



## Planning and Land Use Committee Report

For the meeting of November 6, 2014

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**To:** Planning and Land Use Committee **Date:** October 23, 2014  
**From:** Charlotte Wain, Senior Planner – Urban Design  
**Subject:** **Development Permit Application #000381 for 819 Yates Street**  
Application to construct a new mixed-use multiple-dwelling building with 209 units.

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application #000381 for the property located at 819 Yates Street. The Application is to construct a 16-storey mixed-use building with 6,660 m<sup>2</sup> of ground-floor commercial fronting Yates Street and residential uses above. A through-block walkway is located on the east of the property, linking Yates Street and View Street.

The following factors were considered in reviewing this application:

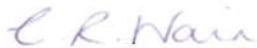
- The site is within Development Permit Area 2, Core Business, which permits Council to regulate the form and character of commercial and multi-family residential development.
- The proposal complies with the current CA-62 Zone, Central Area (Yates-View) District.
- The proposal is generally consistent with the *Downtown Core Area Plan* (DCAP).
- The proposal is generally consistent with the *Master Development Agreement* for the property.
- There are no variances proposed as part of this Application.
- There is a discrepancy between the *Master Development Agreement* (MDA) and the *Zoning Regulation Bylaw* with regard to the required width of the mid-block walkway. The MDA requires a width of 4.5 m whereas the *Zoning Regulation Bylaw*, which is the predominant regulation, requires a width of 3 m. A MDA Amendment will be required since the proposal advances a 3 m wide walkway.

Overall the Application is consistent with the regulations, policies and design guidelines; however, staff are concerned with the lack of direct and universal access to the residential lobby from the through-block walkway, especially given there is no commercial frontage proposed for this area. Staff recommend that Council support this Application with design refinements to introduce a secondary entrance along the walkway.

## Recommendations

1. That Council direct staff to prepare the necessary motion to authorize the issuance of Development Permit #000381 for 819 Yates Street, subject to:
  - a. revisions to the proposal to provide a secondary entrance to the building on the east elevation within the through-block walkway;
  - b. amendment of the *Master Development Agreement*, to revise the width of the through-block walkway from 4.5 m to 3 m, to comply with zoning to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
  - c. receipt of evidence that the application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.
2. That Council consider authorizing City of Victoria staff to execute an Encroachment Agreement for a fee of \$750.00 plus \$25.00 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure at the property line.

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services



Deb Day, Director  
Sustainable Planning and Community  
Development Department



Report accepted and recommended by the City Manager: \_\_\_\_\_

Jason Johnson

Date: October 30, 2014

CW:aw:af

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## **1.0 Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application #000381 for the property located at 819 Yates Street.

## **2.0 Background**

### **2.1 Description of Proposal**

The Application is to construct a 16-storey mixed-use building with 6,660 m<sup>2</sup> of ground floor commercial uses fronting Yates Street with residential uses above. A through-block walkway is located on the east of the property, linking Yates Street and View Street. The apartments are comprised of five at-grade residential units, three of the units front the through-block walkway and two of the units front View Street. The remaining 204 units are located on the upper floors and are comprised of one and two-bedroom apartments.

The building design consists of a four-storey podium on Yates Street with a three-storey residential podium on View Street. Two adjoining residential towers are proposed above the podium, with a 16-storey tower on Yates Street and a 12-storey tower on View Street. This includes the mechanical room on the north tower roof (Yates Street) and the stair access on the south tower roof (View Street) which, in this case, are considered as a storey because they are fully enclosed and provide access to the roof and outdoor patio.

The applicant proposes three levels of underground parking for 162 vehicles accessed from View Street. Fifteen of these spaces would be reserved for visitor use. Two hundred and nine secure bicycle racks would be provided (one for each unit) with a further two provided for the commercial units and eight publicly accessible bicycle racks would be located at the front of the building on Yates Street.

### **2.2 Existing Site Development and Development Potential**

The corner site has an area of 2620 m<sup>2</sup> and is occupied by a pay surface parking lot. The current CA-62 Zone, Central Area (Yates-View) District, permits a variety of uses including residential, office, retail and restaurants at a density of up to 5.83:1 Floor Space Ratio (FSR) when the following amenities are provided:

- at least 80% of the floor area is provided exclusively for residential use
- a 3 m wide public walkway secured by statutory right-of-way along the east side of the property, in this zone, linking Yates and View streets
- public art with a value of at least \$200,000.00
- a Housing Agreement pursuant to section 905 of the *Local Government Act* providing for two supported housing units, a minimum of 10% of adaptable housing units, and requiring that all housing units must be capable of being rented to tenants. This agreement is already in place.

The maximum height permitted in this zone is 55 m.

## 2.3 Sustainability Features

The green building features in the proposal include:

- bicycle storage for all 209 residential units
- provision of two bicycle storage facilities for the commercial units
- fresh air ventilation.

## 2.4 Data Table

The following data table compares the proposal with the existing CA-62 Zone. The proposal complies with all regulations set out in the CA-62 Zone and no variances are being requested.

Zoning Criteria	Proposal	Existing Zone Standard CA-62
Site area (m <sup>2</sup> ) - Minimum	2628	N/A
Total floor area (m <sup>2</sup> ) – Maximum		
Residential	14,660	15,274.6
Commercial	613	
Total	15,273	
Density (Floor Space Ratio) - Maximum	5.83:1	5.83:1
Height (m) - Maximum	45	55
Storeys - Maximum	16	N/A
Site coverage (%) - Maximum	66	N/A
Open site space (%) - Minimum	34	N/A
Setbacks (m) - Minimum		
Front - Yates	1.6 below 10 m in height 5.4 above 10 m in height	1.4 below 10 m in height 3.5 above 10 m in height
Rear - View	1.5 below 10 m in height 5.3 above 10 m in height	1.5 below 10 m in height 5.3 above 10 m in height
Side - East	3.0	3.0
Side - West	0	0
Parking – Minimum	147 (0.7 per unit)	146
Visitor Parking - Minimum 10% of total parking provided	15	15
Bicycle Storage (Class 1) - Minimum	211	211



Zoning Criteria	Proposal	Existing Zone Standard CA-62
Bicycle Rack (Class 2) - Minimum	8 units	8 units

## 2.5 Land Use Context

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

- North (across Yates Street) – commercial and office commercial (The Atrium)
- East – St. Vincent de Paul Thrift store and residential
- South (across View Street) – retail commercial and residential
- West – Empire Theatre.

## 2.6 Legal Description

Lot A, District Lots 306, 307, 324 and 325, Victoria City, Plan 33016.

## 2.7 Relevant History

The property was rezoned in 2008 to a site-specific CA-62 Zone, Central Area (Yates-View) District. As part of the increase in density associated with the new zone, the provision of amenities was secured through a *Master Development Agreement* (MDA), which also lists the requirement for streetscape and servicing improvements.

## 2.8 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. However, the applicant exceeded consultation requirements and presented the proposal to the Downtown Residents Association. A copy of the CALUC's letter of support is included with this report.

## 3.0 Issues and Analysis

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

### 3.1 Consistency with City Policy

#### 3.1.1 Official Community Plan (2012)

The subject property is designated within Development Permit Area 2 (Heritage Conservation), Core Business. The objectives of the designation are to conserve and enhance the character of the Downtown, realize the architectural potential of the area and encourage revitalization of the area through design control of new infill buildings and landscaping. Design guidelines that apply to Development Permit Area 2 are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan, 2011*.

### 3.1.2 Downtown Core Area Plan (2011)

The subject lands are located in the Central Business District (CBD). One of the primary objectives of the CBD is to accommodate commercial employment uses that reinforce the area as the main employment centre. As a result, the *Downtown Core Area Plan* (DCAP) restricts the residential component of all mixed use developments within the CBD to 3:1 FSR. Although the proposal exceeds this amount, it does comply with the existing custom zone, which was crafted prior to the creation of the DCAP and does not limit residential use.

Multi-unit residential development is encouraged in the CBD with higher density focussed along Yates Street. Active commercial street-level uses are encouraged to support pedestrian activity along with well-designed public realm improvements. The current proposal is consistent with these objectives as it contributes a significant amount of new street-level commercial space in the CBD which is further supported by residential uses above.

With respect to urban design, the (DCAP) provides both broad objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the design of buildings. Overall, the proposal is consistent with these policies; however some inconsistencies with the design policies are discussed below.

#### Building Massing and Response to Context

The CA-62 Zone contains similar regulations to DCAP for building setbacks. While the proposal deviates slightly from the guidelines in the DCAP, it does comply with the custom zone's regulations for building setbacks.

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.

The applicant is proposing a street wall of 30.8 m in height on View Street (5.8 m above the recommended guidelines). Although the secondary street wall is taller than what the DCAP recommends, the increased setback is considered an acceptable design response for the building massing.

Along Yates Street, the proposed primary street wall height is 11.5 m which is 3.5 m shorter than recommended in the guidelines. The proposed secondary street wall height is 42.2 m in height, which is 12.2 m taller than recommended in the guidelines. Anything above 30 m should be stepped back 6 m from the property line. While there is no third step-back of the building mass, the 5.4 m setback of the secondary street wall is consistent with the setback guidelines and is considered an acceptable design response for the building massing.

#### 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 8-10)	930 m <sup>2</sup> (10,010 ft <sup>2</sup> )	1,134 m <sup>2</sup> (12,206 ft <sup>2</sup> ) exceeded on levels 8-10
Portion of building greater than 30 m (levels 11-15)	650 m <sup>2</sup> (6,996 ft <sup>2</sup> )	1,134 m <sup>2</sup> (12,206 ft <sup>2</sup> ) exceeded on level 11 only

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. In this instance, the material selection and articulation of the building façade provides sufficient visual interest to lessen the perceived bulkiness of upper floors. In addition, the varying height of the towers provides an appropriate response through provision of a higher tower on Yates Street and lower tower on View Street.

#### Through-block Walkway

In order to achieve the maximum density provided in the CA-62 Zone, the provision of a through-block walkway is required. The walkway must:

- link View Street and Yates Street along the east side of the property
- be at least 3.0 m wide.

Appendix 3 of the DCAP also provides general design criteria for through-block walkways. The guidelines recommend that walkways be open to the sky, provide direct access to ground-level commercial uses and that adjacent buildings should be designed to provide multiple entrances. Architectural designs are also encouraged to reflect the through-block walkway as an extension of the public street and to encourage pedestrian activity. The key guideline that is not being respected with the current application is that no direct access is provided to either the commercial unit or the residential lobby from the through-block walkway. During the evening (after sunset and before sunrise) it is anticipated that the gates of both the north and south end of the walkway would be locked. As the Application is currently presented, the only access to the building off View Street during these hours is via a ramp that leads to a bicycle storage room with steps providing access to the lobby. Residents with mobility issues and visitors would be required to use Yates Street to gain access to the main entrance during the evening. Staff are concerned that the lack of a secondary entrance conflicts with the desire to encourage pedestrian activity. This concern was reinforced by members of the Advisory Design Panel in the meeting of September 24, 2014. The minutes of this meeting are attached with this report.

The applicant has raised concerns with regard to security implications of including more than one access point into the building. However, staff are of the opinion that the through-block walkway warrants greater consideration in the design and access to the building, especially in light of the lack of commercial frontage proposed along the walkway. Staff therefore recommend that Council request revisions to the design of the through-block walkway through the inclusion of a secondary entrance within the through-block walkway, in the location currently occupied by a fire exit door.



### **3.1.3 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 consistent with these Guidelines.

### **3.2 Consistency with Master Development Agreement**

#### Statutory Right-of-Way

As mentioned, the applicant proposes a through-block walkway linking View Street and Yates Street. Consistent with the requirements of the existing CA-62 Zone, the applicant will register a statutory Right-of-Way in favour of the City to permit public access through the walkway to ensure this walkway is to be open to the public.

The current proposal satisfies the requirements of the CA-62 Zone. However, a discrepancy exists in the width requirement for the through-block walkway between the zoning requirements (3 m) and the MDA requirements (4.5 m). The applicant proposes to amend the MDA requirement to be consistent with the zone. Staff recommend Council consider the amendment to the MDA. Language is included in the recommendation to this effect.

