

# Jawl Enterprises Ltd.

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December 9, 2013

City of Victoria  
1 Centennial Square  
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Attention: Mayor and Council

**Re: Application for Rezoning to a New Comprehensive Development Zone, Development Permit, and OCP Amendment in Respect to Lands Municipally Described as 1501 Douglas Street, 1509-1517 Douglas Street, and 750 Pandora Avenue, Victoria, BC**

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We are pleased to submit this letter and the enclosed documents in connection with an application for rezoning to a New Comprehensive Development Zone, a Development Permit, and an OCP Amendment in respect to lands municipally described as 1501 Douglas Street, 1509-1517 Douglas Street, and 750 Pandora Avenue and legally described as Lot 1 of Lots 1247, 1248 and 1257, Victoria City, Plan EPP27886 (the "Site"). The Site area totals 5,571.93 m<sup>2</sup> (59,975.7 square feet) and is currently used for surface parking as well as commercial uses in the existing buildings along the Douglas Street frontage.

Jawl Enterprises Limited (the "Applicant") acquired the Site in three discrete purchase transactions completed during 2011 and 2012. Since that time the Applicant and its design team, led by D'Ambrosio Architecture + Urbanism, have been engaged in the formulation of a development proposal for the Site (the "Development Proposal" or the "Project"). Informing the design process were a number of guiding principles:

- The Project should be an office and retail complex of market leading quality standards.
- The Project should incorporate a dynamic street interface featuring vital retail uses and appealing public spaces.
- The Project should prioritize forward thinking approaches to environmental and operational building performance.
- The Project should respond in a sensitive and complementary way to its Downtown context.
- The Project should be reflective of the land use and community objectives described in the Downtown Core Area Plan, the City of Victoria Official Community Plan, and the City of Victoria Economic Development Strategy.

Following numerous design iterations, dialogue with representatives from the City of Victoria, and consultation with key stakeholders, we believe the development proposal that forms the basis of this application, meets these objectives.

The Development Proposal incorporates underground parking, retail / commercial uses, landscaped space, and urban plazas at the ground level, and high quality office premises on the upper floors. The construction of the Project will proceed in two phases. The first phase will include two subgrade levels of parking under the entire Site and the above-grade building at the West end of the Site. This will be a six storey, 10,362 m<sup>2</sup> (111,536 square foot) office / commercial building. The second phase, at the East end of the Site above-grade, will be a thirteen storey, 16,299 m<sup>2</sup> (175,441 square foot) office / commercial building. The overall Development Proposal integrates two mixed-use commercial office buildings and a network of high quality outdoor and indoor spaces into this prominent Downtown Core location. Each phase has been conceived to complement and support the surrounding current and anticipated future context and have resonance with the patterns, scale, and materiality of the adjacent buildings. Building forms have been sculpted to define street edges, optimize connectivity at the





Bird's Eye View Looking East From Douglas St.

ground floor interfaces, and minimize any negative impact of the proposed buildings on the surrounding streets and buildings while meeting the parameters of leading standards for office premises. Careful attention has been paid to the creation of public spaces that are welcoming, human scaled, and integrated with both the street fabric and the building activity. Finally, the Development Proposal showcases modernist influenced contemporary architecture, high quality construction specifications and leading edge sustainability features.

We believe that the Development Proposal offers an opportunity to stimulate desirable activity on this key site in the North end of the Downtown Core and optimize the potential of a currently moribund block. The creation of high quality office premises is essential to attracting and retaining private and public sector employment in the Downtown Core, one of the key objectives of the City of Victoria Economic Development Strategy. It is estimated that the office premises at completion will house over 1,400 workers. In addition, we believe that the incorporation of dynamic retail uses and thoughtful open spaces at the ground level will be a catalyst for neighbourhood vitality and offer desirable amenities not just to the Project but also more generally to the Downtown community. The Applicant intends to target high quality and principally local retail users including restaurants, cafes, and service providers to ensure activity throughout the day and evening, encourage visually dynamic store fronts, enhance the retail amenities of the Downtown Core, and add appeal and interest to the street interface. The first phase of the Project incorporates a large indoor open space which will be accessible to the public during normal business hours and which has been designed to function as an informal meeting space for the Downtown community as well as serving as a venue for community events.

#### **Official Community Plan / Downtown Core Area Plan Land Use Context:**

One of the key objectives of the City of Victoria's 2012 Official Community Plan (the "OCP") is to focus new employment growth and office development in the Downtown Core and reinforce the area as the Capital Region's primary economic hub through increasing its office capacity. The Site falls in the heart of the "Core Business" Urban Place Designation which promotes offices and retail as primary uses. The Project is well aligned with these principles and land use directions and offers an opportunity to materially advance the objectives of the OCP. The City of Victoria 2011 Downtown Core Area Plan (the "DCAP") categorizes the Site as falling within



the Central Business District. The DCAP specifies that the Central Business District should accommodate a strong concentration of commercial employment uses in a high density format and support new development which clearly reinforces and enhances the position of the CBD as the primary employment, commercial, and cultural centre for the City and the Region. Here again, the Project is aligned with these land use principles and offers an opportunity to achieve key objectives of the DCAP. The Project also responds to the Transportation and Mobility, Place-making, and Environmental objectives of both the OCP and DCAP as outlined elsewhere in this letter. The Site is currently comprised of three zoning parcels and two distinct zones: CA-40 and CA-4. The uses proposed under the Development Proposal are consistent with existing zoning and accordingly no change is being requested.

#### **Development Proposal Density:**

The Development Proposal includes a total gross area of 26,661 m<sup>2</sup> (286,977 square feet) comprised of 23,884 m<sup>2</sup> (257,285 square feet) of office space and 2,777 m<sup>2</sup> (29,891 square feet) of commercial / retail space. The Site is currently comprised of three zoning parcels, the prescribed densities for which are summarized in the following table:

<b>Existing Properties Address (Zone)</b>	<b>Property Area</b>	<b>Allowable Density</b>	<b>Allowable Gross Floor Area</b>
1501 Douglas (CA-4)	927.43 m <sup>2</sup> (9,982.8 ft <sup>2</sup> )	3.0 : 1	2,782.29 m <sup>2</sup> (29,948.3 ft <sup>2</sup> )
1509-1517 Douglas (CA-4)	1,258.80 m <sup>2</sup> (13,549.6 ft <sup>2</sup> )	3.0 : 1	3,776.40 m <sup>2</sup> (40,648.8 ft <sup>2</sup> )
750 Pandora (CA-40)	3,385.70 m <sup>2</sup> (36,443.3 ft <sup>2</sup> )	5.3 : 1	17,944.21 m <sup>2</sup> (193,149.9 ft <sup>2</sup> )
Total	5,571.93 m <sup>2</sup> (59,975.7 ft <sup>2</sup> )	4.398 : 1	24,502.90 m <sup>2</sup> (263,747.0 ft <sup>2</sup> )

The DCAP provides for a new density framework that is applicable to the Site. Specifically, the DCAP indicates a base density of 4.0:1 for commercial uses within the A-1 area and a maximum density of 6.0:1. The rezoning being requested utilizes the existing allowable density of 5.3:1 for the 750 Pandora parcel (CA-40) and the base density of 4.0:1 for 1509-1517 Douglas (CA-4) and 1501 Douglas (CA-4) as supported by the DCAP. Accordingly, the proposed density framework under this rezoning application is summarized in the following table:

<b>Existing Properties Address (Zone)</b>	<b>Property Area</b>	<b>Proposed Allowable Density</b>	<b>Proposed Allowable Gross Floor Area</b>
1501 Douglas (CA-4)	927.43 m <sup>2</sup> (9,982.8 ft <sup>2</sup> )	4.0 : 1	3,709.72 m <sup>2</sup> (39,931.1 ft <sup>2</sup> )
1509-1517 Douglas (CA-4)	1,258.80 m <sup>2</sup> (13,549.6 ft <sup>2</sup> )	4.0 : 1	5,035.20 m <sup>2</sup> (54,198.4 ft <sup>2</sup> )
750 Pandora (CA-40)	3,385.70 m <sup>2</sup> (36,443.3 ft <sup>2</sup> )	5.3 : 1	17,944.21 m <sup>2</sup> (193,149.9 ft <sup>2</sup> )
Total	5,571.93 m <sup>2</sup> (59,975.7 ft <sup>2</sup> )	4.790 : 1	26,689.13 m <sup>2</sup> (287,279.4 ft <sup>2</sup> )

The new comprehensive development zone being requested for the consolidated Site would have an allowable density of 4.790:1 and a corresponding maximum allowable gross floor area of 26,689.13 m<sup>2</sup> (287,279.4 square feet).





