



Committee of the Whole Report For the Meeting of May 26, 2022

To: Committee of the Whole **Date:** May 13, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00051 for 937 View Street

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00051 for the property located at 937 View Street.

LEGISLATIVE AUTHORITY

Relevant Development Permit with Variance considerations relate to:

- the application's consistency with design guidelines
- the impact of variances.

Enabling Legislation

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

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.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 937 View Street, which proposes a 19-storey residential building with approximately 266 rental units. Two

variances from the existing zone are proposed and relate to an increase in the maximum height from 27m to 60.15m and an increase in the maximum number of storeys from 9 to 19 storeys.

The following points were considered in assessing this application:

- The proposal has undergone numerous design iterations, which has resulted in an incremental increase in the building height from 45m (14 storeys) at the initial submission, to the current proposal of 60.15m (19 storeys). The most recent revisions relate to an increase in the setbacks to conform with the building separation requirements expressed in the design guidelines.
- The revised proposal is still not consistent with the objectives and guidelines contained in Development Permit Area 7B (HC): Corridors Heritage of the *Official Community Plan, 2012 (OCP)*. In particular:
 - The upper portions of the tower setbacks on the front (north) do not meet the minimum requirements for street wall heights, with floors 9 to 11 encroaching by approximately 3m.
 - The overall size and scale of the street wall does not enhance the experience at ground level by providing a human scaled urban design.
 - The proposal does not achieve a cohesive design or enhance the appearance along an arterial road (as visible from Fort Street) through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions.
- The impact of the proposed height variance would have a detrimental impact on shading of the public realm, access to sunlight and views to the open sky, and the location directly adjacent to an existing tall building would exacerbate these negative impacts.

Given the inconsistencies with the guidelines, staff are recommending that Council decline the Development Permit with Variances application.

BACKGROUND

Description of Proposal

This proposal is to construct a 19-storey, purpose built rental residential building containing approximately 266 units. Specific details include:

- high rise tower form with three distinct façade elements and uniform fenestration pattern
- exterior materials include curtain wall panel systems in white, light grey and dark grey stone texture
- community amenity space on the ground floor and two additional amenity spaces on level 19 including an outdoor north facing terrace
- primary and secondary street walls set back approximately 3.5m (levels 1 through 11) and a tertiary street wall set back approximately 6m (levels 5 through 14) from the street, with upper floors (levels 15 through 18) set back 8m and the penthouse (level 19) set back approximately 12m from the street
- removal of one existing boulevard tree to allow for the driveway access
- landscaping on View Street consisting of four new street trees (two on-street in tree grates and two in boulevard planting strips) and a raingarden
- landscaping within the private property consisting of nine new trees and shrub planting in raised planters along the north (front) and east (side) property lines, and a trellis and associated planting along the west (side) property line

- secure bicycle parking for 290 bicycles, located at the rear of the building on the main floor
- publicly accessible bicycle parking for 27 bicycles located at the front entrance and the side lane (easement for access to 930 Fort Street to the south).

The following differences from the R-48 Zone, Harris Green District, are proposed and require variances:

- an increase in the maximum height from 27m to 60.15m
- an increase in the maximum number of storeys from 9 to 19 storeys.

Land Use Context

The area is characterized by a mix of residential, commercial and surface parking lot uses.

Immediately adjacent land uses include:

- North – Harris Green commercial complex (currently part of an active rezoning application)
- South – surface parking lot (an approved development permit for a 13-storey mixed use building exists and will expire in September 2022 if construction has not substantially commenced)
- East – vacant single storey commercial buildings and surface parking (Council approved a rezoning and development permit application for a six-storey, purpose built rental building on February 10, 2022)
- West – existing 19-storey multi residential building (View Towers)



Existing Site Development and Development Potential

The site is presently used as a surface parking lot.

Under the current R-48 Zone (Harris Green District), the property could be developed at a height of ten storeys (if commercial use is included on the ground floor) to accommodate a range of uses, including but not limited to residential, retail, office, restaurant, theatres or day cares. The current zone does not prescribe a maximum density.

Data Table

The following data table compares the proposal with the R-48 Zone (Harris Green District) as well as the *Downtown Core Area Plan* policies. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	R-48 Zone	2011 DCAP Guidelines
Site area (m ²) – minimum	1572.30	N/A	-
Density (Floor Space Ratio) – maximum	7.97	7.97 ¹	5.5:1
Total floor area (m ²) – maximum	12,539	N/A	8647.65
Height (m) – maximum	60.15*	27	45.00
Storeys – maximum	19*	9	15
Site coverage (%) – maximum	62.00	N/A	-
Open site space (%) – minimum	38.00	N/A	-
Setbacks (m) – minimum			
Front (View Street)	3.50	3.50	0 - 3
Rear (south)	0.00	N/A	3.00
Side (east)	0.00	N/A	0 - 3
Side (west)	7.62	N/A	0 - 3
Vehicle Parking – minimum	0	0	-
Bicycle parking stalls long term – minimum	290	274	-
Bicycle parking stalls short term – minimum	27	27	-

¹ The R-48 zone is silent on density. However, a calculation has been provided based on the permitted heights and setbacks of the existing zone.

Active Transportation

The application proposes the following features which support active transportation:

- 290 secure bicycle stalls located at the rear of the building on the main floor (exceeding the minimum requirements in the *Zoning Regulation Bylaw* by 16 stalls), 50% of which are proposed to have electric charging outlets
- 16 publicly accessible bike racks located on View Street and 11 publicly accessible bike racks located on the side lane including bicycle repair benches.

The electrical charging outlets for the bicycle stalls would be secured through a legal agreement should Council decide to advance the application.

Public Realm

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

- streetscape improvements along the development frontage as per the Downtown Public Realm Plan 'New Town' District specifications, including the provision and installation of furnishings, materials and one decorative pedestrian light
- provision and installation of soil cells to achieve recommended soil volumes and depths for two of the four new street trees in the sidewalk along View Street
- provision and installation of the City standard tree guards for all street trees in grates
- a boulevard rain garden along View Street.

Should Council decide to advance the application these would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration at an opportunity for public comment.

Private Easement

A private easement exists along the west of the property, providing access to and from View Street for the owner of 930 Fort Street. An active Development Permit exists for 930 Fort Street, which if constructed would contain approximately 27 underground parking stalls. This information is provided for context only, and the existence of the easement is not a factor that Council may consider in determining whether to deny or approve this application since it is unrelated to the relevant design guidelines applicable to the subject property. The proposal for 937 View Street will not affect the easement and the application has allowed for access to 930 Fort Street as part of the current design.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant was referred for a 30-day comment period to the Downtown Residents Association (DRA) CALUC on September 5, 2017. Revised plans were also circulated to the CALUC on October 28, 2019, January 24, 2020, May 13, 2021, and January 13, 2022. A letter dated February 2, 2020 is attached to this report.

If further correspondence from the CALUC is received it will be forwarded to Council for consideration.

The associated application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

Advisory Design Panel Review

The application was referred to the Advisory Design Panel (ADP) on February 26, 2021 (minutes attached) where the following motion was carried:

"It was moved by Pamela Madoff, seconded by Marilyn Palmer, that Development Permit with Variances Application No. 00051 for 937 View Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- *A shorter podium, in compliance with the guidelines, should be considered to respond to the narrow proportion of View Street and to create a more human scale. The podium should be clearly defined by a significant building setback.*
- *The DCAP guidelines for street walls requiring a 3m setback for buildings up to 30m and a 6m side yard setback for portions of buildings above 30m should be followed in order to address issues of privacy, create space between buildings and reduce impacts on adjacent buildings.*
- *The building presents a very austere facade at the ground level. The DCAP guidelines encourage an articulated facade at the base level with multiple entrances, extensive glazing, pedestrian-scale lighting and canopies and awnings to provide weather protection for pedestrians.*
- *DCAP guidelines stress the importance of a strong architectural expression of 'base, body and top' specific to taller buildings. The proposal does not respond to this guideline and this has resulted in a uniform, monolithic appearance.*
- *The monolithic appearance of the building is further accentuated by a lack of variety in fenestration, materials, colour, texture and architectural expression.*
- *The proposal does not provide the high-quality architecture, building materials, landscape and urban design response that it specified in DPA 7B.*
- *Design development to enhance/refine pedestrian experience."*

The applicant has submitted revised plans and a letter from the architect dated April 29, 2021 (attached) provides further detail regarding their response to ADP. A brief summary of the changes that have been made include:

- an increase in building height from 18 storeys to 19 storeys
- a reduced podium height and massing from six to four storeys
- an increase in building setbacks that generally conformed with the minimum DCAP requirements (minor deviations were still apparent)
- revisions to the building form with attempts to break down the overall massing through a layered hierarchy of facades, step backs, corner cuts, projecting horizontal floor slabs and introduction of a secondary material treatment for the podium element
- introduction of a ground floor residential amenity space with shared patio and provision of ground floor weather protection canopies
- removal of green roof feature.

Additional revisions have been made in response to comments from staff. A letter from the architect dated December 29, 2021 provides further detail on the design changes, which can be summarised as follows:

- design refinements to the layered street walls through the removal of the projecting horizontal floor slabs on the secondary street wall and the addition of a third material (overall massing remains unchanged)
- simplification of the fenestration pattern and introduction of stronger shadow lines and recessed rainscreen panels.

ANALYSIS

Development Permit Area and Design Guidelines

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within Development Permit Area 7B (HC): Corridors Heritage. Key objectives of this designation include conserving the heritage value, special character and the significant historic buildings, features and characteristics of this area; further, the objectives look to achieve a more cohesive design and enhanced appearance, along arterial and secondary arterial streets, through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions. Although revisions to this proposal have resulted in increased tower setbacks, decreased podium height, and improved uniformity of the side elevations, it is still not consistent with the design guidelines associated with this Development Permit Area. Staff have concerns that the tower would have impacts on shading and privacy, that the street wall would not relate well to the public street and sidewalk, and that the building lacks cohesion and does not provide a sensitive response to the Heritage Corridor.

The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area. Staff strongly encouraged the applicant to consider lot consolidation with the adjacent owner to the east, which would help achieve a development more consistent with the policies in the OCP and Development Permit Area design guidelines through site planning. However, this was not realized and on January 10, 2022 Council approved a Rezoning and Development Permit with Variances for a six-storey, purpose built rental building for the adjacent parcel.

Downtown Core Area Plan

The *Downtown Core Area Plan* (DCAP) was originally approved in September 2011 as the key neighbourhood plan for Harris Green and has recently undergone a review to maintain alignment with other related City policies, plans and regulations. It was determined that improvements to its building design guidelines were needed to better achieve plan objectives and ensure future growth and development results in high quality environments. The updated DCAP was approved by Council on March 3, 2022, with related OCP amendment bylaws approved on March 24, 2022. The OCP bylaw includes a transition period of three-month effective date to allow current in-stream development applications to be processed under the previous DCAP (2011). Given that the current proposal is being presented during this transition period, a review of relevant policies from both the 2011 and 2022 DCAP has been provided. The applicant has primarily focussed on responding to the guidelines in the 2011 DCAP.

The subject site is designated Residential Mixed-Use District in the DCAP which envisions multi-residential development up to a height of 45m. The base density for a mixed-use

development is a floor space ratio (FSR) of 3:1 and a maximum of 5.5:1. The proposed height is 60.15m and the density is 7.97:1 FSR, therefore the proposal is inconsistent with the height and density provisions in the DCAP. Despite being in excess of the maximum density prescribed in the relevant policy documents, the application does not exceed the theoretical density that could be achieved under the existing R-48 Zone, which is 7.97:1. As a result of complying with the zoning, the application qualifies for being processed as a Development Permit with Variance.

The DCAP provides both broad urban design objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the design of buildings. Although improvements have been made to the proposal, the current design does not sufficiently meet the relevant design guidelines. Further commentary is provided below, as well as details on how the proposal responds to the recently adopted DCAP (2022) guidelines.

Building Separation

2011 DCAP

The 2011 DCAP guidelines require a minimum clearance of 3m from all side and rear property lines for portions of the building up to 30m in height and a minimum clearance of 6m for portions of the building above 30m. Additional clearances are required where buildings above 45m are located directly next to existing buildings greater than 45m in height. View Towers is located directly adjacent to the west and meets this height criteria (at approximately 52m), therefore a minimum side yard clearance of 10m is required from the west property line. Above 45m, balconies are required to be a minimum of 9.5m from the property line. The proposal generally meets the building separation distances with the exception of the terrace located on the southwest of level 15, which is positioned 7.9m from the property line (an encroachment of 1.6m). The positioning of the building from the south setback above level 15 is a fraction below the minimum 6m required, at 5.88m from the property line (an encroachment of 0.12m).

Despite the general conformity with the separation distances, the guidelines do encourage additional clearances (where feasible) to enhance livability for residential uses, and this is of particular importance given the orientation of units on all elevations, since three of the façades (south, east and west) would have large banks of windows facing existing or approved buildings. The separation distances stated in the guidelines are minimal when compared to best practices elsewhere, and recently constructed developments have led to some tight interfaces in the Urban Core. In response to these less than desirable conditions, the updated DCAP (2022) includes more stringent setback requirements as discussed below.

2022 DCAP

The updated DCAP (2022) requires a minimum rear yard setback of 8m for portions of the building located above the first storey that contain residential uses and a minimum side and rear setback of 10m for buildings that exceed 36m in height, which the proposal does not conform with. The proposed tower would be located 4m from the south (rear) property line (4m below the minimum setback requirements) 3.88m from the east property line (approximately 6m below the minimum requirements) and 7.62m from the west property line (approximately 2m below the minimum requirements). The proposal does however conform with the guidelines for portions of towers that face a public street (typically the front setback), which require a minimum setback of 3m, and the proposal exceeds this by 0.5m for the View Street frontage.

The guidelines include additional policies that reinforce the need to mitigate overlook and

enhance privacy for individual residential units. Council recently approved a Rezoning and Development Permit with Variances for the adjacent parcel to the east for a six-storey, purpose built rental building. If constructed, this would include bedrooms and living rooms approximately 5m from the west property line of the subject site, with a 7m building to building interface. The property to the south (930 Fort Street) also has an approved Development Permit for a 13-storey residential building, which if constructed would be situated approximately 5m from the property line and also contains living rooms and bedrooms. This would result in a building-to-building interface on the south of only 8m for the first nine storeys and 11m for upper portions of the tower. Although the previous DCAP (2011) requirements are generally being met, the interface between the proposed building and recently approved buildings significantly affects the privacy and livability for residents given the orientation of units on all sides and the large expanse of windows.

Built Form and Massing

2011 DCAP

The 2011 DCAP guidelines seek to minimize the effects of wind through massing and design, and note that new buildings that are located adjacent to a park, plaza or open space may be required to submit a shadow and wind assessment. Whilst the applicant has provided a shadow study, no wind assessment has been provided despite staff's request. Given the location of the proposed tall building being adjacent to View Towers and across the street from the public plaza proposed as part of the in-stream Rezoning application for the 900-block of Yates Street, staff have requested in the alternate motion that a wind study be provided in advance of an opportunity for public comment, should Council decide to advance the application. The updated 2022 DCAP guidelines further support this request where proposals are likely to result in significant wind tunnel effects on the pedestrian realm.

DCAP addresses the importance of the design of "base, body and top" in relation to taller buildings with a key objective being to avoid uniformity in building design. The proposed development has evolved through a number of design iterations, and in more recent versions staff noted concern at the lack of expression between the base, body and top of the tower. The applicant cites the proposed prefabricated modular construction method as being the primary reason that is driving the current design.

The guidelines include design criteria which apply to new buildings that are located along public streets to frame the streetscape and reinforce a human scale. The DCAP (2011) had a prescriptive approach for creating a series of street walls which aims to reduce the overall massing and bulkiness of taller buildings. The proposal generally conforms with this design approach, with the exception of a portion of the primary street wall (levels 9 to 11), which does not meet the required 6m setback from the property line, for portions of the building above 25m. Although the applicant has attempted to address other aspects for upper storey setback requirements in the guidelines, the multiple layered front façade, combined with the staggered setbacks (particularly on the east elevation), results in an appearance that lacks overall design cohesion.

2022 DCAP

The new DCAP (2022) recognised the limitations of such prescriptive design guidelines and has simplified the approach to tall buildings, eliminating the requirement for multiple staggered façade setbacks, which does present opportunities to create a more elegant building form. However, the minimum tower setback requirements under the new DCAP (2022) mentioned

previously (which cannot be met in the current design) ultimately determine the resultant floor plate size and whether a site can accommodate a tall building. Whilst the proposal would meet the floorplate limitations in both the 2011 and 2022 DCAP, the updated 2022 DCAP suggests a minimum parcel size of 1600m² for interior lots, which the subject site is deficient by approximately 30m². In these circumstances, an innovative and creative response is required to meet the intent of the guidelines, on key issues mentioned earlier such as form and massing, building separation, privacy and access to sunlight. The current proposal does not present any thoughtful responses to these design considerations which suggests that the subject site is not a candidate for a tall building.

Relationship to the Street

The Residential Mixed-Use District encourages multi-residential development appropriate to the context, respecting the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged to help increase pedestrian activity. View Street is identified as a Local Street, with commercial or residential considered as acceptable uses. Although the proposal does not include commercial use at the ground floor, it does include a shared amenity room adjacent to the lobby and street-facing common patio, as well as individual entrances to the three ground level units. For these reasons, the proposal is considered to be generally consistent with the policy as it contributes to increased pedestrian activity and interest at the street level. However, further consideration is required for the proposed fencing for the ground level mechanical rooms, which exceeds the maximum height of the Fence Bylaw as discussed on the following page, and details on the elevation drawings are limited with respect to the street level entrances. Appropriate wording to refine this element is included in the alternate motion, should Council advance the application.

The guidelines encourage increasing the urban tree canopy and other landscape elements as a component of streetscape improvements. The proposal includes a rain garden and four new street trees as discussed later in this report, which is consistent with the guidelines. The recent approval of the proposal to the east includes a rain garden adjoining the subject site, and should Council advance the application, staff are recommending the application at 937 View Street be revised to provide a more seamless transition to the adjacent development to the east.

Crime Prevention Through Environmental Design

At the request of staff, the applicant has provided a Crime Prevention Through Environmental Design (CPTED) analysis to identify measures being undertaken to address safety and security. The proposal has improved in recent iterations and does include an amenity room and office with windows overlooking the vehicle access lane and public bike storage, which enhances natural surveillance. However, the lighting features referenced in the CPTED letter are not included on the architectural or landscape drawings, therefore if Council chooses to advance the application, this will be a required plan revision prior to an opportunity for public comment.

Heritage Corridor

An objective of DPA 7B (HC): Corridors Heritage is to achieve a more cohesive design through high-quality architecture and urban design that is responsive to its historic context and conserves the special characteristics and heritage value of the area.

The proposed development alters the spatial organization of the streetscape between Quadra and Vancouver Streets through the introduction of a tall building that is incompatible in terms of size, scale and design to its context. The proposed development does not provide an adequate

transition in scale to respond to the low-rise character of its adjacent historic context to the south (Fort Street).

Advisory Design Guidelines for Buildings Signs and Awnings (1981)

The *Advisory Design Guidelines for Buildings Signs and Awnings* (1981) state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: comprehensive design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, detailing, street relationship, vistas, landscaping plan, colours and textures. The application is not consistent with these guidelines as it relates to massing, scale and context.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The application includes security fencing for access to the ground level mechanical rooms on the east of the building, although details in the application package are limited. The gates are set back behind the pad mounted transformer (PMT), which does reduce the negative visual impact on the street to a certain extent. However, the height of the gates is taller than allowed under the Fence Bylaw, which adds to fortress-like appearance along the street. In addition, further consultation is required with BC Hydro to ensure the proposed power supply aligns with the recently approved development to the east. This may affect the design at the street level and appropriate wording is included in the alternate recommendation to address this, should Council decide to advance the application.

Fence Height Variance

The *Fence Bylaw* requires fences to be no taller than 1.83m if the fence is located between that parcel's front building line and the rear boundary. Since the security fencing is proposed at 2.21m high, which exceeds the maximum height allowed in the Fence Bylaw by 0.38m, the proposal may require a variance. Appropriate wording is provided in the alternate recommendation to remove this variance, should Council decide to advance the application.

Variations

Two variations to the *Zoning Regulation Bylaw* are being proposed as part of this application.

Height and Number of Storeys

An increase in the height from 27m to 60.15m and an increase in the number of storeys from 9 to 19 is being requested. The R-48 Zone does not prescribe a maximum density through an FSR calculation. In the case of a height variance in this Zone, standard practice is to determine the "theoretical" FSR based on the height and setback regulations as they relate to the subject property. This determines the building envelope that can be achieved. The theoretical density for the subject property is 7.97:1 FSR and the proposal is for a building with an FSR of 7.97:1. Although determining the building envelope through R-48 zoning parameters has been standard practice, this doesn't necessarily result in a building that would meet the relevant guidelines or receive staff support. An analysis was also provided that applied the relevant setback and street wall requirements in the DCAP (2011), which results in a "quantitative design guideline compliant" theoretical FSR of 5.99:1.

At the time of the initial submission in 2017, the proposal met the maximum height limits recommended in the guidelines (45m). Throughout the design evolution, in order to meet the required building setbacks (DCAP, 2011), the proposal has gradually increased in height and density, with the proposal being presented to Council now exceeding the recommended height guidelines in the DCAP by 15m, or four storeys. Through the review process, staff repeatedly emphasised the importance of meeting and exceeding the minimum building separation distances, but not at the expense of other aspects of the guidelines. Other relevant aspects of the guidelines encourage the orientation of tall building massing to limit sun shadowing, particularly on adjacent public realm locations such as sidewalks, parks, plazas, and open spaces. Since the proposal was submitted, an active application now exists to rezone the property to the north (Harris Green commercial complex), which contains a public plaza directly north of the subject property. The shading impacts of the proposed 19 storey building would have a detrimental effect on this proposed public space. The 2022 DCAP guidelines require a more rigorous approach to shading analysis and whilst this level of detail has not been provided, it is anticipated that the proposal would be a further departure from this aspect of the new guidelines.

The guidelines encourage offsetting tall buildings from other adjacent tall buildings, to create a more diverse skyline and improve sunlight access into development blocks. View Towers is located immediately to the west of the subject site and the proposed building would exceed the height of this existing building by approximately 0.5m. Although the proposed form is less slab-like than its neighbour, the height and scale of the building would exacerbate negative impacts on views to the sky and access to sunlight. Given the inconsistencies with current policy (both 2011 and 2022 DCAP) and the detrimental impacts on the public realm, staff recommend for Council's consideration that the proposed height variance be declined.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*. The proposed ground floor patios and all amenity spaces are designed to be accessible and should Council decide to advance the application, these will be secured through a legal agreement, which the applicant is amenable to.

Sustainability

The proposal includes secure bike parking for 290 stalls, which exceeds the minimum standards in the *Zoning Regulation Bylaw* by 16 stalls. The applicant notes the provision of electrical outlets for the bike room, and has agreed to secure electric outlets for 50% of the bicycle stalls through a legal agreement, should Council decide to advance the application.

Housing

Since this application is for a Development Permit with Variances, housing tenure and affordability considerations cannot be required. However, the applicant has agreed to secure the rental tenure of the building for the greater of 60 years or the life of the building. The application would add approximately 266 new residential rental units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

As noted in the applicant's letter, the proposal aims to target Moderate Incomes, which falls on the market end of the Housing Continuum diagram.

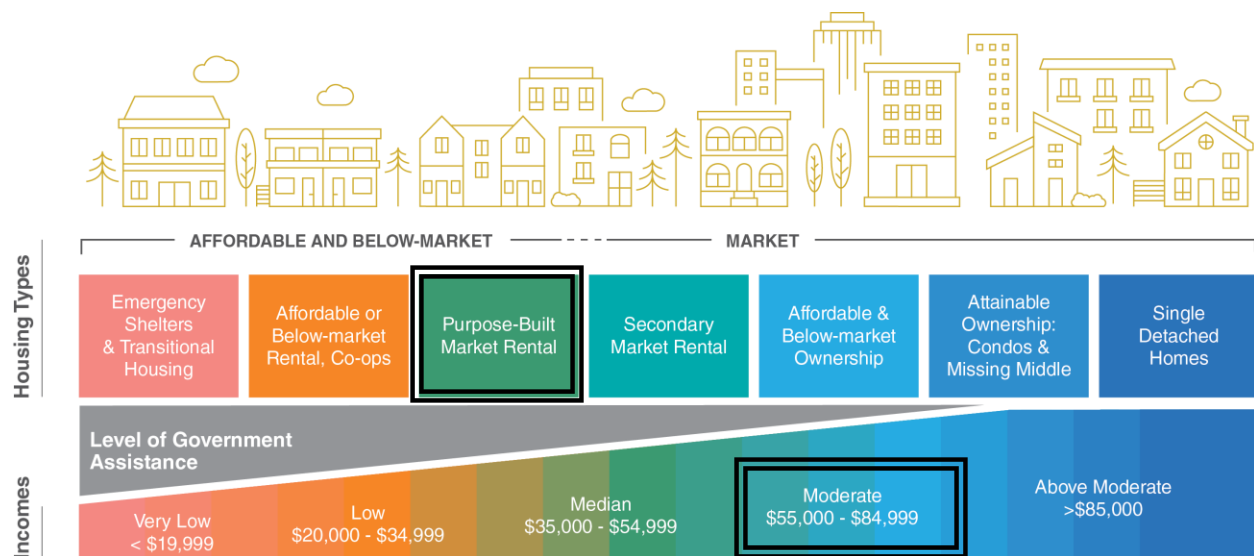


Figure 1. Housing Continuum

Housing Mix

At present there is no policy that provides targets regarding housing mix, and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing (two bedrooms or more). As submitted, this application proposes a mixture of studio and 1-bedroom units ranging from 29 m² (312 ft²) to 48 m² (516 ft²) in size, but does not include any units appropriate for families. However, as noted above, since this application is for a Development Permit with Variances, the provision of a specific unit mix has not been secured.

Security of Tenure

A Housing Agreement is being proposed which would ensure that the units would remain rental for 60 years or the life of the building.

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. This application was received on August 9, 2017, so *Tree Preservation Bylaw* No. 05-106 (consolidated on June 1, 2015) applies.

One existing tree on Fort Street, an 8 cm diameter Persian Ironwood will require removal to accommodate the driveway access. Two new street trees are proposed to be planted in the boulevard rain gardens and two new street trees are proposed in grates within the sidewalk. The landscape plan shows nine small canopy trees at maturity. Should Council advance the proposal, it is recommended that prior to Public Hearing the applicant identify the extent of the soil cells within the sidewalk and that the provision of soil cells be secured through a legal agreement. Appropriate wording in the alternate motion is included for Council's consideration.

Parks has requested a second rain garden be added in the eastern-most bulb that would be integrated with the recently approved development at 1124 Vancouver Street.

Below is a summary of tree related impacts:

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	0	0	0	0
On-site trees, not bylaw protected	0	0	9	9
Municipal trees	1	1	4	+3
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
Total	1	1	4	+12

The City would incur the following annual maintenance costs for the planting of four new municipal trees, installation of two rain gardens, and an irrigation system.

Table 1: Resource Impacts

Increased Inventory	Annual Maintenance
New municipal trees (three net new)	\$180
New rain gardens	\$1,632
Irrigation	\$400

CONCLUSIONS

The proposal to construct a 19-storey, purpose built rental building with approximately 266 dwelling units is consistent with the OCP and DCAP with respect to the proposed land use and would offer a significant supply of one-bedroom / studio units in a centrally located area well served by local services and transit. However, the limited setbacks as well as the orientation of units in all directions presents critical challenges associated with privacy and liveability of units. The proposed height exceeds those recommended in the guidelines and would have negative shading impacts on the public realm and the location directly adjacent to an existing tall building would exacerbate the negative impacts on views to the sky and access to sunlight. The multiple design iterations and attempts to achieve the setback and street wall requirements has resulted in an architectural expression that lacks cohesion.

The proposal does not sufficiently meet the DCAP (2011) guidelines, and given the more stringent setback and minimum parcel size requirements, the proposal would be a further departure from the new (2022) guidelines. The subject property is not suitable candidate for a tall building and staff recommend for Council's consideration that this Development Permit with

Variations Application be declined. Despite the consistent advice provided by staff with respect to developing a proposal that has greater consistency with the guidelines, the applicant has opted to pursue the current proposal. Given the longstanding nature of the application, it is therefore not recommended the applicant be directed to prepare an alternate design. Should Council wish to advance the proposal, an alternate recommendation is provided to advance the current design with minor revisions.

ALTERNATE MOTION (Advance as is with Minor Revisions)

That, subject to plan revisions to address the following:

- a. Corrections to the illustration of the bicycle parking stalls to comply with Schedule C of the *Zoning Regulation Bylaw*
- b. Provision of additional information on the View Street elevations to include details of door openings for residential units, lobby and amenity rooms as well as to accurately reflect the proposed landscaping features illustrated in the 3D renders
- c. Improving the relationship with the street adjacent to the pad mounted transformer and ensuring that any proposed fencing meets the relevant guidelines and maximum heights in the Fence Bylaw
- d. Provision of a rain garden in the easternmost landscape bulb along View Street, to provide a more seamless transition to the recently approved development to the east
- e. Provision of a lighting study
- f. Provision of a wind study
- g. Provision of a physical material board
- h. Provision of an updated Sewage Attenuation Report to the satisfaction of the Director of Engineering and Public Works
- i. Confirmation that BC Hydro has approved the proposed power supply to the development, to the satisfaction of the Director of Engineering and Public Works
- j. Corrections to the Landscape Plan and Civil Plans to include a rain garden on the easternmost bulb out that is integrated with the proposed rain garden on the adjacent development
- k. Confirmation of the extent of soil cells on landscape and civil plan to the satisfaction of the Director of Parks, Recreation and Facilities and Director of Engineering and Public Works
- l. Corrections to the Preliminary Servicing Plan, to the satisfaction of the Director of Engineering and Public Works.

And, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to secure the rental tenure of the building for the greater of 60 years or the life of the building and to ensure that a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development.
- b. A Section 219 covenant to ensure that the dwelling units are not strata titled, to the satisfaction of the Director of Sustainable Planning and Community Development.
- c. A Section 219 covenant to secure the common amenity areas as fully accessible, to the

satisfaction of the Director of Sustainable Planning and Community Development.

- d. A Section 219 covenant to secure electric outlets for no less than 50% of the bicycle stalls to the satisfaction of the Director of Sustainable Planning and Community Development
- e. A Section 219 covenant to secure public realm improvements including:
 - i. streetscape improvements along the development frontage as per the Downtown Public Realm Plan 'New Town' District specifications, including the provision and installation of furnishings, materials and one decorative pedestrian light to the satisfaction of the Director of Engineering and Public Works.
 - ii. provision and installation of soil cells to achieve recommended soil volumes and depths for 2 of the 4 new street trees in the sidewalk along View Street
 - iii. provision and installation of the City of Victoria standard tree guards for all street trees in grates
 - iv. two boulevard rain gardens along View Street.

And that subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the *Local Government Act* with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances No. 00051 for 937 View Street in accordance with:
 - a. Plans date stamped January 6, 2022.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 27m to 60.15m;
 - ii. increase the number of storeys from 9 to 19.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

Respectfully submitted,

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

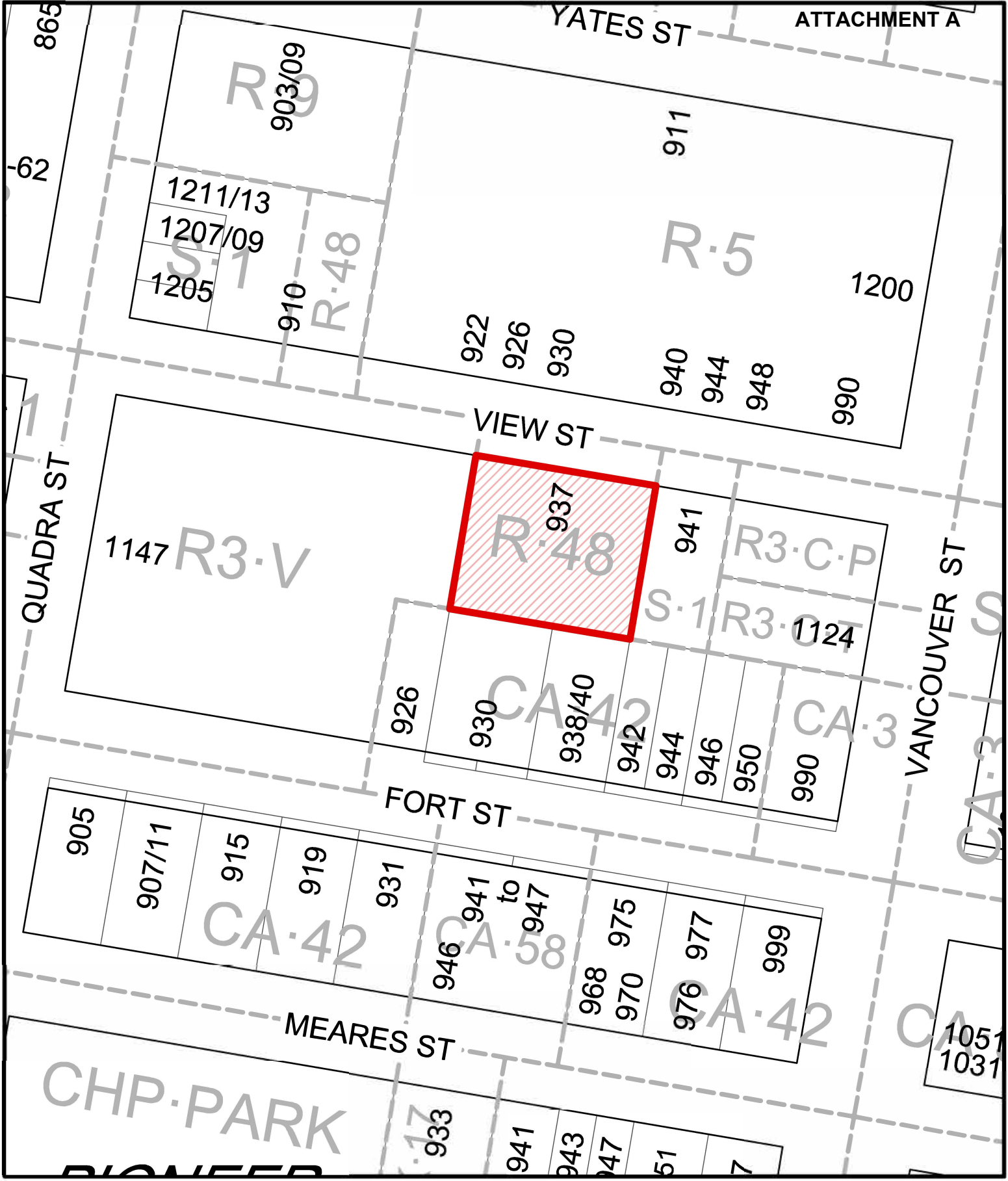
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped January 6, 2022
- Attachment C: 3D Renderings date stamped January 28, 2022
- Attachment D: Letter from architect to Mayor and Council dated March 21, 2022

- Attachment E: Letter from owner to Mayor and Council dated March 17, 2022
- Attachment F: ADP staff report dated February 10, 2021
- Attachment G: ADP minutes from the meeting of February 24, 2021
- Attachment H: Letter from Architect in response to Advisory Design Panel meeting dated April 29, 2021
- Attachment I: CPTED Analysis dated August 10, 2020
- Attachment J: Community Association Land Use Committee Comments dated February 2, 2020
- Attachment K: Correspondence (Letters received from residents).



937 View Street
 Development Permit with Variance #00051





937 View Street

LIST OF DRAWINGS

ARCHITECTURAL

- A000 Cover
- A001 Project Data
- A100 Survey
- A101 Site Plan Existing
- A102 Site Plan Proposed
- A103 Setback Plans
- A104 Setback Sections
- A105 Site Context - Shadow Analysis
- A108 Site Context - Street Elevations
- A201 Level 1 Plan
- A202 Level 2 Plan
- A203 Levels 3-4 Plan
- A204 Levels 5-9 Plan
- A205 Levels 10-11 Plan
- A206 Levels 12-14 Plan
- A207 Levels 15-18 Plan
- A208 Level 19 Plan
- A209 Roof Plan
- A301 Building Elevations
- A302 Building Elevations
- A401 Building Sections
- A402 Building Sections
- A911 Area Plans

LANDSCAPE

- L1.01 Landscape Materials
- L1.02 Stormwater Management
- L3.01 Planting Plan - Level 1
- L3.02 Planting Plan - Levels 2 and 19

CIVIL

- C100 General Notes
- C200 Site Servicing Plan
- C300 Grading Plan
- C400 BC Hydro Information Plan

Revisions

Received Date:
January 6, 2022

21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

Cover



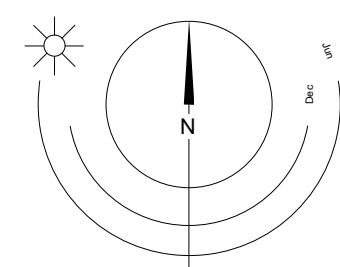
dHka **A000**

dHKarchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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1 Context Plan Image
A001



PROJECT DESCRIPTION

CIVIC ADDRESS:
937 VIEW STREET, VICTORIA, BC.
LEGAL DESCRIPTION:
LOT A, OF LOTS 785, 786, and 787, VICTORIA CITY,
PLAN 36505

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
18 STOREY RESIDENTIAL BUILDING

USES:
RESIDENTIAL

EXISTING ZONE: R-48 HARRIS GREEN

PROPOSED ZONE: R-48

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA: 1 572.3 m² (16 924 s.f.)

FLOOR AREA:
Level 1: 821 m² (8 884 s.f.)
Level 2-4: 829 m² (8 923 s.f.) x 3 = 2 487 m²
Level 5-9: 804 m² (8 654 s.f.) x 5 = 4 020 m²
Level 10-11: 844 m² (9 032 s.f.) x 2 = 1 688 m²
Level 12-14: 573 m² (6 168 s.f.) x 3 = 1 719 m²
Level 15-18: 502 m² (5 403 s.f.) x 4 = 2 008 m²
Level 19: 396 m² (4 263 s.f.)

TOTAL PROPOSED: 12 539 m² (135 019 s.f.)

FLOOR SPACE RATIO: 7.97 FSR

SITE COVERAGE: 62%

OPEN SITE SPACE: 38%

GREEN STORMWATER INFRASTRUCTURE: 83 m² (893 s.f.)
*Minimum 30% of paving area, refer to Landscape drawing L1.02

GRADE OF BUILDING: 17.7 m (GEODETTIC AVG GRADE)
See Site Plan for Grade Calculations

HEIGHT OF BUILDING: 60.2 m

SETBACKS:
FRONT (View Street): 3.5 m
REAR (S): N/A
SIDE (E): N/A
SIDE (W): N/A

NUMBER OF STOREYS: 19 STOREYS

SUITE COMPOSITION:
Studio < 32m²: 107 Suites
1 Bed / 1 Bath < 45m²: 126 Suites
1 Bed / 1 Bath > 45m²: 33 Suites

TOTAL: 266 SUITES

RESIDENTIAL PARKING: N/A

COMMERCIAL PARKING: N/A

BICYCLE PARKING:
Required Long Term: 275
Provided Long Term: 260 (25% EB)
Required Short Term: 27
Provided Short Term: 27
317 Total

PROJECT DIRECTORY

REGISTERED OWNER
Nelson Investments Inc.
595 Howe Street, 10th Floor
Vancouver, BC
V6C 2T5
Chris Nelson
tel: 604.318.6877
chris@nelsoninvestmentsinc.com

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dHKarchitects
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Charles Kieruff
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crk@dhk.ca

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bijan@nemetz.com

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fax: 250.412.2892
scott@mdidesign.ca

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fax: 250.590.4392
SCampden@heroldengineering.com

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Morrison Henfield
536 Broughton Street, 2nd Floor
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V8W 1C6
Chris Raudoy
tel: 250.361.1215 x142201
fax: 250.361.1235
craudoy@morrisonhenfield.com

BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3
CANADIAN STANDARDS ASSOCIATION B651-18

MAJOR OCCUPANCY CLASSIFICATION:
GROUP C - RESIDENTIAL

BUILDING AREA:
12 539 m² (135 019 s.f.)

BUILDING HEIGHT:
19 STOREYS

NUMBER OF STREETS FACING:
1

ACCESSIBLE FACILITIES
ACCESSIBLE ENTRANCE

CONSTRUCTION REQUIREMENTS:
3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

LIST OF ABBREVIATIONS

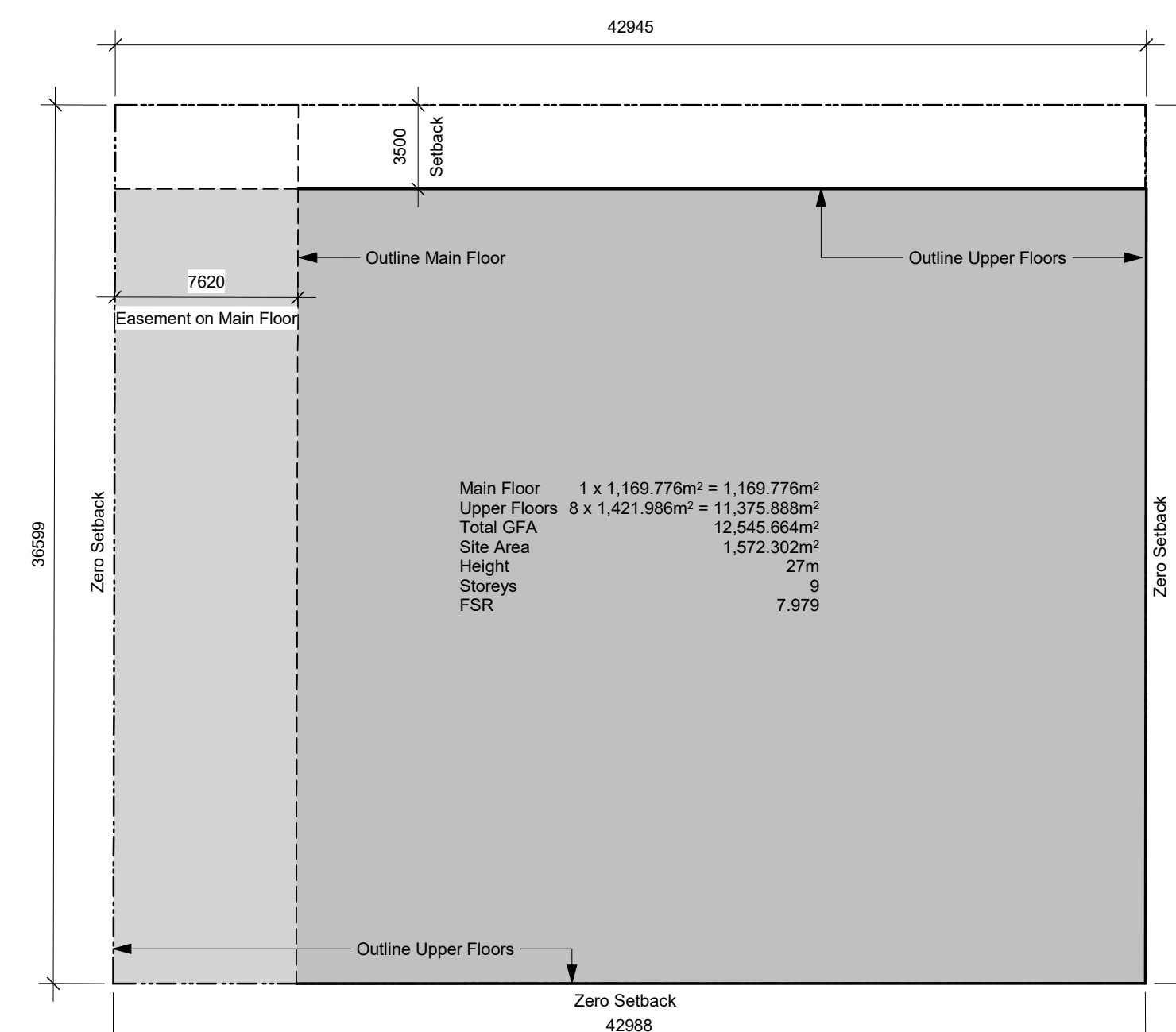
The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	H/C	Handicap	SPC	Solid Particleboard Core
ACT	Acoustical Tile	HM	Hollow Metal	ST	Structure
AFF	Above Finished Floor	HP	High Point	STL	Steel
AL	Aluminum	HSS	Hollow Steel Section	STN	Stain(ed)
AO	Auto-Opener	HW	Hardware	STNT	Stone Tile
AP	Annunciator Panel	INSUL	Insulated	SS	Stainless Steel
BG	Building Grade	LAM	Laminated Glass	SVF	Sheet Vinyl Flooring
CEM	Cementitious Backing Board	LP	Low Point	TB	Towel Bar
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TID	Tempered / Double Glazed
CBK	Concrete Block	MR	Mirror	TLAM	Tempered Laminated Glass
CIL	Centerline	MP	Metal Panel	TGL	Tempered Glass
CPT	Carpet Tile	O/H	Overhead	TLGL	Translucent Glass
CT	Ceramic Tile	OW	Operable Window	TOC	Top of Concrete
CW	Complete With	PF	Prefinished	TOD	Top of Drain
DD	Deck Drain	PLAM	Plastic Laminate	TOI	Top of Insulation
EB	Electric Bike Storage	PLS	Plaster	TOP	Top of Parapet
EL	Elevation	PSF	Pressed Steel Frame	TOS	Top of Slab
EPC	Epoxy Polymer Coating	PT	Paint	TOW	Top of Wall
EV	Electric Vehicle Parking	PTD	Paper Towel Dispenser	TP	Toilet Paper
EXP AGG	Exposed Aggregate	PTD/W	Paper Towel Dispenser / Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
EXT	Exterior	PTW	Paper Towel Waste	UNO	Unless Noted Otherwise
FD	Floor Drain	RA	Roof Anchor	U/S	Underside of...
FEC	Fire Extinguisher Cabinet	RB	Rubber Base	VCT	Vinyl Composition Tile
FFE	Finished Floor Elevation	RES	Resilient Flooring	VI	Vision Glass
FG	Finished Grade	RD	Roof Drain	VIS	Vinyl Impact Sheet
GB	Grab Bar	RD-P	Roof Drain - Planter	VT	Vinyl Tile
GBL	Glass Block	RWL	Rain Water Leader	VWC	Vinyl Wall Covering
GL	Glass	SAFI	Spray Applied Fibrous Insulation	WC	Water Closet
GWG	Georgian Wire Glass	SCW	Solid Core Wood	WD	Wood
GWB	Gypsum Wallboard	SD	Soap Dispenser	WPM	Waterproof Membrane
HC	Hollow Core	SL	Sealer	WRC	Water Repellent Coating
HCV	Hollow Core Wood	SP	Spandrel Glass		

ANNOTATIONS LEGEND

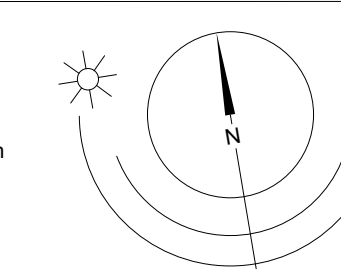
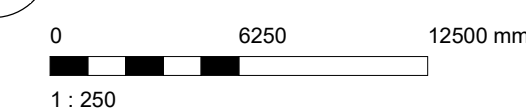
The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
[201]	
[101a]	DOOR NUMBER See Door Schedule
[W-10]	WINDOW NUMBER See Window Schedule
[W1]	WALL TYPE See Assemblies Schedule
[2.0 hr]	RATED WALL DESIGNATION See Window Schedule
[00.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[AREA]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[A001]	INTERIOR ELEVATION REFERENCE
[W1 C1 F1 B1]	ROOM FINISHES



2 Base FSR Calculation

A001 SCALE: 1 : 250



21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date 21-12-20 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

Project



dHka A001

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3387
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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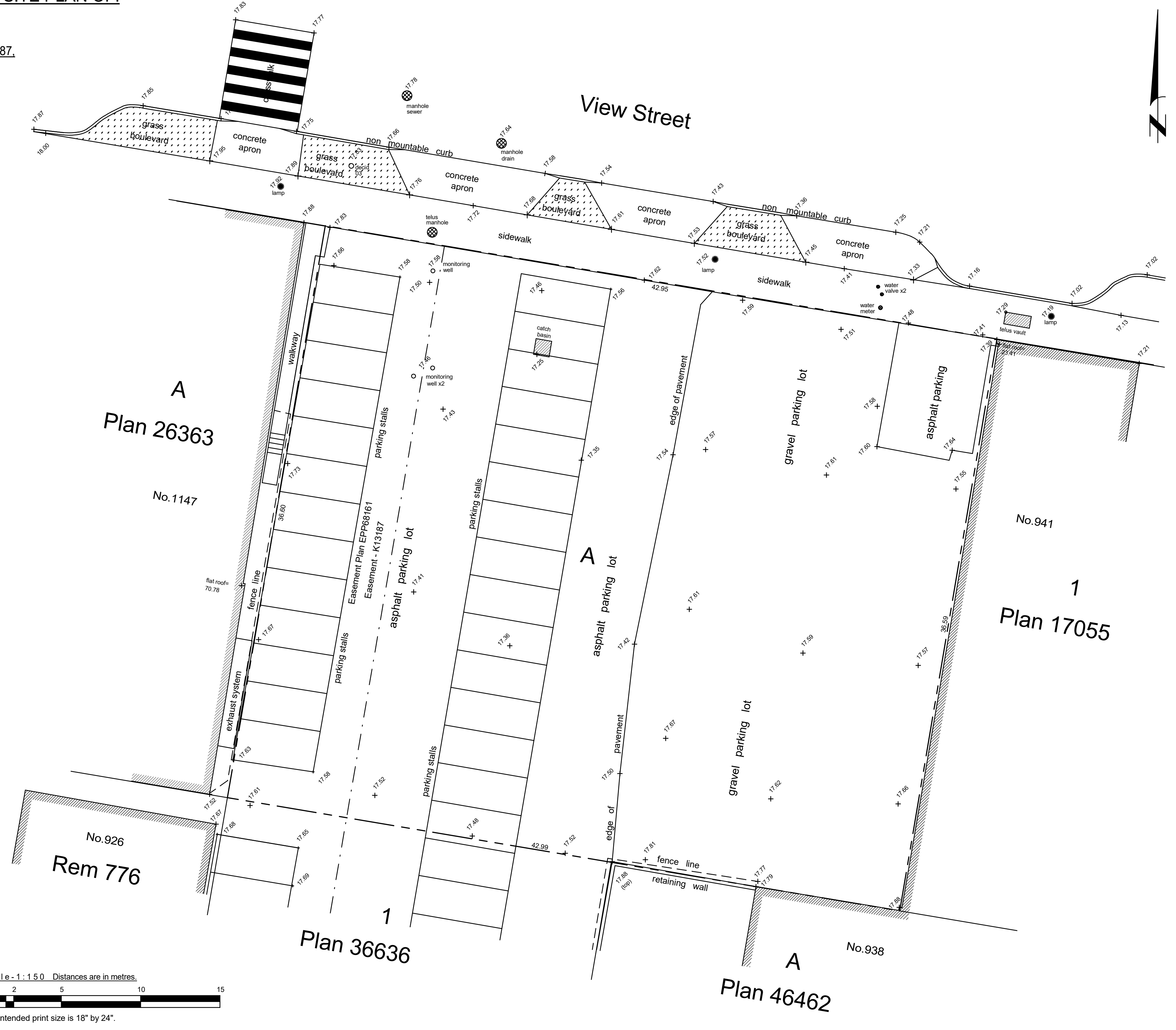
BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street
 Legal Lot A, of Lots 785, 786, and 787,
 Victoria City, Plan 36505

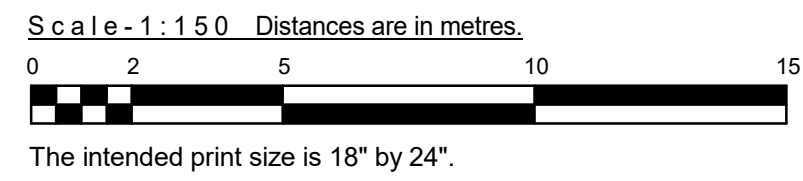
Parcel Identifier: 000-410-233
 in the City of Victoria

LEGEND

Elevations are to geodetic datum.
 + - denotes - existing elevation
 Tree diameters are in centimetres.
 Area Lot A = 1572.3m2



December 13, 2016
 File : 9.929-16
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855



Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View
 Survey



dHka A100

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Vancouver Street

19-10-02 Issued for DP

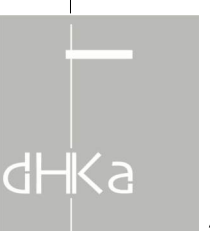
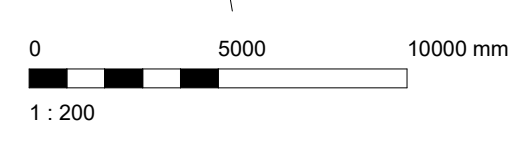
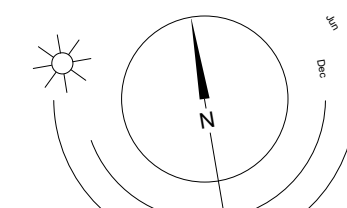
Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 200	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

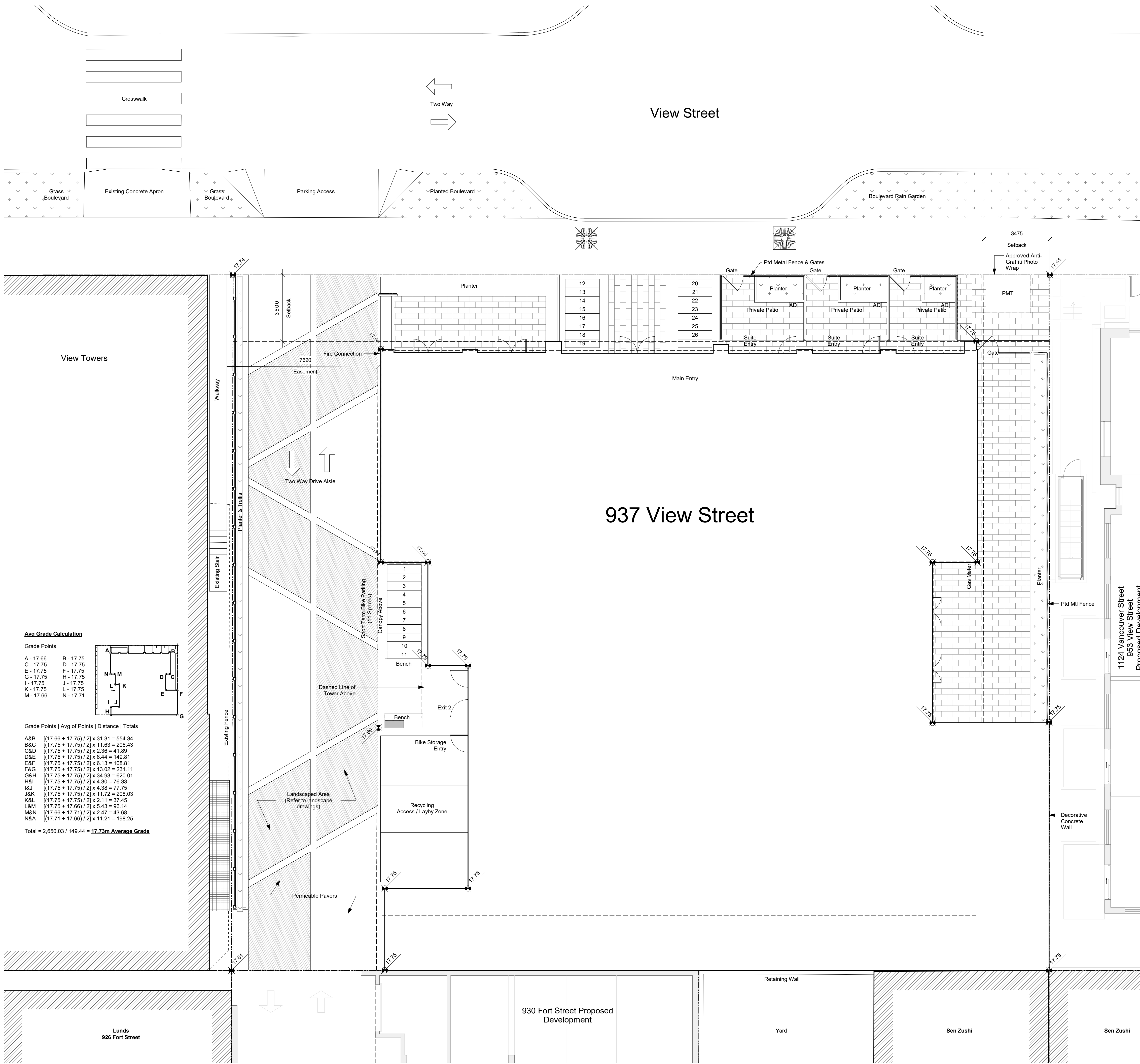
Site Plan



A101

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 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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PROJECT INFORMATION TABLE

