

REPORTS OF COMMITTEES

1. Committee of the Whole – April 6, 2017

7. Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street (Downtown)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

1. Plans date stamped March 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 3.67.5(2) - increase the building height from 30m to 59.7m;
 - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 21 storeys;
3. Preparation of the following documents, signed and executed by the applicant, to the satisfaction of City Staff:
 - a. Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. to the satisfaction of the City Solicitor;
 - b. Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;
 - c. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to City staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
6. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

4. LAND USE MATTERS

4.3 Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street (Downtown)

Committee received a report dated March 23, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct a mixed-use building comprised of two towers, both at 21 storeys, with ground-floor retail facing Johnson Street and Yates Street and residential above.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

1. Plans date stamped March 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 3.67.5(2) - increase the building height from 30m to 59.7m;
 - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 21 storeys;
3. Preparation of the following documents, signed and executed by the applicant, to the satisfaction of City Staff:
 - a. Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. to the satisfaction of the City Solicitor;
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5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
6. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Noise mitigation for the building to minimize impacts of the nearby nightclub.
- *Crime Prevention through Environmental Design* considerations.

Amendment: It was moved by Councillor Isitt, that the motion be amended as follows:

7. **That the applicant be asked to voluntarily commit to the provincial affordable home ownership financing.**

MOTION FAILED DUE TO NO SECONDED

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday that the motion be amended in the following point:

3. Preparation of the following documents, signed and executed by the applicant, to the satisfaction of City Staff:
 - a. Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. to the satisfaction of the City Solicitor;
 - b. Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;
 - c. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
 - d. **Voluntary commitment by the applicant that financing will contribute to affordable home ownership.**

The Assistant Director of Development Services advised that placing restrictions such as this on a development permit is not consistent with the Local Government Act.

On the amendment:
DEFEATED 17/COTW

For: Councillors Isitt and Loveday

Against: Mayor Helps, Councillors Alto, Coleman, Lucas, Madoff, and Thornton-Joe

Main motion: That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00025 for

848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

1. Plans date stamped March 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
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 - c. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.

4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to City staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
6. The Development Permit lapsing two years from the date of this resolution."

On the main motion:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and
Thornton-Joe
Against: Councillor Isitt



Committee of the Whole Report

For the Meeting of April 6, 2017

To: Committee of the Whole **Date:** March 23, 2017

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

Subject: **Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

1. Plans date stamped March 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
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5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
6. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 848 and 852-856 Yates Street and 845 and 849 Johnson Street. The proposal is to construct a mixed-use building comprised of two towers, both at 21 storeys, with ground-floor retail facing Johnson Street and Yates Street and residential above. The variances are related to an increase in the building height and number of storeys.

The following points were considered in assessing this Application:

- the proposed building is subject to regulation under Development Permit Area 2, Core Business, and is generally consistent with the applicable Design Guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP)
- the proposal has been referred to the Advisory Design Panel (ADP) at a meeting held on December 21, 2016 and staff are satisfied that overall, the recommendations by the Panel have been addressed
- the proposed increase in building height and number of storeys is considered to be appropriate as the theoretical density under the R-48 Zone (Harris Green District) is not being exceeded and the proposal is consistent with the height limits of the DCAP.

BACKGROUND

Description of Proposal

The proposal is to construct a mixed-use building comprised of two towers, both at 21 storeys, with ground-floor retail facing Johnson Street and Yates Street and residential above. The variances are related to an increase in the building height and number of storeys. Specific details include:

- a total of 733m² of commercial floor area on the ground floor
- four townhouses and one apartment at grade, accessed from the through-block walkway
- 219 residential units above the two-storey podium (112 in Tower A facing Johnson Street, and 107 in Tower B facing Yates Street)
- three levels of underground parking, accessed off Johnson Street
- 228 secure bicycle racks located on the ground floor and parking level one, in addition to 15 publicly accessible bicycle racks (six on Johnson Street and nine on Yates Street)
- 87 storage lockers located in the underground parkade
- communal roof top patios for Tower A and B, each containing children's play areas, dining and lounge areas, dog runs and spaces for urban food production

- streetscape improvements to the frontages adjacent to the property on Johnson Street and Yates Street consistent with the Harris Green standards
- removal of three municipal street trees (hornbeams) on Johnson Street, two street trees (birch) on Yates Street, to be replaced with eight street trees to City standards and removal of one tree within the north west portion of the property
- expansion of the existing through-block walkway by a minimum of 1.22m including the following landscape elements:
 - removal of the existing globe light fixtures on the adjacent property to replace with recessed wall lighting both on the building and in the concrete planters
 - removal of existing concrete planters on the adjacent property except where existing trees are located towards Johnson Street in the north and where existing parkade vents exit towards Yates Street
 - unit pavers to match the adjacent property at 836 Yates Street (Yates Centre)
 - feature "black tusk basalt" paving at the residential entrances on Yates Street and Johnson Street
 - planting within the private patios between the at-grade residential units
 - decorative metal security gates at either end of the through-block walkway
- exterior building materials include:
 - charcoal brick cladding for the podium base on Johnson Street and grey stone cladding for the podium base on Yates Street
 - grey brick cladding above the podium on Johnson Street and white brick cladding above the podium on Yates Street up to level 9
 - a combination of spandrel glazing and composite metal panels for the upper portion of the towers (grey facing Johnson Street and white facing Yates Street)
 - clear glass guardrail in a anodized aluminium frame
 - frosted glass and silver colour aluminium canopy at the ground-floor and along the through-block walkway
 - mechanical units screened with white composite metal panel and aluminium louvres.

The proposed variances are related to:

- an increase in the building height from 30m to 59.7m
- an increase in the number of storeys from 10 to 21.

Sustainability Features

As indicated in the applicant's letter dated February 2, 2017, the proposed sustainability features associated with this Application include the following:

- a "habitat garden" on the podium roof including native trees and shrubs, nesting boxes, and water ponds to encourage bird activity
- high performance building envelope through insulation
- energy efficient lighting and electrical systems
- high performance plumbing fixtures
- construction waste management.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- secure bicycle storage for all 224 units, including bicycle repair benches, the majority of which are accessed off the main level through the lobby
- 15 publicly accessible bike racks located on Johnson Street and Yates Street

Public Realm Improvements

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

Existing Site Development and Development Potential

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

Data Table

The following data table compares the proposal with the existing R-48 Zone (Harris Green District). An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m ²) - minimum	2731.00	n/a
Total floor area (m ²) - maximum	20,650.00	n/a
Height (m) - maximum	59.70*	30
Storeys - maximum	21*	10
Setbacks (m) - minimum		
Front (Yates Street)	1.50 (building) 1.20 (balcony)	0.50
Rear (Johnson Street)	1.42	n/a
Side (east)	0.00	n/a
Side (west)	3.02	n/a
Parking - minimum	227	n/a
Bicycle storage (Class 1) - minimum	228	226 (224 residential, 2 commercial)
Bicycle rack (Class 2) - minimum	15	14

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 24, 2015, the Application was referred for a 30-day comment period to the Downtown Residents Association (DRA) CALUC.