Douglas Street Entrance

### Building Massing and Design:

The architectural massing of the Development Proposal has been conceived as a complex of buildings and landscaped spaces that are woven into the city fabric. The Project responds to its context three-dimensionally so that the ground floor is highly permeable and the upper floors support street and block definition in height and form. The fundamental massing strategy was to divide the site laterally and thereby locate two separate and distinct buildings on the Site. This division scales the Project massing to suit its context, provides open space for a gracious and well-placed mid-block crossing, and facilitates construction in two separate phases.

The two resultant buildings share aspects of form and materiality, however they are distinguished from each other through their massing. Phase I, located to the West end of the Site, falls largely within the 90m Special Consideration Zone surrounding the City Hall clock tower. Accordingly, while the DCAP references a permitted building height of up to 11 commercial storeys (45m) for this portion of the Site, the design team chose to limit the Phase I building to a maximum height of 6 storeys (27.83m at the Rotunda skylight roof). The six storey height is reflected in nearby commercial office buildings so that when viewed from street level, the building supports the existing effective street wall on the East side of Douglas Street. Analysis of the views along Douglas Street confirm the Phase I building blends with adjacent building forms and as intended by the Special Consideration Zone, does not intrude visually into the area of sky around the clock tower.



Douglas St. Looking North



Clock Tower 90m Special Consideration Zone





Pandora Ave., Looking East from Douglas St.



View of City Hall from the Rotunda

At a finer level of detail, the Phase I building was shaped by green building requirements to provide interior access to natural light and ventilation. The building mass is clearly expressed as two narrow office wings that wrap around an enclosed rotunda. These wings are suspended above the highly transparent ground floor by dramatic exposed concrete columns and bents (special beams). The upper floors cantilever over the sidewalk, providing weather protection and preserving right-of-way width for feature landscape areas and management of street storm water run-off. Between the upper floor wings, a 6 storey tall glazed façade forms a dramatic window that emphasizes the wings as separate forms, provides views and light into the rotunda and frames a new dramatic axial view of the clock tower. At the narrow Douglas Street end of the Site, one of the office wings is held back from its sunny Southwest corner to create a plaza. This set back façade allows oblique views of the clock tower on approach from Pandora Avenue and aligns this façade with the adjacent City Centre Plaza office tower on the opposite corner.

The Phase II building, sited on the wider portion of the property, is oriented perpendicularly to Phase I so that it presents its narrower facades to Pandora Avenue and Cormorant Street. This orientation reduces shadowing of the Cormorant Street sidewalk and its building frontages. The massing is shaped into narrow office wings, similar to the Phase I building, however at 13 storeys the Phase II building is further articulated into upper and lower forms. The lower office levels are expressed as a base continuous with the Phase I building. In subtle contrast to the Phase I cantilevers, Phase II rests on a concrete colonnade and entablature, which are an echo of the original entrance canopy on the nearby Pandora Wing of the Ministry of Health Building. The shapes of the upper office wings are visually separated from the base by a set-back 'reveal' floor at level 7 as well as the deployment of dramatic horizontal shifts and cantilevered forms. The East and West office wings of Phase II are placed at an angle to each other, expressing the unique alignments of this city block by orienting the West wing to Pandora Avenue and the East wing to Cormorant Street. The wings are shifted in plan so that they appear as separated building forms that are in scale with adjacent buildings. The West wing is set back from Pandora Avenue to create a landscaped entrance court and to bring daylight to the mid-block crossing, the new mid-block entrance plaza, and the Phase I rotunda. Further emphasizing the separation of these wings, a dramatic, glass-fronted, 13 storey vertical atrium at the juncture between the wings reveals the circulation core, enabling the motion of elevators to animate the façade and enliven the Pandora Avenue frontage.



Bird's Eye View Looking West from Blanshard St.

The contemporary design of the Development Proposal clearly expresses the materiality, tectonics and patterns of use of the buildings. The buildings are shaped into elemental forms true to their function and construction, and have been carefully sculpted to complement and enhance their specific environment and urban location.



### Site Plan and Layout:

The positioning of the Phase I and Phase II buildings on an east / west axis enables the Site to accommodate a high quality network of open spaces, be highly permeable for pedestrians, facilitate a variety of mid-block linkages, and optimize connectivity and integration with the surrounding neighbourhood. The combination of walkways, plazas, and planters provides multiple routes and public spaces for building users and visitors to explore. This includes the provision, during normal business hours, of linkages for pedestrians through the buildings themselves. Pedestrian walkways between Cormorant Street and Pandora Avenue will encourage pedestrian movement between the two streets and should encourage more pedestrian movement on Cormorant Street than presently exists. A formal mid-block crossing is provided between the two buildings. This crossing is open to the sky and is animated due to its direct adjacency to commercial / retail units, a small plaza, and building entrances. The mid-block crossing has a minimum technical width of 3.0m (open to the sky) but an effective minimum width of 3.6m to the face of columns (0.6m is under the overhang of the Phase II building canopy). The mid-block crossing widens to 4.82m where it crosses Pandora Plaza, providing an average crossing width of 3.7m. The mid-block crossing is paired with a parallel under-building sidewalk such that the effective width is 6.1m at its minimum dimension. In addition to the formal mid-block crossing, a secondary pedestrian connection between Pandora Avenue and Cormorant Street is provided along the East property line, which is animated through its direct adjacency to continuous commercial / retail frontage, a second entrance to the Phase II building, and an overlook to Rotherham Plaza.



Plaza at Pandora and Douglas



Plaza at Mid-Block on Pandora

The Project also provides for two outdoor urban plaza spaces offering locations for people to pause in the busy Downtown Core. The first plaza is located at the corner of Douglas Street and Pandora Avenue. This open space creates a spatial relationship between the intersection, the main entrance to Phase I and the symbolic front door of City Hall. Further, it forms an engaging forecourt for the overall Project and will be animated by adjacent commercial / retail uses, abundant seating areas, strategic landscaping, and the sun exposure afforded to the Southwest corner. The second plaza is located mid-block off Pandora Avenue between main entrances to both buildings and at an access point to the mid-block crossing. This plaza will benefit from high pedestrian traffic, adjacent commercial / retail uses, Southwest sun exposure, and integrated landscaping and art pieces which will offer visual interest and accommodate seating. Both plaza spaces provide opportunities to sit in the sun at morning coffee break, enjoy an outdoor lunch, have a casual meeting with friends, or simply people watch. Indeed in the plazas and elsewhere throughout the site, strategically placed seating edges and walls provide spaces for people to sit and engage in conversation. A total of 270m of seating walls are planned throughout the site.

Building entrances have also been positioned to ensure optimum permeability. Both buildings have two main entrances at their respective East and West frontages. This ensures broad distribution of pedestrian activity and offers abundant route choice to occupants and visitors. The Project does not have a back door or neglect any frontage. The West entrance of the Phase I building is positioned directly opposite the historic entrance to City Hall creating symmetry between the two buildings and reinforcing City Hall's iconic access point. In all cases, building entrances are glazed, over height, and distinctive both to solidly demarcate entrance locations and also to convey a welcoming feeling to the Project so as to encourage visitation by the general public in addition to building occupants.



