



Planning and Land Use Committee Report

Date: April 3, 2014

From: Murray G. Miller, Senior Planner

Subject: **Development Permit Application #000347 for 845 Yates Street**

Application to remove existing tile on the east elevation and apply a painted mural.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 845 Yates Street.

The proposal is to remove the existing wave mural (quartzite tiles) from the east elevation of the exit stair tower that extends from the second floor level up to the roof. The proposed exterior finish would instead consist of a painted mural to replace the existing wave image.

The key issues associated with this Application are the appearance of the proposed wave image that would likely result from the change in materials and the contemporary interpretation of the original image and the durability and resulting maintenance requirements of a painted finish. The subject property is within the DPA 2 (HC): Core Business Urban Place Designation and the Downtown and Harris Green Neighbourhood.

Staff recommends that Committee support this application subject to the applicant reducing the size of the proposed grid to be more representative of the existing grid.

Recommendation

That Council authorize the issuance of Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "M. G. Miller".

Murray G. Miller
Senior Planner
Development Services

A handwritten signature in blue ink, appearing to read "D. E. Day".

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:

A handwritten signature in blue ink, appearing to read "Jason Johnson".
Jason Johnson
Date: April 6, 2014

MGM:aw

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 845 Yates Street. The proposed exterior finish would consist of a painted mural finish, replacing the existing mosaic tile wave image.

2.0 Background

2.1 Description of Proposal

This proposal consists of the removal of the existing quartzite tile that extends from the second floor level up to the roof. The area of work would be within the narrow section of wall that forms the east elevation of the exit stair tower. The scope of work includes the repair and reconditioning of the existing concrete substrate prior to the application of a painted mural.

The proposed work would increase the colour pallet of the original design from eight to dozens of colours. It would also increase the grid size of the existing mural making the proposed grid approximately three times the size of the present design. The proposed mural will be an abstract contemporary interpretation of the present design. The balance of the wall that is not mural will be painted concrete.

2.5 Legal Description

Strata Lots 1-100 of Lots 318, 319 and 322, Victoria City, Strata Plan VIS6115 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

2.6 Relevant History

On September 18, 2003, Council adopted Bylaw No. 03-71 Zoning Regulation Bylaw, Amendment Bylaw (No. 673) to rezone land known as 837 and 843 Yates Street to the R-48 Zone, Harris Green District, to permit the land to be used for construction of a residential building of 10 and 13 storeys, with height and setback relaxations.

In September 2003, revisions to the design in response to Design Panel and Council requests were provided to Mayor and Council. Included in these changes was "a ceramic tile mosaic representing a stylized wave" to be installed on the east-facing wall of the exit stair.

On November 27, 2003, Council authorized the issuance of a Development Permit for 837-847 Yates Street in accordance with conditions, including Plans stamped "Development Permit Application #03-30B" dated November 7, 2003. The motion also noted that, "Final Plans be in accordance with plans identified above with responses to Advisory Design Panel's recommendations to the satisfaction of the Director of Planning and Development." A mosaic colour palette, dated-stamped September 2, 2004, for consideration by Advisory Design Panel, shows eight colours associated with the wave design.

In 2011, some of the quartzite stone and tile that was installed on the east elevation of the exit stair tower became detached and fell off the building face. A recent report by RDH Group has recommended that the complete removal of the tile finish from the second floor to the roof was necessary.

3.0 Issues

The key issues associated with this Application are:

- the appearance of the proposed wave image; and
- the durability and resulting maintenance requirements of a painted finish.

4.0 Analysis

4.1 Appearance of the Proposed Wave Image

While the proposed work employs a different medium and approach in representing the wave image, it is considered that the location of the image lends itself more appropriately to distant views. Therefore the resulting visual effect of using a different material for the image will not be significant.

The proposed increase in the size of the grid from 4" squares to 9" squares represents an increase in the grid size of 225%. This will have a considerable visual effect resulting from the intended abstract contemporary interpretation of the present design. The proposed increase in grid size in conjunction with an increase in the colour palette would considerably transform the recognizable image. While the intention of the proposed tile replacement is to ensure a durable finished product, the proposed increase in the grid size is not necessary to achieve this objective. Staff have discussed the possibility of reducing the grid size with the applicant and the applicant has indicated a strong preference to proceed with the 9" squares as reducing the grid size increases costs.

4.2 Durability and Resulting Maintenance of a Painted Finish

The proposed finish would be two coats of artist's paint and a clear top coat by Golden Paints. The surface preparation of a direct-adhered finish is understood to be critical in relation to its durability. According to the Application Information Sheet for Painting Exterior Murals prepared by Golden Artist Colours, a major coatings manufacturer, states that as much as 80% of all coating failures can be directly related to insufficient surface preparation. It is understood that the proposed painted finish would have a life expectancy of approximately ten years under favourable conditions. While the life expectancy of an effectively applied tile finish would be in the order of twenty-five to thirty years, ongoing maintenance and re-application of the painted finish will be the responsibility of the building's strata corporation.