A Development Permit Application does not require a meeting with the CALUC; however, the applicant did meet informally with the Downtown Residents Association CALUC in December 2016. The comments from the DRA are attached to this report in a letter from the CALUC dated December 11, 2016.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

Referral to the Advisory Design Panel

The application was referred to the Advisory Design Panel at a meeting held on December 21, 2016. The Panel were asked to provide comments on the following:

- the massing and design of the two towers
- the street wall on Yates Street
- the pedestrian interface along Johnson Street
- the design of the through-block walkway
- opportunities to create communal amenity space on level 3 of the podium roof.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

"That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00025 for 848 Yates Street be approved with recommendations as proposed;

- *Consider the use of materials and composition of fenestration to enhance the vertical expression of both buildings*
- *Stronger expression of the base on both towers (Yates & Johnson Streets) and improved integration of the retail use façade on Yates Street with residential use above*
- *Support of the gated midblock walkway."*

The applicant's detailed response to the Panel's recommendation (dated February 2, 2017) is attached to this report. In summary, the applicant has responded to the ADP's recommendation as follows:

- the secondary massing element on Yates Street has been reduced to two storeys to complement the through-block walkway and to enhance the residential entrance
- the Yates Street podium fenestration was refined to create a unified expression between the retail component at grade and residential units above
- the materials on the Yates Street podium are now one unified stone cladding brick (previously it was two)
- the Johnson Street retail glazing was reduced to a one-storey element to enhance the double height entrance
- the vertical expression of the upper portion of the towers has been strengthened through the incorporation of spandrel panels and vertical window strips.

In addition to the revisions specifically related to the recommendation from the ADP, the applicant has also incorporated the following revisions:

- the grades of the western property line were matched to the existing through-block walkway, with the exception of steps adjacent to the Johnson Street sidewalk
- the townhouse units along the through-block walkway have been refined with recessed entrances and canopies
- the recessed balconies on the north (interior) side of Tower B have been replaced with exterior balconies

- the amenity space was relocated from the ground floor on Johnson Street to a fitness room located on level 2 to allow for the office/retail component and an additional amenity room has been incorporated on level 3 in Tower B facing Yates Street
- a larger circulation core has been incorporated on the roof top and the amenity spaces adjusted accordingly
- the separate parking ramps for the two towers were consolidated into one ramp
- an overhead security gate has been incorporated on the parkade entrance ramp

Staff are satisfied that the changes noted above reflect the recommendations suggested by the Panel, and the additional refinements related to the through-block walkway result in a greater level of consistency to the Guidelines.

ANALYSIS

Development Permit Area and Design Guidelines

The subject lands are located in the Core Business Urban Place Designation within the Official Community Plan (OCP), which supports buildings up to approximately 24 storeys in select locations. One of the primary objectives of the Core Business area is to accommodate commercial employment uses that reinforce the area as the main employment centre. As a result, the OCP restricts the residential component of all mixed-use developments within the Core Business area 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.

The OCP also identifies this property in Development Permit Area 2 (Heritage Conservation) Core Business. Multi-unit residential development is encouraged in the Central Business District (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. In the immediate vicinity, a four storey office building (the Yates Centre at 836 Yates Street) is listed on the City's Heritage Register. The proposal responds to this by incorporating a primary street wall at a similar height to the Yates Centre, which provides an appropriate transition along the street.

Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the CBD includes the 800-block of Yates Street, which is located within the secondary Harris Green Skyline zone, in the "Cross Town Concept" with the concentration of tall buildings along Yates Street, east of Douglas Street. Although Yates Street is identified as the preferred location for taller buildings, the maximum height identified for Johnson Street is 60m, which the proposal is consistent with.

Through-Block Walkway

The adjacent through-block walkway at 836 Yates Street (Yates Centre) is identified as a Key Pedestrian Connection within a Priority Through-Block Walkway Area within the DCAP with policies recognizing the opportunities to redesign and replace key pedestrian connections with new through-block walkways in these areas. At the request of staff, the applicant has revised

the proposal to ensure the walkway is mainly level with the adjacent site to the west, with the exception of the existing stairs at Johnson Street. In addition, the concrete planters that currently create a barrier between the two properties are proposed to be removed along the majority of the length of the walkway resulting in a more usable and accessible space. The proposed pathway would utilize consistent paving materials as those presently utilized on 836 Yates Street; although, updated unifying paving material across the two properties would be preferable, the applicant has noted concerns regarding the possibility of replacing the pavers on the neighbouring property as they are above a parkade and potentially serve as part of the roof top membrane, therefore the existing pavers will be matched.

Staff originally expressed concern that the expansion of the walkway on the subject property was too narrow and didn't meet minimum standards for accessibility; however, the commitment to match the grade of the adjacent site compensates for the 1.22m setback on private property. The overall width of the walkway will be expanded to 5.79m which is consistent with the Guidelines.

The proposal has given careful design consideration for the treatment along the through-block walkway by incorporating Crime Prevention Through Integrated Design (CPTED) measures with the four townhouse and one apartment that are accessed off this walkway. Staff have therefore questioned the necessity of the security gates in this location. The applicant suggests that these gates could be open permanently or removed entirely should safety conditions permit. In practice this is unlikely to occur and gates typically remain in place indefinitely and staff recommend for Council's consideration, the preparation of a Section 219 covenant to ensure these gates remain open between 7 a.m. and 10 p.m. Access would be secured through a Statutory Right-of-Way. The applicant is amenable to entering into these agreements and appropriate wording is included in the recommendation.

Massing and Design of the Two Towers

DCAP provides guidelines that encourage varying building heights that contribute to the skyline evolution. The proposed buildings would be visible from the downtown Core Area Skyline as viewed from Laurel Point. The applicant has provided a view study (drawing A.600) in the package of material which suggests that the downtown view would not be negatively impacted by the proposed development; however, the guidelines also encourage offsetting tall buildings and creating a more diverse skyline. The proposed towers are the same height and number of storeys. Opportunities exist to vary the building heights to provide distinction between the two towers. The applicant has stated that this is not possible and would result in costly and inefficient floor plates at the upper levels. The applicant has included supplementary information (drawing 4.1) to demonstrate that the two towers will rarely be viewed together. Staff recommend that this deviation from the guidelines is supportable.