#### Sewage Attenuation

The MDA recognizes that the increase in density may result in a need for an increase in the capacity of the City's sanitary sewer system. A condition of the MDA requires the applicant provide a report calculating the anticipated volume of sewage to be produced by the development, which will determine whether any additional facilities are necessary. No such report has been received to date. The applicant has raised concerns with this requirement and has requested it be waived. However, this cannot be achieved without an amendment to the MDA. Staff have considered this issue and recommend the MDA remains as currently written, since this is standard practice for a development of this scale.

### **3.3 Response to Advisory Design Panel (ADP) Review**

This Application was reviewed by the ADP at the meeting of September 24, 2014. The minutes from this meeting are attached. The ADP recommended that the Application be approved subject to the following:

- consideration of an intercom on the View Street security gates for increased accessibility
- review of Crime Prevention Through Environmental Design (CPTED) considerations at-grade with particular attention to alcoves and open spaces, residential and visitor access from View Street, the walkway and the unplanted corner near the bike entrance
- consideration of advanced design detail of the Yates Street retail frontage
- consideration of privacy impacts on the inside corners at the transition point of the two towers.



In response to the ADP, the applicant revised the design as follows:

- redesign of the alcoves on Yates Street and View Street to provide a more shallow recess at the exit stairs
- enhancement of the commercial entrances on Yates Street by including a more prominent entrance reflecting the treatment of the upper storeys
- refinement of the Yates Street retail canopy
- inclusion of landscaping near the entrance to the bike room on View Street.

The applicant has not addressed the issues raised by ADP in relation to accessibility of the building from View Street. A letter has been provided by the applicant to justify these omissions and has been included with this report.

### **3.4 Other Development Considerations**

#### Environmental Site Remediation

The Ministry of Environment (MOE) has informed City staff that the Rezoning Application and Development Permit Application are to be suspended until the proponent has applied for and obtained one of the following: a determination that the site is not contaminated, a Voluntary Remediation Agreement, Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. Consistent with the normal process, the Development Permit cannot be issued until the MOE requirements have been met and the staff recommendation includes wording to reflect this requirement.

#### Underpinning

The proposed development includes an underground parking structure. If the excavation requires anchor-pinning into the City Right-of-Way during the excavation process, this would be legally secured with terms to the satisfaction of the Director of Engineering and Public Works and the City Solicitor. This will allow temporary shoring anchors to be placed in the public Right-of-Way under all infrastructure and then abandoned once shoring is no longer required. The anchors will be left in the Right-of-Way as there is no practical way to remove them once the building walls are installed. There should be no impact to the existing City of Victoria or Utility infrastructure.

### **4.0 Resource Impacts**

There are no resource impacts anticipated with this application.

### **5.0 Conclusions**

The proposal to construct a mixed-use building of this scale and density is generally consistent with the design guidelines contained within the DCAP. The proposal includes high quality building materials and landscape finishes and appropriate design responses have been included for the through-block walkway. However, the recommendations by staff and the Advisory Design Panel in relation to accessibility of the building and provision of a secondary access within the through-block walkway have not been adequately addressed in the revisions to the proposal.

In conclusion, staff recommend that Committee support this application with certain conditions.

## **6.0 Recommendations**

### **6.1 Staff Recommendation**

1. That Council direct staff to prepare the necessary motion to authorize the issuance of Development Permit #000381 for 819 Yates Street subject to:
  - a. revisions to the proposal to provide a secondary entrance to the building on the east elevation within the through-block walkway;
  - b. amendment of the *Master Development Agreement*, to revise the width of the mid-block walkway from 4.5 m to 3 m, to comply with zoning to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
  - c. receipt of evidence that the Application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.
2. That Council consider authorizing City of Victoria staff to execute an Encroachment Agreement for a fee of \$750.00 plus \$25.00 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure at the property line.

### **6.2 Alternate Recommendation**

1. That Council direct staff to prepare the necessary motion to authorize the issuance of Development Permit #000381 for 819 Yates Street subject to:
  - a. amendment of the *Master Development Agreement*, to revise the width of the through-block walkway from 4.5 m to 3 m, to comply with zoning to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;
  - b. receipt of evidence that the Application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.
2. That Council consider authorizing City of Victoria staff to execute an Encroachment Agreement for a fee of \$750.00 plus \$25.00 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure at the property line.

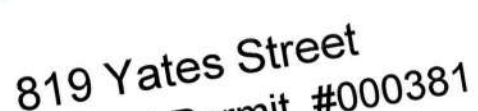
## **7.0 List of Attachments**

- Zoning map
- Aerial map
- Letter from architect dated October 2, 2014
- ADP minutes from September 24, 2014
- Letter from architect detailing the amendments in response to ADP comments, dated October 3, 2014
- Letter from Downtown Residents Association, dated September 12, 2014
- Plans dated October 1, 2014.













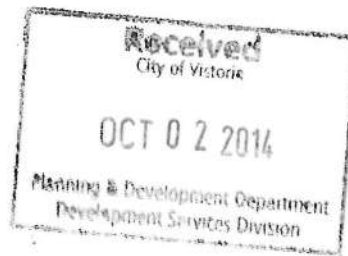
**Musson  
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October 2, 2014

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

Attention: **Mayor and Council**

Dear Sirs:

Re: **819 YATES STREET  
OUR PROJECT NO. 214027.01 – 1.6.1.1  
DEVELOPMENT PERMIT APPLICATION**

This letter is in support of our application for a Development Permit for the above property. The proposal is for a rental residential tower with a total floor area of 15,270 square metres (164,375 square feet) and a floor space ratio of 5.83:1.0. The proposed building is 15 stories high, with an overall height of 42.7 metres (140 feet) and has a total of 209 residential units.

### **Planning Policy**

This site is zoned CA-62, Central Area (Yates-View) District and the proposal conforms with that zoning. The floor Space Ratio is 5.83:1, and height limit is 55 m / 180 ft. There are also setbacks from Yates and View (generally as per the Urban Design Guidelines of the Downtown Core Area Plan). This zone sets the parking ratio at 70% of the number of residential dwelling units, with no additional stalls required for commercial uses; based on 209 units, the required parking is 147, and this number is provided.

### **Planning Principles and Design Response**

The project proposal respects the principles of design given in the Official Community Plan and the Downtown Core Area Plan. Such principles as applicable to this site include:

- Yates to be the primary commercial street, with continuous commercial frontage (except for the residential entry and through-block walkway on the east side).
- More density and height on Yates, less on View.
- In plan, step back the building eastward in the southerly part to acknowledge the spires of Saint Andrews Cathedral.
- Provision of a through-block pedestrian walkway.
- Articulation of the tower façade, with projecting "frames" around various unit balconies.

### **Mid-block Walkway**

As required by the zoning and Master Development Agreement (MDA), a walkway between Yates and View Streets has been provided on the east side of the property. This walkway will have decorative gates at both ends for securing overnight.

The Zoning Bylaw stipulates a 3-metre (10-foot) wide walkway, whereas the MDA stated 4.5 metres is required. Our proposal is for a 3-metre allowance. The reasons for the wider width in the MDA are not clear, but may have stemmed from the design of the previous two-tower scheme and the setbacks of the towers from the property line (the scheme was included as a schedule appendix to the original MDA).

In our current proposal, the building is in fact 6 metres (20 feet) away from the property line, except for the residential lobby. This lobby is projected to locate the entry closer to Yates Street. It is fully glazed along its full length adjacent to the walkway, so that the exterior area will not feel narrow or hemmed in. In the south half of the block, residential units front onto the walkway, with private landscaped patios. At the north end, the outdoor area widens to a full 6 metres (20 feet) (see ground floor plan).

The design and functional aspects of this walkway have been carefully thought through, discussed with the Downtown Residents Association, and discussed at some length by the Advisory Design Panel. We feel that the proposed 3-metre allowance will completely meet the goals of the Downtown Core Area Plan and zoning, while complementing the design and livability of the proposed development.

### **Residential Amenities**

A communal amenity room is proposed on the twelfth floor, with kitchen and washroom, connecting to an extensive exterior floor-top patio. The latter features a covered barbecue area, multiple seating areas (for use by more than one group at a time), and landscaping (shown on the Landscape Concept Plan). The location offers a south exposure and good views. This type of amenity has been used on previous Chard projects and has proven to be very popular and successful.

Extensive bicycle storage is provided, one for every unit. About one half of this is provided at the main floor level, and the rest at parking level P1.

### **Adaptable Units**

A total of 21 adaptable units are planned, 13 one-bed and 8 two-bed, meeting the 10% requirement. The units meet the "Mandatory Building Standards for Adaptable Housing" in all respects, including clearance at entries, door widths, clear space in washrooms, heights of electrical outlets, bathroom and kitchen layouts, and low thresholds at balcony doors.



Mayor and Council, City of Victoria  
October 2, 2014



**Musson  
Cattell  
Mackey  
Partnership**

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Architects  
Designers  
Planners

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A Partnership  
Of Corporations

It is also worth noting that the Bylaw exempts floor area above grade that is used for motorized vehicle parking. To exempt cars and yet count bicycle space is, we submit, unfair and runs against the broader goal of encouraging cycling and lessening dependence on cars.

### **Sewage Attenuation**

The MDA stipulates a sanitary sewage attenuation tank for the project. This does put a burden on the project, including space allocation, effect on adjacent spaces, capital costs, and ongoing operating costs. We would ask that this item be subject of a separate engineering analysis, including taking into account that there are two street frontages, both of which would have access to services.

In summary, we believe this project will help in meeting policy objectives of the City of Victoria for this area and provide a very livable and affordable opportunity for residents.

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS**

A handwritten signature in black ink, appearing to read 'Bill Reid'.

Bill Reid, ARCHITECT AIBC, MRAIC, CP  
William J. Reid Architect Ltd., Partner

BR:eer

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**MINUTES OF THE  
ADVISORY DESIGN PANEL  
HELD WEDNESDAY, SEPTEMBER 24, 2014 12 P.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:20 P.M.**

**Panel Members Present:** Christopher Rowe (Chair); Brad Forth;  
Cynthia Hildebrand; Mickey Lam; Mike Miller

**Absent:** Larry Podhora; Rod Windjack; Barry Cosgrave;  
Ann Katherine Murphy

**Staff Present:** Mike Wilson – Senior Planner-Urban Design;  
Charlotte Wain – Senior Planner-Urban Design

**2. APPLICATIONS**

**2.1 Development Permit Application #000381 for 819 Yates Street**

The application is to construct a new, multiple dwelling building with 209 units.

Applicant Meeting attendees: Mr. David Chard, Chard Development Ltd.  
Mr. Bill Reid, MCM Architects  
Mr. Mark Thompson, MCM Architects  
Ms. Julie Lommerse, LADR Landscape Architects Inc.

Ms. Wain provided the Panel with a brief introduction of the application and the areas of the project that staff were seeking advice on, including the following:

- height of the street walls on Yates Street and View Street
- floor plate sizes
- location and design of the residential exit stairwells on Yates Street and View Street
- at-grade interface on the south elevation (View Street) with particular attention to the parkade entrance and transformer
- opportunities to enhance the communal recreation space on Level 5 of the Yates Street podium roof.

Mr. Chard then provided an introduction of the proposal to the Panel.

Mr. Thompson provided a detailed presentation of the proposal to the Panel.

Ms. Lommerse provided a detailed presentation of the landscape proposal to the Panel.

Mr. Thompson then provided information on the Level 12 amenity space and the fifth-floor roof access to the Panel.