	Zone Standard	Proposal - if Different from Zone Standard
Zoning	R-48	R-48
Site Area (m ²)	N/A	1572.3 m ²
Total Floor Area (m ²)	N/A	12 539 m ²
Floor Space Ratio	N/A	7.97
Site Coverage %	N/A	62%
Open Site Space %	N/A	38%
Height (m)	30m	60.2 m
Number of Storeys	10	19
Parking Stalls (number) on site	N/A	0
Bicycle Parking Number (Short and Long Term)	N/A	317

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

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

Avg Grade Calculation

Grade Points

A - 17.66	B - 17.75
C - 17.75	D - 17.75
E - 17.75	F - 17.75
G - 17.75	H - 17.75
I - 17.75	J - 17.75
K - 17.75	L - 17.75
M - 17.66	N - 17.71

Grade Points | Avg of Points | Distance | Totals

A&B	[(17.66 + 17.75) / 2] x 31.31 = 554.34
B&C	[(17.75 + 17.75) / 2] x 11.83 = 208.43
C&D	[(17.75 + 17.75) / 2] x 2.36 = 41.89
D&E	[(17.75 + 17.75) / 2] x 8.44 = 149.81
E&F	[(17.75 + 17.75) / 2] x 6.13 = 108.81
F&G	[(17.75 + 17.75) / 2] x 13.02 = 231.11
G&H	[(17.75 + 17.75) / 2] x 34.93 = 620.01
H&I	[(17.75 + 17.75) / 2] x 4.30 = 76.33
I&J	[(17.75 + 17.75) / 2] x 4.38 = 77.75
J&K	[(17.75 + 17.75) / 2] x 11.72 = 208.03
K&L	[(17.75 + 17.75) / 2] x 2.11 = 37.45
L&M	[(17.75 + 17.66) / 2] x 5.43 = 96.14
M&N	[(17.66 + 17.71) / 2] x 2.47 = 43.68
N&A	[(17.71 + 17.66) / 2] x 11.21 = 198.25

Total = 2,650.03 / 149.44 = **17.73m Average Grade**

21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

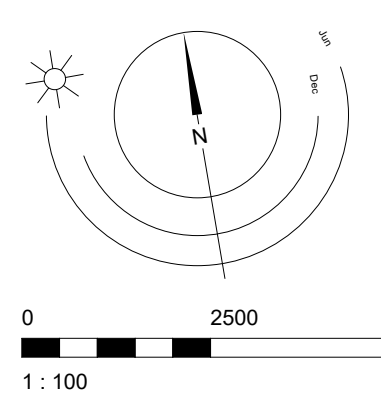
Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

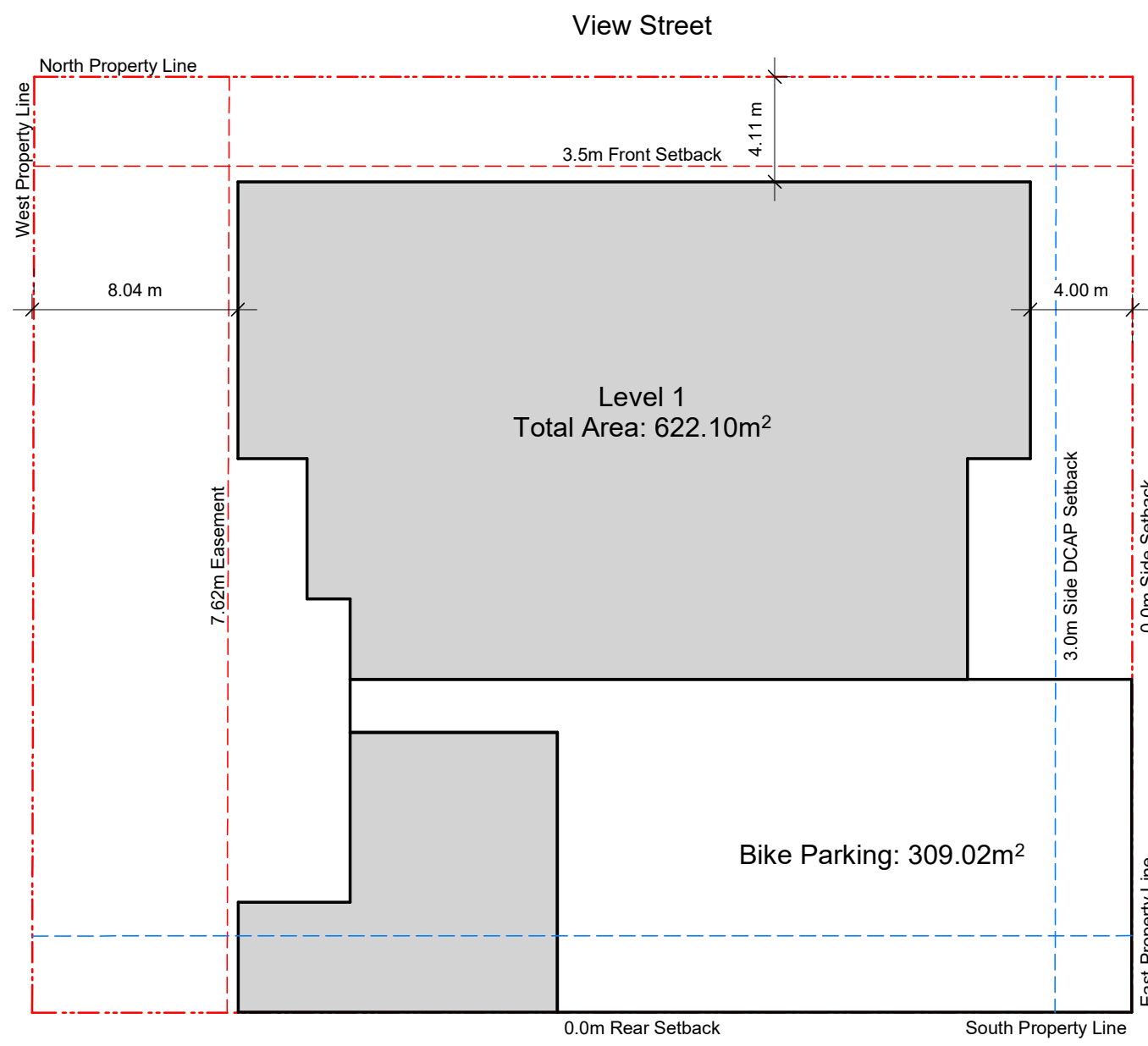
Site Plan



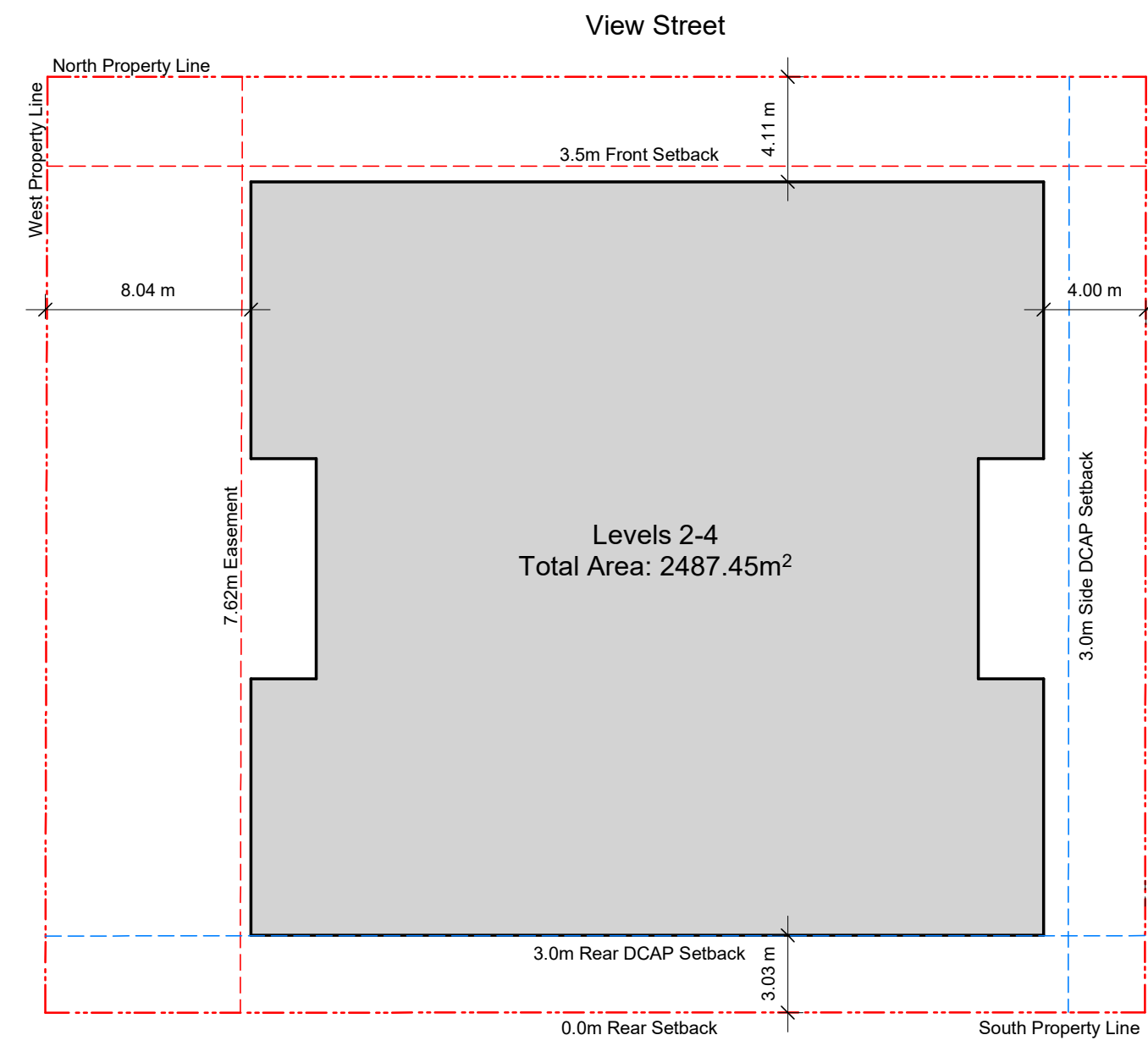
dHka **A102**

dHkArchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

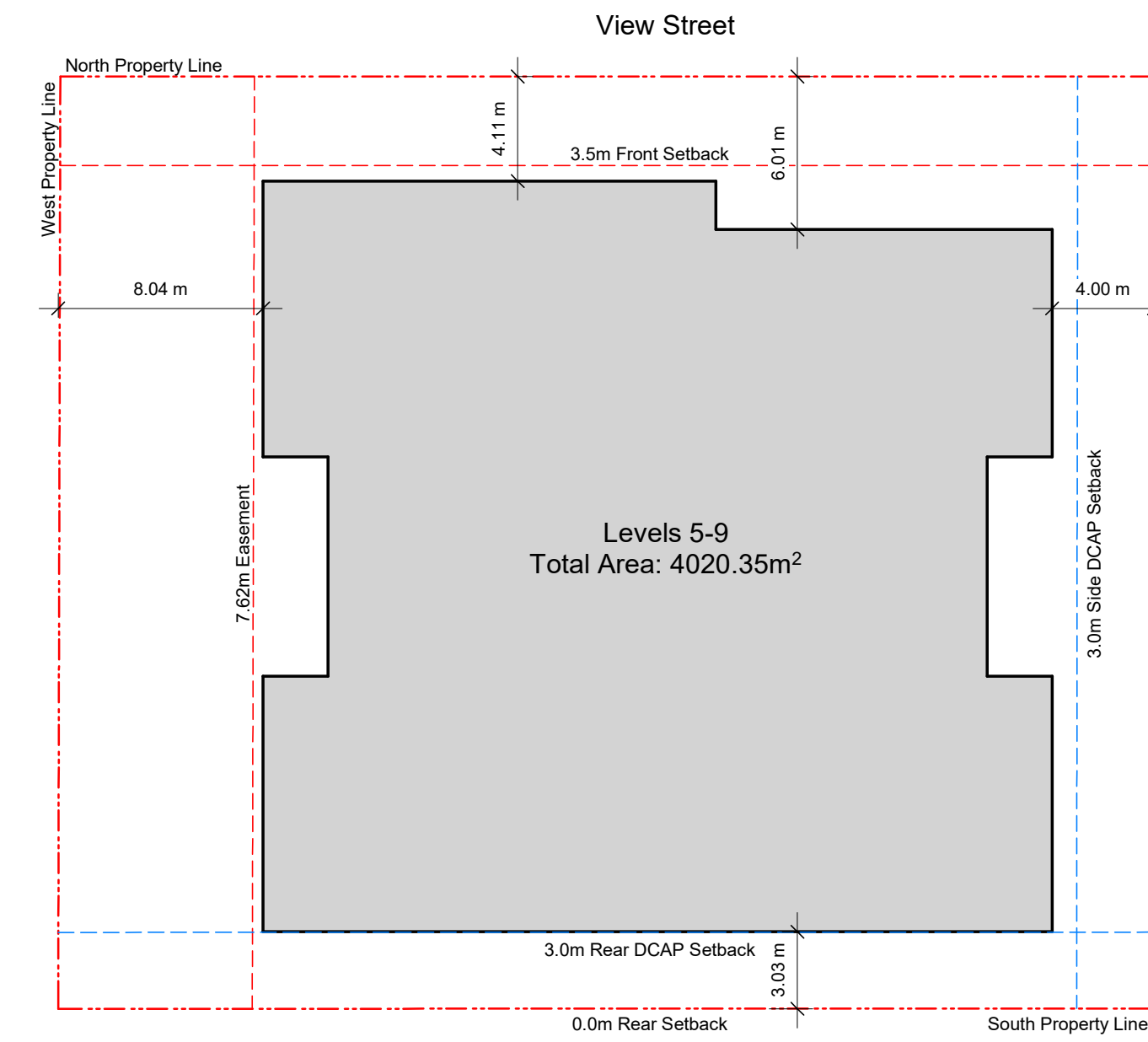
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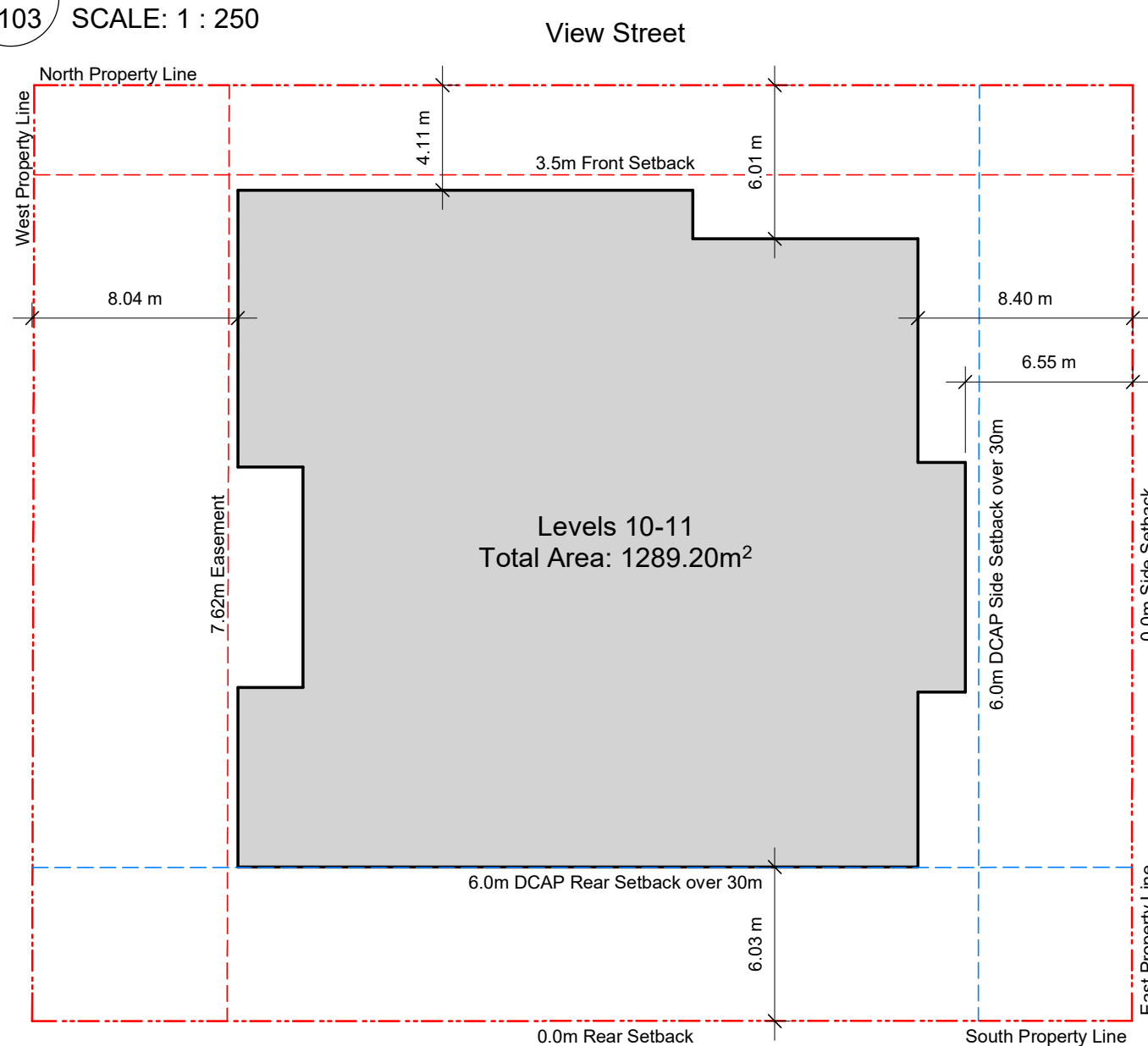
1 Setback Plan - L1
A103 SCALE: 1 : 250



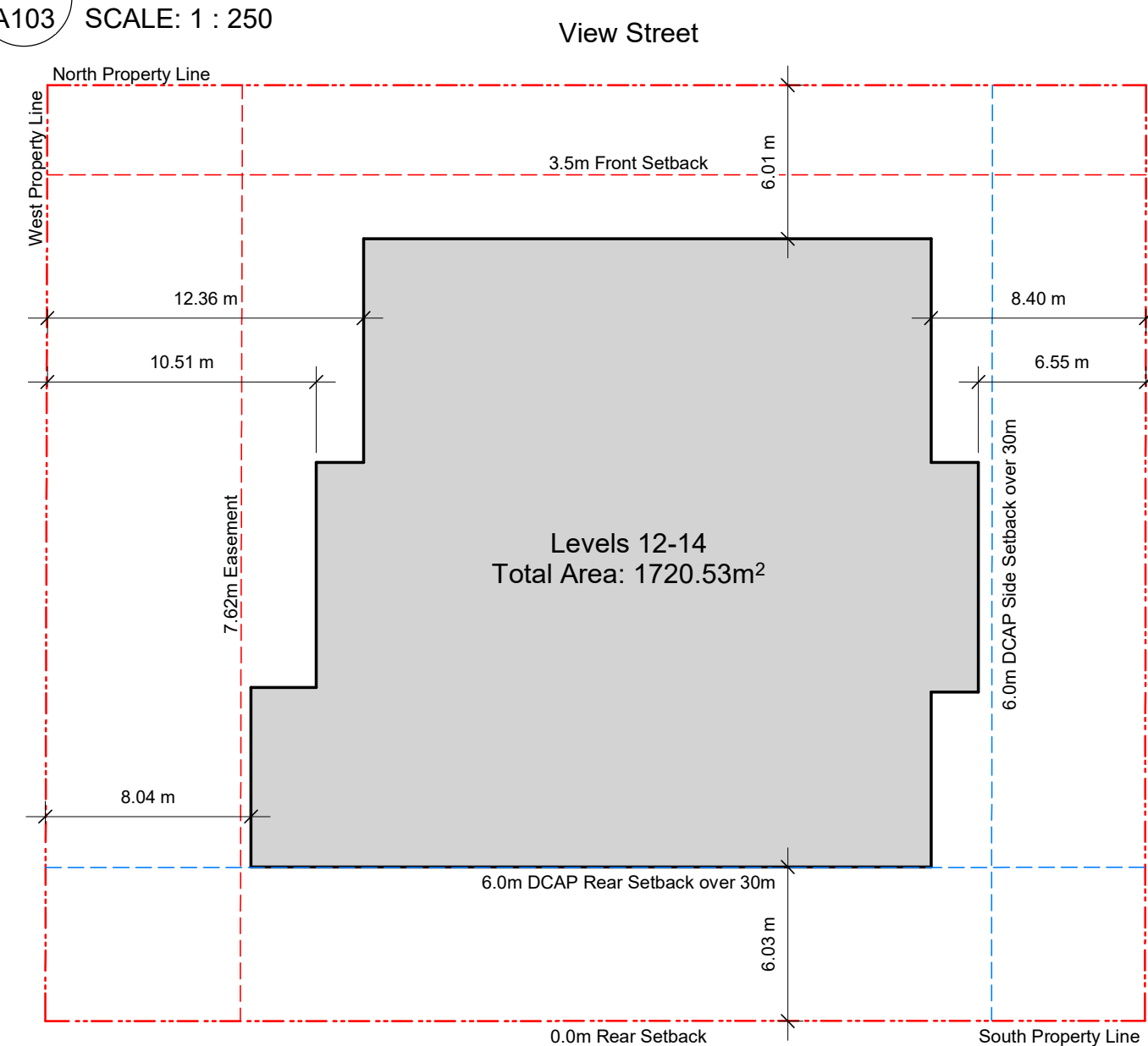
2 Setback Plan - L2-L4
A103 SCALE: 1 : 250



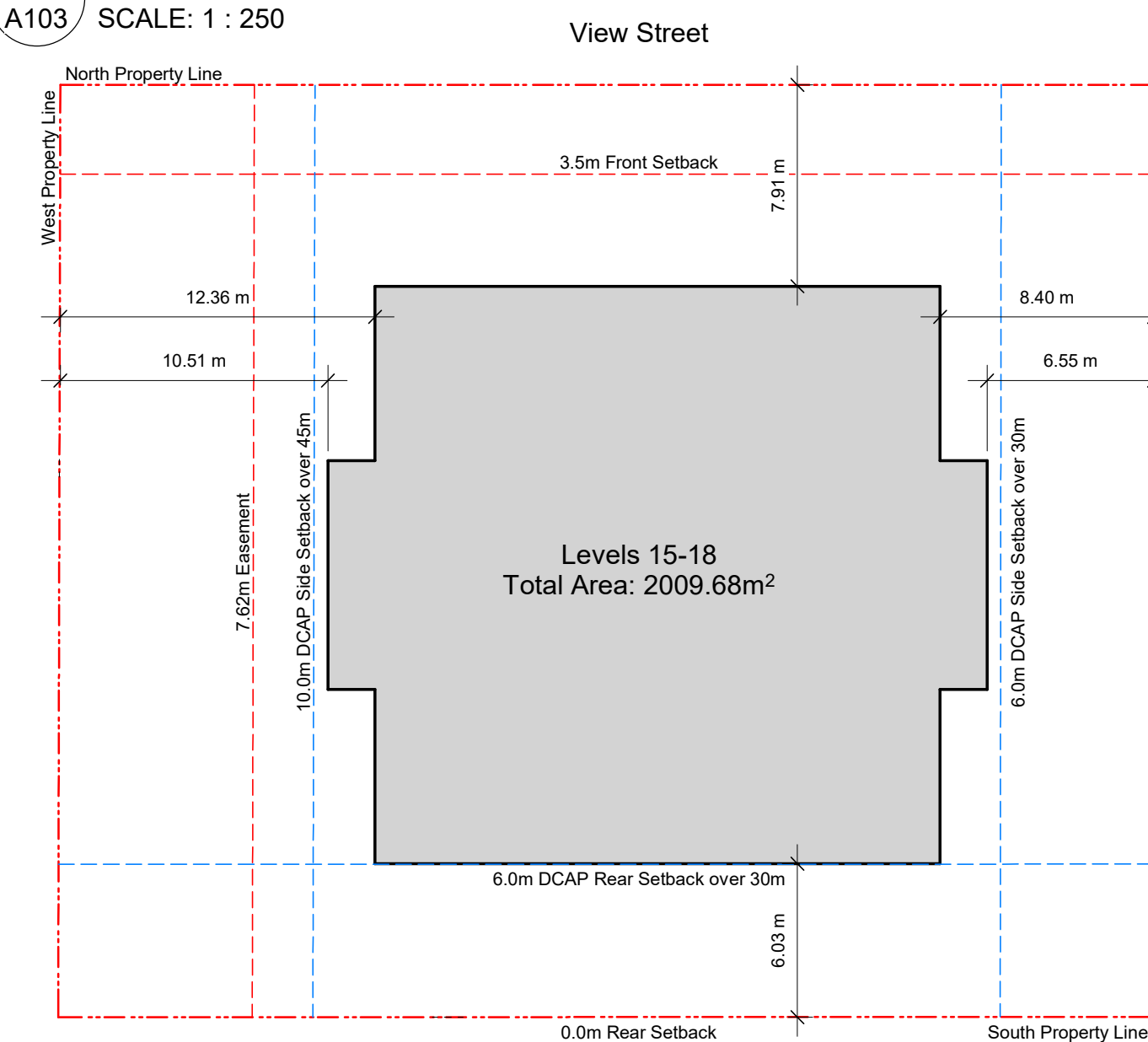
3 Setback Plan - L5-9
A103 SCALE: 1 : 250



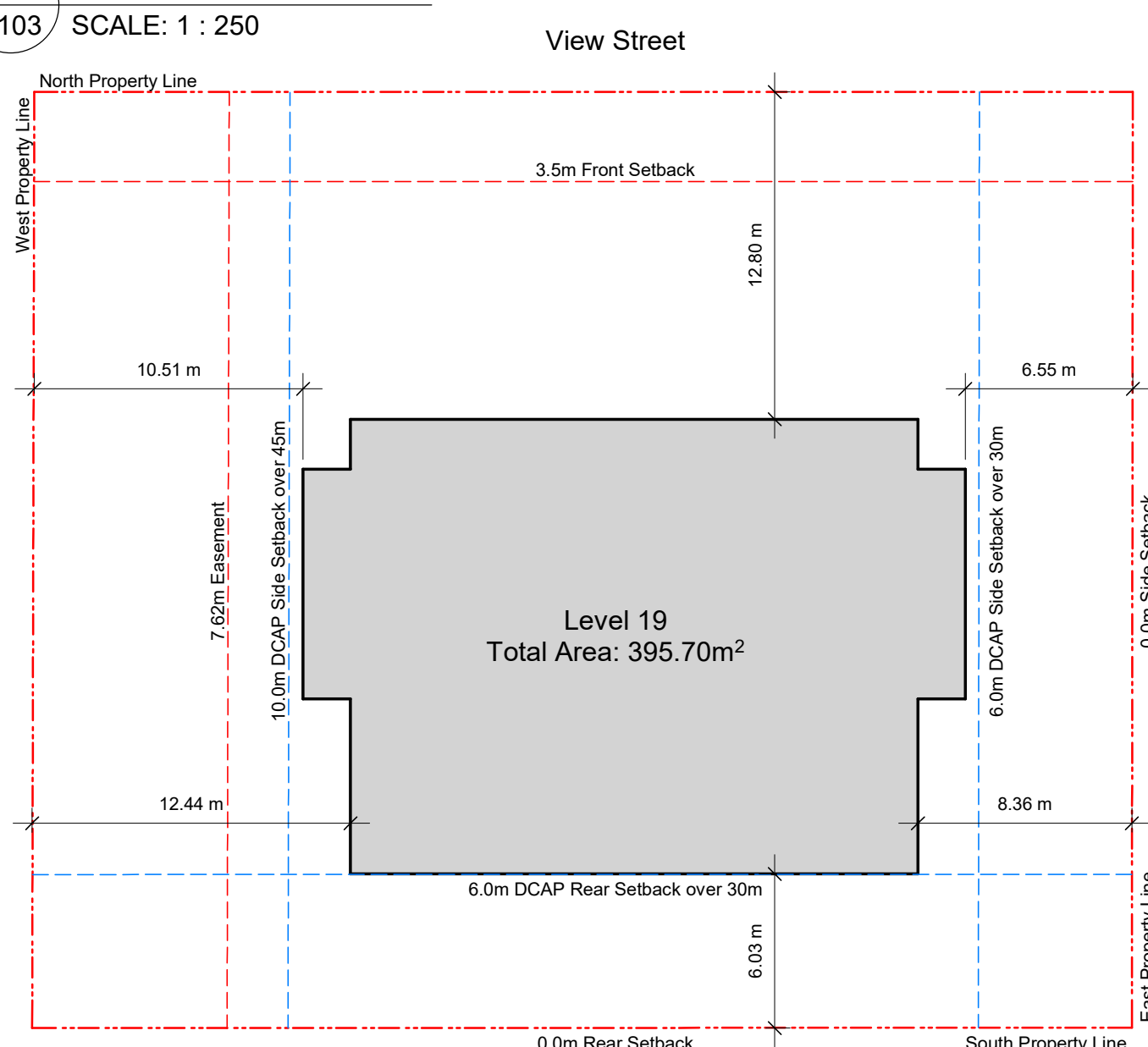
4 Setback Plan - L10-11
A103 SCALE: 1 : 250



5 Setback Plan - L12-14
A103 SCALE: 1 : 250



6 Setback Plan - L15-18
A103 SCALE: 1 : 250



7 Setback Plan - L19
A103 SCALE: 1 : 250

General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

21-05-04 Issued for DP Revisions 3
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Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

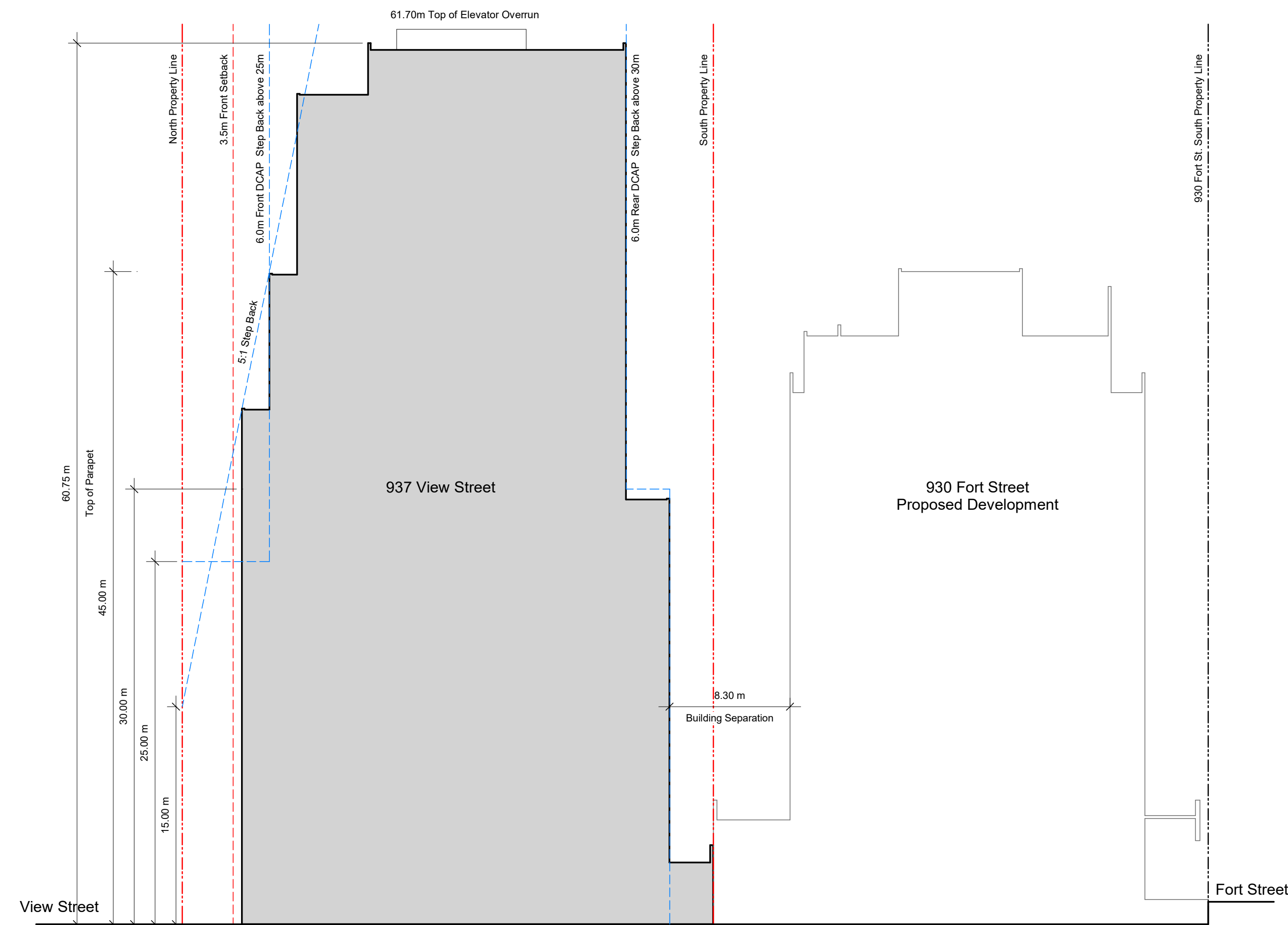
View St. Residential

937 View
Setback

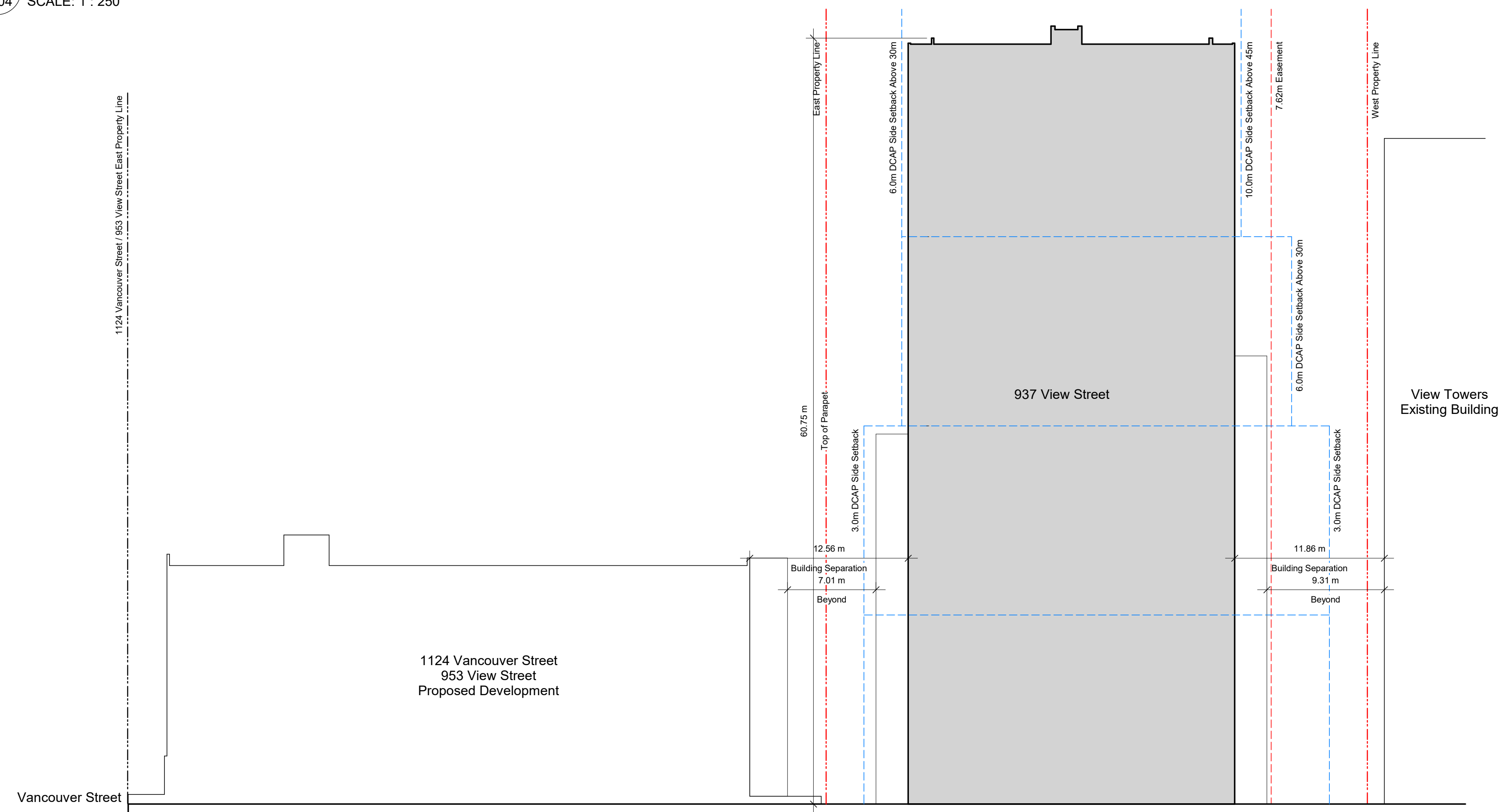


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1 Building Separation Section - North/South
A104 SCALE: 1 : 250



2 Building Separation Section - West/East
A104 SCALE: 1 : 250

General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

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Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

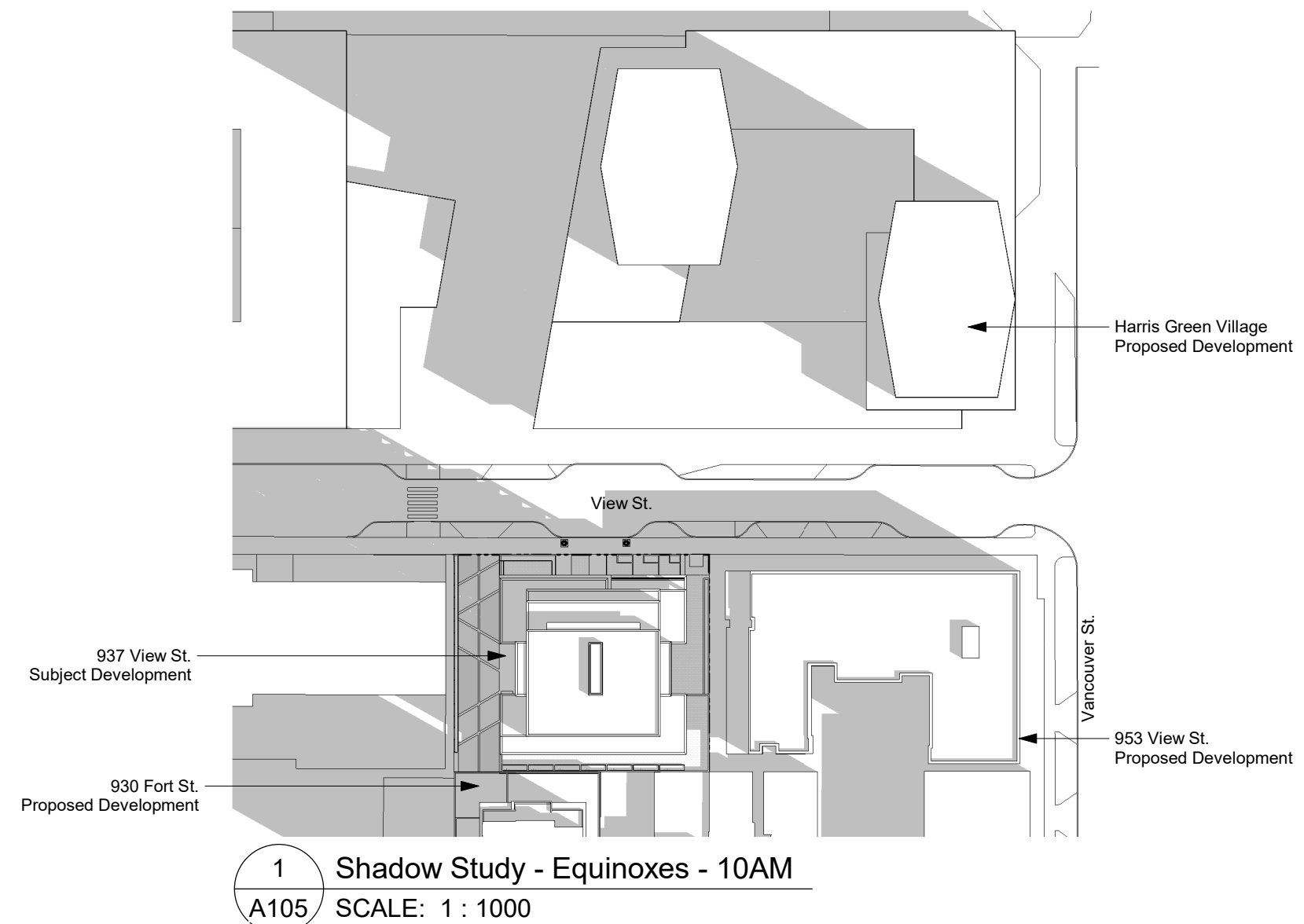
View St. Residential

937 View
Setbac

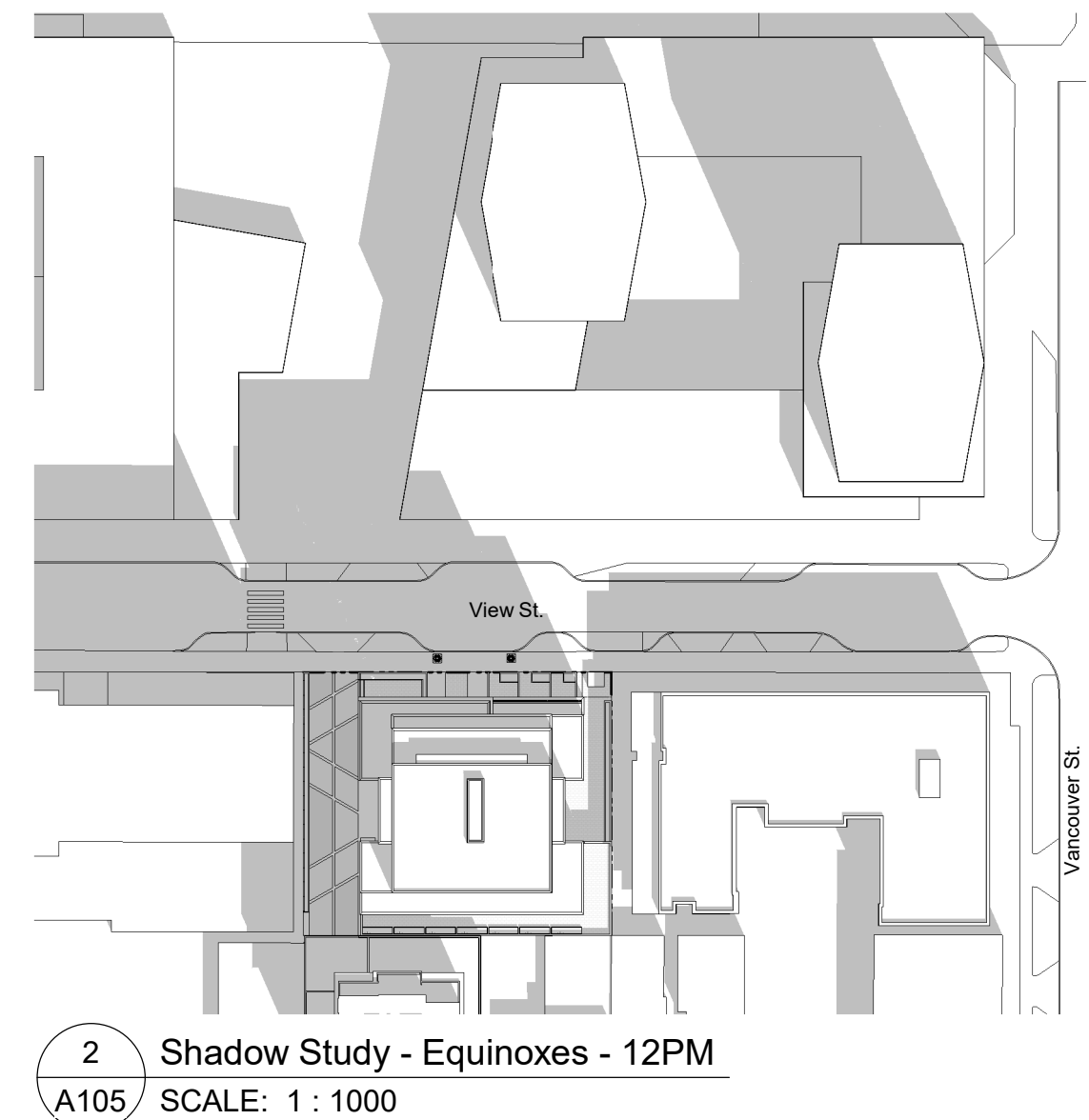


dHka **A104**

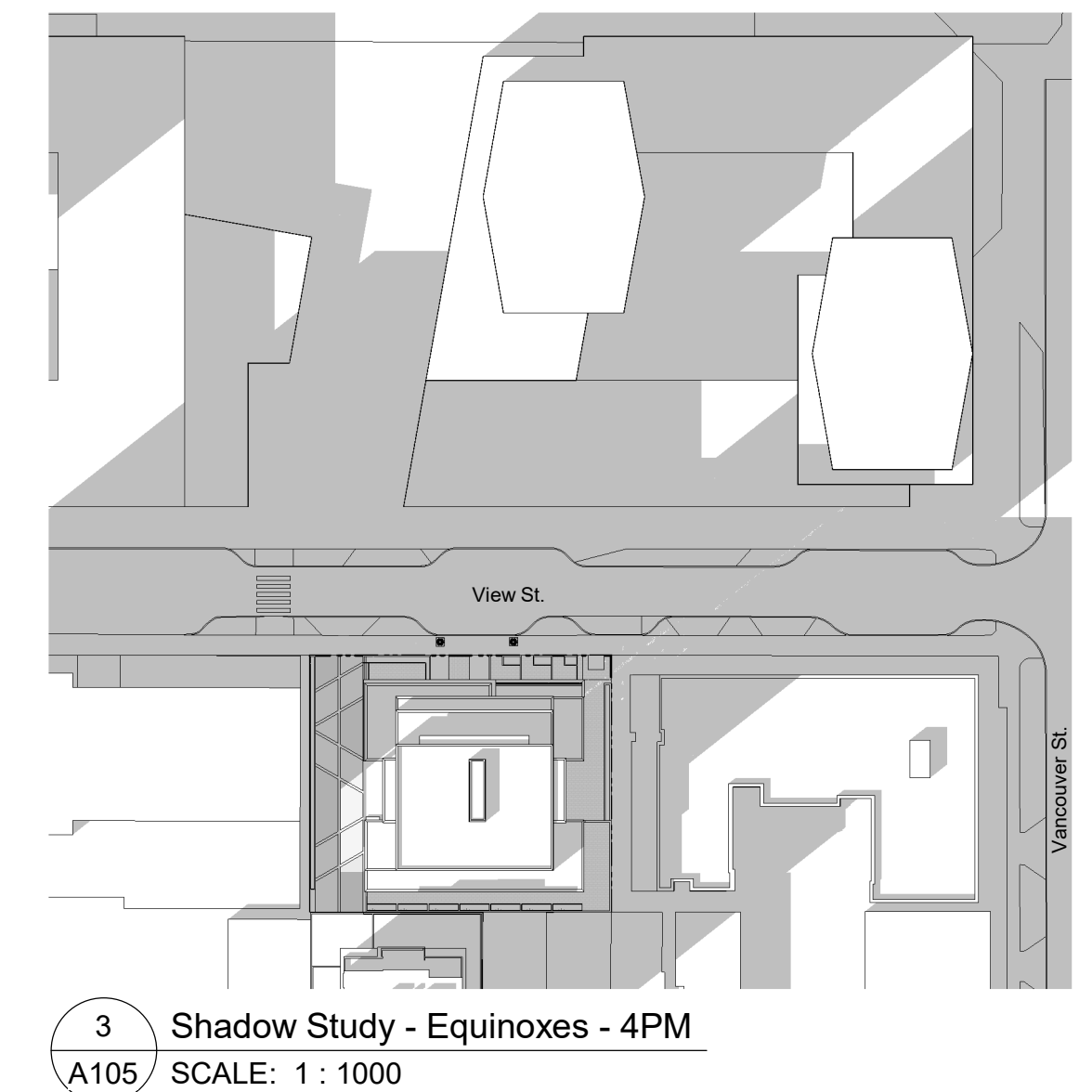
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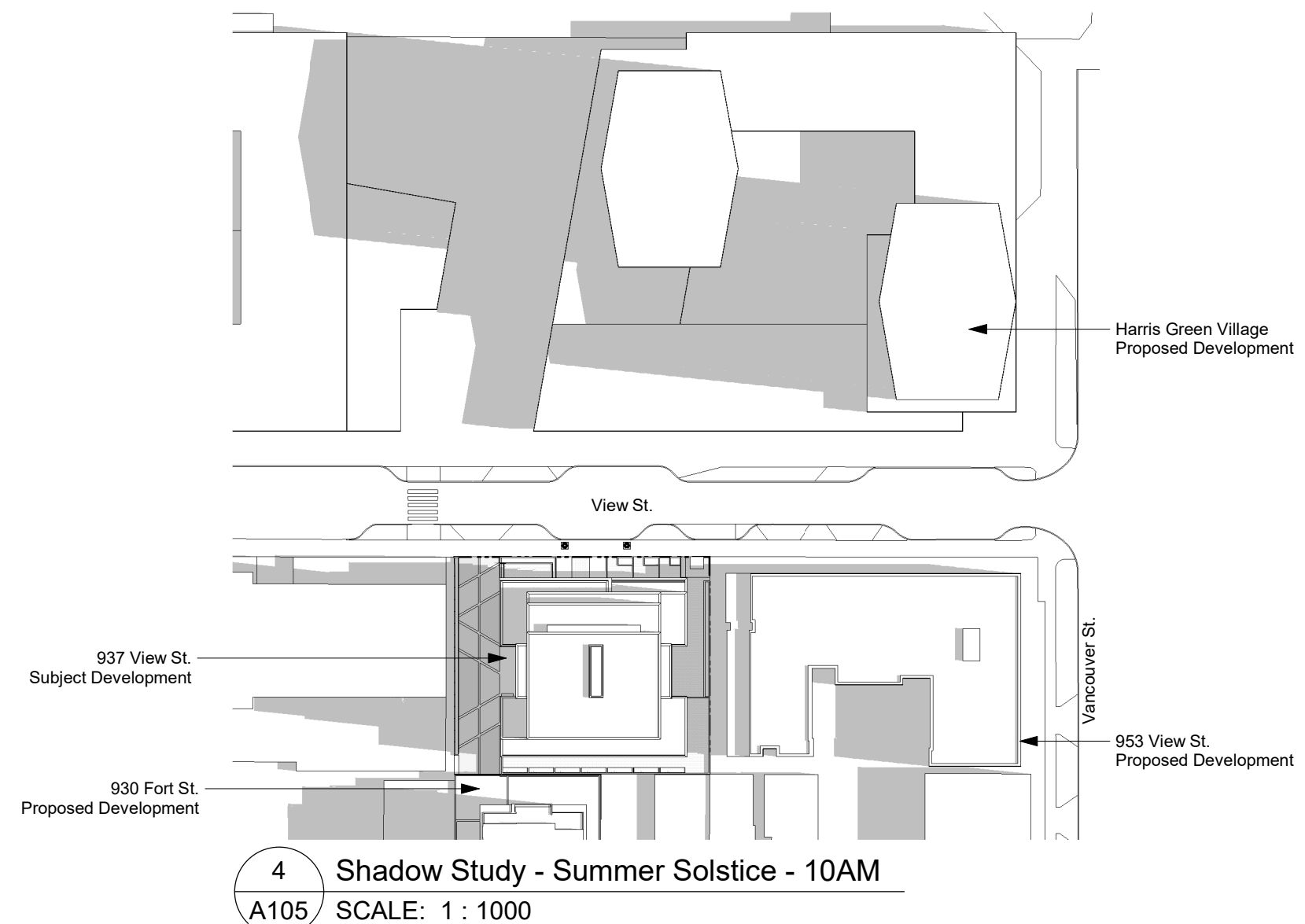
1 Shadow Study - Equinoxes - 10AM
A105 SCALE: 1 : 1000



