

06 July 2020

Re: 956 Heywood- ADP Response

Attn: Alec Johnston, Senior Planner

As you are aware, our application for 956 Heywood was heard by the Advisory Design Panel on January 22, 2020 with the resulting motion to approve the application with “*Consideration of the minimum side yard setbacks affecting livability to the neighbours*” supportively voted on by the panel. We appreciate the many aspects of the project they discussed and are grateful for the support for the project put forward. In regards to their specific motion considerations, we reviewed the design to see if there was a way to accommodate some changes. Unfortunately, due to the unique constraints of the site, we are unable to make any further revisions for the following reasons:

1. Our current design reflects a two unit per floor layout, each unit is a mirror of the other. At their widest point, the units are 15’ wide and at their narrowest point they are 12’ in width, for reference, a normal condominium unit carries a width of 19’ to 26’. Furthermore, the building core and circulation space cannot be narrowed any more while still meeting the requires of the BC Building Code. This means that any increases in side yard setback must come from the livable space within the unit themselves. Due to the already narrow unit plans, any reduction in unit width will significantly impact the livability of these proposed homes and compromise fire safety exiting to the two egress points.
2. Building upon work done previously, we again looked at reducing the building height by sinking the structure with our geotechnical consultants. This was our original plan, placing the parking underground thereby reducing the overall building height. The two different drill tests done on the property indicate the site consists of soft grey and brown clays to a depth of 18.6m, well below the required 3.5m for underground parking. In order to reduce the height of the building through excavation, we require shoring on all property lines due to the instability of the soil. When we approached the neighbouring buildings for the required access to accomplish the shoring, they politely refused due to the complex nature of their lease-hold building tenure. Given the Site Classification for Seismic Site Response ‘E’, the worst soil classification possible, we had no choice but to put the parking at grade eliminating the possibility of sinking the building to reduce height.
3. We ran an enhanced sun study and the results essentially show that any reduction to height or setbacks has no measurable benefit to the lower units of the neighbouring building as for many

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parts of the year, they are already shadowed by existing buildings. In addition, the upper floor units experienced a minimal reduction in shading but in order to accomplish this benefit, the changes render the project infeasible.

4. We understand that our project will create additional shadows, it is part of the challenge of building on one of the last undeveloped properties in this urban area. Through GIS we ran an analysis that shows this urban situation is not without precedent, there are in fact 343 other multi-family buildings with a 7m or less building separation which represents 26% of the entire City's multi-family building stock. This de facto urban context highlights the need for high quality architecture to mitigate the impacts where possible. We believe our approach to architecture on this very challenging site achieves many of the stated City objectives both in policy and design guidelines.

Thank you for your consideration, please feel free to reach out with any questions or concerns.