*Mr. Forth joined the meeting at 12:35 P.M.*

Panel Members discussed:

- Concerns regarding the recessed exit gates as they are likely to be inhabited by non-residents. However, the building will have an on-site resident manager to deal with these types of issues.
- That an intercom system could be incorporated into the gates for better accessibility.
- Reconsideration of the public art location. Some members liked the idea of incorporating it into the recessed exit gates.
- The design of the gap in the canopy over the exit door.
- That the break in the building does a lot for the massing but does raise CPTED issues.
- That there needs to be further consideration of CPTED guidelines.
- That the roof amenity is a great space for residents; however, it will be in constant sunlight. The applicant could consider some ideas on how to provide shade for this area.
- Concerns regarding the retail having very little street presence.
- That the building is a good design with good massing; however, it needs some fine-tuning.

**Action:**

**MOVED / SECONDED**

That the Advisory Design Panel recommend to Council that Development Permit Application #000381 for 819 Yates Street be approved subject to:

- Consideration of an intercom on the View Street security gates, for increased accessibility.
- Review of CPTED considerations at-grade with particular attention to alcoves and open spaces; residential and visitor access from View Street; the walkway; and the unplanted corner near the bike entrance.
- Consideration of advanced design detail of the Yates Street retail frontage.
- Consideration of privacy impacts on the inside corners at the transition point of the two towers.

**CARRIED UNANIMOUSLY**

**3. MINUTES**

**3.1 Minutes from the Meeting held August 20, 2014**

**Action:**

**MOVED / SECONDED**

That the Minutes of the Advisory Design Panel held August 20, 2014 be approved subject to revision of:

- page 3, last bullet, "finishes" to be changed to "building face design".

**CARRIED UNANIMOUSLY**

### **3.2 Minutes from the Meeting held August 27, 2014**

**Action:**

**MOVED / SECONDED**

That the Minutes of the Advisory Design Panel held August 27, 2014 be approved.

**CARRIED UNANIMOUSLY**

### **4. ADJOURNMENT**

The Advisory Design Panel meeting of September 24, 2014 adjourned at 1:19 P.M.

---

Christopher Rowe, Chair



M C M

Musson  
Cattell  
Mackey  
Partnership

Architects  
Designers  
Planners

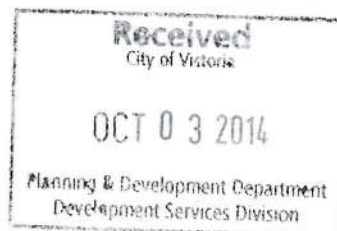
A Partnership  
Of Corporations

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Canada V7X 1M9

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October 3, 2014

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



Attention: **Mayor & Council**

Dear Sirs:

Re: **819 YATES STREET**  
**OUR PROJECT NO. 214027 – 1.6.1.1**  
**ADVISORY DESIGN PANEL RECOMMENDATIONS**

The Development Permit Application for 819 Yates Street was reviewed by the Advisory Design Panel September 24, 2014 and they recommended approval subject to:

1. Consideration of an intercom on the View Street security gates, for increased accessibility.
2. Review of CPTED considerations at grade with particular attention to alcoves and open spaces; residential and visitor access from View Street; the walkway; and the unplanted corner near the bike entrance.
3. Consideration of advanced design detail of the Yates Street retail frontage.
4. Consideration of privacy impacts at the inside corners of the transition point of the two towers.

The following are our responses to these recommendations.

**1. Intercom at View Street**

This item would apply during the nighttime hours, as it is anticipated that the gates at both and north and south end of the walkway would be closed and locked overnight. There is access for residents from View Street directly into the building, from the southwest corner. It is the applicant's preference that visitor access during the nighttime be restricted to only one location, that being the main entrance into the lobby at Yates which is also the only address point for the building. Intercoms for strangers and visitors to buzz in are a potential weak point, and it is felt that this should be restricted in the overnight ours at one point only, which can be more properly monitored.

**2. CPTED**

The two alcoves in question are at the mid points of the building on both Yates and View, where exit stairs exit out onto the street. These alcoves have been made more shallow, so as to not function as places to hide or sleep overnight. There is still an approximately one foot setback to distinguish the finishes from the adjacent frontages, as this ties in to the general design of the tower; this latter aspect was commented on favourably by the Design Panel during discussion. Residential and

visitor access from View Street has been discussed in the above section on the intercom; to reiterate, we feel that restricting visitor access during the overnight hours from View Street creates a more secure environment. Regarding the walkway, as noted the security gates will be closed and locked overnight. The walkway is exposed to the main lobby for almost half its length, and the entire walkway is overlooked by the approximately 100 apartment units above. It will be well lit, with low level lighting (so as not to provide glare into the suites), not to mention the light spill from the main lobby. As such, we believe we have done all that is possible to prevent this area from becoming a place to loiter, or hide out of sight. The unplanted corner near the bike entrance has been addressed in our plans by adding landscaping; we believe that this point was more of a privacy issue and a CPTED issue.

**3. Yates Street Retail Frontage**

The design of this frontage has been further developed as indicated in the revised plans submitted. The retail entrances have been enhanced with a surrounding frame to echo the treatment in the overall tower, and the canopy has been broken into a stepped design to create a finer sense of scale, again relating to the smaller scale balcony elements as used in the main tower.

**4. Privacy Impacts**

The inside corners have solid walls on both suites that form the corner, generally preventing a direct look from suite to suite. It is true that from the balcony of one unit, one could look around the corner and back toward the other unit. However, this is a distance of some 15 or 16 feet and one would have to make a deliberate effort to lean over to turn and look. Lines of sight from unit to unit are not uncommon in higher density apartment districts between different buildings, and cannot be avoided altogether. The outer unit at the corners could have the balconies enclosed by a solid or obscure glass side panel, but that would have a negative impact on the livability of the unit, preventing it from taking advantage of its corner exposure and views and is not felt to be an appropriate measure.

I trust this adequately explains our responses to the Panel's comments. Thank you for your consideration of this application.

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS**



Bill Reid, ARCHITECT AIBC, MRAIC, CP  
William J. Reid Architect Ltd., Partner

BR:eer





1715 Government Street  
Victoria, BC  
V8W 1Z4  
250.386.5503

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

September 12, 2014

**Re: 819 Yates Street – Chard Developments – Development Permit Review**

Dear Mayor Fortin and Council,

The DRA LUC has recently met with the applicant and reviewed the drawings for the above mentioned project.

Based on the information presented by the applicant the purpose of the Development Permit is to create a 209 unit market rental apartment building with ground floor commercial space fronting Yates and View Streets. The building would have an underground parking structure with the entry from View Street. The project would also provide public mid block access from Yates to View Streets.

Comments and concerns raised at the Land Use Committee meeting by the members are as follows;

- It was commented that the requirement for a 4.5m wide midblock walkway was somewhat incongruent as the location was west of midblock and the requirement should have been placed on recently constructed buildings located on the actual midblock. Some members commented that there appeared little need for a midblock walkway in any case, and considering personal security and potential property damage, certainly not one open 24 hours a day.
- The variance to reduce the width requirement for the midblock walk to 3.0m was discussed at length. This walkway would not serve as access to any commercial areas along its length and would serve only as a midblock cut through. Sidewalks on Yates Street are approximately 4.5 m wide and sidewalks on View Street are 3.2 m wide. Both sidewalks also have many obstructions. Pedestrian traffic loads would be significantly less through the midblock walkway than on sidewalks on Yates and View so a narrower width will suffice. Committee consensus was the required width of 4.5 m was unnecessary and that the 3.0 m proposed width was generous enough.
- Based on personal experience as downtown residents, members highly recommended that the walkway be secured at night and that security gates be constructed at this time

so as to be integrated with the building design in a quality fashion. It is noted that security gates installed after the fact by property managers rather than designers and builders are frequently unsightly and poorly integrated. It was also suggested that with some special effort the gates could possibly be integrated with some form of public art or sculpture making them an "invitation" for people to utilize the walkway.

- It is also strongly recommended by the committee that fire exit doors at the street should be located as close to the property line as possible and not be sheltered as they are only to be used in emergencies. Creation of these types of spaces anywhere along the building frontage only contributes to places for people to sleep, congregate or defecate.
- The location of security gating for the parking entry is also a concern. It is recommended that the security gate be located as close to the street as possible to enhance security for the parking garage entry and deny sheltered unsecured areas for sleeping, congregating, etc. A second gate close to the street frontage closed only at night would also enhance building security.
- The applicant is also asking to be relieved of the requirement to provide two social housing units as part of this application. Since this building is now proposed to be a rental building and not a market condominium building as with the previous application, the CALUC agrees the overall net benefit to the community is greater even without the social housing units.
- The committee was pleased with the design and finishes that were proposed by the applicant in particular the articulation of the façade and quality of the cladding.

The DRA supports this proposal as it appears to be of high quality, and will provide needed rental accommodation for downtown residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc Planning and Development Department



## PROJECT INFORMATION

**PROJECT ADDRESS** 819 YATES STREET, VICTORIA BC  
**NEIGHBOURHOOD** DOWNTOWN  
**DOWNTOWN CORE AREA** CENTRAL BUSINESS DISTRICT  
**PLAN DISTRICT**  
**DEVELOPMENT PERMIT AREA** DPA 2  
**LEGAL DESCRIPTION** LOT A, DISTRICT LOTS 308, 307, 324 & 325, VICTORIA, PLAN 33016  
**ZONING** CA-62 ZONE, CENTRAL AREA (YATES-VIEW) DISTRICT

**LOT AREA** 28,289 SF (2,628 SM)  
**SITE COVERAGE** 18,619 / 28,289 = 66 %  
**OPEN SITE SPACE** 9,581 / 28,289 = 34 %  
**TOTAL FLOOR AREA** 164,400 SF (15,273 SM)  
 - RESIDENTIAL 157,800 SF (14,560 SM)  
 - RETAIL 6,600 SF (613 SM)  
**FLOOR SPACE RATIO** 164,400 SF / 28,289 SF = 5.81 (15,274 SM / 2,628 SM = 5.81)  
**AVERAGE GRADE** 19.39 M  
**HEIGHT OF BUILDING** ALLOWED UNDER CA-62 ZONING  
 180'-5" (55 M)  
**NUMBER OF STOREYS** 16 STOREYS + 12 STOREYS  
**BUILDING SETBACKS** FRONT (YATES STREET)  
 4'-7" (1.4 M) - BUILDING BELOW 10 M  
 11'-6" (3.5 M) - BUILDING ABOVE 10 M  
 REAR (VIEW STREET)  
 5'-0" (1.5 M) - BUILDING BELOW 10 M  
 17'-5" (5.3 M) - BUILDING ABOVE 10 M  
 SIDE (EAST): 9'-10" (3.0 M)  
 SIDE (WEST): 0 M

**PARKING** **PARKING REQUIRED UNDER SCHEDULE C** **PROPOSED**  
 RESIDENTIAL: 209 (0.7 / UNIT) 147

**BICYCLE STORAGE** **CLASS 1 BICYCLE PARKING REQUIRED UNDER SCHEDULE C** **PROPOSED**  
 1 / RESIDENTIAL UNIT, 2 FOR COMMERCIAL 209 + 2

**CLASS 2 BICYCLE PARKING REQUIRED UNDER SCHEDULE C** **PROPOSED**  
 6 FOR RESIDENTIAL, 2 FOR COMMERCIAL 6 + 2

**NUMBER OF STORAGE LOCKERS** 1 / UNIT **PROPOSED**  
 209

**NOTE: ALL THE DIMENSIONS ARE CONVERTED TO METRIC**



## DRAWING LIST

A001 PROJECT DATA  
 A101 CONTEXT PLAN  
 A102 EXISTING SITE PLAN  
 A103 SITE PLAN  
 A201 P3 FLOOR PLAN  
 A202 P2 FLOOR PLAN  
 A203 P1 FLOOR PLAN  
 A204 GROUND FLOOR PLAN  
 A205 L2 FLOOR PLAN  
 A206 L3 FLOOR PLAN  
 A207 L4 FLOOR PLAN  
 A208 L5 FLOOR PLAN  
 A209 L6 - L11 FLOOR PLAN  
 A210 L12 FLOOR PLAN  
 A211 L13 - L15 FLOOR PLAN  
 A212 ROOF PLAN  
 A301 BUILDING SECTIONS  
 A401 BUILDING ELEVATIONS  
 A402 BUILDING ELEVATIONS  
 A403 STREET ELEVATION  
 A404 ENLARGED BUILDING ELEVATIONS  
 A405 ENLARGED BUILDING ELEVATION  
 A501 SHADOW STUDIES  
 A502 SHADOW STUDIES  
 A503 SHADOW STUDIES  
 A601 VIEW IMPACT STUDIES  
 A602 VIEW IMPACT STUDIES  
 A603 VIEW IMPACT STUDIES  
 A604 VIEW IMPACT STUDIES  
 A701 3D VIEW  
 A702 3D VIEW  
 A703 3D VIEW  
 A704 3D VIEW - STOREFRONT