6.0 Options

Option One (Recommended)

That Council authorize the Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

Option Two (Application as submitted)

That Council authorize the Development Permit #000347, as submitted.

Option Three (Decline)

That Council decline the application.

7.0 Conclusions

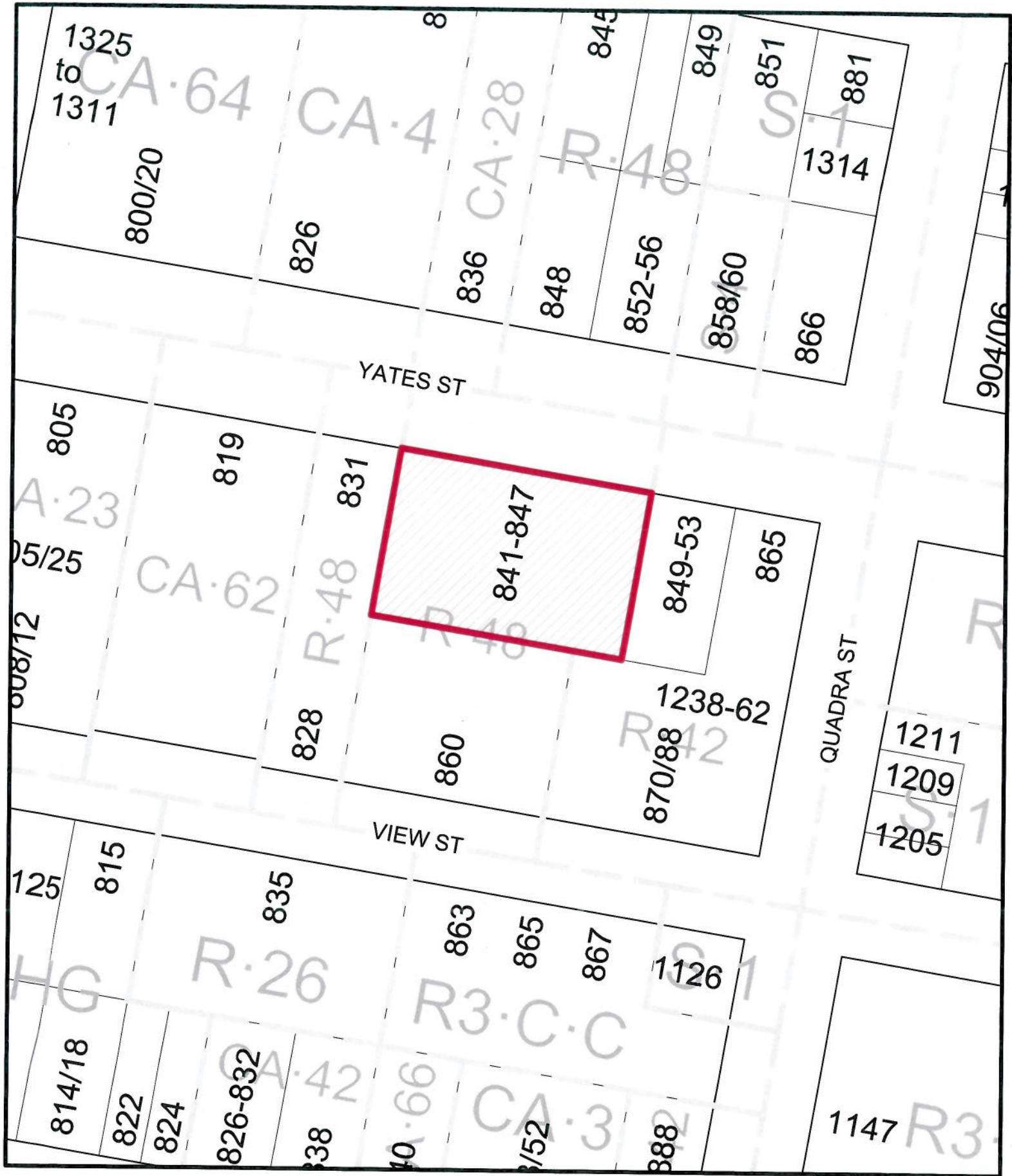
The resulting visual effect of using a painted grid versus a tile mosaic for the image will not be significant, however, the proposed increase in the size of the grid will likely have a considerable visual effect resulting from the contemporary interpretation of the existing wave mural. Staff therefore recommend that Council authorize Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

8.0 Recommendation

That Council authorize Development Permit #000347 for 845 Yates Street, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

9.0 List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated January 20, 2014, and March 18, 2014
- Plans stamped "Revised drawings Planning & Development DP #000347" dated March 19, 2014.

