



November 7, 2017  
File: 144316040

**ATTENTION: MAYOR LISA HELPS AND COUNCIL**

Sustainable Planning & Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Council,

**Reference: HAP Application - Victoria Lower Causeway Improvements Project – Temporary Lower Causeway Tile Replacement**

The following is a letter summarizing the proposal for the temporary repair to the Lower Causeway promenade tile edge, along Victoria's most widely used and important waterfront space.

Over the past few years, the existing paving, lighting, and furnishings on the concrete promenade of the Lower Causeway continue to age and show signs of deterioration. In addition to this, the area is growing in popularity and space continues to be a valuable commodity and as a result, very crowded, especially during peak hours. This application is focused on the temporary replacement of the existing tile edge located along the water perimeter of the lower causeway.

During recent upgrades and works along the "Welcome to Victoria" side of the causeway the Stantec team identified several areas of concern along the causeway edge which indicated deterioration of both the concrete structure and reinforcement. Further examination of the concrete deck below the tiles and the record drawings for the lower causeway, show that the concrete substrate is not adequate for direct installation of tiles as the steel reinforcing does not have adequate concrete cover. This has affected the adhesion of the tiles and many of the tiles have become loose or cracked. The GVHA has made an effort to repair this condition due to tripping and slipping hazards. However, these repairs were only a temporary solution until GVHA and Stantec could come up with a longer-term solution which is outlined in this letter and the attached documents.

Further study indicates the original quartzite tiles are also a very thin profile at only 3/8" which at 300mm wide x 600mm long unit sizes are highly susceptible to cracking in half and heaving. These paver sizes and thicknesses are not suitable for high traffic areas that also experience freeze/thaw cycles.

The combination of thin existing tiles and minimal concrete cover, means that there is not adequate space to properly replace the tiles. A repair treatment using concrete topping has been determined to be the best way to protect the deck reinforcing for the short term.



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Based on the engineering report prepared by Stantec (Attached) the GVHA has requested that a Heritage Alteration Permit (HAP) be submitted to allow temporary repair of this affected area until a full detailed study and conservation plan is completed. These repairs fall under current Canada 150 Funding which will expire in March 2018. Therefore, the GVHA believes this is the highest and best use of the remaining funding to maintain the integrity of the structure.

The Lower Causeway is designated by the City of Victoria and the Federal Government of Canada as a heritage site. The various elements that make up the heritage designation of this space have been identified in the enclosed submission of drawings.

The Stantec team is mindful of the historic and significant public space as a major component for the City's history. Our work includes careful documentation and research on the development of the space; its materials, colours, construction techniques and details that are present in the project.

The GVHA acknowledges the aesthetic intent of the tile edge design combined with the Mushroom lights to create a unique definition to the causeway. Subsequently the Stantec team proposes to maintain the existing bond pattern and lay topping as close to the existing coloration of the tile. The tiles will be removed and stored by the GVHA. This work will be completed in coordination of repairs to the existing "mushroom" lights which will have their "caps" removed and refurbished off site (metal of the dome smoothed out and repainted). The lights will also be upgraded with LED lights. Existing visual light temperature to be maintained to match the existing light temperature.

Both the GVHA and Stantec thank Mayor, Council and staff for their time and consideration in this matter and look forward to a positive outcome to this application.

**Regards,**

**STANTEC CONSULTING LTD.**

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*Design with community in mind*