



Planning and Land Use Committee Report

For the Meeting of November 12, 2015

To: Planning and Land Use Committee **Date:** October 29, 2015

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000430 for 1029 View Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council refer Development Permit Application No. 000430 to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The building separation distances and opportunities to improve the interface between the existing multi-unit building at 1039 View Street.
2. The overall building design and in particular:
 - a. the visual impact of the "rotunda" feature and the projection to the west of the main entrance as it relates to the overall massing and proportions of the building;
 - b. opportunities to improve the demarcation of "base, body and top" through architectural elements as a means of mitigating the massing of the building;
 - c. finishes and materials and how these meet the intent of the guidelines;
 - d. opportunities to improve the definition of the podium level through increased ceiling heights;
 - e. review of the private courtyards and the privacy screens as they relate to the pedestrian experience along the street.
3. The massing and bulkiness of levels seven and eight as they relate to floor plate limitation sizes.
4. The relationship of the building and how it provides a sensitive transition to the surrounding context.
5. Crime Prevention Through Environmental Design (CPTED) concerns associated with the garbage and recycling area.

Following this referral and after provision of either an arborist report or details for alternative replacement street trees and any necessary revisions requested by the Advisory Design Panel, that the Application be referred back to the Planning and Land Use Committee."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920(8) 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, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1029 View Street. The proposal is to construct a mixed-use building comprising of ground-floor commercial and eight storeys of residential above. There are no variances associated with this Application.

The following points were considered in assessing this Application:

- the proposed building is subject to Development Permit Area 3 (HC) and is not consistent with the applicable design guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP)
- the proposal requires significant revisions to comply with the relevant design guidelines
- an arborist report or alternate tree replacement strategy is required in relation to the current street trees along View Street.

BACKGROUND

Description of Proposal

The proposal is to construct a mixed-use building with ground-floor retail fronting View Street and residential above. Specific details include:

- a total of 624m² for 11 commercial-retail units on the ground floor
- 214 residential units above the commercial retail units
- 146 parking stalls within three levels (one level underground and two above grade) accessed off View Street
- a total of 225 bike racks (210 residential and 4 commercial) comprised of:
 - 16 bicycle storage lockers located at level 1 of the underground parkade
 - 148 bicycle storage lockers (144 residential, 4 commercial) located on the ground floor
 - 52 bicycle storage lockers located on the second floor
 - publicly accessible bike racks for 9 bikes (6 residential, 3 commercial) located at the front of the building
- streetscape improvements to the frontages adjacent to the property on View Street consistent with the Harris Green standards
- retention of the five street trees on View Street
- a feature entrance plaza off View Street with seating, a sculpture and decorative paving as noted on the landscape plan
- a rear courtyard consisting of hard and soft landscaping as noted on the landscape plan

- exterior building materials consisting of:
 - a mixture of metal panels in copper and metallic copper colour
 - aluminium windows with a combination of clear anodized and black frames
 - tinted windows in evergreen colour with accents in charcoal colour
 - porthole windows with smoke coloured glazing
 - frosted glass guardrails in evergreen colour
 - perforated metal screens for balconies
 - concrete wall/planters between the sidewalk and commercial units
 - frosted privacy screens for the ground-floor commercial units
 - panel system in sand finish for the mechanical penthouse.

Sustainability Features

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

Active Transportation Impacts

The Application supports active transportation by the inclusion of bicycle storage facilities in the parkade and at grade.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Existing Site Development and Development Potential

The site is presently a vacant lot.

Under the current R-48 Zone (Harris Green District), the property could be developed at a height of 10 storeys to accommodate a range of uses, including but not limited to retail, office, restaurant, theatres or daycares. The current Zone does not prescribe a maximum density.

Data Table

The following data table compares the proposal with the existing R-48 Zone. There are no variances associated with the Application.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m ²) – minimum	2694.00	n/a
Total floor area (m ²) – maximum	11,924.00	n/a
Height (m) – maximum	29.75	30
Storeys – maximum	10	10
Setbacks (m) - minimum	0.50	0.50
Front (View Street)	0.18	n/a
Rear (west)	0.20	n/a
Side (east)	0.20	n/a

Zoning Criteria	Proposal	Zone Standard R-48
Parking – minimum	146	n/a
Visitor Parking - minimum	0	n/a
Bicycle storage (Class 1) - minimum	216	215
Bicycle rack (Class 2) - minimum	9	9

Land Use Context

The site is in an area of predominantly residential and commercial uses. Immediately adjacent uses are:

- North (across View Street) – Regents Park 17-storey multi-unit residential
- East – Tara Place 10-storey multi-unit residential
- South – retail commercial along Fort Street (one to four storeys)
- West – surface parking lot.

Relevant History

A previous Development Permit for 181 residential units and ground-floor retail was approved by Council on April 21, 2011. The previously approved Development Permit was similar to the proposal before Council today but has since lapsed. At the time of this approval, the *Official Community Plan* (2012) and *Downtown Core Area Plan* (September 2011) had not been adopted by Council. The policy context has, therefore, been updated since the original approval.

Community Consultation

The Application does not include variances, therefore, consistent with the Community Association Land Use Committee (CALUC) procedures related to development applications, it was not circulated to the Downtown Residents Association for comment.

ANALYSIS

The key issue associated with this Application is the consistency with the design guidelines. The following section analyzes the proposal's consistency with City policy and applicable guidelines.

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. The OCP also identifies this property in Development Permit Area 3 (HC) Core Mixed-Use Residential. The objectives of this DPA are to transform the area through mid-to-high-rise residential mixed-use and commercial buildings, with the greatest heights along Yates Street. Ensuring high-quality architecture, landscape and urban design are also an important objective of this DPA. Although the proposed development at 1029 View Street would contribute to the OCP objectives for housing growth in the Downtown core, it is not consistent with DPA 3 (HC) objectives for overall high-quality design due to the

inconsistencies with the applicable guidelines. These are discussed in more detail in the following sections.

Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the subject property falls within the Residential Mixed District (RMD).

Multi-unit residential development is encouraged in the RMD with higher density focussed along Yates Street. The RMD encourages multi-residential development appropriate to the context that respects the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged to help increase pedestrian activity. The current proposal is generally consistent with these objectives as it contributes new street-level commercial space in the RMD, which is further supported by residential uses above. The proposed maximum building height is 29.75m, which is consistent with the building height limits in the guidelines.

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.

Building Separation

DCAP prescribes building separation guidelines based on the principle of increasing building separation in relation to increased building height. The intent of this is to enhance privacy and open up views between buildings. Additional clearances for windows are encouraged where feasible to enhance liveability for residential uses. The proposal does not comply with these guidelines for both the east and west side elevations. Staff have raised concerns for the east elevation in particular as the reduced separation distances affect the privacy and livability of the adjacent residential units at 1039 View Street. The guidelines require a minimum separation of 3m between the exterior wall (not applicable to the front half of the parcel) and the property line and 3.5m for balconies. The proposal includes generous balconies at level five that are positioned at the property line (zero setback), which step back to 2.3m at level six (1.2m below the guidelines). In addition, the "rotunda" feature at levels seven and eight contains a high proportion of glazing that is only 2.5m from the property line (0.5m below the recommended guidelines). Similar inconsistencies exist with the west elevation although the current impact is minimal due to the adjacent surface parking lot.

Building Design

The DCAP provides general guidelines relating to massing and built form, including guidelines for street wall heights based on the width of the street. 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.

Although the proposed building composition is heavy in its overall form and massing, it generally complies with the guidelines as it relates to street walls and height. View Street is considered a narrow street and has reduced street wall heights ranging from 10 to 15m. Anything above the 15m primary street wall should be stepped back. Only 60% of the building face parallel to the street needs to comply with this guideline and technically the proposal does conform in this

respect. However, the two remaining projections that are located at the property line (zero setback) dominate the front of the building. While the “rotunda” feature on the east of the main entrance and the projection on the west do help to frame the central glazed portion of the front facade, they have the detrimental effect of exacerbating the visual presence of the upper massing of the building. Staff recommend for Council’s consideration that the ADP review this particular aspect of the design.

Opportunities exist to mitigate the impacts of the overall building scale and composition through architectural elements. In addition to the careful placement of the building massing, a rich and varied choice of materials can help to demarcate the building base, body and top. The proposal includes metal panels in a “copper penny” colour for levels one to four as well as the rotunda feature. The remaining portion of the front and rear facades are proposed to be metal panels in a darker “copper metallic” colour. As the proposal currently stands, there is no distinction to the upper portion of the building through the choice in materials. Although there is an element of modulation in the roof line with varied heights and concrete projections, staff consider these to be disproportionate to the overall massing of the building. Staff have raised concerns with the choice in colour and materials, in particular the metal panels, tinted glazing and cast-in-place concrete walls on the exposed east and west elevations and do not feel these meet the DCAP goal of encouraging high-quality finishing materials with detailed architectural quality (policy 6.49). Staff recommend for Council’s consideration that a comprehensive review of the materials and finishes be undertaken by the ADP.

The guidelines encourage visually articulated designs and quality architectural materials in the building bases to enhance the visual interest for pedestrians (policy 6.181). Opportunities exist to improve the podium base level through higher ceiling heights on the ground-floor commercial units. The applicant has noted the height limit of 30m and the preference to avoid any variances as being the reason for this design response. However, a lowering of the “feature roof” would result in greater flexibility to explore this design refinement.

The proposal includes concrete planters and privacy screens between the commercial units at the street level. These elements do not meet the DCAP guidelines which state that primary entrances on commercial buildings should have direct access from a public sidewalk. The applicant has responded to staff comments by altering the style of the gates to be consistent with the building design. However, removal of the wall would improve the relationship between the building and the street and staff recommend ADP review this aspect of the design.

Floor Plate Size

The DCAP provides guidelines for new buildings with respect to floor plate sizes. The intent of the guidelines is to avoid bulky buildings and to encourage a more enhanced skyline.

Height	Floor Plate Limitation (as described in DCAP)	Proposal
Portion of building less than 20 m	No restriction	N/A
Portion of building between 20 m and 30 m (levels 7-9)	930 m ² (10,010 ft ²)	1,073 m ² (11,550 ft ²) exceeded on levels 7-8

As noted in the table above, the proposal exceeds the maximum floor plate limitations by 143m² on levels seven and eight. Larger floor plates often accentuate the bulk of buildings. As a result, it is important that the visual impact of larger floor plates is broken down through careful design consideration and material selection. The current proposal does not include any architectural features (such as a change in material) that might help to mitigate the oversized

floor plates on levels seven and eight. Staff recommend for Council's consideration that this aspect of the proposal be reviewed by the ADP.

Sensitive Transition

The subject site is situated on the edge of the RMD, which highlights the importance of edge conditions, and where new buildings must be considerate of the scale, orientation, setbacks, massing and height as well as providing a sensitive transition to the surrounding neighbourhoods. Although the proposal is compliant with the zoning regulations under the R-48 Zone as they relate to height, it is not considered to be consistent with the DCAP guidelines and creates a contrast to the buildings to the rear, which are envisioned in the DCAP with a lower-profile building form (20m in height). Opportunities exist to improve the setbacks and modulation in height to provide a more sensitive transition to the surrounding context.

The proposal also includes a two-storey cast-in-place concrete wall along the south property line at the rear of the building to accommodate the above-grade parking structure. Although the R-48 Zone does not require parking on site, the above-grade parking structure creates a two-storey blank wall along this edge. Efforts have been made to include plants as a means of softening this exposed wall. This does provide an interim solution until such time that the properties along Fort Street are developed according to their zoning entitlement at zero rear yard setback. However, staff are concerned the current choice in materials is of insufficient quality and recommend that the ADP review this aspect of the design.

Crime Prevention Through Environmental Design

The proposal includes a dedicated area for garbage and recycling adjacent to the vehicle access on the east of the building, which is commendable. However, since no details have been provided on how this area is secured and given the blind corner created by the projecting walls, it has the potential to be an entrapment area and could create safety issues for the neighbourhood. Staff recommend for Council's consideration that this aspect of the design be reviewed by the ADP from a Crime Prevention Through Environmental Design (CPTED) perspective.

Transportation and Mobility

The applicant has provided bike parking that is in excess of the minimum requirements in Schedule C of the *Zoning Regulation Bylaw*. Staff requested additional detail on the type and functionality of the bike parking areas to ensure that these comply with the Bicycle Parking Strategy. The applicant has provided annotations listing the type of bike racks proposed; however, staff still have reservations on the functionality of the two-tier racks on level 1 of the parkade and feel the 1.8m clearance space is insufficient for this type of rack. Although this comment is technical in nature, staff will request further details on this aspect of the design as the Application progresses.

Advisory Design Guidelines for Buildings Signs and Awnings (1981)

These Guidelines 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, roofline, details, colours and textures. Further commentary on these design aspects is noted above under the DCAP section of this report.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required that they are designed well and complement their surroundings. The Application proposes security fencing to the parkade entrance. No details have been provided on the materials or finishes of this fencing, although staff will be requesting that this be included in the package of material for review by the ADP. In addition, the landscape screening of the BC Hydro transformer provides an acceptable solution for the streetscape and is, therefore, consistent with the Guidelines and BC Hydro's clearance requirements.

Retention of Street Trees

The proposal indicates the retention of the five street trees along View Street. Staff have reservations regarding the feasibility of these trees surviving the construction of the underground parkade and have requested an arborist report to provide details on the proposed measures that will reduce the impact to these trees. Alternatively, a strategy to replace the trees may be provided. This report has not been submitted and, therefore, staff recommend for Council's consideration that this be included as a condition prior to the Application being referred back to the Planning and Land Use Committee.