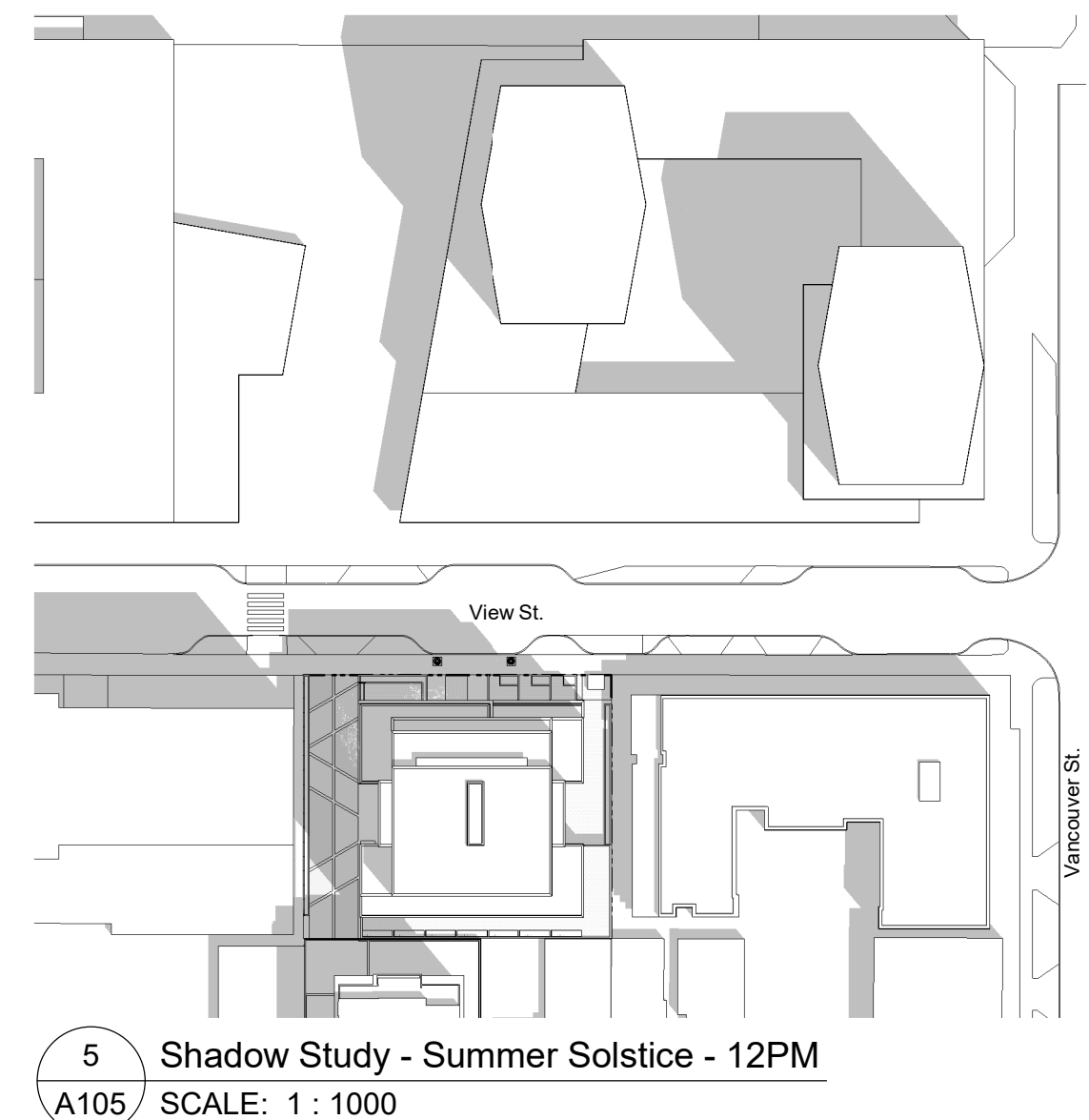
2 Shadow Study - Equinoxes - 12PM
A105 SCALE: 1 : 1000



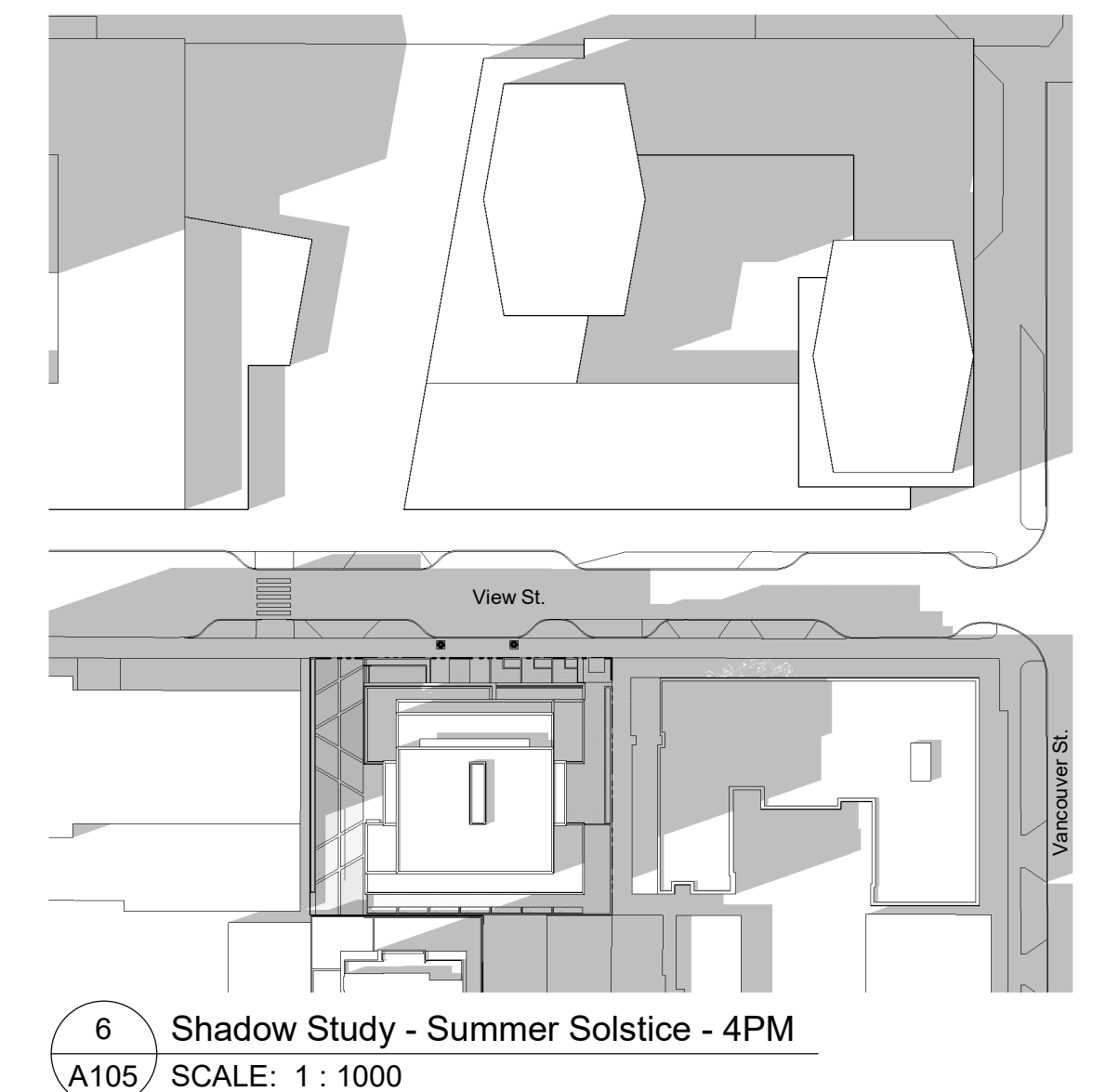
3 Shadow Study - Equinoxes - 4PM
A105 SCALE: 1 : 1000



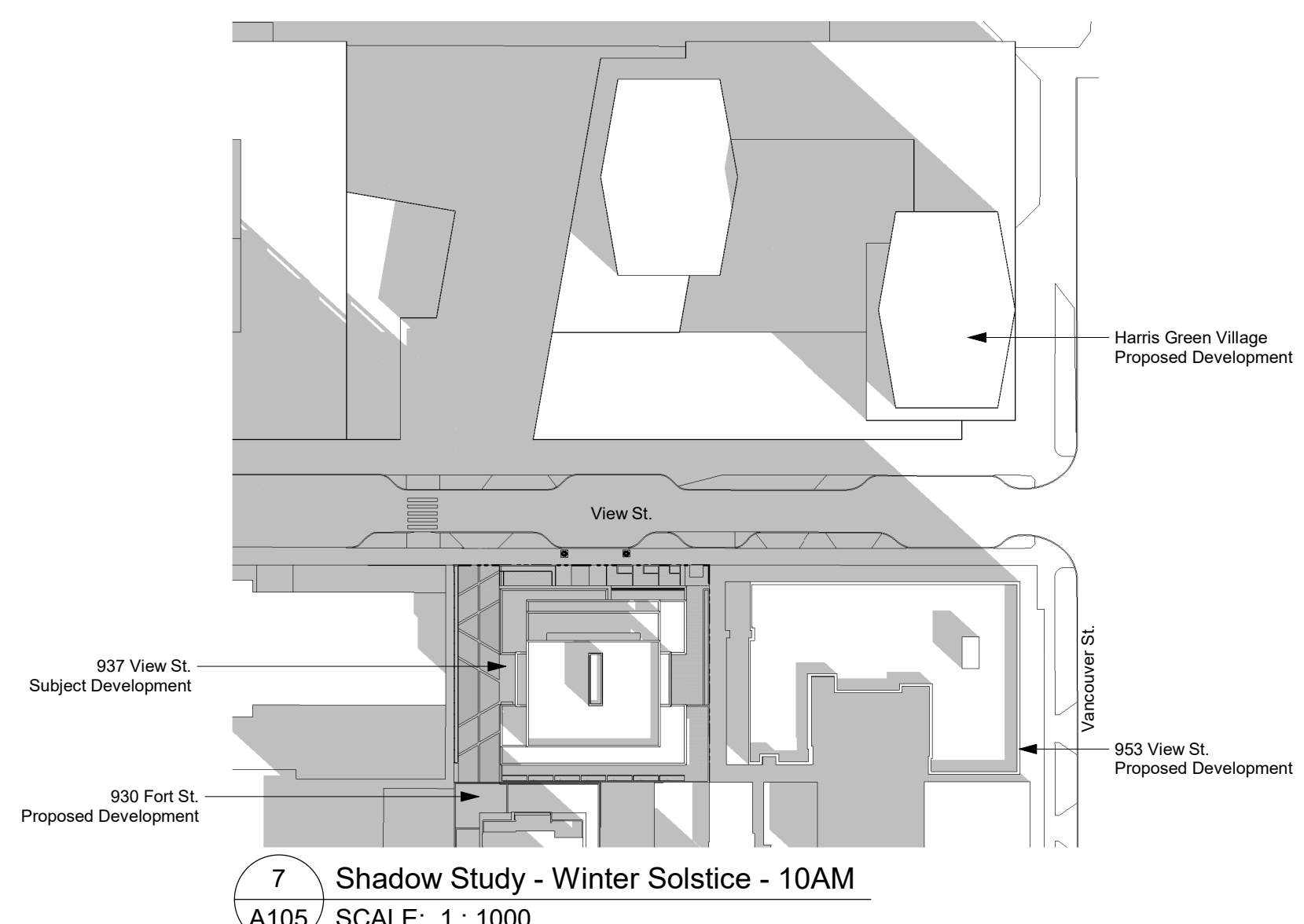
4 Shadow Study - Summer Solstice - 10AM
A105 SCALE: 1 : 1000



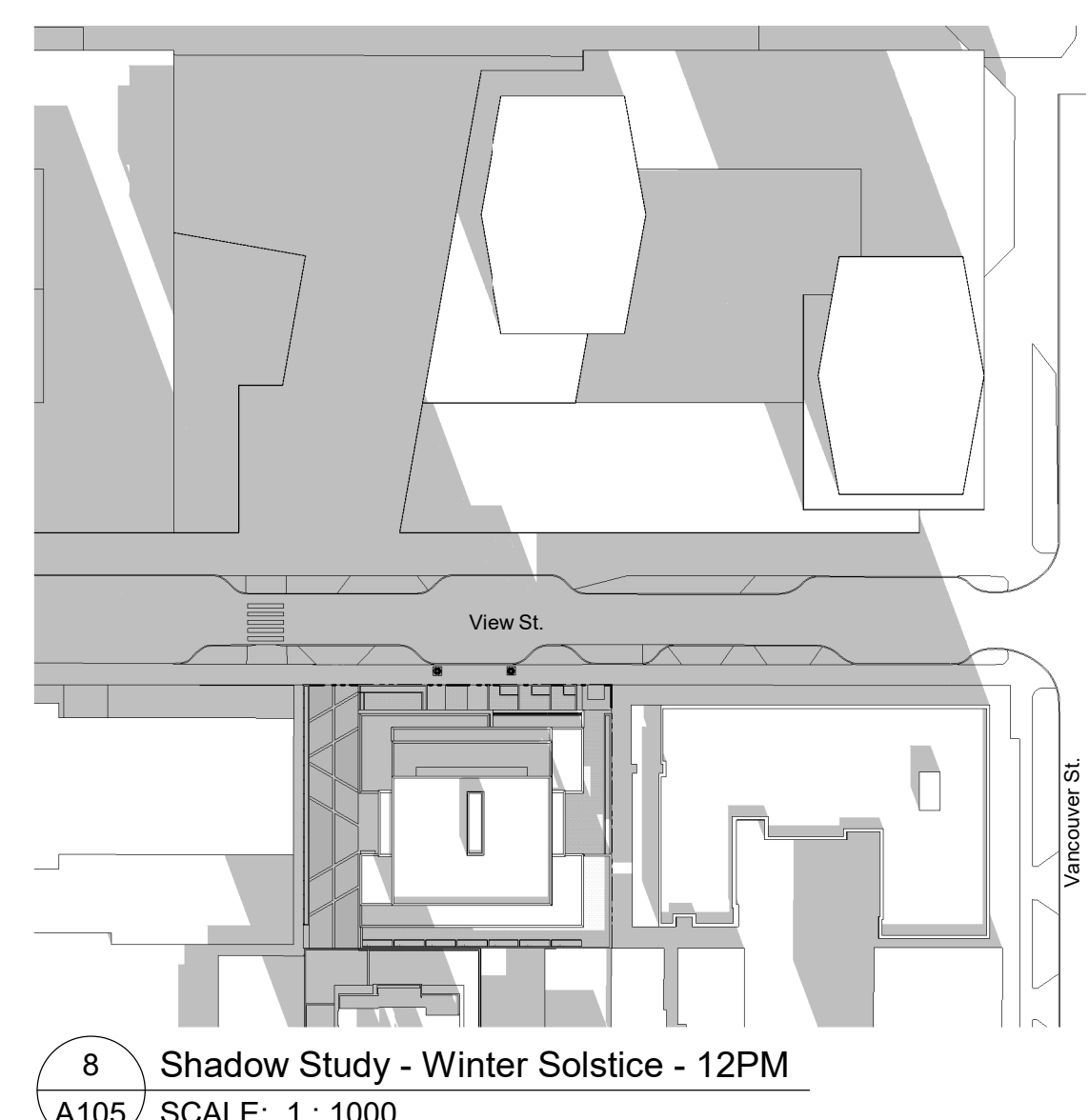
5 Shadow Study - Summer Solstice - 12PM
A105 SCALE: 1 : 1000



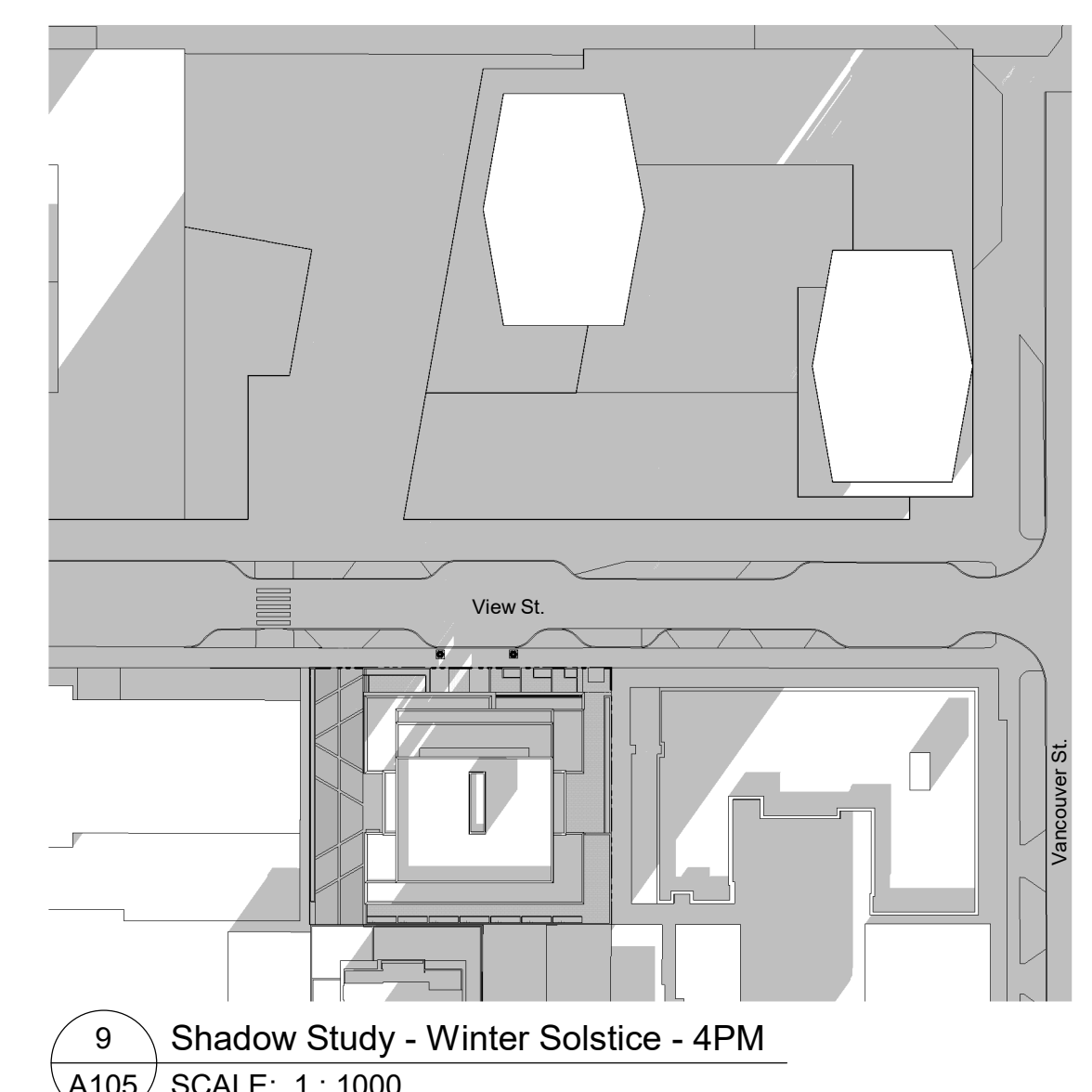
6 Shadow Study - Summer Solstice - 4PM
A105 SCALE: 1 : 1000



7 Shadow Study - Winter Solstice - 10AM
A105 SCALE: 1 : 1000



8 Shadow Study - Winter Solstice - 12PM
A105 SCALE: 1 : 1000



9 Shadow Study - Winter Solstice - 4PM
A105 SCALE: 1 : 1000

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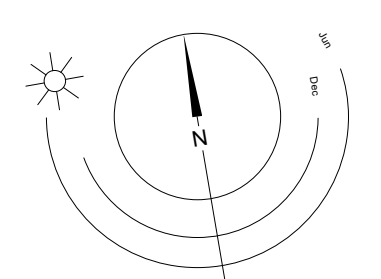
Plot Date 21-12-20 Drawing File
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Scale 1 : 1000 Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

Site Co
Shado



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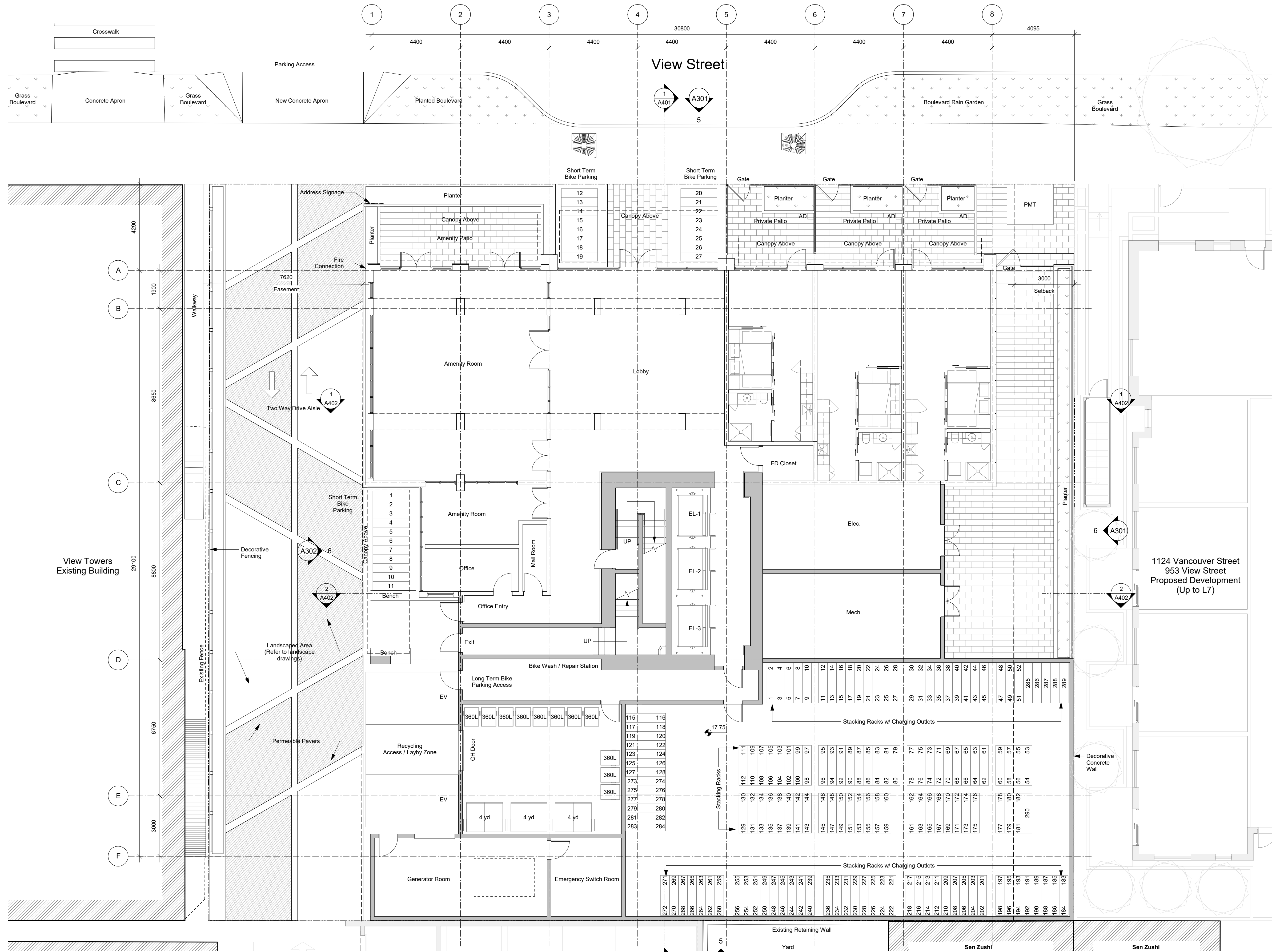
View St. Residential

937 View
 Site Co
 Elevati

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1124 Vancouver Street
953 View Street
Proposed Development
(Up to L7)

Bike Parking	
Long Term Required	275
Long Term Provided	280 Spaces
	145 Ground-Anchored (50%)
	145 Wall-Mounted (50%)
* All spaces adjacent to wall to be E/V ready.	
Short Term Required	27 Spaces
Short Term Provided	27 Spaces

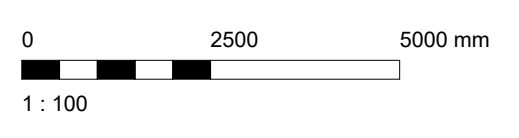
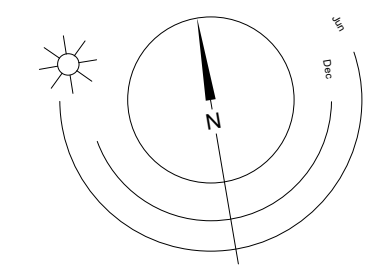
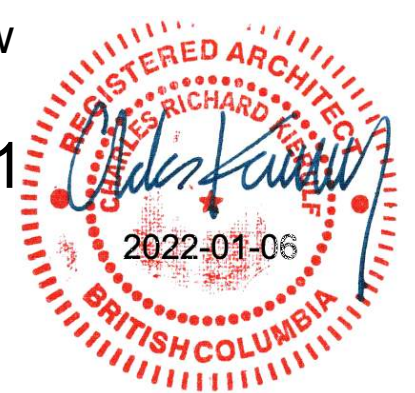
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View St. Residential

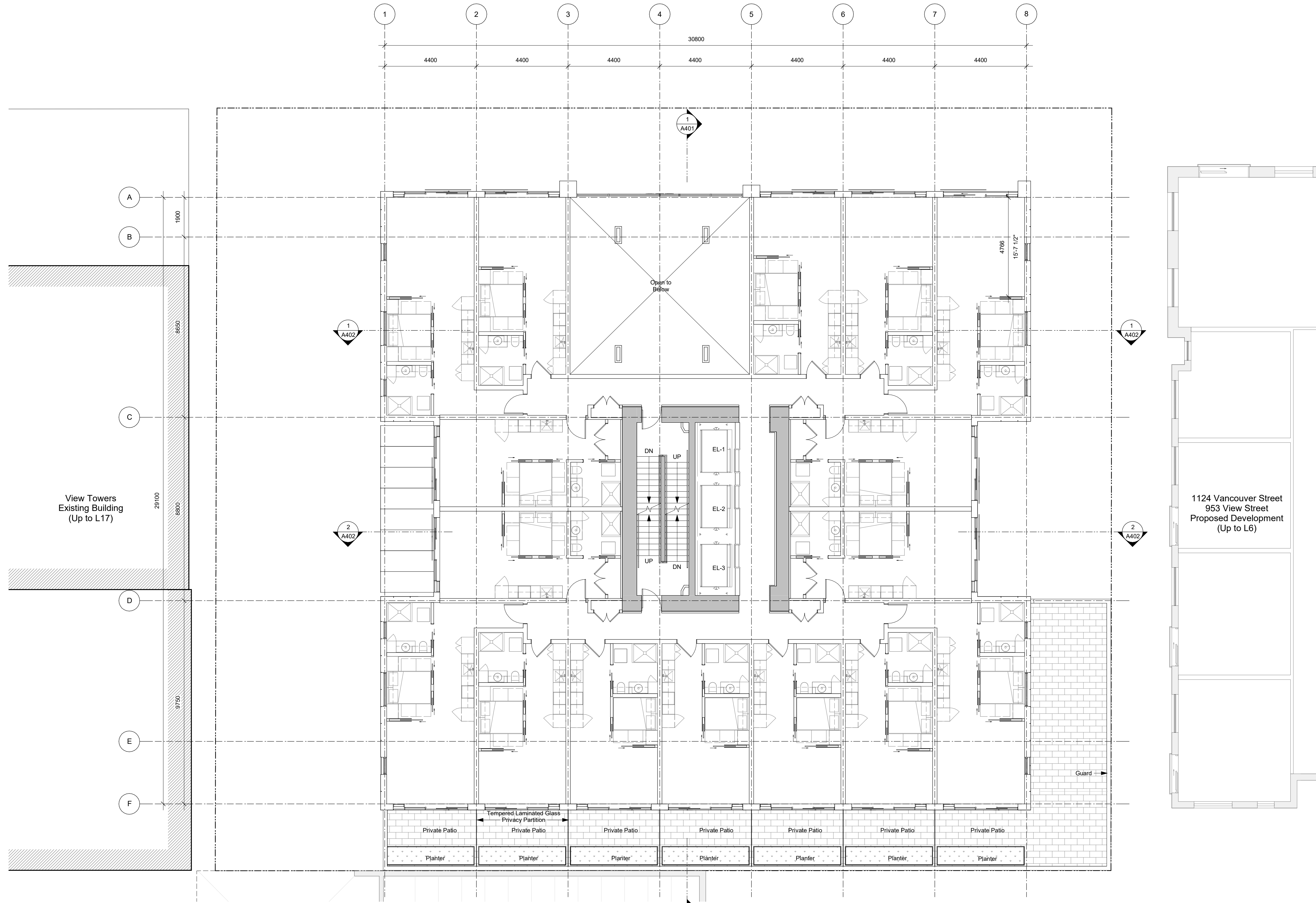
937 View
Level 1



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View Towers Existing Building (Up to L17)

1124 Vancouver Street
953 View Street
Proposed Development (Up to L6)

930 Fort Street
Proposed Development
Parking Level

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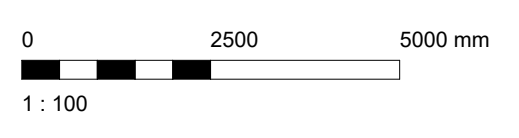
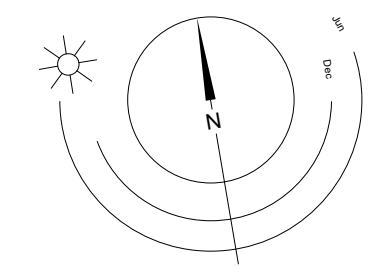
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View St. Residential

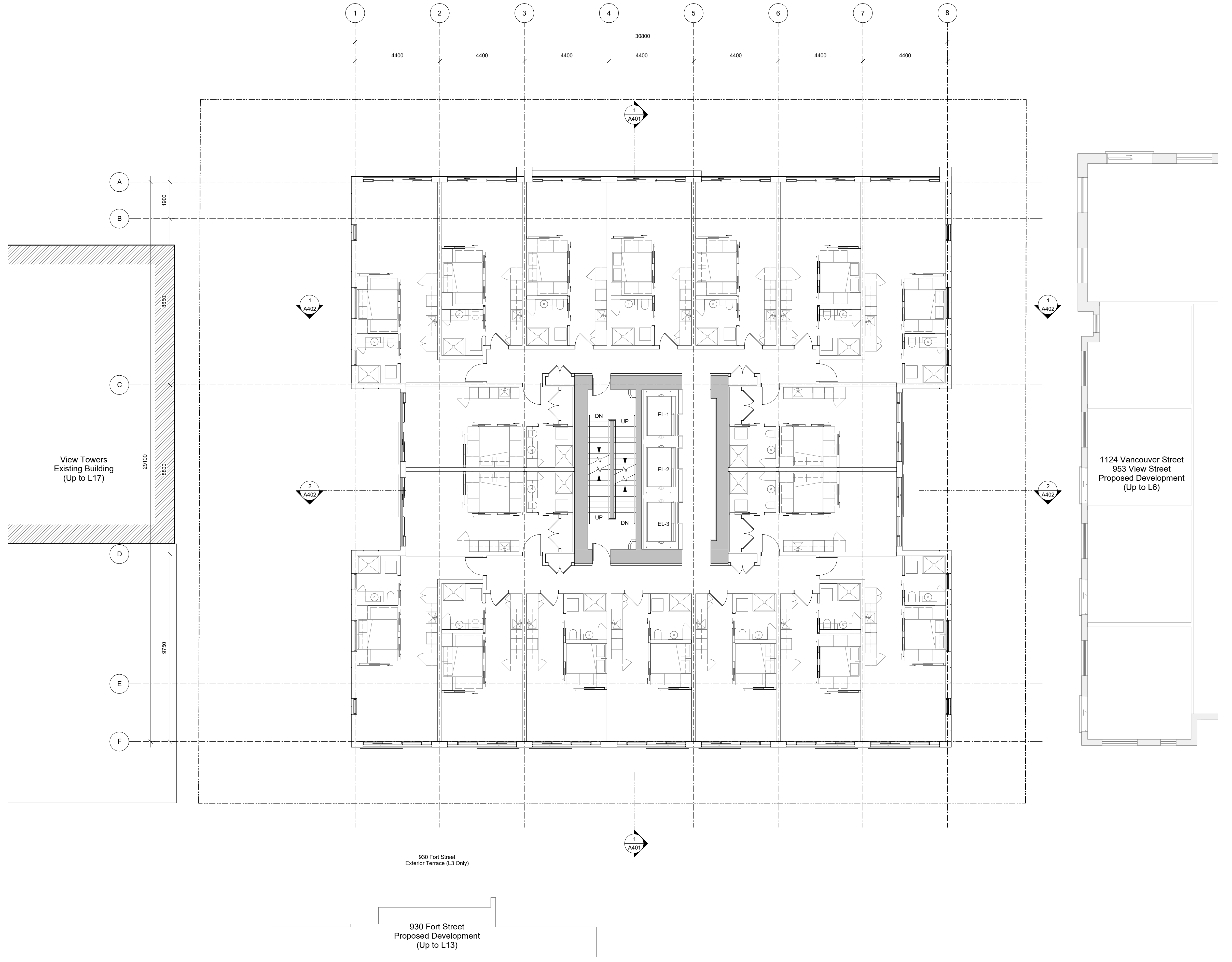
937 View

Level 2



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NOTE: All dimensions are shown in millimeters.

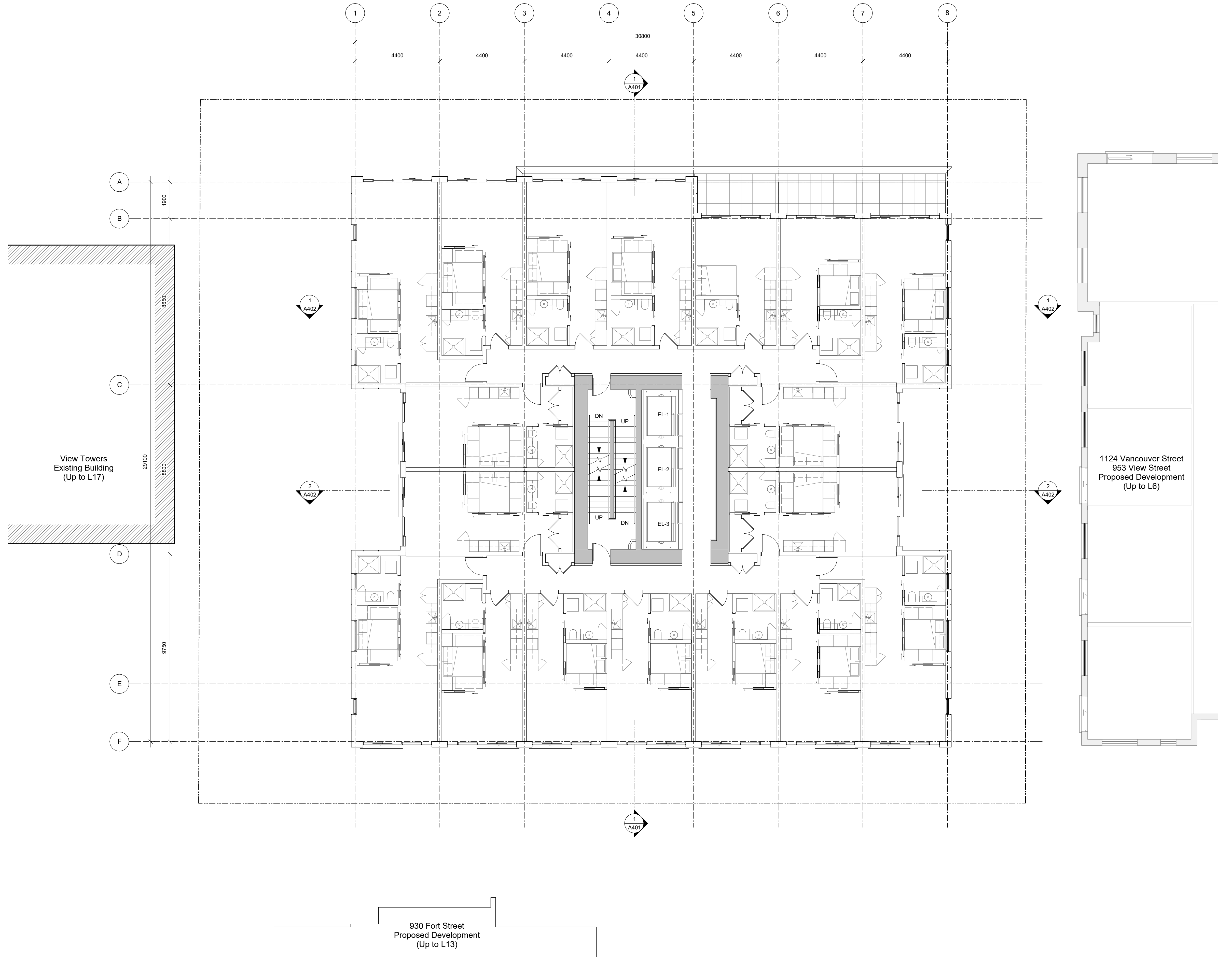
View St. Residential

937 View
 Levels



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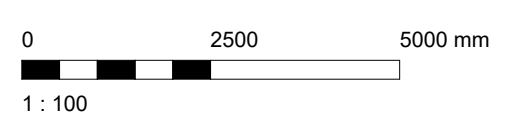
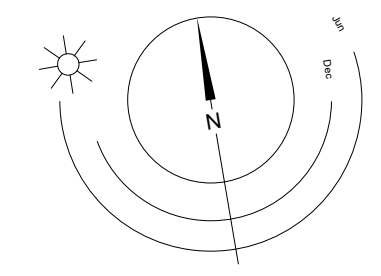
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NOTE: All dimensions are shown in millimeters.

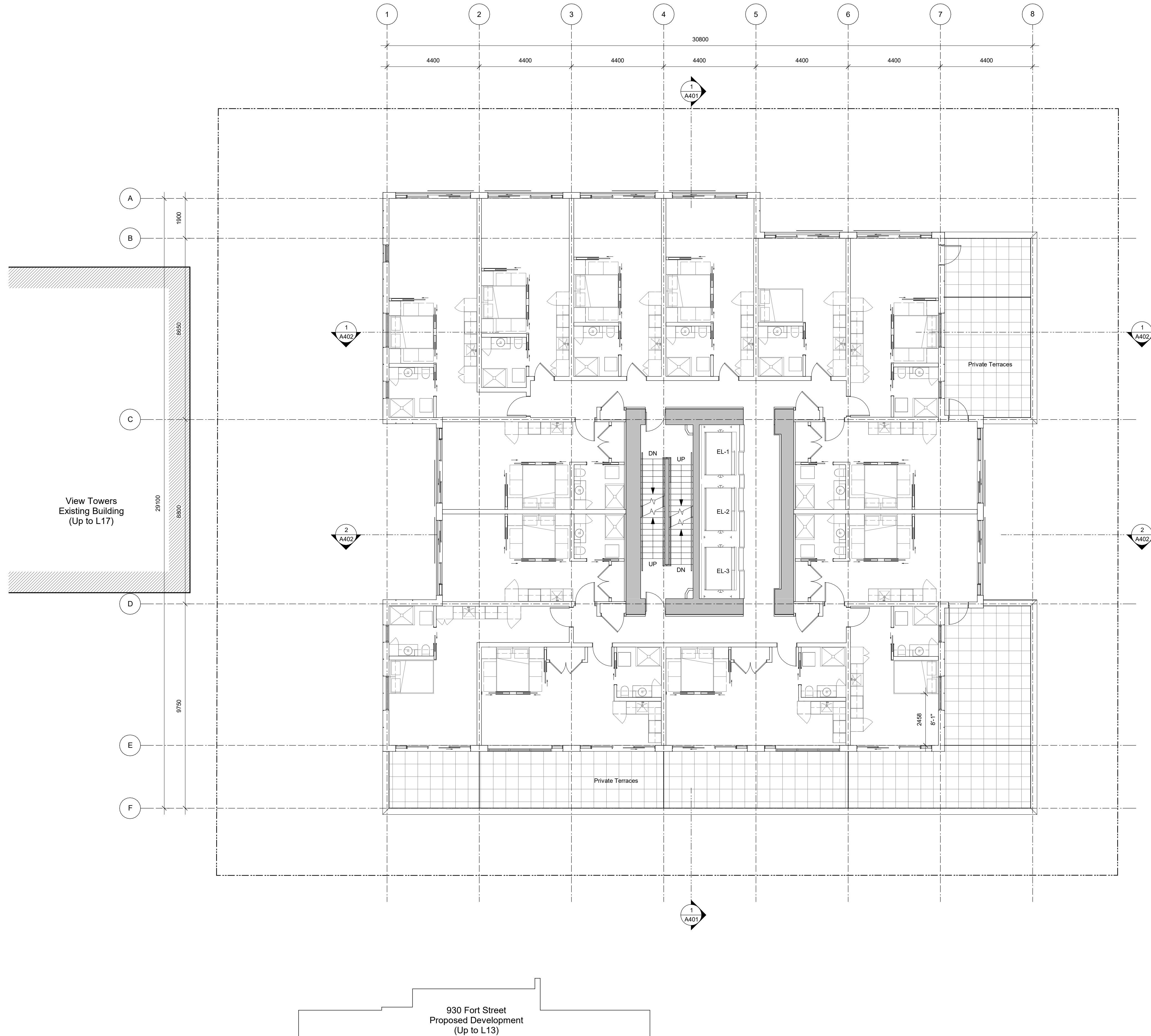
View St. Residential

937 View
 Levels



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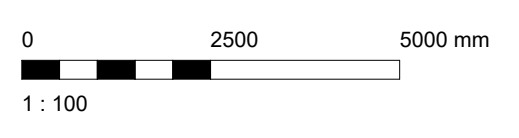
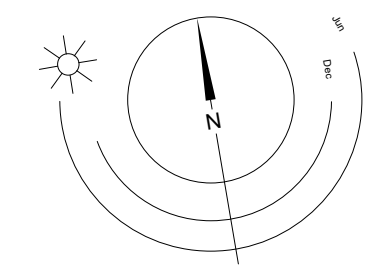
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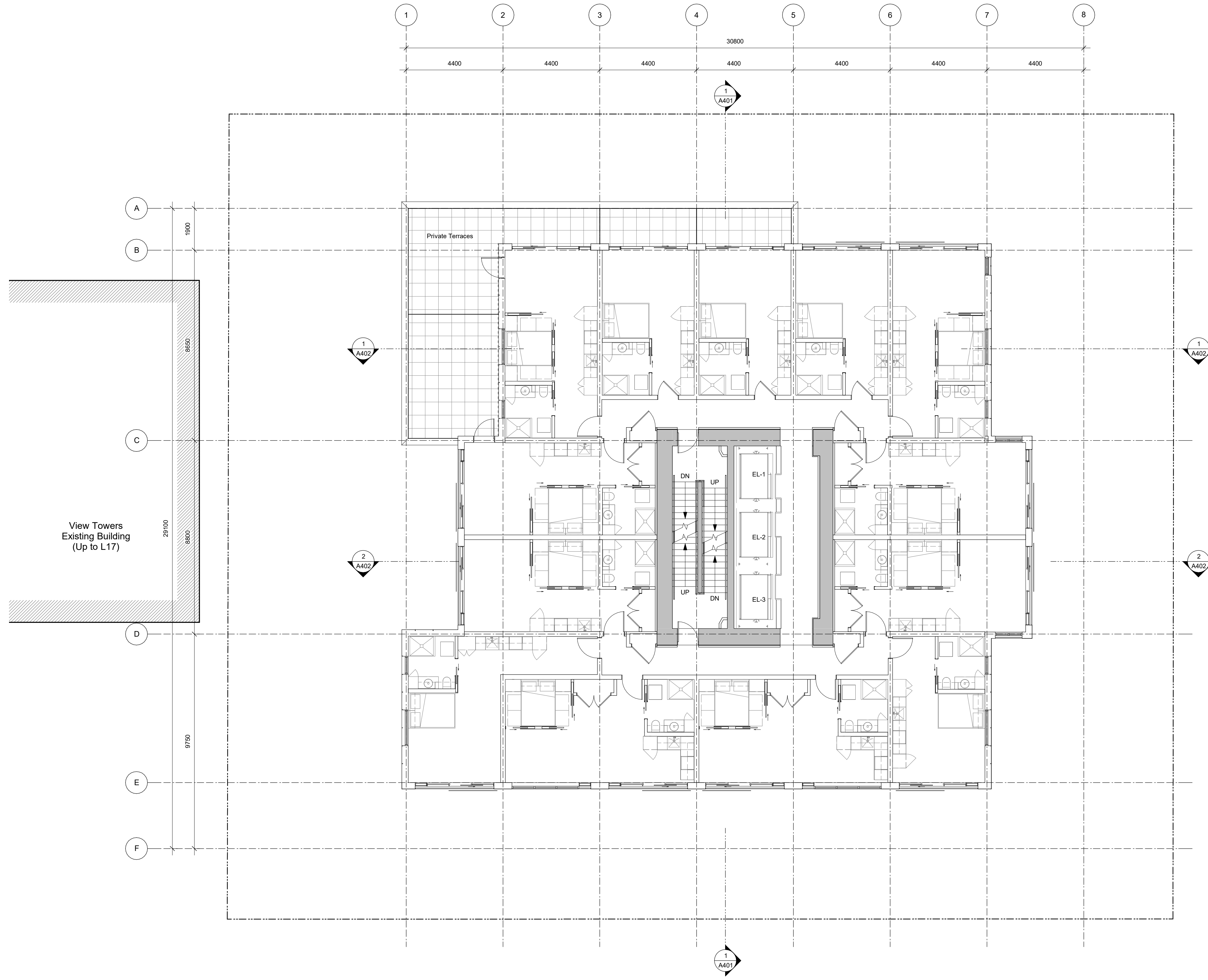
View St. Residential

937 View
 Levels



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930 Fort Street
Proposed Development
(Up to L13)

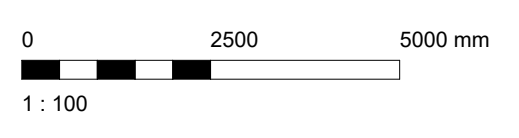
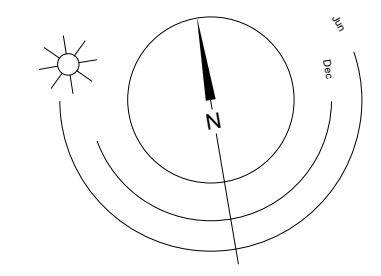
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NOTE: All dimensions are shown in millimeters.

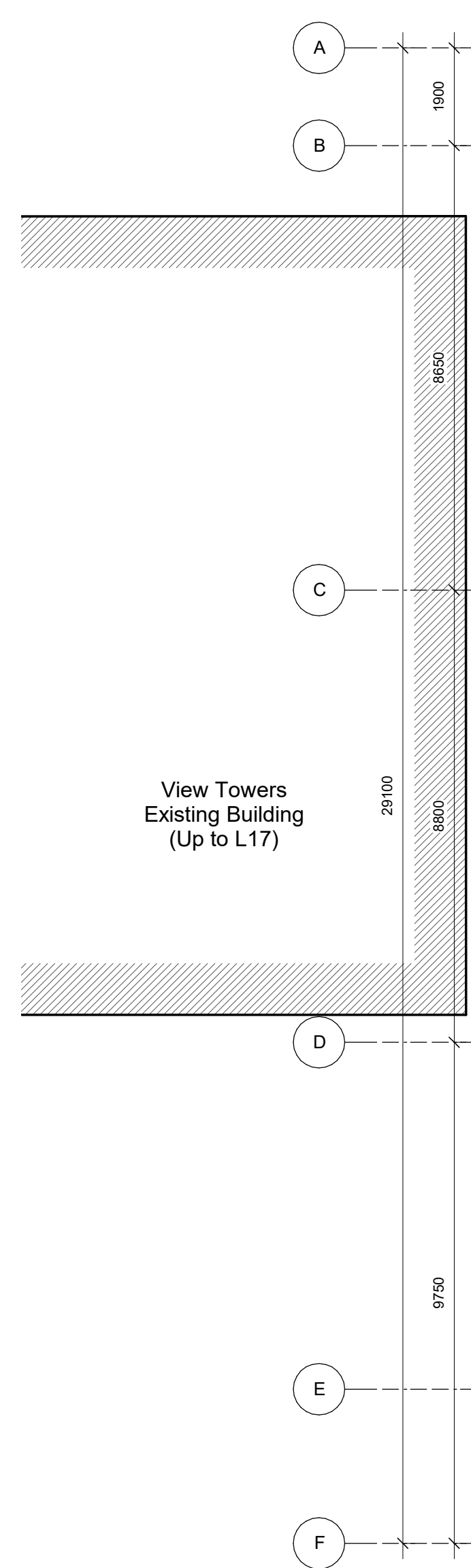
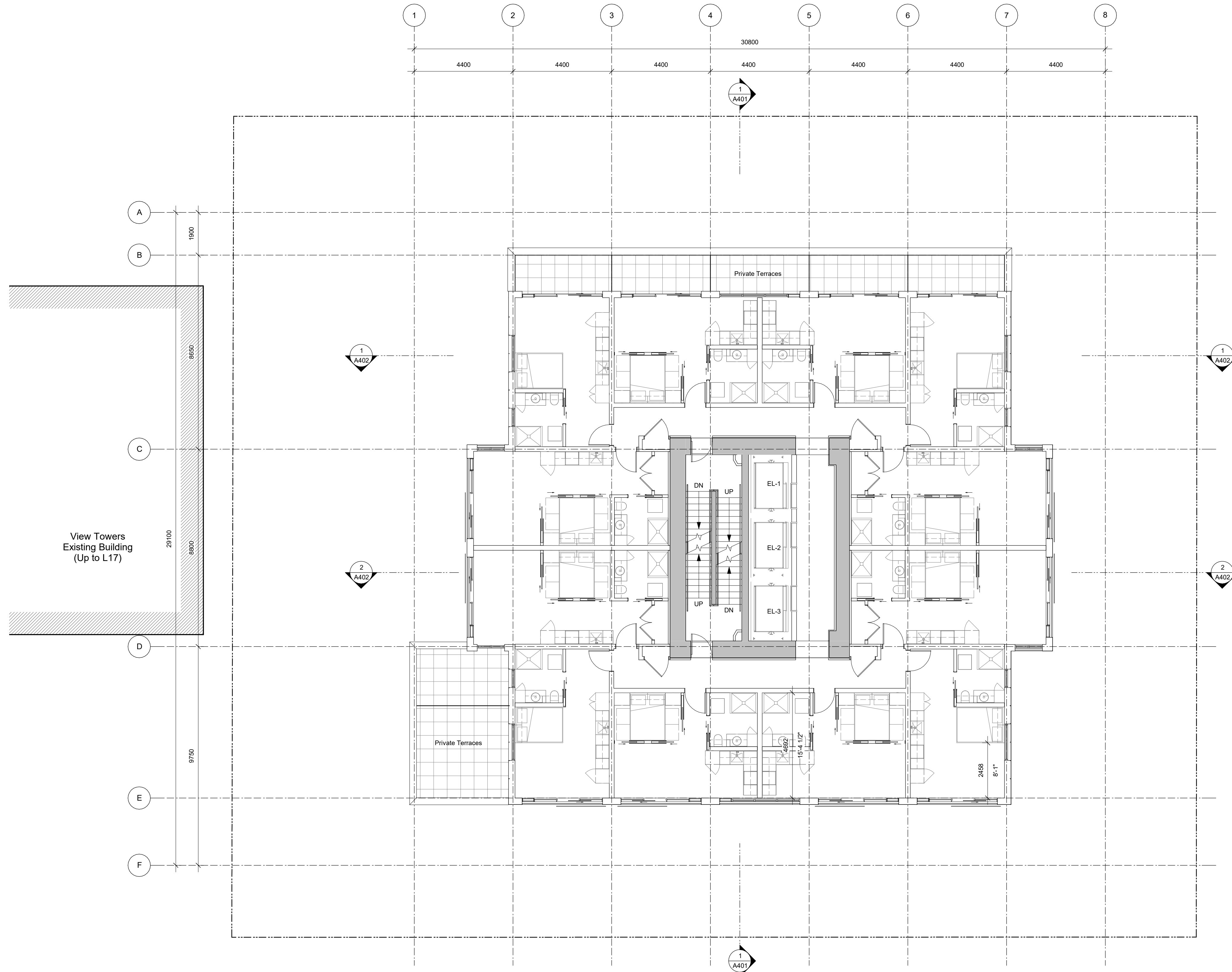
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937 View
Levels



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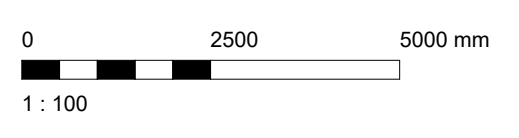
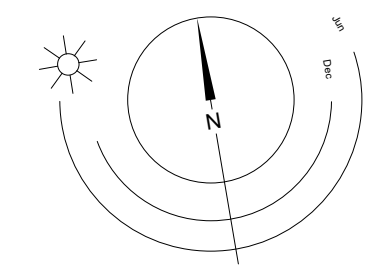
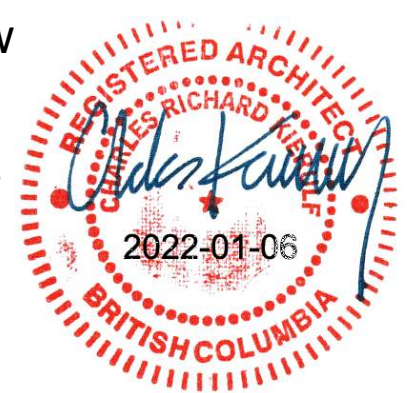
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View St. Residential

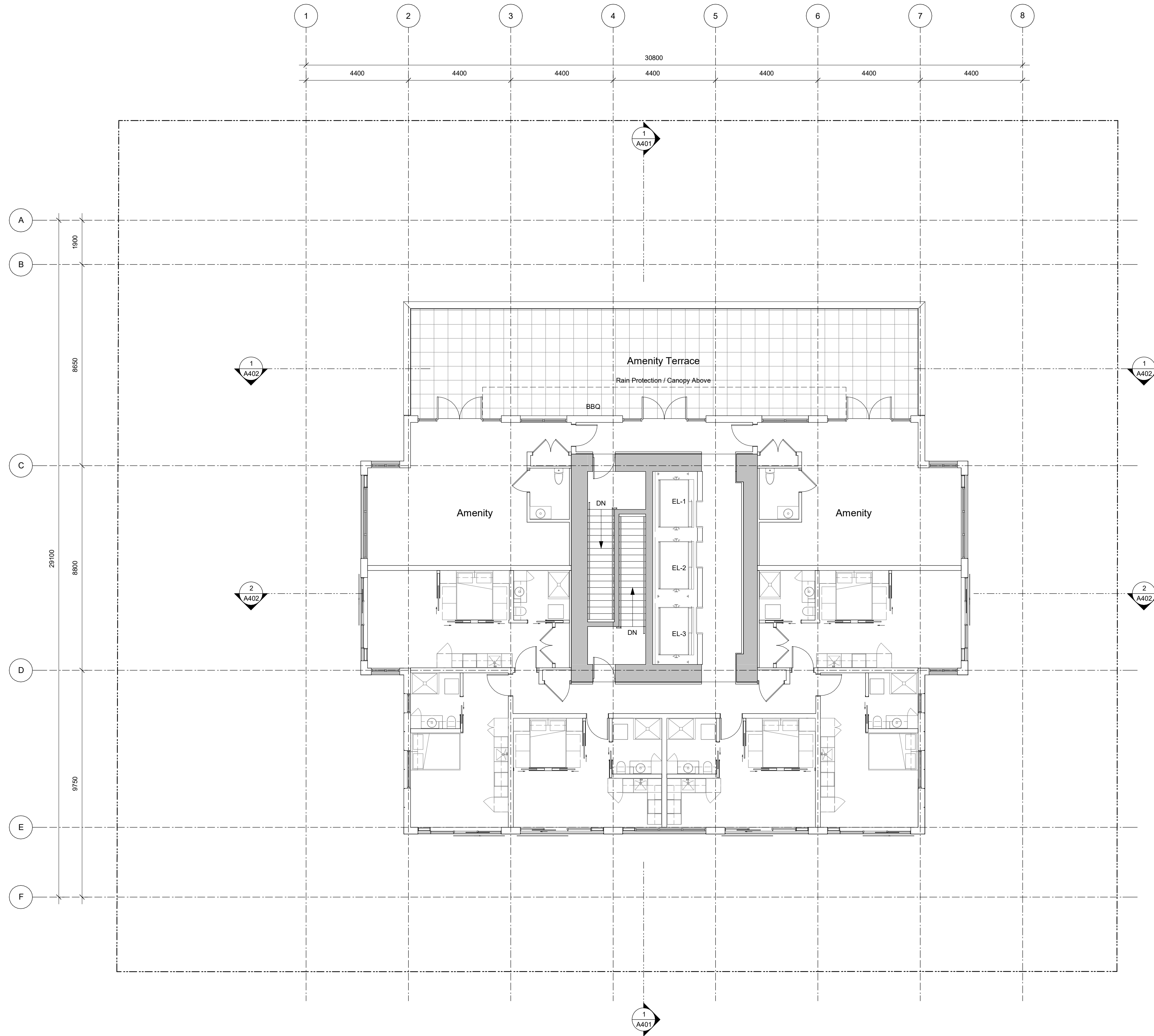
937 View

Levels



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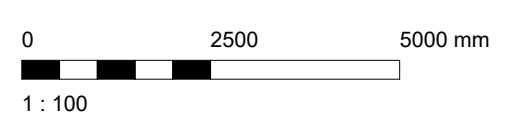
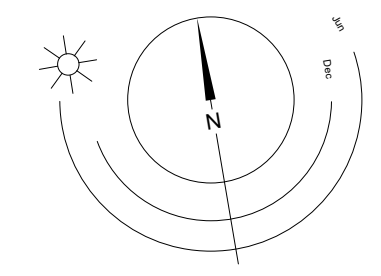
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 Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

