul 15, 2021 14:16:07 pm

**Last Seen:** Jul 15, 2021 14:16:07 pm

**Q1. What is your position on this proposal?**

Support

**Q2. Comments (optional)**

We are in need of density and more efficient use of land in the downtown area.

**Q3. Your Full Name**

Richard Weninger

**Q4. Your Street Address**

845 Yates Street

**Q5. Your email address (optional)**





**Respondent No:** 10

**Login:** Registered

**Responded At:** Jul 20, 2021 12:18:20 pm

**Last Seen:** Jul 20, 2021 19:06:25 pm

**Q1. What is your position on this proposal?**

Support

**Q2. Comments (optional)**

Really excited to hopefully see this project move forward. This will boost people's confidence about the downtown core as a place to work and play. The building design and public amenities are quite impressive. This part of the downtown community is improving and becoming increasingly popular. This building would strike that right balance.

**Q3. Your Full Name**

Jessica Wolford

**Q4. Your Street Address**

1127b Wychbury Ave

**Q5. Your email address (optional)**



**Respondent No:** 11

**Login:** Anonymous

**Responded At:** Jul 21, 2021 09:59:53 am

**Last Seen:** Jul 21, 2021 09:59:53 am

**Q1. What is your position on this proposal?**

Support

**Q2. Comments (optional)**

As the owner and operator of Habit Coffee directly across the street and with my commercial experience twice now with Jawl Properties, I can not say enough about how positive this will be for our downtown community. Once again we have a world class designed building that will activate our downtown in so many positive ways. As before with both The Atrium and 1515, Jawl properties have designed a building that will enhance the public realm. Place making, quality local business, building setbacks, thoughtful yet progressive design all make this another standout opportunity for our downtown. I fully support this proposal and have heard nothing but excitement from others in our downtown community. Thanks

**Q3. Your Full Name**

Shane Devereaux

**Q4. Your Street Address**

2726 Asquith Street

**Q5. Your email address (optional)**

See:

[\*New Tricks With Old Bricks—How Reusing Old Buildings Can Cut Carbon Emissions\*](#)

Dear Mayor and Council,

I urge postponing the Jawl proposal at the Blanshard/View corner because of climate crisis.

The greenest building is the one not built. All new proposed construction needs to be "**carbon-use means tested**"—is its function, embedded and construction fuel-consumed carbon, greater than what would be required if an existing structure were used for the same or improved function somewhere else in the region or world, where the expected tenants currently work and reside? If so, it should not be built.

In other words, will the the carbon required to create, install and deliver the structure's new steel, aluminum, glass, plastic, wood, paint, sealant, future energy, water, heating and cooling fuel add up to more than what would be used if somewhere else in the region or world an existing structure or structures were renovated or repurposed to accommodate the proposed uses?

Will the business functions increase community quality without carbon dependency? Half of the world's current goods and services don't actually increase living quality and equity.

Every new piece of glass, steel or copper requires a hole somewhere else in the world 10 times larger than the end product's size. Most new wood threatens old-growth or its dependent habitat necessary for carbon sequestration, species diversity and survival.

This way of looking at "development" sounds austere. However climate crisis warrants such new thinking. The vast majority of new structures are unnecessary. They are simply **carbon-consumption magnets** whose future business and resident tenants or owners can be effectively accommodated where they exist or in different existing structures elsewhere.

This requires different resource rationalization—not a difficult task for human beings who can engage in democratic, thought and vision-provocative planning processes.

So let's use our municipal governing capacities in qualitatively different ways to achieve equity-driven, carbon-sequestering outcomes. We need to role-model and advocate to higher governments that resources need a different reapplication to realize carbon-use means testing for all new structures.

Raise the social, economic and functional standard of living right where people are currently living and conducting business, so they are not coerced to vacate their current built

environment, into carbon magnets, just for the sake of "newness," and with great expense to the environment.

Gratefully,  
Larry Wartels  
753 Yates property co-owner

This is to request the Zoning requirement be enforced and 43m height be retained.

Thanks

Ken and Lana Ross  
728 Yates St



Dear mayor and council,

I was wondering wether the proposed development on Blanchard /Yates and View street is allowed to change zoning and therefore allowed to build a ten story (48m) building?

There are many, many buildings looking upon the gorgeous church accross the street and it would take thousands of peoples view from the beautiful, historic church away.

It would be a very sad thing for so many and for the city in general.