CONCLUSIONS

The proposed mixed-use development at 1029 View Street would support the planning objectives found in the OCP in relation to the provision of additional housing and increased growth in the Downtown Core. However, the significance of the design concerns and inconsistencies with the guidelines warrants a comprehensive review of the proposal by the ADP. Staff have encouraged the applicant to address the design concerns raised by staff, however, the applicant has chosen to proceed to the Planning and Land Use Committee with the current design. Although staff recommend for Council's consideration that the application be referred to ADP, revisions be made by the applicant and a follow up report be prepared for the Planning and Land Use Committee's further consideration, Council may wish to opt for an alternate motion as noted below.

ALTERNATE MOTION

Option One

That Council decline Development Permit Application No. 000430 for the property located at 1029 View Street.

Option Two

That Council approve Development Permit Application No. 000430 for the property located at 1029 View Street as submitted, subject to:

1. Provision of an arborist report to demonstrate the mitigation measures needed to reduce the impacts on the retained street trees along View Street or an alternate plan to replace the street trees to the satisfaction of City staff.

2. Provision of additional detail related to the functionality of the two-tier bicycle parking to the satisfaction of City staff.

Respectfully submitted,

C. R. Wain

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Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

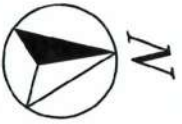
Report accepted and recommended by the City Manager:



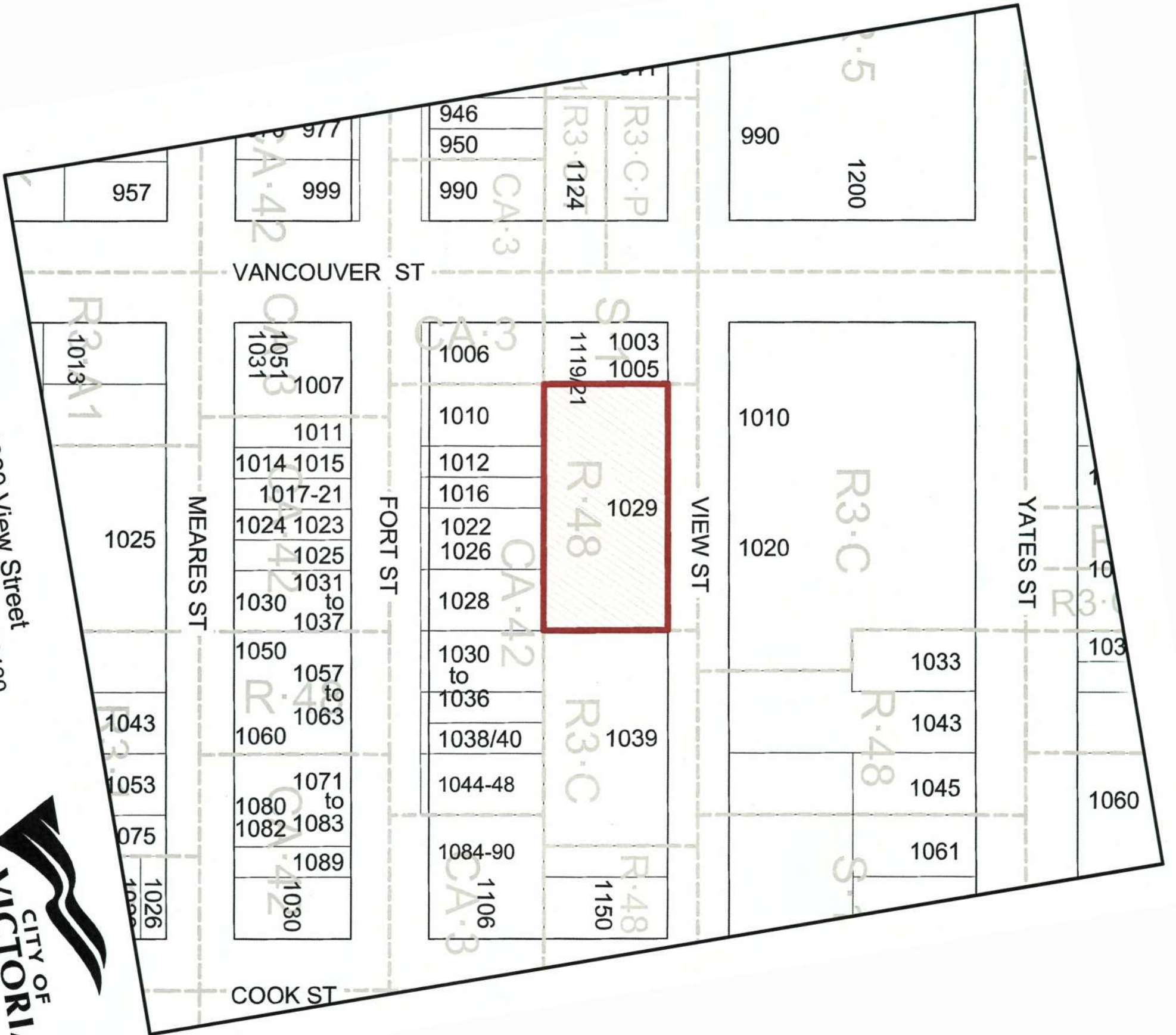
Date: November 3, 2015

List of Attachments

- Zoning map
- Aerial photo
- Letter from applicant, dated September 1, 2015
- Letter from applicant responding to staff comments, dated September 18, 2015
- Plans for Development Permit Application No. 000430 dated September 18, 2015
- Shadow studies dated June 22, 2015.



1029 View Street
Development Permit #000430





YATES ST

VIEW ST

FORT ST

MEARES ST

VANCOUVER ST

1029 View Street
Development Permit #000430

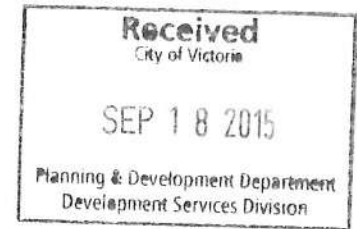




September 18, 2015

City of Victoria
Community Planning
1 Centennial Square
Victoria, B.C., V8W 1P6

Attention: Mayor and City Council



To: Mayor and Council, City of Victoria,

RE: **1029 View Street**
The Jukebox – Response to Application Review Summary
Victoria, B.C.

Conditions to be met prior the Planning and Land Use Committee

1. Further to an email from Thom Pebernat regarding height as shown on our data table, the height as noted is acceptable and no changes are required. See attached email (Attachment #1).
2. Our Theoretical maximum floor area density calculation is 4.43.
3. The ground floor is commercial as noted and no additional setback is required.
4. The total number of Class 1 and 2 Residential and Commercial Bike Stalls total 225. Please see clouded drawings identified with the number 24.
5. This response confirms that there will be no windows on elevations that are located at the zero property line.
6. The Garbage and Recycling Area has been revised in consultation with a local service provider. Bins will not be stored within the City's right-of-way. Refer to the attached letter from Progressive Waste Solutions (Attachment #2) and the drawings clouded with the number 6.

Consistency with Design Guidelines (DCAP)

7. We have reviewed the setbacks on the east elevation and refer the Planning Department to our Design Rationale response to Appendix 6 Floor Plate Limitation and Building Separation response, in which we feel the design of our building will be compromised. Furthermore, we feel that an increased setback is not required for two reasons. First, the issue regarding privacy, or lack thereof, is already present considering that Residents on the west side of the apartment building is only separated from one another by 4 meters, which is less than the distance between the two buildings. Second, considering that this is a high-density urban area, there is an expectation from residents living in the downtown core that closer proximities to one another should be expected and is desired. In fact, it is this higher density that separates the downtown from other suburban areas and people move into the downtown for that experience.
8. The design of our building for the commercial units on the ground floor has been carefully considered. Should the appearance be significantly different than the remainder of our building, then we feel that the aesthetics of our building may be compromised. The landscape retaining wall and privacy screen works two fold. The landscape wall provides a visual barrier between public and semi-private space. It acts as a guard

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for shop owners wishing to use their entry space as a sidewalk café or for displaying store merchandise. The privacy screens add form and character to the individual units and provide a sense of transition from one retail unit to the next.

9. We have modified the CRU entry doors to incorporate more glazing. We have also added glazing at the base of the tower element (Units 107 and 109). See the attached drawings, DP2, DP3, and DP12, clouded with the number 9.
10. The architectural materials chosen are modern and unique and set this development apart from traditional brick and stone facades found in many residential towers. The metal panels are deliberate and represent a lifestyle choice for purchasers wanting a modern experience.
11. Although higher ceiling levels would have been welcomed on all floors, a fine balance was necessary in order to stay within the maximum allowable height within this zone to avoid rezoning.
12. Our updated landscape plan shows landscaping in front of the transformer. We have provided the necessary walkway path within the landscaped area for access to the transformer. Refer to drawing L1 clouded with the number 12.
13. Please see attached updated letter to Mayor and Council. (Attachment #3)

General Comments

14. Please see attached updated Certificate of Compliance Letter from MOE. (Attachment #4)
15. BC Hydro does allow some landscaping around their pad mounted transformers. We are proposing to screen the transformer with a shrub hedge similar those planned for the front of the Commercial Units. This will create continuity for the landscape design along View Street while allowing BC Hydro crews to identify the transformer from the street. Please see attached e-mail from BC Hydro. (Attachment #5)
16. Our Client would like to move forward to Council without another Advisory Design Panel as presentations have already been made and our original submission was provided a Development Permit.
17. Please see attached Landscape Cost Estimate. (Attachment #6)
18. Please see updated zoning information as clouded on drawing sheets DP0, DP17, and DP18 with the number 18.

Engineering and Public Works Department Comments

19. For the 3.0m x 3.0 m site triangle, please see updated drawings DP0 and DP2 as clouded with the number 19.
20. We can confirm that our driveway access will be no more than 5%. Refer to drawing sheets DP2 and DP17 clouded with the number 20.
21. Refer to the letter from Progressive Waste Solutions (Attachment #2) regarding how the recycling and garbage will be handled.



22. Please see updated Site Plan and Level 1 Plan indicating the driveway width. Refer to drawing sheets DP0 and DP2 clouded with the number 22.
23. This letter acknowledges that the Developer is financially responsible for the "Harris Green" sidewalk pattern across the remainder of the property. The sidewalk pattern will extend beyond into the driveway crossing. Refer to drawing sheet L1 clouded with the number 23.
24. Bike Stalls are shown on drawings DP0, DP1, DP2, and DP3 and are clouded with the number 24. There are a total of 225 bike stalls provided.
25. The Landscape Plan show on sheet L1 has been updated to coordinate with our Site Plan and Level 1 Floor Plan. Changes are clouded with the number 25.
26. We will engage an Arborist to develop a plan for the protection of the street trees during construction. The Arborist Report is not available at this time.

We trust the above response to your application review is acceptable. Do not hesitate to contact us should you have any questions.

Yours truly,
Gustavson Wylie Architects Inc.

per David Cheung, BA, Dipl.T.
Principal and Project Director

Reviewed by,

per John E. Gustavson Architect.AIBC, MRAIC, LEED
Principal

Don Glass

From: David Cheung <dcheung@gwa.ca>
Sent: August-20-15 12:00 AM
To: Don Glass
Subject: FW: Development Permit - 1029 View Street

Hi Don,

Please print this email and attach with our letter.

Do not hesitate to call should you have any questions. Thank you.

David



ARCHITECTURE • PLANNING • INTERIORS

Gustavson Wylie Architects Inc.
per David Cheung BA, Dipl.T.
Principal

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T: 604-687-2511 ext. 225
C: 604-910-2511
dcheung@gwa.ca

From: Thom Pebernat <tpebernat@victoria.ca>
Date: Thursday, July 30, 2015 at 1:22 PM
To: David Cheung <dcheung@gwa.ca>
Cc: Charlotte Wain <CWain@victoria.ca>
Subject: Development Permit - 1029 View Street

Good afternoon David

Following up from the technical review comments sent to you on July 14th we have determined that the height of the building complies with zoning and you do not need to lower the rooftop mechanical. My apologies for the confusion, if you have any questions please contact myself or Charlotte.

Best regards,

Thom Pebernat, CPT
Zoning Administrator
Development Services Division
Department of Sustainable Planning and Community Development
Phone: 250.361.0284
Web: www.victoria.ca
City of Victoria



Garbage / Recycling / Organic Removal

Jukebox Building – 1029 View Street – Victoria

September 17, 2015

ATTN: Don Glass

Don,

Thank you for allowing us to assist you with your concerns regarding the Waste / Recycling removal from the Jukebox Building that will be built at 1029 View Street in Victoria.

I have reviewed your adjusted plan on the change of location to the garbage area for this building and I conclude that the new area will work for us, or any garbage hauler in the Victoria area. With the newly adjusted plan we will be able to house 4 – 4 yard bins to accommodate the volume the building will produce and with the bins being very close to the exit, with a no grade area, we will be able to roll out the bins and service them at the same time.

This proposed plan will eliminate the need to 'swamp' out the bins and put them at another location to be serviced.

I hope this helps. Thanks again for allowing us to be a part of the planning process; it is greatly appreciated at our end and I'm confident this new plan will work perfectly.

Yours truly,

Chad Stuart

Major Accounts

Progressive Waste Solutions. (BFI)



September 1, 2015 (Revision 1)

City of Victoria
Community Planning
1 Centennial Square
Victoria, B.C., V8W 1P6

Attention: Mayor and City Council

To: Mayor and Council, City of Victoria,

RE: **1029 View Street**
The Jukebox – Updated Design Rationale
Victoria, B.C.

Executive Summary

In a meeting with the Planning Department on May 20, 2015, Planning has indicated that the previous Development Permit issued for 1029 View Street has lapsed and that a new Development Permit application will be required. Any new Development Permit must demonstrate compliance with the recently adopted Official Community Plan and Downtown Core Area Plan. In Gustavson Wylie Architects Inc. updated Design Rationale; our summary concludes that our new application is generally in compliance with the guidelines. The only exception is in Appendix 6 where the recommended floor plate limitation is exceeded by 143 sq.m. The intent of the floor plate limitation in Appendix 6 is to encourage a more varied skyline in the City of Victoria. The slight increase in the recommended floor plate size will have little impact on the City's intent since our building is already articulated and was supported by the previous Advisory Design Panel. Further reduction of our floor plate may in fact have a negative impact on the design of our building.