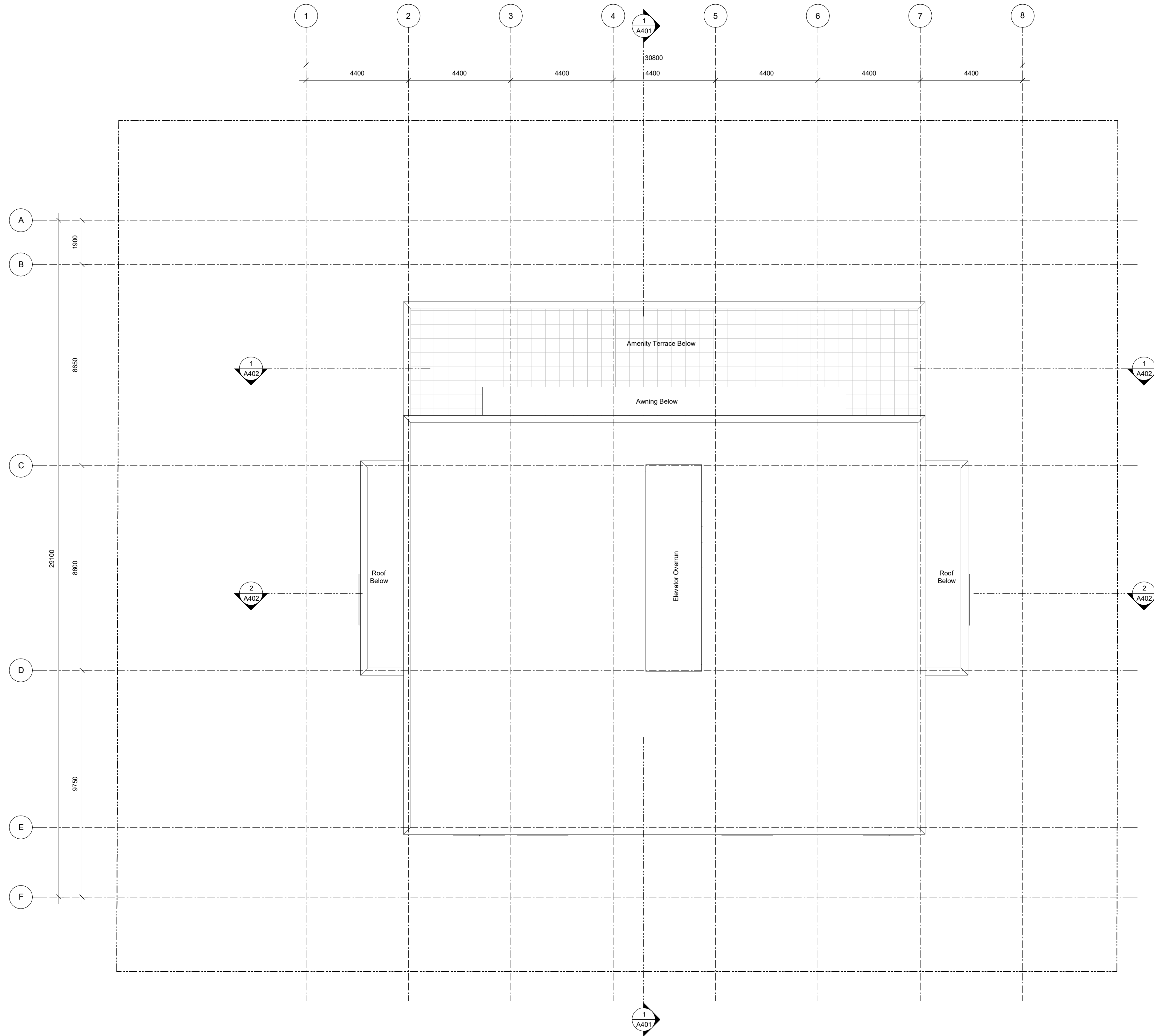
Level 1



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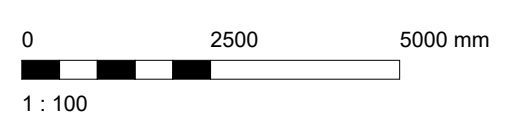
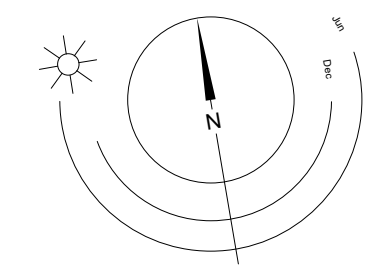
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Plot Date 21-12-20 Drawing File
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 Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

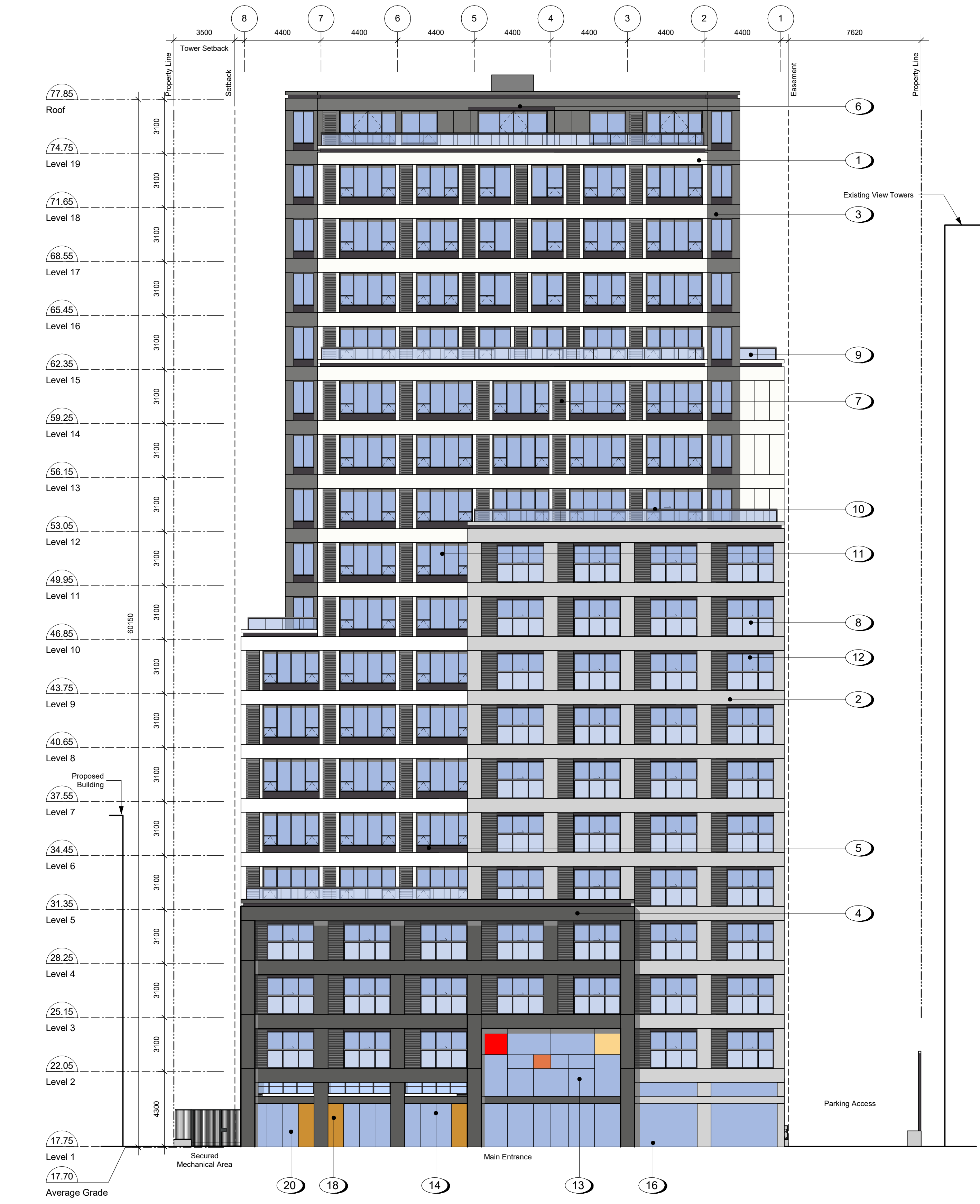
View St. Residential
 937 View

Roof P

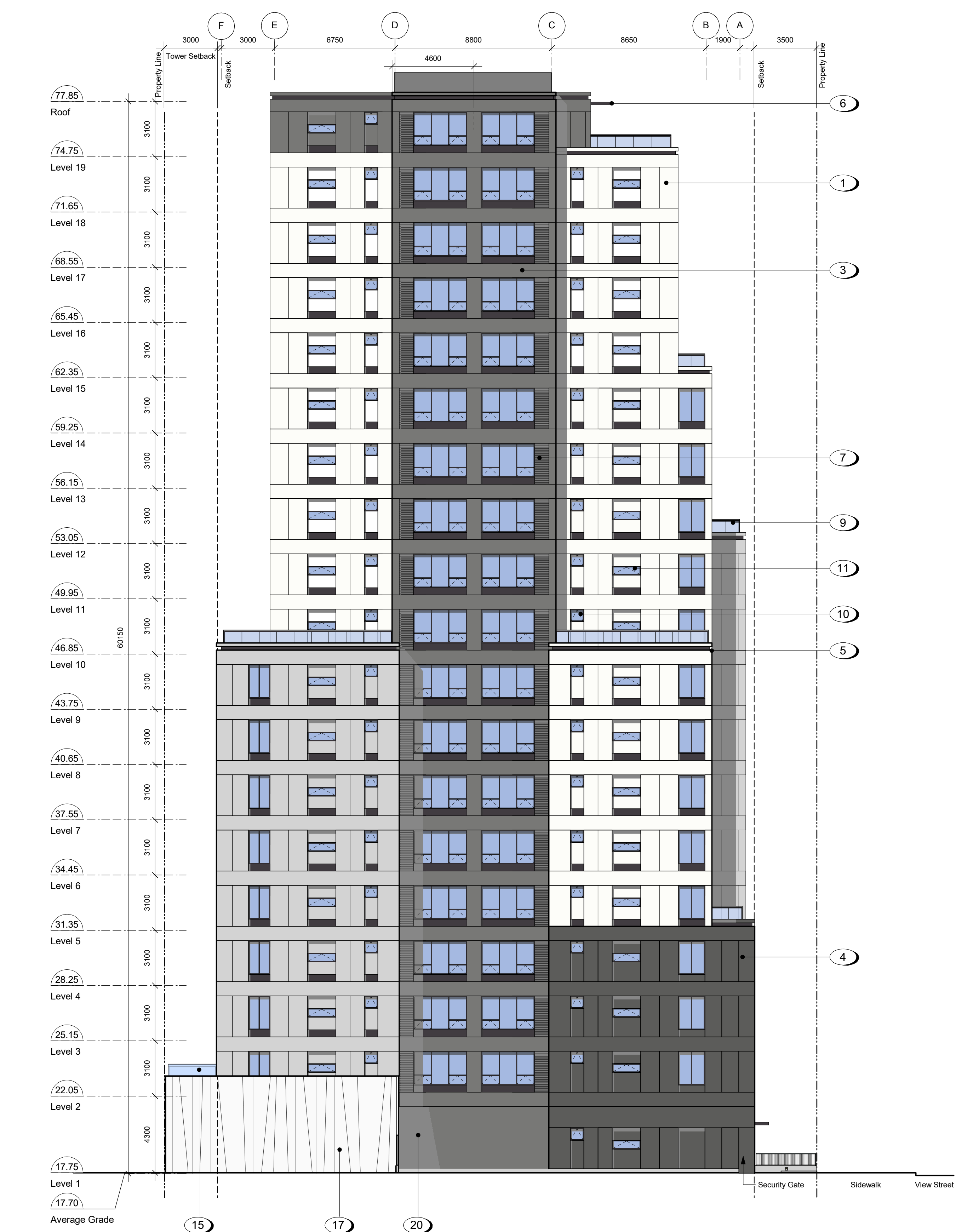


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5 Building Elevation - North
SCALE: 1 : 150



6 Building Elevation - East
SCALE: 1 : 150

Materials Schedule

- 1 Rainscreen Curtainwall Panel System - White Stone Texture
- 2 Rainscreen Curtainwall Panel System - Light Gray Stone Texture
- 3 Rainscreen Curtainwall Panel System - Gray Stone Texture
- 4 Rainscreen Curtainwall Panel System - Dark Gray Stone Texture
- 5 22ga. Prefinished Metal Flashing / Fascia to match siding
- 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Curtainwall Panel System - Zinc Coloured Louver Finish
- 8 Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 10 Low-E Insulated Frosted Window with Zinc Coloured Frame
- 11 Low-E Insulated Glass Window with Zinc Coloured Frame
- 12 Low-E Insulated Glass Sliding Door with Safety Film
- 13 Low-E Insulated Glass Window Wall System with Decorative Coloured Film Tints
- 14 Low-E Insulated Glass Window Wall System
- 15 Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
- 16 Architectural Exposed Concrete
- 17 Decorative Concrete Wall
- 18 Wood Door with View Lite
- 19 Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
- 20 Painted Metal Fence - Black

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20-08-12	Issued for DP Revisions 2
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19-10-02	Issued for DP

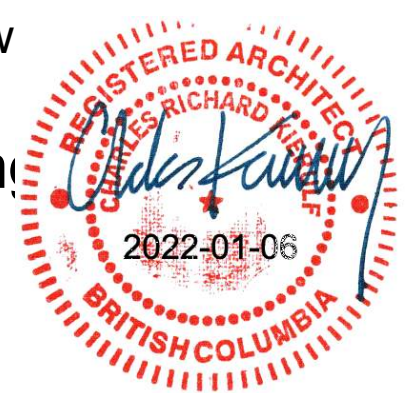
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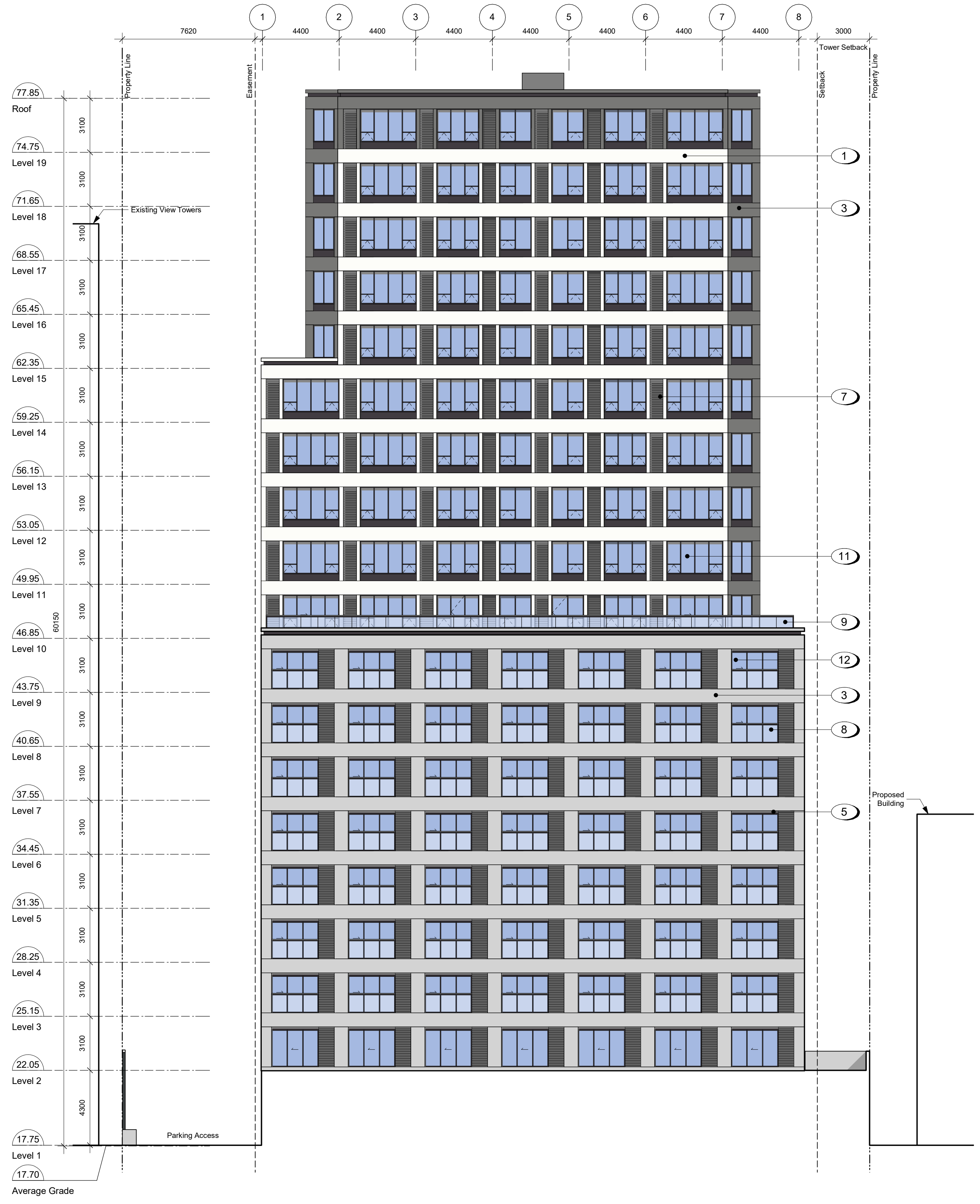
937 View

Buildin



dHka **A301**

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977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
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5 South Elevation
A302 SCALE: 1 : 150



6 West Elevation
A302 SCALE: 1 : 150

Materials Schedule

- 1 Rainscreen Curtainwall Panel System - White Stone Texture
- 2 Rainscreen Curtainwall Panel System - Light Gray Stone Texture
- 3 Rainscreen Curtainwall Panel System - Gray Stone Texture
- 4 Rainscreen Curtainwall Panel System - Dark Gray Stone Texture
- 5 22ga. Prefinished Metal Flashing / Fascia to match siding
- 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Curtainwall Panel System - Zinc Coloured Louver Finish
- 8 Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 10 Low-E Insulated Frosted Window with Zinc Coloured Frame
- 11 Low-E Insulated Glass Window with Zinc Coloured Frame
- 12 Low-E Insulated Glass Sliding Door with Safety Film
- 13 Low-E Insulated Glass Window Wall System with Decorative Coloured Film Tints
- 14 Low-E Insulated Glass Window Wall System
- 15 Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
- 16 Architectural Exposed Concrete
- 17 Decorative Concrete Wall
- 18 Wood Door with View Lite
- 19 Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
- 20 Painted Metal Fence - Black

21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential
937 View
Building

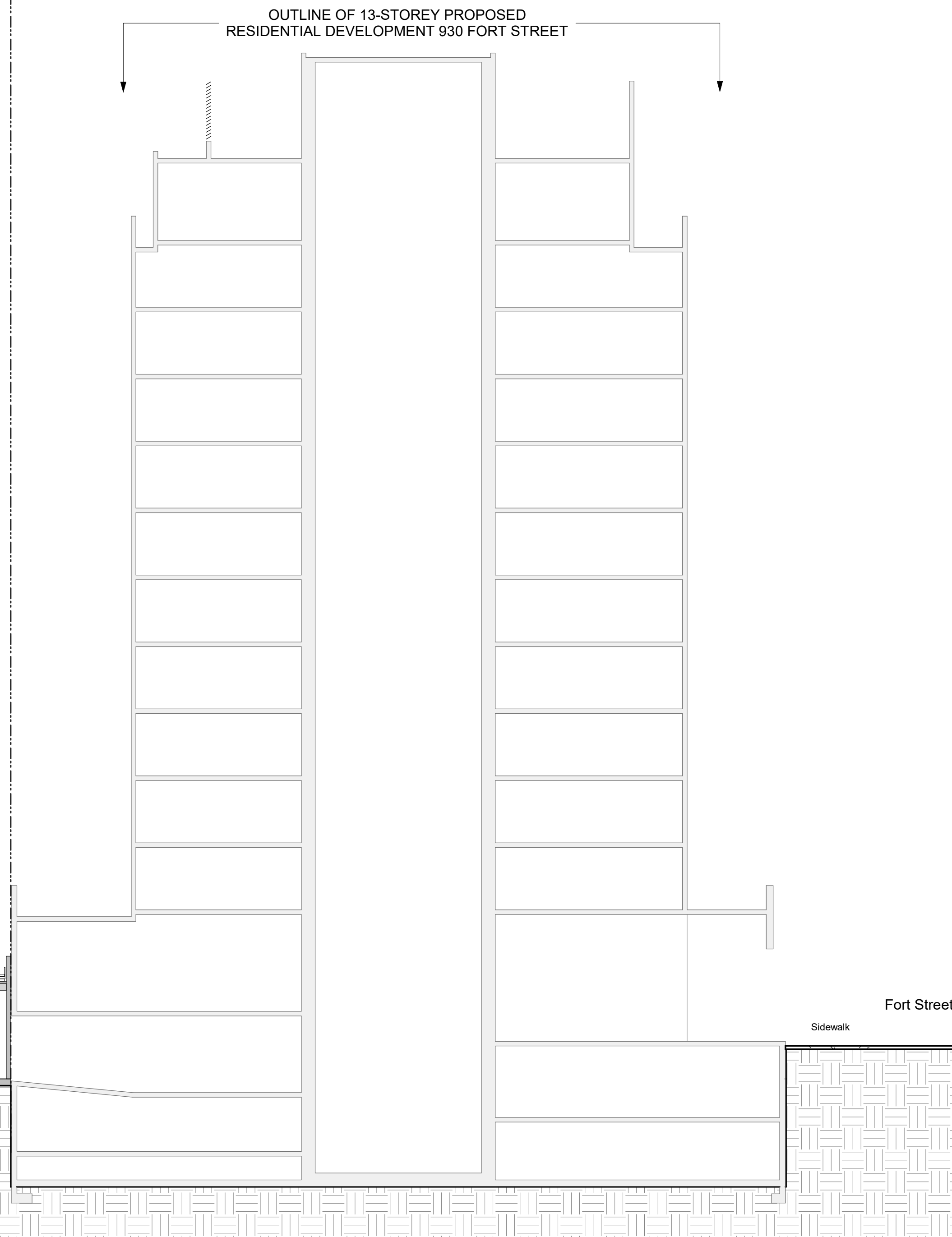
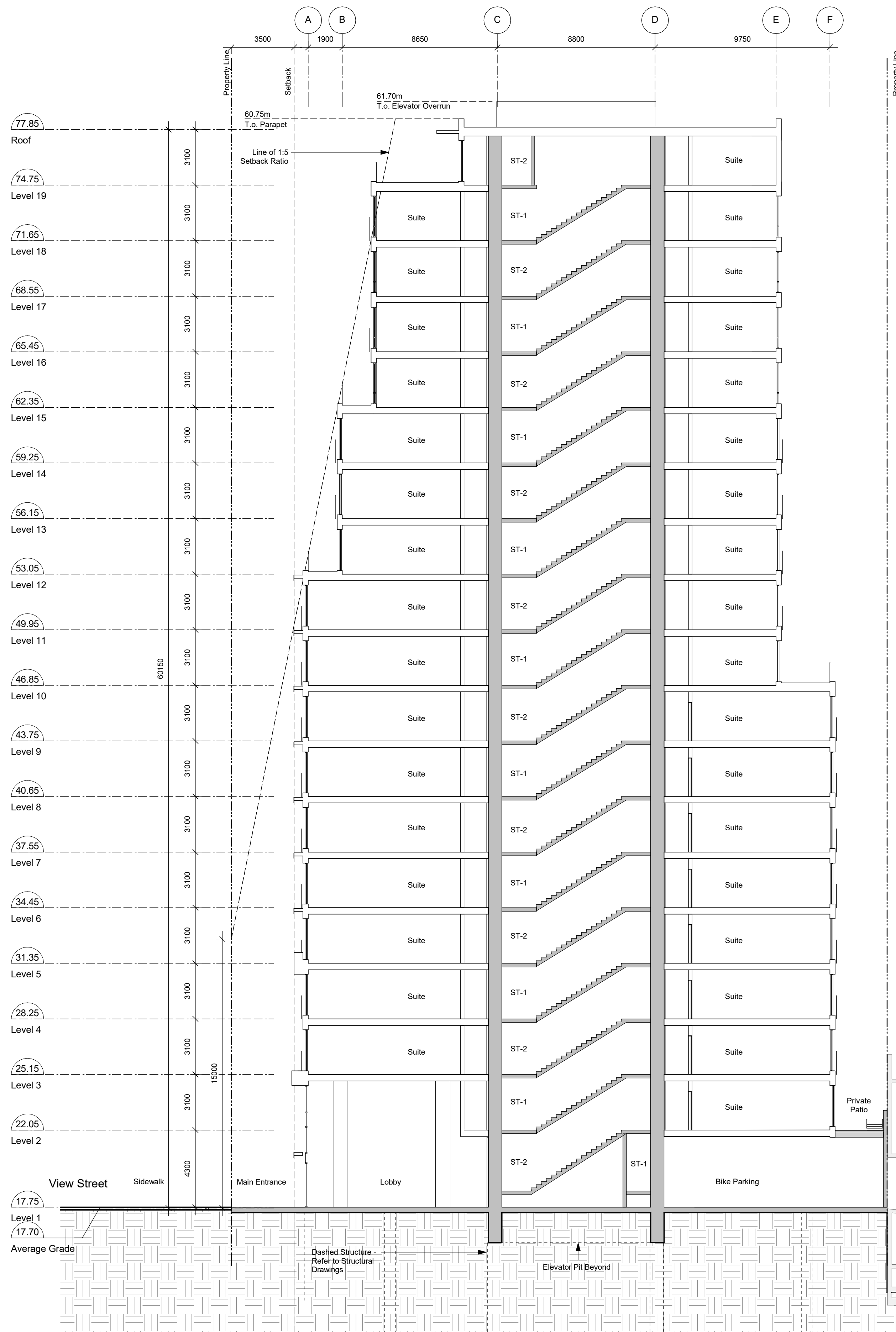


dHka **A302**

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General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.



21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View
Buildings

dHka **A401**

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1 Building Section - North/South
A401 SCALE: 1 : 150

2022-01-06 1:43:31 PM

General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

21-05-04 Issued for DP Revisions 3
 20-08-12 Issued for DP Revisions 2
 20-01-08 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date 21-12-20 Drawing File
 Drawn By RCI Checked By ADM
 Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

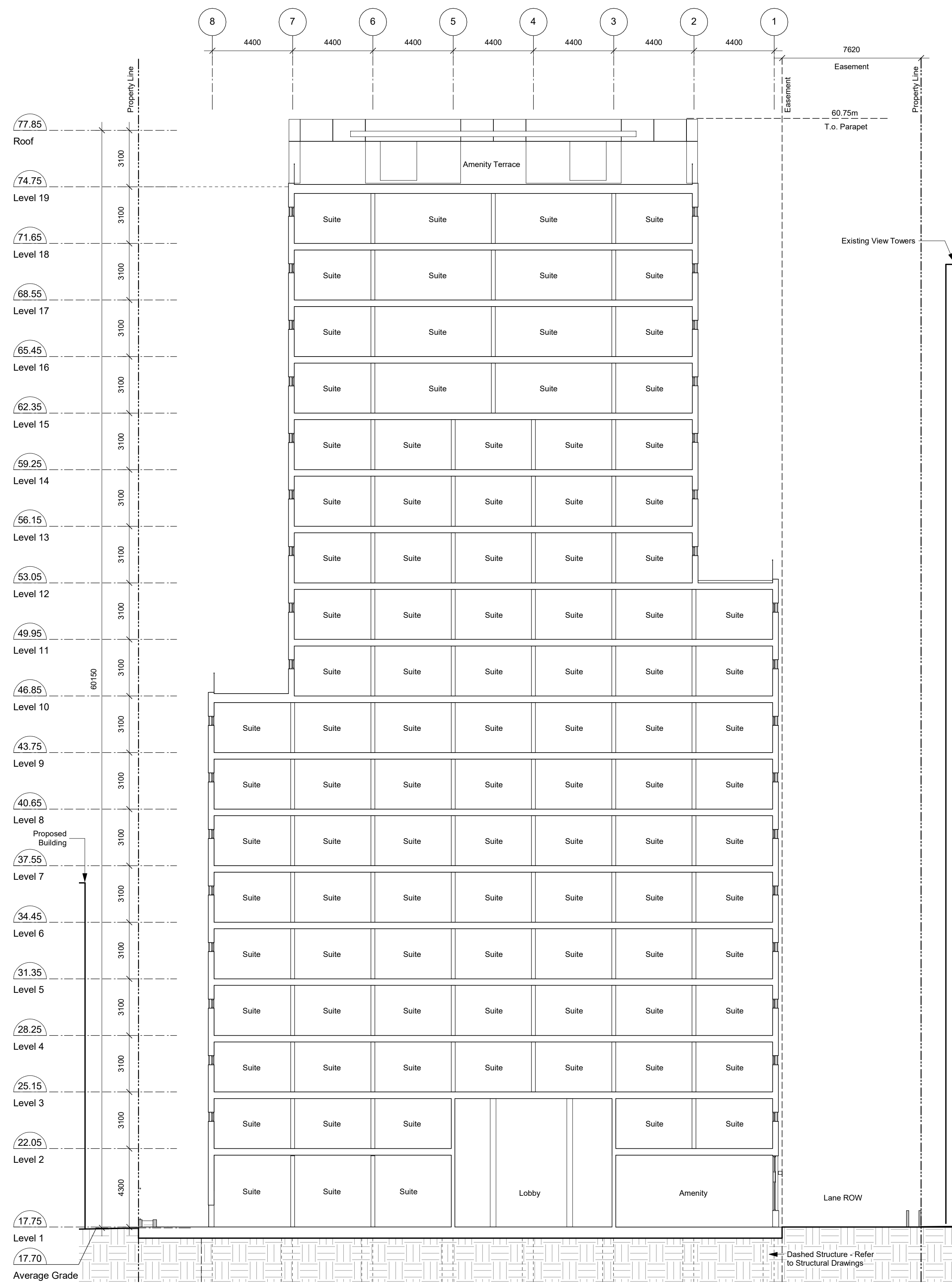
View St. Residential

937 View

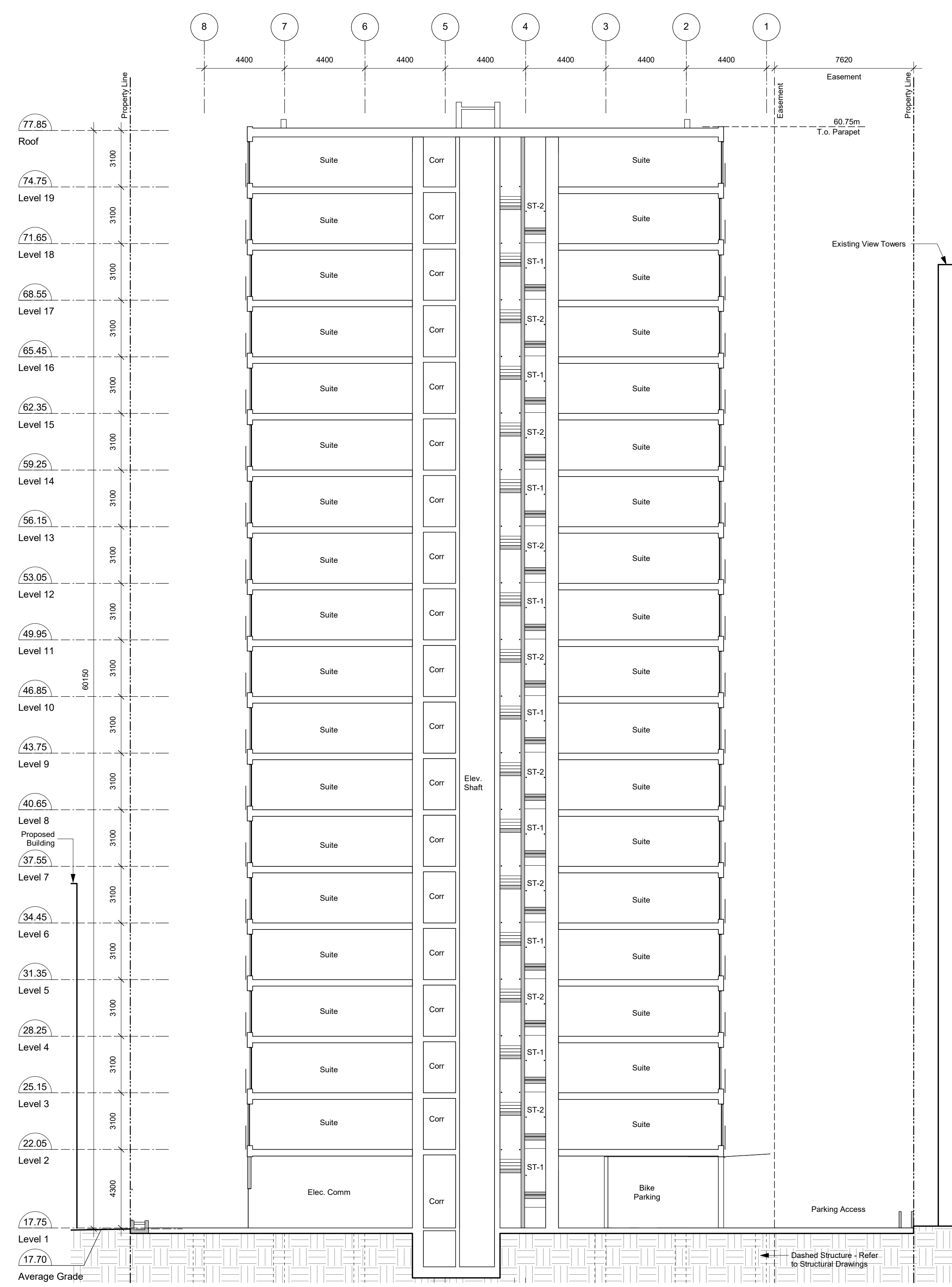
Buildings



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1 Building Section - East/West 1
 A402 SCALE: 1 : 150



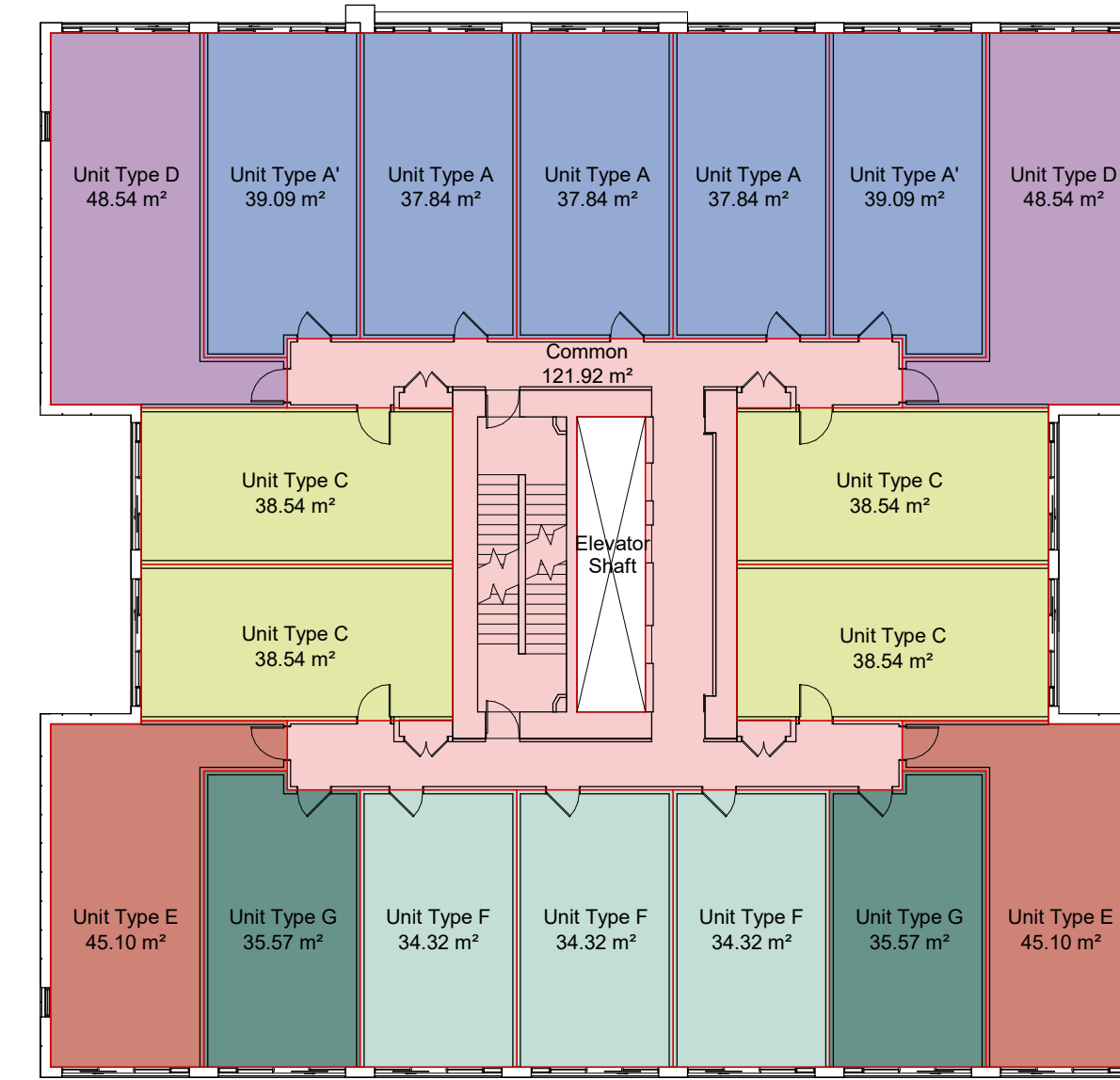
2 Building Section - East/West 2
 A402 SCALE: 1 : 150



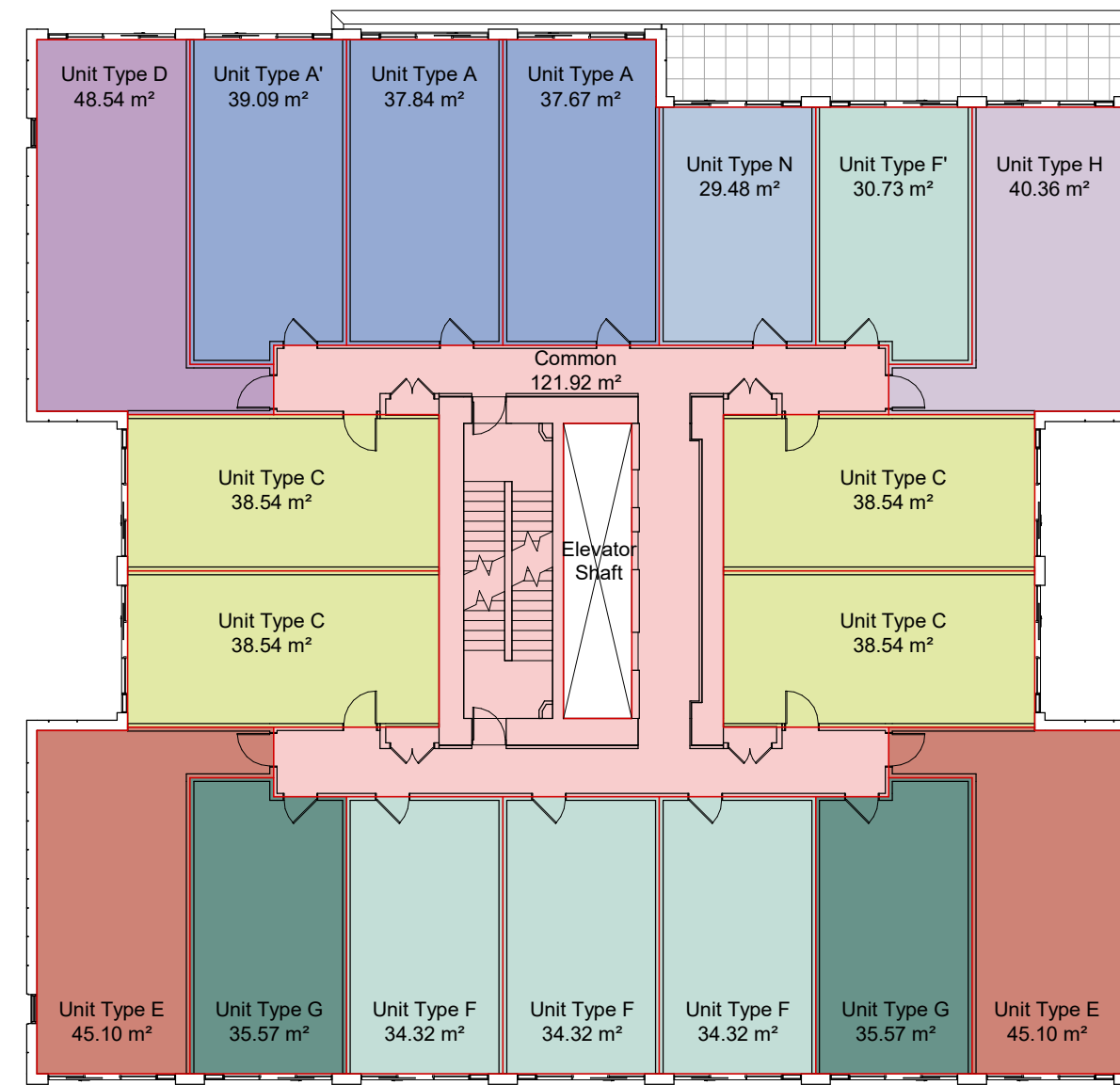
1 Level L1 Area Plan
A911 SCALE: 1 : 200



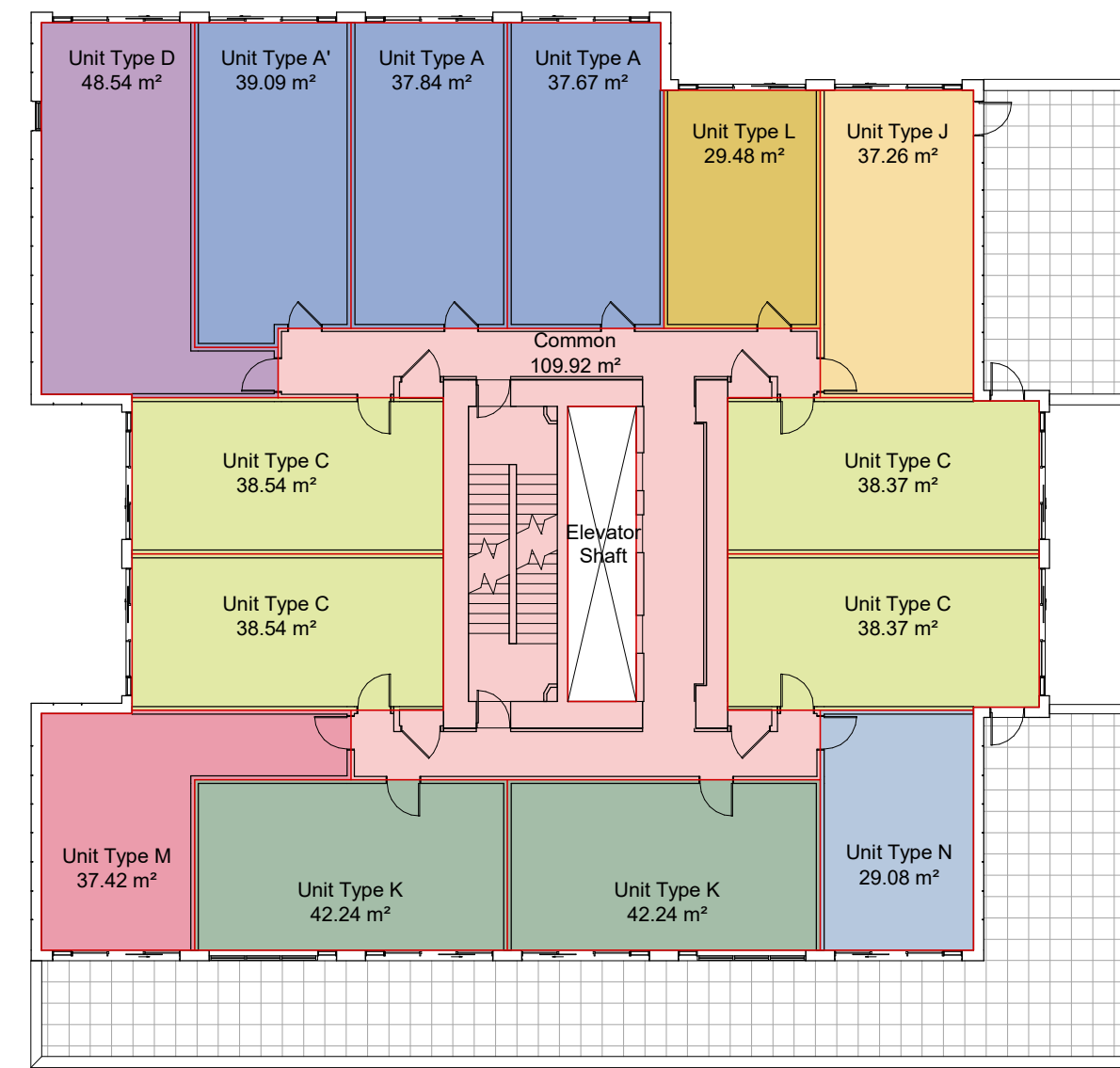
2 Level L2 Area Plan
A911 SCALE: 1 : 200



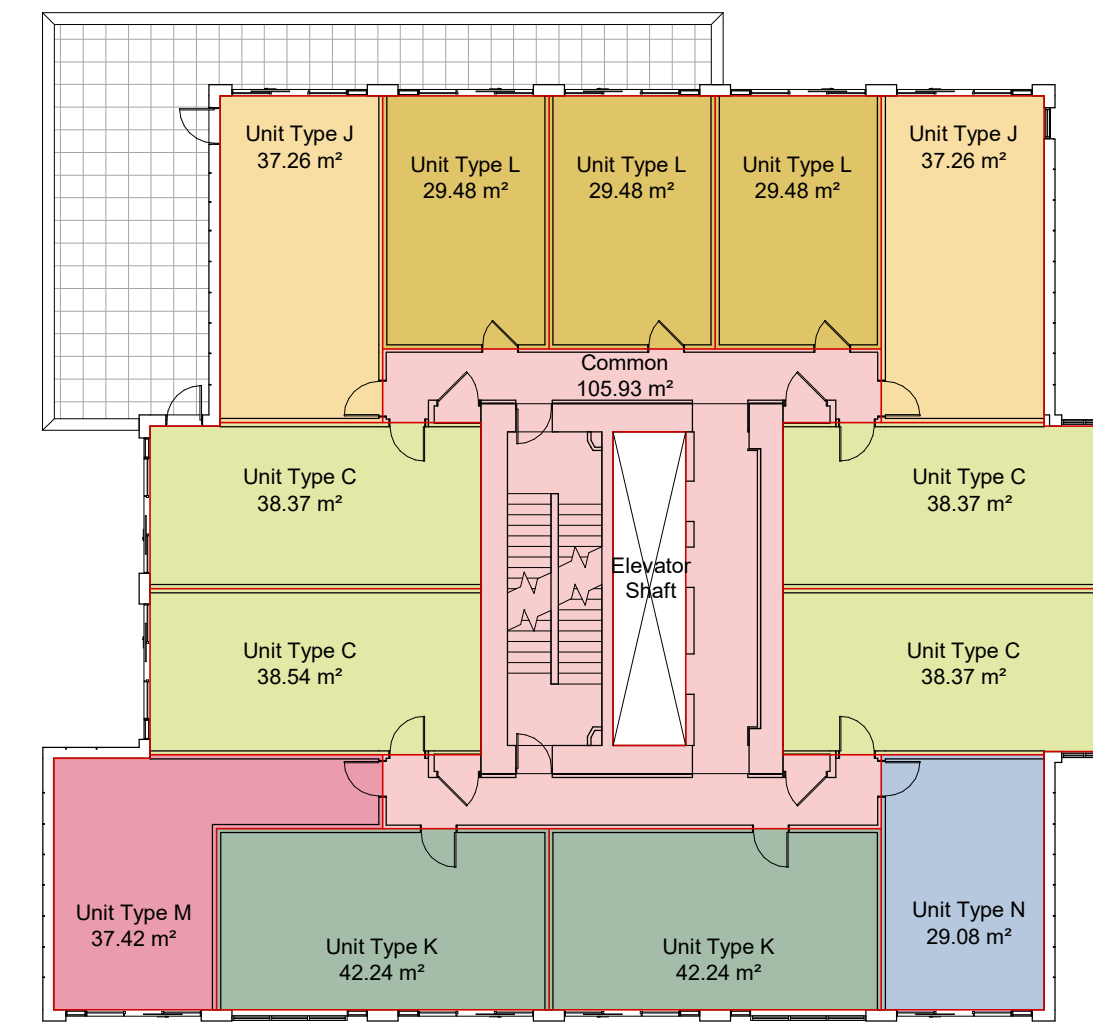
3 Level L3-L4 Area Plan
A911 SCALE: 1 : 200



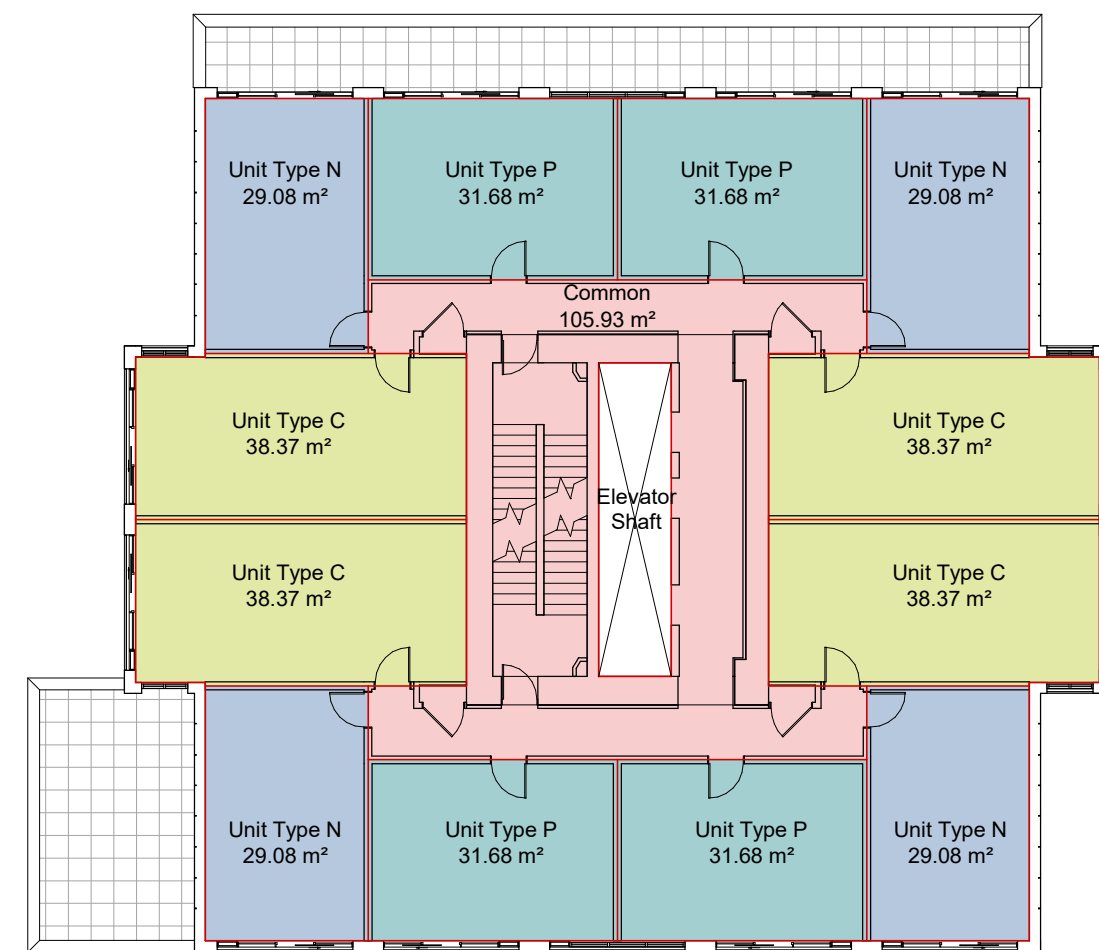
4 Level L5-L9 Area Plan
A911 SCALE: 1 : 200



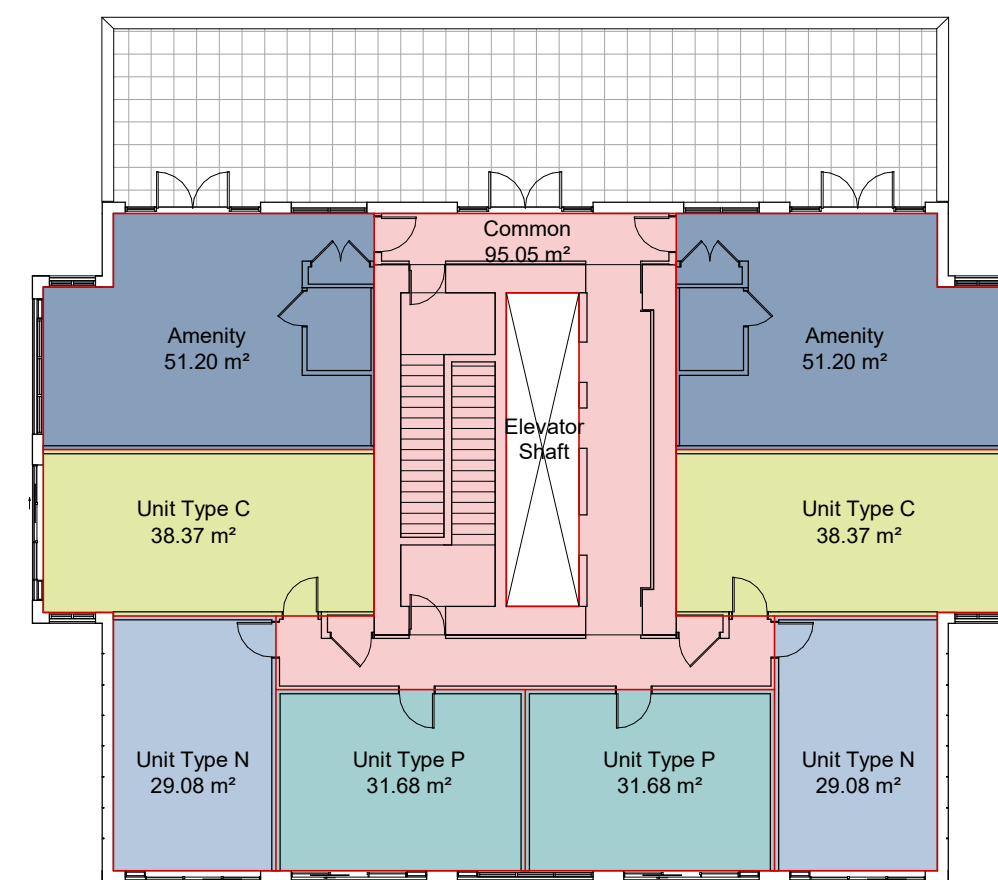
5 Level L10-L11 Area Plan
A911 SCALE: 1 : 200



6 Level L12-L14 Area Plan
A911 SCALE: 1 : 200



7 Level L15-L18 Area Plan
A911 SCALE: 1 : 200



8 Level 19 Area Plan
A911 SCALE: 1 : 200

AREA SCHEDULE			
Description	Zoning (m ²)	Zoning (SF)	No. Suites
Level 1			
City Zoning GFA	621 m ²	6684 SF	
Residential Strata	74 m ²	795 SF	3
Residential Common	547 m ²	5890 SF	
Efficiency	11.9%	11.89%	
Level 2			
City Zoning GFA	829 m ²	8923 SF	
Residential Strata	630 m ²	6777 SF	16
Residential Common	199 m ²	2146 SF	
Efficiency	75.9%	75.95%	
Levels 3-4			
City Zoning GFA	829 m ²	8923 SF	
Residential Strata	705 m ²	7593 SF	36
Residential Common	124 m ²	1330 SF	
Efficiency	85.1%	85.09%	
Levels 5-9			
City Zoning GFA	804 m ²	8654 SF	
Residential Strata	680 m ²	7324 SF	90
Residential Common	124 m ²	1330 SF	
Efficiency	84.6%	84.63%	
Levels 10-11			
City Zoning GFA	644 m ²	6932 SF	
Residential Strata	531 m ²	5717 SF	28
Residential Common	113 m ²	1215 SF	
Efficiency	82.5%	82.48%	
Levels 12-14			
City Zoning GFA	573 m ²	6168 SF	
Residential Strata	464 m ²	4991 SF	39
Residential Common	109 m ²	1177 SF	
Efficiency	80.9%	80.92%	
Levels 15-18			
City Zoning GFA	502 m ²	5404 SF	
Residential Strata	393 m ²	4227 SF	48
Residential Common	109 m ²	1176 SF	
Efficiency	78.2%	78.23%	
Level 19			
City Zoning GFA	396 m ²	4263 SF	
Residential Strata	205 m ²	2203 SF	6
Residential Common	86 m ²	930 SF	
Amenity	105 m ²	1129 SF	
Efficiency	78.2%	78.19%	
Totals			
Total GFA	12539 m ²	134970 SF	
Site Area	1572 m ²	16924 SF	
FSR	7.975	7.975	
Total Residential	9745 m ²	104898 SF	266
Total Amenity	105 m ²	1129 SF	
Total Commercial	0 m ²	0 SF	
Total Common & Core	2689 m ²	28942 SF	
Efficiency	78.56%	78.56%	

General Notes

- Plans and Area Schedule show areas measured to inside face of exterior walls, and centre of demising walls.
- See A001 for required bike counts.
- Unit Schedule areas measured to inside face of wall finish on all sides.