Can you give me an update on wether they are or aren't allowed to build so high in front of the church and if so what can we as residents of Victoria do, to prevent such a thing from happening?

Thank you for your time ,  
consideration and help,

Erica



## PROPOSED DEVELOPMENT NOTICE

This Notice is an invitation for you to consider a proposed development for the property at:  
1221 Blanshard Street / 812 View Street, Victoria, BC \_\_\_\_\_ (address) (see map on page 2)

During the COVID-19 pandemic, an alternate approach to the Community Association Land Use Committee (CALUC) Community Meeting is in place, which includes participating in an electronic meeting (at the discretion of the neighbourhood CALUC, if they are able), posting the proposal on the Development Tracker website, and providing an online comment form to submit feedback.

Online comment forms submitted by residents or other third parties will include personal email addresses. These email addresses are only for the purpose of the CALUC or applicant to contact individuals regarding their comments. The email addresses must be secure from any other purpose or provided to any third party for any other purpose than described.

### LOOKING FOR DETAILS?

- ☒ An online meeting will be held on July 13, 2021 at 6:30-8:00pm (date)  
For more information on this meeting email [info@jswproperties.com](mailto:info@jswproperties.com) to receive the meeting link.
- ☐ No online meeting has been arranged.
- See the information on page 2 of this notice
  - View details of this proposal on the City's [Development Tracker](http://victoria.ca/devtracker) ([victoria.ca/devtracker](http://victoria.ca/devtracker))
  - For more information on this proposal, please contact the applicant (noted on page 2) or CALUC (noted below)
  - For information on the Rezoning process, contact City staff at 250.361.0382 or [DevelopmentServices@victoria.ca](mailto:DevelopmentServices@victoria.ca)

### WANT TO VOICE YOUR OPINION?

- Attend an electronic meeting hosted by the neighbourhood CALUC, if there is one (see details above).
- A comment form is available on the Development Tracker website ([victoria.ca/devtracker](http://victoria.ca/devtracker)).
  - To access the comment form on the Development Tracker, filter "Pre-Application (CALUC)" applications or search all applications by address.
  - Submit your comments by July 25, 2021 (City staff will enter date) to allow the applicant to consider revisions in advance of application submission.
  - Comment forms will be shared with the applicant, CALUC, and City, and will form part of the public record for the application.
- For more information on consultation opportunities please visit \_\_\_\_\_
- If you wish to provide input directly to Council, you can send an email to [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) with a copy sent to your CALUC (see email address below).

CALUCs are voluntary organizations that operate under the [CALUC Terms of Reference](#) as endorsed by Council. Contact information for the neighbourhood CALUC where this proposal is located:

Name of CALUC representative Ian Sutherland, Chair

Name of CALUC Downtown Residents Association (DRA)

Phone 250.661.3101

Email landuse@victoriadra.ca

CALUC Chair or Designate Signature: \_\_\_\_\_

Date: June 21, 2021

Applicant Signature: \_\_\_\_\_

Date: June 21, 2021

# PROPOSED DEVELOPMENT DETAILS

Applicant name Jawl Commercial Holdings Inc.  
 Applicant phone (250) 475-0338 Applicant email info@jawlproperties.com

This proposal is to change the zoning of the subject property to accommodate the following proposal:  
 Construction of a ten storey mixed-use commercial office building with a total gross area of 15,792 square metres.  
 The Proposal includes at grade commercial retail units and three levels of underground parking.

- Changes to the Zoning Regulation Bylaw required, from CBD-1 (existing zone) to CBD-1 (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)  
 Site specific regulations are requested to increase the allowable density and height. No OCP Amendment is requested.
- Describe retention plan or demolition plan for existing buildings  
 The existing structure on site will be deconstructed and removed to facilitate the proposed new development.
- Is the building heritage designated or on the heritage registry, or is there an intention to designate a building?  
 Not applicable.