Compliance with the new Downtown Core Area Plan and Official Community Plan

With the adoption of the Downtown Core Area Plan and Official Community Plan in 2011, GWA has considered and/or incorporated the relevant design guidelines as noted in the various sections of the Plans. Specifically, our Building is consistent with the following:

SECTION 3: DISTRICTS

The building is designed to relate to the street with ground oriented retail units. Our building is also sensitive to the transitions to surrounding districts by acting as a buffer from the higher towers already in our area, and the lower buildings along Fort Street and surroundings.

PEDESTRIAN SAFETY AND COMFORT

Building and street interface have been considered by a minimum 2-meter patterned sidewalk, street furniture, ornamental pedestrian lighting, universal access standards, canopies, and an articulated retail frontage.

ALL-WEATHER BUILDING DESIGN

Our Building's main entry is recessed from the sidewalk and provides a continuous canopy to the intercom.

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STREETSCAPE – POLICIES AND ACTIONS

1029 View street is considered a local street and improvements to the public right-of-way has been considered and maintains a pedestrian friendly streetscape with our animated 2 m wide sidewalks, retail frontages, street furniture and landscaping.

SURROUNDING BUILDINGS

The Jukebox will feature it's own street level plaza at the entry to the building. Projecting Balconies, windows, and terraces facing View Street will help with CPTED principals. The step backs in our building assist in bringing in more natural light. Our Building's street walls, at zero lot lines, have been designed to create a human scale by introducing reveals and a varying colour palette, even though an adjacent building can be built right up against our zero lot line.

DEVELOPMENT BLOCK POLICIES AND ACTIONS

1029 View Street is located closer to Vancouver Street and steps down from the adjacent tower, and the towers across from us. A continuous setback has been maintained along our frontage. Interior spaces within our development have been landscaped providing visual interest while maintaining privacy for the residents. The varied massing of the Jukebox is deliberate and intended to break down the façade to a human scale. The curved elements pay homage to the rounded top of a jukebox and are central to the design of this mixed-use building. Projecting concrete eyebrows, glazed guardrails, coloured metal panels, all add to the rich detailing of the building façade providing a high degree of public interest.

BUILT FORM POLICIES AND ACTIONS

MASSING AND DESIGN

The Jukebox incorporates varied heights to avoid uniformity in design. The terraces and steps in our building help distinguish building podium from upper storeys. Recessed entries, small plazas, sidewalk dining, have been provided for visual articulation. In keeping with a modern mix-use building, sleek modern materials are proposed as opposed to the traditional brick and mortar type designs of typical residential buildings. Concrete eyebrows, Coloured Metal Panels, Glazed Curtain wall with metal accents, and Aluminum feature elements have been incorporated.

BUILDING SEPARATION POLICIES AND ACTIONS

Since the commercial aspect of the building is vertically separated from the residential aspect, privacy has been maintained. As the façade along View Street faces north, natural daylight is improved through the steps in the building.

STREET WALLS AND SETBACKS – NARROW STREETS

A primary street wall of 12.2 meters has been provided along 60% of the building face parallel to the street for 1029 View Street. The primary street wall falls within 0 to 3 meters of the property line parallel to the street. A secondary street wall has been provided along a 30 percent building face parallel to the street to a maximum height of 20 meters. The secondary street wall has been located within 3 to 6 meters from the property line. A minimum setback of 6 meters has been provided at the building face that exceeds 25 meters.

GUSTAVSON WYLIE ARCHITECTS INC.



L7: 1213 m² (+283)
 L8: 1213 m² (+283)
 L9: 977 m²

Appendix 6 Floor Plate Limitation and Building Separation

The Downtown Core Area Plan is concerned with the visual impact of taller bulky buildings for a more graceful skyline. To this end, Appendix 6 recommends that for portions of buildings between 20 meters to 30 meters, the residential floor plate should be restricted to 930 sq.m. As indicated in our Appendix 6 Analysis drawing, our floor plates for levels 7 and 8 are 1073 sq.m. Although the recommended floor plate size is exceeded by 143 sq.m., Gustavson Wylie Architects believes that the relatively small increase in floor plate size does not negatively impact the visual impact of the building's skyline.

The Jukebox above level 5 is extensively setback on all 4 sides, not only in plan, but also in elevation. In fact, the building can be perceived as 3 separate buildings. Referring to our rendering, since the approach to our building is oblique in nature, i.e. the approach to our entry is parallel to the street; the visual plane can be perceived to extend infinitely in both directions. Since our façade and massing is articulated, building elements can be seen from the west portion, the central portion, in the form of the curtain wall and rounded feature element; and the east portion. The articulation and perception of these 3 elements assist in reducing the bulk of the building and help reinforce the animated streetscape and circulation. Additional reduction in floor plate area may in fact have a negative impact on the overall design of our building.

The steps and terracing of the building is further enhanced by the change in material and colour when the building is observed frontally, e.g. across the street for instance (refer to DP12). 3 distinct building elements can also be observed in our primary street wall, our secondary street wall, and our rounded feature element and curtain wall system. The steps and terracing of our building provides visual articulation that already addresses the negative impact a bulky building may potentially have on the skyline. Limiting the floor plate size can be seen as a tool to ensure that the massing is articulated and that the building will feel lighter at the top. For the Jukebox, however, Gustavson Wylie Architects feels that the reduction of 143 sq.m. in floor plate size will have almost no significant impact to the skyline and may in fact have a negative impact on the design of the building.

Based on our review of the City of Victoria's new Official Community Plan and the Downtown Core Area Plan, Gustavson Wylie Architects Inc. believes that our original design addresses all the guidelines that have been identified for the Development Permit area. With the exception of the floor plate limitation of Appendix 6 for levels 6 and 7, the slight increased in our floor plate will have little impact on the Building's skyline since the building has already been significantly articulated not only in plan, but also in elevation. To this end, our Client and Gustavson Wylie Architects Inc. respectfully request that a new DP submission based on our original design be accepted and moved forward to City Council to be considered for a new Development Permit.

We trust the above updated Design Rationale is acceptable. Do not hesitate to contact us should you have any questions.

Yours truly,
 Gustavson Wylie Architects Inc.

per David Cheung, BA, Dipl.T.
 Principal and Project Director

Reviewed by,

per John E. Gustavson Architect.AIBC, MRAIC, LEED
 Principal

GUSTAVSON WYLIE ARCHITECTS INC.



DRAWING LIST

DP0 KEY / CONTEXT / SITE PLAN

L1 LANDSCAPE PLAN

DP1 LEVEL P1

DP2 LEVEL 1

DP3 LEVEL 2

DP4 LEVEL 3

DP5 LEVEL 4

DP6 LEVEL 5

DP7 LEVEL 6

DP8 LEVEL 7

DP9 LEVEL 8

DP10 LEVEL 9 PENTHOUSE

DP11 ROOF

DP12 NORTH (VIEW ST.) ELEVATION

DP13 SOUTH ELEVATION

DP14 WEST ELEVATION

DP15 EAST ELEVATION

DP16 STREETScape (FORT STREET)

DP17 SECTIONS

DP18 SECTION D-D

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THE JUKEBOX

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1029 VIEW STREET, VICTORIA, B.C.

SEPTEMBER 15, 2015



ZONING:	R48 HARRIS GREEN DISTRICT	
PROPOSED USES:	RESIDENTIAL - MULTIPLE DWELLINGS AND PERSONAL SERVICES (COMMERCIAL RETAIL)	
LOCATION OF USE:	NON-RESIDENTIAL - FIRST OR SECOND STOREY ONLY	
DENSITY:	NON-RESIDENTIAL USE - NOT TO EXCEED 50%	
HEIGHT:	MAX 30M OR 10 STOREYS	PROPOSED: 28.73M OR 10 STOREYS 30.0M AT FEATURE ROOF
AVERAGE GRADE:		17.86 METERS
SETBACK:	MAX 1.5M FROM A FRONT LOT LINE FIRST STOREY NOT USED FOR RESIDENTIAL	PROPOSED: 0.5M CANOPY 1.2M BUILDING
PARKING:	MIN NONE REQUIRED	PROPOSED: 146 STALLS (REGULAR) 3 STALLS (MOTORCYCLE)
BICYCLE STORAGE:	MIN CLASS 1 RESIDENTIAL - 212 CLASS 1 COMMERCIAL - 3 CLASS 2 RESIDENTIAL - 6 CLASS 2 COMMERCIAL - 3 TOTAL	PROPOSED: 212 STALLS 4 STALLS 6 STALLS 3 STALLS 225 STALLS

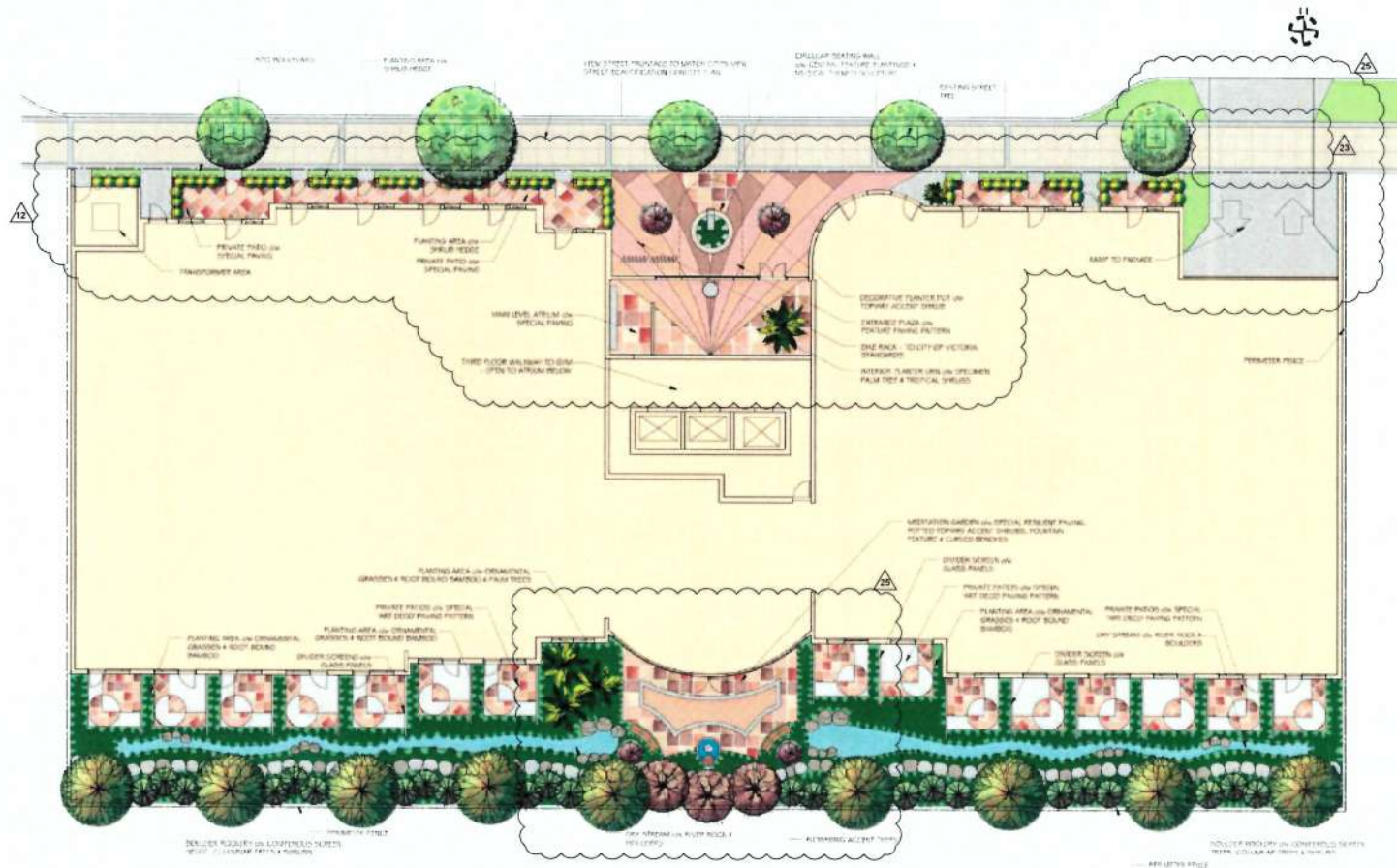
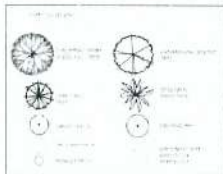
NO. OF GROUND ORIENTED UNITS: 11 UNITS