Kind Regards,

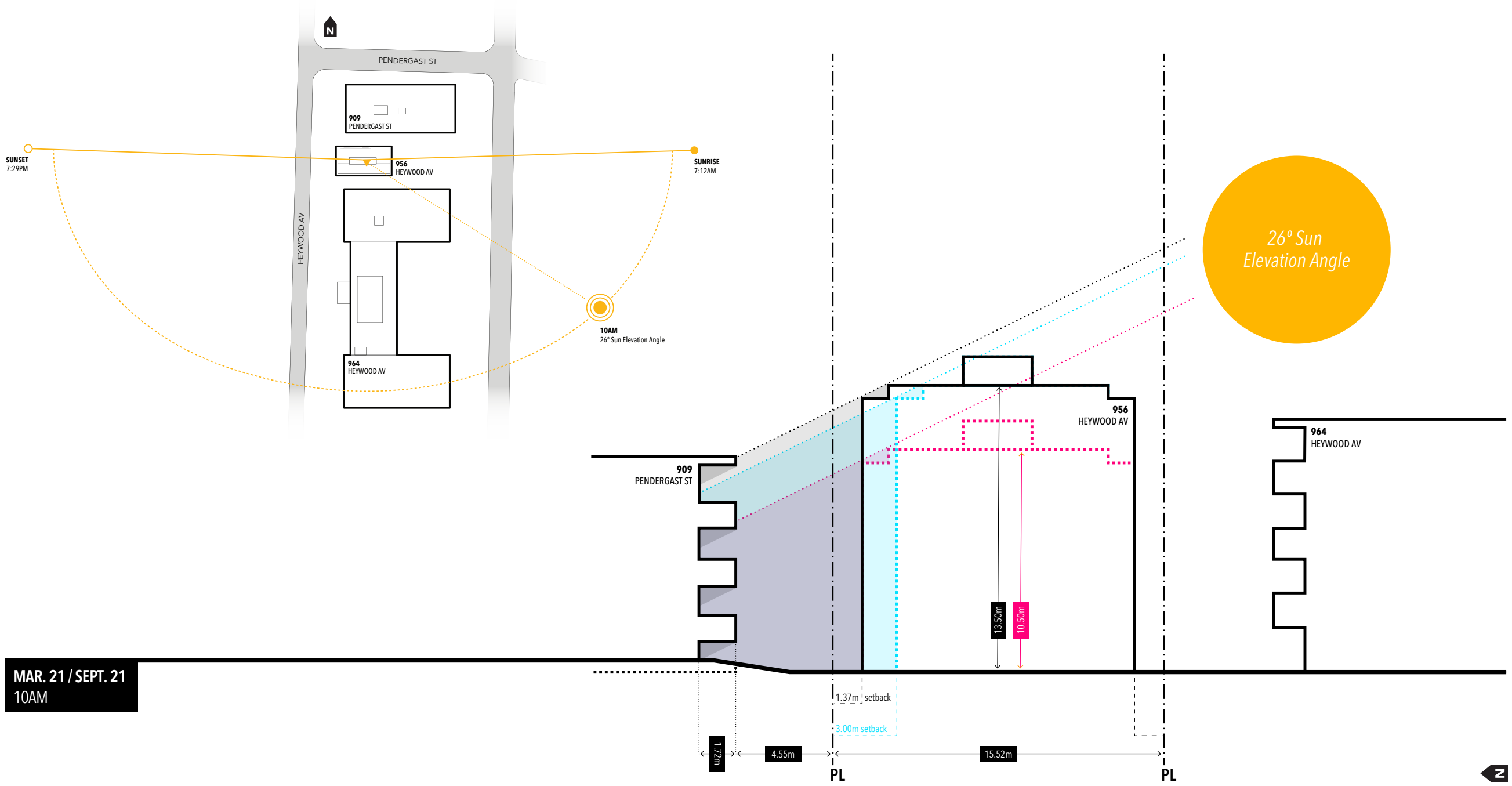


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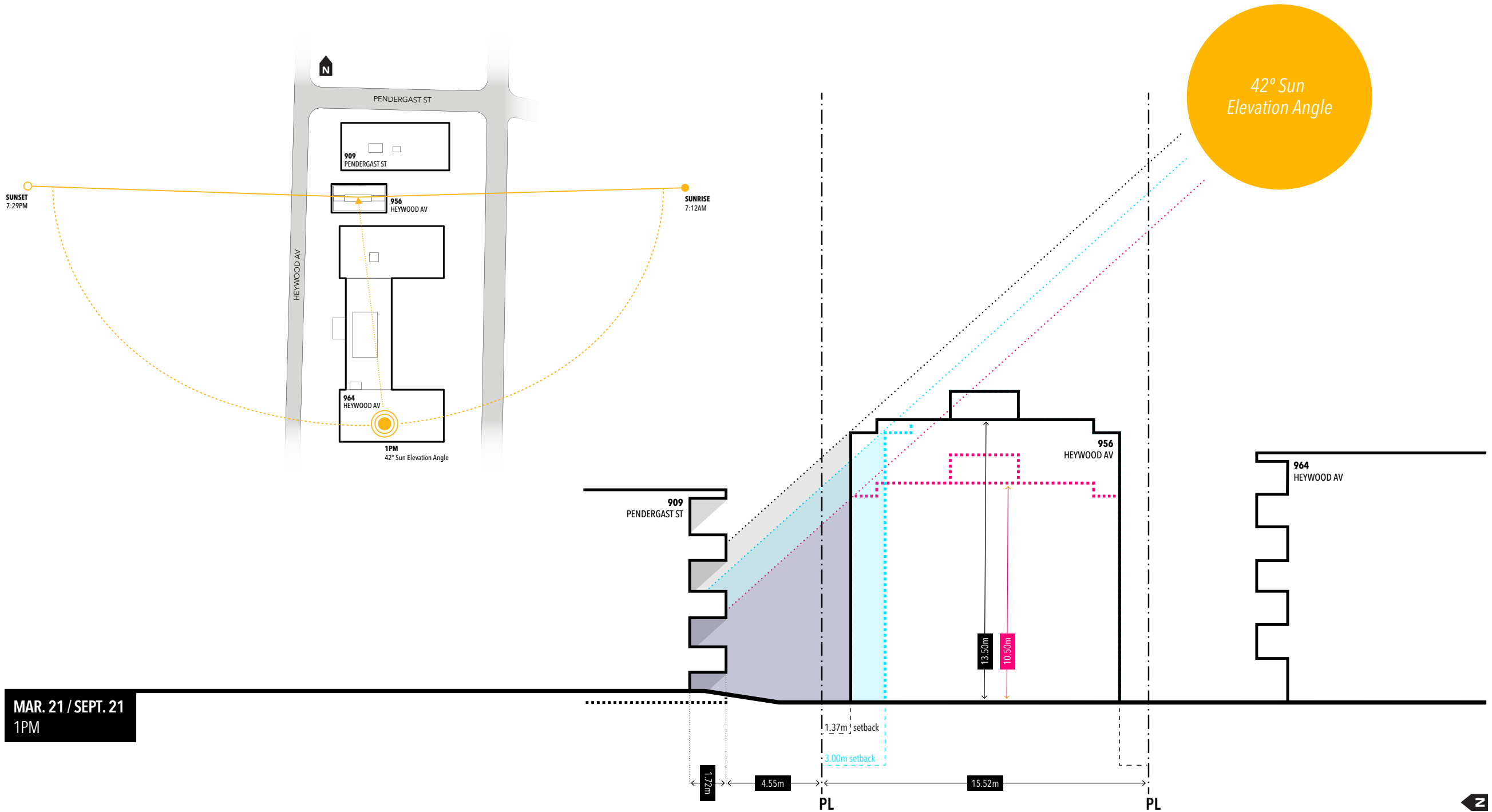