## LOCATION OF PROPOSED DEVELOPMENT



## DATA TABLE

	Zoning Requirement	Proposed
Use of land or buildings	Commercial	Commercial
Floor space ratio / density	3.00:1	5.89:1
Number of storeys / height (m)	43.0m	48.9m
Setbacks (m) (indicate north, south, etc.)		* Denotes requested intrusion into 5:1 angle of inclination
Front (North - Yates)	5:1 above 20m	*0.35m
Front (West - Blanchard)	5:1 above 20m	*0.85m
Front (South - View)	5:1 above 15m	Conforms
Side Lot Line (East)	6.0m over 30m	4.6m

You are receiving this notice because you live or own property in the City of Victoria within:

- ☒ 100 metres of the proposed development or land use change  
☐ 200 metres of the proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines)

CALLUC Chair or Designate Signature: \_\_\_\_\_

Date: June 21, 2021

Applicant Signature: \_\_\_\_\_

Date: June 21, 2021











Mayor Helps and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC V8W 1P6  
31 January 2022

**Re: 1221 Blanshard Street - Rezoning and Development Permit applications**

Dear Mayor Helps and Council,

In accordance with the City's alternate CALUC process during the Provincial PHO, no in-person CALUC meeting took place but the applicant organized and participated in a virtual meeting for this application on 13 July 2021. Additionally, the community was asked to provide feedback on the proposal based on documents provided by the applicant posted to the Development Tracker. A summary of the information provided to the public and the public feedback are appended to this letter.

Based on the information presented at the virtual meeting and the documents available online the comments from the LUC is as follows:

- Refreshing to see a project that develops through principles, philosophy and observation. It seems a rarity so it's very welcome to see how the project has evolved. The proposal has a tremendous amount of merit when you look at it from a principle-based approach.
- Refreshing to see density that comes below the limits of the OCP.
- Trade offs are being made with respect to the requested variance for setbacks on interior property line (bordering Yello) so that there are greater impacts on fewer units as opposed to lesser impacts on a greater number of units. Similarly, building separations between the proposed building and the Yello are not consistent with DCAP.
- Concern whether enough consideration has been afforded the Heritage Landmark Building, St Andrews Cathedral, as the property under proposal is within the 90m-radius. With this proposal and the recently approved Montrose Wintergarden, are we losing the "visual prominence" of this heritage landmark as required in the DCAP?
- Appreciate the scale of this proposal and the use for a new office building in the Core Business District so we can hopefully avoid having people who live downtown having to commute to other communities for work.
- Concern that floor plate size does not comply with DCAP for the top three floors. The project is several thousand sqft over the maximum floor plate area above the 35m break point. While DCAP amendments are being considered to enlarging office floor plate maximums, these have yet to be considered at a public hearing or approved by Council.

- Encouraged that there will be multiple new access points for CRUs along Blanshard as this stretch is a dead zone.
- Potential design concerns around the “permeability” of the corner as the substantial rock and structure element at the entrance may present a “trip hazard”. It may look and read like a cut through corner but it may actually present unforeseen route challenges.

The first impression this application presents is that the developer has taken care with the massing and design of this project. The tower is positioned on its podium in a way that provides some relief for the residents immediately behind it and pushed back enough from View Street to preserve some pedestrian sightlines to the cathedral spire across Blanshard. The overall appearance, with a transitional storey between the podium and the tower allowed for significant rooftop plantings, is visually pleasing. The various cladding materials are of high quality and make for a serious, unostentatious presentation. The ground level hardscaping and landscaping features seem well thought out with wide sidewalks, overhangs with wood soffits, some seating and room for re-establishing trees. The plan aims for near maximum density as permitted by the OCP; a fact considered commendable particularly in the context that the majority of recent applicants consistently seek densities well in excess of already overly generous OCP density maximums.

A closer examination of the public feedback to the proposal and the DCAP policy regarding Heritage Landmark Buildings reveal that the proposed design has more impact on its neighbours than intended by DCAP policy. As demonstrated by the “DCAP Compliant Building” in the shadow study on page A1.07 of the plan submission, the tower portion is not pushed back nearly so far from the corner at View as DCAP guidelines for preserving the views of the church or maintaining the maximum floor plate size DCAP would require. That change allows for a tower floor plate 40% greater than the current guidelines permit; a size the developer claims is required by potential office tenants and that the as yet to be approved draft DCAP documents may support. So, while the Cathedral steeple remains somewhat visible, it is still closely framed and crowded beyond what might be reasonably required by the DCAP guidelines. Additionally, the residents in the adjacent building (Yello) have a much larger wall surface facing them (while acknowledging that the developers have paid some attention to the building’s appearance from the back).

This application, while carefully considered, still creates unmitigated impacts beyond that of a fully compliant application on the residential neighbours to the east and the Heritage Landmark Cathedral to the west. While the applicant may point to the proposed amendments to DCAP in support of its lack of compliance with the current DCAP floor plate maximums, a key factor in the impacts identified, we can only remind Council that the proposed DCAP amendments have yet to be publically reviewed or ratified by Council.