LOT 1, PLAN 37394 R-48 ZONE



SEPTEMBER 28, 2015

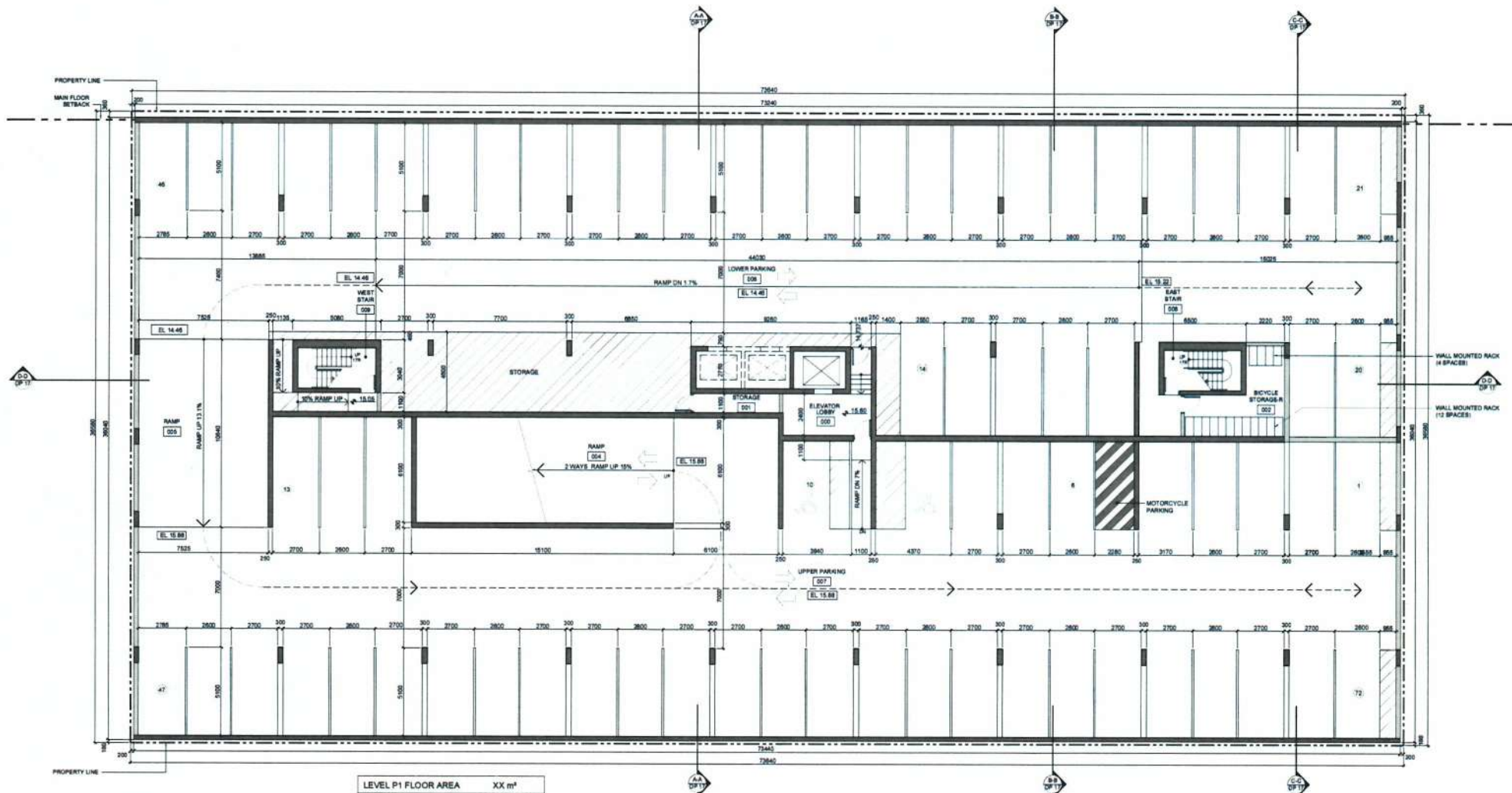
Suggested Plant List			
Common Name	Latin Name	Size	Notes
Large Shrubs			
Medium Shrubs			
Small Shrubs			
Trees			
Ground Covers			
Perennials & Grasses			
Palms			



SCALE: 3/32" = 1' - 0"

REVISED SEPTEMBER 9, 2015

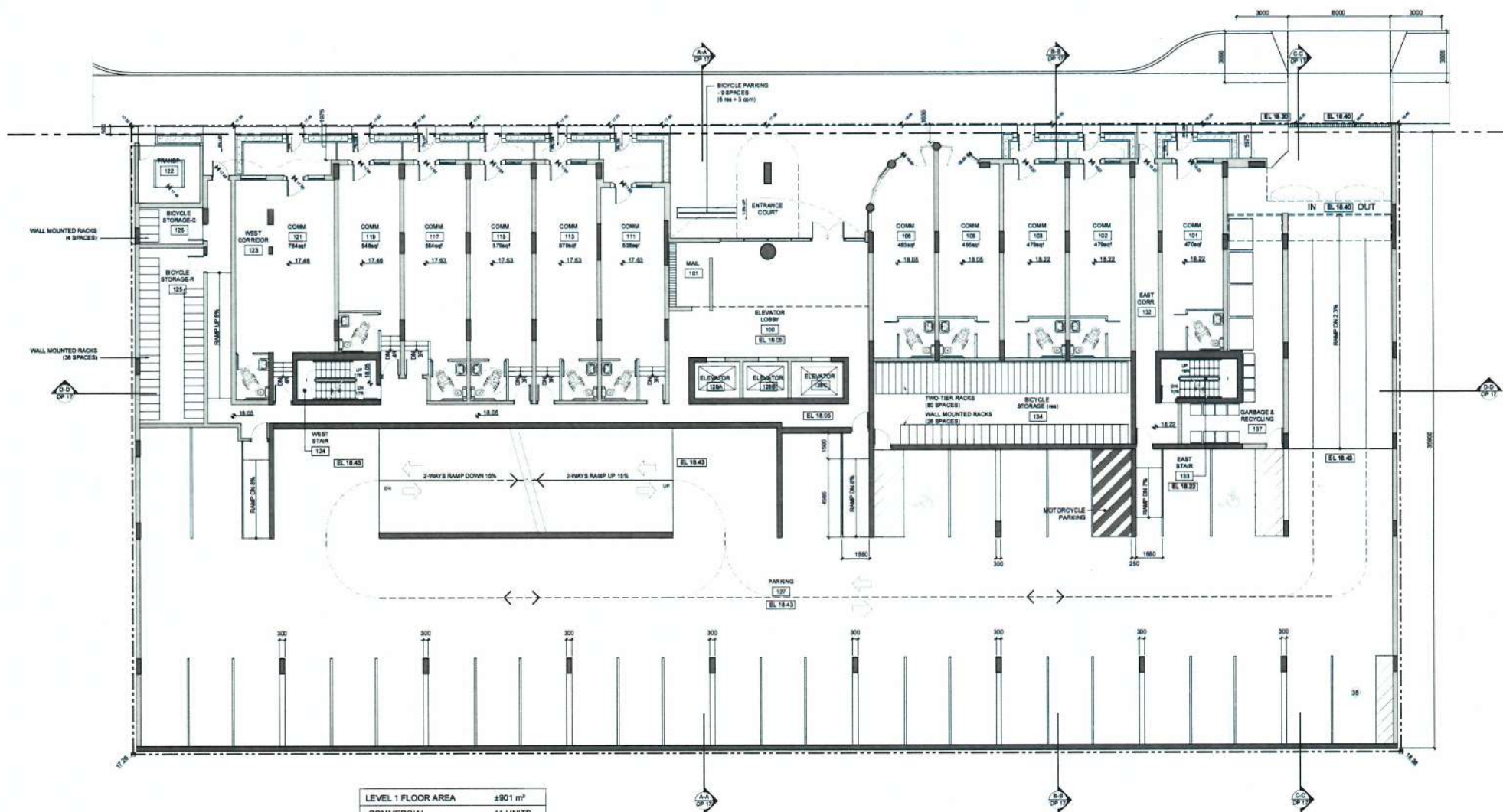
4 STAR SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.590.5302



LEVEL P1 FLOOR AREA	XX m ²
PARKING	72 SPACES
BICYCLE STORAGE	
- CLASS 1 RESIDENTIAL	16 SPACES
- CLASS 2 RESIDENTIAL	0 SPACE
- CLASS 1 COMMERCIAL	0 SPACES
- CLASS 2 COMMERCIAL	0 SPACE

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LEVEL 1 FLOOR AREA	±901 m ²
COMMERCIAL	11 UNITS
PARKING	35 SPACES
BICYCLE STORAGE	
- CLASS 1 RESIDENTIAL	144 SPACES
- CLASS 2 RESIDENTIAL	6 SPACE
- CLASS 1 COMMERCIAL	4 SPACES
- CLASS 2 COMMERCIAL	3 SPACE

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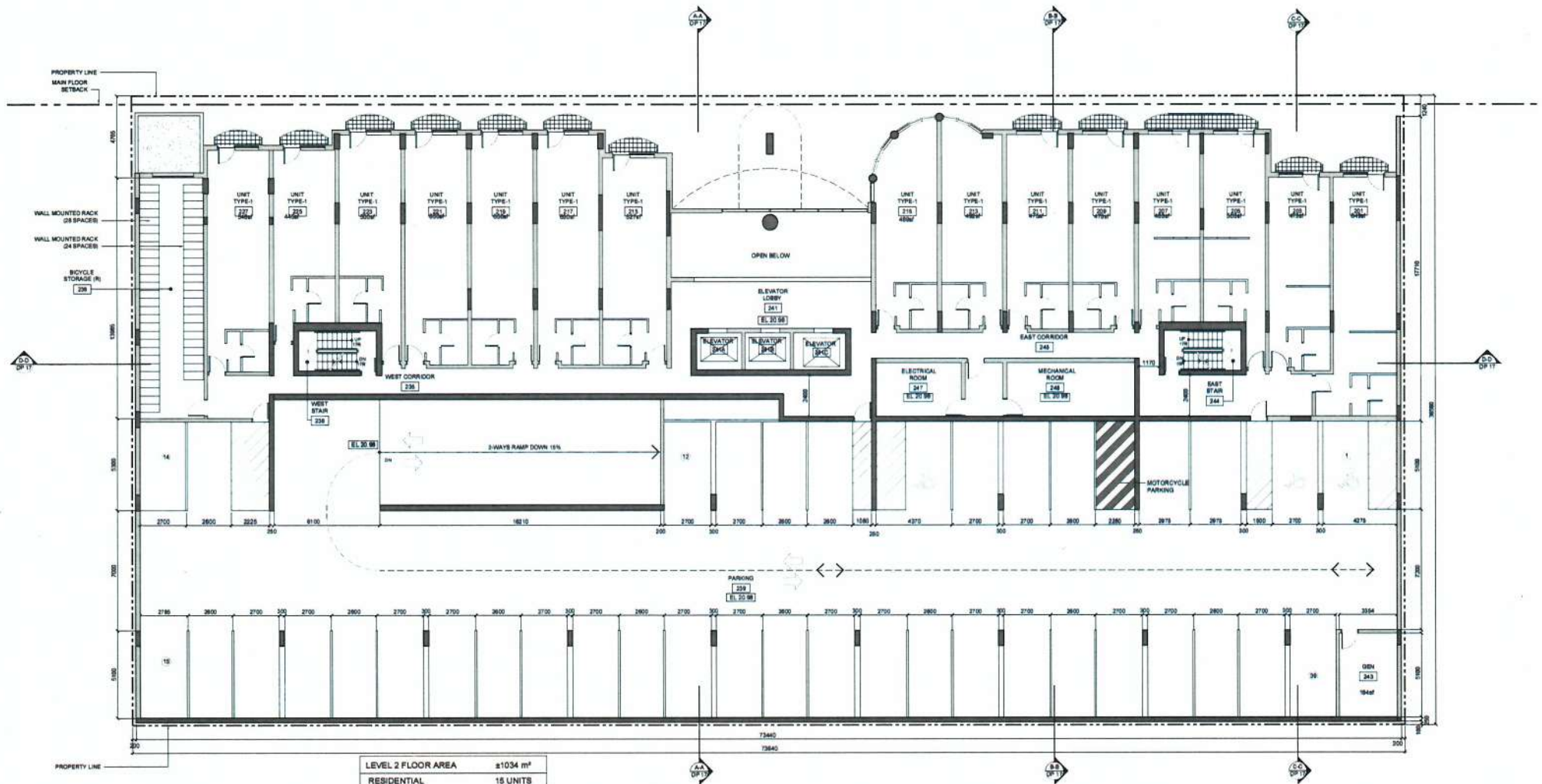
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LEVEL 1 DP2