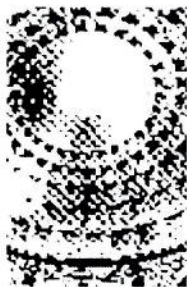


845 Yates Street
Development Permit #000347



845 Yates Street
Development Permit #000347





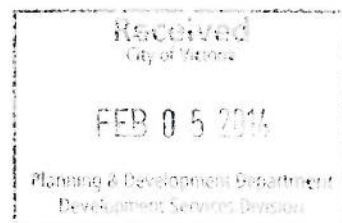
P R A X I S
architects inc.

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
prax@telus.net

January 20, 2014

Mayor and Council
C/O Murray G. Miller,
Senior Planner
Urban Design Development Services Division
Planning and Development Department
City of Victoria
1 Centennial Square, Victoria, BC, V8W 1P6



Re: 8455-Yates 845 Yates.
The Wave
Remediation of Image

The building was completed and occupied in 2006. In 2011 some of the quartzite stone and tile (of the wave image) installed on the east face of the stair tower fell off. A report by RDH Consultants noted that the tile and stone had a number of issues stemming from the initial installation. RDH recommended complete removal of the existing installation. In the short term to protect the public and until the legal issues were resolved a protective sheathing was put over the wave mural to protect the public. It has taken some time to determine an approach to the repair of the wave graphic. The final proposal is to remove the tile and stone running from the second floor of the stair well wall up to the roof. The concrete underneath will be remediated. This reconditioned concrete will be painted over and finally the Wave mural will be reinstated in its current height and width as a painted mural. In this way we will avoid future issues with the deterioration of the existing tile face.

Jeremy Herndl, a visual artist has been commissioned to interpret the Wave Image and to complete its painting. His CV is attached. Jeremy has provided the following artists statement:

"This mural maintains the original decision to feature a rendition of "The Great Wave of Kanawaga" (1830) by the Japanese artist Katsushika Hokusai. The failure of the tiles in the mosaic presents an opportunity to update the idea in a way that is contemporary and respectful to the original. The original tile mosaic was reduced to eight colours in a grid of 152 by 45 squares. This proposed painted version will be made with dozens of colours, on a grid comprised of 52 by 15 squares.

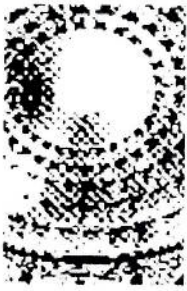
The mural, made with a larger cell size and more colours will be instantly recognizable to viewers on street level and from a distance as the ubiquitous classic. As the viewer approaches the building the image will fragment into an engaging pixilated architectural abstraction. The Japanese classic is re-imagined in a contemporary, technological context in the full colour range of the original."

We respectfully hope that Council will support this proposal.

Sincerely
PRAXIS ARCHITECTS INC

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Per: Michael Levin, AIBC
Director



P R A X I S
architects inc.

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
prax@telus.net

March 18, 2014

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



Re: 845 Yates
The Wave DP 000347
Remediation of Image

We are pleased to submit a revised image of the proposed repair to the Wave. The previously submitted image consisted of 1' square painted cells. There were 15 cells horizontally and 52 vertically (780 cells). Per the request of the Development Services Division we have provided for the same overall sized image to be represented by a smaller grid of painted cells. The new grid consists of 9" hand painted squares - 20 cells horizontally by 70 cells vertically (1400 cells).

The team responsible for reconstituting the image will not be responsible for the maintenance of the image. Once the image is repaired and accepted our responsibilities are done. The image will be painted on the Limited Common Property of the Strata for 845 Yates. The maintenance of that image will become part of the ongoing responsibility of the Strata and their Property Management Team. The question of a maintenance program should be asked of the Strata Corporation and their Property Managers. It will become part of their annual budgeting I am sure as is roof repair, painting etc.

We respectfully hope that Council will support this proposal.

Sincerely
PRAXIS ARCHITECTS INC

Per: Michael Levin, AIBC
Director

CC Murray G. Miller,
Senior Planner
Urban Design Development Services Division
Planning and Development Department

YATES STREET

LOCATION OF MURAL



P R A X I S
architects inc.