FLOOR	RETAIL	RESIDENTIAL	UNIT #	1BED	2BED
L01	613	589	4	1	1
L02		871	10	2	2
L03		1,402	16	4	4
L04		1,308	16	4	4
L05		1,134	14	4	4
L06		1,134	11	6	6
L07		1,134	11	6	6
L08		1,134	11	6	6
L09		1,134	11	6	6
L10		1,134	11	6	6
L11		1,134	11	6	6
L12		627	3	3	3
L13		627	2	6	6
L14		627	2	6	6
L15		627	2	6	6
L16		45	0	0	0
SUBTOTAL	613	14,661	135	74	74
TOTAL		15,274		209	209
SITE AREA		2,628			
PSR		5.81			

## SUITE TYPES

TYPE	RANGE
1 BEDROOM	508 - 875 SF (47.2 - 81.2 SM)
2 BEDROOM	732 - 1052 SF (68 - 97.7 SM)
ADAPTABLE UNIT - 1 BED	555 SF (51.5 SM)
ADAPTABLE UNIT - 2 BED	720 SF (66.9 SM)
TOTAL	

COUNTS
122
66
13
8
209



MCM

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Cattell  
Mackey  
Partnership**

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 F: 604.687.1771  
 MCMPartnership.com

10 SEP 2014  
 10 SEP 2014  
 22 JUL 2014  
 100% (100% OF APPLICATION)

819 YATES STREET

Victoria, BC  
 Project

## PROJECT DATA

Drawn: NT  
 Date: 21/02/2014  
 Project: A001  
 Sheet: A001





MCM

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10 SEP 2014  
10 SEP 2014  
22 JUN 2014  
Revisions:

819 YATES STREET

Victoria, BC

Project

**CONTEXT  
PLAN**

Scale

1" = 30'

Project

23 AUG 2014

Sheet

**A101**

2014  
City of Victoria  
Department of  
Services Division



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- 30 SEP 2014  
RESUBMITTED FOR ADP
- 10 SEP 2014  
PAID FOR PRIOR TO ADP
- 22 JUL 2014  
PAID FOR OP APPROXIMATE

**Revisions** 100 M

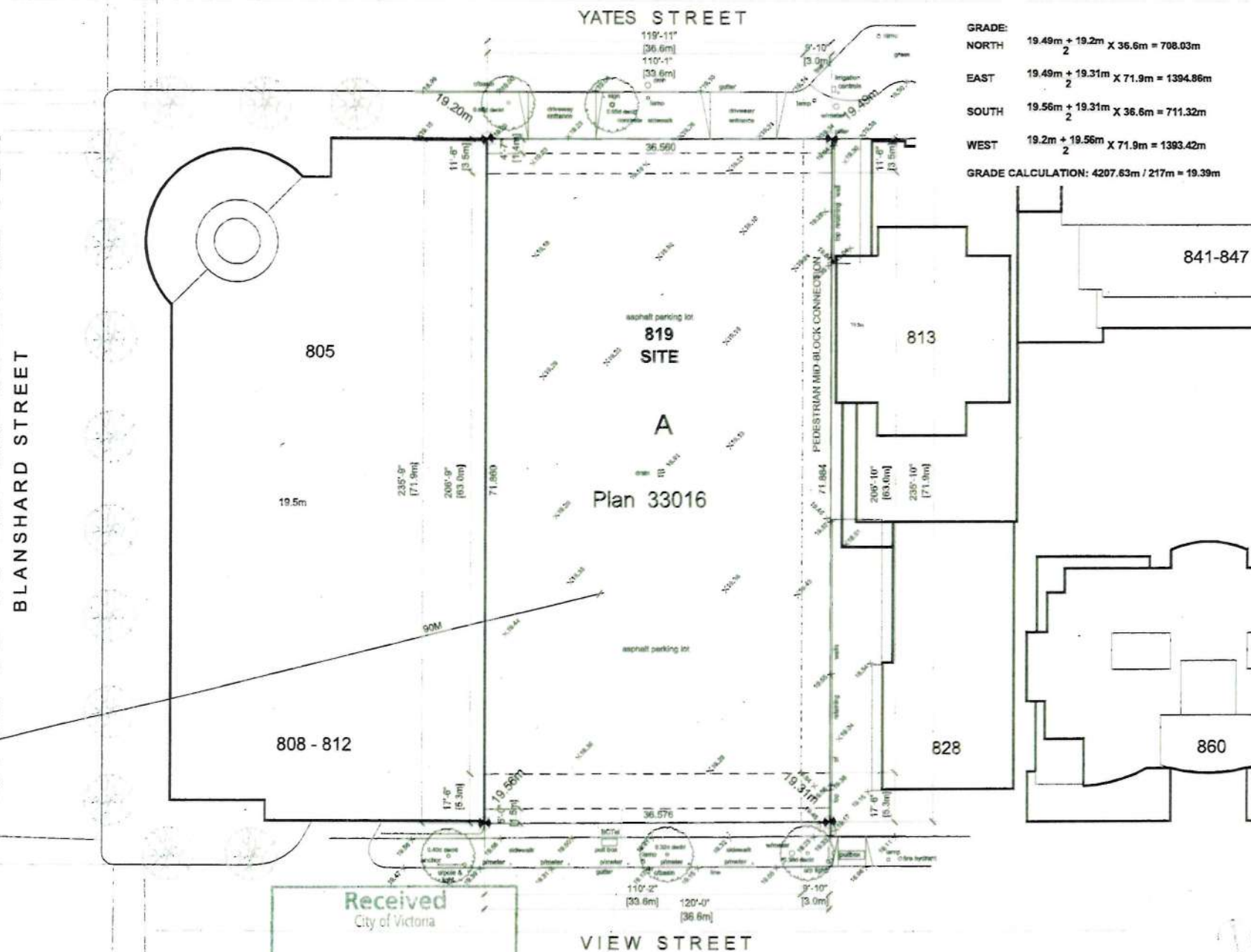
819 YATES STREET

Victoria, BC  
Project

EXISTING SITE  
PLAN

Drawing  
 Issue  
 Project  
 Sheet

1/12" = 1'-0"  
 214027  
**A102**



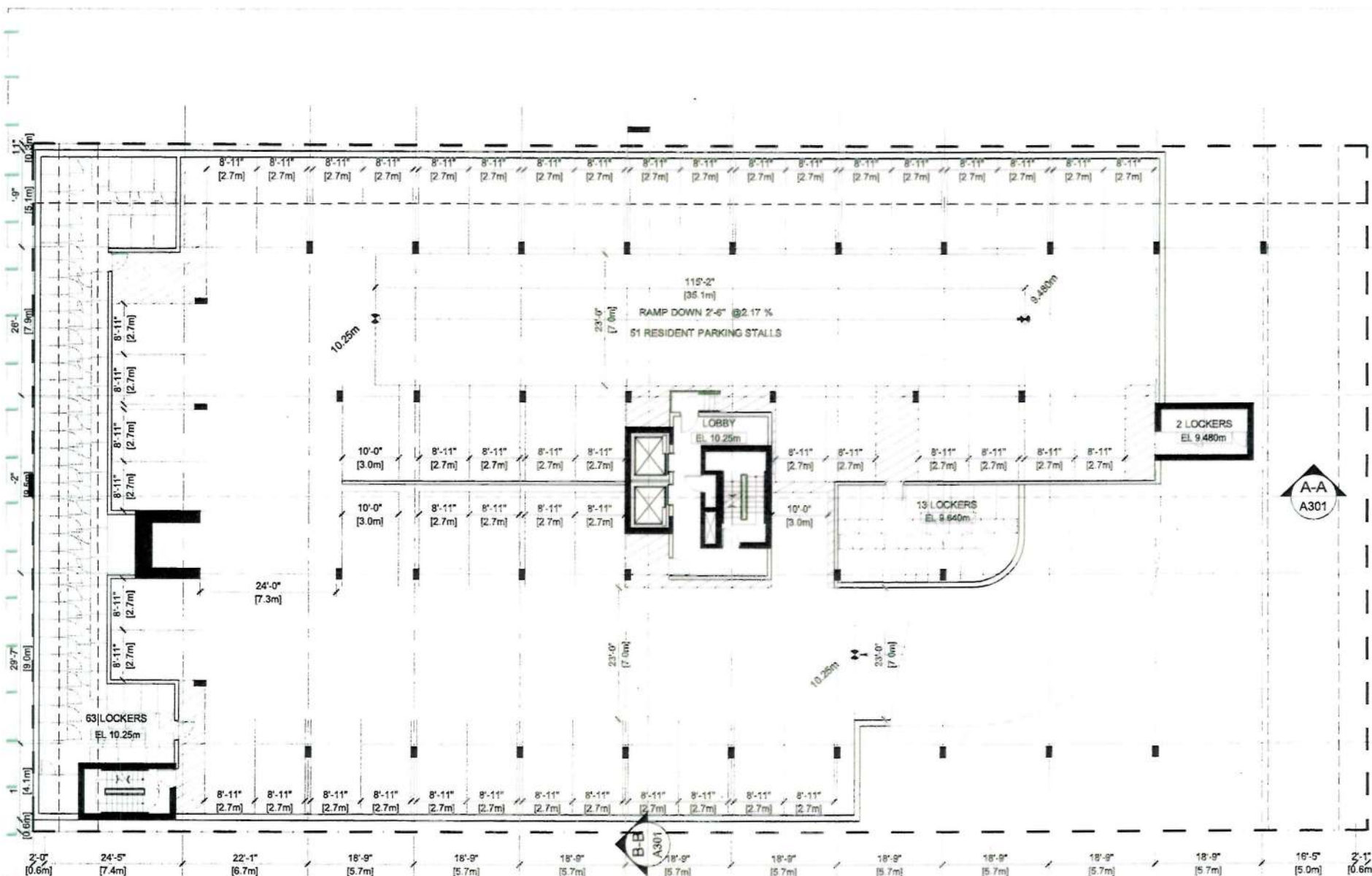
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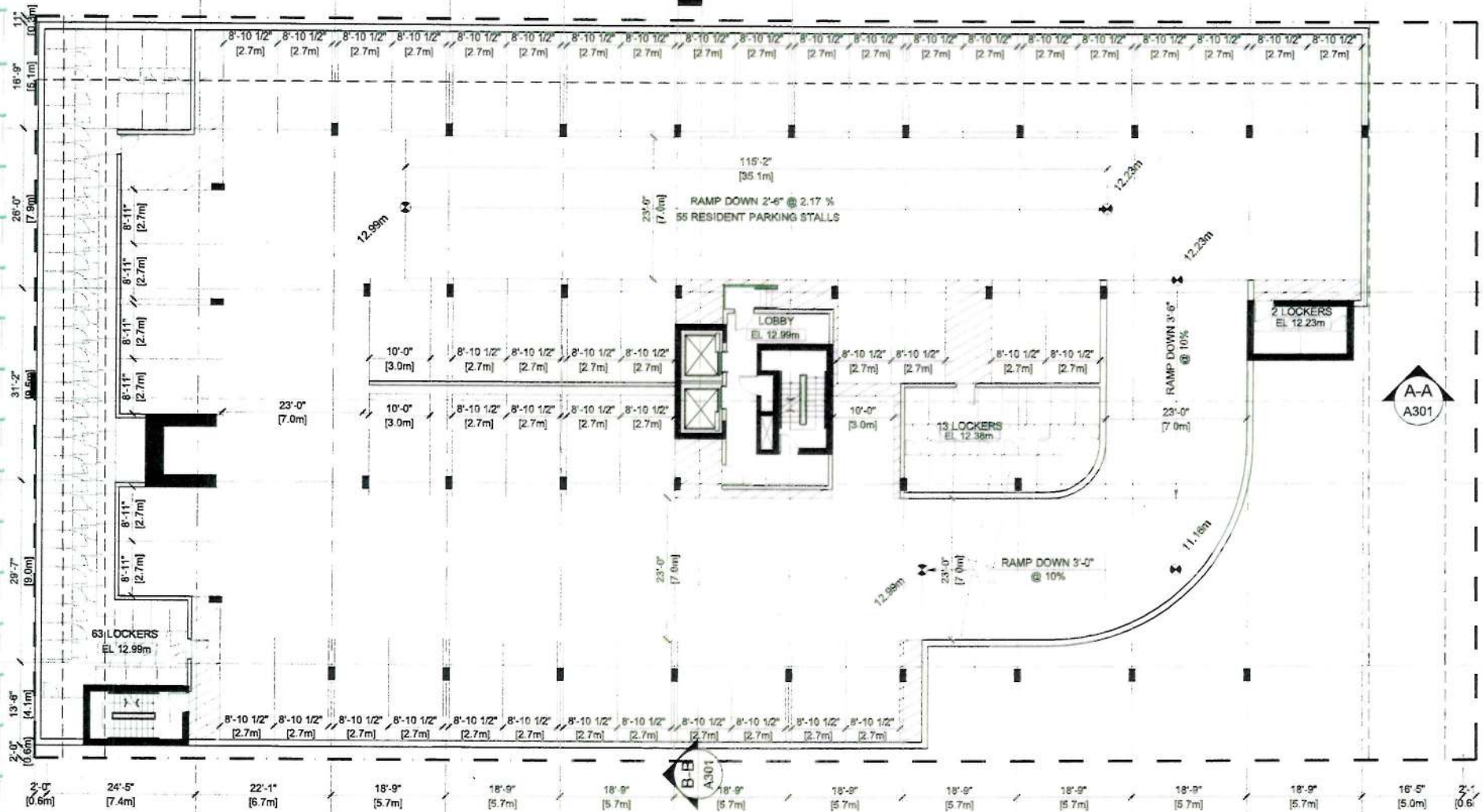
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1224 1/2" x 1/2" (305mm x 305mm) 819 YATES STREET AND GARDEN STREET (VICTORIA, BC) 214027.1 A202 22 JUL 2014 11:47 AM 1/16" = 1'-0"