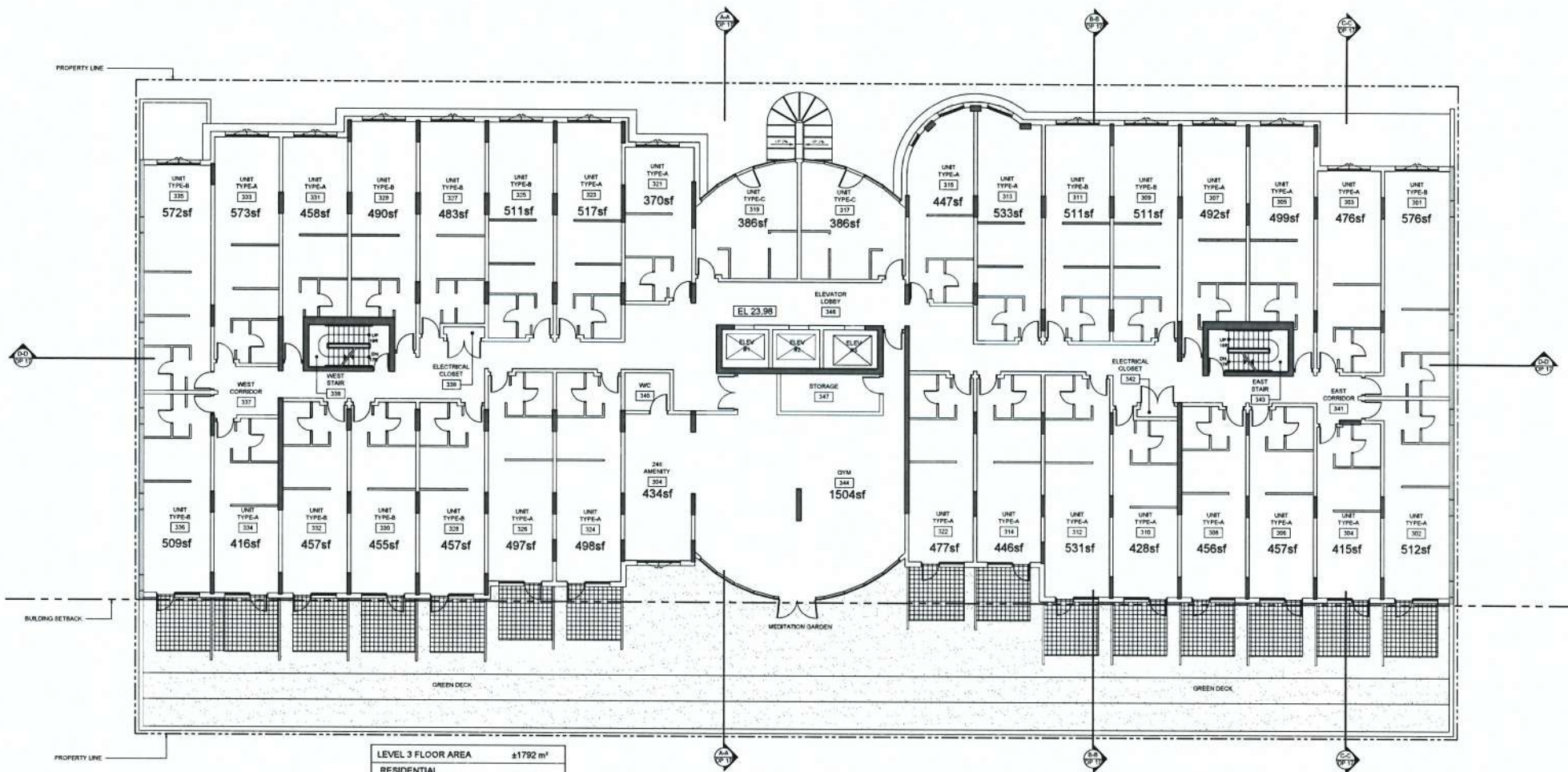
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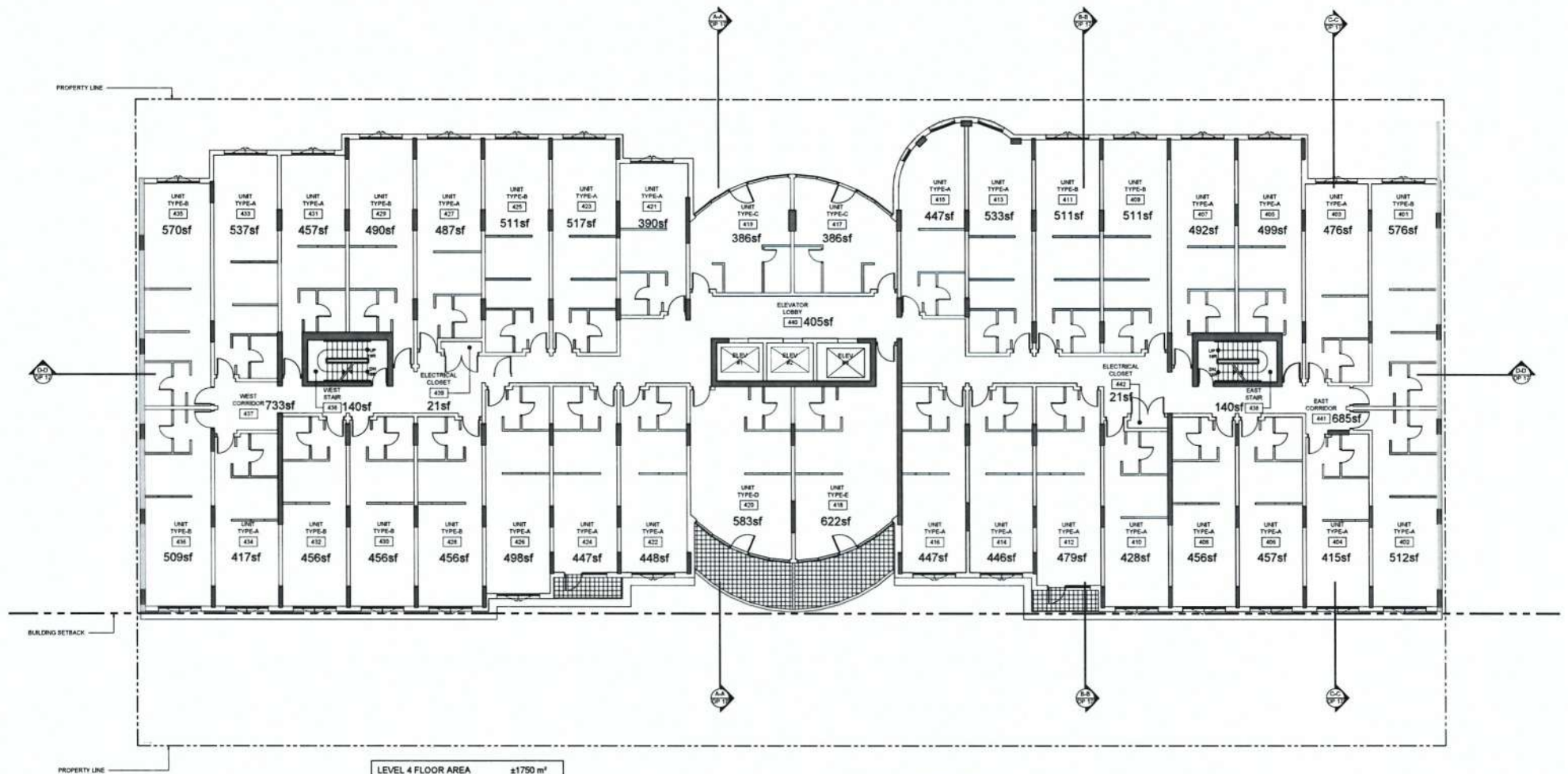
LEVEL 2 FLOOR AREA	±1034 m ²
RESIDENTIAL	15 UNITS
PARKING	39 SPACES
BICYCLE STORAGE	
• CLASS 1 RESIDENTIAL	52 SPACES
• CLASS 2 RESIDENTIAL	0 SPACE

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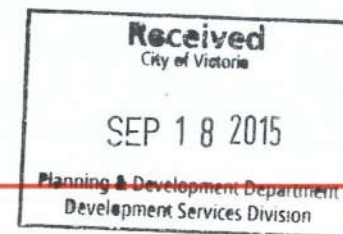


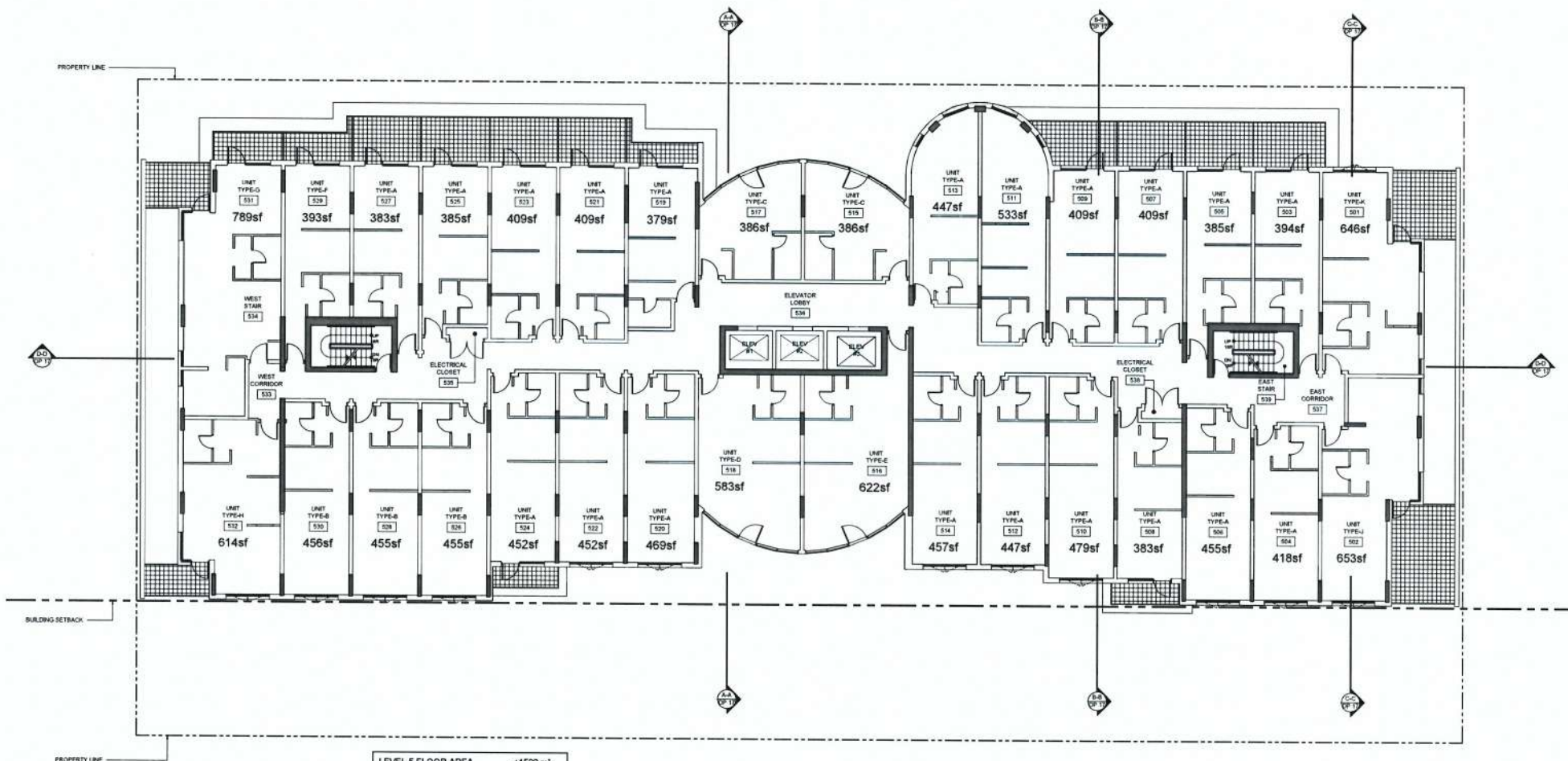
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LEVEL 4 FLOOR AREA	±1750 m ²
RESIDENTIAL	
- ONE BEDROOM	36
- TWO BEDROOM	0
TOTAL	36

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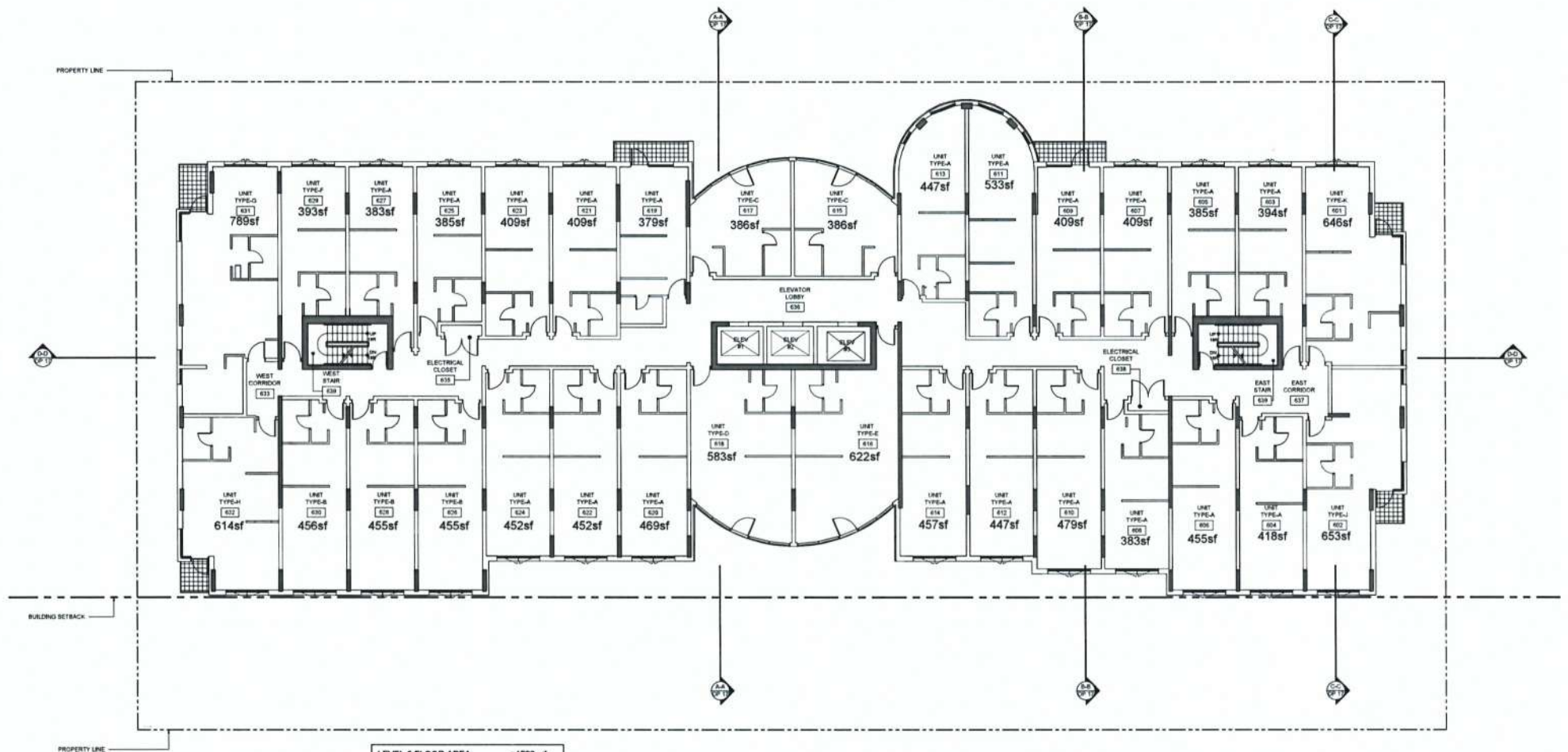
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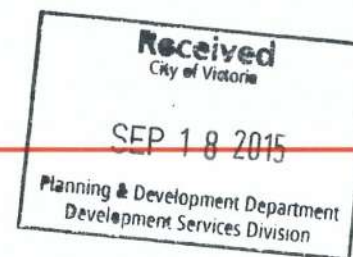
LEVEL 5 DP6