Staff originally expressed concern at the lack of expression between the base, body and top of the towers, for which the Guidelines encourage careful consideration. The proposed development has evolved through a number of design iterations, resulting in a more successful definition of the two towers, incorporating materials that are lighter in colour towards the top and complimentary colour schemes that distinguish each building. Although no defined termination of the roof line has been incorporated into the design, the articulation of the buildings provide adequate visual interest to compensate for this deviation from the guidelines.

Street Walls

The guidelines require a primary street wall between 15m and 20m high and vertical street walls that consider the architectural context of surrounding buildings. In response to comments from staff and the ADP, the applicant has incorporated revisions to the street wall on Yates Street that has resulted in a unified expression that is sympathetic to the immediate context.

Podium Roof

The podium roof is proposed to be landscaped as a habitat garden to encourage bird activity. Efforts have been made to create an attractive space for residents to observe this space. Staff originally requested that this space be accessed as a communal amenity space for residents in both towers; however, the applicant notes that this is not desirable due to noise concerns for future residents.

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.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes to introduce high-quality custom security fencing, details of which are included in the Application package.

Proposed Variances

Two variances to the *Zoning Regulation Bylaw* are being proposed as part of this Application.

Height and Number of Storeys

An increase in the height from 30m to 59.7m and an increase in the number of storeys from 10 to 21 is being requested. The R-48 Zone does not prescribe a maximum density through a FSR calculation. In the case of a height variance in this Zone, standard practice is to determine the "theoretical" FSR based on the height and setback regulations as they relate to the subject property. This determines the building envelope that can be achieved. The theoretical density for the subject property is 7.57:1 FSR and the proposal is for a building with an FSR of 7.56:1.

As the building complies with the recommended height guidelines in the DCAP, and appropriate measures have been taken to articulate the towers into distinct but complementary forms, staff recommend for Council's consideration that the height variance is supported.

Encroachment Agreement

With any project of this scale that has small setbacks and requires significant excavation,

construction methods often require a form of underpinning which can result in material being left in the public Right-of-Way. The resulting material (typically rock anchors) presents no concerns to the public interest and do not impact the underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement, if the Application is approved by Council and if it is deemed necessary to facilitate the construction of the project.

CONCLUSIONS

The proposed high-rise mixed-use development at 848 and 852-856 Yates Street and 845 and 849 Johnson Street would support the planning objectives for the Downtown found in the OCP and the DCAP. The proposal is generally consistent with the design guidelines contained within the DCAP and includes high-quality building materials and appropriate landscape finishes. The proposed height and number of storeys variances are recommended for consideration given the consistency with guidelines and the design measures taken to integrate the buildings into the surrounding context. Overall, staff are satisfied that the recommendations from the ADP have been addressed and that the plans before Committee are an improvement from the original submission and have a greater consistency with the relevant Guidelines.

ALTERNATE MOTION

That Council decline Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

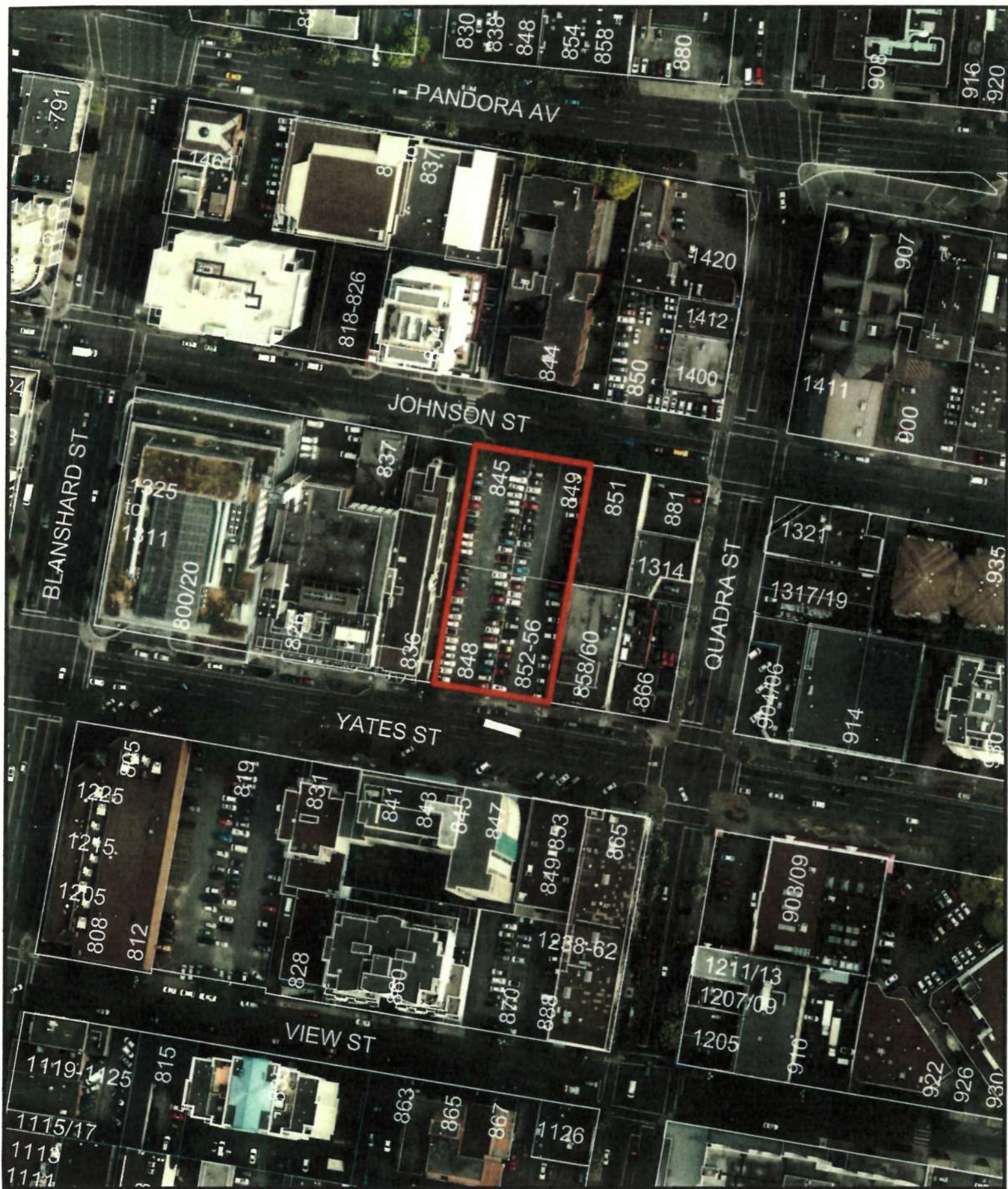


Date:

March 29, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Letter from applicant to Mayor and Council dated March 17, 2017
- Staff report to Advisory Design Panel, dated December 9, 2016 and copy of plans presented to Advisory Design Panel, dated December 7, 2016
- Minutes from Advisory Design Panel meeting of December 21, 2016
- Letter from applicant with summary of changes, dated February 2, 2017
- Community Association Land Use Committee Comments dated December 11, 2016
- Plans date stamped March 17, 2017
- Correspondence



848,852 Yates Street & 845,849 Johnson Street
Development Permit With Variance No.00025





M C M

**Musson
Cattell
Mackey
Partnership**

March 17, 2017

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

Attention: **Mayor and Council**

Dear Sirs:

Re: **848 YATES STREET: RESIDENTIAL
OUR PROJECT NO. 216017.01- 6.1
DEVELOPMENT PERMIT APPLICATION**

Architects
Designers
Planners

A Partnership
Of Corporations

1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M9

This letter is in support of our application for a Development Permit for the above property. The proposal is for two residential towers with retail at ground level. It has a total floor area of 20,650 square meters (222,270 square feet) and a floor space ratio of 7.56:1. The proposed towers are 21 storeys high, with an overall height of 59.7 meters (195.87 feet), and accommodate a total of 224 residential units. In addition to providing more residential density, the project also contributes to activating the streetscapes on both Johnson and Yates streets as well as animating the existing midblock walkway to the west.

T 604. 687. 2990
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www.MCMParchitects.com

Planning Policy

The site is zoned *R-48 Zone, Harris Green District* and conforms to the uses and required setbacks of that zoning. No overall density is specified, but a theoretical 7.57 FSR has been determined in cooperation with the City of Victoria Development Services Division (supporting documentation is attached as an appendix to our submission). The property is situated in the northwest corner of the Harris Green neighbourhood, adjacent to the Downtown neighbourhood. It forms part of the *Development Permit Area 2 (HC): Core Business* as identified in the Official Community Plan 2012. The property is also covered by the Downtown Core Area Plan 2011. It conforms to the Building and Street Interface Guidelines and Building Separation Guidelines of the DCAP.

The project is located along the view corridor of the *Rockland Water Tower from Yates Street View* identified in the Downtown Core Area Plan. Setback slightly from Yates Street the project serves to enhance and frame the view rather than obstruct it. The proposed development has a negligible impact on the *Laurel Point to Downtown Core Area View* and contributes to the tiered harbour backdrop. (Refer to A600 as part of the submission).

The R-48 Zoning has no parking requirement. A total of 131 stalls are provided for residents below grade. In addition to the 131 resident stalls, 15 stalls are provided for visitors, more than 10% of the residents' allocation. Commercial and visitor parking will be accessible via the north side of the property off of Johnson Street. A total of 81 commercial stalls will be provided in the underground garage in order to help alleviate the parking shortage in the city. The location and width of the driveway crossing conforms to the requirements of the Highway Access Bylaw No.91-038, providing sightline clearance at the property line.

Variance

Based on the lack of a density requirement within the *R-48 Zone, Harris Green District*, the theoretical FSR of 7.57 consequently agreed to with the City of Victoria, in combination with the required setbacks made it impossible to fit the density within the height limits set by zoning (27m or 30m). The proposed towers are still under the 60m maximum height limit suggested by the DCAP for this location. Positioned on either end of a through block site, midway along the city block, the towers will rarely be seen together. Both towers utilize lighter materials and colours and distinct glass tops to reduce their visual presence within the skyline. None of the protected city views are negatively impacted by the proposed towers. Since the project as proposed contribute a large number of high quality residences right at the edge of Downtown we would like to request a relaxation in the R-48 Zone height limit.

Design Response

The project respects the principles and guidelines as outlined in the Official Community Plan and Downtown Core Area Plan in the following ways:

The building is slightly setback from the property line on both Yates and Johnson streets allowing for activity within the public realm without interfering with pedestrian traffic. The street faces are articulated with multiple entrances, lots of glazing, lights, signage, street furniture and protective canopies to enhance the pedestrian experience. A variety of textures and materials like stone, brick, metal and glass provides interest and texture at a human scale.

The predominantly commercial Yates Street is fronted by commercial storefront, but steps back at the residential entrance in the western corner to encourage access into the existing midblock walkway which forms part of the area's pedestrian network. The street face on Johnson Street accommodates a variety of uses and entrances (parking, residential and retail/office) with a more appropriately residential character. A well-defined residential entrance, lighting and signage add to the appeal while physical connection to the adjacent midblock walkway is encouraged through clear sightlines and landscaping.

This project is setback from its western property line, effectively enlarging the adjacent walkway to more than 5m in width, making it more accessible and user friendly while also respecting the frontage of the historically designated building at 836 Yates. There are no 'dead zones' without activity or large blank walls along the walkway. A variety of materials and design details provide interest at a human scale and express a transition between the two towers. Town houses, retail/office space and a residential lobby overlook the walkway and provide visual surveillance.

The existing streets have a mix of uses, scales and heights of buildings; generally most of the existing buildings are in the two-to-seven-storey range, with 13 storey buildings across from the site on both streets. The first five to six floors form a primary podium face corresponding in height to the street scape with a secondary massing setback to level 10

where the towers are narrowed further, allowing light and views to penetrate between the buildings. The buildings are capped by predominantly glass penthouse levels. The setbacks help define the base, an elegant, narrower middle and a glass top. Materials and colours get lighter towards the top, making the height of the towers recede into the sky.

Residential Amenities

This project offers a total of 224 one, two and three bedroom apartments divided between two towers, a 113 unit tower on Johnson Street and a 111 unit tower on Yates Street. Four town houses and 1 condominium front the widened midblock walkway with direct access and private patios. Except for one unit on the second floor of the Johnson Street tower, all other units have access to roof decks or balconies. The internal roof garden on the third floor provides both private roof decks and a habitat garden. It furnishes all levels of both towers a natural component rich with visual and auditory interest in the form of a low maintenance green space. Both towers are equipped with a common rooftop amenity area offering outdoor gardening and cooking options, seating, dog facilities, children's play area and views in all directions. The Johnson Street tower has a large amenity space in the north-west corner of the second floor with associated outdoor space and visual connection to the street. The Yates Street tower offers an additional amenity space on the third floor overlooking the street. It incorporates an amenity guest suite and outdoor area. Bike storage and storage lockers are available to all residential units. A loading area for both residential and retail use also functions as an on-site pick up location as part of the waste management plan. It serves both residential and commercial garbage rooms at grade and sufficient height is provided for front loading collection trucks.