**How many** **do you try**

Seed

819 YATES STREET

Victoria, BC

**Project**

### P1 FLOOR PLAN

Continued

Scale 3/16" = 1'

Project 2145

A26

Sheet AZC

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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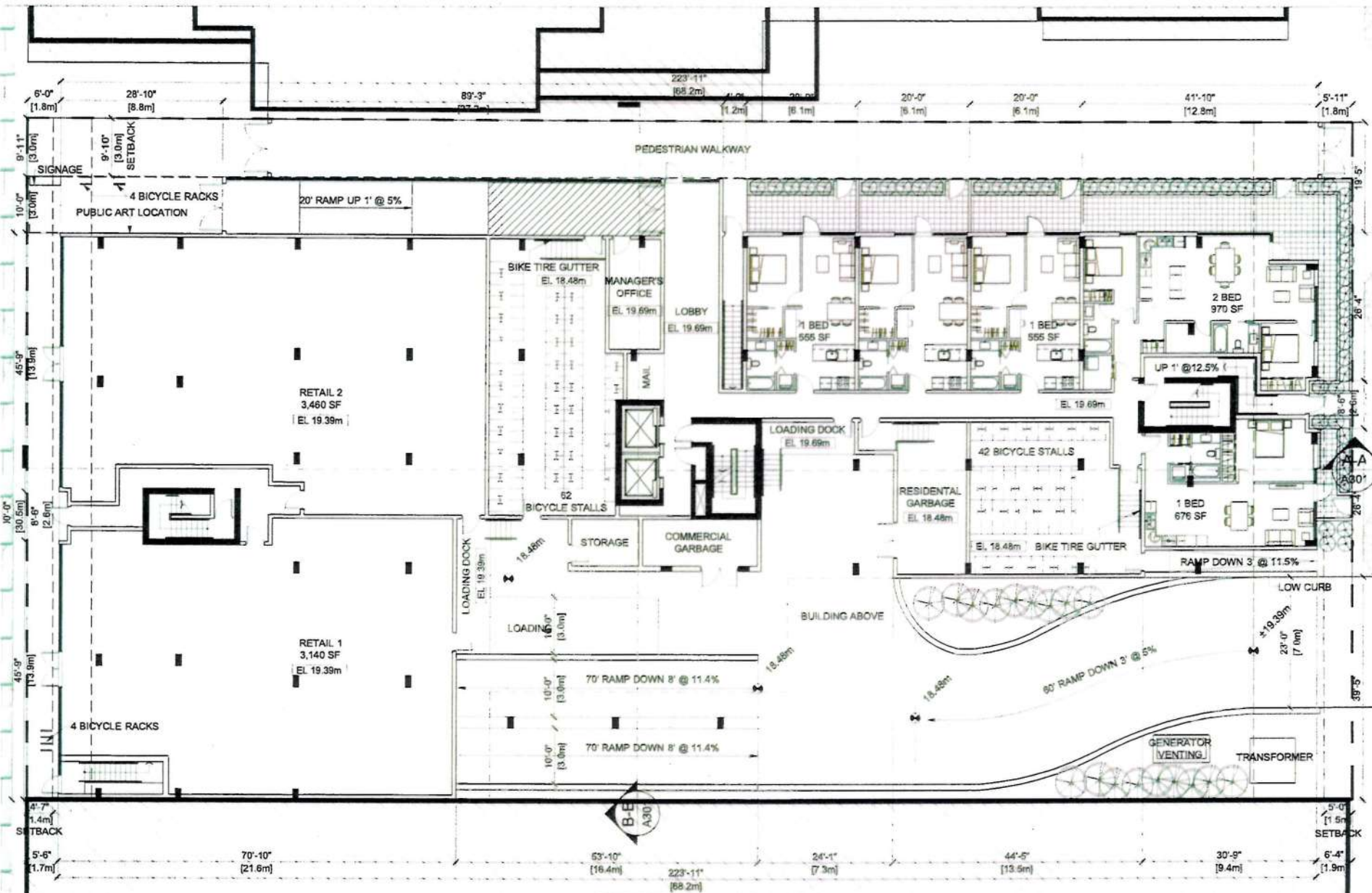
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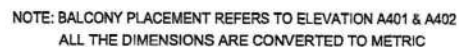
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DOI: 10.1002/jbm.b.23687

A203







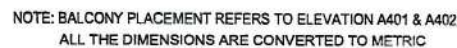


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- 30 SEP 2014  
REINVESTITION PER ACP
- 10 SEP 2014  
ISSUED FOR PRIOR TO ACP
- 22 JUL 2014  
ISSUED FOR IP APPLICATION

819 YATES STREET

Victoria BC

Product

#### L4 FLOOR PLAN

Scale 1/16" = 1'-0"

A207

Sheet A207

Sheet A207



**819 YATES STREET**

Victoria, BC

**L5  
FLOOR PLAN**

Drawing: \_\_\_\_\_  
 Scale: 1/16" = 1'-0"  
 Project: Z14027.1  
 Sheet: **A208**

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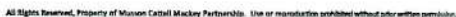
Victoria, BC  
Project

## L6 to L11 FLOOR PLANS

Scale 1/16" = 1'-0"

A209

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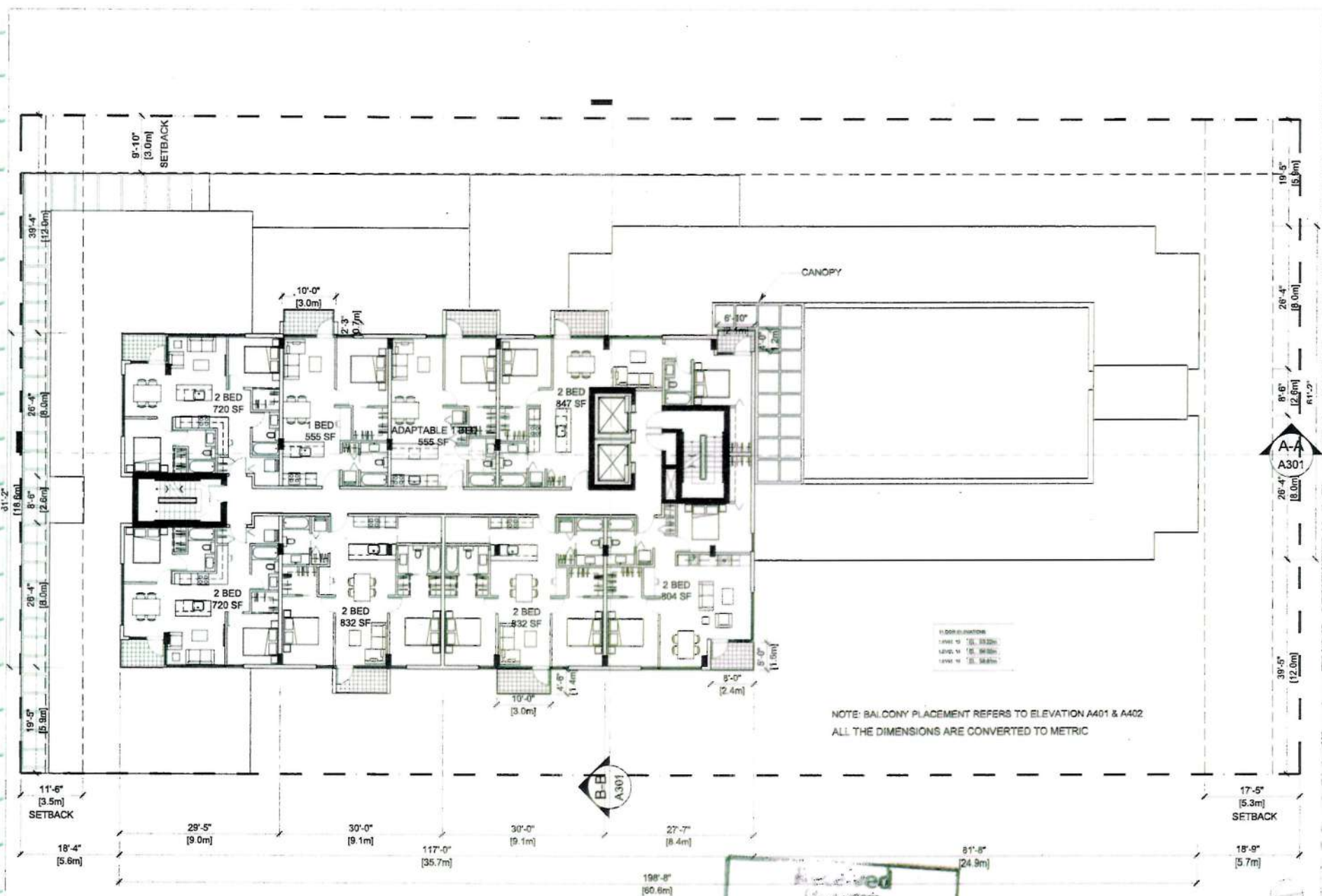
Victoria, BC