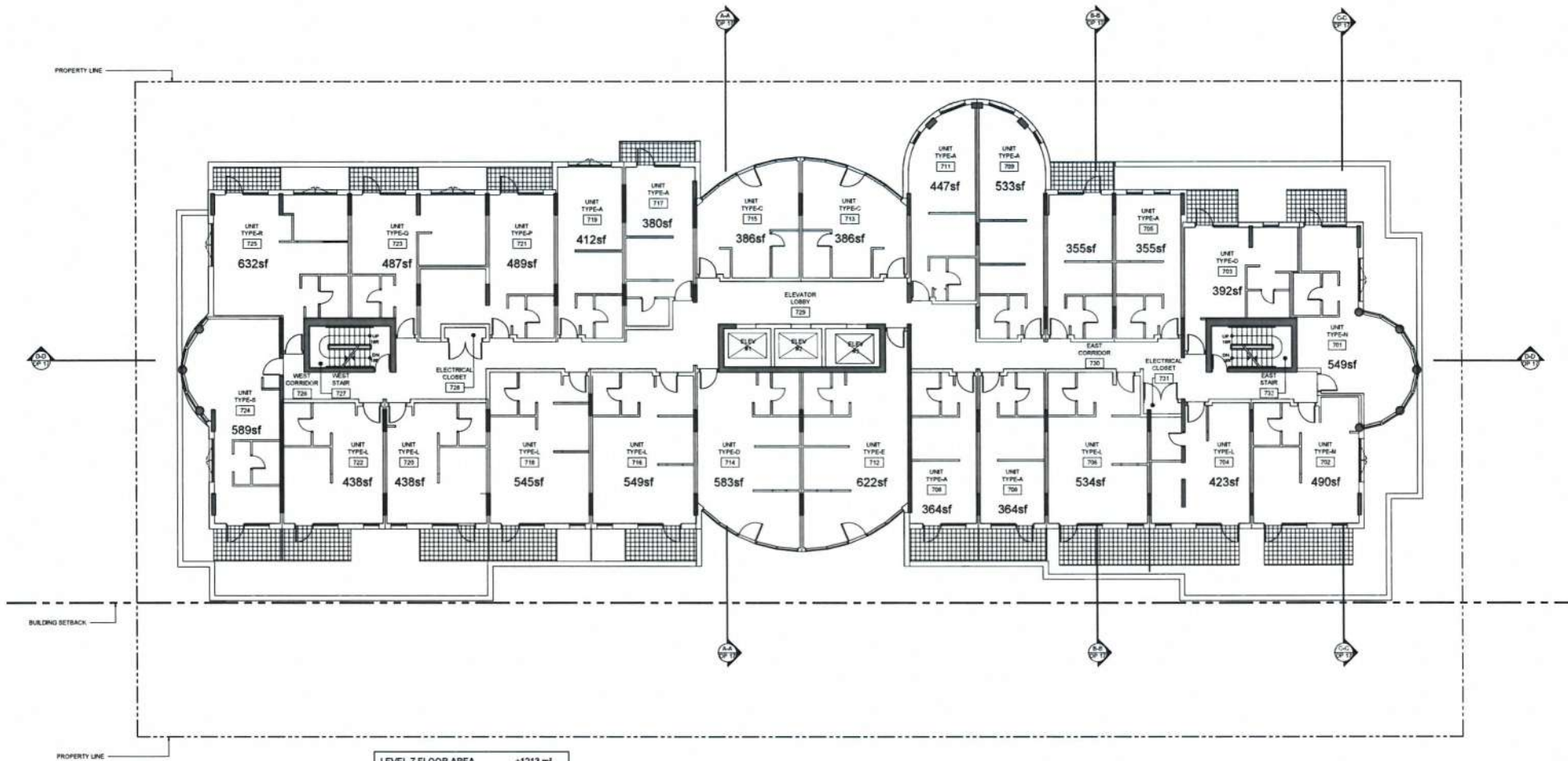
SCALE: 1:100 SEPTEMBER 15, 2015



LEVEL 6 FLOOR AREA	±1522 m ²
RESIDENTIAL	
- ONE BEDROOM	32
- TWO BEDROOM	0
TOTAL	32

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LEVEL 7 FLOOR AREA	±1213 m ²
RESIDENTIAL	
- ONE BEDROOM	25
- TWO BEDROOM	0
TOTAL	25

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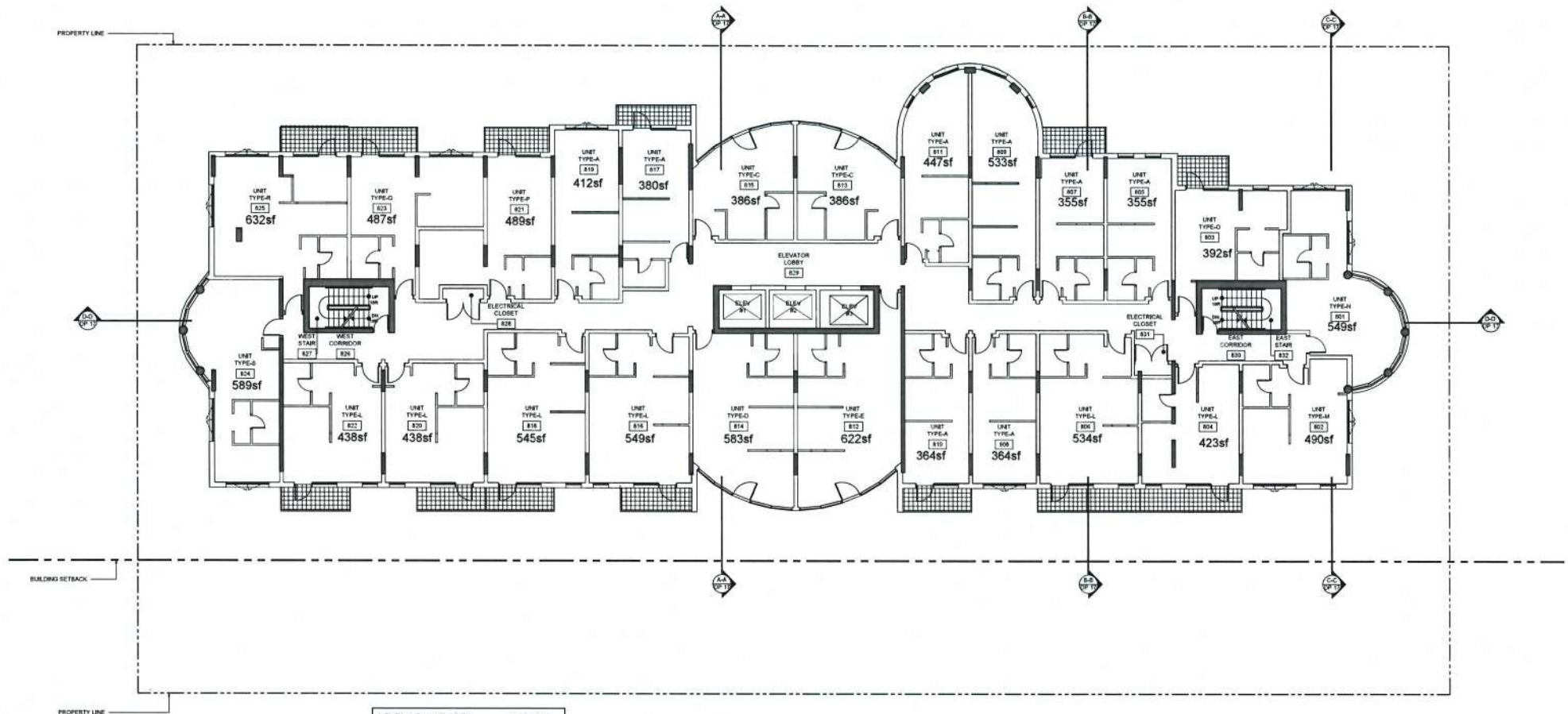
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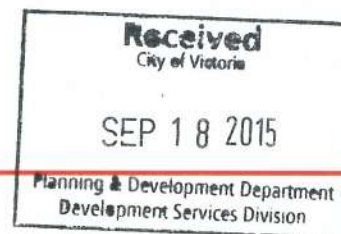
LEVEL 7 **DP8**