Another notable feature of the Site's plan is the large atrium / rotunda area in the Phase I building. This dramatic space is facilitated through the unique geometry of the floor plates above and the convergence of Pandora Avenue and Cormorant Street as they approach Douglas Street. Similar to the Atrium at 800 Yates Street, this area is envisioned to be an indoor gathering place for building occupants and visitors. It will be provisioned with high quality materials, extensive seating areas, interface with adjacent commercial / retail areas, and enjoys abundant natural lighting through a dramatic skylight above and a glazed façade looking West showcasing a new viewpoint of City Hall's clock tower. In addition to its every day use as a gathering spot and community hub, it will also serve as a venue for arts, cultural, and non-profit events during evenings and weekends.



View of Rotunda Skylight Structure



Design Study of Proposed Facade

### **Building Materials:**

Throughout the Project, specifications have been informed by the priorities of utilizing high quality and durable materials that will aesthetically complement adjacencies, age gracefully with the building, meet the highest standards of operational performance, and comply with strict environmental priorities. The building façades are envisioned to incorporate a high performance triple-paned glazing system to facilitate exemplary energy efficiency as well as ensure transparency and access to natural light for occupants. The façades of Phase I and the lower 6 floors of Phase II will see the glazed areas complemented by a composition of glazed terracotta panels, zinc cladding, and a light coloured back pan behind glazed surfaces up to desk height similar in tone to the terracotta cladding. The disposition of these materials along with the resultant variations in opacity and reflectivity have been designed to relate in appearance and proportion to the vintage façades of nearby buildings. The glazed terracotta panels in particular will have a similar finish, texture and feel to the cladding on well-loved heritage structures such as the Hudson and Belmont buildings. The warm tone and natural variations in these panels, as well as their scale, will complement and reinforce surrounding buildings. The upper portion of the Phase II building will have a glazed curtainwall providing a continuous glazed fabric around the building. The intent behind utilizing a smooth, glassy façade for the upper levels is to enable its lighter expression to contrast with the building's base, add to the visual dynamics of the form, and lessen the impression of mass for the taller portion of the Project. The proportions of the upper levels will relate to the bases of Phase I and Phase II through the composition of clear and spandrel glass.

At the ground level, retail frontages and building entrances will be almost entirely glazed to ensure visual transparency. Soffits above portions of the adjacent sidewalk areas will be warmly lit and clad in cedar to bring a strong sense of materiality to the pedestrian realm and incorporate west coast design influences. Taking a cue from the existing building at 1501 Douglas, the Project will define the ground floor building bases with black stone cladding. We intend to explore the potential of re-purposing salvaged stone cladding from the existing buildings on site in the new building bases and in site furnishings. The paving pattern and materials for the Site complement existing downtown area sidewalks. Paving materials in the public right of way will consist of smooth or light broom finished concrete bands that frame fields of concrete unit pavers. Within the Site boundaries, a distinctive geometric paving pattern has been designed to add visual interest and interface the geometry of the buildings with the adjacent street grid and sidewalk improvements. Paving materials within the Site boundary are envisioned to include stone / marble, broom finished concrete, and concrete unit pavers.



### Landscaping Plan:

The landscape plan for the Project is designed to ensure that the Site is visually appealing and incorporates a diversity of textures, colours and creative elements. At the same time, the landscape plan contains many environmental features including on-site and off-site rain gardens to manage stormwater, wildlife habitat creation using green roofs, native plantings at ground level, and a rejuvenated urban forest.

In connection with the excavation requirements of the Project, 26 existing trees will need to be removed from the Site. Many of these existing trees are in poor condition, show signs of stress, and have inadequate soil volumes. The Proposed Development will replace these 26 lost trees with 43 new trees within both the public right of way and the property lines of the Site. Tree species have been selected to provide interest, texture, and environmental diversity, as well as to complement adjacent streetscape plantings, provide shade for pedestrians, calm traffic, and separate pedestrian, bicycle and vehicular circulation. Intensive tree planting on the Douglas and Pandora frontages are intended to build upon the existing urban forest around City Hall. Urban trees function to provide shade, intercept rainfall, aid in water infiltration, calm traffic, and provide habitat for beneficial urban wildlife. The key to healthy urban trees is to provide adequate soil volumes for their future growth. Accordingly, planters and rain gardens in the public realm have been designed to provide a minimum of 9m<sup>3</sup> of soil per tree. These conditions will help ensure the trees thrive for many decades to come.

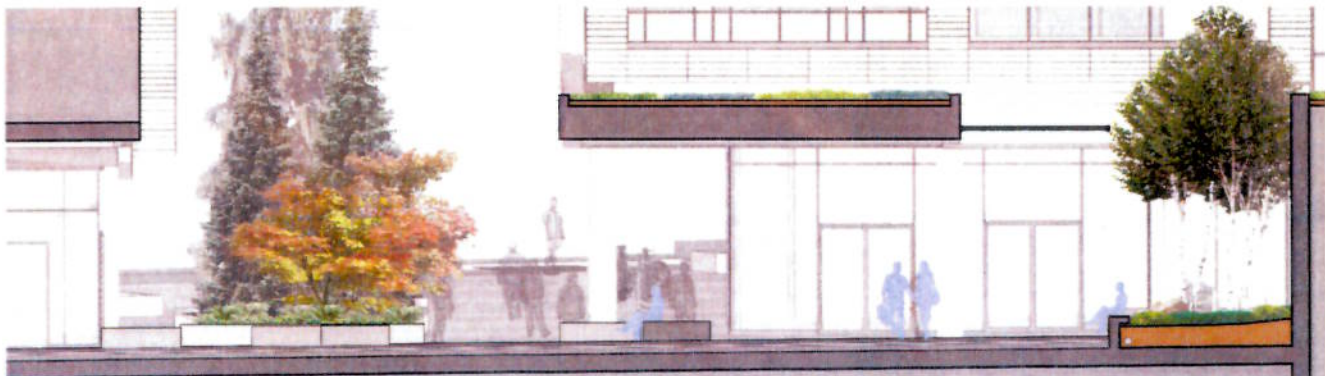
The existing condition on site is roughly 90% impervious cover. The remaining 10% is comprised of at-grade landscaped areas. Currently, runoff from the buildings, parking lots and roads is piped largely untreated into the inner harbour via the municipal storm drain. The Development Proposal consists of 65% impervious surfaces with green roofs and on-grade planters covering the remaining 35% of the site area. This is a substantial reduction in impervious area which will significantly reduce stormwater volumes. Extensive green roofs will cover approximately 40% of the roof area. Where practical, planters at grade will be designed as rain garden planters and will manage building, plaza, and roadway stormwater runoff. All of these rain water management practices effectively slow and clean stormwater before it drains to the Inner Harbour. The goal is to manage stormwater to meet, at a minimum, LEED requirements for both stormwater quality and volume control. The landscape planters on site and within the public right of way will be intensively planted with a mix of native and site-adapted trees and shrubs that will in time serve as habitat for urban wildlife and enhance the visual appeal of this downtown location. Plant selections were informed by site specific conditions including sun exposure and water availability. Other qualities that were considered include seasonal colour, texture, ability to tolerate city conditions, and maintenance requirements.



Section Through Douglas Streetscape



Section Through Pandora Streetscape



Section Through Pandora Plaza



**Requested OCP Amendment:**

The City of Victoria Official Community Plan requires Development Permit applications for the Site to consider and apply the 'Urban Design Guidelines for Proposed Subdivision and Rezoning of the 700 Block Pandora / Cormorant Street and 1520 Blanshard Street'. These guidelines were developed in 1994 and were specific to a previous subdivision and development proposal for the middle portion of the block which was subsequently abandoned. The current Development Proposal consolidates the mid-block site with the adjacent properties on Douglas Street, creating a new site boundary. The Project has been designed to reflect the expanded site and the more current and comprehensive guidelines in the Downtown Core Area Plan (2011). Accordingly, this application includes a formal request to amend the OCP to repeal the now superseded 1994 Design Guidelines.