Sustainability

By its nature, a higher density project of this nature serves sustainability goals by providing residential opportunities within walking distance of downtown employment and amenities, and its adjacencies to transit routes. In recognition of these advantages, lower parking ratios of 0.5 cars per unit for the Johnson Street tower and 0.67 cars per unit for the Yates Street tower are proposed. Both towers are provided with large bicycle storage facilities located at ground and P1 levels providing bike storage for all residential units. These rooms will also have repair benches for the use of cyclists.

Between the two towers on the level three podium a habitat garden is proposed. It will provide a bio diverse urban sanctuary for birds and pollinators which in turn will provide visual and auditory interest to residents from all levels of both towers.

The project will be fully compliant with the new energy requirements being incorporated in the British Columbia Building Code as of December 2013. These include:

- High performance building envelopes in terms of insulation values, reduced window areas.
- Energy efficient lighting and electrical systems, including motion sensors lighting, LED lighting and other similar provisions.

- Low flush toilets and high efficiency plumbing fixtures, drought-tolerant landscaping and efficient drip irrigation.
- Construction waste management during construction.

CPTED

One of the policy goals of development in this area is to enhance the streetscape and pedestrian experience, including the feeling of safety and security. It is achieved in the project through the design of large glazed lobbies on both facing streets providing full visual interaction with the streets and overlook from residential balconies. Along the midblock walkway 'eyes on the street' is provided by direct overlook from the 4 town houses, retail/office space and residential lobby fronting it as well as the roof garden and residences above. The building is setback from the midblock walkway providing clear sight lines to the opposite end with no recesses that will accommodate loitering. Low level lighting will be provided all along the walkway, avoiding glare to apartments above. Based on comments received from the Downtown Residents Association, the developer proposes to secure the midblock walkway at the northern and southern ends during night time in order to reduce potential loitering, noise, drug use and vandalism and improving livability of the townhouses facing the walkway.

Response to City and ADP comments

A number of changes were made in response to the comments received from City of Victoria staff members and the ADP. Most notably the widening of the midblock walkway and commitment to extent work onto the adjacent property; removing existing planters and changing the elevations to create a level public space defined by consistent material, new lighting and barrier free access. In response to comments from staff the uses, materials and level of detail were adjusted along the street and walkway facades to supply the desired level of activity and interest. Addressing concerns about the perceived mass of the towers, significant modifications were made to the materials and colours to improve the visual weight while also defining a base, shaft and top for each tower. Materials and massing were employed to accentuate and distinguish the residential entrances. Following comments at the ADP the 'twin' character of the towers were enhanced through similar detailing, materials and height while creating distinction through colour. Making use of material changes and fenestration patterns, the verticality of the tower design was also strengthened. In response to safety concerns expressed by city staff a gate at the parking and loading entrance was added.

Mayor and Council, City of Victoria
February 02, 2017

M C M

**Musson
Cattell
Mackey
Partnership**

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

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS**



Mark Whitehead, ARCHITECT AIBC, MRAIC, (ASSOC) AIA
Mark Whitehead Architect Ltd., Partner

MW:gg

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Architects
Designers
Planners

A Partnership
Of Corporations



Advisory Design Panel Report

For the Meeting of December 21, 2016

To: Advisory Design Panel **Date:** December 9, 2016
From: Charlotte Wain, Senior Planner – Urban Design
Subject: **Development Permit with Variances No. 00025 for 848, 852 Yates Street and 849 Johnson Street**

RECOMMENDATION

Recommend to Council that Development Permit with Variances Application No. 00025 for 848, 852 Yates Street and 849 Johnson Street be approved with changes recommended by the Advisory Design Panel.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 848, 852 Yates Street and 849 Johnson Street and provide advice to Council.

The purpose of this report is to present the Advisory Design Panel with information, analysis and recommendations regarding a Development Permit with Variances Application for the property located at 848, 852 Yates Street and 849 Johnson Street. The proposal is to construct a 21 storey, multi-residential building containing 226 residential units (115 rental and 111 strata). Variances associated with the Application are related to height and number of storeys.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP), 2012*
- *Downtown Core Area Plan, 2011 (DCAP)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (amended 2006)*
- *Guidelines for Fences, Gates and Shutters (2010)*

COUNCIL DIRECTION

The Application has not yet been presented to the Committee of the Whole. The intent is to present the Application to Committee with the benefit of advice from the panel.

BACKGROUND

Project Details

Applicant: Mr. David Chard
848 Yates Ltd. Partnership

Architect: Mr. Mark Whitehead, MAIBC
Musson Cattell Mackey Partnership

Development Permit Area: Development Permit Area 2, Core Business (Heritage Conservation)

Heritage Status: N/A

The following data table compares the proposal with the existing R-48 Zone, Harris Green District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) - minimum	2731.00	N/A
Density (Floor Space Ratio) - maximum	7.49:1	N/A
Total floor area (m ²) – maximum residential	19,975	N/A
Total floor area (m ²) – maximum office/retail	473	N/A
Total floor area (m ²) – maximum office/retail	473 (2.3%)	50% of the floor area of the lot
Height (m) - maximum	59.7*	30
Storeys - maximum	21*	10
Site coverage % - maximum	85.00	N/A
Open site space % - minimum	14.00	N/A
Setbacks (m) – minimum		
Front (Yates Street)	2.10 building 1.30 balcony	0.50
Rear (Johnson Street)	2.34	N/A
Side (east)	3.03	N/A

Zoning Criteria	Proposal	Zone Standard
Side (west)	0.00	N/A
Parking - minimum	169	N/A
Visitor parking (minimum) included in the overall units	21	18
Bicycle parking Class 1 secure storage (minimum)	226	226
Bicycle parking Class 2 publicly accessible (minimum)	15	12

Description of Proposal

The proposal is to construct a 21 storey, mixed-use development; the main-floor will include commercial uses and ground oriented residential units within a mixed-use two-storey podium. A total of 226 residential units are proposed in the two towers, facing both Yates Street and Johnson Street. Proposed variances associated with the Application are related to height and number of storeys. The project is proposed at a density of 7.49:1 floor space ratio (FSR) at a maximum height of 59.7m.

The proposal includes the following major design components:

- expansion of an existing through-block walkway by 1.3m
- at-grade units and private patios fronting the through-block walkway
- communal amenity space at the ground floor facing Johnson Street for the market rental building (Tower A)
- communal roof top patios for Tower A and Tower B on level 21, containing a children's play area, dining and lounge areas, a dog run and space for urban food production
- streetscape improvements on Yates Street and Johnson Street
- façade articulation through offset windows and balconies.