## L12 FLOOR PLAN

578 P. J. P. van't Hof et al.

A210



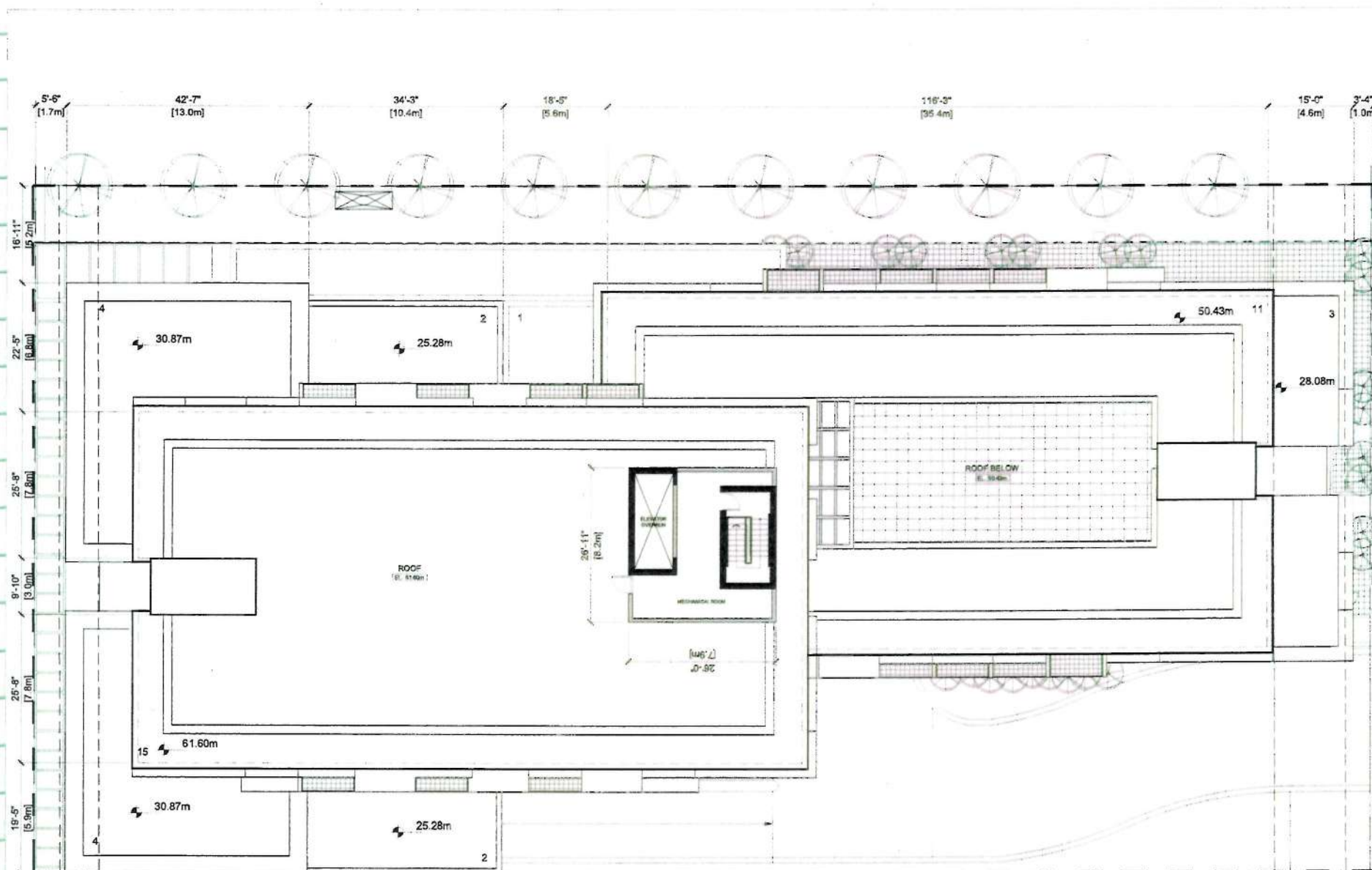


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Development & Planning Division



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Seed  
819 YATES STREET

Victoria, BC

**CONCLUSIONS**

### ROOF PLAN

**Treatment**

Scale 1/16" = 1'0"

PROJECT Z14027.1

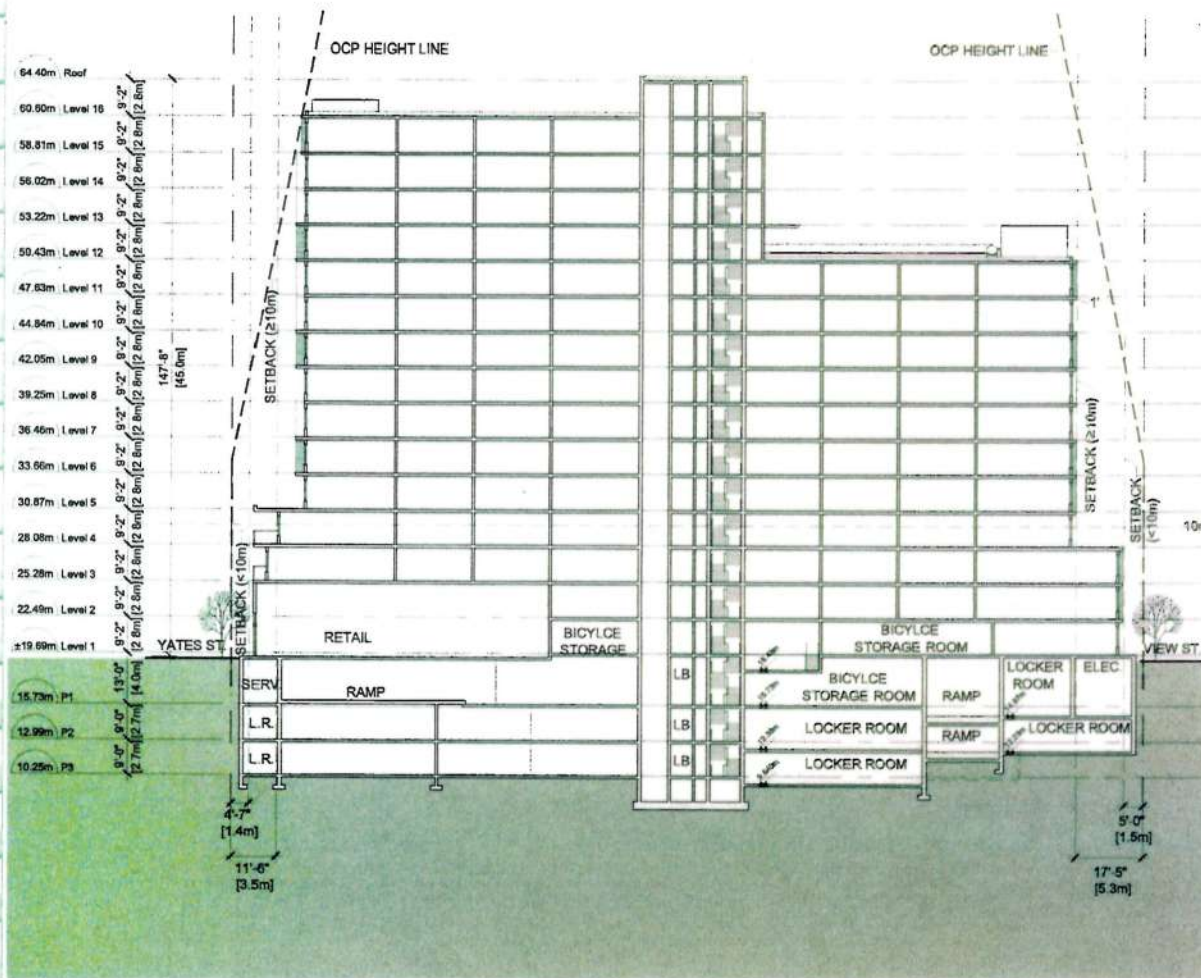
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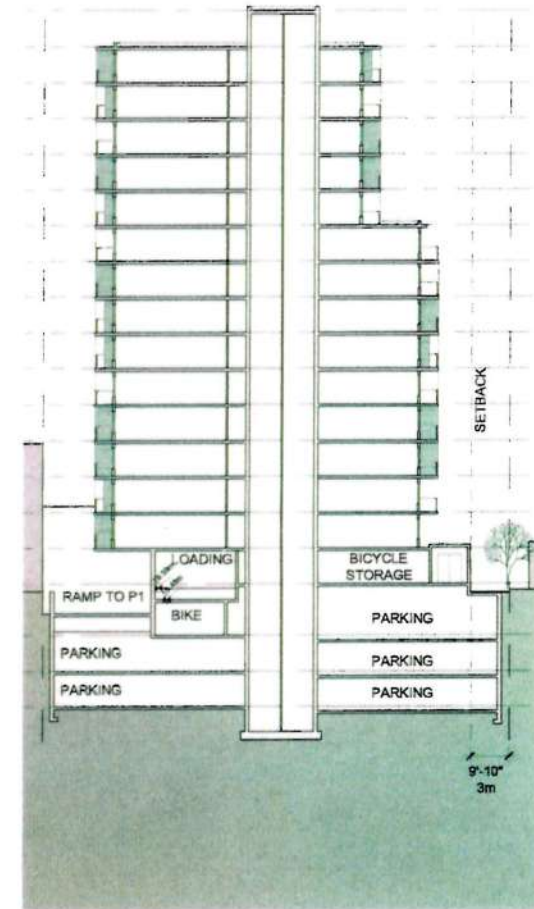


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 1 Section A-A  
 A301

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 2 Section B-B  
 A301

- 1 METAL PANEL ON STEEL STUD RAINSCREEN WALL SYSTEM
- 2 METAL PANEL WITH WOOD TEXTURE
- 3 METAL PANEL (COLOR AS PER ELEVATION)
- 4 DOUBLE GLAZED CLEAR LOW-E GLASS
- 5 CONCRETE SLAB COVERED WITH COMPOSITE PANEL
- 6 PAINTED CONCRETE
- 7 CLEAR GLASS PANELS IN ANODIZED ALUMINUM GUARDRAIL
- 8 GLASS ALUMINUM CANOPY



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Revisions 2014/09/14

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819 YATES STREET

Victoria, BC

Project

**BUILDING  
ELEVATIONS**

Drawing  
Scale 1/32" = 1' - 0"  
Project 214527.1  
Sheet **A401**

SEP 1 2014 1:00 PM PROJECT: 214527.1 819 YATES STREET ARCH SERVICES/CLIMATE DOCUMENTS/CURRENT 214527.1 A401 BUILDING ELEVATIONS 29 Sep 2014 4:02 PM 1/1



- 1 METAL PANEL ON STEEL STUD RAINSCREEN WALL SYSTEM
- 2 METAL PANEL WITH WOOD TEXTURE
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- 4 DOUBLE GLAZED CLEAR LOW E GLASS
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1 North Elevation  
A402

2 West Elevation  
A402

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20 SEP 2014  
REVISED FOR PAGE TO A402  
22 JUL 2014  
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Victoria, BC  
Project  
BUILDING  
ELEVATIONS

Drawing  
Scale: 1/32" = 1' 0"  
Project: 234027.1  
Sheet: A402

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- 10 SEP 2014  
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PL

819 YATES  
STREET

PL

805

BLANSHARD  
STREET

ELE 84.4M  
HEIGHT 45M

1

A403

North Street Elevation

Scale

819 YATES STREET

Victoria, BC

Project

**STREET  
ELEVATIONS**

Drawing

Scale: 1/8" = 1' 0"