Attachments:

1. Enhanced sun study
2. MF separation analysis

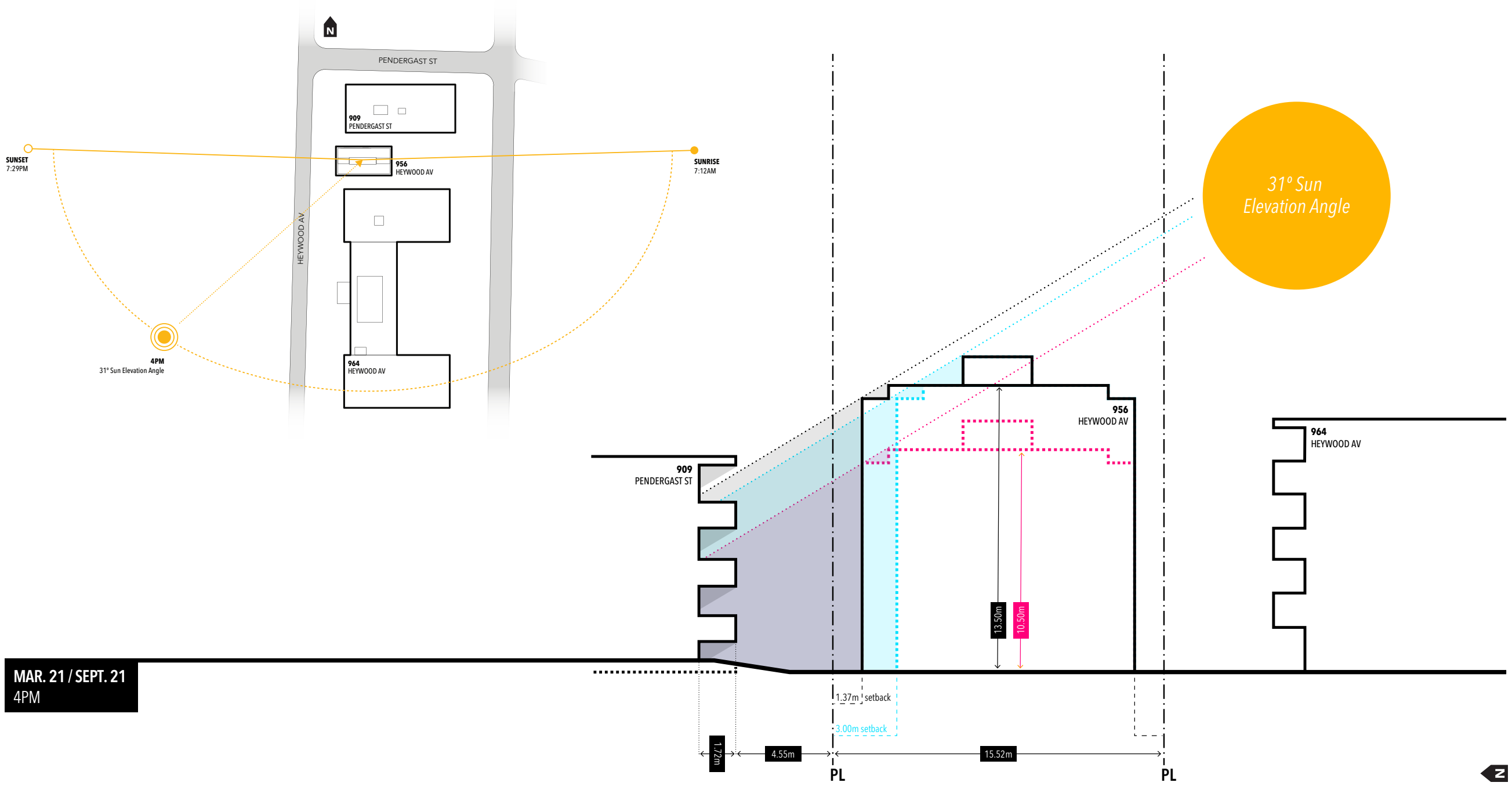
Shading Study.