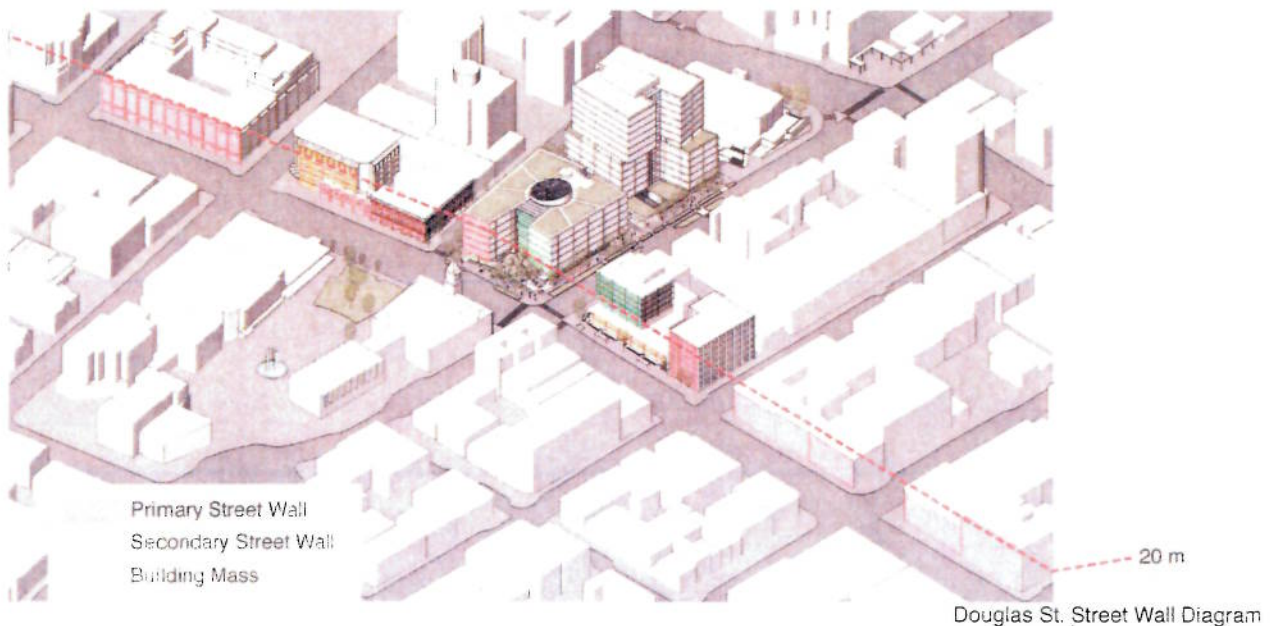
**Site-Specific Variations from DCAP Guidelines:**

This Development Proposal's unique location, adjacencies, and site geometry call for a design solution that meets the spirit and intentions of the Downtown Core Area Plan (DCAP) but requires variation from select technical parameters as detailed below.

**Primary Street Wall Heights**

The Development Proposal provides primary street walls on all street frontages (Pandora, Douglas and Cormorant) with a height of 25.2m. The DCAP guidelines set the maximum primary street wall for Pandora Avenue and Douglas Street at a height of 20m, and on Cormorant Avenue at a height of 15m. It is understood that these quantitative parameters are intended to prevent excessive height dominance of the street on the adjacent public right-of-way while establishing a desirable, relatively consistent edge definition of urban streets. The Development Proposal provides street walls of continuous height around the site perimeter to unify the form of each building and to relate the East and West buildings to each other. Both buildings have been designed to fit within the DCAP 1:5 setback line with only minor intrusions. In Phase I, the main roofline intrudes horizontally by 1m on Pandora Avenue and 2m on Cormorant Street. In Phase II the building fits within the 1:5 setback envelope on Cormorant Street, and small portions of floor plates intrude no more than 2m on the Pandora Avenue frontage.

As proposed, the street walls are designed to achieve the following architectural results: to provide well-proportioned façades that are in scale with surrounding buildings; to provide floor plates that achieve requisite functional flexibility and quality indoor environments, as determined through lengthy consultation with professional space planners; and to minimize the shadow and view impacts of the Project on the surrounding streets and adjacent buildings. Design studies have demonstrated there will be less shadow and view impact on the surrounding area than a DCAP-compliant massing of comparable size. The requested modest increase in the primary street wall height facilitates efficient perimeter building structure and functional office floor plate dimensions, thereby enabling an essential precondition to project viability.





### **Primary Street Wall Percentage – Phase I Building**

The Phase I building locates the primary street wall (as defined in the DCAP guidelines) on 35% of the Douglas Street frontage, below the guideline minimum of 60%. The South wing of the Phase I building is set back from Douglas Street to provide a corner plaza. This urban plaza allows views of the City Hall clock tower on approach from Pandora Avenue, starting at the mid-block crossing east of Douglas Street, and functions as a spatial expansion or 'forecourt' to City Hall. The plaza is the point of connection between the public realm and the interior spaces of the Phase I building, in which the interior rotunda aligns with and celebrates the clock tower as a landmark.



Douglas / Pandora Intersection and Plaza

### **Primary Street Wall Primary Street Wall Percentage Percentage – Phase II Building**

The Phase II building has primary street walls on 39% of the Pandora Avenue frontage and 47% of the Cormorant Street frontage, both below the DCAP guideline minimum of 60%. This reduced area of street wall results from the massing concept, which creates a dynamic (and less bulky) form by architecturally articulating the building as pairs of slender forms. The West-facing wing is pulled back from Pandora Avenue to form a sunny entrance court. The setback also brings direct daylight to the spaces and existing buildings along Cormorant Street, the mid-block crossing, Pandora Plaza and the Phase I interior rotunda. In place of a continuous 10-20m high street wall, the Phase II building defines its street edges with a tall, elegant concrete colonnade topped by its modern 'entablature'.

### **Maximum Area of Upper Floor Plates**

The Development Proposal requests variation of the DCAP maximum floor plate areas for both buildings. The Phase I building's level 6 exceeds the floor plate limit of 1,500 m<sup>2</sup> (16,146 ft<sup>2</sup>) by 272m<sup>2</sup> (2,928 ft<sup>2</sup>). The Phase II building's levels 9-13 exceed the floor plate limits of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>) by 239 m<sup>2</sup> (2,573 ft<sup>2</sup>) per floor. It is understood that the intention of this maximum floor plate area is to avoid a massive, monolithic appearance resulting from the stacking of large, square floor plates.

The floor plates in the Development Proposal have been shaped to balance programmatic requirements with contextual fit. They accommodate the desired area within a more compact form. In terms of massing, the Project takes as its typological precedent the slender 'slab' plan form, versus the 'point tower' form that is implicit in the DCAP guidelines. The proposed building type and geometry reflect green building ideas of natural lighting and ventilation, as well as more horizontal, street-defining building form. As presented in this application, the floor plates represent minimum practical tolerances for area and critical horizontal dimensions, in order to achieve required office functionality, flexibility, and indoor environmental quality.



The building masses for both buildings have been articulated into smaller forms to mitigate the effect of the larger floor plate areas. The Phase I upper floors are effectively two separate wings (North wing 862m<sup>2</sup> and South wing 637m<sup>2</sup>) separated by the glassy voids of the rotunda and lobby spaces. The Phase II upper floors also appear as separate forms (East wing 473m<sup>2</sup> and West wing 657m<sup>2</sup>) divided vertically by a glassy void to the South and a deep reveal on the North. These effective footprint areas comply with the DCAP guideline floor plate areas. The building forms are further articulated through façade treatments, dramatic cantilevers, and the horizontal off-set of stacked floors. Through these strategies, the scale and bulk of the slab building type is effectively softened and integrated with the surrounding context. The result as proposed is a pair of street-defining urban buildings appropriately scaled to their context.