Sincerely,



Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

## **Summary of CALUC Meeting Held 13 July 2021**

### **Based on the information the applicant provided at the meeting:**

#### **Project Overview:**

- A 10-storey commercial mixed-use project with a total floor area of 15,792 sqm with a floor space ratio of 5.89:1 and a height of 44.35m with a podium and tower massing.
- The project includes 3 floors of underground parking with 144 stalls, 99 Class 1 and 45 Class 2 bike parking spots.
- The height of proposed ten commercial storeys is comparable to the 14 residential storeys of the neighbouring Yello building.
- The property is located in the Core Business District in the Official Community Plan and the Downtown Core Area Plan.
- Propose to continue to deploy sustainable solutions and ensure this building is one of the most sustainable in the Province.
- Materiality has been drawn from the St Andrews Cathedral. Also drawing from the Atrium in terms of scale of the building and the scale of the public realm along Blanshard.
- The property is within the 90m radius of a Heritage Landmark Building, St Andrew's Cathedral and adjacent to numerous other heritage properties and low-scale buildings that require a sensitive touch.
- Three strategies have been employed to address proximity of St Andrews Cathedral. Shadow studies have been undertaken to demonstrate how the proposed massing reduces shadowing on the frontage of the cathedral.
- One of the challenges of the project is to be a good neighbour to the Yello building that is located quite close to the property line and has many units that have enjoyed an unobstructed view.
- The proposal has been compared relative to the current DCAP in addition to the new draft DCAP.
  - Proposal does not conform with the setbacks required from the interior property line adjacent to the Yello. The building core intrudes into that space for a length of 13m of a total of the 64m frontage. That portion is 3m off the property line and the rest is 10m as required.
  - Requesting setback variance for a portion of the building that intrudes at Blanshard and Yates.
  - The setbacks of the tower relative to the podium are not consistent with DCAP.
  - The upper floors are also not set back as proscribed in DCAP.
- Smaller tenancies are envisioned for the five commercial rental units on the ground floor with three facing Blanshard Street and two facing Yates Street for either retail or restaurant uses.
- Proposing a pocket plaza about halfway along the Blanshard that could potentially be used for a café/restaurant tenant. The siting would not impact the pedestrian flow.
- Programmatic flexibility for podium premises (2<sup>nd</sup> and 3<sup>rd</sup> floors) allowing for a civic or institutional use with a standalone entry. Neither tenant nor use have been secured at this time.

- Class A office space above podium space of quality consistent with previous projects such as 1515 Douglas and Capital Park.
- Fourth floor is pulled back to form tower and landscaping is proposed on this level.
- Driveway for underground onsite parking and service access is off of View Street.
- Parking programming may include a component of public use (similar to Atrium) after business hours but that won't be determined until a later date.

**Comments and concerns raised by the public:**

- Q: Architecturally has there been any consideration for any articulation along the front facades. It's pretty linear along Blanshard. Did you consider breaking it up or creating any jogs? A: It really wasn't part of the design.
- I find the design of the building kind of refreshing. I like the clean cut of the building much like the building on the corner of Douglas and Fort. It's a jewel box of a building with an international flavour.
- Additional questions regarding clarification on the requirements of the site and the relaxations or variances being requested by the applicant.
- Questions regarding the project timeline.
- Concern whether there will be windows or views from the first three floors of the new building that will be adjacent to existing windows of the residential units at Yello.
- Member of the public voiced concern about the difficulty in finding related City documents (DCAP, OCP, Zoning Bylaw 2018) in advance of the meeting.
- Concerns about on-site parking were addressed as they were satisfied to hear the proposal seems to supply sufficient parking for the building tenants and that a portion may be available for public use after business hours.
- Conversation regarding refinements made to the materiality of the proposal that help people anticipate how the building will read and be viewed.
- Conversation regarding lighting: how the building will be viewed at night and how bird impacts can be avoided generally by incorporating design elements such as fins and their reflections and shadows.
- Q: In the early days, was any consideration given to accommodate the new generation of small movie theatres? A: Difficult to design space that may preclude other uses without confirmed tenants. Potential for some use of the ground floor commercial spaces could be used. There is some flexibility there with public access.
- Concern regarding the loss of use of the space as a movie theatre in reference to the existing fabric of the city. It's a business case in an industry that's evolving that in many cases now include dining opportunities within the theatre model.
- Request consideration for seating and bench design that would also be suitable for anyone that has any sort of mobility challenges. They may be able to sit down, but may not be able to get back up without assistance, so they would be precluded from enjoying that area.