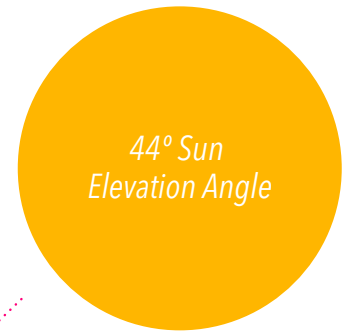
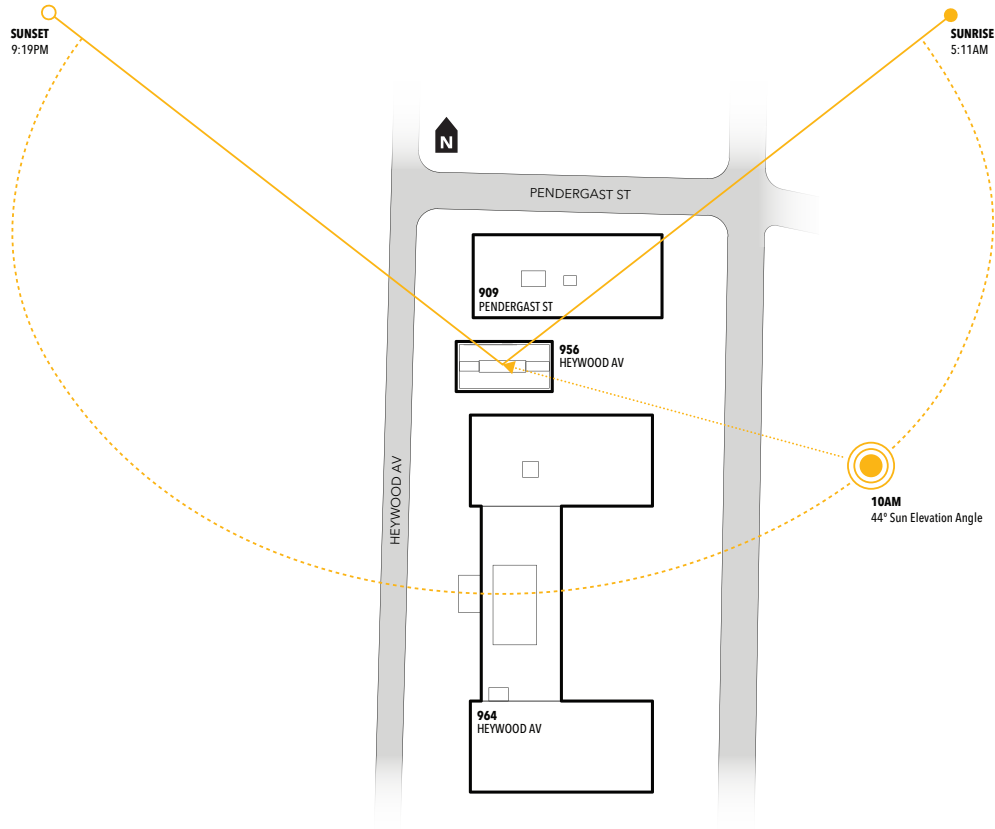
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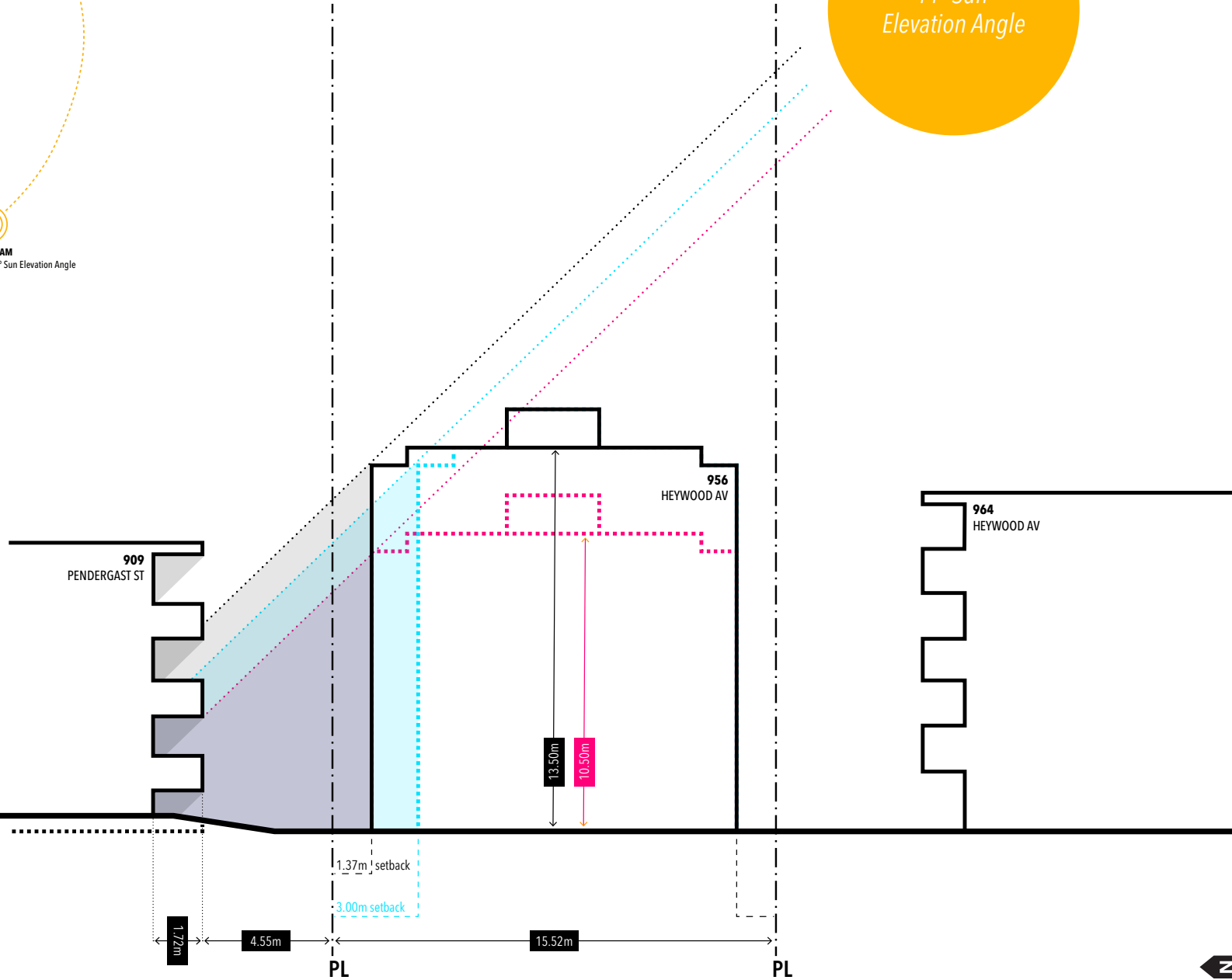