21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1

Plot Date 21-12-20 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

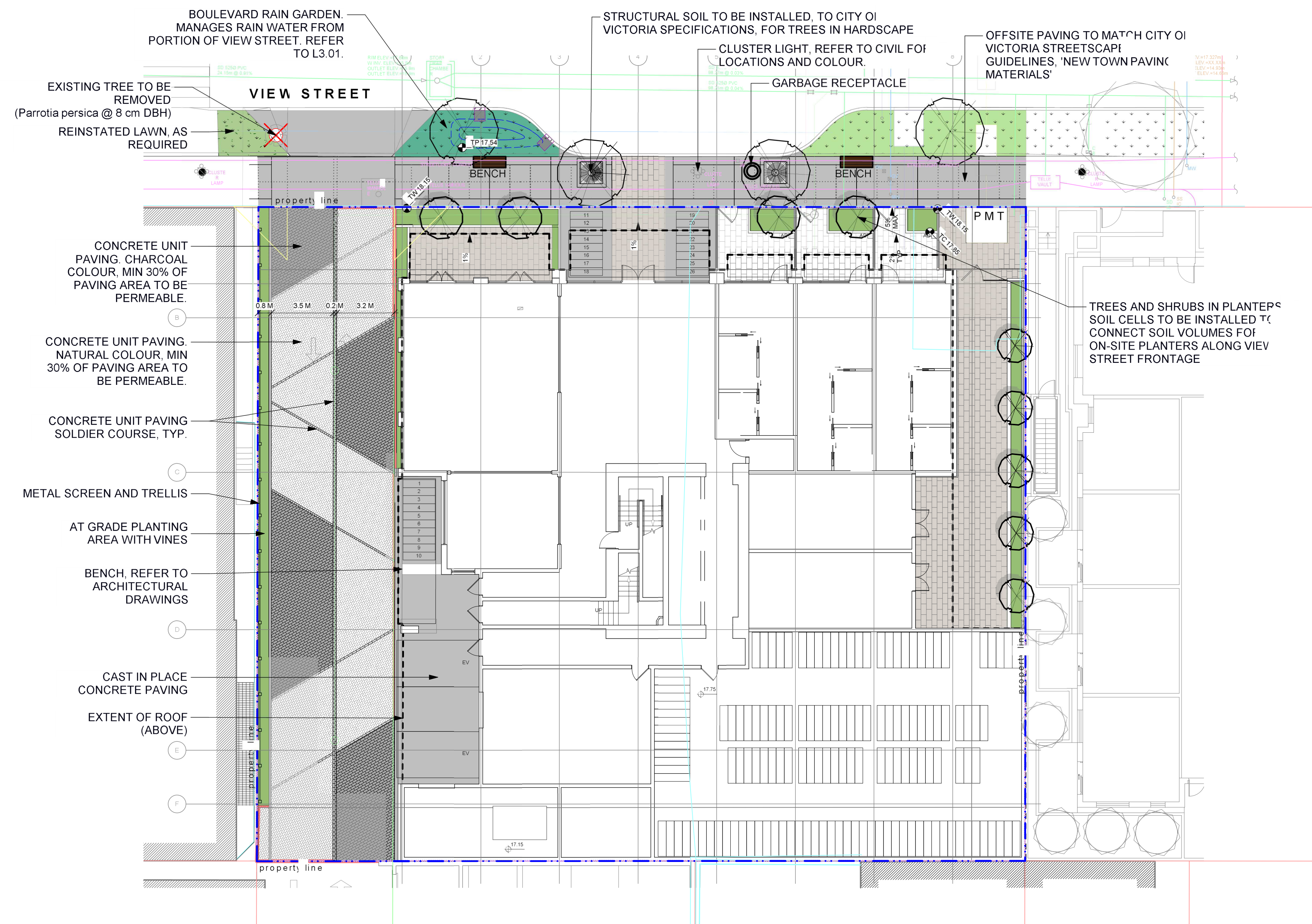
View St. Residential

937 View
Area P



dHka **A911**

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LEGEND

- Property line
- Extent Of Underground Parking (indicative)
- Extent Of Roof / Canopy Line (indicative)
- Rain garden TOP OF POOL
- Rain garden BOTTOM OF POOL
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Proposed landscape grade
- TV Top of Wall
- BV Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TF Top of Pool
- BF Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

UNDERGROUND UTILITIES

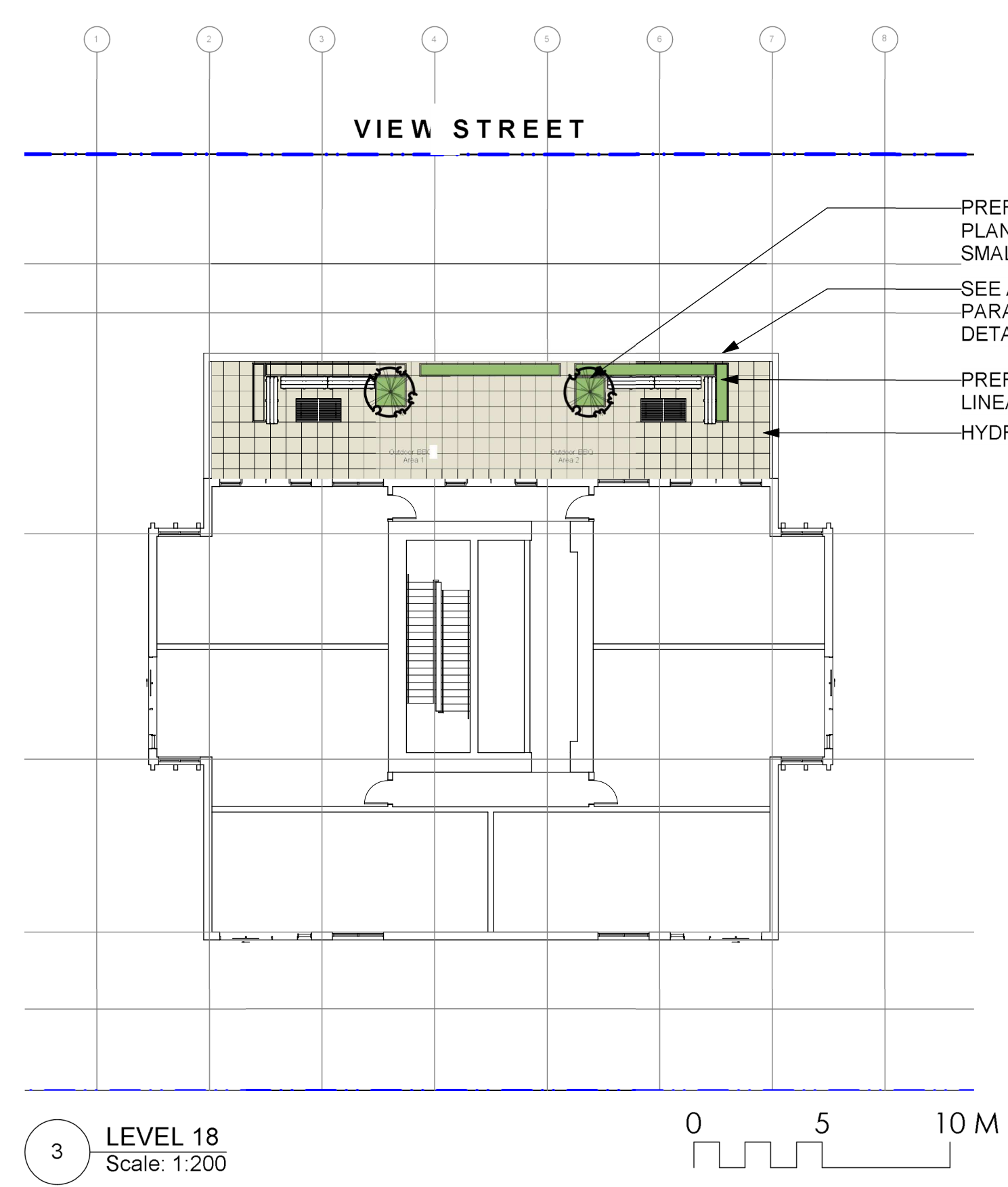
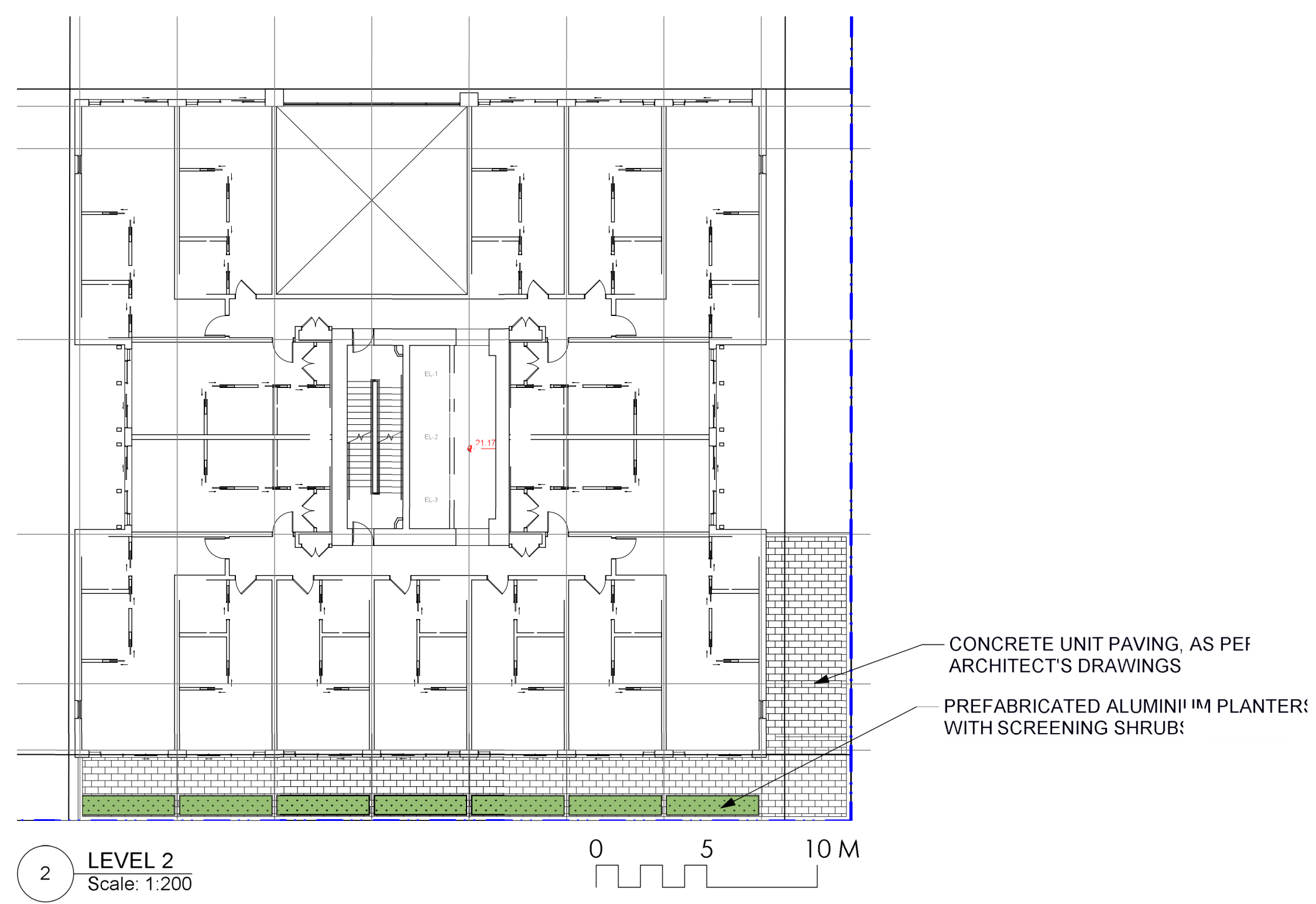
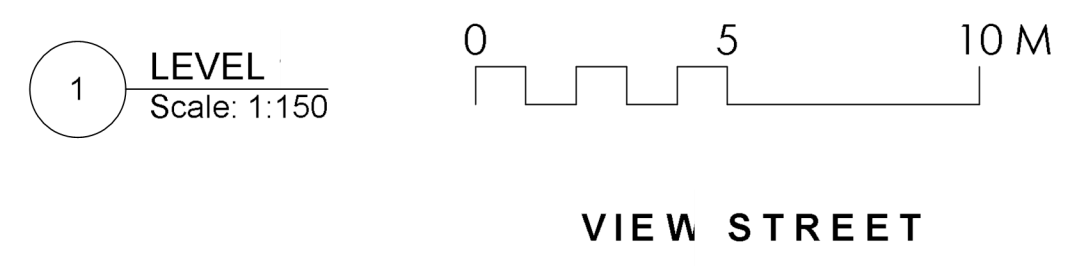
EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas

LANDSCAPE MATERIALS

- Main Entry Paving**
Concrete Unit Paving
- Patio Paving**
Concrete Unit Paving
- Driveway Paving**
Vehicular Concrete Unit Paving, natural/light colour
- Driveway Paving**
Vehicular Concrete Unit Paving, charcoal/dark colour
- Cast in place concrete paving**
- Shrub/ Tree Planting Area on Grade**
Minimum 450 mm depth growing medium
- Rain Garden Area on Grade**
- Raised Planting Area**
Growing medium depth varies, minimum 450 mm.

LANDSCAPE FURNISHINGS

- Type H Wood Bench with Backrest**
2 total @ 5'11.25" Length x 27.19" Height
- Type A: Modern Metal Bin**
1 total



- IRRIGATION NOTES**
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
 - Contractor to verify pressure and flow prior to installation of irrigation and notify owner representative in writing if such data adversely affects the operation of the system.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeves shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
 - Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
 - Refer to mechanical drawings for irrigation point of connection.
 - Refer to electrical drawings for electrical service.
 - Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - At various milestones during construction, inspection and testing of components shall be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
 - Trees within shrub or rain garden areas to be irrigated with spray heads.

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of a landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

N

5	DP Rev	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07

rev no description date

Murdoch de Greeff INC
 Landscape Planning & Design
200, 554 Highland Road Victoria, BC V8Z 1G1 Phone: 250.412.2881 Fax: 250.412.2892

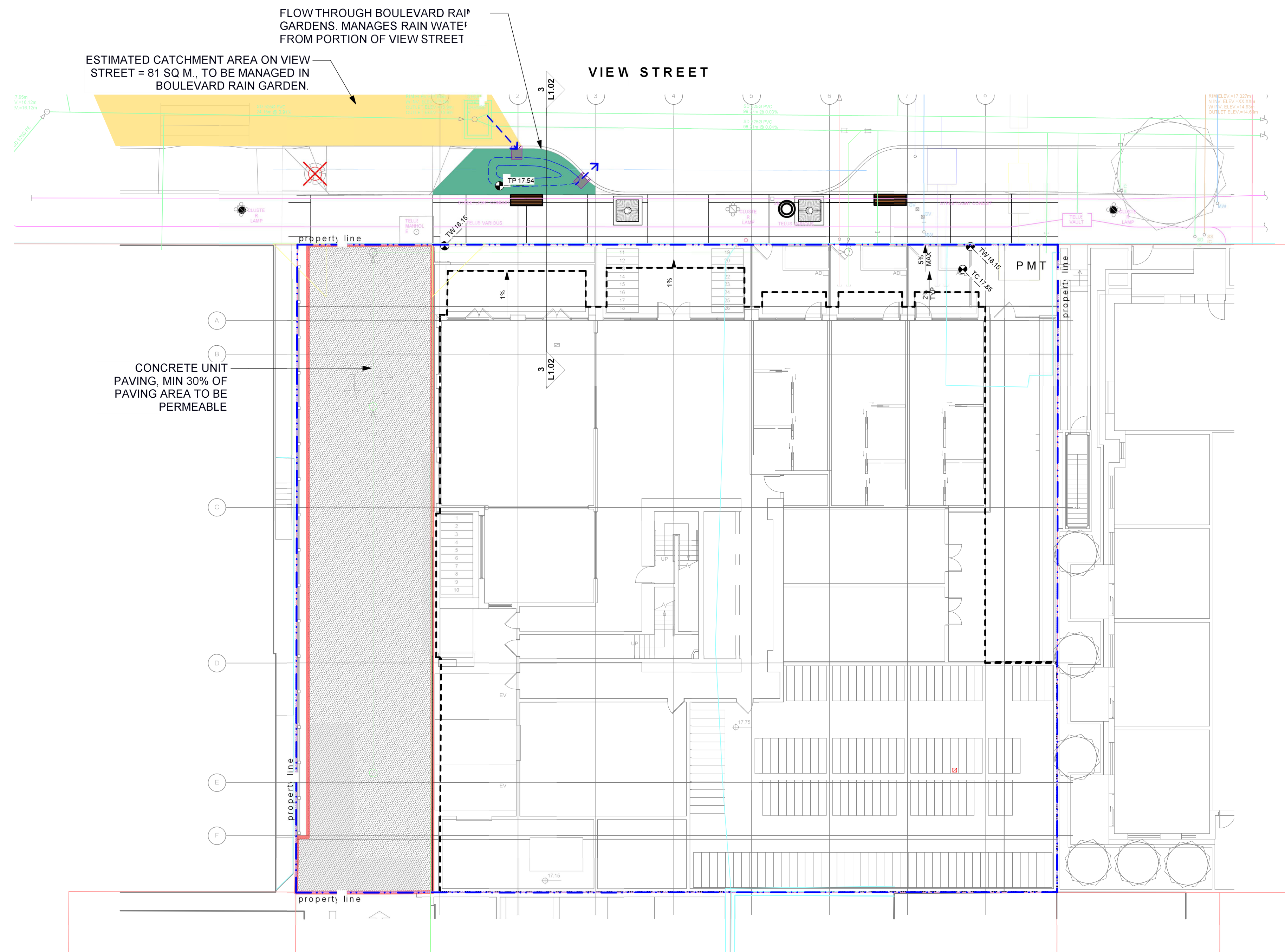
Scott Murdoch
 REGISTERED MEMBER
 341
 2021-04-30

client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Landscape Materials

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.
5	L1.01



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY
- CIVIL GRADE, PROVIDED FOR REFERENCE ONLY
- PROPOSED LANDSCAPE GRADE
- TV: TOP OF WALL
- BV: BOTTOM OF WALL
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- TF: TOP OF POOL
- BF: BOTTOM OF POOL
- TS: TOP OF STAIRS
- BS: BOTTOM OF STAIRS

DIRECTION OF FLOW

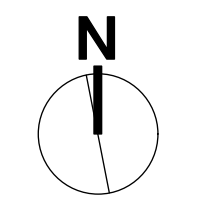
RAIN GARDEN

CONCRETE UNIT PAVING, MIN 30% AREA TO BE PERMEABLE

IMPERVIOUS AREAS

PROPOSED ROAD SURFACE DRAINS TO BOULEVARD RAIN GARDEN

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of a landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



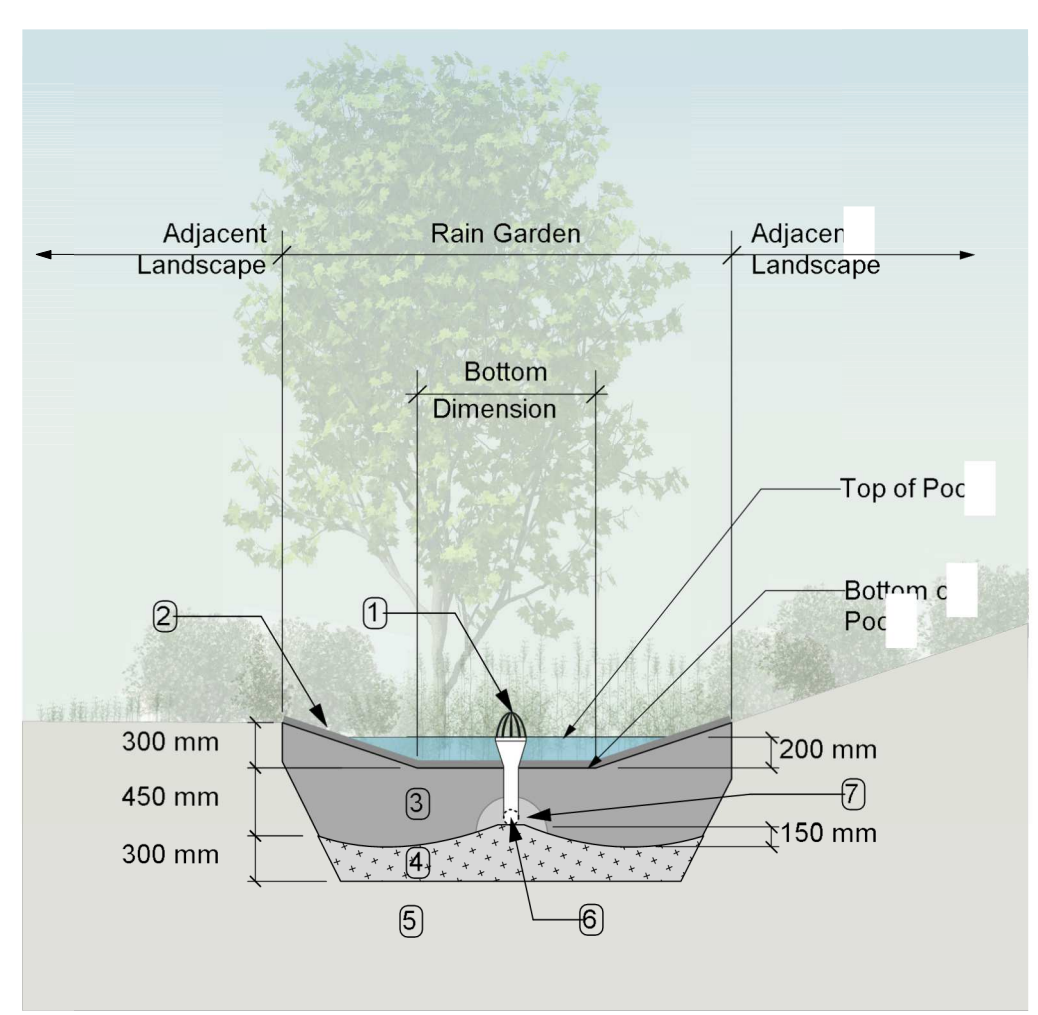
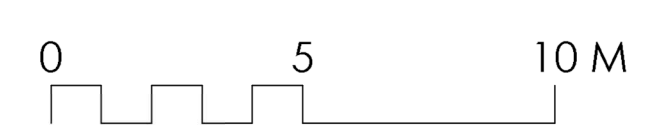
RAIN WATER MANAGEMENT NOTES

Water collected from roads flow into boulevard rain gardens.

Boulevard rain gardens will be designed to be flow through planters, and will overflow to the municipal storm drain system.

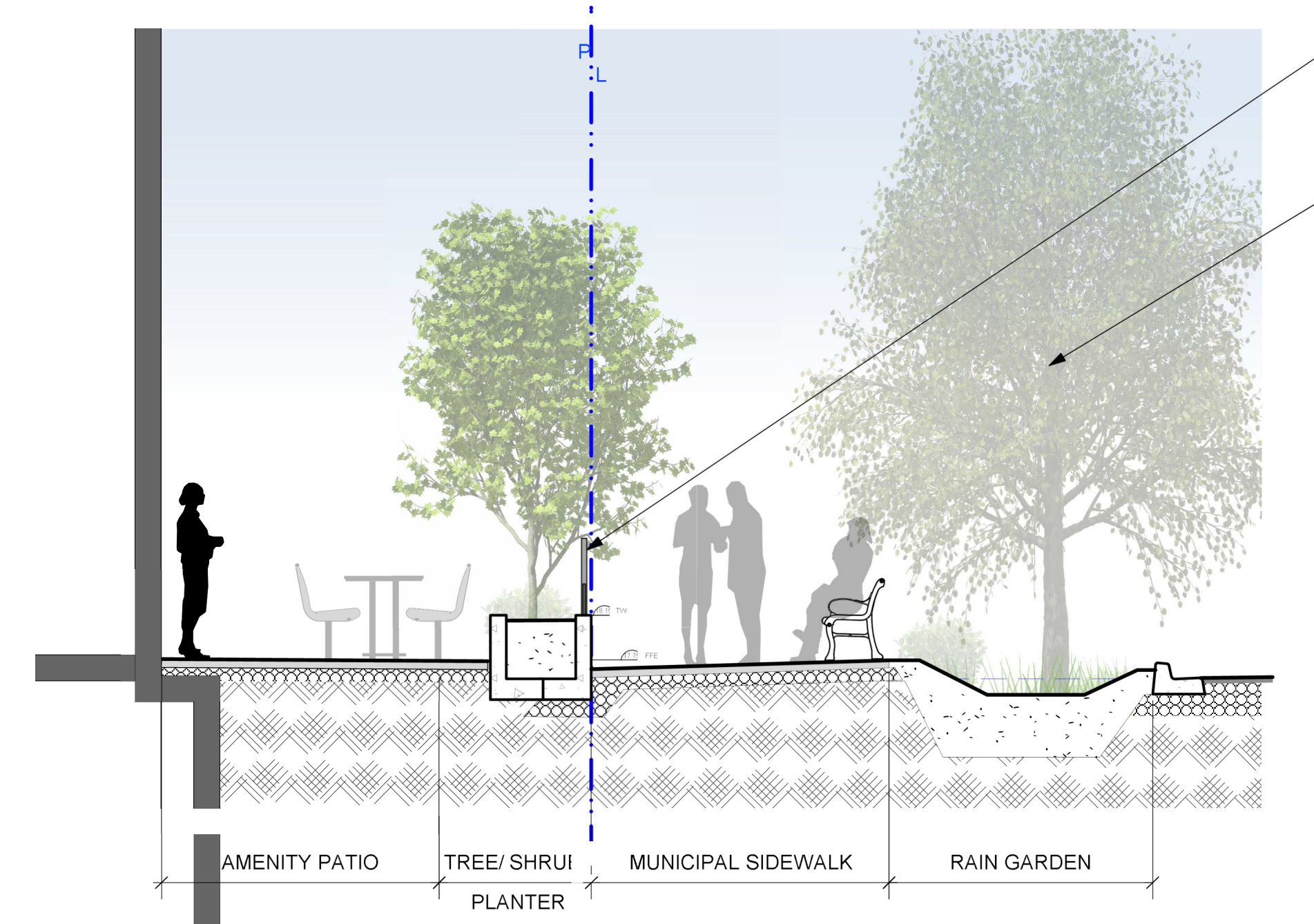
The rain gardens are sized such that the bottom of the rain planter is a minimum of 5% of the impervious area.

1 LEVEL
Scale: 1:150



- RAIN GARDEN MATERIALS**
- Overflow drain, 200 mm domed grate + adapter
 - Composted mulch, 50 -70 mm depth
 - Bio-retention growing medium, 450 mm depth
 - Scarified/lifted subgrade, 300 mm depth
 - Existing subgrade/native material
 - 100 mm diameter (min) perforated pipe
 - 25 mm diameter drain rock, 100 mm depth

2 TYPICAL RAIN GARDEN
NTS



3 SECTION THROUGH FRONTAGE @ RAIN GARDEN
Scale: 1:50

rev no	description	date
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Chisholm Road
Victoria, BC V8S 1G1

Phone: 250.412.2891
Fax: 250.412.2892

BRITISH COLUMBIA SOCIETY OF REGISTERED MEMBERS
Scott Murdoch
341
2021-04-30

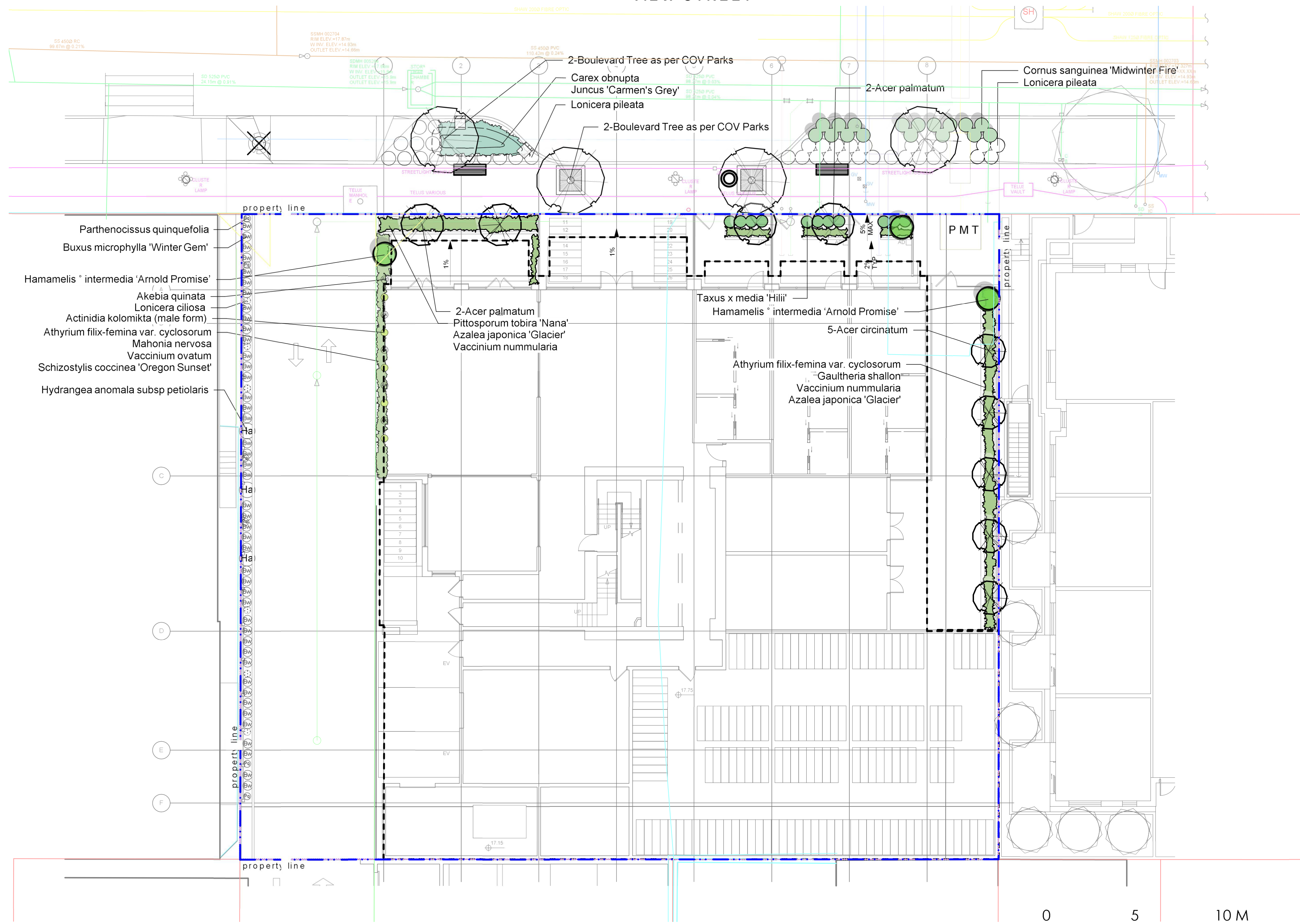
client: NELSON INVESTMENTS, INC.

project: VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title: Stormwater Management

project no. 119.24
scale AS NOTED @ 24"x36"
drawn by ML
checked by SMP/dG
revision no. sheet no.

VIEW STREET



1 LEVEL
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	5	Acer circinatum	Vine Maple	2.4 m ht., multi-stem (3 trunk)
	4	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	4	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Park	6 cm cal. b+b
SHRUBS:				
Ack	5	Actinidia kolomikta (male form)	Variiegated Kiwi Vine	#2 pot
Ak	5	Akebia quinata	Chocolate vine	#2 pot
Aff	10	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Ag	22	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	24	Carex obnupta	Slough Sedge	#1 pot
Csm	17	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	8	Gaultheria shallon	Salal	#1 pot
Ha	3	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	#2 pot
Jcg	6	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Loc	8	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Lp	38	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	5	Mahonia nervosa	Oregon Grape Holly	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Ptn	5	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
Scs	4	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	11	Taxus x media 'Hilli'	Hilli Yew	#3 pot, 2' max ht. male only
Vnu	22	Vaccinium nummularia	Coin Whortleberry	#1 pot
Vo	3	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

DRAWING NOTES

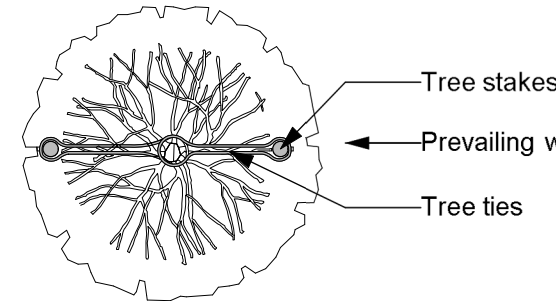
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of a landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

Tree Notes

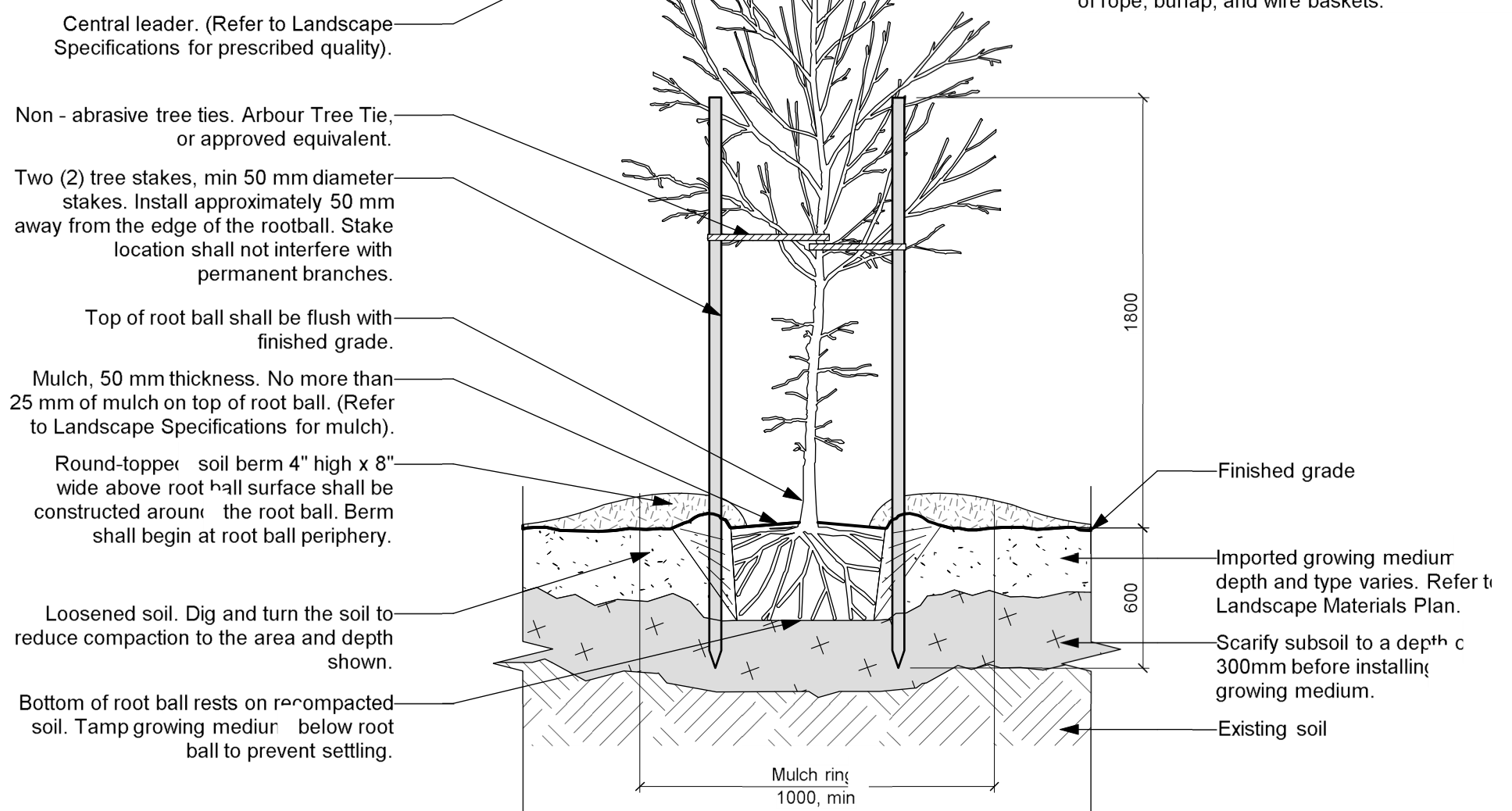
- Tree planting inspection requirement:
1st Inspection - Tree pits, structural soil and root barrier
2nd Inspection - Prior to planting, tree are inspected for pest disease and structural defect
3rd Inspection - Completed planting, mulch, staking, tree guard installed
- Two new tree guards will need to be purchased from the City of Victoria at \$500 each.
- The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree fee has been paid, the City will post the tree for [10] working days after which it can be removed at the expense of the applicant.

PLANTING NOTES

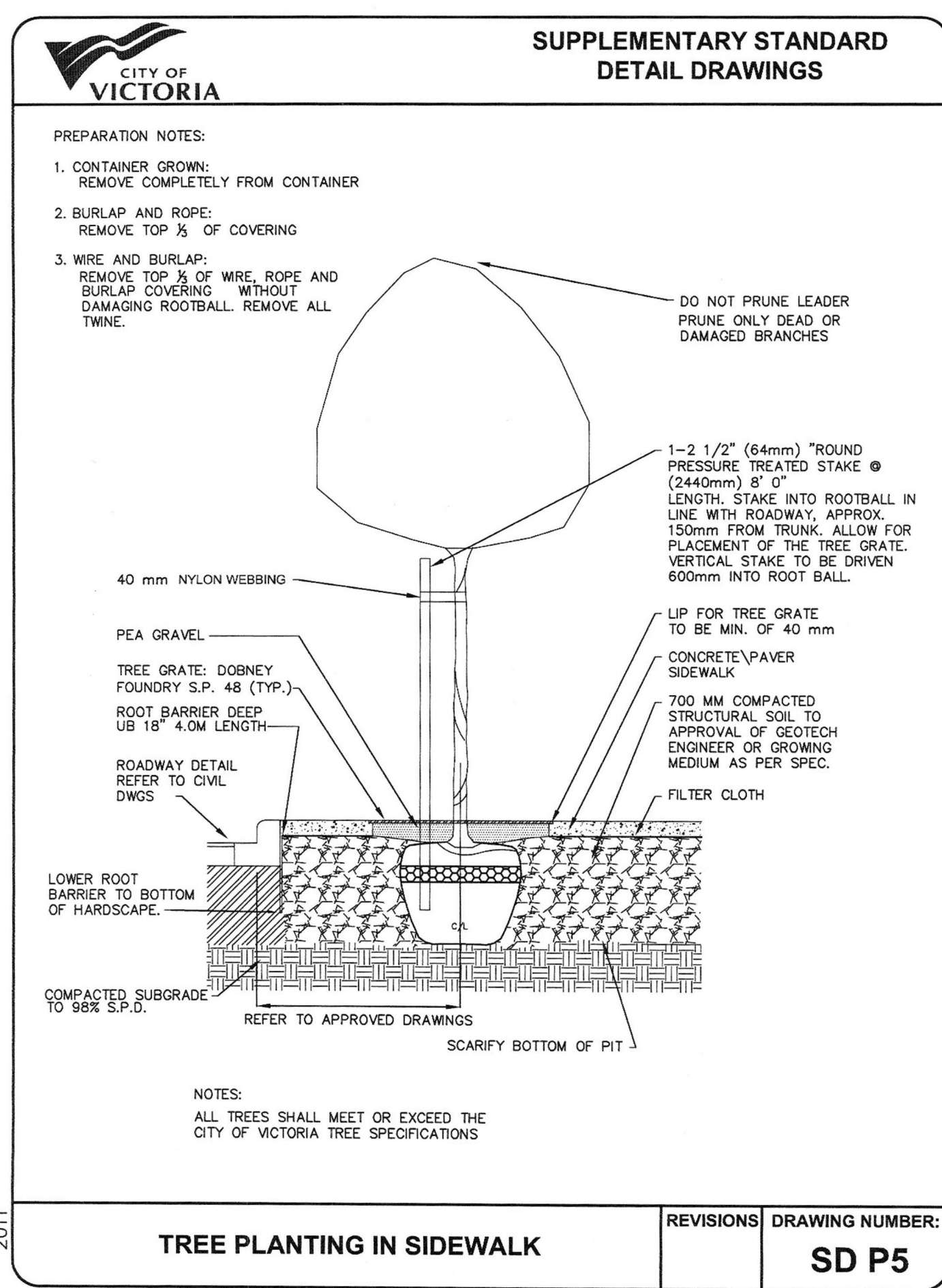
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff and installed by applicant.



PLAN VIEW

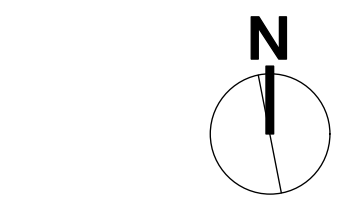


2 TREE PLANTING DETAIL
Scale: 1:25



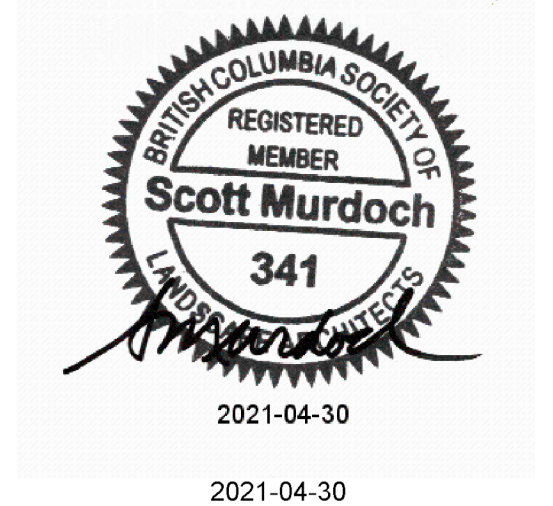
3 STRUCTURAL SOIL
NTS

- Notes:
- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - Trunk caliper shall meet Canadian Landscape Standard, current edition, for root ball size.
 - Max. depth of planting pit = rootball depth - 150 mm.
 - Place stakes parallel to prevailing wind direction.
 - Follow supply nursery's instructions on remove of rope, burlap, and wire baskets.



rev no	description	date
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07

Murdoch de Greeff INC
Landscape Planning & Design
200, 554 Highland Road
Victoria, BC V8Z 1G1
Phone: 750.412.2881
Fax: 250.412.2892



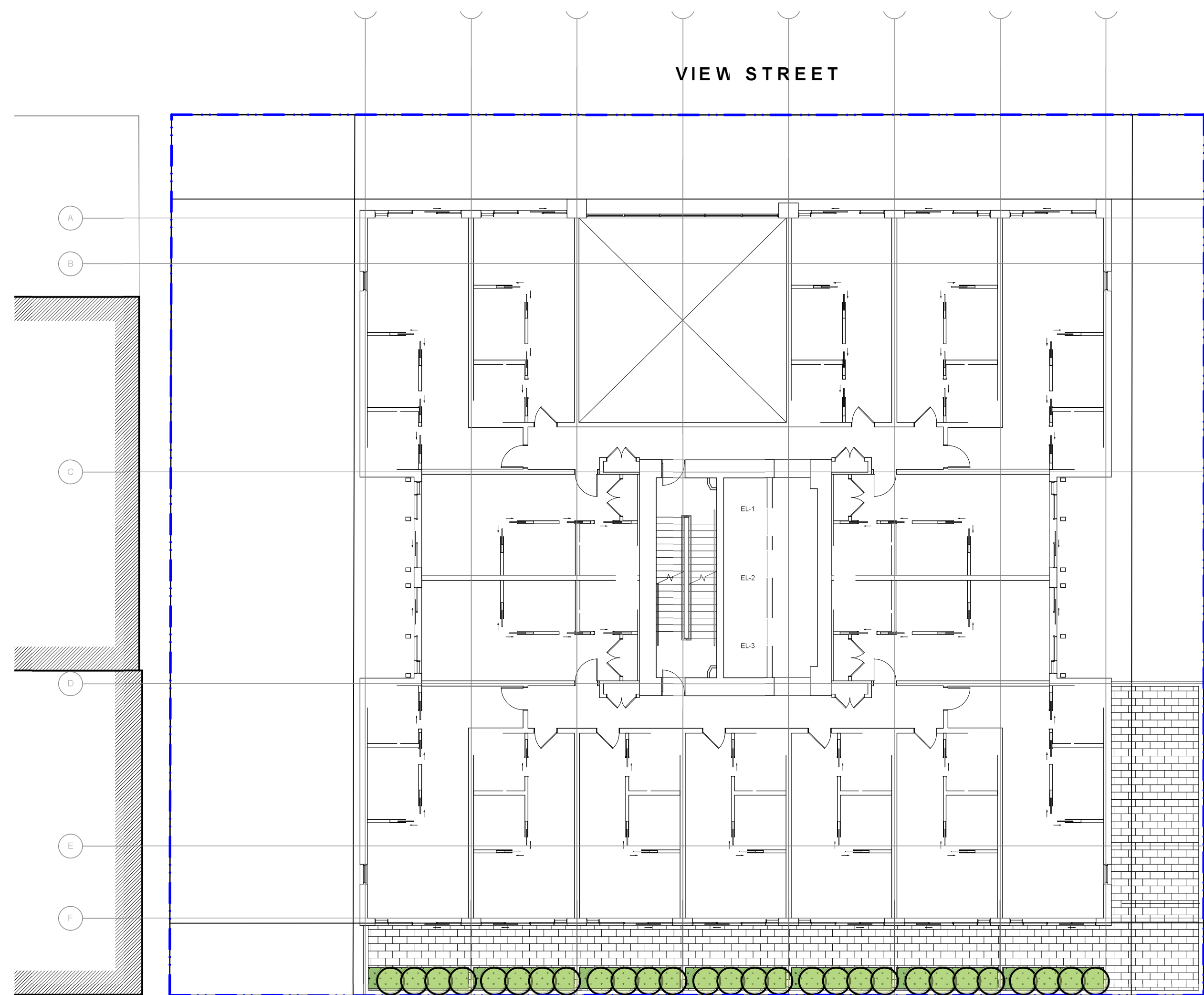
client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan
Level 1

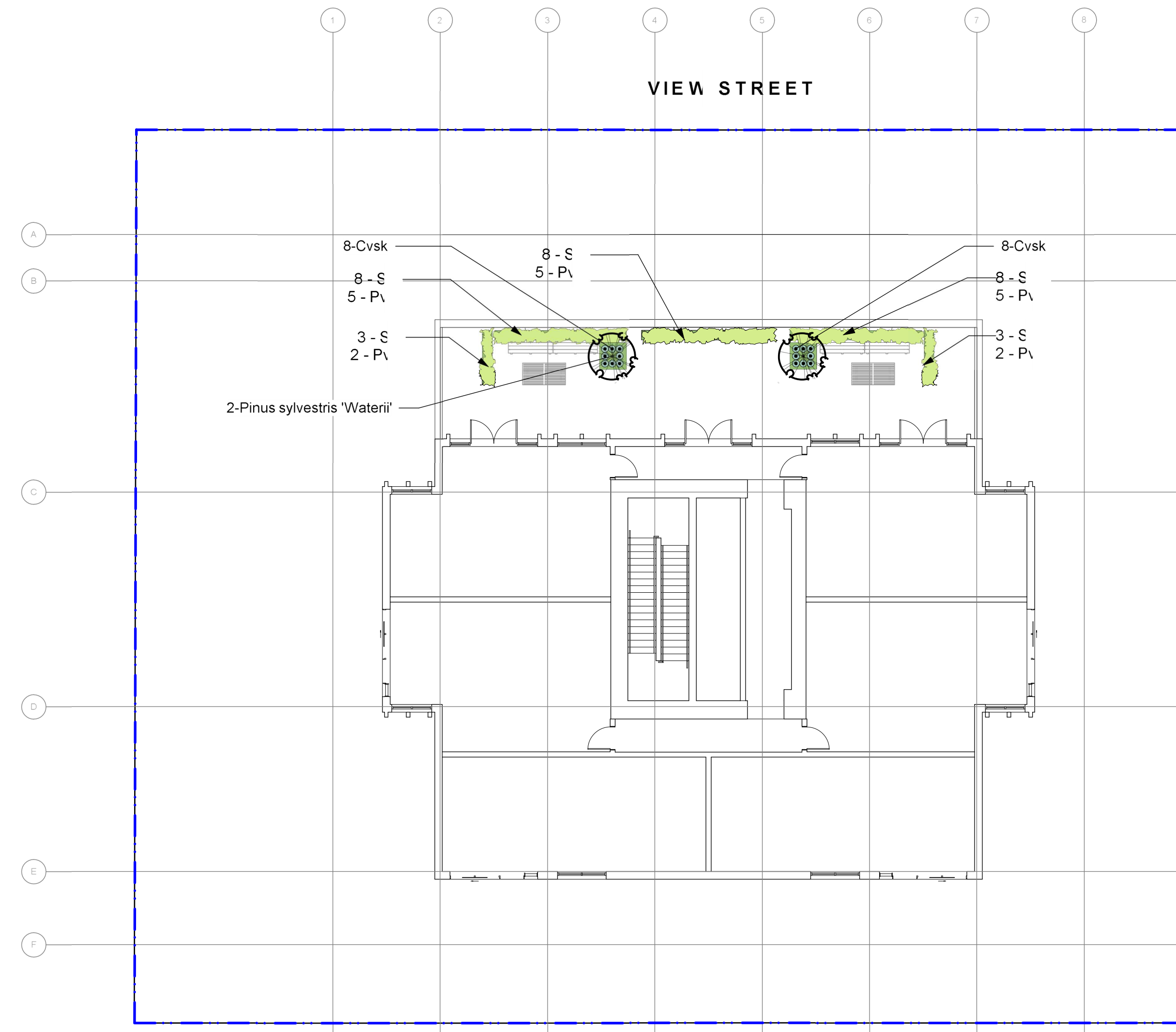
project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.

5 L3.01



1 LEVEL 2 PLANTING PLAN
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
SHRUBS/VINES:				
Plu	28	Prunus lusitanica	Portugal Laurel	#3 pot



2 LEVEL 18 PLANTING PLAN
Scale: 1:150

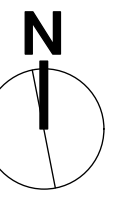
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
LEVEL 18 PLANT LIST				
TREES:				
	2	Pinus sylvestris 'Waterii'	Bonsai Pine	specimen, cloud pruned min 2 m height
SHRUBS/VINES:				
Cvsk	16	Calluna vulgaris 'Silver Knight'	Silver Knight Scotch Heather	#1 pot
Pv	19	Pennisetum villosum	Feathertop Grass	#1 pot
St	30	Stipa tenuissima	Mexican Feathergrass	#1 pot

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of a landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

PLANTING NOTES

- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff, and installed by applicant.



rev no	description	date
4	Dev Permit Revisions	20.08.11
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Victoria, BC V8Z 1G1

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Fax: 250.412.2882

client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan
Levels 2 and 18

project no. 119.24

scale AS NOTED @ 24"x36"

drawn by ML

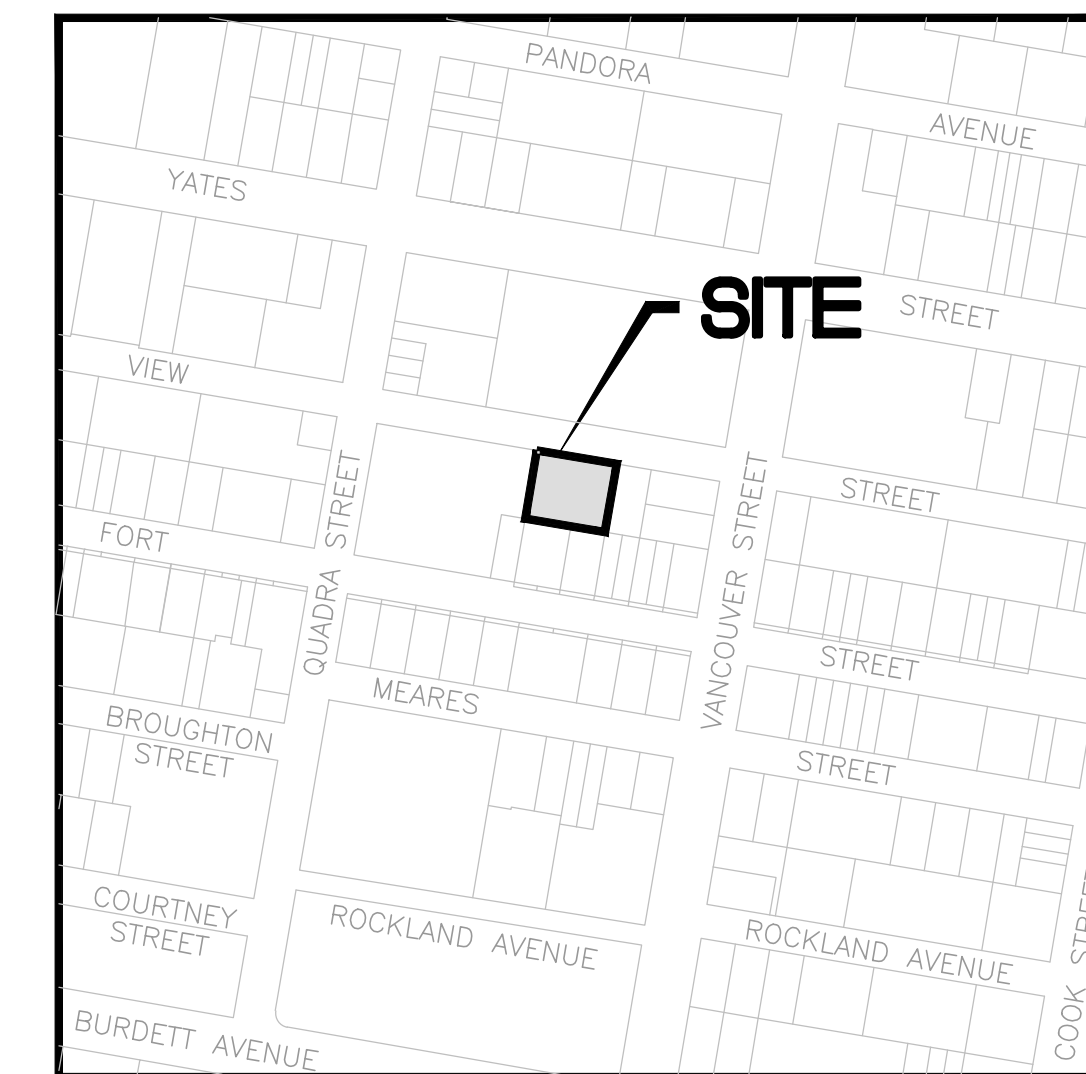
checked by SM/PdG

revision no. sheet no.