Exterior building materials include:

- grey brick cladding for the podium base
- white brick cladding above the podium up to level 9
- white composite metal panel
- clear glass guardrail in in anodized aluminium frame
- a combination of clear double glazing and spandrel glazing
- frosted glass and silver colour aluminium canopy at the ground-floor and along the through-block walkway
- mechanical units screened with white composite metal panel and aluminium louvres.

Landscaping elements for the through-block walkway include:

- removal of the existing globe light fixtures on the adjacent property to replace them with recessed wall lighting both on the building and in the concrete planters
- removal of a planting section between the adjacent property at 836 Yates Street (Yates Centre) to replace it with stairs

- unit pavers to match the adjacent property at 836 Yates Street (Yates Centre)
- feature “black tusk basalt” paving at the residential entrances on Yates Street and Johnson Street
- planted Hamamelis in the concrete planters between the at-grade residential units
- new planting in the existing concrete planters (no detail provided of species)
- decorative metal security gates at either end of the through-block walkway (no detail has been provided on the specific design).

Other landscape elements include:

- public realm improvements along Yates Street and Johnson Street to City standards; including broom finished concrete and concrete unit pavers (red)
- replacement of two birch trees along Yates Street with four street trees to City standards
- replacement of three hornbeams along Johnson Street with four street trees to City standards
- new tree grates
- decorative pots with seasonal planting
- 15 publicly accessible bike racks.

Sustainability Features

As indicated in the applicant's letter dated December 7, 2016, the proposed sustainability features associated with this Application include the following:

- a “habitat garden” on the podium roof including native trees and shrubs, nesting boxes, and water ponds to encourage bird activity
- secure bicycle storage for all 226 units, including bicycle repair benches.

Consistency with Design Guidelines

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 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 (DCAP)*.

ISSUES

The issues associated with this project are:

- the massing and design of the two towers
- the street wall on Yates Street
- the pedestrian interface along Johnson Street
- the design of the through-block walkway
- opportunities to create communal amenity space on level 3 of the podium roof.

ANALYSIS

Massing and Design of the Two Towers

The DCAP provides detailed urban design guidelines to address the importance of sensitive built forms through building height, scale, massing, setbacks, floor plate restrictions and street wall design. The proposed towers are within the 60m height range envisaged for this property, and are located within the secondary Harris Green skyline within the Urban Amphitheatre Concept. DCAP also provides guidelines that encourage varying building heights that contribute to the skyline evolution. The proposed buildings would be visible from the downtown Core Area Skyline as viewed from Laurel Point. The applicant has provided a view study (drawing A.600) in the package of material for panel members which suggests that the downtown view would not be negatively impacted by the proposed development; however, the guidelines also encourage offsetting tall buildings and creating a more diverse skyline. The proposed towers are the same height and number of storeys. Opportunities exist to vary the building heights to provide distinction between the two towers. The applicant has stated that this is not possible and would result in costly and inefficient floor plates at the upper levels. The applicant has included supplementary information (drawing 4.1) to demonstrate that the two towers will rarely be viewed together. ADP is invited to comment on the height of the two towers in relation to the evolution of the skyline.

DCAP addresses the importance of the design of "base, body and top" in relation to taller buildings. The applicant has made revisions to the proposal based on the initial submission and has incorporated darker brick elements (charcoal and stone) for the podium, lighter brick for the body (grey and white) and grey composite metal panels for the upper floors on Building A (market rental facing Johnson Street) and white composite metal panels for the upper floors on Building B (strata facing Yates Street). These revisions are generally consistent with the guidelines and have assisted in reducing the perceived massing of the towers, as well as providing visual distinction between Building A and Building B; however, the termination of the towers could be improved through architectural elements such as canopies, illumination or other design details as suggested in the guidelines. Staff are seeking comment from ADP in relation to this aspect of the design.

Staff have commented on the verticality of the interior elevations of the towers that overlook the podium roof. The applicant has responded to this by including 0.3m steps in the massing along with offsets in balconies and cut back corners. Further design interventions may be warranted to improve these elevations and ADP is invited to comment on this aspect of the proposal.

Street Wall on Yates Street

The guidelines require a primary street wall between 15m and 20m high and vertical street walls that consider the architectural context of surrounding buildings. The incorporation of larger stone cladding blocks along Yates Street results in the appearance of a two-storey street wall for the commercial use. Although the massing of the street wall is consistent with the guidelines in terms of setbacks and height, the transition to smaller bricks from levels three to six results in a street wall that, in the opinion of staff, appears disjointed between the commercial and residential uses. Opportunities exist to refine the materials and fenestration pattern to create a cohesive façade rhythm, as encouraged by the guidelines. ADP is invited to comment on the Yates Street primary street wall and any opportunities for refinement.

Pedestrian Interface on Johnson Street

The residential lobby along Johnson Street is clearly defined with a glazed double height entrance and canopy. The previous proposal included approximately 2,500m² of office space along this frontage, which has been amended in the version presented to ADP as an additional communal amenity space for residents in the rental tower, although it is not clear from the drawings if this would be a lounge or fitness space. Johnson Street is identified as a Commercial Street which requires active street level commercial uses. In addition to providing visual interest, active uses help to improve the safety and comfort of pedestrians. Arguably, the removal of the office use at grade results in a less active use along the Johnson Street frontage as this space will be less animated during the day when most residents would be at work. Typically communal amenity spaces are used sporadically and staff question the activity that this would provide on this important street frontage. ADP are invited to comment on the ground level design and any opportunities for improving the activity along Johnson Street.

Staff have raised concern with the design of the parkade entrance as it presents a large dark void fronting the public sidewalk. The applicant has provided precedent photographs of a similar development to demonstrate how this entrance will appear from the street, although these details, along with the design of the parkade door, are not included in the elevation details. It is recognized that the landscape plan identifies additional planting to help soften this edge, although details are not included in the perspective views (drawing A.603). ADP is invited to comment on this aspect of the design and any opportunities to improve this area from a pedestrian friendliness and Crime Prevention Through Environmental Design (CPTED) perspective.

Through-block Walkway

The adjacent through-block walkway at 836 Yates Street (Yates Centre) is identified as a Key Pedestrian Connection within a Priority Through-Block Walkway Area on Map 16 of DCAP. Policy 5.32 recognizes there are opportunities to redesign and replace key pedestrian connections with new through-block walkways in these areas. The existing through-block walkway was constructed at the same time as the building in the mid-1990s and is therefore a prime candidate for replacement, although it is acknowledged that this is not within the ownership of the applicant.