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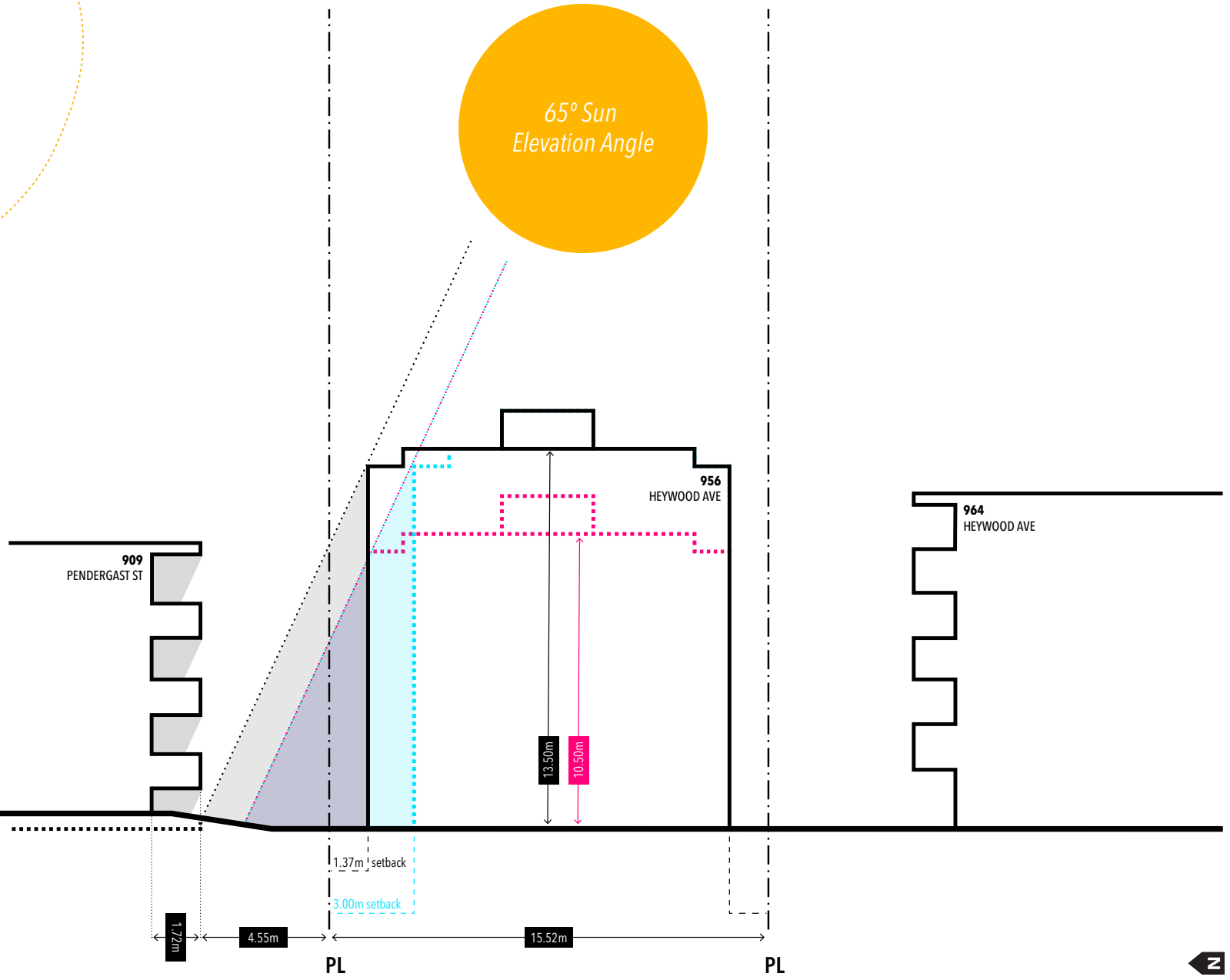
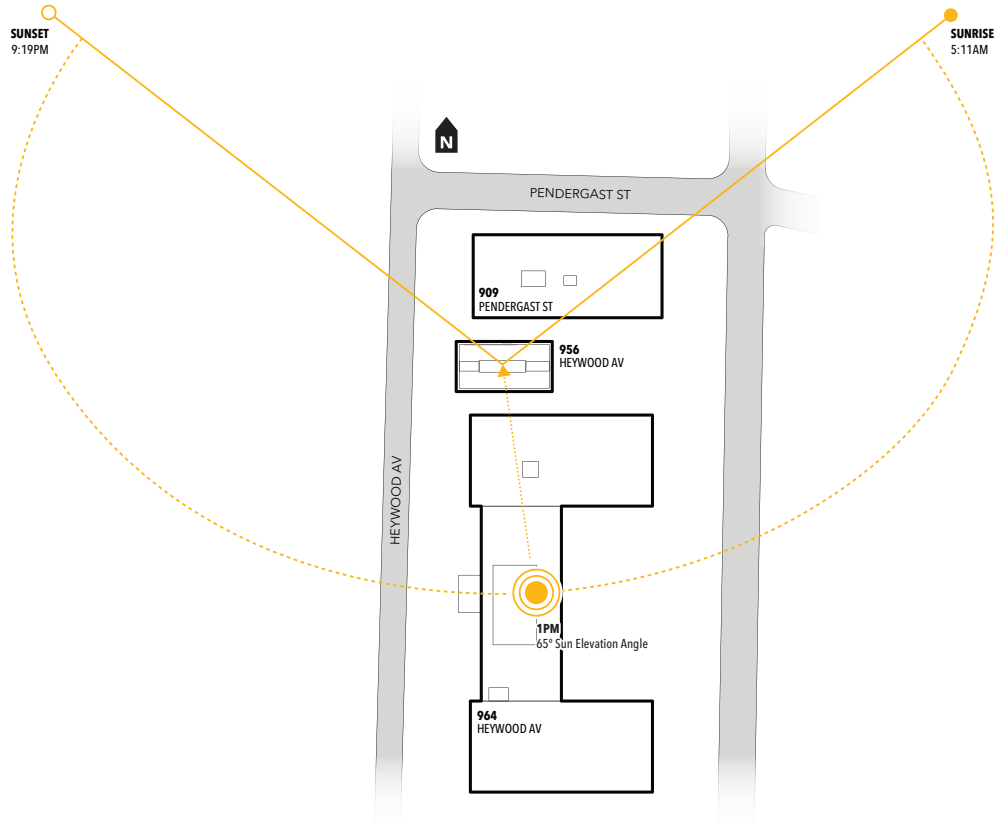
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10AM