5 **L3.02**

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)			IRRIGATION SLEEVES
		MANHOLE			MONUMENT
		CLEANOUT			PROPERTY LINE
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			CENTERLINE AND STATIONING
		JUNCTION BOX			SANITARY SEWER SERVICE CONNECTION AT MAIN
		AIR VALVE			ELEVATIONS
		WATER METER			PAVEMENT REMOVAL
					NEW ASPHALT



LOCATION PLAN
NTS

CIVIC ADDRESS: 937 VIEW STREET
 LEGAL: LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
 ZONING: R-48, HARRIS GREEN
 LAND USE: RESIDENTIAL
 PROPOSED: 253 UNIT 15 STOREY RESIDENTIAL BUILDING
 SITE AREA: 1572m²
 DWELLING FOOTPRINT AREA: 725m²
 MAIN FLOOR ELEVATION: 17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY POWELL & ASSOCIATES BC LAND SURVEYORS, DECEMBER 2016.
 - DIGITAL GIS PROVIDED BY CoV.
 - BC 1 CALL DATA FOR SHALLOW UTILITIES.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5g AND G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.
- CONTRACTOR TO CONFIRM THAT EXISTING WATER SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.

STORM DRAIN AND SANITARY SEWER NOTES:

- CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- SANITARY SEWER CONNECTION TO BE 250# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
4	2021.05.03	DEVELOPMENT PERMIT REVISION 4

ISSUED FOR
DEVELOPMENT PERMIT



KEY PLAN
1:1000



LIST OF DRAWINGS

DWG. No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	GRADING PLAN
C400	BC HYDRO INFORMATION PLAN

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC
CHRIS NELSON INVESTMENTS LTD.



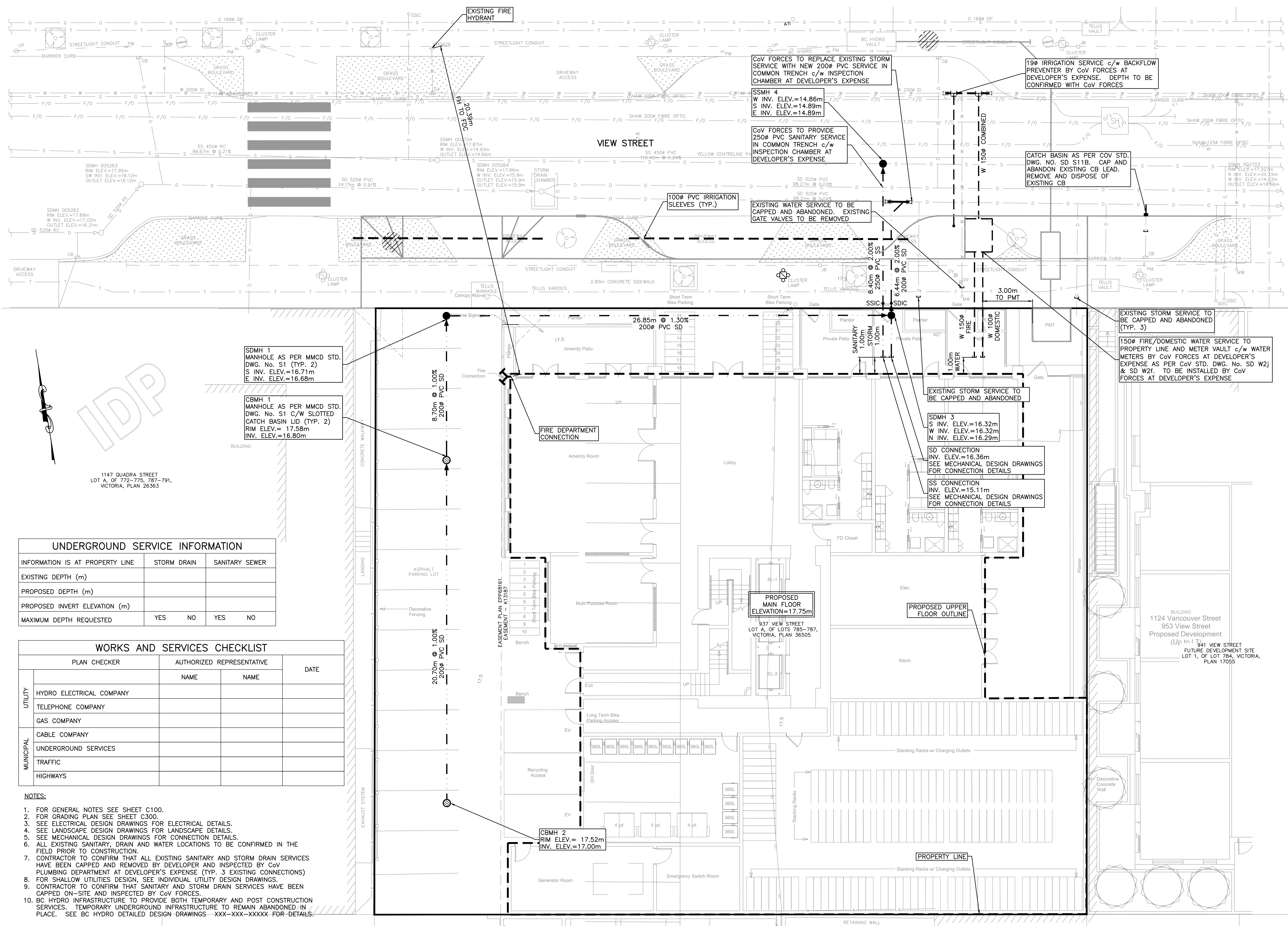
1051 Vancouver St, Victoria, BC V8V 4T6
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mail@heroldengineering.com

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GENERAL NOTES,
LOCATION PLAN,
KEY PLAN,
DRAWINGS LIST
& LEGEND

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C100	REVISION 1 OF 4 4

File: \\Projects\5094-001 937 View Street - Civil\04c Drawings\5094-001 Civil.dwg Plot Time: May, 3, 21 4:25 PM User: Sarah Compian



ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
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4	2021.05.03	DEVELOPMENT PERMIT REVISION 4

CLIENT
1:100

ISSUED FOR
DEVELOPMENT PERMIT

UNDERGROUND SERVICE INFORMATION				
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER		
EXISTING DEPTH (m)				
PROPOSED DEPTH (m)				
PROPOSED INVERT ELEVATION (m)				
MAXIMUM DEPTH REQUESTED	YES	NO	YES	NO

WORKS AND SERVICES CHECKLIST			
UTILITY	PLAN CHECKER	AUTHORIZED REPRESENTATIVE	
		NAME	DATE
UTILITY	HYDRO ELECTRICAL COMPANY		
	TELEPHONE COMPANY		
	GAS COMPANY		
MUNICIPAL	CABLE COMPANY		
	UNDERGROUND SERVICES		
	TRAFFIC		
	HIGHWAYS		

- NOTES:**
- FOR GENERAL NOTES SEE SHEET C100.
 - FOR GRADING PLAN SEE SHEET C300.
 - SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
 - SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
 - SEE MECHANICAL DESIGN DRAWINGS FOR CONNECTION DETAILS.
 - ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE (TYP. 3 EXISTING CONNECTIONS)
 - FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
 - CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
 - BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS -XXX-XXX-XXXXX FOR DETAILS.

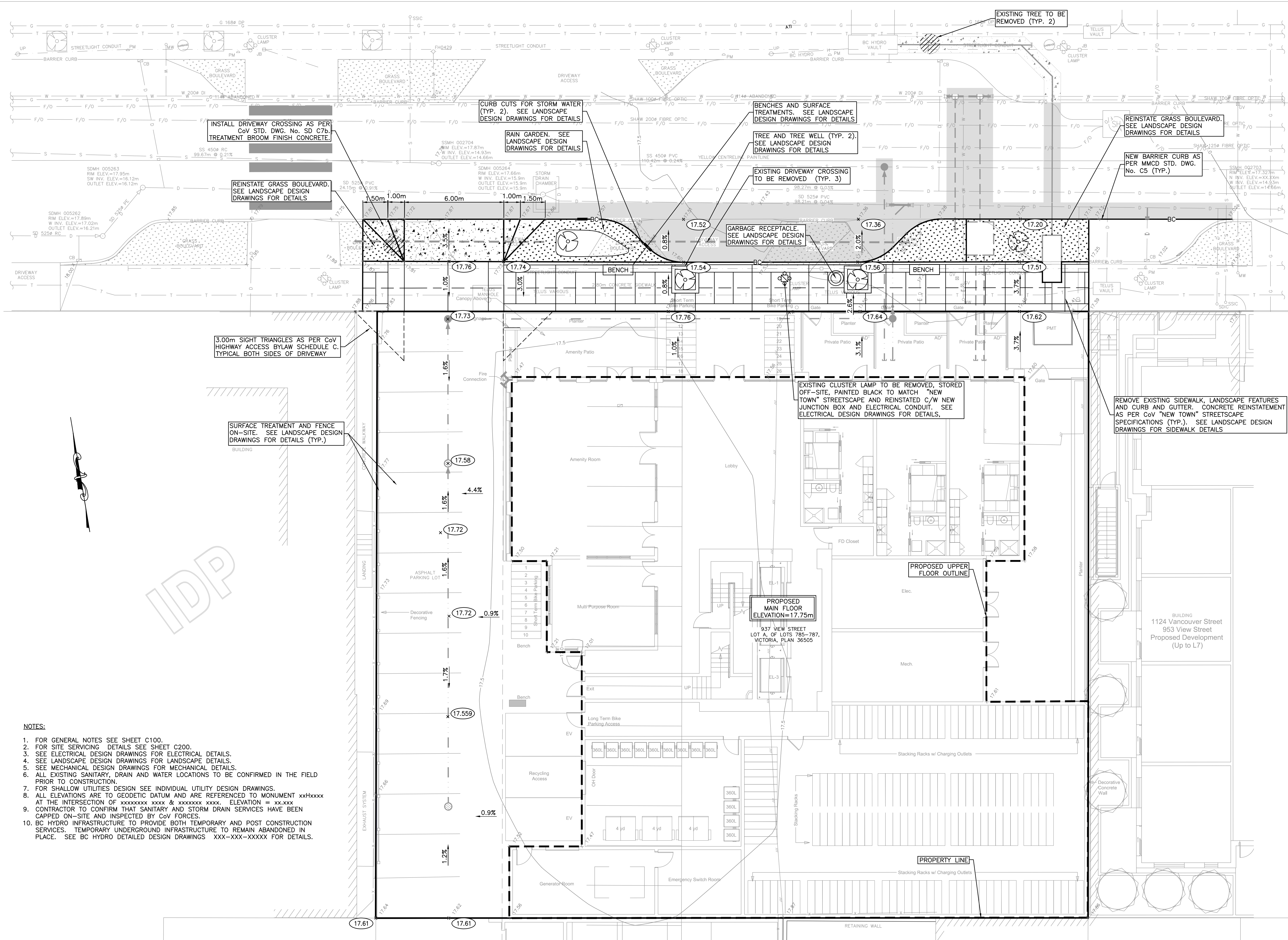
937 VIEW STREET
MARKET RENTAL RESIDENCES
VICTORIA, BC
CHRIS NELSON INVESTMENTS LTD.

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

SITE SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 4

File: \\Projects\5094-001_937 View Street - Civil\04c Drawings\5094-001_Civil.dwg Plot Time: May, 3, 21 4:25 PM User: Sarah Compian



INSTALL DRIVEWAY CROSSING AS PER CoV STD. DWG. No. SD C7b. TREATMENT BROOM FINISH CONCRETE.

REINSTATE GRASS BOULEVARD. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

CURB CUTS FOR STORM WATER (TYP. 2). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

RAIN GARDEN. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

BENCHES AND SURFACE TREATMENTS. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

TREE AND TREE WELL (TYP. 2). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

EXISTING DRIVEWAY CROSSING TO BE REMOVED (TYP. 3).

REINSTATE GRASS BOULEVARD. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

NEW BARRIER CURB AS PER MMCD STD. DWG. No. C5 (TYP.).

GARBAGE RECEPTACLE. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

3.00m SIGHT TRIANGLES AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

SURFACE TREATMENT AND FENCE ON-SITE. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS (TYP.).

EXISTING CLUSTER LAMP TO BE REMOVED, STORED OFF-SITE, PAINTED BLACK TO MATCH "NEW TOWN" STREETSCAPE AND REINSTATED C/W NEW JUNCTION BOX AND ELECTRICAL CONDUIT. SEE ELECTRICAL DESIGN DRAWINGS FOR DETAILS.

REMOVE EXISTING SIDEWALK, LANDSCAPE FEATURES AND CURB AND GUTTER. CONCRETE REINSTATEMENT AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS (TYP.). SEE LANDSCAPE DESIGN DRAWINGS FOR SIDEWALK DETAILS.

PROPOSED MAIN FLOOR ELEVATION=17.75m

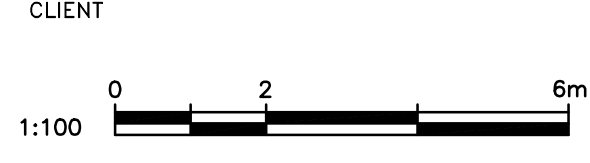
PROPOSED UPPER FLOOR OUTLINE

PROPERTY LINE

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SITE SERVICING DETAILS SEE SHEET C200.
3. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
4. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
5. SEE MECHANICAL DESIGN DRAWINGS FOR MECHANICAL DETAILS.
6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
7. FOR SHALLOW UTILITIES DESIGN SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
8. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT xxHxxxx AT THE INTERSECTION OF xxxxxxxx xxxx & xxxxxxxx xxxx. ELEVATION = xx.xxx
9. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
10. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXX FOR DETAILS.

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4	2021.05.03	DEVELOPMENT PERMIT REVISION 4



ISSUED FOR DEVELOPMENT PERMIT

**937 VIEW STREET
MARKET RENTAL RESIDENCES**

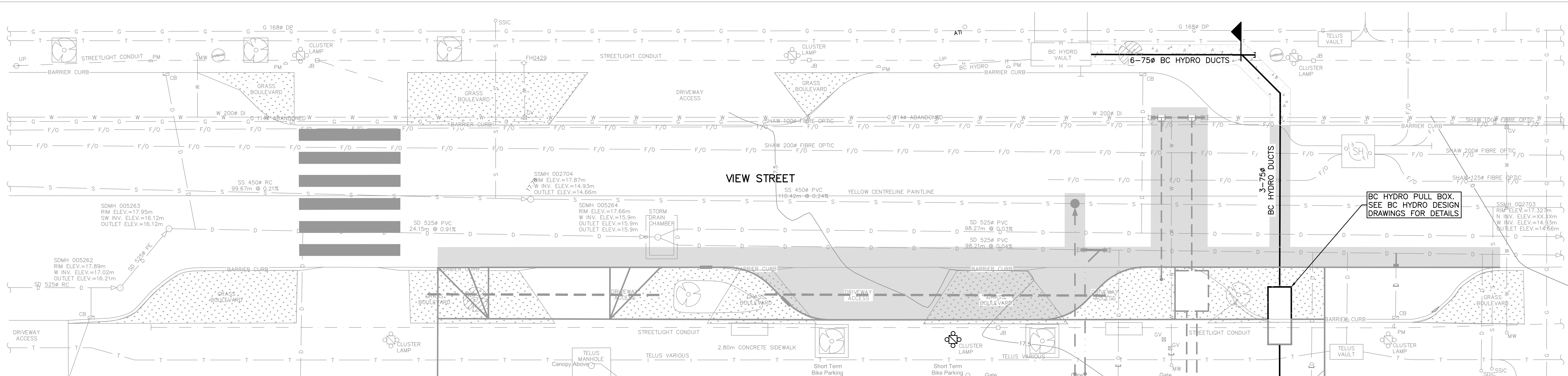
 VICTORIA, BC
 CHRIS NELSON INVESTMENTS LTD.

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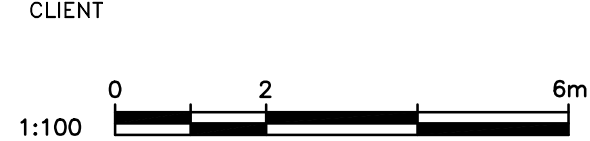
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GRADING PLAN	
DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C300	REVISION 3 of 4

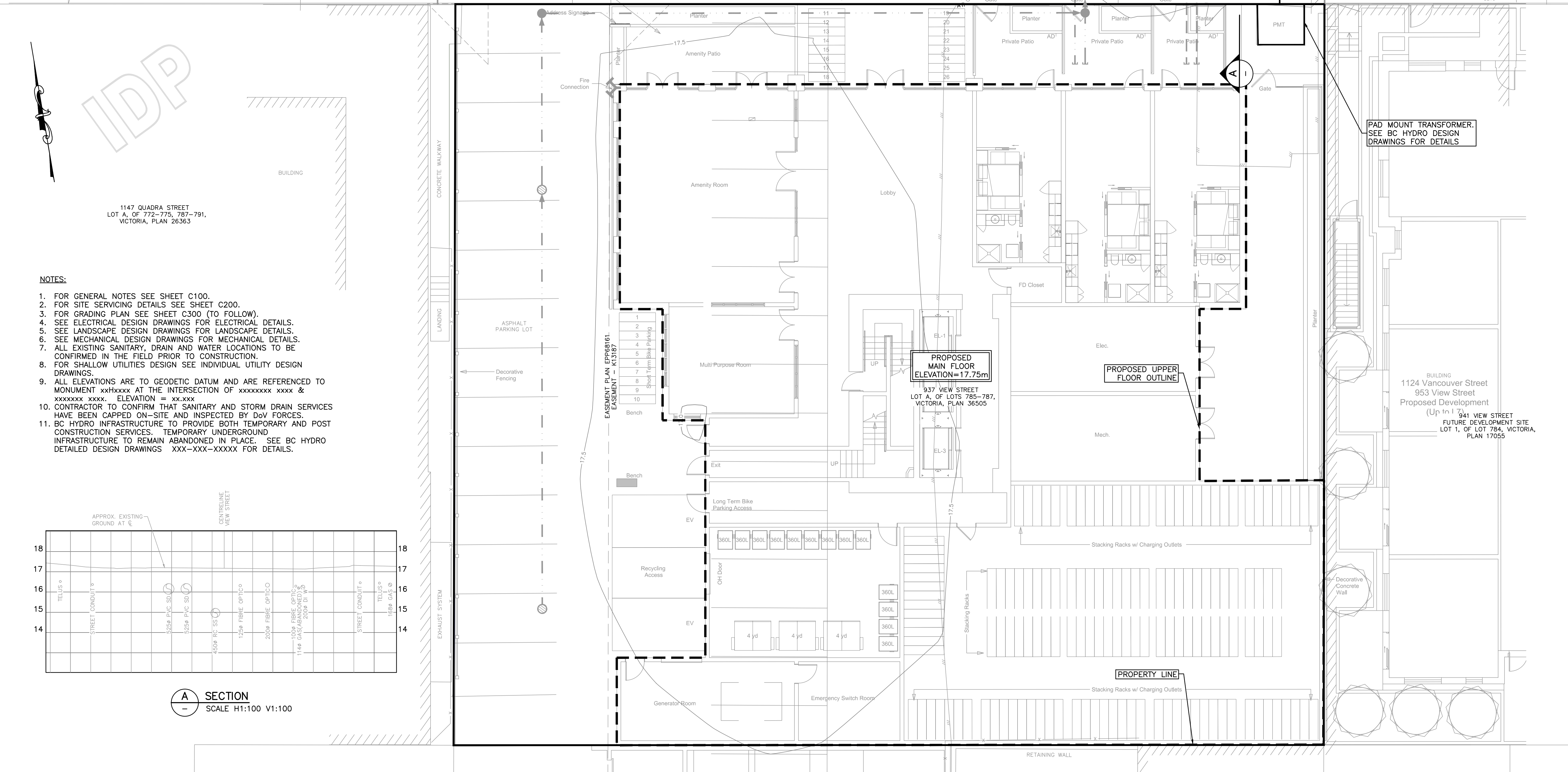
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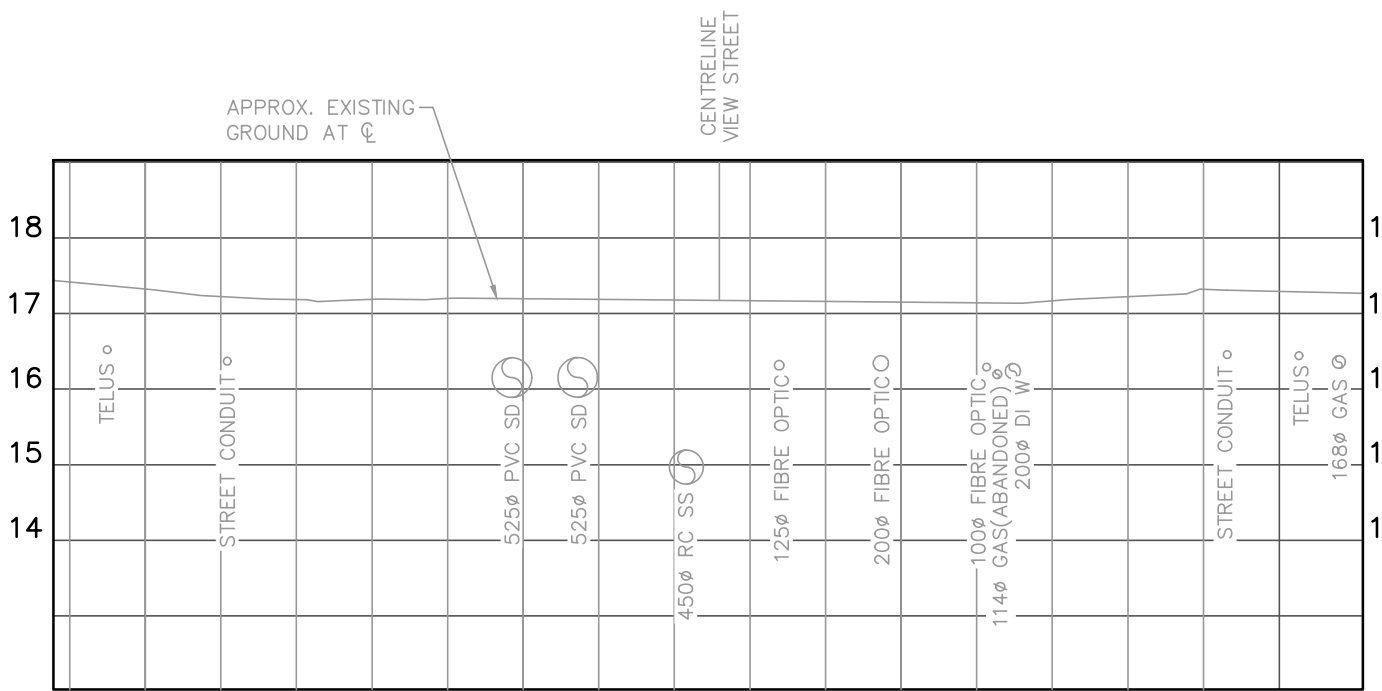


937 VIEW STREET MARKET RENTAL RESIDENCES
 VICTORIA, BC
 CHRIS NELSON INVESTMENTS LTD.


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 1051 Vancouver St, Victoria, BC V8V 4T6
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BC HYDRO INFORMATION PLAN	
DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C400	REVISION 4 OF 4 4

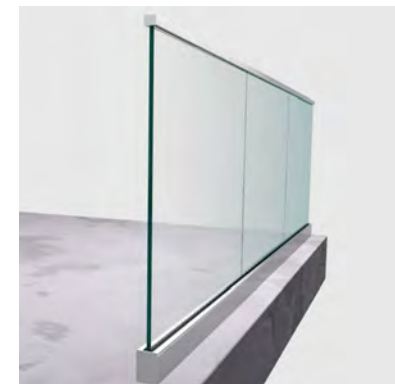
- NOTES:**
- FOR GENERAL NOTES SEE SHEET C100.
 - FOR SITE SERVICING DETAILS SEE SHEET C200.
 - FOR GRADING PLAN SEE SHEET C300 (TO FOLLOW).
 - SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
 - SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
 - SEE MECHANICAL DESIGN DRAWINGS FOR MECHANICAL DETAILS.
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 - BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXX FOR DETAILS.



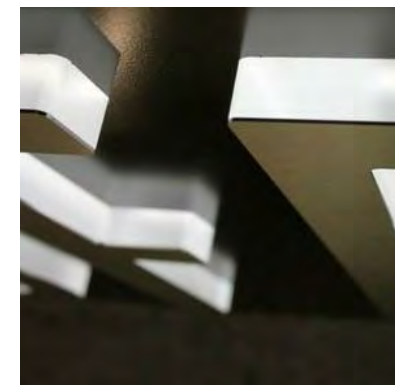
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



Revisions
Received Date:
January 28, 2022



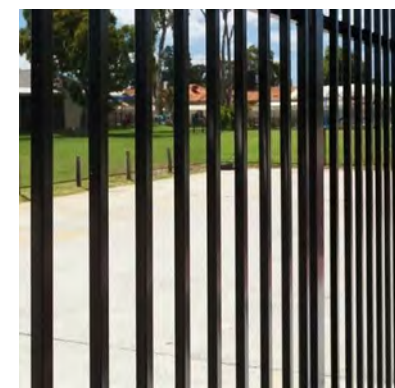
Tempered and Laminated Structural Glass Guardrail w/ Anodized Aluminum Cap Rail



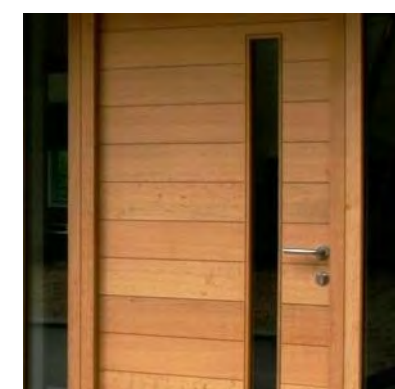
Three Dimensional Backlit Address Signage



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



Painted Metal Gates, Trellis, Guards & Fencing



Wood Door with View Lite



Rainscreen Curtainwall Panel System - Dark Gray Stone Texture



Black Zinc Louvres



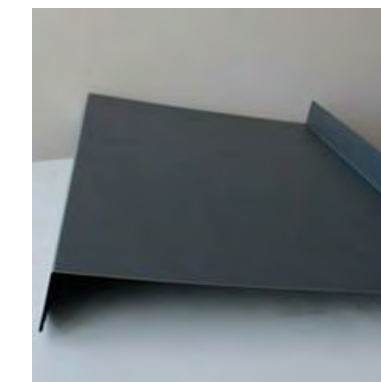
Rainscreen Curtainwall Panel System - White Stone Texture



Rainscreen Curtainwall Panel System - Light Gray Stone Texture



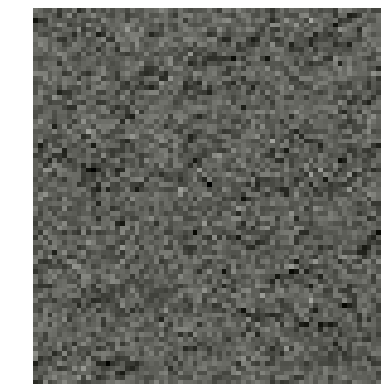
Black Zinc Flashing



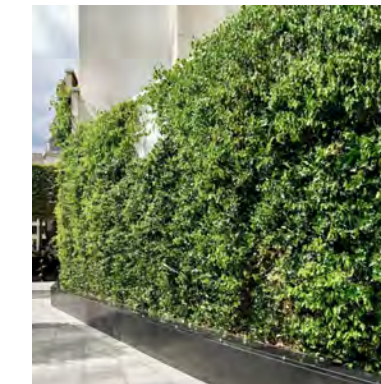
Low E Insulated windows / bypass sliders



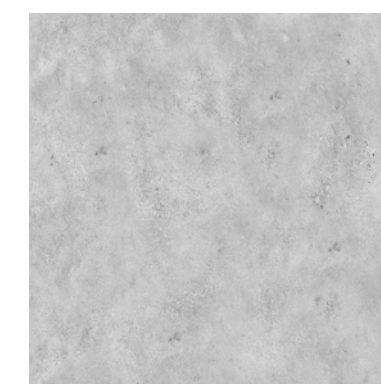
Rainscreen Curtainwall Panel System - Dark Gray Stone Texture



Feature Green Wall on PTD Metal Structure



Architectural Exposed Concrete Benches/Planters



22-01-27	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Completion Materials 2022-01-28

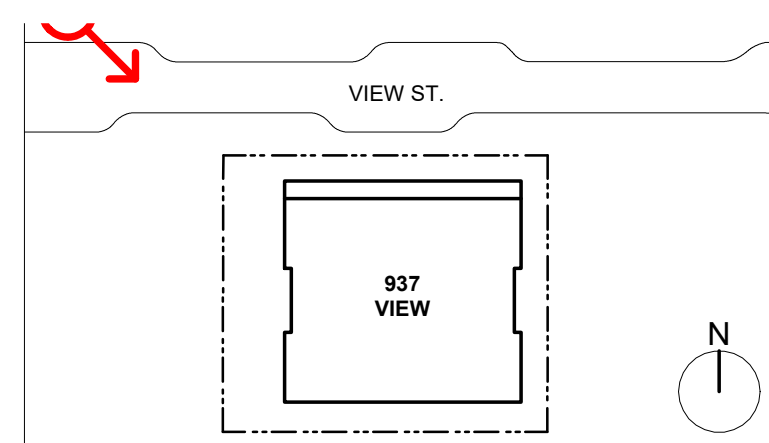


dHka A109

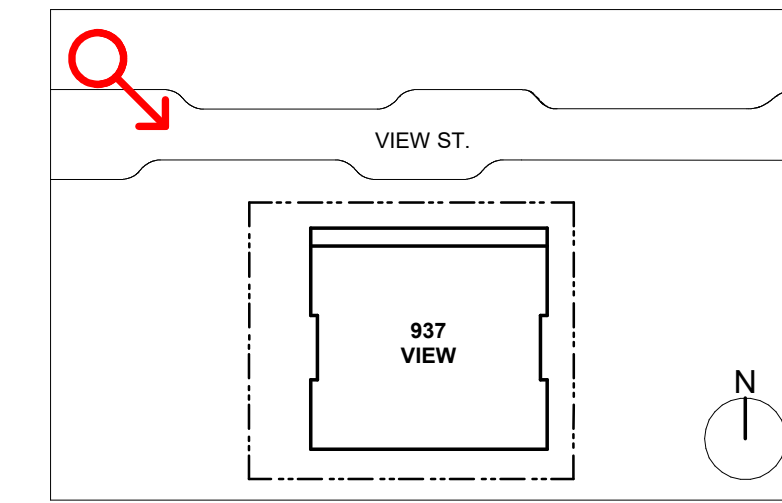
dHkArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
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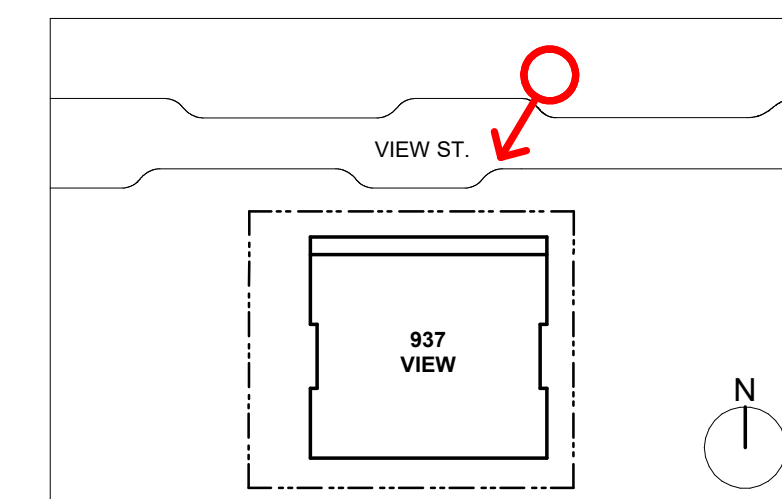
1 Perspective Render - Looking Southeast
A110 SCALE: 1 : 1



2 Perspective Rendering - Crosswalk
A110 SCALE: 1 : 1



3 Perspective Rendering - Looking Southwest
A110 SCALE: 1 : 1

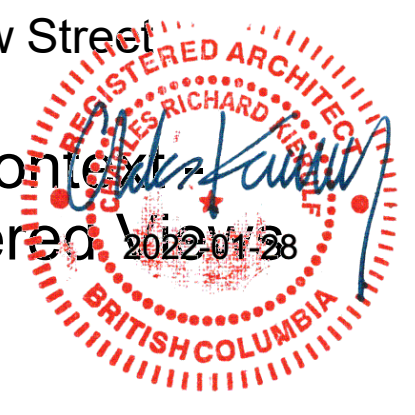


22-01-27 Issued for DP Revisions 4
21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1

Plot Date 21-12-20 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential
937 View Street
Site Concept
Rendered View



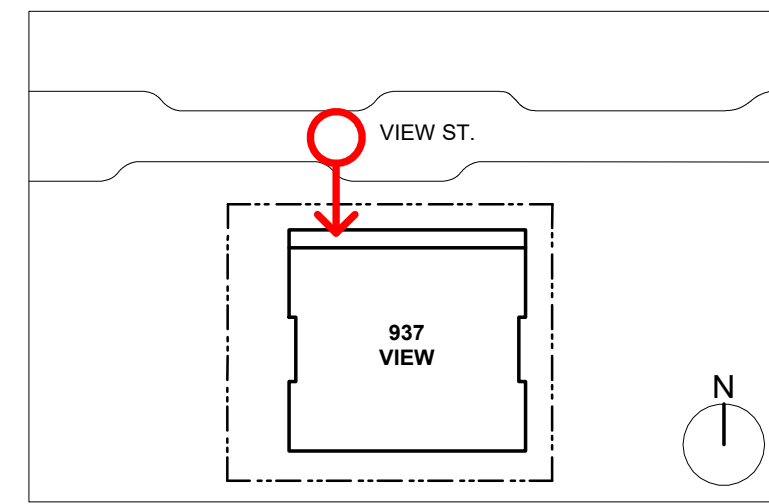
dHka A110

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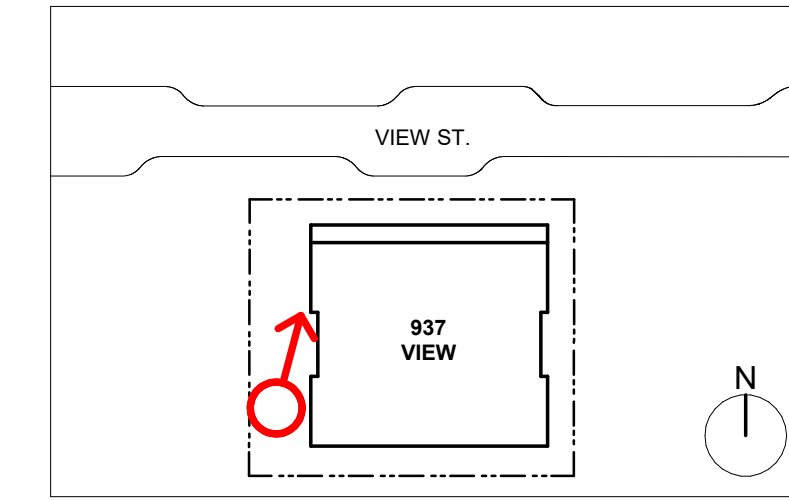
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1 Perspective Rendering - Amenity at Easement
A112 SCALE: 1 : 1



2 Perspective Rendering - Easement Looking at Bike Entry
A112 SCALE: 1 : 1



22-01-27	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1

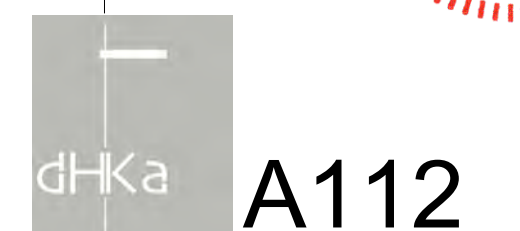
Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

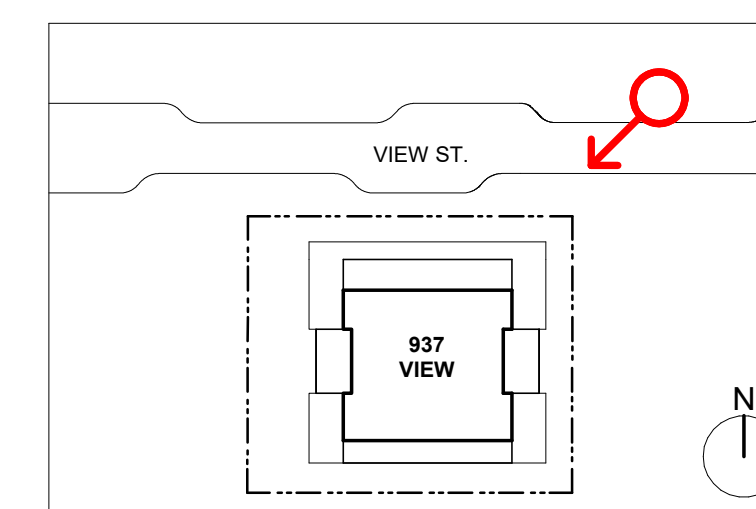
Site Context
Rendered 2022-01-28



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1 Perspective Rendering - Overall - Night
A114 SCALE: 1 : 1



22-01-27	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context
Rendered 2022-01-28



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Monday, March 21, 2022

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

**Re: DPV 00051 - 937 View Street
Proposed Rental Residential Development**



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Dear Mayor Helps and Members of Council;

On behalf of our client, Nelson Investments Inc., we are pleased to submit this revised application for Development Variance Permit to build 266 rental units at 937 View Street.

The property is zoned R-48 Harris Green, is part of the Residential Mixed-Use District in the Downtown Core Area Plan and located in Development Permit Area 7B (Heritage Corridor - Fort Street). The site is currently being used for surface parking for automobiles.

Our client identified this site for efficiently sized, modern market rental housing due to its proximity to the downtown core. The units will target tenants looking to live and work downtown. The location is within walking distance to jobs supporting the downtown core businesses and service industries while also providing access to the many amenities of downtown Victoria. All suites offer modest and efficiently designed layouts and include custom designed built-in storage and furniture modules to maximize the useable area of the suites.

Tenant amenities include multiple amenity rooms, EV charging connections for bicycles, the provision of extensive bike storage, mail room, and rental office on the main at grade level. Amenity rooms and amenity washrooms at both the ground level and roof levels are fully accessible for tenant guests. All amenity rooms also have access to covered outdoor spaces, including a BBQ area at the roof deck.

Durable and high-quality cladding materials such as architectural concrete, fiber cement rainscreen panels, low e glazing units and prefinished metals are proposed for the exterior finishes. Landscape treatments and planter structures are employed to provide areas for resident accessible ground level patios and extensive top floor exterior patio areas for the use of all residents.

To achieve the proposed number of rental units on a site constrained by both geotechnical challenges and existing legal easements the applicant would request a height variance from the OCP guidelines.

The proposed development will bring 266 purpose-built rental units and provide a significant community benefit bringing purpose-built market rental suites and improvements to the street life and activity of an under-developed area of the Downtown Core.

Sincerely Yours,

Charles Kierulf architect AIBC MRAIC
Principal



March 17, 2022

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

Dear Mayor Helps and Members of the Council,

We are pleased to submit our revised development permit application for the mayor and council's consideration. We have been asked by the planning department to outline the project's affordability and amenity contributions to the City of Victoria. We believe there are four pillars of affordability being offered at 937 View Street:

- 266 rental units in a highly walkable and bikeable urban environment in the core of Downtown Victoria;
- Efficiently sized and functionally designed units that drive affordability;
- Designing a building that allows and encourages bike ownership as an alternative to car ownership;
- Delivering the units into a rent-controlled regulatory environment; and
- Offering the City of Victoria, a rental housing agreement covenant for the life of the building.

937 View Street is a desirable location for prospective renters to reside. Looking at the Walk Score data for the site, we note that it is a Walker's Paradise (99 points) and Biker's Paradise (100 points). We have worked hard over the past few years with planning to maximize the number of units on the site to fully utilize the site's existing zoned allowable density. In total, we have 266 units on the site that range in size from 314 to 523 sqft with an average of 400 sqft with most units falling on the smaller side of the spectrum.

We have engaged dHKarchitects and Bidgood interior designers to drive affordability through efficient and compact layouts and incorporating interior design techniques including the extensive use of built-in cabinetry as well as in-board bedrooms to improve the livability as well as comfort and functionality of these smaller than average living spaces. Overall, all things being equal, a 400 sqft unit will rent for much less than a 600 sqft unit, which means our units are generally positioned at the lower range of the affordability scale. We expect our units to rent from between \$1,400 and \$1,800 per month when completed in a couple of years. Using the government set 30% housing income allocation, this translates into \$56,000 to \$72,000 in annual household income for the units to be considered affordable with the added benefit of savings due to not owning a car potentially driving the income required down even further.

Leveraging the excellent walkability and bike-ability, we have designed the building to have no car parking and extensive bike storage as an alternative. The building is ideally suited to

tenants who chose not to own a car or cannot afford one and would prefer to use a bike or to walk. Some estimates suggest that owning a car cost approximately \$10,000 a year. It is also worth pointing out that rather poetically we are proposing to convert a 45-stall surface car parking lot with 266 rental units and no car parking.

Additional tenant amenities include power for e-bikes in the long-term bike storage area, extensive amenity rooms and areas which include indoor ground floor patio and multi purpose rooms, roof deck amenity rooms and roof terrace with BBQ. The ground floor amenity rooms are suitable for co-working, meetings or other events and have access to exterior covered private patio areas. Two roof deck amenity rooms with bathrooms allow flexibility for tenants for differing uses simultaneously, both with access to the exterior roof deck area.

Finally, we are willing to secure the 266 rental housing units as permanent rental housing in the form of rental housing agreement with the City of Victoria.

In BC, we are subject to relatively significant rent control regulations. For example, the 2022 annual allowable rent increase for existing tenancies is prescribed at 1.5% while the January 2022 BC CPI was running at 4.3%. Under the prior government, the annual allowable rent increase was regulated at inflation plus 2%. Using the January data, this would have equated to a 6.3% allowable increase. If market rents of the units were allowed to be adjusted freely each year, rents may even come in higher depending on the market supply and demand characteristics at renewal. Over time, the 2.8% to 4.8% difference between inflation and the actual allowable rent increases are very likely to compound and result in these rental units renting well below the potential market rate of the unit. After just five years, the 4.8% difference could work out to approximately a 26% below market rent for the tenant and in turn will drive excellent relative affordability for the tenant. In summary, delivering rental housing units into a rent-controlled market under a rental housing agreement covenant for the life of the building, drives affordability over time for existing tenants and prevents them from being priced out of the market in the long term.

We thank you all for considering our affordable, modern and urban rental project for the height variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Nelson', written in a cursive style.

Chris Nelson, President, Nelson Investments Inc.

cc: Merhdad Ghods, Pivotic Properties
Chris Owen, Interior Plumbing & Heating, Ltd



Advisory Design Panel Report For the Meeting of February 24, 2021

To: Advisory Design Panel **Date:** February 10, 2021
From: Charlotte Wain, Senior Planner – Urban Design
Subject: **Development Permit with Variances No. 00051 for 937 View Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 937 View Street and provide advice to Council.

The purpose of this report is to present the ADP with information, analysis and recommendations regarding a Development Permit Application for the property located at 937 View Street. The proposal is to construct an 18 storey, mixed use building containing 267 residential units. Variances are currently proposed for height, number of storeys, parapet projection, front yard setback, and long-term bicycle storage.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (DCAP, 2011)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006).*

Staff are looking for commentary from the ADP with regard to:

- built form and massing
- building separation distances
- relationship to the street
- architectural expression
- through-block walkway.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Project Details

Applicant: Mr. Charles Kierulf, AIBC MRAIC
de Hoog and Kierulf Architects

Architect: Mr. Charles Kierulf, AIBC MRAIC
de Hoog and Kierulf Architects

Development Permit Area: Development Permit Area 7B, Corridors Heritage

Heritage Status: N/A

Description of Proposal

The proposal is to construct an 18 storey, mixed use building containing approximately 267 residential units. The building has a Floor Space Ratio (FSR) of 7.95:1 and a maximum height of 55.90m.

The proposal includes the following major design components:

- 267 residential units
- 2 electric vehicle parking stalls on the main floor behind the residential units (accessed from the west side) – however these are non-compliant with the Zoning Regulation Bylaw and are therefore not included in the data table
- secure long-term bike parking for 282 bikes located on the main floor behind the residential units
- publicly accessible bike parking for 27 bikes located at the side of the building (accessed from the west side)
- shared rooftop terrace and amenity room located on the north side of the 18th floor.

Exterior building materials include:

- fiber cement panels in beige and grey
- decorative concrete wall for the ground floor east elevation
- exposed architectural concrete above the secured mechanical area on the north elevation
- Juliette balconies with painted metal guardrail
- glass guardrail with anodized aluminum caprail for the private decks on the 11th floor
- aluminium windows and doorframes
- wood doors for the ground level residential units
- coloured film tint window system for the main entrance
- prefinished metal flashing.

Landscaping elements include:

- large format plank paver (natural and charcoal) at building entrance
- concrete unit pavers on private residential patios and on main entrance
- permeable concrete unit pavers on the drive aisle (min. 30% of paved area)
- planter with metal screen and trellis along the west property boundary
- painted metal fence along the east boundary and around private ground-floor residential

patios

- cast in place concrete walls and planters
- removal of one existing boulevard tree and replacement with four new boulevard trees
- five trees on private property along the View Street frontage and five trees on private property along the eastern boundary
- rain garden areas within the municipal boulevard on View Street
- planting on the decks of the 2nd and 18th floor
- green roof on a portion of the roof on the 18th floor.

The following data table compares the proposal with the existing R-48 Zone, Harris Green District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) - minimum	1572.30	N/A
Density (Floor Space Ratio) – maximum	7.95	N/A
Total floor area (m ²) – maximum	12,504.17	N/A
Height (m) - maximum	54.50 *	27.00
Height of mechanical (m)	55.90	N/A
Parapet projection (m) - maximum	0.95 *	0.60
Storeys - maximum	14 *	9
Site coverage % - maximum	80.00	N/A
Parking - minimum	0	N/A
Visitor parking (minimum) included in the overall units	0	N/A
Setbacks (m) - minimum		
Front Lot Line (north)	3.39 *	3.50
Rear (south)	0.00	N/A
Side (east)	3.33	N/A
Side (west)	8.10	N/A
Bicycle parking stalls (minimum)		
Long Term	282 *	297
Short Term	27	27

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Consistency with Design Guidelines

Official Community Plan

The subject site is designated Core Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. In terms of place character features, the OCP envisions three to five-storey building façades that define the street wall, with upper storeys set back above.

The OCP identifies this property in Development Permit Area 7B (HC): Corridors Heritage. The objectives of this designation are:

- to revitalize arterial and secondary arterial streets to strengthen commercial viability and improve the pedestrian experience
- to conserve the heritage value, special character, features and characteristics of the area
- to achieve a more cohesive design and enhanced appearance through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions
- to encourage pedestrian and cycling use of corridors by enhancing the experience of pedestrians and cyclists through human-scaled urban design.

Staff consider that the proposal is generally consistent with the use and height envisioned in the OCP. However, the proposal does not meet the objectives of the Development Permit Area.

Downtown Core Area Plan

The subject site is designated Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP, 2011), which envisions multi-residential development up to a height of 50m. The base density for residential development is a floor space ratio of 3:1 and a maximum of 5.5:1.

Staff consider that the proposal is generally consistent with the use but exceeds the density and height envisioned in the DCAP. It should be noted that although the density is greater than those envisaged in the policy, the current R-48 zone does not prescribe a maximum density.

The property is situated within Development Permit Area 7B (HC): Corridors Heritage and the following documents were considered in assessing this application:

- *Official Community Plan* (OCP, 2012)
- *Downtown Core Area Plan* (2011)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Standards and Guidelines for the Conservation of Historic Places in Canada*
- *City of Victoria Heritage Program Sign & Awning Guidelines* (1981).

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

The issues associated with this project are:

- built form and massing
- building separation distances
- relationship to the street
- architectural expression
- through-block walkway.

ANALYSIS

Built Form and Massing

The DCAP contains policies for street wall heights and setbacks that pertain to the context of each street, with narrower streets requiring a shorter street wall. The intent of these guidelines is to:

- minimize the effects of shading and wind
- maintain views to the open sky
- avoid the visual presence of bulky upper building mass.

View Street is considered a narrow street and the guidelines require a primary street wall between 10m and 15m high and a one to five building setback ratio established at 15m above grade. The proposal does not have a well-defined podium which blends into the tower above, in part because of its uniform appearance. The lower portion of the building is over 18m high, which is over 3m above the maximum end of the scale in the guidelines. Although the applicant has aligned the height of the podium to the adjacent proposed development to the east (a proposed six storey residential building, currently under review by the City), staff are of the opinion that the podium as presented is too harsh. A shorter podium is warranted to provide a more appropriate response and human scale to the narrow condition of View Street.

The ADP is invited to comment on whether design revisions are warranted.

Building Separation Distances and Upper Storey Setbacks

To address privacy issues and open up views between buildings, the street wall guidelines in the DCAP require a 3m setback for portions of the building up to 30m and a 6m side yard setback for portions of the building above 30m (level 10 – 14). Where feasible, additional clearances for windows are encouraged to enhance livability for residential uses, and this is of particular importance on the east and south elevations with existing and proposed residential uses. The proposal has undergone numerous design iterations and although the current version is more consistent with the guidelines, it still does not meet the minimum 6m setbacks on the side and rear. An increase of approximately 1.5m on the east, 1m on the west and 2m on the rear for portions of the building above 30m is required. Notwithstanding these adjustments, the current attempt to respond to the guidelines is resulting in a form that lacks

refinement. Staff have suggested that removing the four corner units from levels 1 – 10 would provide a simpler form with more breathing room within the site.

The ADP is invited to comment on the impacts on adjacent properties and whether design revisions are warranted.

Relationship to Public Street and Sidewalk

The design and materials of the entrance vestibule may not relate well to the public street and sidewalk as required in the guidelines. The double height entrance is narrow (approximately 2.8m) and consists predominantly of dark grey fiber cement panels, which may not be the most durable finish for such a high traffic area. Additionally, the proposal does not provide continuous shelter from the rain with elements such as awnings, canopies and projections.

The ADP is invited to comment on the relationship to the street and any opportunity areas for improvement.

Building Articulation

DCAP addresses the importance of the design of “base, body and top” in relation to taller buildings. The proposal has not attempted to address this in the current design, instead opting for a uniform appearance throughout the entire front façade, with no distinction between the building base and upper portions of the tower. The applicant cites the proposed modular construction method as being the primary reason for the homogeneous aesthetic. However, the lack of variety in fenestration pattern, materials, colour, texture and overall architectural expression has resulted in a stark appearance that does not enhance the appearance of the neighborhood through high quality architecture, landscape and urban design as required by the guidelines. ADP is invited to comment on the overall architectural expression and building articulation.

Through-Block Walkway

The subject site is located within the Priority Through-Block Walkway Area identified in the Downtown Core Area Plan (DCAP). In these areas, the guidelines encourage the consideration to redesign and replace key pedestrian connections with new through-block walkways, which should be a minimum of 5m in width. The proposal includes improvements to the parking access (7m wide) on the west side of the property, although there is no separately defined walkway. An approval was granted in 2020 for the adjacent property to the south at 930 Fort Street which also does not provide a connection through to Fort Street. However, there is no guarantee that the adjacent development will be realized, therefore the ADP is invited to comment on the potential for a through block walkway and whether design revisions are warranted.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00051 for 937 View Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00051 for 937 View Street be approved as presented.be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to staff that Development Permit with Variances Application No. 00051 for 937 View Street be approved as presented does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Applicant's letter date stamped August 12, 2020
- Plans date stamped August 17, 2020

cc: Mr. Charles Kierulf, AIBC MRAIC, de Hoog and Kierulf Architects

4.2 Development Permit with Variances No. 00051 for 937 View Street

The City is considering a Development Permit with Variances Application to construct an 18 storey, mixed use building containing approximately 267 residential units.

Applicant meeting attendees:

CHARLES KIERULF	DHKA
CHRIS NELSON	OWNER
SCOTT MURDOCH	MDG LANDSCAPE

Charlotte Wain provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- built form and massing
- building separation distances
- relationship to the street
- architectural expression
- through-block walkway
- any other aspects the ADP chooses to comment.

Charles Kierulf provided the Panel with a detailed presentation of the site and context of the proposal. Scott Murdoch provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- The podium seems very harsh as it relates to the pedestrian realm, what was the design concept from the architect's perspective with regards to that?
 - Our focus for the podium and units was to maximize the livability of the units. What is presented to the street is uniform and a clearly defined structural framework of housing units. You see that its several units overlooking the street and that was the intent.
- Has any other consideration been discussed to add canopies to create or minimize the harshness of the podium relative to the streetscape?
 - Yes, canopies have been mentioned along with overhangs, but more in relation to the main entrance. Our ground floor units already have weather protection so running a full canopy wouldn't make sense. I would like to have a slightly higher main floor; it aligns with the commercial type ground floor. We are not showing that because we want to keep our options open. But I think it would help differentiate the ground floor from the rest of that podium.
- Can you say what that floor to floor height would be?
 - Currently I think our floor to floor is 3.2m which gives us the most options. That may or may not change. We are working with steel and are trying to maximize the efficiency of that. We need that floor to floor height to make that work.