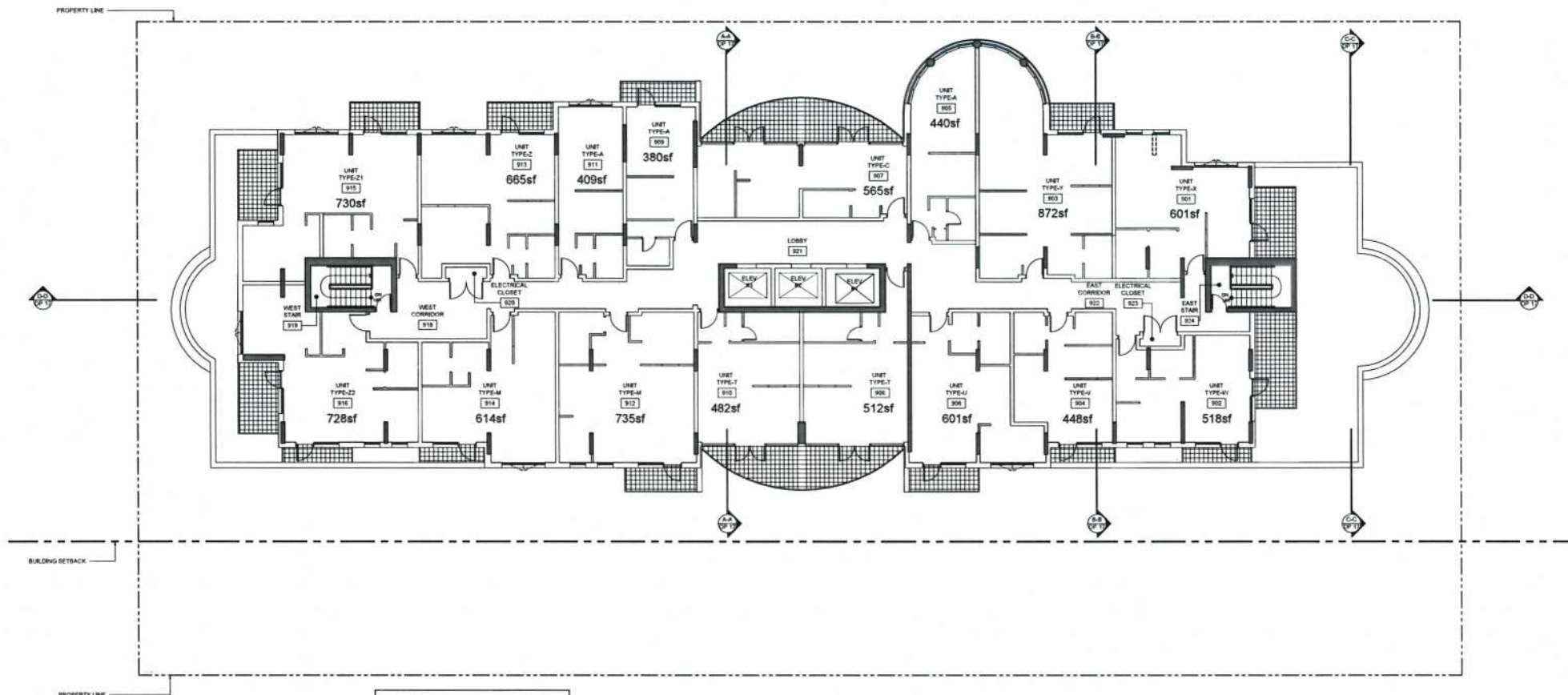
SCALE: 1:100 SEPTEMBER 15, 2015



LEVEL 8 FLOOR AREA		±1213 m²
RESIDENTIAL		
- ONE BEDROOM	25	
- TWO BEDROOM	0	
TOTAL	25	

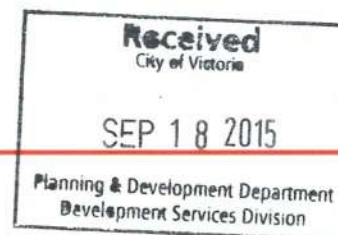
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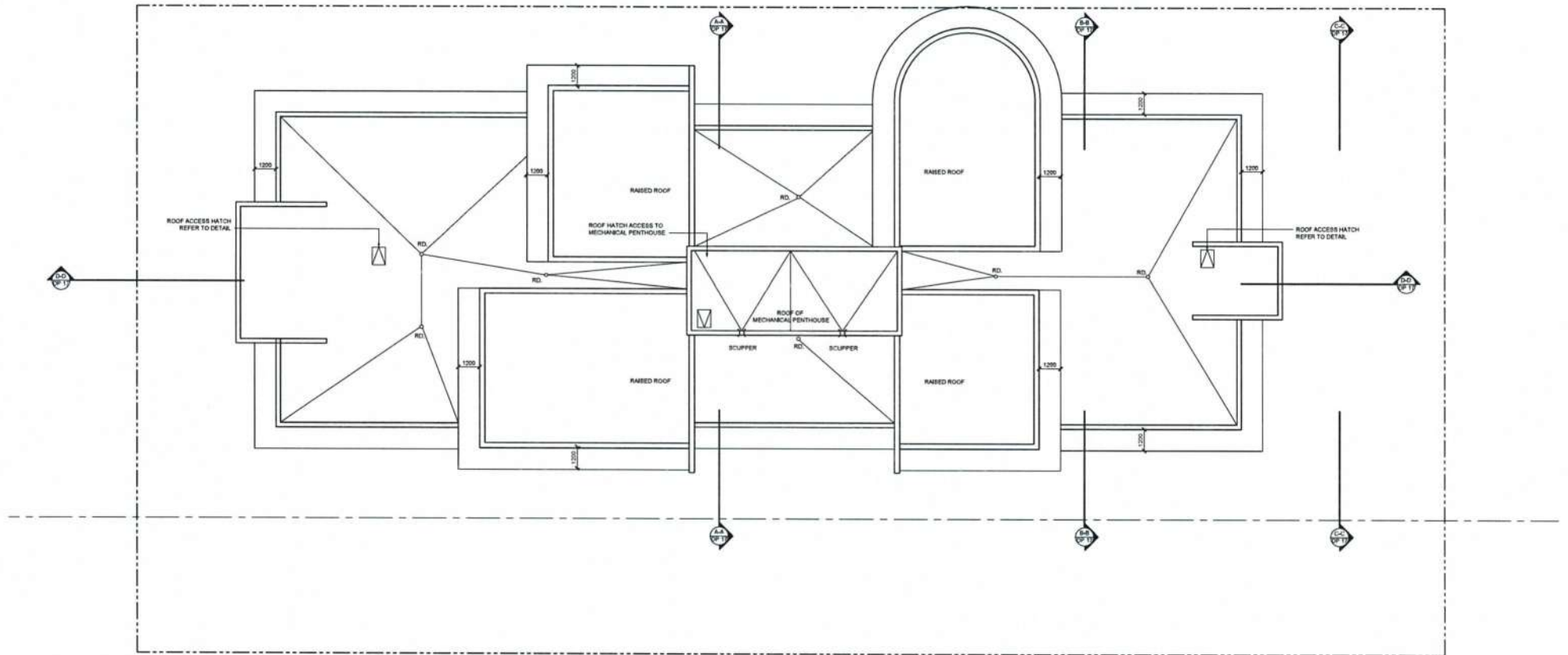




LEVEL 9 FLOOR AREA	±977 m ²
RESIDENTIAL	
- ONE BEDROOM	15
- TWO BEDROOM	1
TOTAL	16

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SCALE: 1:100 SEPTEMBER 15, 2015

ROOF DP11

MATERIAL LEGEND

- | | | |
|---|--|---|
| 1 METAL PANEL - COPPER METALLIC | 13 PRE-FIN METAL FLASHING - CLEAR ANODIZED | 26 ORNAMENTAL METALWORK MUSICAL NOTES |
| 2 METAL PANEL - COPPER PENNY | 14 METAL PANEL DIVIDERS - COPPER PENNY | 27 METAL SCREENING GATE WITH HOR. METAL PANELS |
| 3 CAST-IN-PLACE CONCRETE C/W REVEALS | 15 SCULPTURE FEATURE ELEMENT | 28 ROOFTOP GARDEN |
| 4a ALUMINUM FRAME - BLACK | 16 METAL CANOPY C/W SKYLIGHT GLAZING - FROSTED | 29 CONCRETE BLAST WALL - TRANSFORMER C/W REVEALS |
| 4b ALUMINUM FRAME - CLEAR ANODIZED | 17 VERTICALLY MOUNTED NEON SIGN - THE JUKEBOX | 30 CONCRETE ROOF SLAB - TRANSFORMER PAINTED |
| 4c ALUMINUM SLIDER - BLACK | 18 METAL DOOR - CHARCOAL | 31 PAINTED METAL SUNSHADES - BLACK |
| 4d ALUMINUM DOOR - BLACK | 19a ORNAMENTAL METAL GARBAGE ENCLOSURE SCREENING | 32 SPANDREL GLASS IN BLACK ALUMINUM FRAMES - CHARCOAL |
| 4e ALUMINUM CASEMENT OPERABLE WINDOW | 19b ORNAMENTAL METAL TRANSFORMER SCREENING | 33 RECESSED CIRCULAR REVEAL FEATURE |
| 5 SEALED GLAZED UNITS - EVERGREEN | 20 ORNAMENTAL METAL GARAGE DOOR | 34 WINDOW WALL FRAMING SYSTEM |
| 6 SEALED GLAZED UNITS - CHARCOAL | 21 PRE-FIN METAL SUNSHADE - ANODIZED ALUMINUM | |
| 7 HORIZONTAL METAL FEATURE STRIPS - ANODIZED ALUMINUM | 22 ORNAMENTAL METAL BUILDING SIGNAGE | |
| 8 ALUMINUM GUARDRAIL - BLACK | 23 EIFS PANEL SYSTEM - SAND FINISH BROWN (MECH ROOM) | |
| 9 FROSTED GLAZED GUARDRAIL PANELS - EVERGREEN | 24 CONCRETE COLUMN C/W REVEALS (SANDBLAST) | |
| 10 MECHANICAL VENTS - BLACK | | |
| 11 PORTHOLE WINDOWS - ALUMINUM C/W SMOKE GLAZING | | |
| 12 CONCRETE EYEBROW PROJECTIONS - NATURAL FINISH | | |



MATERIAL LEGEND

- | | | |
|---|--|---|
| 1 METAL PANEL - COPPER METALLIC | 13 PRE-FIN METAL FLASHING - CLEAR ANODIZED | 26 ORNAMENTAL METALWORK MUSICAL NOTES |
| 2 METAL PANEL - COPPER PENNY | 14 METAL PANEL DIVIDERS - COPPER PENNY | 27 METAL SCREENING GATE WITH HOR. METAL PANELS |
| 3 CAST-IN-PLACE CONCRETE C/W REVEALS | 15 SCULPTURE FEATURE ELEMENT | 28 ROOFTOP GARDEN |
| 4a ALUMINUM FRAME - BLACK | 16 METAL CANOPY C/W SKYLIGHT GLAZING - FROSTED | 29 CONCRETE BLAST WALL - TRANSFORMER C/W REVEALS |
| 4b ALUMINUM FRAME - CLEAR ANODIZED | 17 VERTICALLY MOUNTED NEON SIGN - THE JUKEBOX | 30 CONCRETE ROOF SLAB - TRANSFORMER PAINTED |
| 4c ALUMINUM SLIDER - BLACK | 18 METAL DOOR - CHARCOAL | 31 PAINTED METAL SUNSHADES - BLACK |
| 4d ALUMINUM DOOR - BLACK | 19a ORNAMENTAL METAL GARBAGE ENCLOSURE SCREENING | 32 SPANDREL GLASS IN BLACK ALUMINUM FRAMES - CHARCOAL |
| 4e ALUMINUM CASEMENT OPERABLE WINDOW | 19b ORNAMENTAL METAL TRANSFORMER SCREENING | 33 RECESSED CIRCULAR REVEAL FEATURE |
| 5 SEALED GLAZED UNITS - EVERGREEN | 20 ORNAMENTAL METAL GARAGE DOOR | 34 FABRIC CANOPY COVER |
| 6 SEALED GLAZED UNITS - CHARCOAL | 21 PRE-FIN METAL SUNSHADE - ANODIZED ALUMINUM | 35 WINDOW WALL FRAMING SYSTEM CLEAR ANODIZED |
| 7 HORIZONTAL METAL FEATURE STRIPS - ANODIZED ALUMINUM | 22 ORNAMENTAL METAL BUILDING INSIGNIA | |
| 8 ALUMINUM GUARDRAIL - BLACK | 23 FROSTED STOREFRONT DOOR | |
| 9 FROSTED GLAZED GUARDRAIL PANELS - EVERGREEN | 24 EIFS PANEL SYSTEM - SAND FINISH BROWN (MECH ROOM) | |
| 10 MECHANICAL VENTS - BLACK | 25 CONCRETE COLUMN C/W REVEALS (SANDBLAST) | |
| 11 PORTHOLE WINDOWS - ALUMINUM C/W SMOKE GLAZING | | |
| 12 CONCRETE EYEBROW PROJECTIONS - NATURAL FINISH | | |



MATERIAL LEGEND

- 1 METAL PANEL - COPPER METALLIC
- 2 METAL PANEL - COPPER PENNY
- 3 CAST-IN-PLACE CONCRETE C/W REVEALS
- 4A ALUMINUM FRAME - BLACK
- 4B ALUMINUM FRAME - CLEAR ANODIZED
- 4C ALUMINUM SLIDER - BLACK
- 4D ALUMINUM DOOR - BLACK
- 4E ALUMINUM CASEMENT OPERABLE WINDOW
- 5 SEALED GLAZED UNITS - EVERGREEN
- 6 SEALED GLAZED UNITS - CHARCOAL
- 7 HORIZONTAL METAL FEATURE STRIPS - ANODIZED ALUMINUM
- 8 ALUMINUM GUARDRAIL - BLACK
- 9 FROSTED GLAZED GUARDRAIL PANELS - EVERGREEN
- 10 MECHANICAL VENTS - BLACK
- 11 PORTHOLE WINDOWS - ALUMINUM C/W SMOKE GLAZING
- 12 CONCRETE EYEBROW PROJECTIONS - NATURAL FINISH

- 13 PRE-FIN METAL FLASHING - CLEAR ANODIZED
- 14 METAL PANEL DIVIDERS - COPPER PENNY
- 15 SCULPTURE FEATURE ELEMENT
- 16 METAL CANOPY C/W SKYLIGHT GLAZING - FROSTED
- 17 VERTICALLY MOUNTED NEON SIGN - THE JUKEBOX
- 18 METAL DOOR - CHARCOAL
- 19A ORNAMENTAL METAL GARBAGE ENCLOSURE SCREENING
- 19B ORNAMENTAL METAL TRANSFORMER SCREENING
- 20 ORNAMENTAL METAL GARAGE DOOR
- 21 PRE-FIN METAL SUNSHADE - ANODIZED ALUMINUM
- 22 ORNAMENTAL METAL BUILDING INSIGNIA
- 23 FROSTED STOREFRONT DOOR
- 24 EIFS PANEL SYSTEM - SAND FINISH BROWN (MECH ROOM)
- 25 CONCRETE COLUMN C/W REVEALS (SANDBLAST)

- 26 ORNAMENTAL METALWORK MUSICAL NOTES
- 27 METAL SCREENING GATE WITH HOR. METAL PANELS
- 28 ROOFTOP GARDEN
- 29 CONCRETE BLAST WALL - TRANSFORMER C/W REVEALS
- 30 CONCRETE ROCK SLAB - TRANSFORMER PAINTED
- 31 PAINTED METAL SUNSHADES - BLACK
- 32 SPANDREL GLASS IN BLACK ALUMINUM FRAMES - CHARCOAL
- 33 RECESSED CIRCULAR REVEAL FEATURE
- 34 FABRIC CANOPY COVER
- 35 WINDOW WALL FRAMING SYSTEM



MATERIAL LEGEND

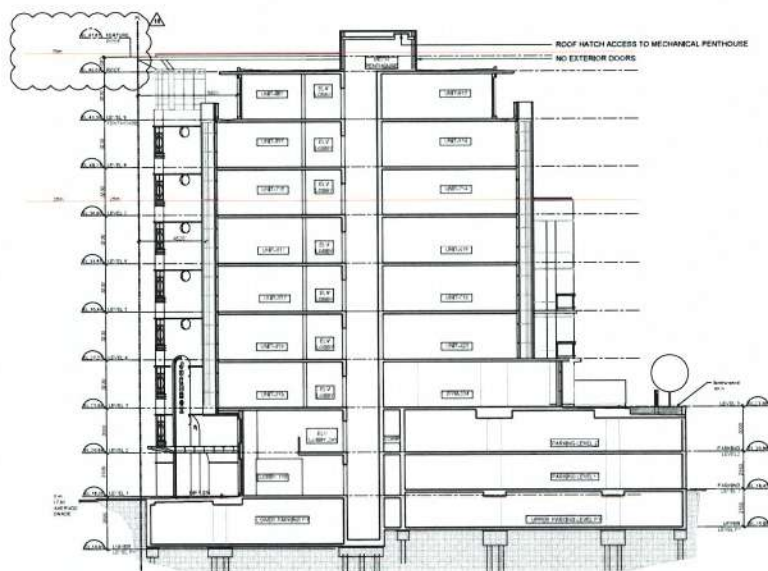
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- 2 METAL PANEL - COPPER PENNY
- 3 CAST-IN-PLACE CONCRETE CW REVEALS
- 4a ALUMINUM FRAME - BLACK
- 4c ALUMINUM FRAME - CLEAR ANODIZED
- 4c ALUMINUM SLOER - BLACK
- 4d ALUMINUM DOOR - BLACK
- 4e ALUMINUM CASEMENT OPERABLE WINDOW
- 5 SEALED GLAZED UNITS - EVERGREEN
- 6 SEALED GLAZED UNITS - CHARCOAL
- 7 HORIZONTAL METAL FEATURE STRIPS - ANODIZED ALUMINUM
- 8 ALUMINUM GUARDRAIL - BLACK
- 9 FROSTED GLAZED GUARDRAIL PANELS - EVERGREEN
- 10 MECHANICAL VENTS - BLACK
- 11 PORTHOLE WINDOWS - ALUMINUM CW SMOKE GLAZING
- 12 CONCRETE EYEBROW PROJECTIONS - NATURAL FINISH