**Comments and concerns raised by the public online:**

Date	First	Last	Position	Comments
29-Jun	Julie	Gagne	Oppose	It breaks all the beautiful memories in Victoria! Also the heritage should be preserved! Less and less cultural architecture in this city! Nobody will enjoy the new place but the rich non-local people who don't care about esthetic anyway!
29-Jun	Julie	Gagne	Oppose	Grosss! We don't want that because it will look ugly and shades everywhere around! Makes the city loose his culture!
29-Jun	Mathieu	Warnet-Pelletier	Oppose	This building is an eyesore to look at. Furthermore, it's gonna block the view, sun, and light of about 100 tenants living just next to it in the Yello building and it will also obstruct the sun for us living across the street in the winter. For what? For a handful of people coming to work in an office. I really hope they have a parkade for all these 650 cars because I tried renting a monthly stall in View or Johnson parkades last year and was told by the city there's currently a 10 year waitlist. And I live here. Not them. At the end of the day, they get to go home. This is my home.
29-Jun	Rachael	Fisher	Oppose	Please do not do this. Part of the reason we love living at the Yello building is because of the view & the quality of live in not being tucked in surrounded by other buildings. Part of our joy comes from the sunsets & the view of the ocean. This purposed building would completely take that away. I strongly oppose this.
29-Jun	Justin	Meeds	Oppose	I'm in the rental building beside the proposed development. My opposition is on three key fronts. One, I don't think there is a need for more office/commercial space, due to the fact that most businesses that need office space can work from home (as has become apparent in this pandemic). Two, a large reason for my living in the Yello on Yates building is the view that the apartment provides. If this building is built it will result in my partner and I moving elsewhere. And three, I think that the theatre in the proposed block is a work of art and a beautiful building, it would diminish the culture of the block, buildings with character are a part of the appeal of Victoria in general. Do we want to



				make Victoria like any other big city, or do we want to retain it's character?
30-Jun	Eric T.	MacKnight	Support	I am all for this. We need more density. I question only the parking garage capacity, which seems to assume that we will all continue to commute to work in cars—an idea out of sync with the looming realities of climate change.
10-Jul	Sarah	Littlechild	Oppose	We (the city) do not need another office space downtown. If anything, the city needs more affordable housing - of course it is mostly low-income or supportive housing needed, but we would be fine with this project if it were simply just actual affordable housing for those Victorians who are not making six figures per year. I realize you as developers know this, and that money is the most important thing to you, but you have to understand how devastating it is to both the existing space and the people who need housing. Aside from this, the Capitol 6 theater is a landmark and one of the last of its kind in the city and elsewhere. It is my experience that people who live in Victoria actually like buildings with history, not only an endless supply of glass and steel buildings. The shops (ie. "market") proposed on the lower level is a nice idea, but the city already has tons of shops that are similar (many of which close anyway while new ones continuously pop up due to lack of sales). Ultimately, the current building of the Capitol 6 is a special, interesting, and unique part of the downtown core. Unless you are planning to build even semi-affordable housing in this space, which align with the self-identified needs of the whole community, it is not worth developing into yet another office space.
11-Jul	Suzanne	Dwillies-Khan	Oppose	I live at the Yello On Yates Apartment Complex and I have seen the proposal for this property and I am very saddened and concerned. These are my reasons and I will add some questions at the end. 1. The apartments that will be facing this new complex will be completely blocked and lose all privacy, sunlight and view. Some of the balconies will probably be no more than a few feet from building losing complete privacy and debris landing on their balconies. 2. The noise and construction will ruin all comfort of the apartment units and cause a reduction in

				property value . 3. The construction will cause chaos, noise, disruption on two MAJOR streets 4. May cause tenants to move out of the Yello on Yates and they will lose income Will the Yello on Yates be guaranteed compensation (in kind or financially) and assurance that our complex will not be greatly disrupted? Will JAWL guarantee privacy, noise, and spacing concerns of the residents?
15-Jul	Richard	Weninger	Support	We are in need of density and more efficient use of land in the downtown area.
20-Jul	Jessica	Wolford	Support	Really excited to hopefully see this project move forward. This will boost people's confidence about the downtown core as a place to work and play. The building design and public amenities are quite impressive. This part of the downtown community is improving and becoming increasingly popular. This building would strike that right balance.