Project: 214027.1

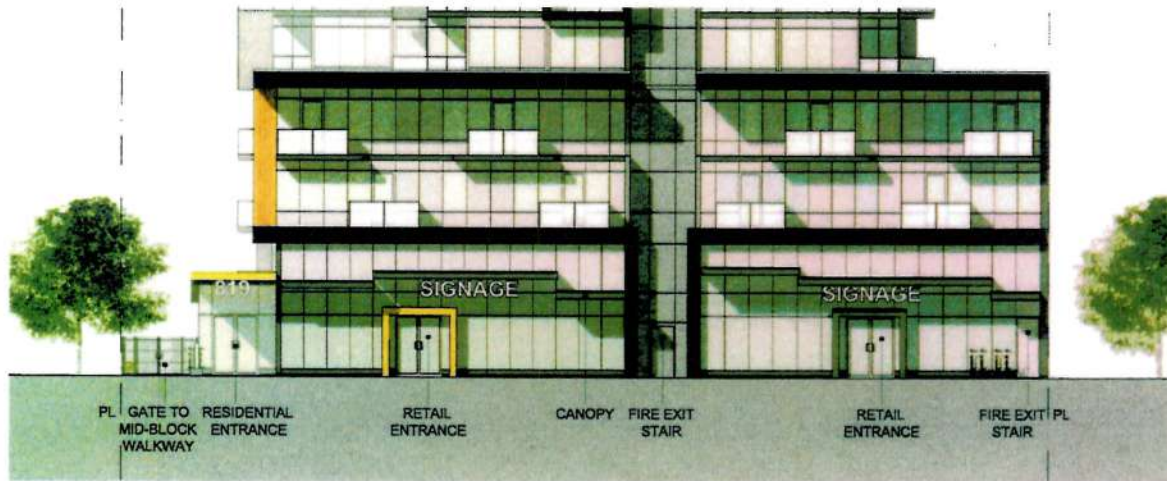
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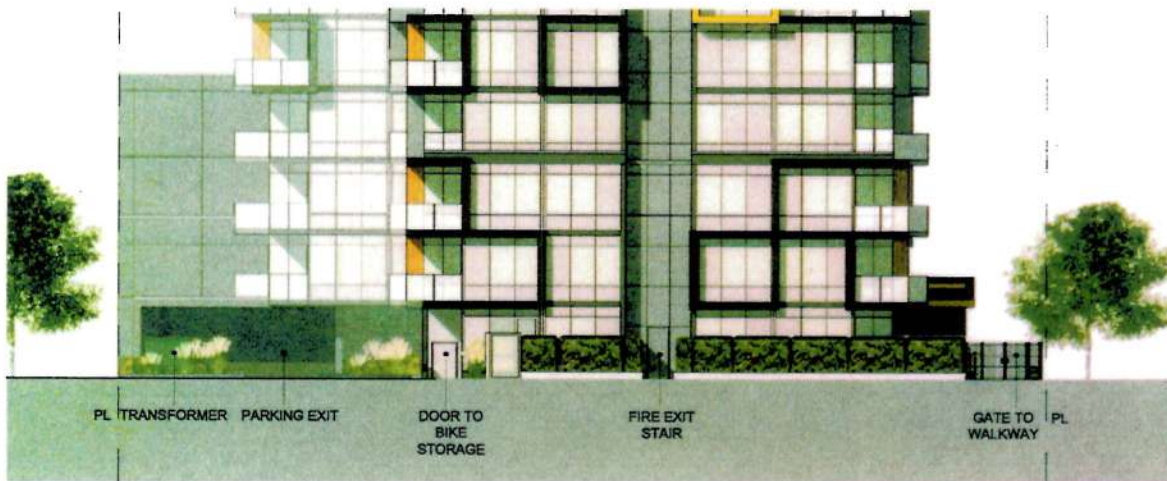
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1 YATES STREET ELEVATION  
A404



2 VIEW STREET ELEVATION  
A404

819 YATES STREET

Victoria, BC  
Project

**BUILDING  
ENLARGED  
ELEVATIONS**

Sheet  
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- 30 SEP 2014  
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- 10 SEP 2014  
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- 22 JUL 2014  
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Victoria, BC  
Project

**BUILDING  
ENLARGED  
ELEVATION**

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Product	25A027.1
Sheet	A405



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Project  
**SHADOW  
STUDIES**

Drawing  
Scale  
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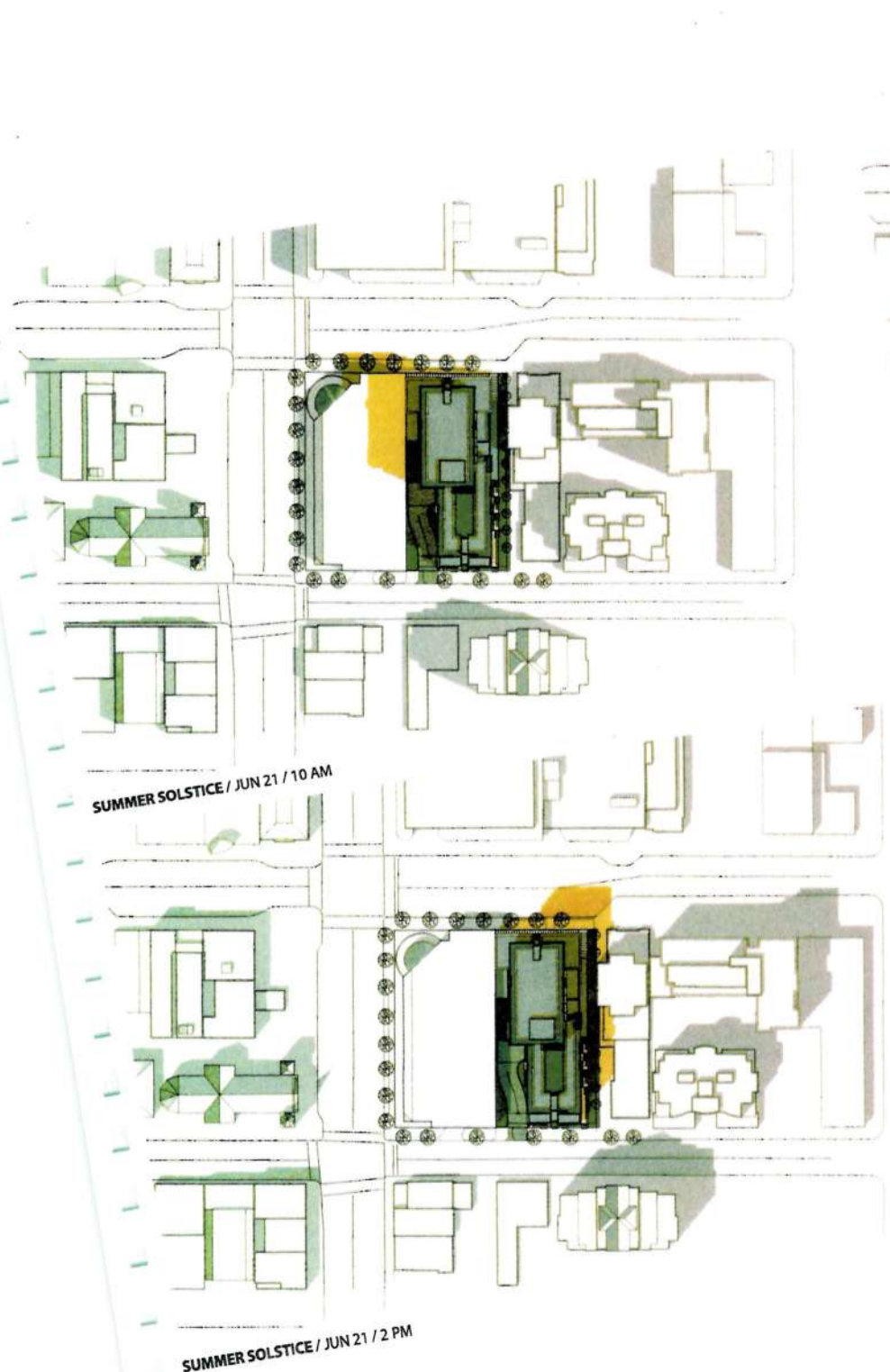
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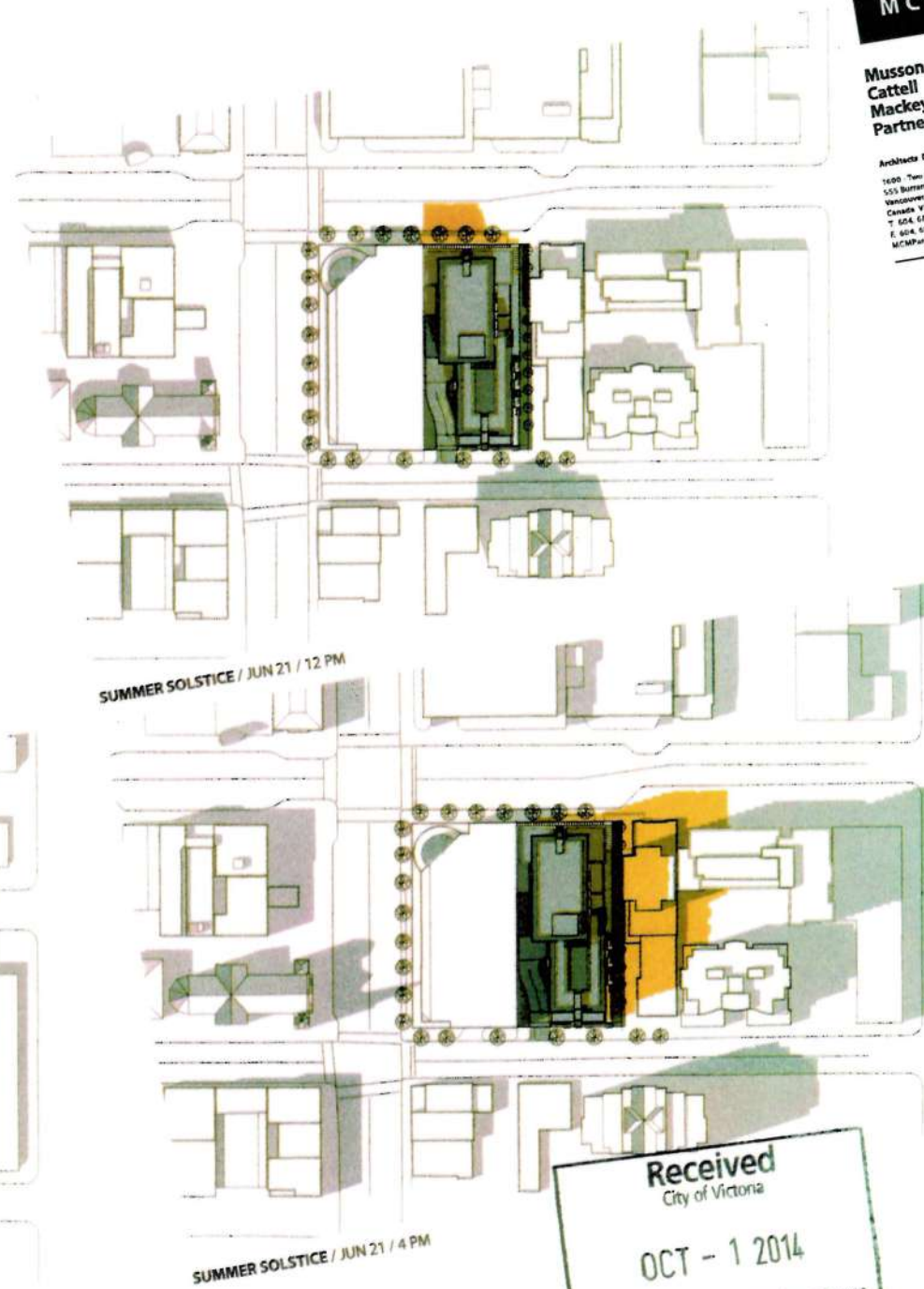
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30 SEP 2014  
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10 SEP 2014  
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22 JUL 2014  
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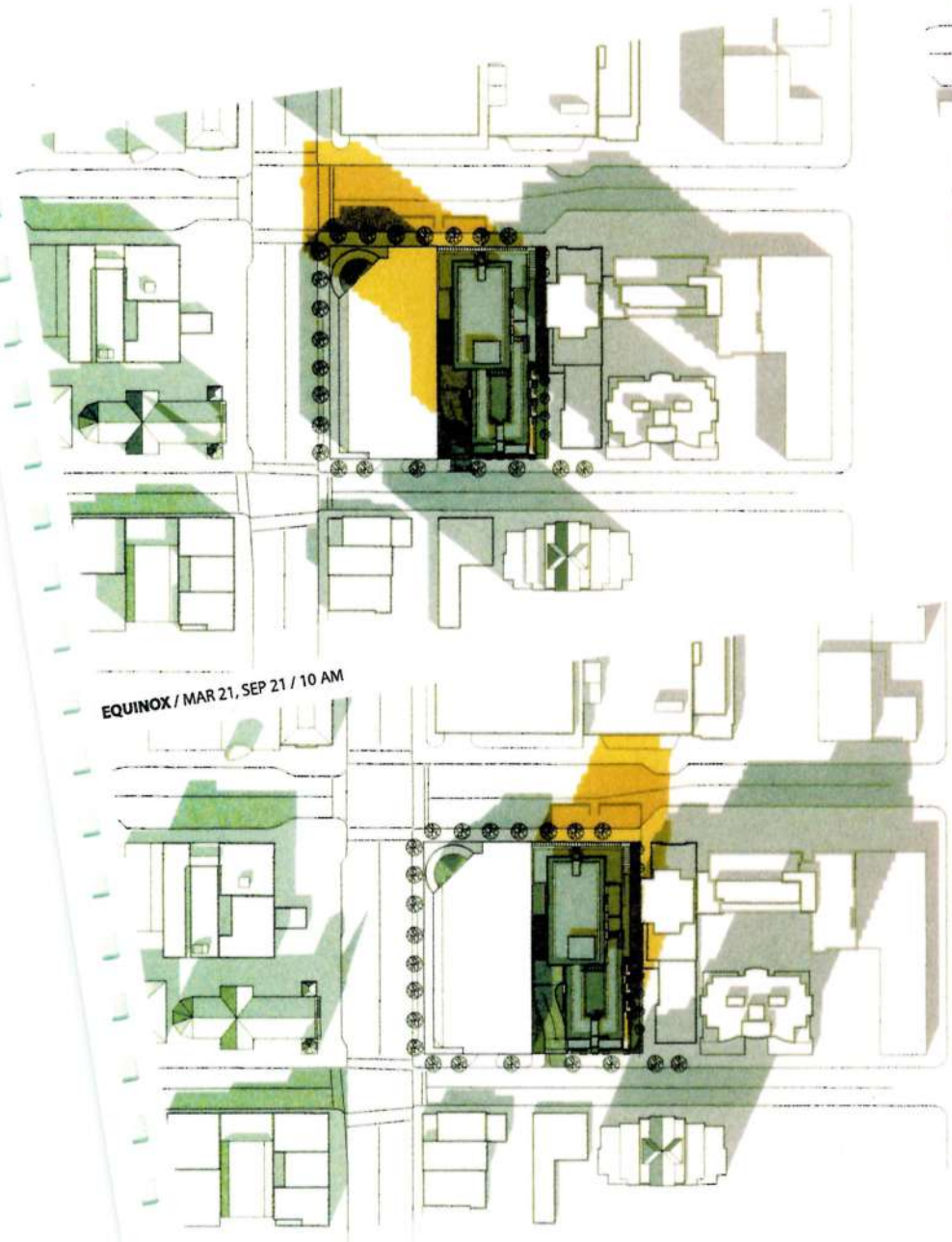
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Victoria, BC