- 13 PRE-FIN METAL FLASHING - CLEAR ANODIZED
- 14 METAL PANEL DIVIDERS - COPPER PENNY
- 15 SCULPTURE FEATURE ELEMENT
- 16 METAL CANOPY CW SKYLIGHT GLAZING - FROSTED
- 17 VERTICALLY MOUNTED NEON SIGN - THE JUKEBOX
- 18 METAL DOOR - CHARCOAL
- 19a ORNAMENTAL METAL GARBAGE ENCLOSURE SCREENING
- 19b ORNAMENTAL METAL GARBAGE DOOR
- 20 ORNAMENTAL METAL TRANSFORMER SCREENING
- 21 PRE-FIN METAL SUNSHADE - ANODIZED ALUMINUM
- 22 ORNAMENTAL METAL BUILDING INSIGNIA
- 23 FROSTED STOREFRONT DOOR
- 24 EIFS PANEL SYSTEM - SAND FINISH BROWN (MECH ROOM)
- 25 CONCRETE COLUMN CW REVEALS (SANDBLAST)

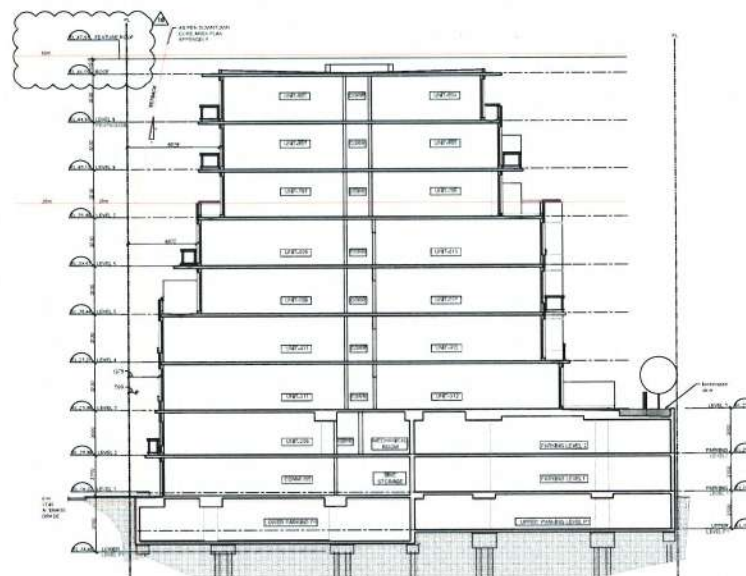
- 26 ORNAMENTAL METALWORK MUSICAL NOTES
- 27 METAL SCREENING GATE WITH HOR. METAL PANELS
- 28 ROOFTOP GARDEN
- 29 CONCRETE BLAST WALL - TRANSFORMER CW REVEALS
- 30 CONCRETE ROOF SLAB - TRANSFORMER PAINTED
- 31 PAINTED METAL SUNSHADES - BLACK
- 32 SPANDREL GLASS IN BLACK ALUMINUM FRAMES - CHARCOAL
- 33 RECESSED CIRCULAR REVEAL FEATURE
- 34 FABRIC CANOPY COVER
- 35 WINDOW WALL FRAMING SYSTEM



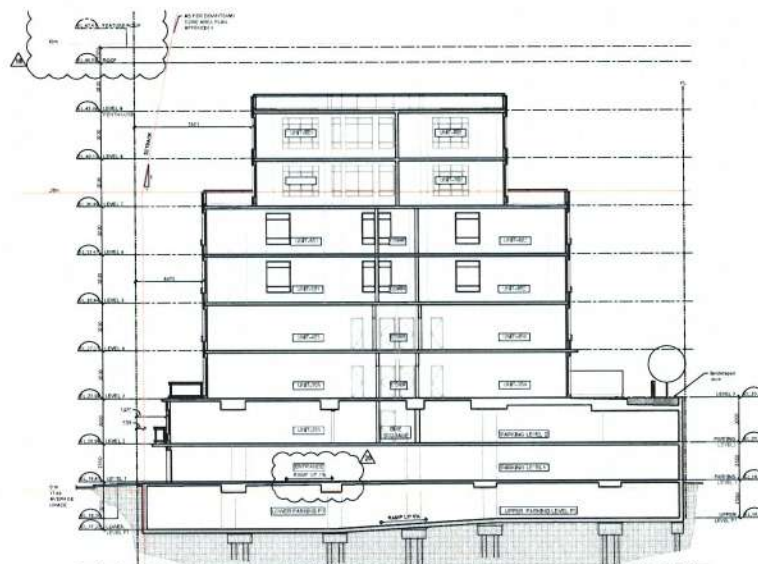




SECTION A-A



SECTION B-B



SECTION C-C



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BUILDING SECTION DP17

SCALE: 1:150 SEPTEMBER 15, 2015

Diagram illustrating the calculation of average grade for a 17.86' wide area. The diagram shows a rectangle with a width of 17.86' and a height of 17.3'. The four corners are labeled with elevations: 17.32 at West P.L., 17.89 at North P.L., 17.82 at South P.L., and 18.43 at East P.L. The average grade is calculated as $(17.89 + 18.43 + 17.82 + 17.3) / 4 = 17.86$. A north arrow is shown in the bottom right corner.



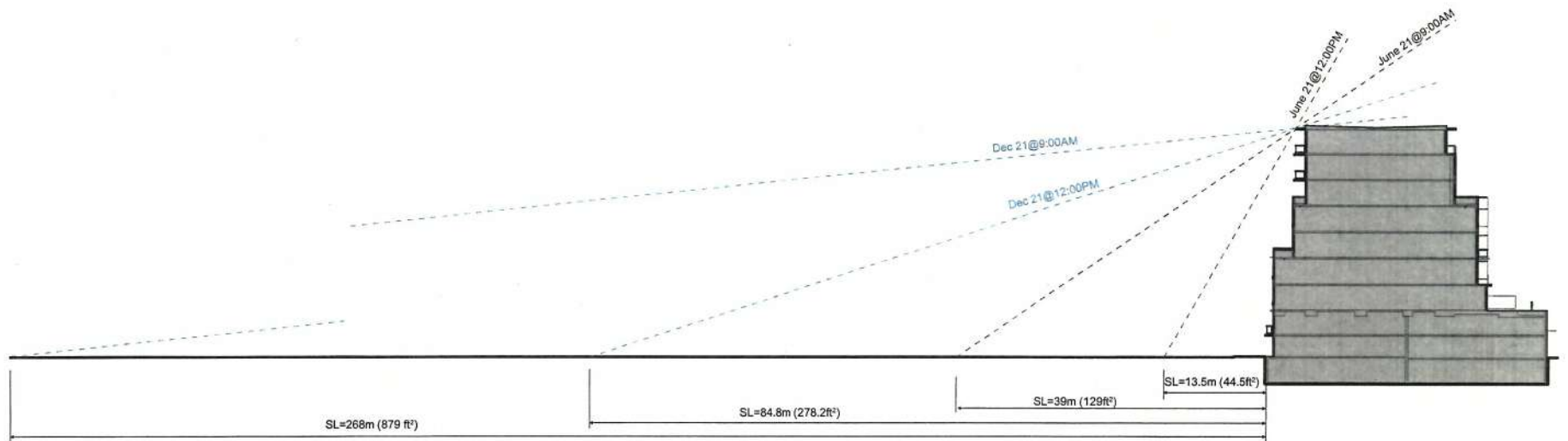
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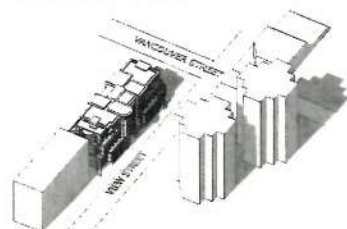
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SECTION D-D DP18

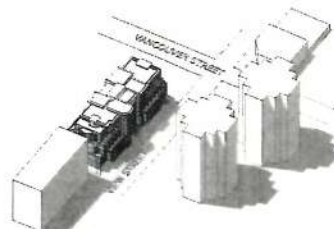
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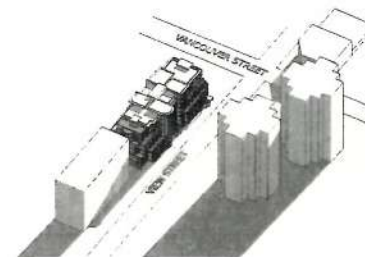
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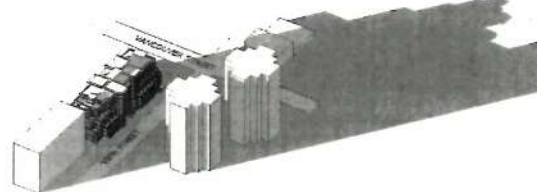
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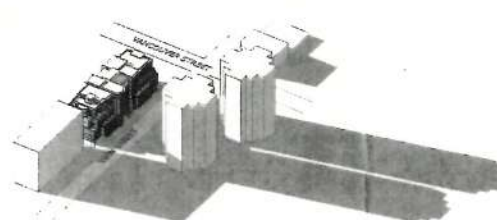
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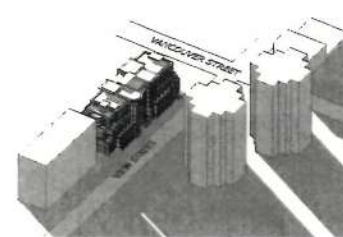
JUNE 21, 3:00PM



DECEMBER 21, 9:00AM

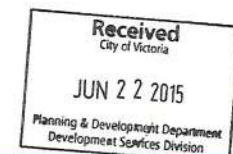


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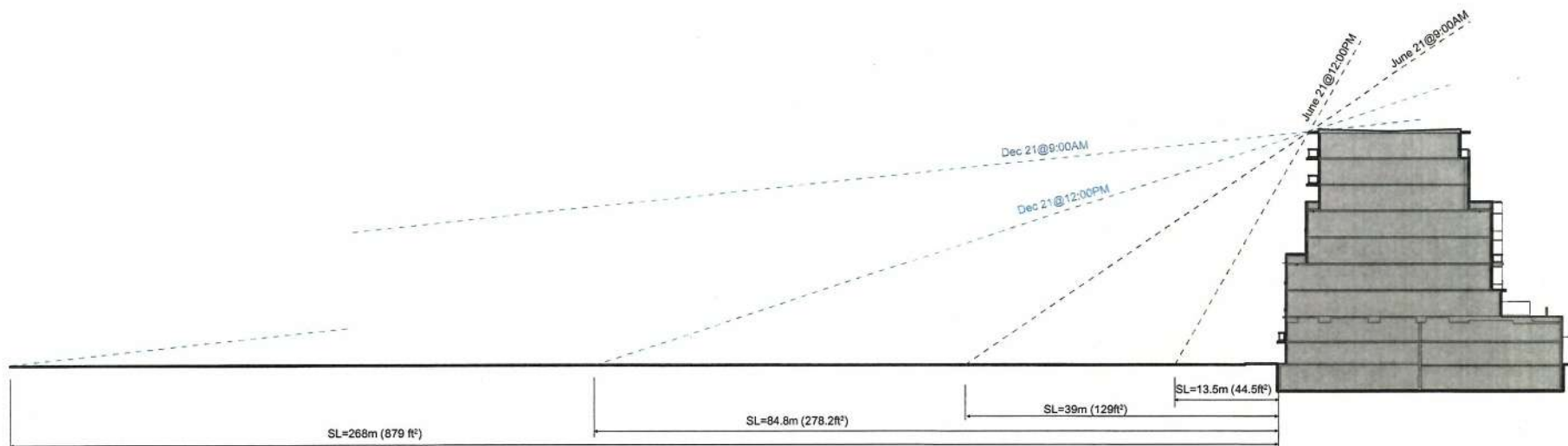
DECEMBER 21, 3:00PM

THE JUKEBOX
by the mosaic group of companies

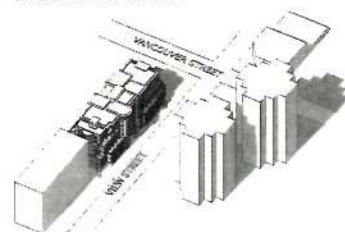


SHADOW STUDY

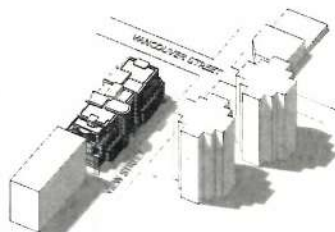
June 16th, 2015



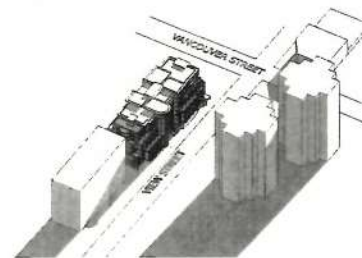
SHADOW STUDY SECTION



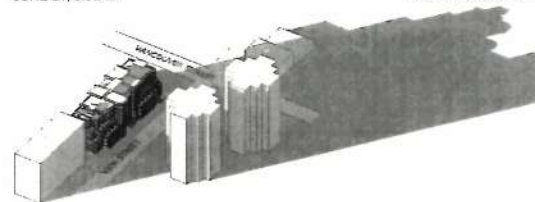
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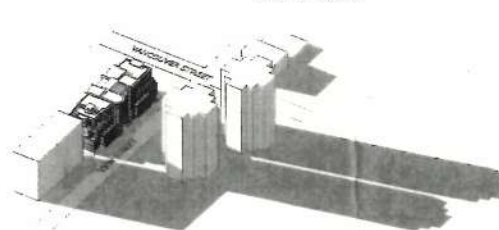
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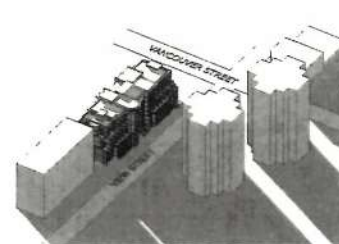
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DECEMBER 21, 9:00AM



DECEMBER 21, 12:00PM



DECEMBER 21, 3:00PM