Pandora Ave. Streetscape

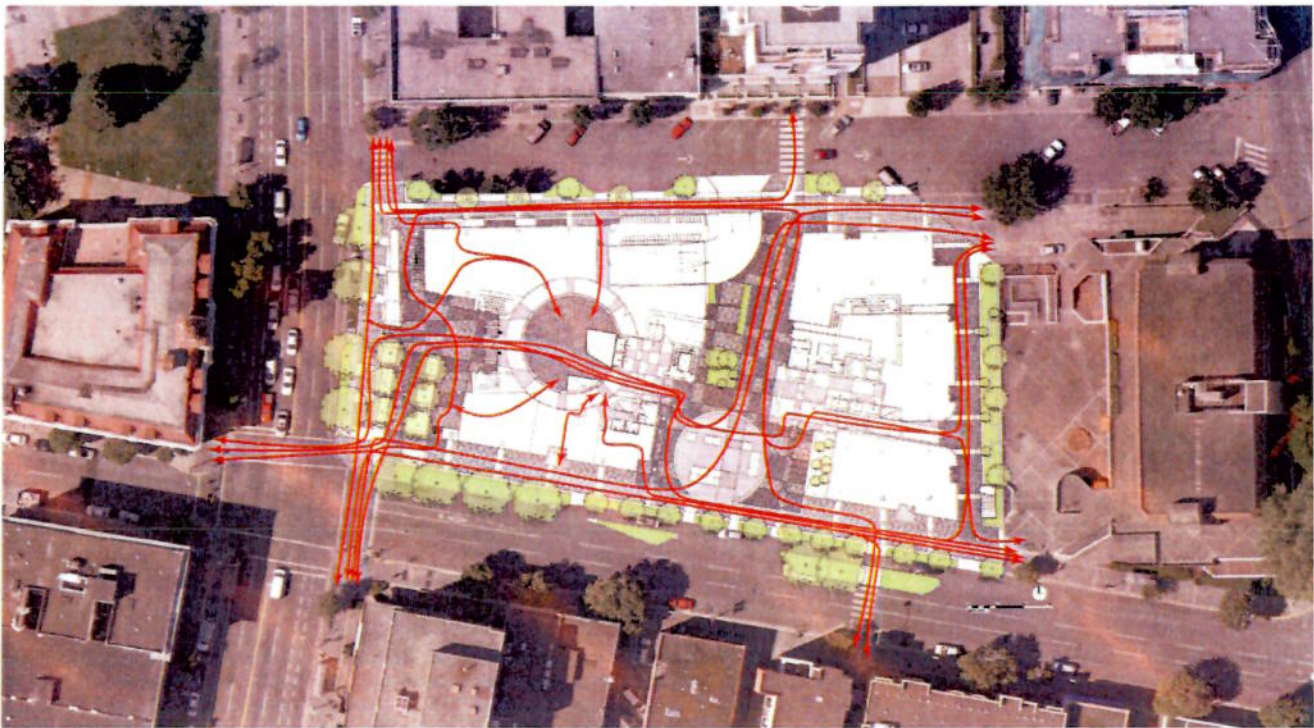
#### **Safety and Security Considerations:**

The Project design has considered factors impacting the safety and security of visitors and occupants of the buildings as well as members of the surrounding community. CPTED principles have been incorporated extensively including:

- The encouragement of natural surveillance through extensive windows at the ground level of the Project which look onto adjacent streets and sidewalks.
- Active retail uses at all building street frontages to promote natural surveillance as well as positive and desirable activity.
- The positioning of entrances in locations that are easily identifiable from the street level.
- Sidewalk and street design which encourages high volume pedestrian and bicycle traffic.
- Lighting design for interior and exterior open spaces which has been coordinated so as to eliminate dark corners and encourage warmly lit, highly visible areas conducive to positive public activity.
- Landscape design which minimizes visual barriers and hiding spots so as to ensure adequate surveillance, particularly in areas proximate to building entrances.
- The provision of a high density project with active office and retail uses which will offer natural surveillance and activity support from the 1,400 plus people expected to come to the Project each day.

In addition to the CPTED principles noted above, the Project will also incorporate on-site security personnel, CCTV at all building entrances, and a card access system controlling ingress to the secure areas of the buildings.





Site Plan Illustrating Patterns of Pedestrian Circulation

### Transportation:

The Project's location and design make it very well suited to facilitate multi-modal transport access for occupants and visitors. Pedestrian movement is encouraged through high quality site paving and streetscape furnishings, partially covered sidewalks, landscaping which separates sidewalks from traffic lanes, continuous retail frontage with highly transparent facades, and prominent building entries with good visibility and overlook. Bus access to the Site is encouraged as both Douglas Street and Pandora Avenue are major transit routes with key stops within one block of the Site. Douglas Street is also the contemplated route for a future rapid bus / light rail service into the Downtown Core with a stop anticipated to be located within one block of the Project. Bicycle access to the site is encouraged by the Project from a number of perspectives. The Project will be advancing the Pandora Avenue Greenway plan and the creation of a segregated bike lane along the Project's Pandora Avenue frontage. The Project is also providing extensive secured and public bicycle parking including 118 Class I stalls (41 required under Schedule C) and 41 Class II stalls (41 required under Schedule C). Bicycling is further encouraged by the incorporation of end of trip facilities in the Project including shower and changing facilities for building occupants. Vehicular access to the Project's underground parking structure is provided off Cormorant Street. This access location complies with the Highway Access Bylaw and also ensures that there is no driveway on the Site which conflicts with the planned segregated bike lane on Pandora Avenue. The two levels of underground parking provide a total of 220 stalls which corresponds to 1 stall / 121 m<sup>2</sup>. The existing zone applicable to the 750 Pandora Avenue lot (CA-40) includes a requirement for 140 enclosed parking spaces below grade to be provided as a condition of the 5.3:1 permitted floor space ratio. The existing zone applicable to the 1509-1517 Douglas Street and 1501 Douglas Street lots (CA-4) does not have an off-street parking requirement associated with the uses contemplated in the Development Proposal. Based on our assessment of market demand and leasing requirements for the Project, we have elected to exceed the implied aggregate off-street parking requirement of 140 stalls.

### Heritage Building Considerations:

To facilitate the Development Proposal, it is required to remove all existing improvements currently located on the Site. One of the existing structures, the former Royal Bank branch located at 1501 Douglas Street, was added to the City of Victoria Heritage Register in 2007 due to its contribution towards Victoria's inventory of post-war modernist buildings. Numerous development concepts were evaluated by the design team which incorporated the retention of 1501 Douglas Street, however none were deemed viable or conducive to an optimized architectural and urban design solution. By removing 1501 Douglas Street, the Phase I building is able to incorporate its dramatic interior atrium / rotunda area, the office floor plates can be optimized for user efficiency and environmental performance, visual deference to City Hall from Pandora Avenue is facilitated, and a dynamic public plaza on





Douglas St. Entrance

the Southwest corner of the Site can be created which will be animated by adjacent retail uses and landscaping features. We believe that these resultant benefits, along with the broader positive implications of the Project to the City justify the removal of 1501 Douglas Street. We are proposing a number of mitigation strategies to appropriately commemorate the architectural legacy of 1501 Douglas Street including selective materials re-use, public education initiatives surrounding post-war modernist architecture, and perhaps most importantly, the heavy incorporation of modernist influenced design elements in the architecture for the Development Proposal. Indeed it is our hope that the Project shall make a significant contribution to Victoria's architectural heritage and will itself be a publicly cherished building for decades to come. A more complete Heritage Report in respect to 1501 Douglas Street has been provided to the Heritage Planning Department.