Active Edge

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, which improves natural surveillance of the walkway as recommended through CPTED principles. Although no direct access to commercial uses is provided, the applicant has made efforts to respond to the existing context by incorporating five at-grade units along the walkway which does help to animate the space. For reasons mentioned previously, the communal amenity space on Johnson Street does not create an ideal active edge for the walkway, and the residential lobby and vestibule are situated at the Yates Street edge, occupying at least 12.5m (of a total building length of 70m) which could be active commercial space overlooking the walkway. ADP is invited to comment on

whether the proposed ground level design satisfactorily addresses the design guidelines for maximizing natural surveillance of the walkway.

Proposed Gates

Another design consideration for through-block walkways presents integrating CPTED principles into the design of through-block walkways. The applicant has expressed concerns about the safety of the walkway and the transitional nature of the neighbourhood and proposes to include gates across the width of the walkway (and adjacent site) for the at-grade residential units. The intent is that these gates would be open during daylight hours and only residents would have access in the evening. The applicant suggests that these gates could be open permanently or removed entirely should safety conditions permit. In practice this is unlikely to occur and gates typically remain indefinitely. ADP is invited to comment on the appropriateness of including security gates in the proposal.

Barrier-Free Access

One of the design criteria in DCAP for through-block walkways is barrier-free grade-level access for people of varying mobility needs. The proposed development would not be matched to the grades of the adjacent property, which is positioned approximately 0.5m lower. Efforts have been made to integrate the two spaces through breaks in the existing concrete planting and the introduction of steps. Although barrier-free movement is possible between Yates and Johnson Street, it is not possible between the two properties, which does not contribute to a unified space or ease of access for those with varying mobility needs. In addition, the portion of the through-block walkway dedicated to pedestrians (and not occupied by private patios) is only 1.3m wide. This is considered sub-standard for best practice and City standards which typically require a minimum of 2m width to accommodate pedestrian movement. Advice from ADP is being sought on whether the proposed width and grade of the walkway is acceptable from a pedestrian movement perspective, as well as any opportunities to create a more unified space with the adjacent property.

Lighting

The proposed landscape plan identifies the removal of the existing globe lighting along the walkway, which staff are supportive of as this would contribute to the overall upgrade of the walkway and provide a better integration to the proposed development. However, the replacement lighting is identified as recessed lights within the building and steps. Although this does provide a contemporary aesthetic (in keeping with the design of the proposed buildings) ADPs advice is sought regarding whether this will provide sufficient illumination to satisfy the design guidelines for through-block walkways and CPTED principles.

Proposed Finishes and Materials

The original submission proposed concrete unit pavers (running bond pattern) within the through-block walkway extension on private property, which is consistent with the design guidelines that encourage high quality and durable materials. Staff originally requested the entire through-block walkway be treated with the same paving materials to create a unified appearance as one public space. The design response, which is presented to ADP, is to propose visually less appealing hexagonal pavers to match those of the adjacent site at 836 Yates Street. Similarly, the landscape plan suggests the concrete planters will be reconfigured

with the introduction of steps, although it is not clear whether this includes removal of the projections in the planters within the adjacent property. The design guidelines encourage the use of high-quality finishing materials with detailed architectural quality, therefore staff would support upgrades to the adjacent property including replacement of the concrete planters and unit paving. Additional design criteria identified in DCAP includes a comprehensive signage system to identify the location and entrance to through-block walkways as well as to provide orientation to adjacent streets, key destinations and places of interest, although no detail has been provided in the submission drawings to date. ADP is invited to comment on the proposed finishes and materials in the through-block walkway (both on private and adjacent property) and opportunities for improving the overall quality and appearance of the space.

Podium Roof

The podium roof is proposed to be landscaped as a habitat garden to encourage bird activity. Extensive efforts have been made to create an attractive space for residents to observe although staff have requested that this space be accessed as a communal amenity space for residents in both towers. The applicant had identified alternative segregated amenity spaces on the roof of the towers as well as additional indoor areas on the ground floor for the rental building and on level three for the strata building. Although adequate amenity space has been provided, staff note the lack of accessibility to the podium roof as a lost opportunity and welcome ADPs comments on this matter.

OPTIONS

1. Recommend to Council that Development Permit with Variances Application No. 00025 for 848, 852 Yates Street and 849 Johnson Street be approved as presented.
2. Recommend to Council that Development Permit with Variances Application No. 00025 for 848, 852 Yates Street and 849 Johnson Street be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit with Variances Application No. 00025 for 848, 852 Yates Street and 849 Johnson Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

CONCLUSION

This application is consistent with some of the applicable design guidelines prescribed within Development Permit Area 2; however, the application can benefit from further design development to improve consistency with the relevant guidelines, particularly the massing and design of the towers and the treatment of the through-block walkway.

ATTACHMENTS

- Aerial Map
- Zoning Map
- Applicants letter dated December 7, 2016
- Plans date stamped December 7, 2016

cc: Applicant

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848 YATES STREET: RENTAL/MARKET RESIDENTIAL

PROJECT INFORMATION

PROJECT ADDRESS	848 YATES STREET, VICTORIA, B.C.
NEIGHBOURHOOD	HARRIS GREEN
DCAI DISTRICT	CENTRAL BUSINESS DISTRICT
DEVELOPMENT PERMIT AREA	DPA 2 (HC) CORE BUSINESS
LEGAL DESCRIPTION	LOTS 374, 375, 380 AND 381 VICTORIA
ZONING	R-48
SITE AREA	29,400 ft² (2,731 m²)
TOTAL FLOOR AREA	220,110 ft² (20,449 m²) 215,015 ft² (19,975 m²) RESIDENTIAL 5,095 ft² (473 m²) RETAIL
SITE COVERAGE	25,150 ft² (2,337 m²) / 29,400 ft² (2,731 m²) = 85.5%
OPEN SITE SPACE	4,272 ft² (397 m²) / 29,400 ft² (2,731 m²) = 14.5%
FLOOR SPACE RATIO	R-48 NONE (7.57 THEORETICAL FSR)
FLOOR PLATE SIZE	REQUIRED UNDER DCAI 65.6' (20m) - 98.4' (30m): max 10,010 ft² (930 m²) over 98.4' (30m): max 7,000 ft² (650 m²)
GRADE	65.98' (20.11 m)
HEIGHT	REQUIRED UNDER R-48 98.4' (30 m) REQUIRED UNDER DCAI 195.8' (59.70m)
NUMBER OF STOREYS	20 STOREYS
BUILDING SETBACKS	REQUIRED UNDER R-48 FRONT YARD (YATES): 1.54' (0.5m) REQUIRED UNDER R-48 AS INDICATED ON PLANS
MINIMUM UNIT FLOOR AREA	530 ft² (49m²)