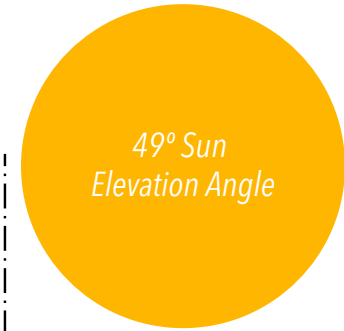
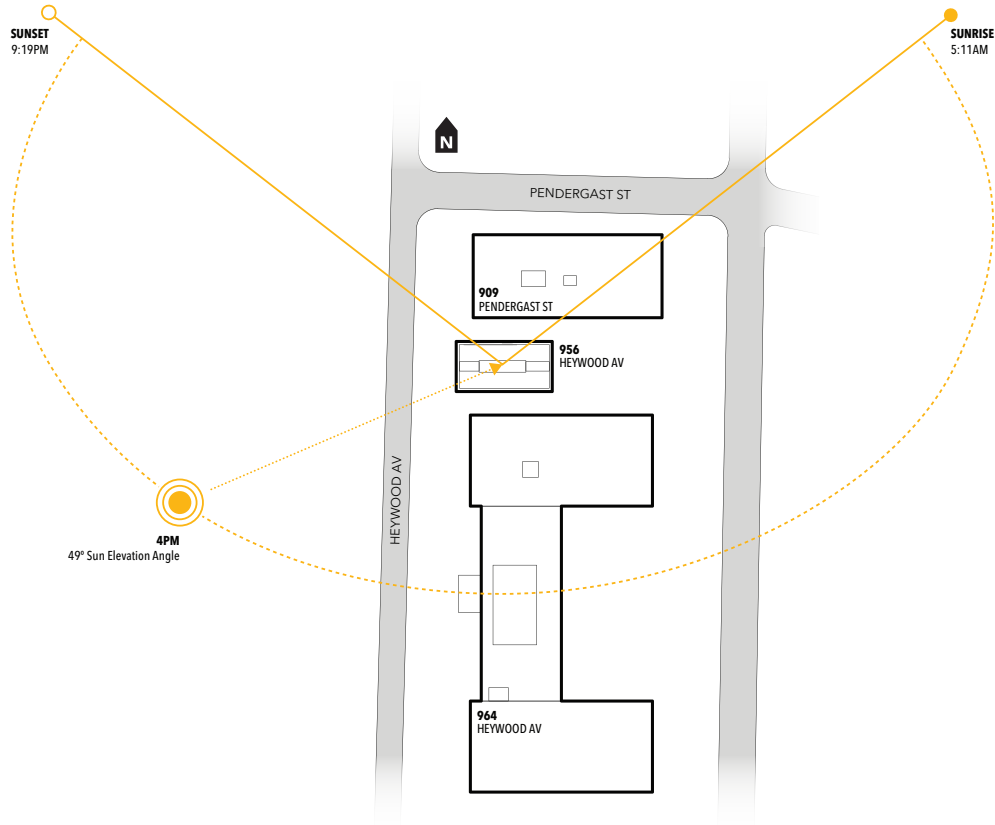
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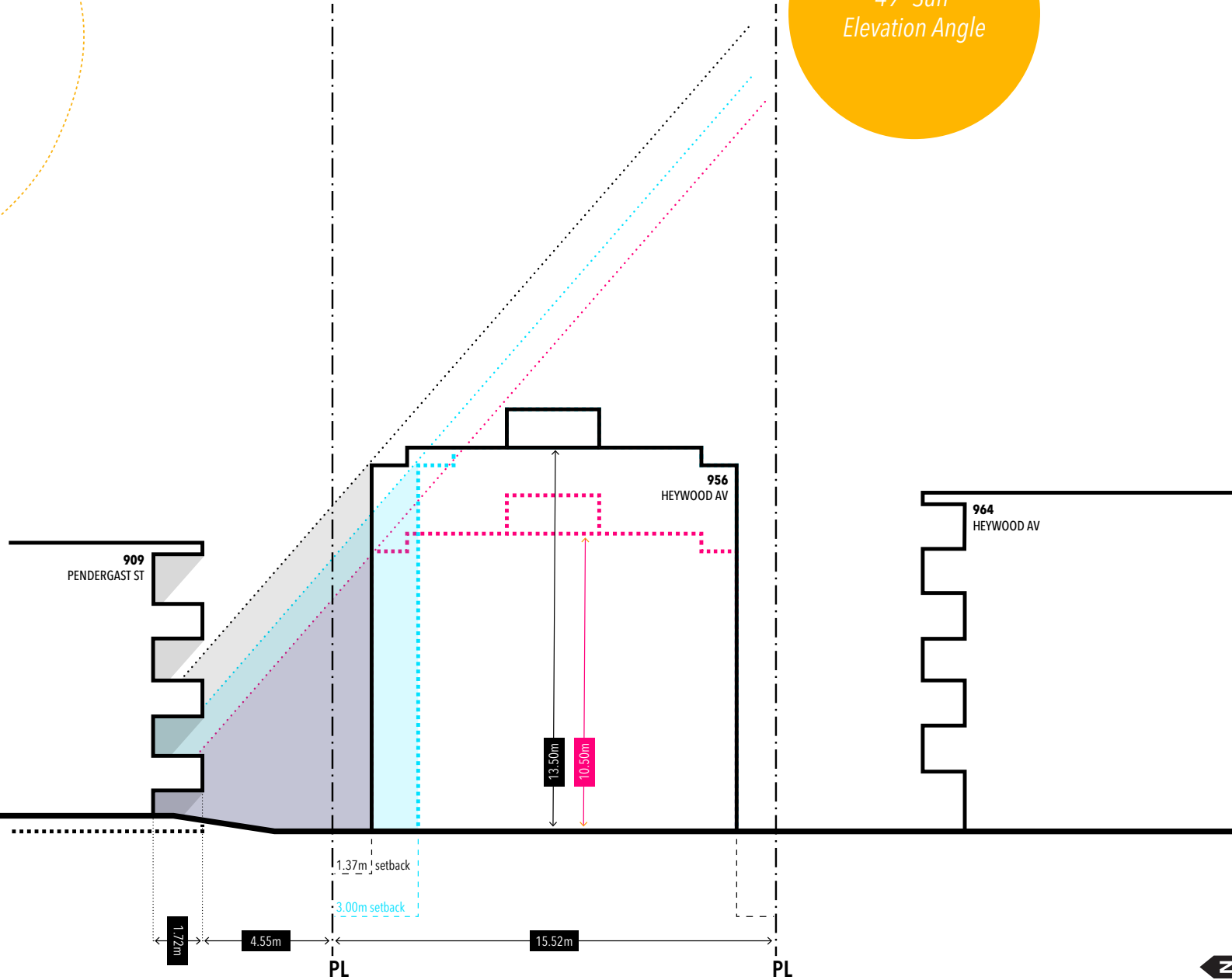
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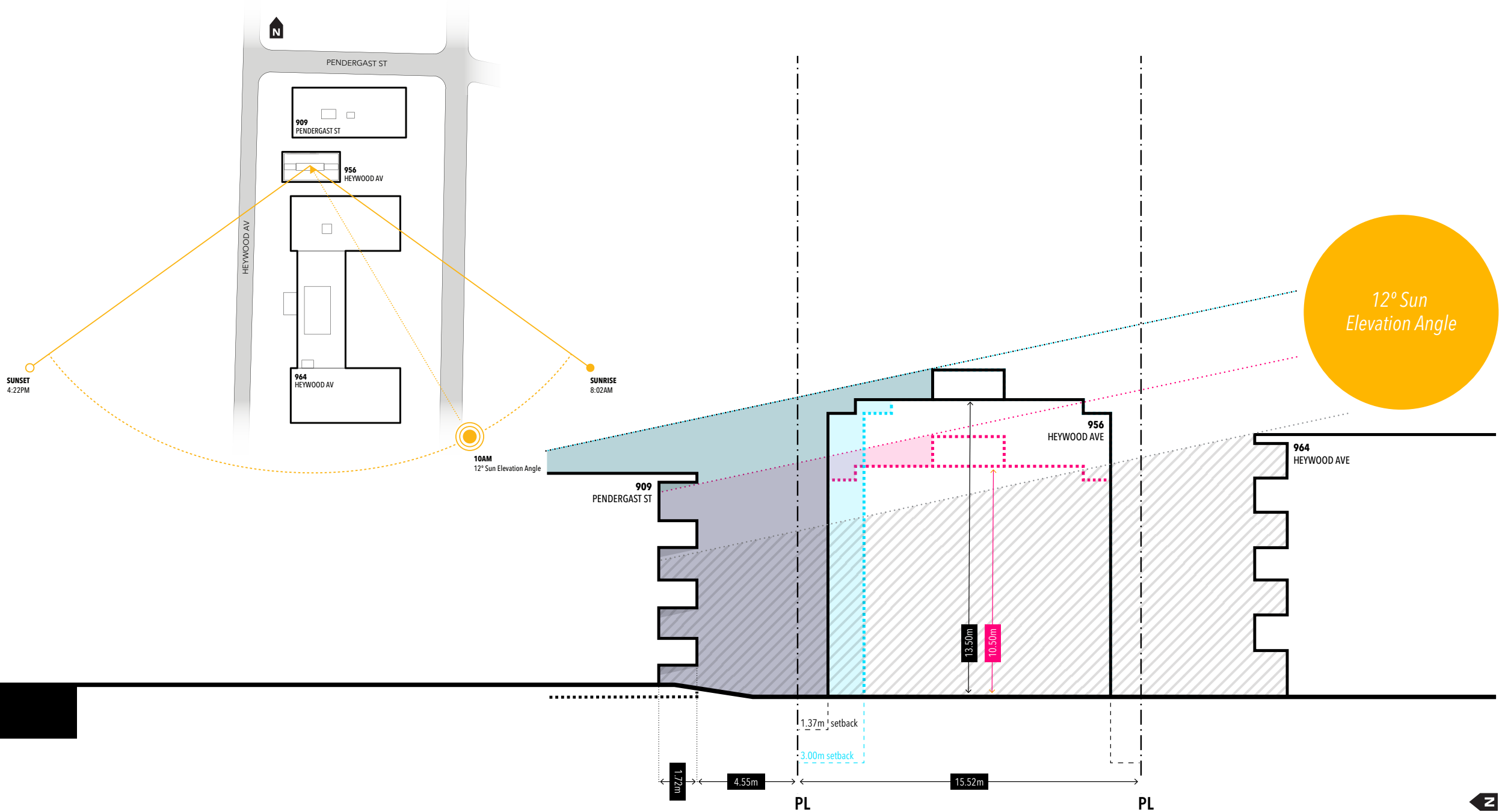