- Has there been any further development to the pedestrian through access on the side to make it look more pedestrian orientated?
 - We have not refined it as of yet. It is a patterned paver type of space which we think sets it apart but, we can look into different things to better define it as a pedestrian walkway. We are thinking about a mix of permeable pavement and colours. We don't want it to look like a road.
- There isn't much of a unit mix within this building. Has there been more discussion about this or is this something the City is specifically looking for?
 - It hasn't been the focus of the discussion. This project has zeroed in on the predominantly studio mix and anticipating a certain demographic that will be interested in this smaller type of unit and trying to address that need.
- Being that this building is mostly studio apartments and it really doesn't have parking, why wouldn't you deal with that through road space as a landscaped area.
 - Because unfortunately it is a road. It is a statutory right of way over this property from the adjacent property. So, we must keep that driveway open.

Panel members discussed:

- Appreciation for the materiality
- Desire for more visible amenity space, fitness area,
- Concern that the driveway is being sold as an amenity space and pedestrian walkway
- No issue with the height of the building
- Concern with the heaviness of the podium

Motion:

It was moved by Pamela Madoff, seconded by Marilyn Palmer, that Development Permit with Variances Application No. 00051 for 937 View Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- A shorter podium, in compliance with the guidelines, should be considered to respond to the narrow proportion of View Street and to create a more human scale. The podium should be clearly defined by a significant building setback.
- The DCAP guidelines for street walls requiring a 3m setback for buildings up to 30m and a 6m side yard setback for portions of buildings above 30m should be followed in order to address issues of privacy, create space between buildings and reduce impacts on adjacent buildings.
- The building presents a very austere facade at the ground level. The DCAP guidelines encourage an articulated facade at the base level with multiple entrances, extensive glazing, pedestrian-scale lighting and canopies and awnings to provide weather protection for pedestrians.

- DCAP guidelines stress the importance of a strong architectural expression of 'base, body and top' specific to taller buildings. The proposal does not respond to this guideline and this has resulted in a uniform, monolithic appearance.
- The monolithic appearance of the building is further accentuated by a lack of variety in fenestration, materials, colour, texture and architectural expression.
- The proposal does not provide the high-quality architecture, building materials, landscape and urban design response that it specified in DPA 7B
- Design development to enhance/refine pedestrian experience.

Carried 6:2

For: Pamela Madoff, Marilyn Palmer, Devon Skinner, Brad Forth, Matty Jardine

Opposed: Joseph Kardum, Sean Partlow

5. ADJOURNMENT

The Advisory Design Panel meeting of February 24, 2021 was adjourned at 2:45 pm.

Marilyn Palmer, Chairs

Thursday, April 29, 2021

Charlotte Wain
Area Planner
City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6
250.361.0340



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DPV 00051 - 937 View Street – Proposed Design Revisions for Discussion

Dear Charlotte;

This list is intended to summarize the major points of revisions that are proposed in response to comments received during ADP review on February 24, 2021 and your email notes dated 21/02/24 (attached for reference).

We look forward to your feedback on our proposed revisions. Please call me directly if you have any questions or concerns.

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP
Project Architect
dHKarchitects Inc.

Letter response to ADP Comments

Note: The comments in italics below are taken directly from ADP email response with Draft Motion dated 21/02/24 (attached for reference), provided by Charlotte Wain. Response to comments are noted below in green text.



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BUILT FORM AND MASSING:

A shorter podium, in compliance with the guidelines, should be considered to respond to the narrow proportion of View Street and to create a more human scale. The podium should be clearly defined by a significant building setback.

Current proposal has adjusted the podium massing to these comments with a reduced podium height and massing of four stories with step backs occurring to DCAP guidelines at Levels L5 and above.

BUILDING SEPARATION DISTANCES AND UPPER STOREY SETBACKS:

The DCAP guidelines for street walls requiring a 3m setback for buildings up to 30m and a 6m side yard setback for portions of buildings above 30m should be followed in order to address issues of privacy, create space between buildings and reduce impacts on adjacent buildings.

Current proposal has adjusted all required building setbacks and step backs to conform to DCAP guidelines. Refer to sheets A103-104 for setback analysis.

RELATIONSHIP TO PUBLIC STREET AND SIDEWALK:

The building presents a very austere facade at the ground level. The DCAP guidelines encourage an articulated facade at the base level with multiple entrances, extensive glazing, pedestrian-scale lighting and canopies and awnings to provide weather protection for pedestrians.

Current proposal has revised programming on L1 to include a corner amenity space with extensive glazing and access to an exterior landscaped amenity patio area along the View St frontage. All entries at grade are protected by canopies or are covered.

BUILDING ARTICULATION:

DCAP guidelines stress the importance of a strong architectural expression of 'base, body and top' specific to taller buildings. The proposal does not respond to this guideline and this has resulted in a uniform, monolithic appearance. The monolithic appearance of the building is further accentuated by a lack of variety in fenestration, materials, colour, texture and architectural expression.

Current proposal has revised the overall massing to conform to DCAP requirements. The tall massing is broken down in scale with a layered hierarchy of facades, step backs, corner cuts and treatments in material variation. Refer to project renderings on sheets A110, A114 and elevations on sheets A301-302.

DEVELOPMENT PERMIT AREA 7B:

The proposal does not provide the high quality architecture, building materials, landscape and urban design response that it specified in DPA 7B

Current proposal has a high level of massing articulation and façade design, logical programming and includes high performance materials and finishes proposed for construction. Landscaping has been designed to provide exterior spaces with urban relief and as many planted elements as possible while respecting the required drive aisle easement and ROW.



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THROUGH BLOCK WALKWAY:

Design development to enhance/refine pedestrian experience.

Existing previously approved developments on Fort St precludes the through block walkway option and a 7.6m legal easement and ROW (indicated on survey drawing sheet A100) prevents any constructed elements in this area. Current proposal has revised the pedestrian experience in the legal ROW with a revised landscape planting and paving scheme to evoke a plaza like pedestrian space. Refer to landscape drawings.

End of ADP Comments.

List Drawings Revisions to Drawings – DPR3 (dated 21/04/30)



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Sheet # / Title	Revision Bubble # & Description
A000 Cover	Drawing Lists Updated, Cover Image updated
A001 Project Data	Revised project data
A100 Survey	No Changes
A101 Site Plan Existing	No Changes
A102 Site Plan Proposed	Revised landscaping, front setback, short term bike parking, added exterior amenity patio and project info table
A103 Setback Plans	All drawing revised to new setbacks.
A104 Setback Sections	New sheet
A105 Site Context	All shadow studies revised.
A107 Site Context	Revised street views to reflect massing
A108 Site Context	Revised street elevation to reflect massing, added outline of adjacent project massing.
A109 Site Context	Revised rendering and materials
A110 - A114 Site Context	Renderings revised
A201-209 Plans	Plan Revisions all levels
A301-302 Building Elevations	Revised elevations and materials
A401-402 Building Sections	Sections revised to match massing and plan changes
A911 Area Plans	Area plans and schedule revised to reflect plan changes

Landscape Drawings

See attached "21.04.30 937 View Street Residential DP summary"

Civil Drawings

No Revisions to design. Updated Sewage attenuation report dated 2021-05-03

End of Revision list.

Wednesday, August 10, 2020

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

**Re: DPV 00051 - 937 View Street
Proposed Rental Residential Development**

Attn City Of Victoria Planning Department;

The proposed project at 937 View Street has been designed to CPTED (Crime Prevention Through Environmental Design) best practices and recommendations as outlined in Section 7 of BC Housing guidelines (attached for reference).

CPTED is a multi-disciplinary approach to deterring criminal behaviour and nuisance activity through environmental design. CPTED strategies rely upon the ability to influence decisions that precede criminal acts and nuisance activity through proper design, effective use and maintenance of the built, social and administrative environment. CPTED design identifies that there is a direct relationship between the physical environment, behaviour of people, productive use of space and crime prevention.

937 View Street has been designed to the following CPTED principles:

- 1. Territoriality**
project examples: gates at private entries, paving patterns, delineation of public private spaces with planters and signage
- 2. Natural Surveillance**
project examples: Line of sight from rental office to visitor entries, lighting at vehicle lane and side entries, lighting at principal street entry
- 3. Access Control**
project examples: gates at private entries, paving patterns at vehicle lane, delineation of public private spaces with planters and signage, line of sight to street and lighting at side entries to discourage loitering, use of locks and access control for tenants to all floors and amenity areas
- 4. Activity Support**
project examples: shared lobby for amenity spaces, open sight lines for amenity rooms, glazing from interior lobby spaces to exterior roof top amenity areas
- 5. Maintenance**
project examples: this project will be maintained by a rental operator responsible for day to day maintenance

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP



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Section 7

Crime Prevention Through Environmental Design

- Description
- Principles
- Definitions
- CPTED Performance Standard Checklist

1. Description

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour and nuisance activity through environmental design. CPTED strategies rely upon the ability to influence decisions that precede criminal acts and nuisance activity through proper design, effective use and maintenance of the built, social and administrative environment. Realizing that there is a direct relationship between the physical environment, behaviour of people, productive use of space and crime/loss prevention, BC Housing has the following CPTED principles:

- .1 Territoriality
- .2 Natural Surveillance
- .3 Access Control
- .4 Activity Support
- .5 Maintenance

CPTED based strategies emphasize enhancing the perceived risk of detection and apprehension. Research into criminal behaviour indicates that the decision to offend or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Behaviour effects can be accomplished by reducing the propensity of the physical environment to support criminal behaviours.

2. CPTED Principles

Crime Prevention through Environmental Design (CPTED) is supported by the following five overlapping principles that are applied to specific sites and situations.

2.1 Territoriality

Territoriality is a design concept that clearly delineates private space from semi-public and public spaces and also creates a sense of ownership. Ownership thereby creates an environment where appearances of such strangers and intruders stand out and are more easily identified through:

- .1 The enhanced feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones
- .2 The design of space to allow for its continued use and intended purpose
- .3 The use of pavement treatments, signage, landscaping, art, signage, screening and fences to define and outline ownership of space

2.2 **Natural Surveillance**

Natural surveillance is a design concept directed primarily at observing intruders. Provision of natural surveillance helps to create environments where there is sufficient opportunity for people engaged in their normal activities to observe the space around them. Areas can be designed so they are more easily observed through:

- .1 Design and placement of physical features to maximize visibility. This may include: building orientation, windows, entrances and exits, parking lots, refuse and recycling containers, walkways, guard gates, landscaping, trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions.
- .2 Placement of persons or activities to maximize surveillance possibilities.
- .3 Provision of minimum maintained lighting standards for nighttime illumination of parking lots, walkways, entrances, exits, and related areas to promote a safe environment.

2.3 **Access Control**

Access control is a design concept directed primarily at decreasing criminal accessibility. Provision of natural access control limits the number of entry points to the property and building. Intruders are discouraged or denied entry through:

- .1 The use of sidewalks, pavement, gates, lighting, way-finding signage, and landscaping to clearly guide the public to and from entrances and exits.
- .2 The use of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.
- .3 The use of locks, non-removable pin hinges and other target hardening measures.

2.4 **Activity Support**

Activity support is the presence of activity planned for the space, and involves placing activity where the individuals engaged in an activity will become part of the natural surveillance system.

- .1 Place safe activities in areas that will discourage would be offenders, to increase the natural surveillance of these activities and the perception of safety for normal users, and the perception of risk for offenders. Examples include a seating area facing out the window from the inside of the lobby.
- .2 Place high-risk activities in safer locations to overcome the vulnerability of these activities by using natural surveillance and access control of the safe area. Examples include a playground located inside the fenced/enclosed courtyard of a building, or a recreation room with many windows along the main lobby of the building.

- .3 Locate gathering areas to provide for natural surveillance and access control or in locations away from the view of would-be offenders.

2.5 **Maintenance**

Provide a standard of maintenance document that describes proper maintenance of the property, fixtures, buildings, and other features required to support the principles of CPTED. Functions include:

- .1 Locating lighting in such a way that bulbs can be easily replaced and shrubs and vegetation do not obstruct light from intended target areas.
- .2 Landscaping which is maintained at prescribed standards so that the placement and growth of shrubs and vegetation does not interfere with sight lines or light sources.

3. **CPTED Definitions**

3.1 **Access Control**

- .1 The security of the property is enhanced by discouraging casual intrusion by non-residents, and public access should be restricted. Access control systems should be designed around a combination of systems which may include a concierge, digital access control (DAC) and door intercom system.
- .2 There should be no paths which could be used to gain unobserved access.
- .3 Easily found address and directional signage should be provided to deter unauthorized access and to assist emergency services, trades persons, etc.

3.2 **Balconies**

Enclosures to balconies at all levels should be designed to exclude handholds and to eliminate the opportunity for climbing up, down or across between balconies.

3.3 **Car Parking**

- .1 Individual car parking arrangements are preferred but where communal car parking areas are necessary, they should be in small groups, close and adjacent to the suites which they serve, and open to view of the residents from frequently occupied rooms.
- .2 Garages should be located to maximize opportunities for natural surveillance.
- .3 Underground parking should include well lit walls, posts, ceilings, and way-finding signage which can be achieved through lighting, paint, white concrete stain, window placement, or a combination thereof. Entrances to garages should be designed to be within the boundaries of the secured area. In certain conditions additional security features such as cameras may be required for parking.

- .4 Pavement treatment and maintenance in parking areas, such as painted curbs, parking symbols and lines, help to define the transition from public to semi-private space and create a sense of ownership and territoriality.

3.4 **Communal Facilities**

Communal facilities on the ground floor, such as residents' communal lounges and common laundry rooms are best located to give natural surveillance of entrances, entrance lobbies and external areas. Bin storage and chutes, service ducts and panels, pipes and door entrance canopies should be designed to eliminate the opportunity for unauthorized access and climbing. Secure bicycle storage for residents and visitors should be considered.

3.5 **Concierge / Building Manager Offices**

Where a concierge service is provided, entrances and fire exits should be audibly alarmed to the concierge control centre. Where provided, building managers offices should be located adjacent to main entrances, and directly accessible to the concierge control centre, if applicable. Building manager offices should include two room areas, one within view of the outside area adjacent to the office and one that is not within view.

3.6 **Crime Generators**

A crime generator is a location whose most likely frequented participants create a higher than average probability of illegal or inappropriate activity. Consideration should be given to locating potential crime generators within areas that have been secured from public access and where they are not likely to allow the escalation of problematic activities.

3.7 **Digital Access Control (DAC) and Closed Circuit Television (CCTV)**

Main entrances to multi-tenanted buildings should be fitted with a digital access control system. This may be DAC entry system, a door entry phone system and electrical lock release or a combination of these. Where a DAC entrance system, concierge and CCTV system is provided, consideration should be given to extending these systems to cover the internal circulation areas, for example DAC entry/door entry systems may be provided on landings and accessing elevator floors.

3.8 **Displacement Issues**

CPTED solutions should be designed to eliminate the problem versus relocating or displacing problems to other areas of the neighborhood or property.

3.9 **Edge Effects**

Buildings and structures should be constructed in a fashion that avoids the actual or perceived “un-used” areas that become partially or fully hidden from view. Windows or spandrel glass (appearing like real windows) should be installed in areas where an end wall may have little or no natural surveillance over a space

where socialization may occur. The property layout should provide each block with a clearly defined defensible space, and fencing where appropriate.

3.10 **Entrapment Spots and Movement Predictors**

Entrapment spots and movement predictors should be eliminated where possible. When options to eliminate entrapment areas or movement predictors do not exist, they should be located in areas of high visibility, including formal surveillance, and/or should include means of emergency communication.

3.11 **Exterior Entrances**

The entrances to a building should be preceded by elements such as fences, shrubs, and/or pathway treatments that identify a transition from public to semi-private space. Often they form the first physical barrier to access for outsiders. Where possible, a single point of entry should be provided, and all other access points required for fire egress safety should be restricted to exit only. Resident access should be limited to no more than two locations where possible. Doors should all be well lit, easily visible and not recessed behind site-line obstructions.

3.12 **Formal Surveillance**

A monitored close circuit television (CCTV) system covering the site area, with particular focus on key access points may be required. Consideration should be given to providing residents with the ability to view CCTV images from entrances and other areas that may be considered of risk. All systems must be designed to adhere to the standards of the Privacy Commissioner of BC.

3.13 **Garages**

All doors leading to parking garages should be secured, and minimizing the number of entry doors is recommended. Windows should be provided in garage doors. On carports and single car garages, roofs should be pitched (flat roofs should be avoided), and rainwater leaders etc, should be located so as to avoid providing climbing opportunities.

3.14 **Internal Security**

Communal internal circulation areas, staircases, entrances and elevator lobbies should be brightly decorated and well lit, and a hierarchy of defensible space established. Access staircases should be linked to the minimum number of dwellings. External walkways should be eliminated wherever possible, or the number of dwellings accessed from them limited to the minimum compatible with the physical form of the building and the need for fire safety.

3.15 **Landscaping**

- .1 Landscaping is an important feature of this initiative. Landscaping should not impede natural surveillance and must not create blind spots or potential hiding places for intruders, especially adjacent to footpaths or close to buildings where it may obscure doors and windows.

- .2 Ornamental walls and hedges should not exceed one metre in height. Grass or low ground cover planting only should be used within 2 metres of either side of a footpath. The location and species of trees should not allow them to obscure lighting or CCTV, or become climbing aids. Take into account the maintenance needs to ensure continued compliance as plants grow. The correct use of certain species of plants can help prevent graffiti and loitering, and in addition to fencing may be used to define/reinforce boundaries. Landscaping such as berberis, low-height fencing, bio-swales, or similar products should be utilized to achieve this purpose. Private and semi-private yard spaces should have clearly defined boundaries.

3.16 Lighting, Illumination and Colour/Image Rendering

- .1 Appropriate lighting should be carefully designed to cover potential high risk areas.
- .2 Uniform and consistent levels of lighting should support all areas of natural and CCTV surveillance in order to deter intruders and reduce the fear of crime. Light sources should provide for accurate colour rendering, and light levels should place greater emphasis on the consistency of light versus the brightness level. The following areas must be lit: main site access, garages, car parking areas, all footpaths and associated doorways and accesses to the main building, refuse storage, secluded areas and similar locations around the site that are intended for use at night.
- .3 All exterior lighting for:
 - .a Primary areas (building exterior, primary entrances, primary walkways, etc) should be automatically controlled by photo-electric cell activator.
 - .b Secondary areas (alternate egress routes, landscaped walkways, areas of risk, etc) should be automatically controlled by motion sensor. Light fixtures, fittings and service wiring should be vandal resistant and located to minimize vulnerability to vandalism.

3.17 Line of Sight

All public and semi-private areas should maintain an unobstructed view from areas that are frequently and regularly occupied.

3.18 Movement Predictors

Any design feature that funnels or channels people along a route that contains few or no exits prior to the destination is a movement predictor. These should be avoided. (See entrapment spots)

3.19 Natural Surveillance

Optimum natural surveillance should be incorporated, whereby residents can see and be seen. Recesses, blind corners and hiding places should be eliminated wherever possible. The use of mirrors can assist in this measure. Additional measures should include:

- .1 An unobstructed view from dwellings of the site, its external spaces and neighbouring homes to include external paths, roadways, common areas, yards, landscaping, garages, entrance/exit doors and parking areas.
- .2 The avoidance /elimination of recesses, blind corners, and hiding places.
- .3 Windows placed in doors to stairways, laundry rooms, common hallways, recreation rooms, and other areas requiring visibility to improve safety.

3.20 **Pathway/Walkway Principles**

- .1 Superfluous and unduly secluded access points and routes should be avoided. Access points to the rear of buildings should be controlled, for example by means of lockable gates. Roads to groups of buildings should be designed to create a sense of identity, privacy and shared ownership amongst occupants. Foot and bicycle paths should be of generous width and have a suitable landscape setting to avoid creating narrow corridors which could be perceived as threatening. In terms of security, the design of the footpath is of equal importance to the design of the building. Where possible, the footpath route should be at least 3-4 metres wide, which includes a verge on either side of the 2 metre wide walkway.
- .2 Any shrub/planting should start at the back of the verges. The position of planting and choice of species should be such that hiding places are not created. Thorny species of shrub can help to deter intruders. Good visibility should be maintained from either end, and along the route of foot and bicycle paths. Sharp changes in direction should be avoided.
- .3 Foot and bicycle paths should not generally be routed to the rear of buildings, but if this is unavoidable a substantial buffer should be planted between a secure boundary fence and the footpath's margins, with planting designed so as to discourage intruders.
- .4 Where developments adjoin waterways, rivers with foot/bicycle path access, parks or similar public spaces, the buildings should 'face both ways', i.e. overlook the watercourse as well as the street. Foot/bicycle paths should be lit in built-up areas, except where the route is passing through woodland or an ecologically sensitive area, in which case an alternative lit route should be made available, such as a footway alongside a road.

3.21 **Pavement Treatments**

Pavement treatments can provide a means of territoriality and help to define/demark transitions between public, semi-private and private space.

Changes in pavement treatments, such as moving from concrete to stone walkways, help to define boundaries.

3.22 Physical Security and Fire/Egress Regulations

In multi-tenant buildings, particular care needs to be taken to ensure that the security measures do not conflict with fire regulations with respect to means of escape in case of fire. In all cases, locks must be able to be opened from the inside without the aid of a key, to comply with fire regulations.

3.23 Signage and Way Finding

Address and way finding signage should be located at intersecting pathways, in parkades, and along driveways where the destination building signage cannot easily be seen. Address signage should be large enough to be clearly legible from the street and must have a source of light for viewing in darkness. Signage should be located where it can easily be seen for way finding, but should not be placed where it would interfere with the line of sight for vehicles or pedestrians, or where it would be easily vandalized. Exterior signage located at ground level or where it could be easily vandalized can be protected by planting berberis or similar products in a 1 metre or larger circumference around the base. Intercom displays should not include both the suite number and name of occupants, rather, the name and an entry code number, unrelated to the suite number, should be used.

3.24 Street Lighting

Consideration should be given to ensure that lighting meets with these same standards on the building walkways along the street.

3.25 Street Presence

This is the perception of the property that is created at the boundary of the property where it borders the municipal street in terms of the CPTED principles.

3.26 Target Hardening

Entrance and exit doors, including their frames, hinges and locks should be of robust, vandal-resistant material. Vandal resistant viewing panels should be fitted into doors. Entrances should be well lit internally and externally. External opening swing doors should be fitted with non-removal hinge pins, full length astragals and vandal-resistant locking devices. Doors, frames, equipment and finishes in circulation areas, including elevators, should be designed to be vandal resistant. Lock boxes should be securely flush mounted rather than a protruding surface mount.

3.27 Territoriality

This relates directly to the concept of ownership and the building design should lend itself to allowing the building owner and it's occupants to portray/express a sense of ownership by defining the transitions from public to semi-private and then private space.

3.28 Traffic Calming

These devices and measures are used to control the volume and/or speed of traffic at the posted/required area. Examples can include speed bumps, traffic circles/roundabouts, bollards, and narrow lanes.

3.29 Vulnerabilities

Identification of one or more weaknesses in the design and/or operation of the property as it relates to the prevention of crime or nuisance behaviours.

3.30 Windows

- .1 Ground floor windows and those easily accessible above the ground floor must have a multipoint locking system to lock the window from being opened from the outside. Windows should be located on all sides of the building to provide full visibility of the property.
- .2 Where necessary, opening restrictors or similar built-in mechanisms should be utilized. Where windows are required under the building code to act as an egress, the opening window must not have key operated lock. These egress windows must not be restricted in any way to prevent emergency exit from building. Instead of bars, consider all other alternatives such as laminated glass.

CPTED Performance Standard Checklist			
Principle / Definition	Design Intent	Evaluation Standard	Comments
Building Identification	<i>Ensure buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the building.</i>	Street numbers should be plainly visible and legible from the street or road fronting the property.	
		In residential uses, each individual unit should be clearly numbered. In multiple building complexes, each building entry should clearly state the unit numbers accessed from that entry. In addition, directional signage to unit numbers should be provided on each level or floor.	
		Street numbers should be made of durable materials, preferably reflective or luminous, and unobstructed (e.g. by foliage).	
		For larger projects, provide location maps (fixed plaque format) and directional signage at public entry points and along internal public routes of travel.	
Common/ Open Space Areas and Public On-Site Open Space	<i>Provide natural surveillance for common/open space areas</i>	Position active occupancies or occupied rooms with windows adjacent to main common/open space areas, e.g. playgrounds, swimming pools, etc., and public on-site open space.	
		Design and locate dumpster enclosures in a manner which screens refuse containers, minimizes opportunities to hide, and provides direct vehicle access for the removal and replacement of the bin.	
		Locate waiting areas and external entries to elevators/stairwells close to areas of active occupancies to make them visible from the building entry.	
		Foot and bicycle paths should be of generous width and have a suitable landscape setting to avoid creating narrow corridors which could be perceived as threatening.	
		Locate seating in areas of active uses.	
Exterior Entrances	<i>Provide entries that are clearly visible</i>	Design entrances to allow users to see into them before entering.	
		Entrances should be clearly identified	
	<i>Avoid confusion in locating building entrances</i>	Entrances should be easily recognizable through design features and directional signage.	
		Minimize the number of entry points.	

CPTED Performance Standard Checklist			
Principle / Definition	Design Intent	Evaluation Standard	Comments
Fencing	<i>Fence design should maximize natural surveillance from the street to the building and from the building to the street, and minimize opportunities for intruders to hide</i>	Front fences should be predominantly open in design, e.g. pickets or wrought iron, or solid fencing no higher than 1.2 meters.	
		Design other high solid fences in a manner that incorporates open elements such as lattice to allow visibility above the height of 1.5 meters.	
		If noise insulation is required, install other devices at the front of the building rather than solid fences higher than 1.5 meters.	
		Other landscape features such as elevation changes or berberis landscaping should be used in conjunction with fences in locations where climbing the fence is likely.	
Landscaping	<i>Avoid landscaping which obstructs natural surveillance and allows intruders to hide</i>	Trees with dense low growth foliage should be spaced or their crown should be raised to avoid a continuous barrier.	
		Use low groundcover, shrubs a maximum of .6 meters in height, or high-canopied trees (clean trimmed to a height of 2.4 meters) around children’s play areas, parking areas, and along pedestrian pathways.	
		Avoid vegetation that conceals the building entrance from the street.	
	<i>Use vegetation as barriers to deter unauthorized access</i>	Consider using berberis plants as an effective barrier in place of or in addition to fencing, and to obstruct access to walls, fences and other structures prone to graffiti.	
	<i>Avoid placement of vegetation or structures that would enable access to a building or to adjacent buildings</i>	Avoid placement of large trees, garages, utility structures, fences, and gutters next to second story windows or balconies that could provide a means of access.	
Lighting - Exterior	<i>Provide exterior lighting that enhances natural surveillance</i>	Prepare a lighting plan in accordance with BC Housing Standards, which addresses project lighting in a comprehensive manner. Select a lighting approach that is consistent with local conditions and eliminates crime.	
		Locate elevated light fixtures (poles, light standards, etc.) in a coordinated manner that provides the desired coverage. The useful ground coverage of an elevated light fixture is roughly twice its height.	
		For areas intended to be used at night, ensure that lighting provides visibility. Where lighting is placed at a lower height, ensure that it is vandal resistant.	
		Ensure inset or modulated spaces on a building facade, access/egress routes, and signage is well lit.	
		In areas used by pedestrians, ensure that light shines on pedestrian pathways and possible entrapment spaces.	

CPTED Performance Standard Checklist			
Principle / Definition	Design Intent	Evaluation Standard	Comments
		Place lighting to take into account vegetation, in its current and mature form, as well as any other element that may have the potential for blocking light.	
		Avoid lighting of areas not intended for nighttime use to avoid giving a false impression of use or safety, or alternatively, use motion activated spot lights in these areas.	
		Provide uniform areas of light versus over-lighting areas which creates significant contrast to areas of darkness.	
		Select and light “safe routes” so that these become the focus of legitimate pedestrian activity after dark.	
		Avoid climbing opportunities by locating light standards and electrical equipment away from walls or low buildings.	
		Use photoelectric rather than time switches for exterior lighting.	
Mix of Uses	<i>In mixed use buildings, increase opportunities for natural surveillance while protecting privacy</i>	Where allowed by code, locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours.	
		Include food kiosks, restaurants, etc. within parks and parking structures.	
		Access to dwellings or other uses above commercial/retail developments should not be located in secluded areas.	
Natural Surveillance	<i>Avoid blind corners in pathways and parking lots.</i>	All public and semi-private areas should maintain an unobstructed view from areas that are frequently and regularly occupied. Pathways should be direct.	
		Consider the installation of mirrors to allow users to see ahead of them and around corners.	
		Any barriers along pathways should be transparent (see through) including landscaping, fencing etc.	
	<i>Ensure occupants can see and be seen</i>	Windows should be placed in doors or adjacent walls to stairways, laundry rooms, common hallways, recreation rooms, and other areas requiring visibility to improve safety.	
Ownership and Maintenance	<i>Create a “cared for” image</i>	Ensure that landscaping is well maintained to give an impression of ownership, care, and security.	
		The building design should allow the building owner and its occupants to portray/express a sense of ownership by defining the transitions from public to semi-private and then to private space.	
		Use materials which reduce the opportunity for vandalism.	
		Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely.	

CPTED Performance Standard Checklist			
Principle / Definition	Design Intent	Evaluation Standard	Comments
		Where large walls are unavoidable, utilize vegetative screens to prevent vandalism and graffiti.	
		Where exits are closed after hours, ensure this information is indicated at the parking area entrance.	
Security	<i>Reduce opportunities for unauthorized access</i>	Utilize security hardware and/or human measures at each entry point to reduce opportunities for unauthorized access.	
Security Bars, Shutters, and Doors	<i>When used and permitted by building and fire codes, security bars, shutters, and doors should allow observation of the street and be consistent with the architectural style of the building</i>	Security doors should include laminated glass panels to enhance visibility.	
		Security bars should be avoided in favour of alternatives such as security film, laminates, wired glass, alarmed spaces, and barriers to the glassed area such as landscaping, fences, bollards and planters.	
Signage	<i>Ensure that signage is clearly visible, easy to read and simple to understand</i>	Use strong colours, standard symbols, and simple graphics for informational signs.	
		Address and way finding signage should be located at intersecting pathways, in parkades, and along driveways where the destination building signage cannot easily be seen.	
		Upon entering the parking area, provide both pedestrians and drivers with a clear understanding of the direction to stairs, elevators, and exits.	
		In multi-level parking areas, use creative signage/colours to distinguish between floors to enable users to easily locate their cars.	
		Signage should advise users that security measures that are in place, and identify locations such as security phone, panic alarm or intercom system.	
		Where exits are closed after hours, ensure this information is indicated at the parking area entrance.	

CPTED Performance Standard Checklist			
Principle / Definition	Design Intent	Evaluation Standard	Comments
Site and Building Layout	<i>Allow natural observation from the street to the occupancy, from the occupancy to the street, and between occupancies</i>	Orient the main entrance towards the street, or on corners, to both streets.	
		Position occupied rooms with windows at the front of the dwelling.	
		Offset windows, doorways and balconies to allow for natural observation while protecting privacy.	
		Minimize the number of entry points, and locate the main entrances/exits at the front of the property and in view of the street.	
		If employee entrances must be separated from the main entrance, they should maximize opportunities for natural surveillance from the street.	
		Avoid large expanses of parking. Where large expanses of parking are proposed, provide surveillance such as security cameras.	
		In parkades, access to elevators, stairwells and pedestrian pathways should be clearly visible.	
		Avoid hidden recesses.	
		Locate parking areas in locations that can be observed by adjoining occupancies.	
		Open spaces such as parks, plazas, common areas, and playgrounds must be clearly designated and situated at locations that are easily observable by people.	
	<i>Develop a sense of ownership for occupants</i>	Where possible, design multi-unit residential occupancies such that no more than six to eight units share a common building entrance.	
		Common area and/or street furniture shall be made of durable, vandal resistant materials and secured by sturdy anchor points.	
		Communal facilities on the ground floor, such as residents' communal lounges and common laundry rooms, should be located to provide natural surveillance of entrances, entrance lobbies and external areas.	

End of Section



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

February 2nd, 2020

Re: 937 View Street – Development Permit with Variance

Dear Mayor Helps and Council,

The DRA LUC met with the applicant once in 2017 prior to application to discuss an earlier version of this application. The DRA expressed concerns regarding the original application and the applicant has not contacted the LUC since that time.

The property is currently zoned R-48 which was applied to all Harris Green parking lots in the 90's by the City without the owner's application. This has turned out to be a considerable windfall for the original property owners who were not required to offer any benefit to the community in exchange for these substantial upzonings. The R-48 zone has minimal setbacks and only prescribes a height limit of 10 stories. The subsequent increase of height limits permitted by the OCP and DCAP since 2012, combined with the lack of density prescription in the R-48 zone created loopholes that have been exploited by applicants who apply for height variances to realize densities not otherwise possible. Neither Planning Staff nor Council has made any effort to close these loopholes (as easy as declining the variance or requiring an OCP amendment for density) so building applications have been considered and approved "as of right" substantially in excess of OCP density limits, and ignoring basic liveability criteria.

Comments and concerns regarding the application at 937 View Street by the DRA LUC are as follows:

- This application does not comply with DCAP policy for setbacks and floor plates. These policy violations have profound effects on the liveability for the future residents of this building as well as the surrounding properties.
- East side yard setbacks of only 3.45 m are proposed for floors 11-15 while DCAP requires 6.0m.
- Rear yard setbacks of only 3.1 m are proposed for floors 11-15 while DCAP requires 6.0m.
- Front setbacks do not comply with DCAP above the 7th floor
- The 3.0m side and rear yard setbacks up to 10 stories while complying with DCAP minimums are inadequate for liveability and have been identified for revision in the upcoming DCAP review.
- Floor plate sizes for floors 11 to 15 exceed DCAP requirements by 31%.

- Built examples of R-48 zoned land that maintain the required 10 storey height limit rarely achieve a density of 5:1. The proposed density is 7.8:1 while the OCP maximum is 5.5:1. The R-48 zone does not specify a density entitlement so why isn't an OCP amendment required for this proposal?
- There are 15 parking spaces proposed for 253 market rental units. The evidence-based requirements of Schedule C require 126 spaces. R-48 does not require parking however the height variance sought will permit a building approximately 50% larger than the 10-storey zoning limit would permit exacerbating the parking shortage downtown.
- There is no evidence to justify the provision of such a minimal amount of parking for this type of housing tenure as the demand for onsite parking by tenants will surpass the parking supply. The outcome will be that these vehicles will be parked in the surrounding neighbourhoods effectively "transferring the problem" elsewhere.
- It remains clear that privately owned vehicles will remain popular but electric cars may inevitably dominate. As reported by CTV News on November 28, 2019; "The province now boasts the highest per-capita sales of electric vehicles in North America". This application should provide the parking required by Schedule C as well as charging stations to support and incentivize the conversion from internal combustion engine (ICE) vehicles to electric vehicles.
- The developer has not provided an adequate number of storage lockers; with only 76 for 253 residential units.
- Questions remain regarding whether liveability can be found in a studio apartment no bigger than 32 m sq. Even though they're called "1 bedroom", they are not, since there is no closet in the space. These "1 bedrooms" are nothing more than a space for a bed with two sliding doors on either side of the bed.
- How does this project align with the City's plan to implement their City Vision 3.0 while asking all these high salaried people to live in such cramped quarters - is this really is the best our city can offer?
- All residents, regardless of income level, want to enjoy and be proud of where they live. There are concerns that this project does not support long-term liveable housing options.
- There are no public amenities proposed for this application. The original property owner has been able to extract the total value of the original R-48 rezoning without a corresponding contribution to the public good.

The DRA has long expressed concerns about how the R-48 zone has been egregiously gamed far beyond current OCP maximums and the original intent of the Council that created the zone. It is strongly felt that allowing R-48 applicants to cherry pick to their advantage the one OCP/DCAP policy that allows extra height and then ignore all of the other limiting policies of our core planning bylaws has to stop. Council needs to decline any height variance that facilitates any configuration that doesn't comply 100% with DCAP policy for height, setbacks and floor plate sizes and OCP density maximums...period.

This application facilitates the undermining of our core planning documents and is a perfect demonstration of the wrong kind of development for our community. It is high time for Council to support liveability for Victoria's downtown.

Sincerely,



Ian Sutherland
Chair Land Use Committee Downtown Residents Association

You have received an email from Ethan Smith via the City of Victoria website feedback form

Name: Ethan Smith

Email: [REDACTED]

Topic: Development Services

Phone: [REDACTED]

Address: 205- 2310 Trent St Victoria BC

Message: I'm not sure what email is the correct contact, so I'd appreciate if you would forward this to the correct contact!

I would like to voice my support for the development proposal at 937 View St, as it is a high density project that will yield a large number of rental units in the city's center. I have reviewed the most recent revised plans and find them to be a good fit for the urban landscape in Victoria, and believe the terraced design of the building will yield further visual interest for the Victoria skyline. Furthermore, in reducing on-site parking, this project requires less energy intensive methods for development, and supports the notion of housing for the growing number of car-free individuals who prefer to use public transit and active transportation methods. Please approve this project as soon as possible and help relieve the immense housing crisis this city is currently facing.

Regards,
Ethan Smith

Date: Monday, January 24, 2022 2:21:18 PM

2022

CITY OF VICTORIA | DPV 00051

Development Permit with Variances Application No. 00051

937 View Street

COMMITTEE OF THE WHOLE | May 26, 2022





Aerial Photo

Subject Property



View of subject property from North / East



View of subject property from North

Neighbouring Properties

View of East neighbour (1124 Vancouver Street)



View of West neighbour (View Towers)



View of North neighbour (Harris Green Commercial Complex)

OCP Designation

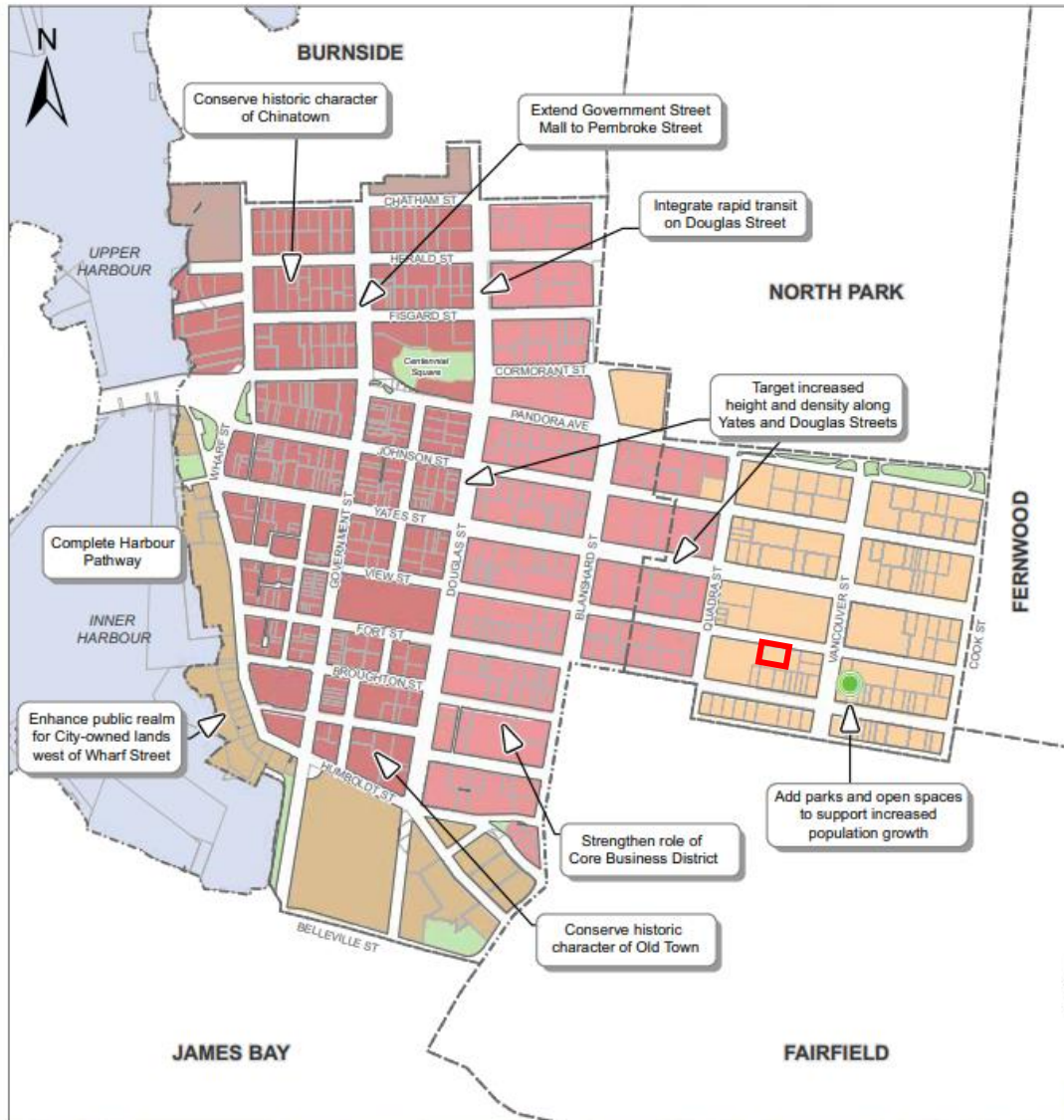
MAP 20 Downtown and Harris Green Strategic Directions

Urban Place Designations*

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

Public Facilities

- Proposed Park (approximate location)



DPA 7B (HC) Corridors Heritage

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

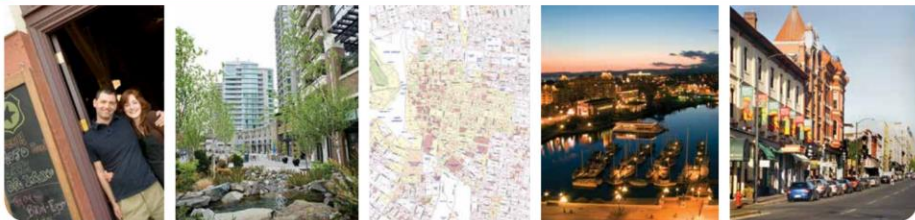
“achieve a more cohesive design and enhanced appearance, along arterial and secondary arterial streets, through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions”

DCAP 2011 / 2022



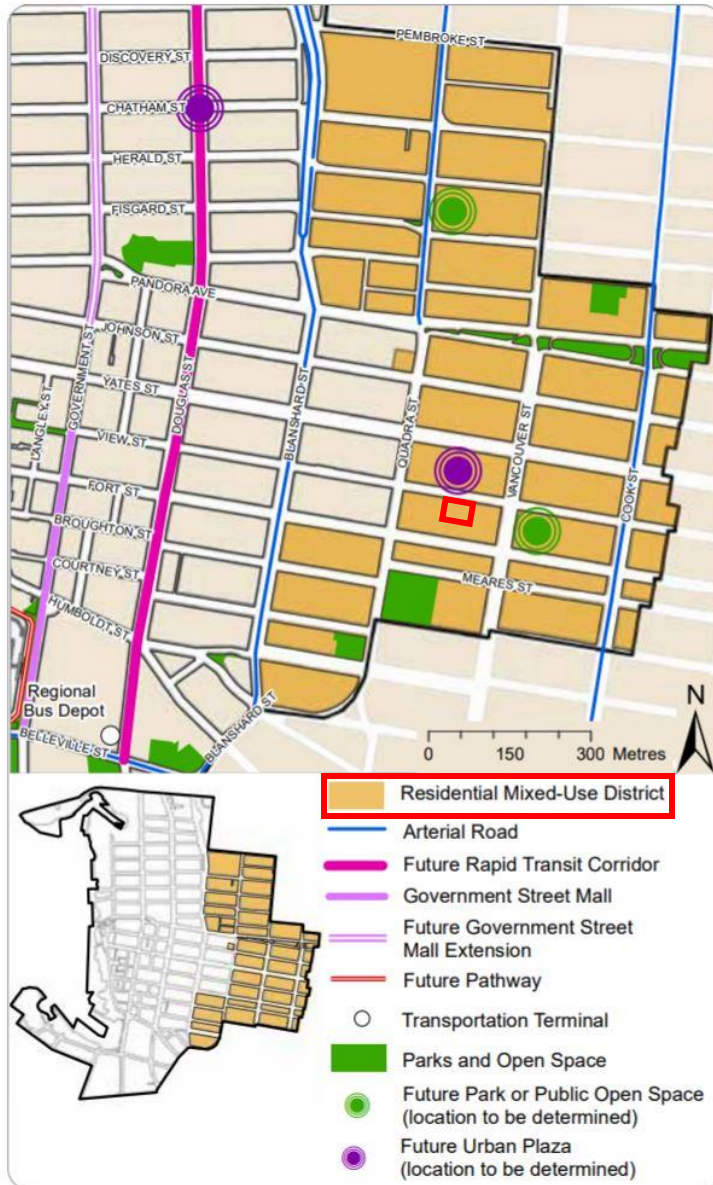
Downtown Core Area Plan

SEPTEMBER 2011
Updated: March 2022



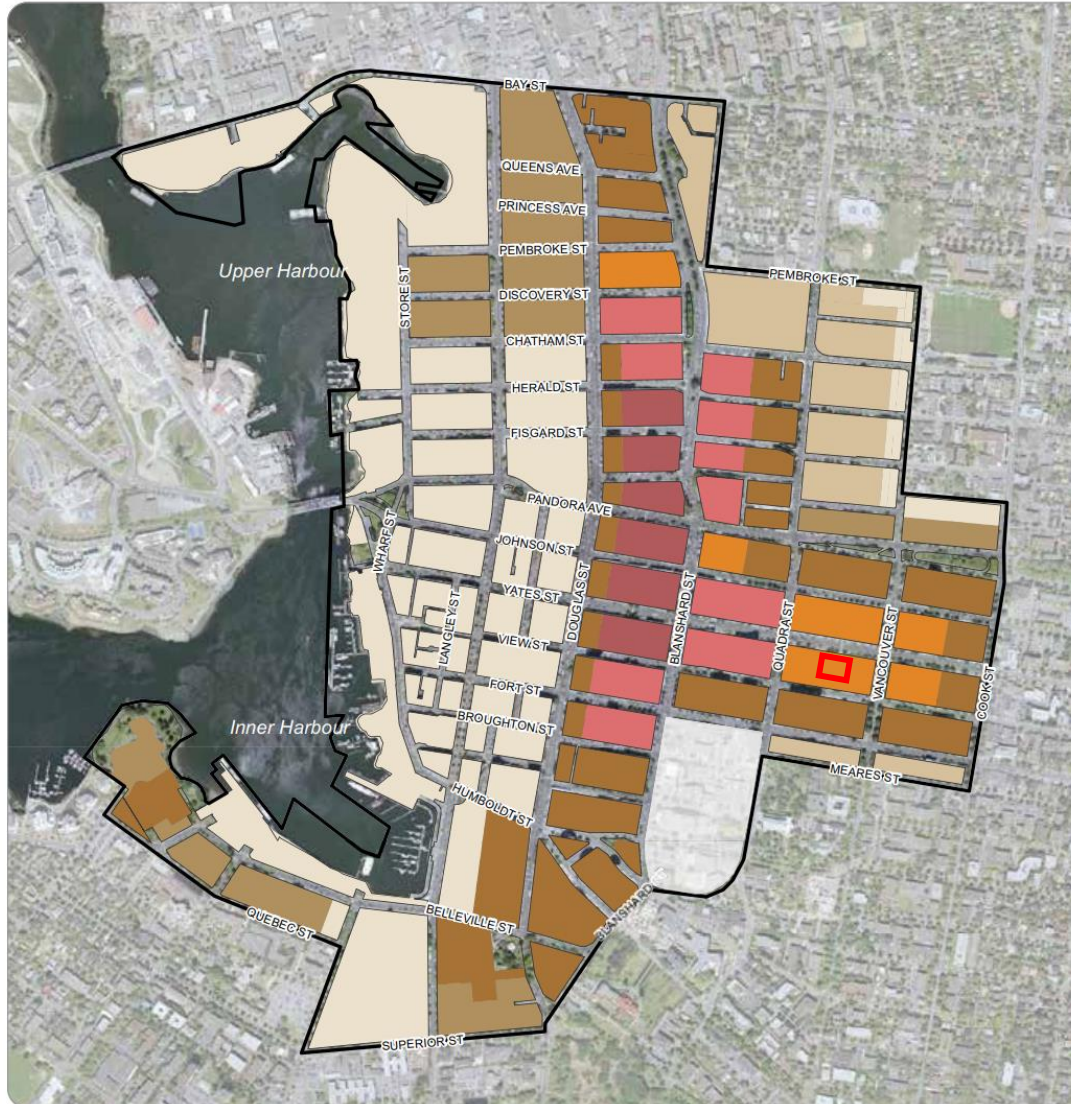
- Originally approved September 2011
- Updated Bylaws March 24, 2022
- Three-month transition period (2011 DCAP ceases effect on June 24, 2022)

DCAP Designation



Residential Mixed-Use District

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

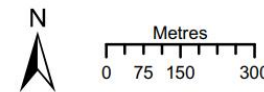


MAP 29
Maximum Building Heights

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

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

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



DCAP Heights

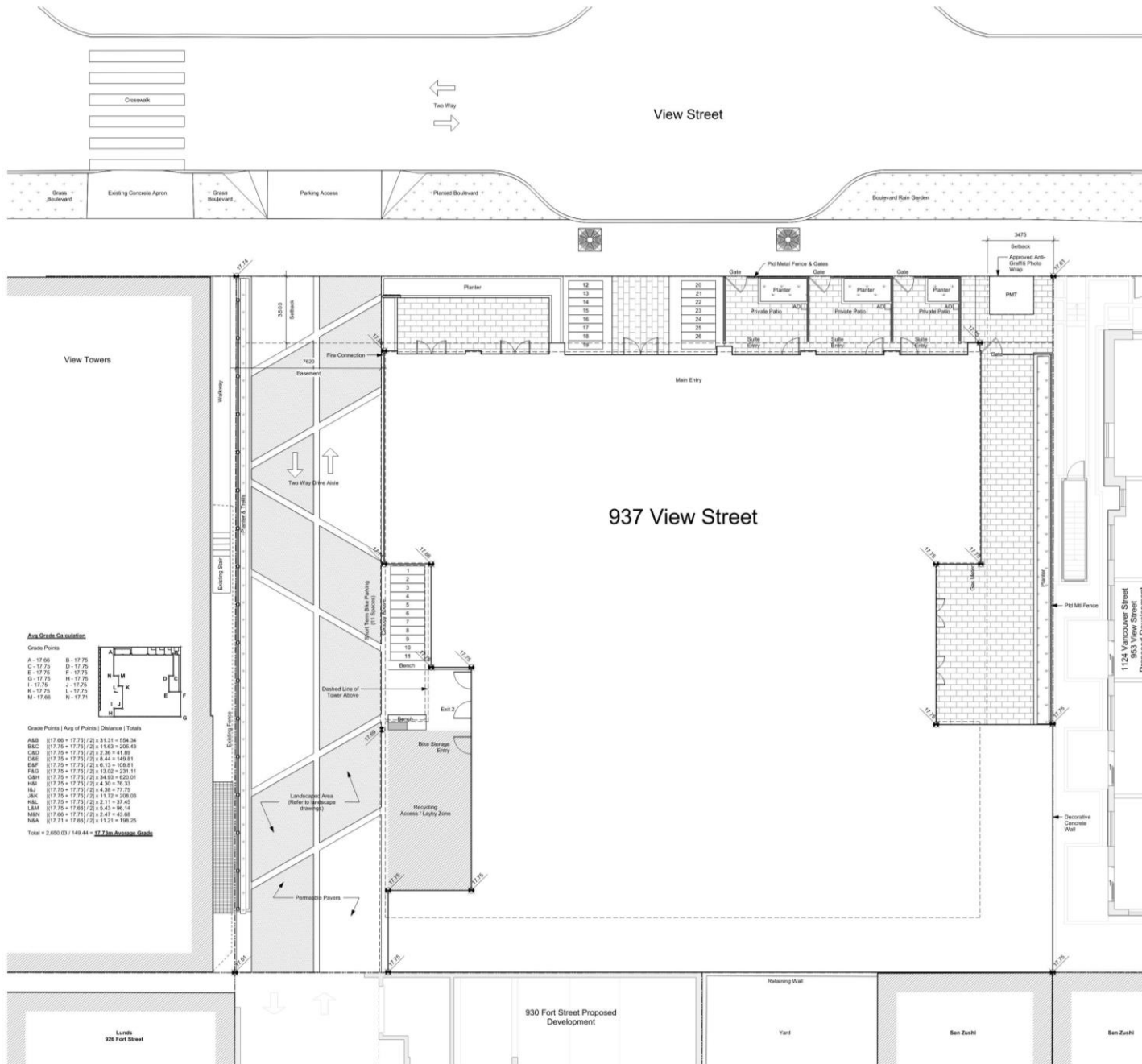
Policy

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

Proposal

- 60.15m
- 7.97:1 FSR

Site Plan



PROJECT INFORMATION TABLE

	Zone Standard	Proposal - if Different from Zone Standard
Zoning	R-48	R-48
Site Area (m ²)	N/A	1572.3 m ²
Total Floor Area (m ²)	N/A	12,539 m ²
Floor Space Ratio	N/A	7.97
Site Coverage %	N/A	62%
Open Site Space %	N/A	38%
Height (m)	30m	69.2 m
Number of Storeys	10	19
Parking Stalls (number) on site	N/A	0
Bicycle Parking Number (Short and Long Term)	N/A	317

Building Setback (m)

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

Residential Use Details

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

Area Grade Calculation

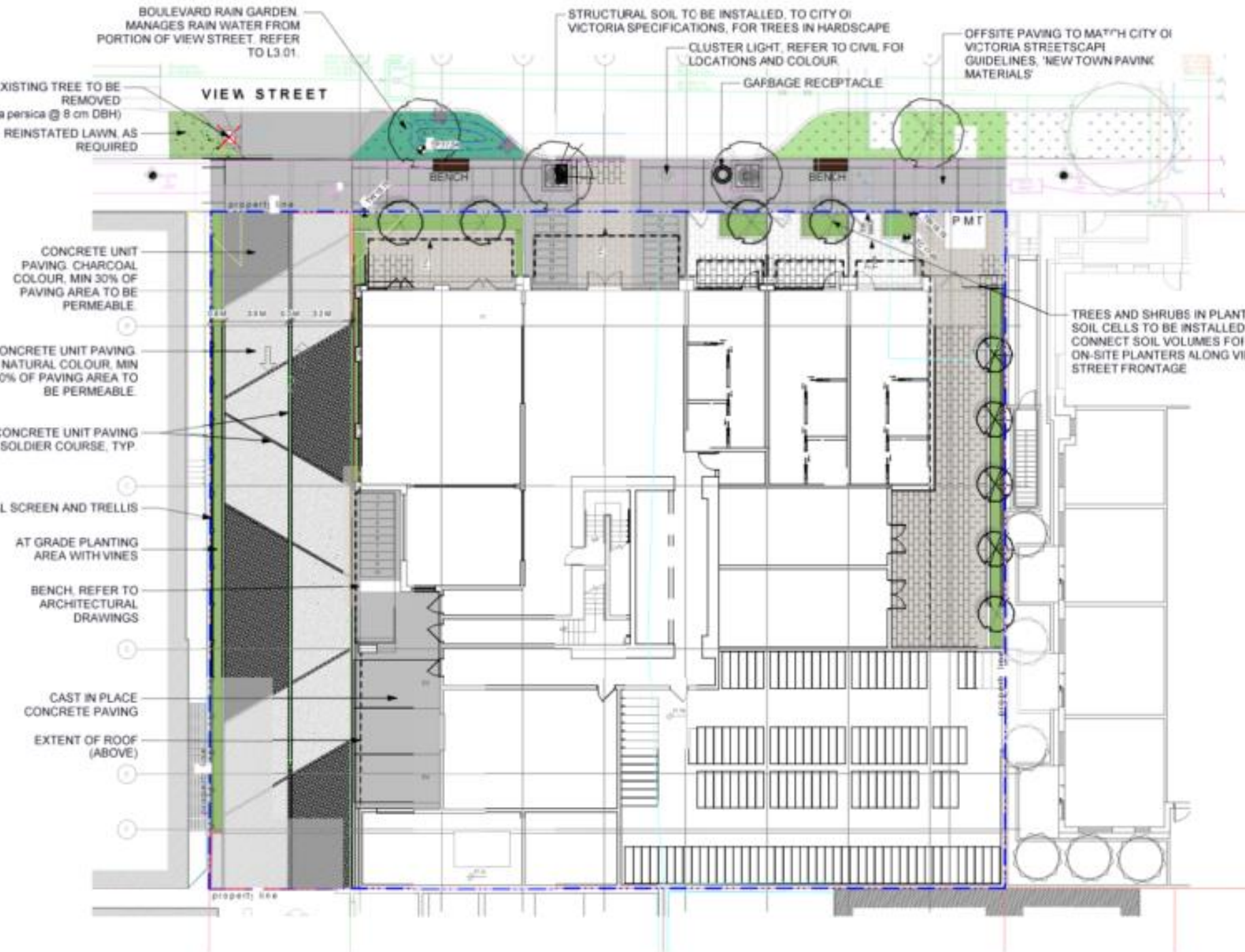
Grade Points

A - 17.66	B - 17.75
C - 17.75	D - 17.75
E - 17.75	F - 17.75
G - 17.75	H - 17.75
I - 17.75	J - 17.75
K - 17.75	L - 17.75
M - 17.96	N - 17.71