100

The Wave
847 Yates Street
Victoria, BC

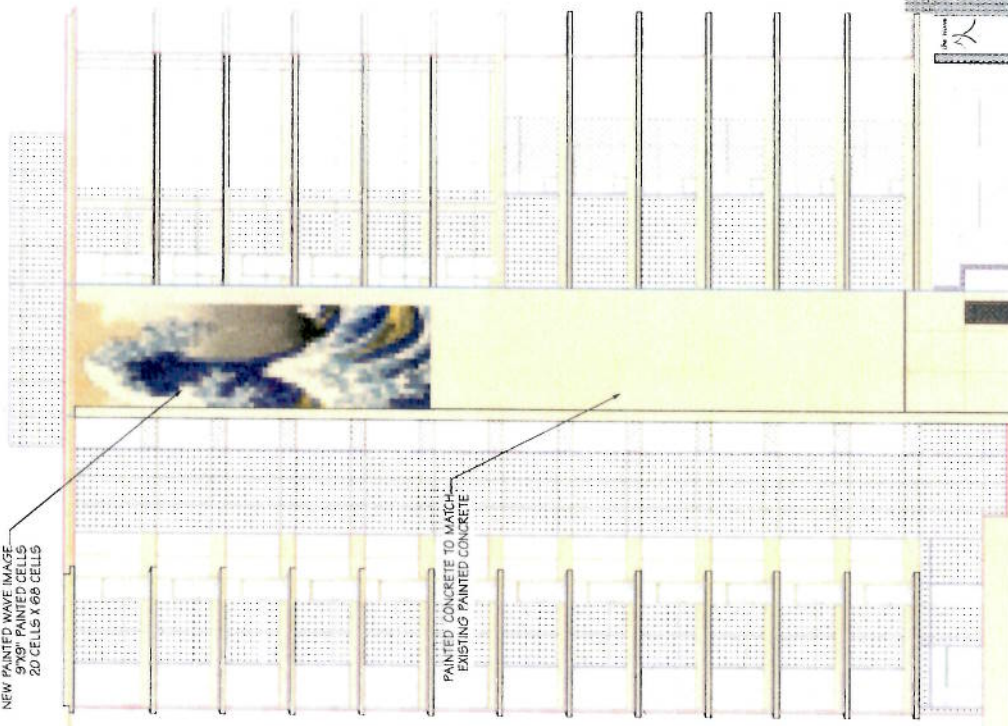
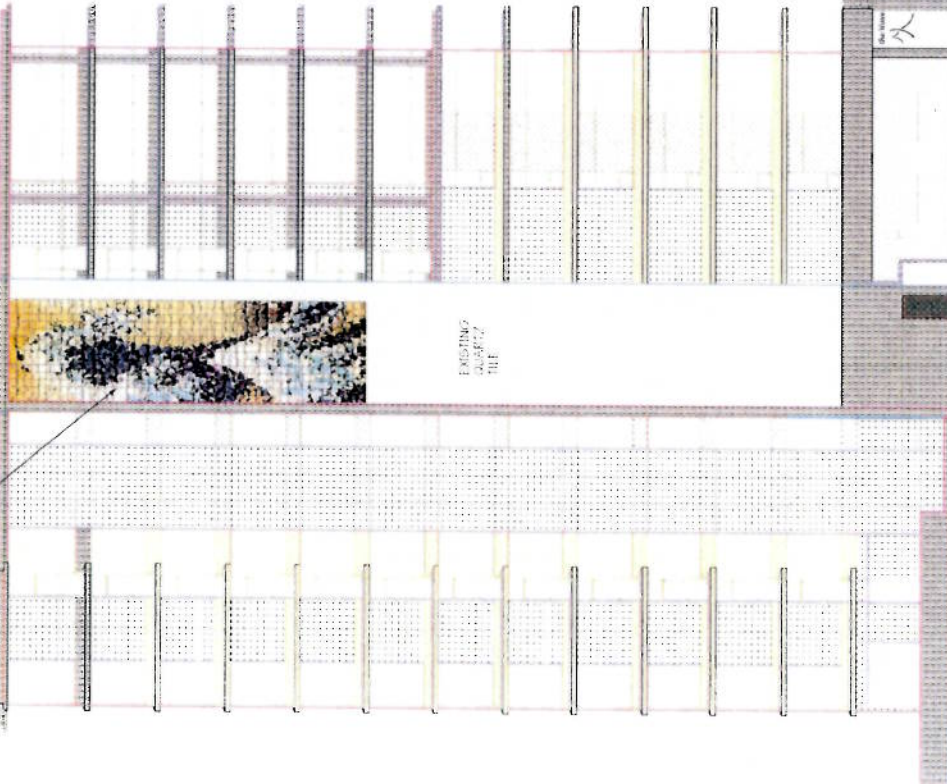
Sheet No. _____
SITE PLAN

[illegible]

Received
City of Victoria

MAR 19 2014

Planning & Development Department
Development Services Division



ILLUSTRATIVE ONLY, NOT AN ACTUAL
REPRESENTATION OF THE EXISTING GRID

Received
City of Victoria

MAR 19 2014

Planning & Development Department
Development Services Division



The Wave
847 Yates Street
Victoria, BC

EAST ELEVATION EXISTING AND PROPOSED

A-2



View 1 - Yates & Quadra



View 2 - Yates & Cook



View 3 - Yates & Vancouver



Map

Received
City of Victoria
MAR 19 2014
Planning & Development Department
Development Services Division