### **Green Building Features:**

In addition to the architectural features noted above, the Applicant and design team are committed to embracing green building principles into the Project's design and long term operations. The project will be registered with the Canadian Green Building Council's LEED program and will target a minimum designation of Gold. We envision the Project becoming a showcase project for environmentally responsive office building construction through the utilization of:

- A high performance building envelope incorporating triple paned glazing.
- A central, passively ventilated atrium / rotunda in Phase I to daylight the building's interior spaces.
- Extensive green roof areas to address the heat island effect and reduce stormwater run-off.
- Stormwater treatment in landscaped bioswales (rain gardens) for the rainwater collected on site and at the roadway curbs along the perimeter of the site.
- Bicycle storage and shower and changing facilities for building occupants.
- A fitness facility for building occupants.
- Low VOC interior finishes.
- Water efficient plumbing fixtures.
- Energy efficient lighting and electrical systems.
- Re-use of selected salvage materials from the existing buildings on the West side of the Site.
- Redevelopment of an underutilized urban site in an area that is well served by transit and highly accessible by pedestrians and cyclists.

A more detailed description of the Project's green building attributes along with a draft LEED scorecard is included in the application.



**Infrastructure:**

Integration of the Development Proposal with existing site infrastructure is a complex undertaking that has been considered from the early stages of the Development Proposal's design. The design team has consulted extensively with City of Victoria staff to review coordination of city infrastructure with the proposed services, traffic, storm water management, and right-of-way improvements planned in connection with the Project. The Site has moderate grade changes along its boundaries and the design will meet existing grades on the three street frontages. The design team has initiated coordination with all utility companies with services adjacent to the Site to review existing infrastructure and address conflicts with proposed right-of-way improvements. At present, the Site is serviced with sanitary sewer, storm sewer, water, hydro, communications, and gas on all three frontages. The Development Proposal will strive to limit site servicing to Cormorant Street wherever practical, in order to minimize construction disruption to the higher volume streets. Due to the size of the Development Proposal, management of sanitary flows will be an important consideration and sewage attenuation is under review as a potential strategy. In general, the Development Proposal will employ sustainability objectives that will minimize the servicing impact of this project on City of Victoria systems.

**Conclusion:**

The Applicant and the design team believe the Development Proposal presents a significant opportunity to bring new life to an important block in the Downtown Core. We have proceeded thoughtfully at each stage of the design development process conducted to date and believe that this Project responds to both the vision set forth in the City of Victoria's applicable planning guidelines as well as the more general community aspirations for the Site. We look forward to working with City staff in connection with this application in the months ahead and are available as necessary to answer any questions or furnish additional information.

Sincerely,

Jawl Enterprises Limited

Per:

Robert Jawl

A handwritten signature in blue ink, appearing to read 'RJawl', is written over a horizontal line.



April 24, 2014

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

Attention: Mayor and Council

**Re: REVISED Application to the City of Victoria for a New Comprehensive Development Zone, Development Permit, and OCP Amendment pertaining to Lands Municipally Described as 1501 Douglas Street, 1509-1517 Douglas Street, and 750 Pandora Avenue, Victoria, BC**

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After consideration of the Application Review by staff as well as consultations with our project team, we are pleased to submit a revised Rezoning and Development Permit application for the 1515 Douglas / 750 Pandora Development Proposal. This letter details changes made to the application submitted December 9<sup>th</sup>, 2013 and is intended to be read in conjunction with the letter to Mayor and Council of that date. For clarity, this description of design changes focuses mainly upon aspects of the proposal identified in the comments provided by the staff of the Development Services Division of the Planning Department and follows the order of the Application Review Summary of February 4, 2014. Comments raised by the Engineering and Public Works Department, Parks Division, Permits and Inspections Division and Fire Department have been addressed to the extent possible in the revised application; all remaining comments are understood and will be addressed at the time of application for Building Permit.

## Overview

In terms of the overall Development Proposal, the interface between the Project and the surrounding public realm has been re-shaped and refined to address staff comments. The building footprints have been adjusted on the site to provide a 5 metre wide through-block crossing at the East property line, overlooking the adjacent Rotherham Plaza. Wherever possible, the design has been developed to resolve or substantially address concerns raised in the Application Review. Detailed descriptions of the revisions and other aspects of the proposal are itemized in the accompanying List of Changes.

## 1515 Douglas Street (Phase I Building)

The Douglas Plaza has been more seamlessly integrated with the adjacent public realm at the corner. The grade changes between the public sidewalk and the building's plaza have been eliminated resulting in openness and more seamless public access. Landscape and seating have been configured to be more permeable and welcoming. The Douglas Plaza no longer includes trees in the southwest corner to increase visibility across the site. Species of the street trees along Douglas Street and Pandora Avenue boulevards will be selected at a later date in consultation with the Parks Department, so that their height will not compromise views of the City Hall clock tower.

The facades of retail shops facing Douglas Street, Pandora Avenue and Cormorant Street have been fine-tuned in response to staff comments. The building overhang has been reduced at the corner of Douglas and Pandora to allow CRU #4 open directly to Douglas Plaza. The building overhang has been reduced at the corner of Douglas and Cormorant so that CRU #1 has an immediate connection to the Douglas Street frontage. The bike racks have been relocated and the elevation of the CRU #1 floor slab has been lowered to facilitate direct entry off the Douglas Street sidewalk. The grade differential from the west end to the east end of the site has been accommodated internally, so that now the floor levels of the



shops match the grades along Cormorant Street and Pandora Avenue. This will provide at-grade entries at multiple points along these frontages. The exact number of shops (and therefore entries) will be determined once tenants are identified. The drawings indicate locations where level entry from the sidewalk is possible. The Pandora Avenue entrance to 1515 Douglas (the Phase I Building) has been reconfigured so that it is linked spatially but is clearly secondary to the 750 Pandora (the Phase II Building) canopied entrance court. Here, the retail frontage has been augmented to improve overlook of the entrance as well as to the adjacent landscaped areas.

In terms of massing, the viability of the Project is tied to constraints that preclude a setback at the sixth floor. These constraints include floor plate size, length to width proportions and the optimized vertical stacking of the structural supports. This constraint assessment has been informed through extensive consultation with office interior space planning professionals and the preparation of test-fit plans, to assess the functional viability of the floor plates in light of high quality office user requirements. As described in the original application letter, the proposed architecture seeks to balance functional parameters with contextual fit. Nonetheless, the design has been refined in response to staff concerns about street wall height and façade articulation. Further, due to advancement and refinement of the mechanical and structural system designs, the floor-to-floor height of the office levels has been reduced resulting in a cumulative reduction in street wall height of 0.78 metres. The upper floor fenestration design has been revisited so the typical upper storey bay has a stronger expression of the intermediate zinc paneling, while maintaining the expression of the actual perimeter load-bearing structure that references precedent heritage buildings.

The facades at the upper floors are highly articulated, with 435mm (17") deep recessed openings that visually integrate the perimeter structure into a high thermal performance envelope. Within the plane of the façade, the building 'top' will appear more cornice-like by the relief and pattern of the windows and recessed zinc panels. The transfer of structure at the top of the ground floor is designed to visually separate and support the upper floors. The tectonics of the building reflects an interpretation of a more pronounced building base. This allows the ground floor façade to be extremely transparent, visually connecting outside to inside and thereby lending animation to the more public spaces and the street.

The glazed terracotta cladding has been the subject of detailed study and discussion with Planning Department staff. The warm white-glazed cladding has been selected for its visual and historical resonance with the cladding of local heritage buildings and for its compatibility with the varied tones, colours and textures of the surrounding context. The size and joint pattern of the cladding panels bring human scale to the façades. As a natural material, the terracotta cladding will have a visually softer and, in different light conditions, a more nuanced appearance than more homogeneous, painted finishes and paint-like materials used in a number of recent downtown buildings. Significantly, in this climate, the matte glazed finish will be luminous in overcast lighting without causing overly bright and unpleasant reflections in full sun exposure.

To complement the palette of warm neutral materials, the revised elevations incorporate a more intense accent colour at the operable windows. While the majority of the project windows will be structural silicone glazed, the operable windows will be emphasized with prefinished copper-coloured caps. This painted metallic finish brings more warmth to the building, highlights the pattern and shape of the operable windows, and provides a subtle reference to adjacent tan and red brick building facades.