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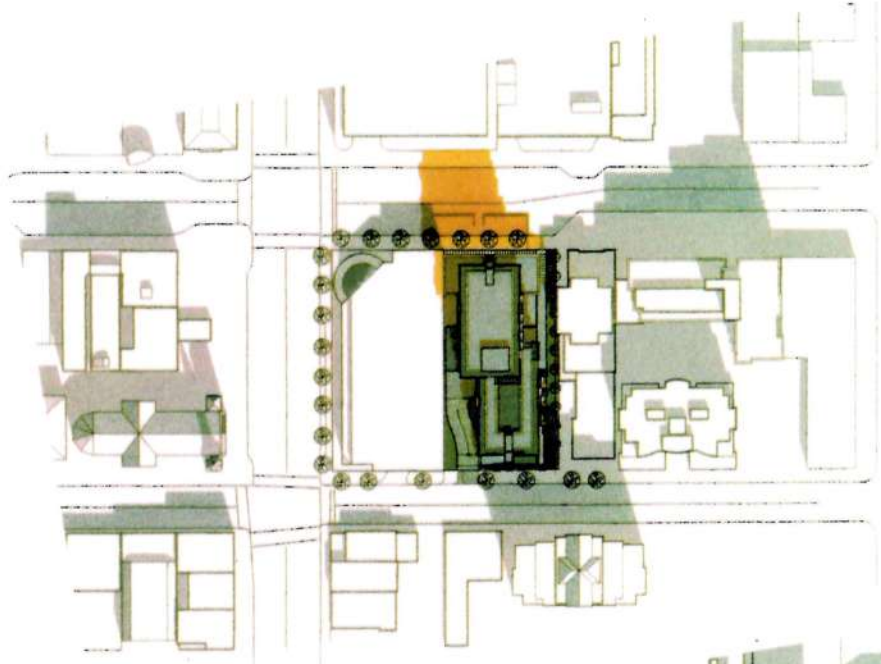
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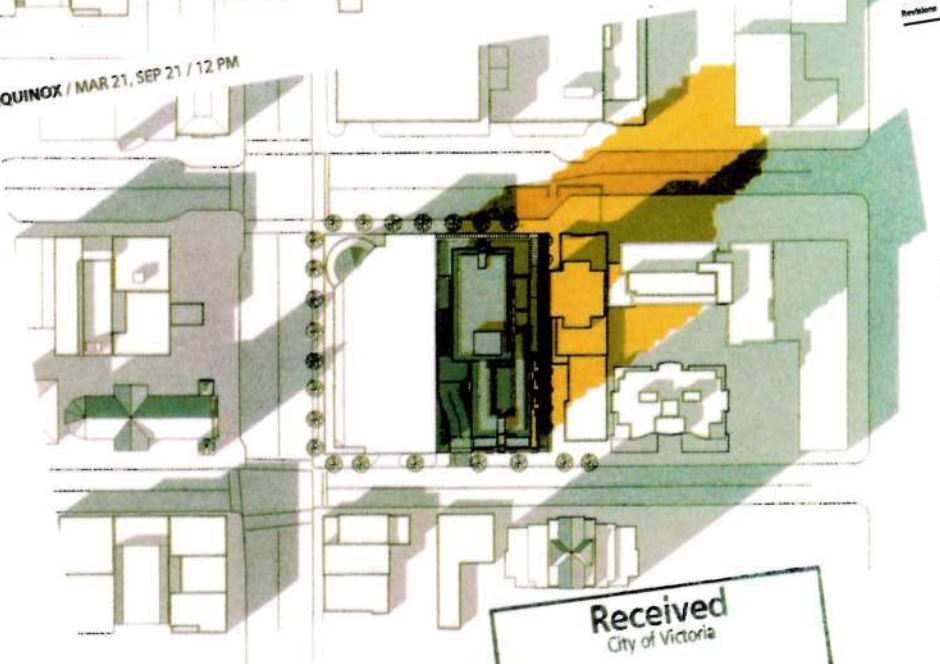


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VIEW IMPACT STUDIES OF ST. ANDREW'S CATHEDRAL  
AT THE INTERSECTION OF VIEW STREET AND QUADRA STREET

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819 YATES STREET

Victoria, BC  
Project

**VIEW IMPACT  
STUDIES**

Drawing  
Scale NTS  
Project 234027.1  
Sheet **A601**

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**VIEW IMPACT STUDIES**  
AT THE INTERSECTION OF BLANSHARD STREET AND YATES STREET - LOOKING EAST

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**VIEW IMPACT  
STUDIES**

Drawing  
Scale NTS  
Project 134027.1  
Sheet **A603**

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**VIEW IMPACT STUDIES**  
 AT THE SIDEWALK FROM ADJACENT LOT ON VIEW STREET - LOOKING WEST TOWARDS CATHEDRAL

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1: 30 SEP 2014  
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 2: 28 SEP 2014  
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 3: 22 JUL 2014  
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**819 YATES STREET**

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**VIEW IMPACT  
 STUDIES**

Drawing:  
 Scale: NTS  
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 Sheet: **A604**

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VIEW FROM NORTH EAST CORNER ON YATES STREET

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- 10 SEP 2014  
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- 22 JUL 2014  
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819 YATES STREET

Victoria, BC  
Project

3D VIEW

Drawing  
Scale: NTS  
Project: 254027.1  
Sheet: A701

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VIEW FROM NORTH ON YATES STREET

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- 10 SEP 2014  
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- 22 JUL 2014  
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Victoria, BC  
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3D VIEW

Drawing  
SAP N/S  
Project 214027.1  
Sheet **A702**

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VIEW FROM SOUTH ON VIEW STREET

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3D VIEW

Drawing  
Scale NTS  
Project 214027.1  
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3D VIEW

Drawing  
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Sheet A704

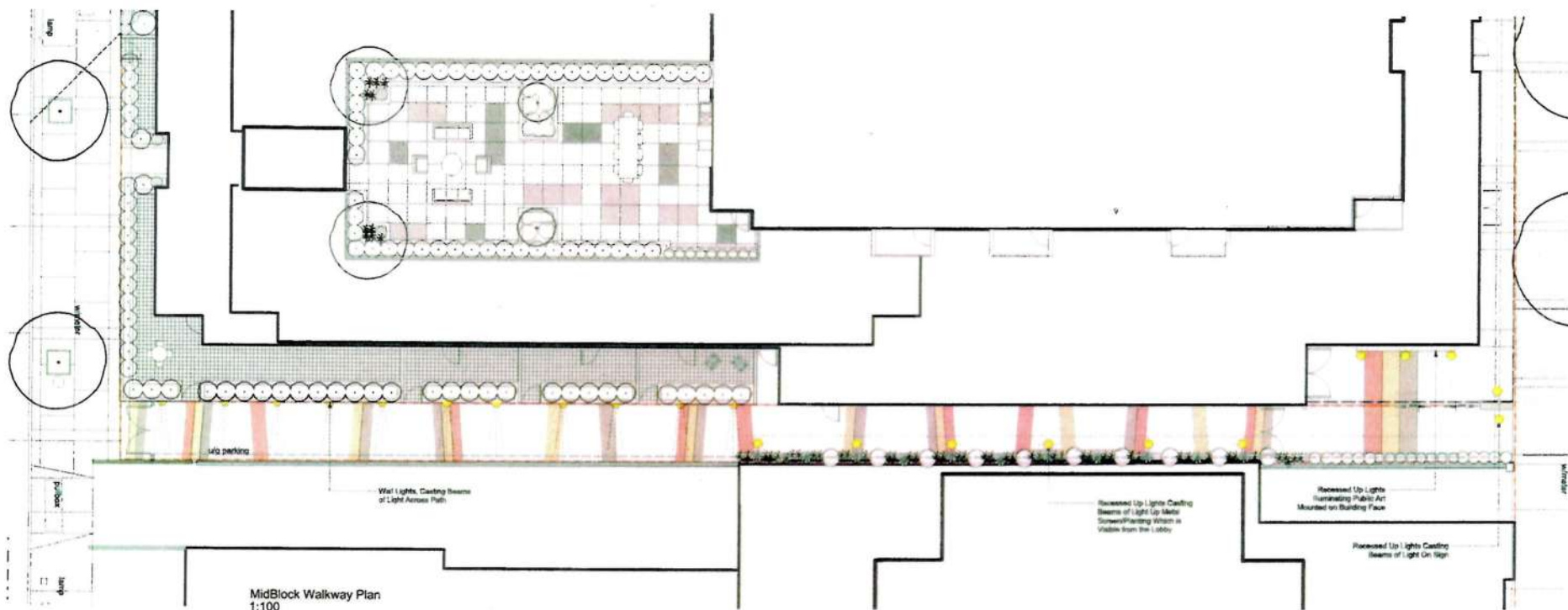
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Example of Wall Light



Example of Recessed Up Light

# Mid Block Walkway Lighting Plan - 819 Yates Street



LADR LANDSCAPE ARCHITECT

Project No: 1428 Aug 26-14

79-495 Dufferin Rd. - Victoria, B.C. V8T 1B7  
Phone: (250) 598-0105 Fax: (250) 417-0669



East Elevation  
1:100

## Mid Block Walkway - 819 Yates Street