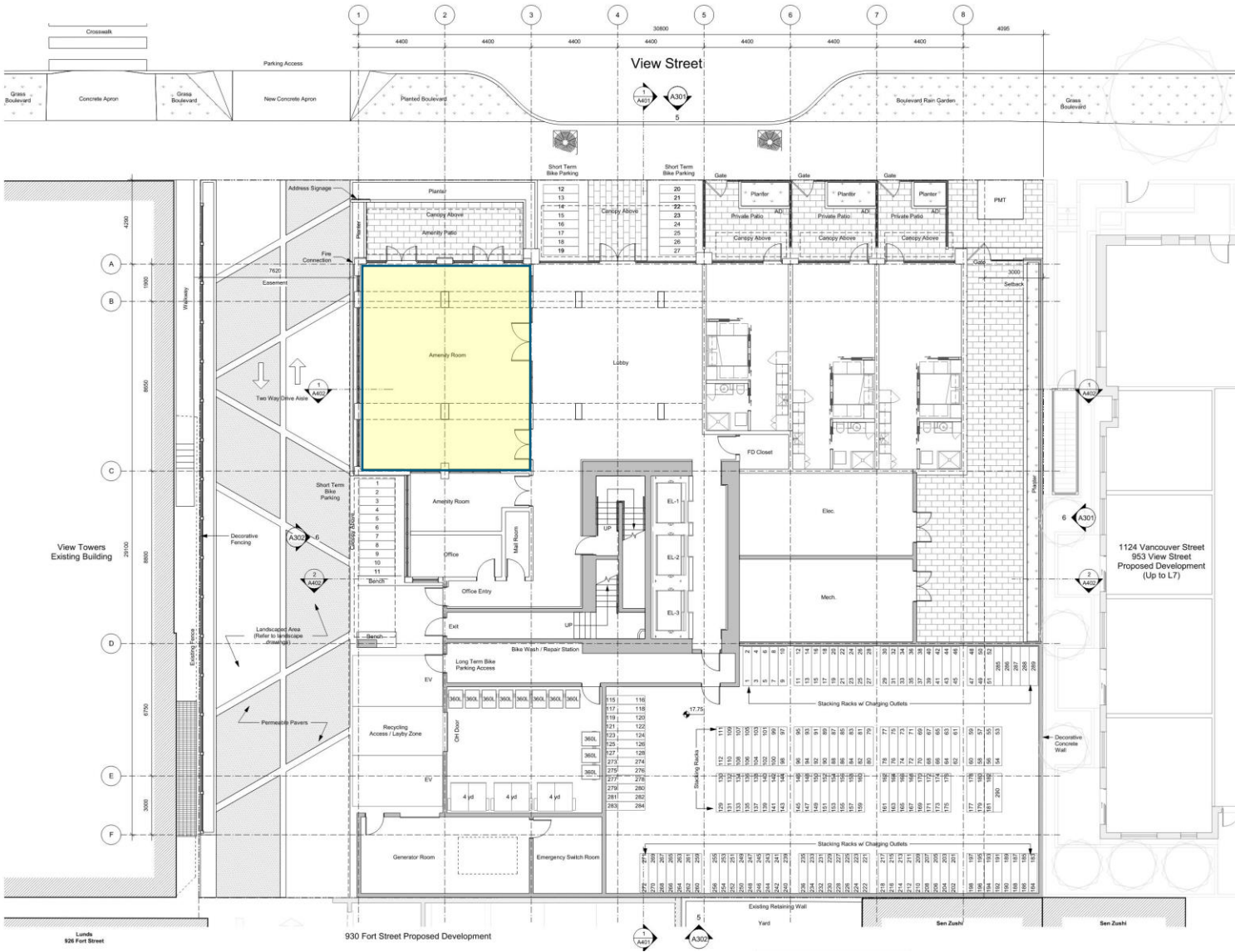
Grade Points (Avg of Points / Distance / Totals)

ABD	(17.66 + 17.75) / 2 x 31.31 = 554.34
BCD	(17.75 + 17.75) / 2 x 31.63 = 295.43
CDI	(17.75 + 17.75) / 2 x 2.36 = 41.89
DEI	(17.75 + 17.75) / 2 x 4.44 = 159.81
EFJ	(17.75 + 17.75) / 2 x 6.13 = 108.81
FGL	(17.75 + 17.75) / 2 x 9.02 = 231.11
GMH	(17.75 + 17.75) / 2 x 34.93 = 820.01
HMJ	(17.75 + 17.75) / 2 x 4.30 = 76.33
IJK	(17.75 + 17.75) / 2 x 4.38 = 77.25
JLN	(17.75 + 17.75) / 2 x 11.72 = 209.03
KLM	(17.75 + 17.75) / 2 x 2.11 = 37.45
LMN	(17.75 + 17.66) / 2 x 5.47 = 96.34
MNA	(17.66 + 17.71) / 2 x 5.47 = 47.43
NMA	(17.71 + 17.66) / 2 x 11.21 = 198.25

Total = 2,650.03 / 149.44 = **17.73m Average Grade**

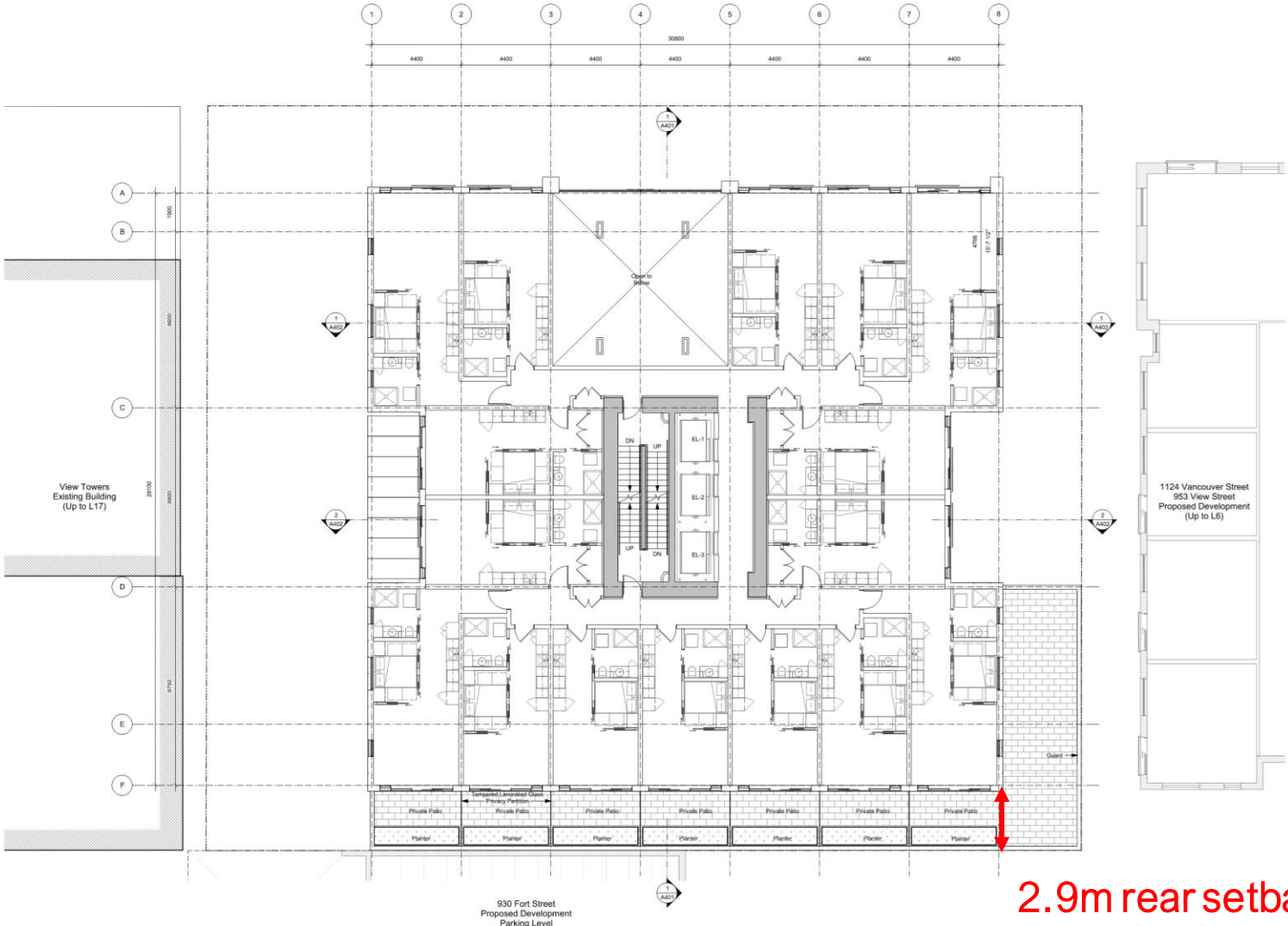


Landscape Plan



Plans Level 1

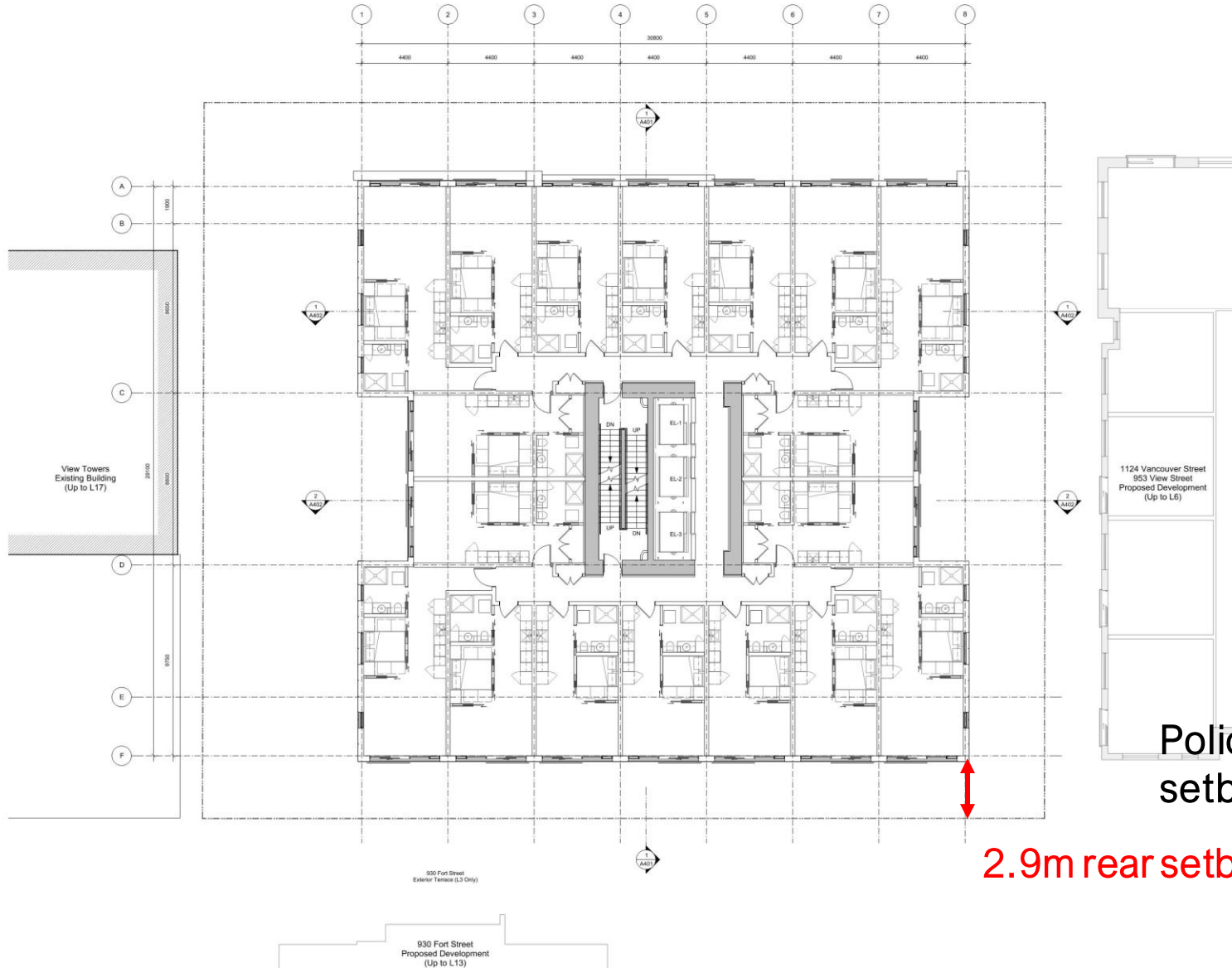
Plans Level 2



Policy: 3m rear setback
(2011 DCAP)

2.9m rear setback

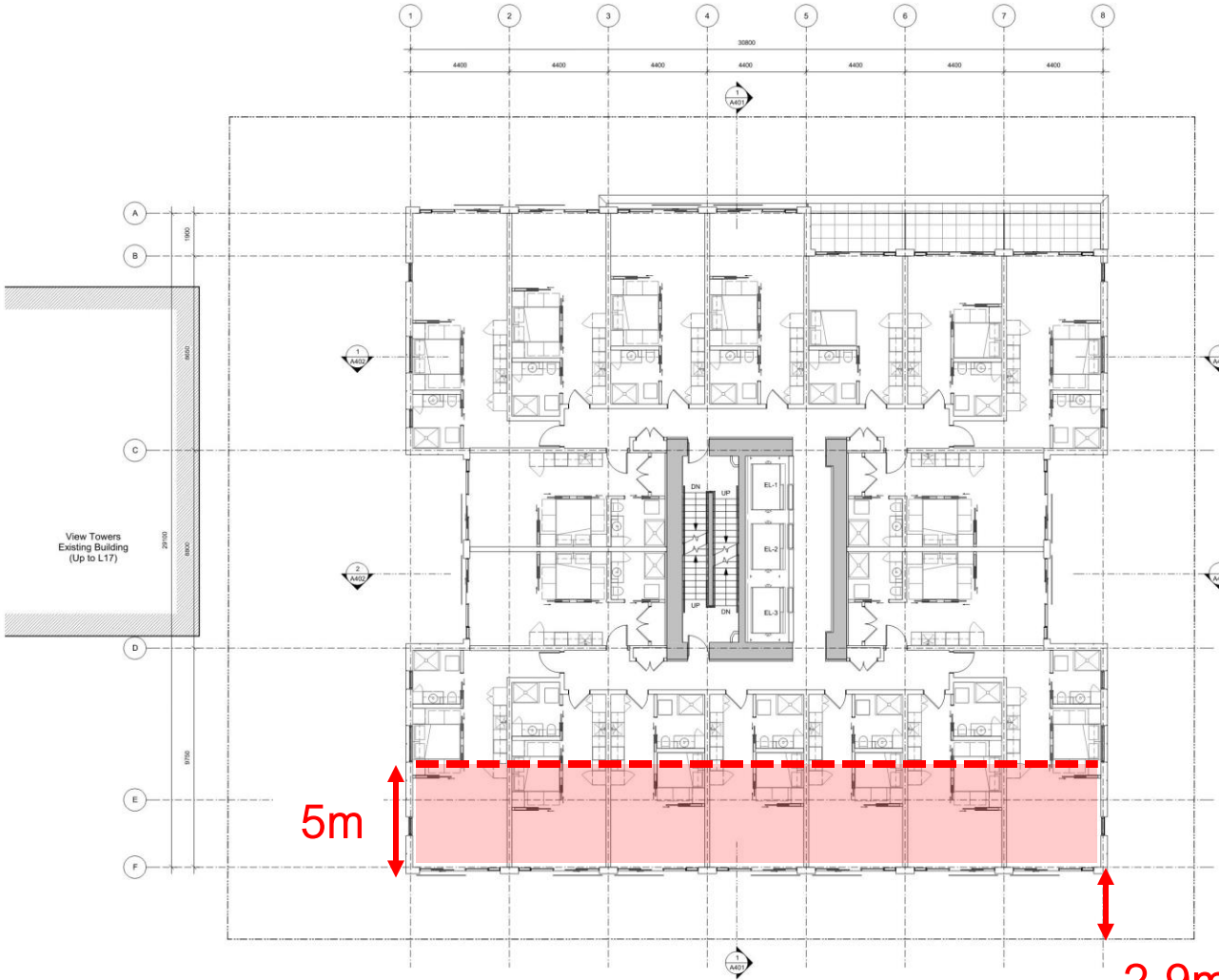
Plans Level 3-4



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

2.9m rear setback

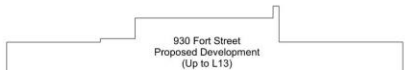
Level 5-9



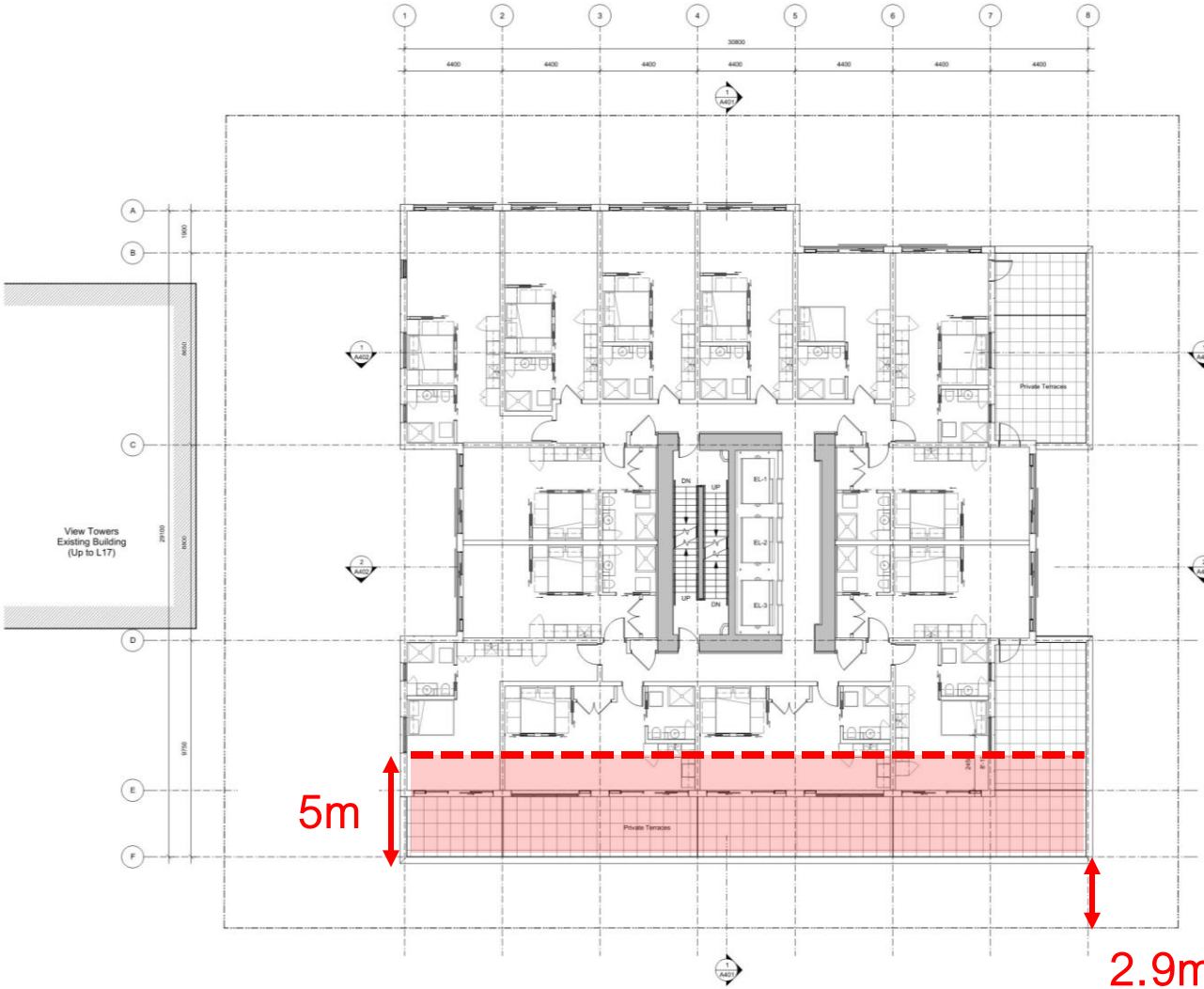
Policy: 8m rear setback
(2022 DCAP)

2.9m rear setback

5m



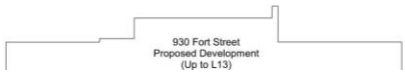
Level 10-11



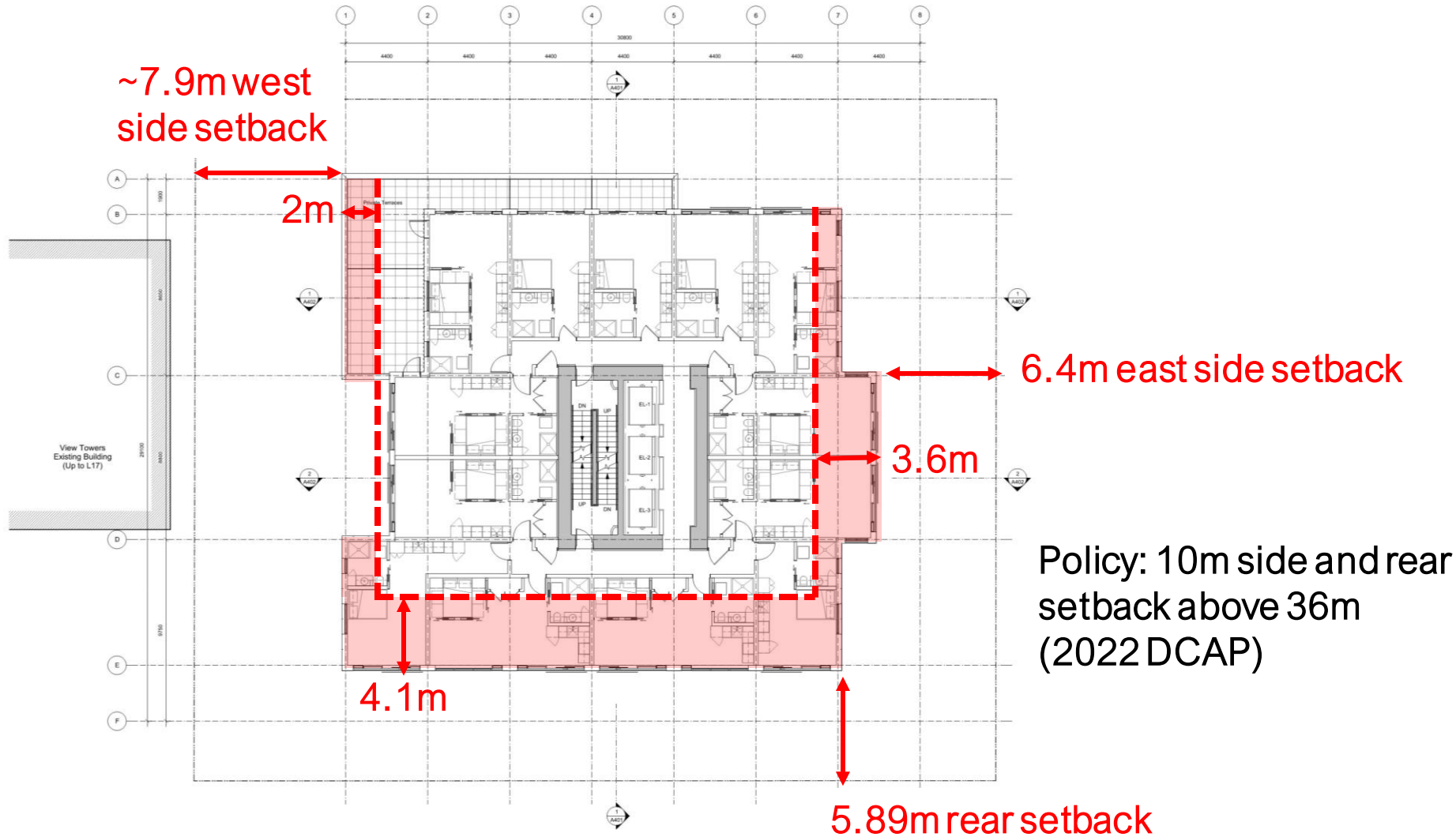
Policy: 8m rear setback
(2022 DCAP)

5m

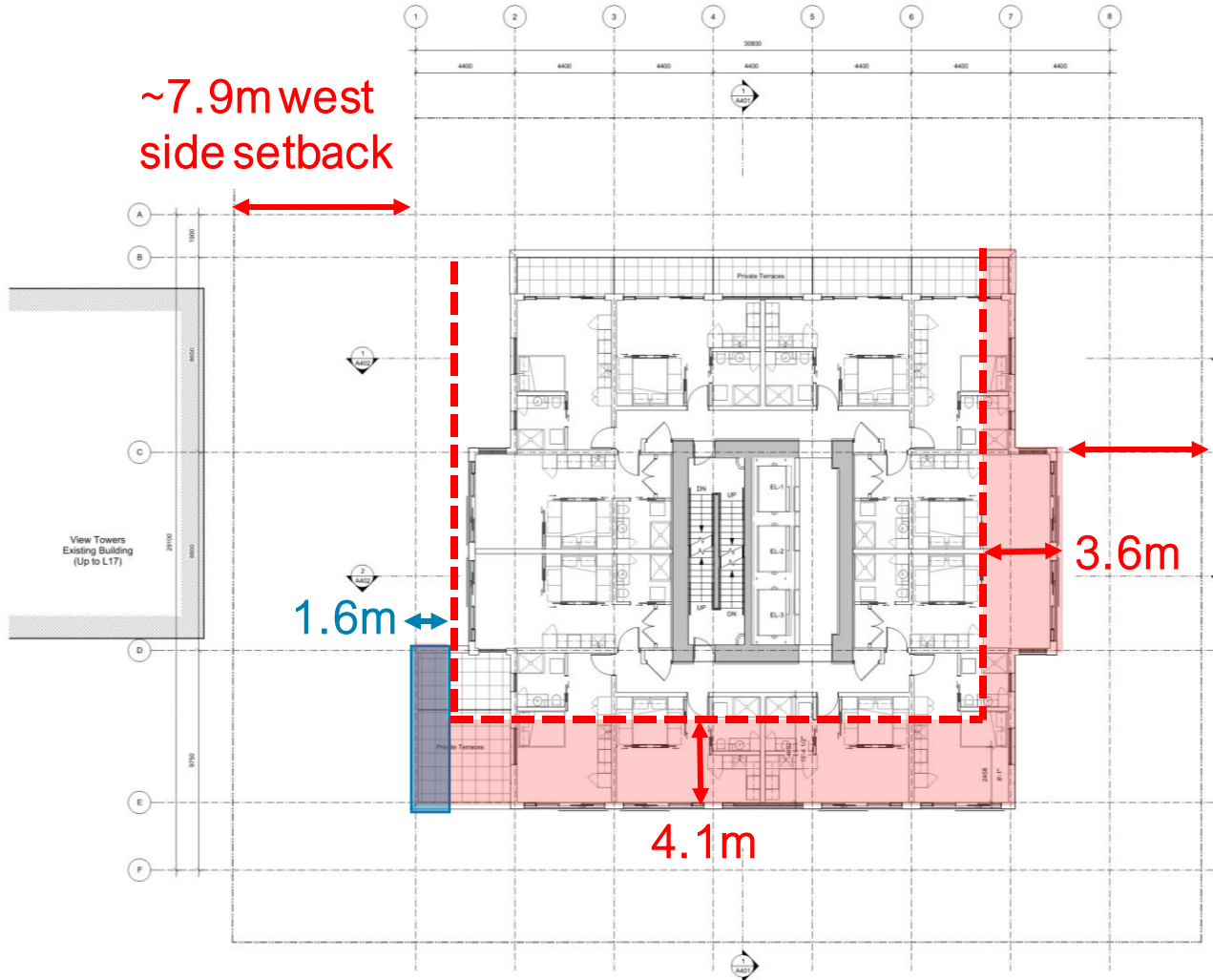
2.9m rear setback



Level 12-14



2022 DCAP Level 15-18



6.4m east side setback

3.6m

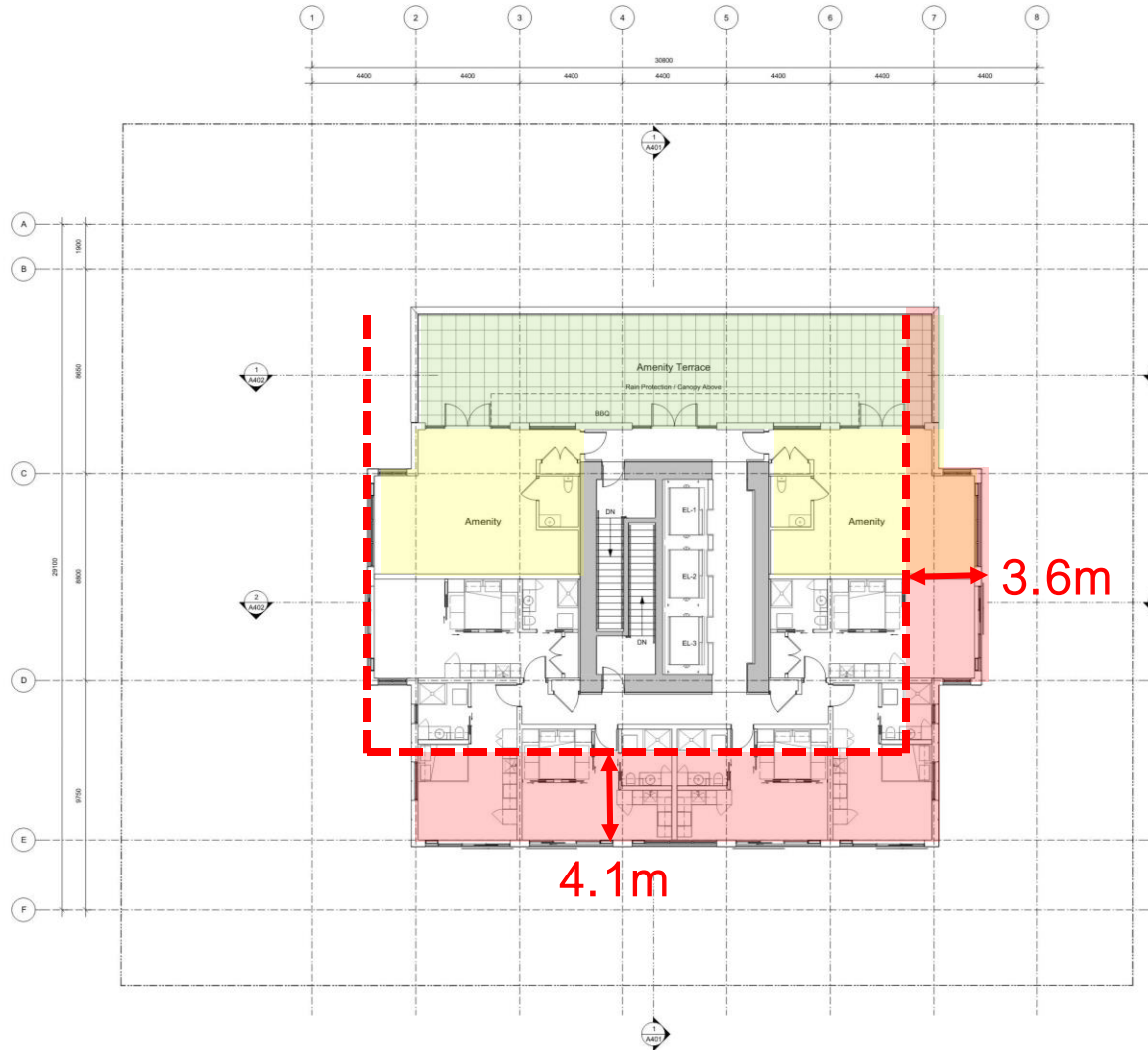
1.6m

4.1m

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

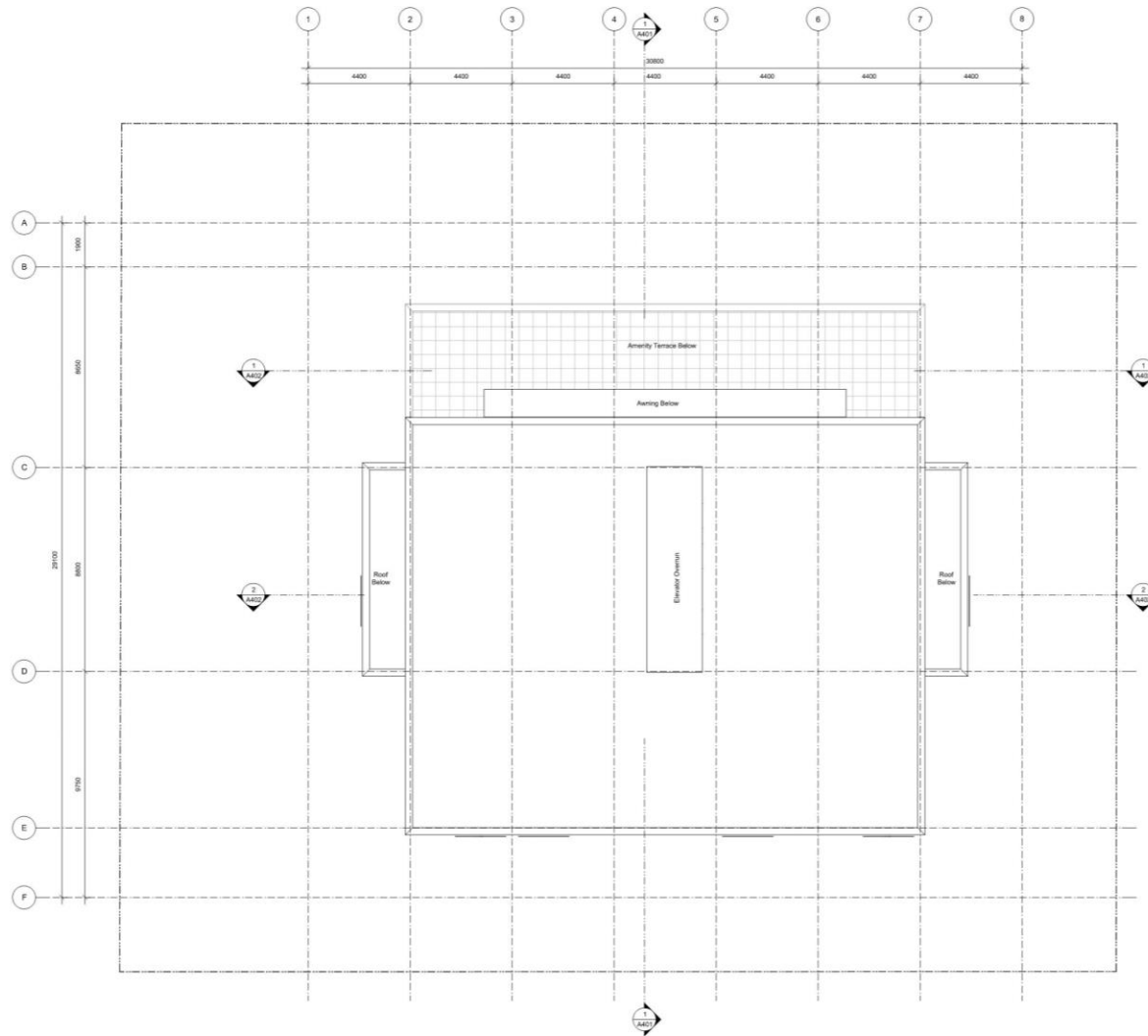
Policy: 10m side and rear setback (2022 DCAP)

Plans Level 19



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

Roof Plan



Unit summary

- 266 rental units (tenure secured for the life of the building)
- Mixture of studio and 1-bedroom units ranging from 29m² (312ft²) to 48m² (516ft²)



Elevations

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

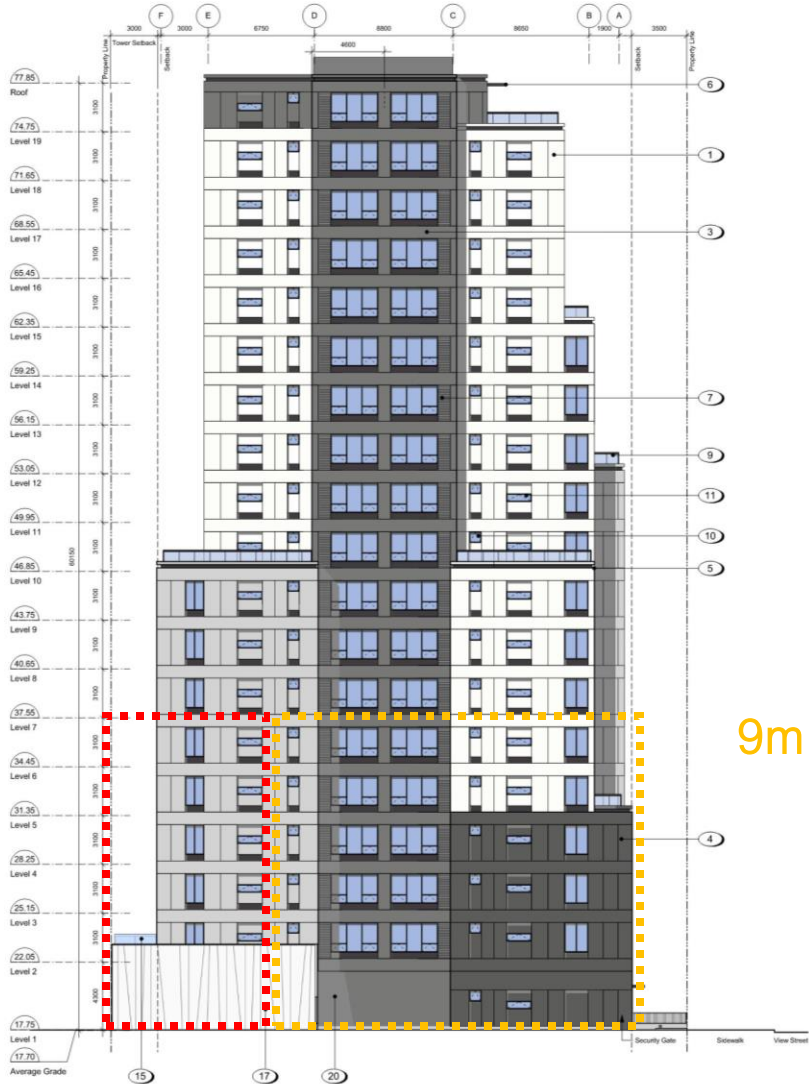
North (facing View Street)

Elevations

7m building to building interface

9m building to building interface

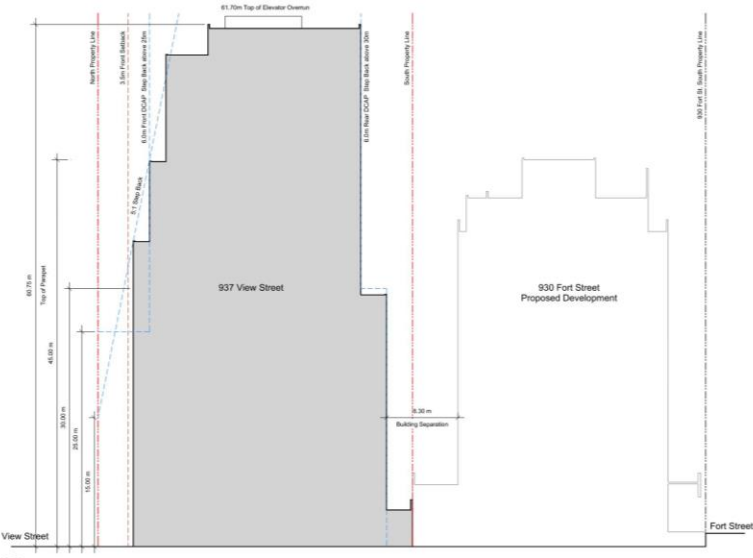
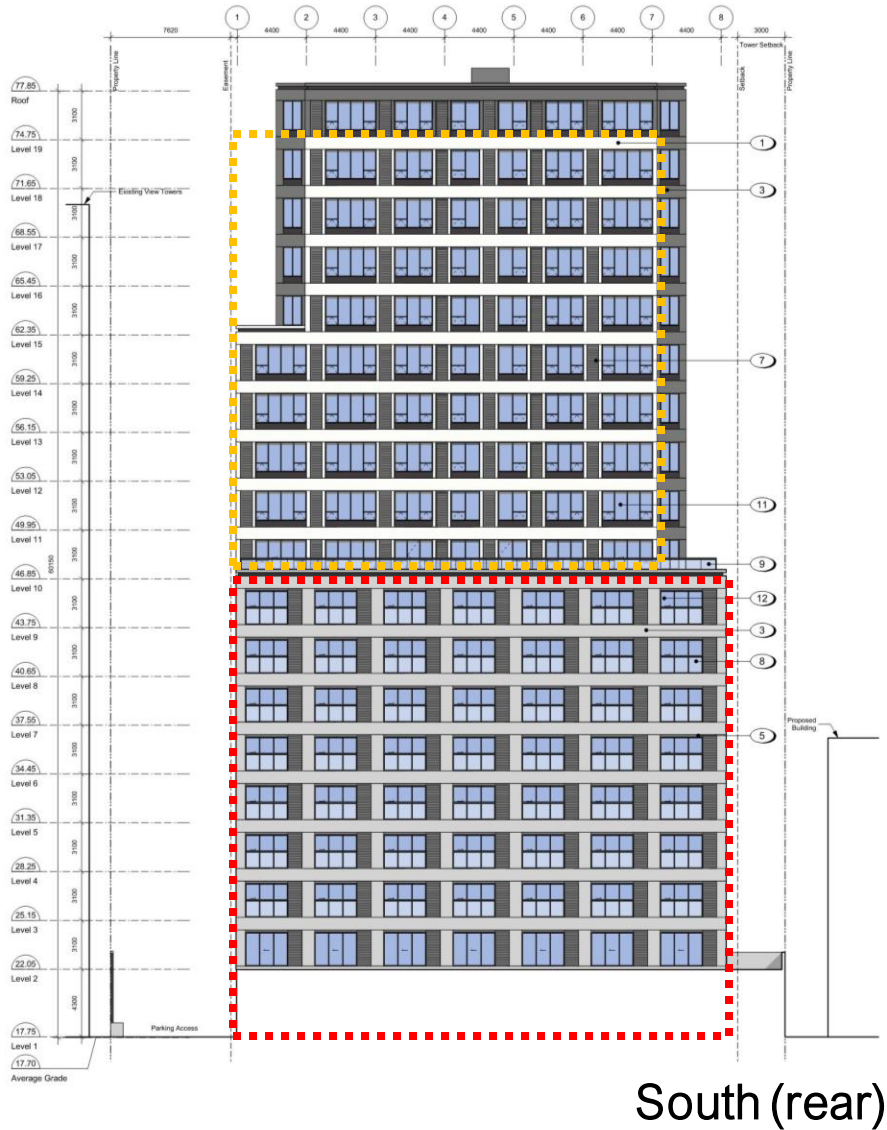
East (facing 1124 Vancouver Street)



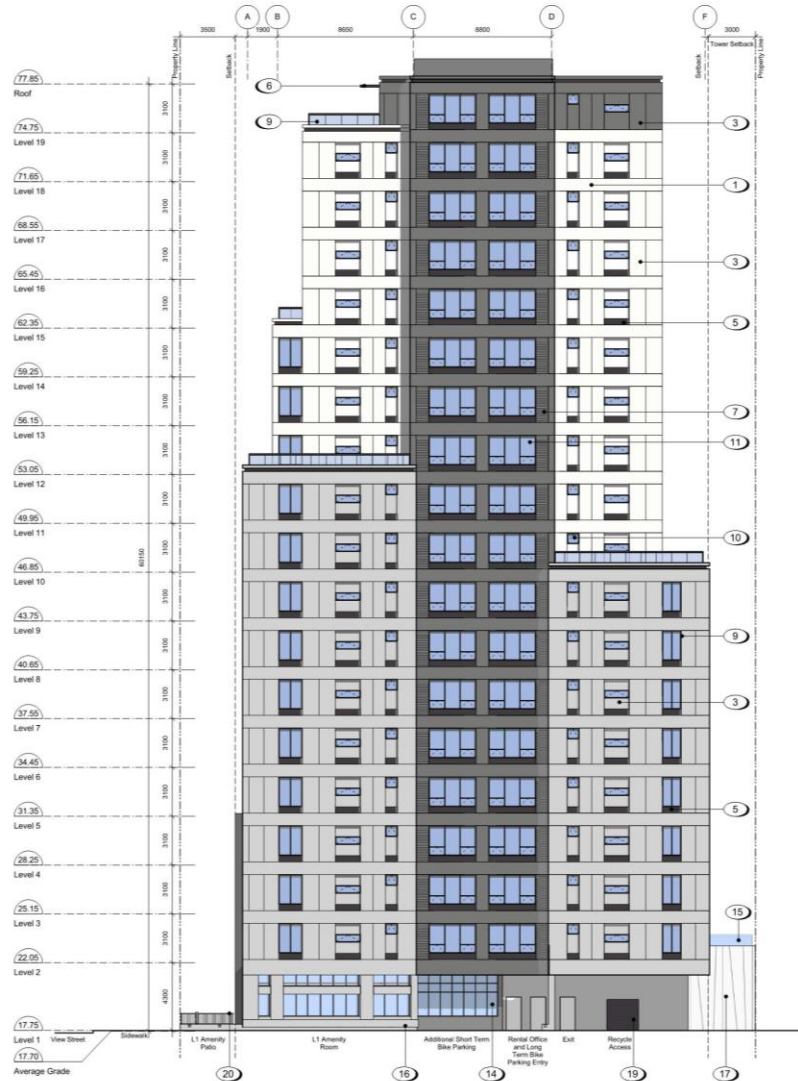
Elevations

11m building to building interface

8m building to building interface



Elevations



West (facing View Towers)

Elevations

Approved
Development at
1124 Vancouver
Street

Proposal

View Towers

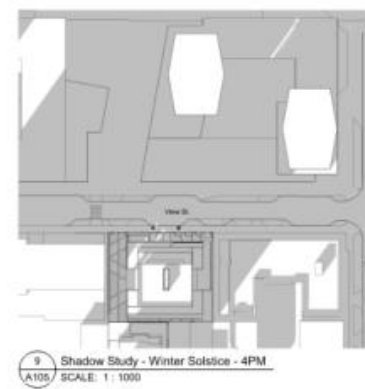
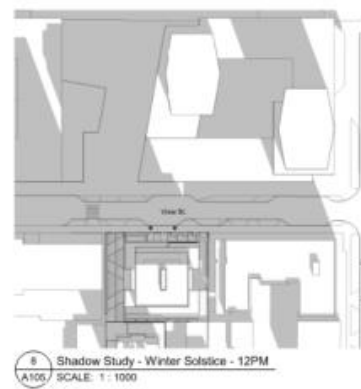
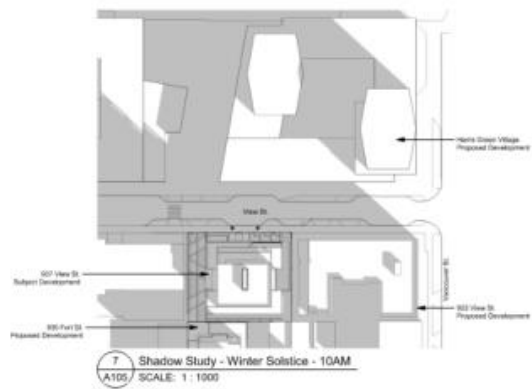
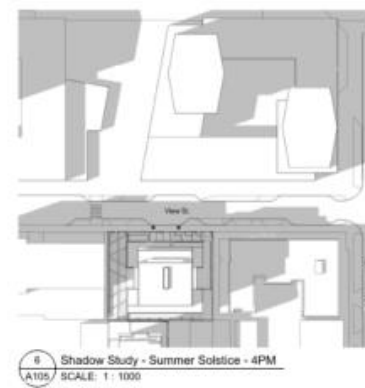
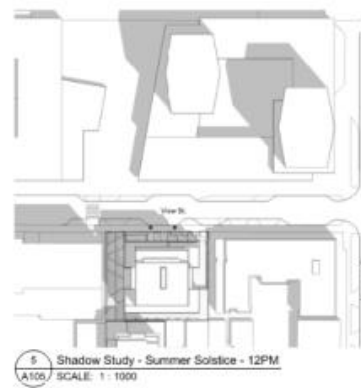
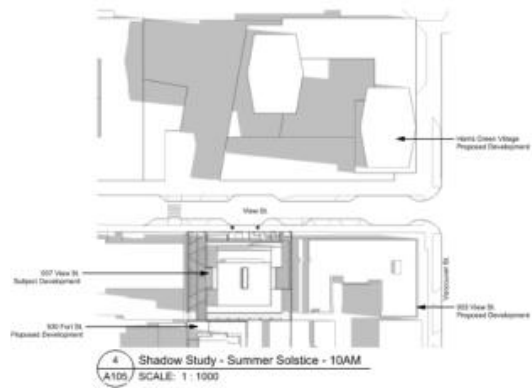
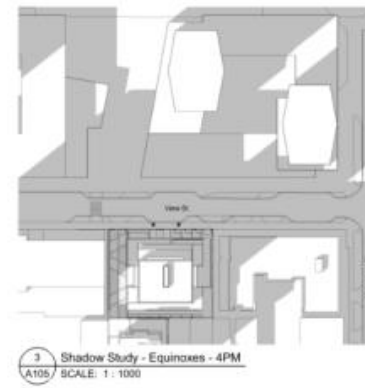
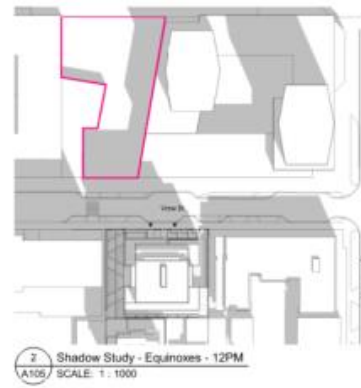
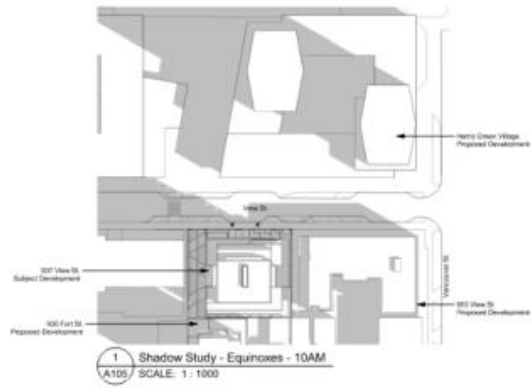
DCAP: 15 storeys / 50m

R-48: 9 storeys / 27m



Streetscape Elevation

Shadow Study



Renderings



View of primary entrance on View Street.



Renderings

View of primary entrance and landscaping on View Street.

Renderings



View of street level interface and landscaping on View Street.

Renderings



View of statutory ROW
landscaping and bike
parking entry.

Renderings



Overall project view from North / West.



Overall project view from North / East.

Renderings



View from North side of View Street at twilight.

Material Board



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



Three Dimensional Backlit Address Signage



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



Painted Metal Gates, Trellis, Guards & Fencing



Wood Door with View Lite



Composite Rain Screen Panel Facade System - Dark Gray



Black Zinc Louvers



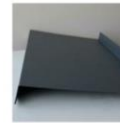
Composite Rain Screen Panel Facade System - White



Composite Rain Screen Panel Facade System - Light Gray



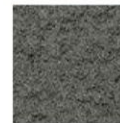
Black Zinc Flashing



Low E Insulated windows / bypass sliders



Fibre Cement Rain Screen Panel System - Dark Gray



Feature Green Wall on PTD Metal Structure



Architectural Exposed Concrete Benches/Planters

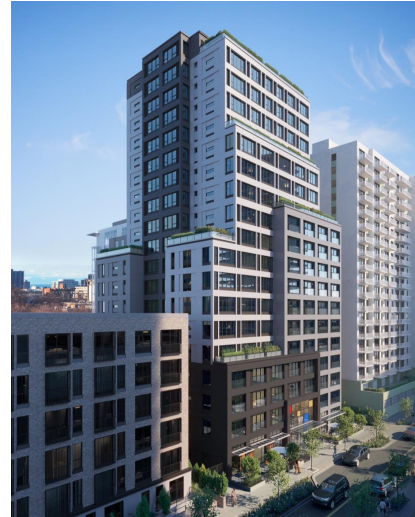




August 2020 (ADP)



May 2021



Current Proposal

Design Panel Review

ADP Recommendation to decline. Key areas to be revised:

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



August 2017



October 2019



January 2020

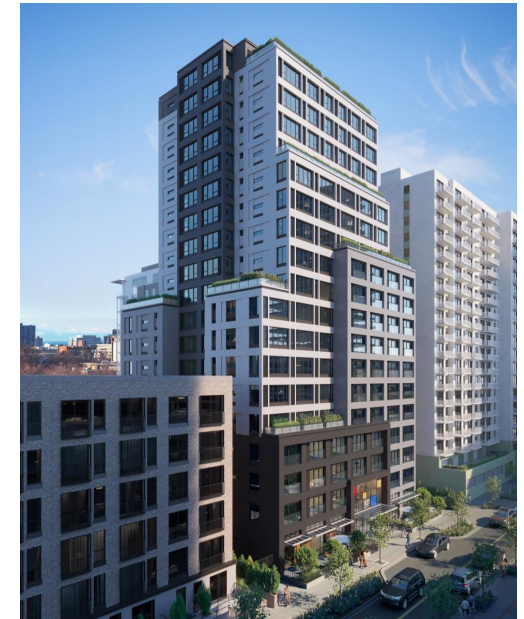


August 2020 (ADP)



May 2021

Design History



Current Proposal