### **750 Pandora Avenue (Phase II Building)**

The main entry to the 750 Pandora office tower has been reconfigured so that its presence on Pandora Avenue is more formal and prominent. The lobby is larger and the entry doors are closer to the street. A gracious canopy and richly landscaped planters emphasize the entrance court. The ground floor has been reshaped and the colonnade eliminated, so that the building mass lands more solidly at the ground floor level. Rain shelter at the shop fronts and scaling of the height will be achieved with glass canopies.



In response to the Application Review comments, the building's facades have been revisited to make a more solid street-level base. The revised facades are composed so that the disposition of solids and voids has a more vertical emphasis with pilasters proportioned to the building height. In the facades, the relationship of the base to its upper massing has been refined through detailed design of the pattern of mullions and opening windows. The spandrel panels are proposed to be textured glass layered in front of a lustrous metal panel, so that the façade is mutable with variations in view angle and daylight. The transition to fully glazed cladding on the upper portion of the building complements the horizontal shift of the massing, enhancing the interplay of forms.

The composition of the 750 Pandora building has been guided by functional parameters, as detailed in the December 9, 2013 letter to Council. These parameters include: minimum floor plate sizes and dimensioning for competitive leasing, the formal relationship with the 1515 Douglas building and detailed study of the shadowing and view impacts on the surrounding context. In addition to these pragmatic concerns, the articulated massing is carefully constituted for architectural drama and beauty. Similar to 1515 Douglas, due to advancement and refinement of the mechanical and structural system designs, the office level floor-to-floor heights have been reduced resulting in an overall reduction in building height of 1.67m. The recomposed facades have also introduced refinements to the building massing that have increased the upper floor setback by 2m on the Pandora frontage and reduced the upper level floor plates by 12m<sup>2</sup> per floor; these adjustments, in concert with the reduced floor-to-floor heights, have virtually eliminated massing intrusions into the 1:5 DCAP setback volumes.

### **Through-Block Walkway**

The public walkway has been relocated along the east property line in accordance with Planning Staff direction and its width has been increased to 5 metres. It will provide continuous retail frontage along its entire length. The paving, planters and furnishings have been designed to foster a welcoming and clearly public feel in this lane-like space. Along the east property line a lower level of planting is proposed that softens the retaining edge and allows views to and from the adjacent Rotherham Plaza. The furnishings and planters will be removable so that in the future, if required by or compatible with redevelopment of the adjacent property, the walkway and the plaza can be directly linked.

Design of the through-block walkway has been tasked with providing compatibility with the existing context and flexibility with respect to that created by future redevelopment of the adjacent property. Under existing conditions, the walkway provides the entire DCAP guideline minimum width on the 750 Pandora properties. The design offers reciprocal benefits between the walkway and the adjacent Rotherham Plaza: spatial expansion of the walkway over the adjacent open space provides plentiful daylight and visibility of the walkway and its retail frontages. The overlook of these retail frontages and the edge treatment of the walkway will improve the sense of security in the existing Plaza. Although the upper floors do not step back as provided in the DCAP guideline, the adjacent open space, a recessed level 7 and the transition to more reflective, glassy upper facades, mitigate the height of the East walls relative to the walkway.

To prepare for future redevelopment, the design allows for reinstatement of paving to the east property line to accommodate future retail frontage along this edge. It is anticipated that this frontage will be set back from the property line to accommodate requirements for windows, exiting and spatial separation. At a width larger than the minimum 5m, the impact of tall building masses on the walkway will be less severe. In addition, the relatively short distance of the walkway (this is an atypical, narrow & tapered block) and the clear line of sight down its length will help to maintain acceptable proportions and a welcoming sense of openness.

Routing of the through-block crossing across the existing access easement (at the north-east corner of the project property) is proposed as a painted pedestrian crossing over what is currently a secondary driveway. The legal agreement does not preclude inclusion of this pedestrian crossing in the driveway as long as access is maintained. In order to signal that this area is part of the pedestrian realm, the revised design continues the sidewalk paving materials across the secondary driveway.



## Proposed Removal of Heritage Registered Building

The comments below, in conjunction with changes made to the attached Heritage Building Report, form the applicant's response to the comments made in the Heritage Building section of the Application Review.

The following revisions have been made to the enclosed Heritage Building Report:

- Section 3.3 'Comparative Analysis' has been updated to include an assessment of the heritage values of 1501 Douglas Street. This independent clarification and analysis was sought from Donald Luxton & Associates at the suggestion of Heritage Planner Murray Miller.
- Section 5.2 'Educational Opportunities' has been updated to include more detail specificity regarding the proposed educational event with significant input from Donald Luxton.
- Section 5.1 'Salvage and Re-Use Strategies' has been updated to include more detail on the materials to be re-used. Ralmax Group was engaged to conduct a site inspection to evaluate the salvage potential of the various materials and their findings are noted in the report. Information has also been added regarding storage of the salvaged material and disposal of any surplus materials. Appendix E has been added to the report and includes an inventory of the materials to be re-used with illustrations as to how they will be incorporated into the new complex.
- Appendix D lists the building record documents that were previously submitted to the City on a DVD. In addition, Donald Luxton & Associates Inc. has prepared archival documentation according to recognized heritage conservation standards, which has been added to Appendix D.

In response to the other comments made in the staff report we offer the following:

- Section 4 of the Heritage Building Report outlines other development scenarios and massing options that were considered in determining the final form of the proposed project. The design team evaluated a number of development concepts that incorporated the retention of 1501 Douglas Street however none were considered viable nor conducive to an optimized architectural and urban design solution. It is the belief of Jawl Enterprises Limited and the design team that the Development Proposal for the Site will bring notable benefits to the City of Victoria that would not be realizable in the context of the retention of the existing building at 1501 Douglas Street. It is these benefits that underpin the rationale for the removal of 1501 Douglas Street.
- Drawings in the submission package have been updated to show the existing heritage building and the 90m radius referenced on Map 26 of the Downtown Core Area Plan.

## Conclusion

The Project Team appreciates the time and effort of City staff to this complex proposal and we have endeavored to address the issues raised in a design that is programmatically practical, beautiful and sympathetic to its surroundings. We look forward to continuing the application process and will be happy to provide additional information upon request.

Sincerely,



Franc D'Ambrosio, Architect  
MAIBC MRAIC LEED ap



**List of Changes** (Refer to 23 April 2014 Plans with 'Bubbled' Annotations)  
23 April 2014

Re: REVISED Application for a New Comprehensive Development Zone, Development Permit, and OCP Amendment in Respect to Lands Municipally Described as 1501 Douglas Street, 1509-1517 Douglas Street, and 750 Pandora Avenue, Victoria, BC

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**A0.3 DCAP Guidelines - Street Wall & Setback Analysis (1515 Douglas)**

1. Revised diagrams illustrate the reduced 1515 Douglas street wall height. The intrusions into the DCAP 1:5 setback have thereby been reduced on Douglas and Pandora from 1.0m to 0.88m, and on Cormorant from 2.0m to 1.8m.

**A0.4 DCAP Guidelines - Street Wall & Setback Analysis (750 Pandora)**

2. Revised diagrams illustrate reduced building height and adjusted wall locations in proximity to the street for 750 Pandora. The Level 7 intrusion has been reduced on Pandora from 0.6m to 0.35m relative to the DCAP 1:5 setback guidelines. The setback of the facade fronting the East property line has been increased to 5.2m to accommodate the Through-Block Walkway in its City-preferred location.

**A0.5 Shadow Study Diagrams**

3. Diagrams have been revised as requested by City staff so that the proposed building massing appears as an overlay to a massing that contains comparable floor area to that of the proposed massing, only with the setback per the DCAP Guidelines\*.

\* 7 floors at the West portion of the site, to recover reduction in floor area due to street wall setbacks, and 13 floors at the East portion of the site.

**A0.6 View Analysis**

4. View analysis along Pandora has been revised to show existing views of the City Hall clock tower from select locations. The view from Pandora taken from a location at the edge of the 90m radius from the City Hall clock tower is included.