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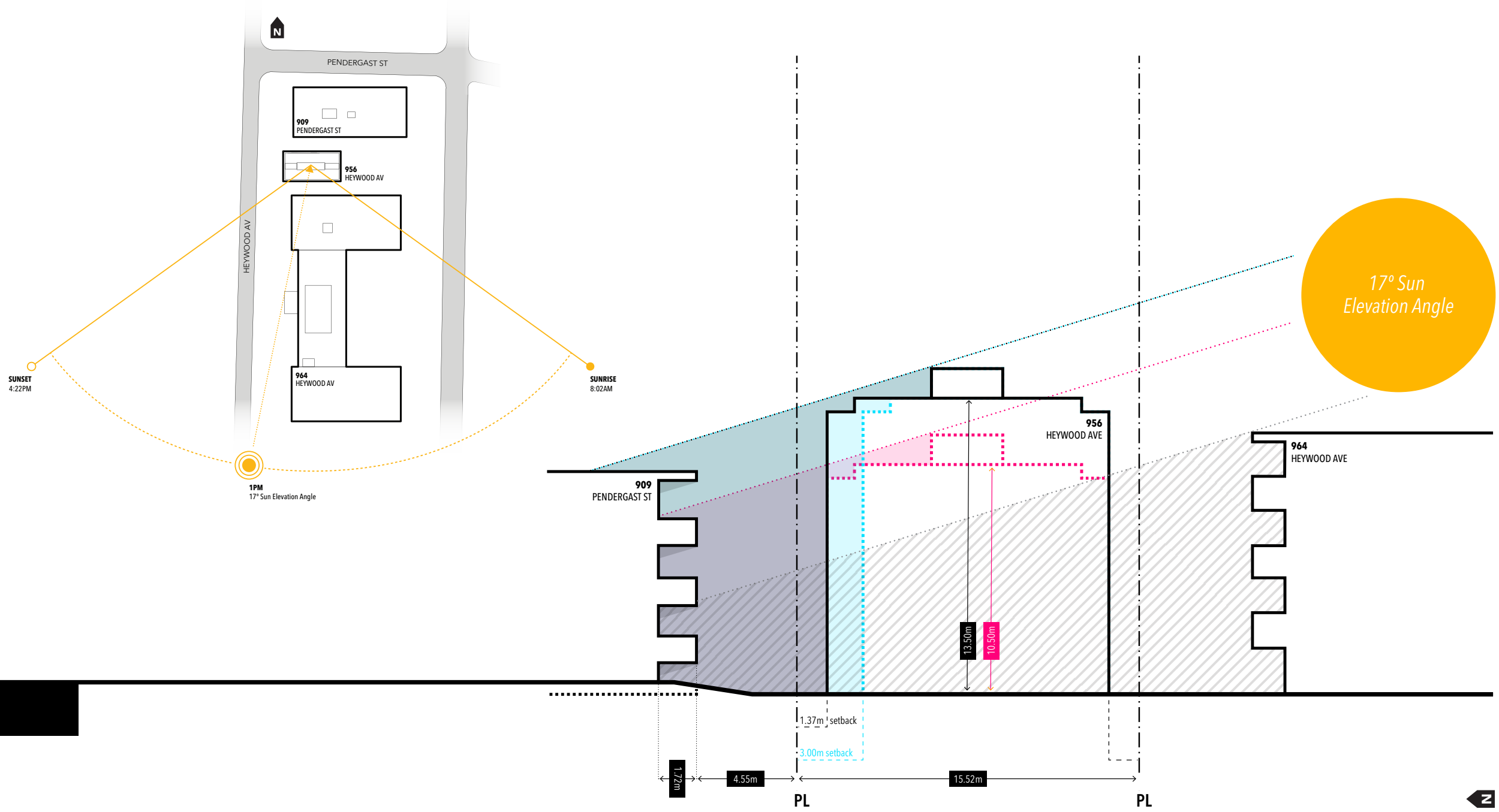
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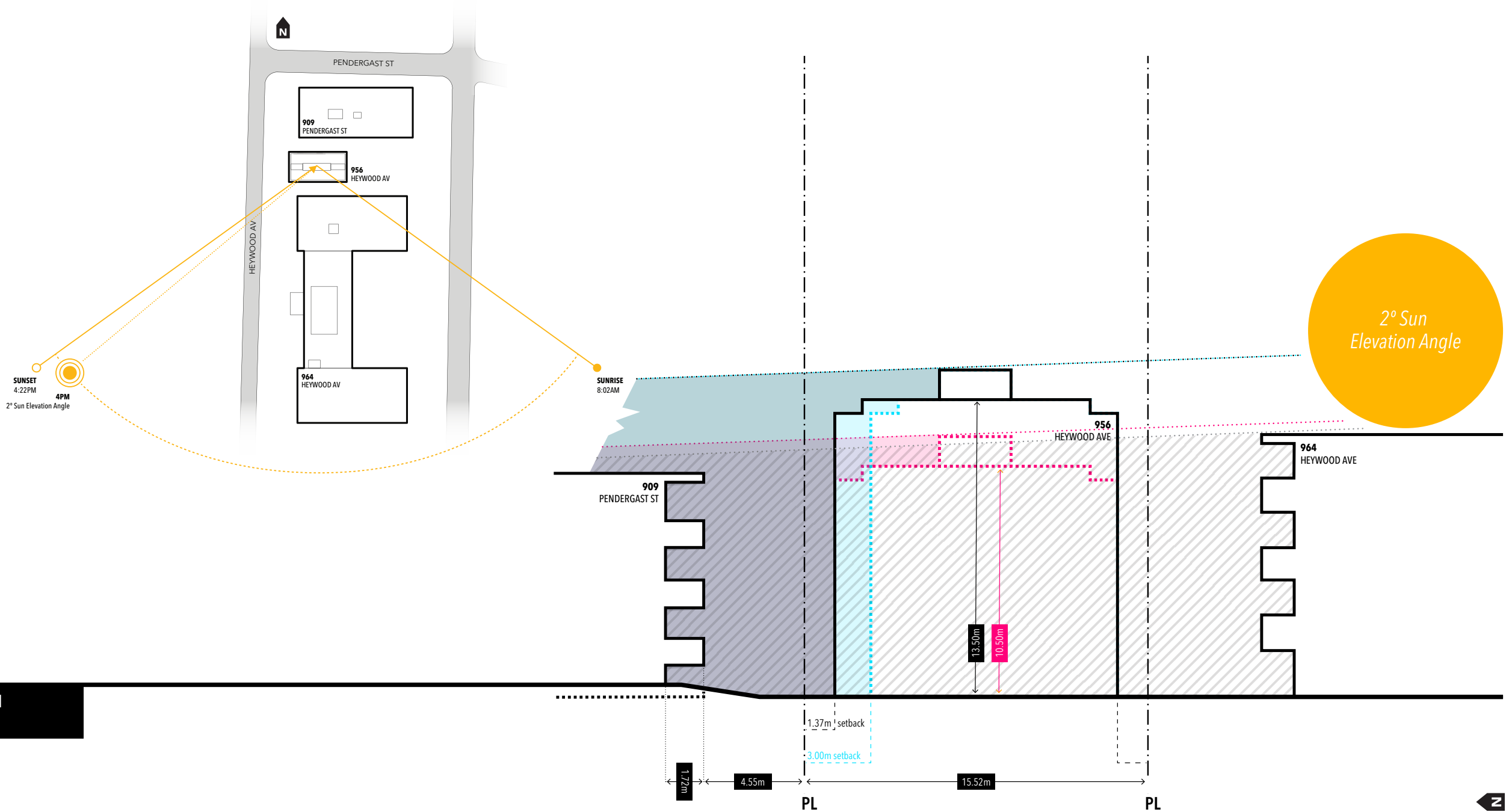