**A1.2 Proposed Site Plan & Project Data**

5. 1515 Douglas Ground Floor (Douglas & Cormorant)

- Building frontage has been moved closer to Douglas Street with the addition of entrance doors directly onto the Douglas Street sidewalk, (bicycle parking and inclined walkway have been removed from this location).

- Slab elevations of CRU 1 have been revised to provide for direct at-grade access from Cormorant Street. Exterior access stairs from Cormorant Street to the building have been eliminated.



6. 1515 Douglas Plaza

- Plaza is continuous and level with the adjacent sidewalks; inclined walkway and stair accesses have been removed. Planters have been reconfigured to facilitate direct public access to and through the plaza.
- Site furnishings are placed to provide flexible use of the main plaza space and integrate seating and bicycle parking.
- Tree numbers and placement have been reduced at the corner of Douglas / Pandora to provide a more open corner and improve the designated view of the City Hall clock tower from certain areas.
- CRU 6 frontage at the corner of Douglas / Pandora has been brought closer to Douglas to reduce the overhang similar to that of the Douglas / Cormorant corner.

7. 750 Pandora Entrance Plaza

- Plaza configuration has been developed as a street-level entrance court to 750 Pandora; entry to 1515 Douglas is secondary at this location.
- Through-block walkway has been relocated along the East property line, allowing 1515 Douglas and 750 Pandora to be linked at the ground floor with an enclosed, single storey Connecting Walkway.
- Planters have been designed to flank the 750 Pandora entrance, providing formal definition to the entry.
- 750 Pandora building entry has been brought closer to Pandora street and given a formal street front.

8. Through-Block Walkway: 750 Pandora building footprint has been adjusted to allow 5m clear width to the East property line for the through-block walkway. The revised design does not include a colonnade.

9. Project Information Table: Project data has been revised to reflect design changes. Highlighted values differ from earlier application.

### **A1.3 Interim Condition Site Plan**

10. Exit Stair 6 has been relocated clear of the through-block crossing and now exits directly onto the Pandora sidewalk.

11. Schematic illustration of the proposed construction hoarding has been included. Artwork for the hoarding is shown in concept only as final design is to be determined.

### **A2.1 Level P2 Lower Parking Plan**

12. Direct accesses from parking to Exit Stairs 3 & 4 have been added so that access to exits will be independent of access to the elevator lobbies.

### **A2.2 Level P1 Upper Parking Plan**

13. The second exit from the Fitness Centre is not required and has been removed. Expanded Recycling facilities now occupy this portion of level P1.

14. Direct accesses from parking to Exit Stairs 3 & 4 have been added so that access to exits will be independent of access to the elevator lobbies.

### **A2.3 Level 1 Ground Floor Plan** *(Please refer to A1.2 Proposed Site Plan and Landscape Plans for additional information pertaining to changes.)*

15. The Rotunda atrium floor level has been lowered to be at grade with the Douglas Street frontage; the difference in elevation between entries on Douglas and Pandora is reconciled by stairs and a 5% inclined walkway within the Rotunda. Universal access toilet rooms are located between CRUs 3 & 4.



16. 750 Pandora Ground Floor (Pandora): Retail frontages have been brought toward the property lines, engaging the structural columns into the building envelope. Structural columns have been re-proportioned to emphasize their load-bearing function on the façade and visually strengthen the 'base' of the building

17. 750 Pandora Ground Floor (Cormorant): The colonnade has been removed from the Cormorant frontage. The building footprint has been adjusted so that the building massing continues to grade with a building overhang of similar dimension to that of the 1515 Douglas building. Increased open site area has been furnished with additional street trees, benches, bicycle parking and a large landscaped planter.

18. Materials salvaged from the existing 1501 Douglas building for re-use are identified as noted.

#### **A2.4 Level 2 Upper Floor Plan**

19. Rotunda 'bridge' has been omitted on Level 2 to optimize views to City Hall clock tower.

20. Roof with decorative ballast has been added over the 750 Pandora entrance canopy and the ground floor Connecting Walkway.

#### **A2.6 Levels 5-6 Upper Floor Plans**

21. Line of interior façade at Rotunda revised to provide interior acoustic 'soffit' to below. Rotunda 'bridges' have been replaced with occupied floor area at levels 5 & 6.

#### **A2.7 Level 7 Upper Floor Plan + 1515 Douglas Roof Plan**

22. Schematic floor plan for Mechanical Penthouse is included.

#### **A2.8 Levels 8-13 Upper Floor Plans + 750 Pandora Roof Plan**

23. Pandora Ave. setback of the East wing has been increased by 2m.

24. Schematic plan for Mechanical Penthouse is included.

#### **A3.1-A3.3 Building Elevations**

25. 1515 Douglas: Ground floor CRU's have at-grade entrances from the Pandora sidewalk. Typical facade bay detail incorporates stronger expression of intermediate zinc paneling and operable windows with contrasting (copper-coloured) frames. At Level 6, the typical bay is continuously glazed to distinguish this floor from those below and to emphasize the cornice line.

26. 750 Pandora: Design changes include the redesign of the ground floor to exclude a colonnade and re-proportion the vertical elements as pilasters.

27. 1515 Douglas West Elevation: the elevation illustrates the revised grades along this frontage, with the 1515 Douglas Plaza and CRU entrances at the grade of the Douglas sidewalk.

28. The "Framed Opener, Prefinished Aluminum (Copper)" has been added to the Materials Key.

29. Elevation drawings 2/A3.2 and 1/A3.3 illustrate the profile of the Connecting Walkway and raised planters between the two buildings.



#### A4.1 Building Section

30. The grade elevations of 1515 Douglas Plaza and Rotunda have been revised to be level with the Douglas frontage.
31. The Level 7 overall parapet height has been decreased from 25.18m to 24.4m.
32. 1515 Douglas building localized maximum height has been increased from 27.83m to 28.5m due to Rotunda skylight design refinement.
33. 750 Pandora overall building height has been reduced from 53.165m to 51.5m.

#### L2.01 Planting Plan

- A. Street tree changed from *Quercus rubra* (Red Oak) to *Cercidiphyllum japonicum* (Katsura). The change to katsura will enable better visibility of City Hall from Pandora Ave.
- B. The streetscape on Cormorant has stayed the same but the trees in the rain gardens were changed from *Quercus robur* 'Fastigiata' to *Quercus rubra* (Red Oak). These trees are larger and will provide more canopy on Cormorant. The rain gardens have the soil resources to support larger trees.
- C. The building was pulled back and the sidewalk enlarged in this area. To create a more pedestrian feel to this edge, a row of *Quercus robur* 'Fastigiata' were added.
- D. A large planter was added to the the the NE corner of 750 Pandora. This will be planted with shade tolerant plants. Over 85% of the plant material will be native species in this planter. The planter will also function as a rain garden.
- E. The eastern most planter adjacent to the mid-block crossing has been modified a bit to accommodate seating benches. The trees were changed from Raywood Ash to *Zelkova serrata*.
- F. The Pandora streetscape has remained the same except for that Raywood Ash were replaced with *Nyssa sylvatica*.
- G. The Pandora Plaza has changed from a hardscape dominated plaza to a much softer and greener landscape area. These four rain garden planters build upon the planting palette from the previous submission. Species composition hasn't changed, simply there is more of it. The configuration enables a variety of access paths for users of the building and the plaza areas.
- H. The big change in the Douglas Plaza from a landscape perspective is the change from a series of raised planters and a raised plaza to an at grade plaza with a large landscape/water feature.

#### L3.02 Landscape Sections

- I. These sections illustrate the relationship of the planters and tree root balls with the existing (and proposed) infrastructure. A potential conflict exists with the trees and the existing 200 storm drain. This has been discussed with the project Civil Engineer. Protective measures will be taken to mitigate this conflict at time of construction. Strategies will be confirmed with City of Victoria engineering staff prior to installation.