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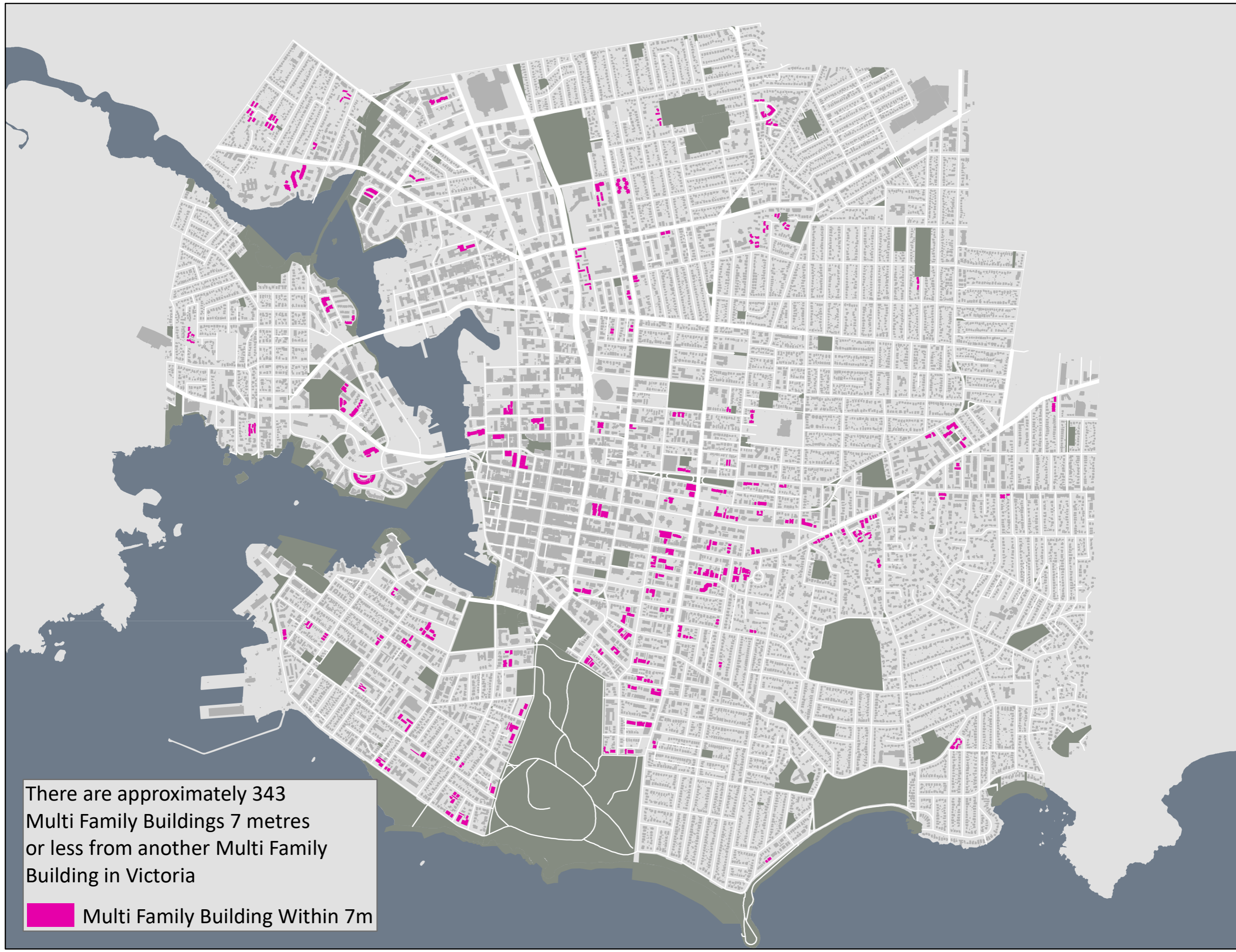


Shading Study.




Shading Study.





There are approximately 343
Multi Family Buildings 7 metres
or less from another Multi Family
Building in Victoria

 Multi Family Building Within 7m