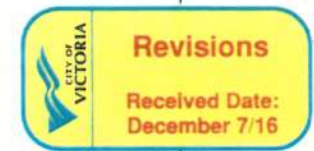
DRAWING LIST

	24"x36" SHEETS	11"x17" SHEETS
A001 PROJECT DATA	N.T.S.	N.T.S.
A100 CONTEXT PLAN	AS NOTED	AS NOTED
A101 EXISTING SITE PLAN	AS NOTED	AS NOTED
A102 SITE PLAN	AS NOTED	AS NOTED
A200 FLOOR PLAN P4	1/8"=1'-0"	AS NOTED
A201 FLOOR PLAN P3	1/8"=1'-0"	AS NOTED
A202 FLOOR PLAN P2	1/8"=1'-0"	AS NOTED
A203 FLOOR PLAN P1	1/8"=1'-0"	AS NOTED
A204 FLOOR PLAN L1	1/8"=1'-0"	AS NOTED
A204.1 FLOOR PLAN L1-GATED ALTERNATIVE	1/8"=1'-0"	AS NOTED
A205 FLOOR PLAN L2	1/8"=1'-0"	AS NOTED
A206 FLOOR PLAN L3	1/8"=1'-0"	AS NOTED
A207 FLOOR PLAN L4	1/8"=1'-0"	AS NOTED
A208 FLOOR PLAN L6 (BLDG A) L7 (BLDG B)	1/8"=1'-0"	AS NOTED
A209 FLOOR PLAN L10	1/8"=1'-0"	AS NOTED
A210 FLOOR PLAN L14 (BLDG A) L16 (BLDG B)	1/8"=1'-0"	AS NOTED
A211 FLOOR PLAN L19	1/8"=1'-0"	1/16"=1'-0"
A212 ROOF PLAN	1/8"=1'-0"	1/16"=1'-0"
A213 MECH PENTHOUSE PLAN	1/8"=1'-0"	1/16"=1'-0"
A300 BUILDING SECTION	1/16"=1'-0"	1/32"=1'-0"
A400 ELEVATIONS NORTH AND SOUTH (BLDG A)	1/16"=1'-0"	1/32"=1'-0"
A401 ELEVATIONS NORTH AND SOUTH (BLDG B)	1/16"=1'-0"	1/32"=1'-0"
A402 ELEVATIONS EAST	1/16"=1'-0"	1/32"=1'-0"
A403 ELEVATIONS WEST	1/16"=1'-0"	1/32"=1'-0"
A404 ENLARGED ELEVATIONS NORTH AND SOUTH	1/8"=1'-0"	1/16"=1'-0"
A405 ENLARGED ELEVATIONS WEST	1/8"=1'-0"	1/16"=1'-0"
A406 JOHNSON STREETSCAPE	1/32"=1'-0"	1/64"=1'-0"
A407 YATES STREETSCAPE	1/32"=1'-0"	1/64"=1'-0"
A500 SHADOW STUDY EQUINOX	N.T.S.	N.T.S.
A600 DCAI VIEWS	N.T.S.	N.T.S.
A601 3D VIEW	N.T.S.	N.T.S.
A602 3D VIEW	N.T.S.	N.T.S.
A603 3D VIEW	N.T.S.	N.T.S.
A604 RENDERING	N.T.S.	N.T.S.
L01 LANDSCAPE PLAN	1/8"=1'-0"	N.T.S.
L02 L3 HABITAT GARDEN AND AMENITY ROOF	1/8"=1'-0"	N.T.S.
L03 L3 AND ROOF PLANTING PLAN	1/8"=1'-0"	N.T.S.
L04 SECTIONS	1/8"=1'-0"	N.T.S.
L05 L1 GATED ALT LANDSCAPE PLAN	1/8"=1'-0"	N.T.S.



AREA CALCULATION AND UNIT, PARKING, BIKE AND STORAGE COUNTS

RENTAL RESIDENTIAL						MARKET RESIDENTIAL																													
Tower A on Johnson Street						Tower B on Yates Street																													
Level	Residential		Office			1 bed	2 bed	3 bed		Residential	Retail	1 bed	1 bed	2 bed	2 bed	3 bed	2 bed																		
	in ft²	in m²	in ft²	in m²						in ft²	in m²	den	den	den	den	den	TH																		
L1	6,590	612				1				6,800	632						4																		
L2	6,910	642					1	2		5,990	566																								
L3	6,850	636				5	3			6,930	644	4	1			1																			
L4	6,850	636				5	3			6,930	644	3	1	1	2	1																			
L5	6,850	636				5	3			6,930	644	3	1	1	2	1																			
L6	6,090	566				6	2			6,930	644	3	1	1	2	1																			
L7	6,090	566				6	2			6,085	565	2	2	4																					
L8	6,090	566				6	2			6,085	565	2	2	4																					
L9	6,090	566				6	2			6,085	565	2	2	4																					
L10	4,670	434				5	1			4,730	439	4		2																					
L11	4,670	434				5	1			4,730	439	4		2																					
L12	4,670	434				5	1			4,730	439	4		2																					
L13	4,670	434				5	1			4,730	439	4		2																					
L14	4,260	396				3	2			4,730	439	4		2																					
L15	4,260	396				3	2			4,730	439	4		2																					
L16	4,260	396				3	2			4,360	405				4																				
L17	4,260	396				3	2			4,360	405				4																				
L18	4,260	396				3	2			4,360	405																								
L19	4,010	373					2	1		3,600	334						2																		
L20	4,010	373					2	1		3,600	334						2																		
Roof	590	55								590	55																								
TOTAL	107,000	9,941	0	0		76	37	2		108,015	10,035	5,095	473	43	10	30	7	8	4																
Total number of units 115						Total number of units 111																													
FSR CALCULATION						PARKING						BIKE STORAGE						STORAGE LOCKERS																	
						Proposed						Requirement						Class 1						Class 2						Proposed					
Total Retail						5,095						473																							
Total Residential						215,015						19,976																							
Total GFA						220,110						20,449																							
Site Area						29,400						2,731																							
Proposed FSR						7.49																													
Theoretical FSR						7.57																													
						Tower A						Tower B						Tower A						Tower B						Tower A					
						0.63/unit						72						73						1/unit						115					
						0.67/unit						74						75						1/unit						111					
						Visitors																													
						10%						15						21																	



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Designers
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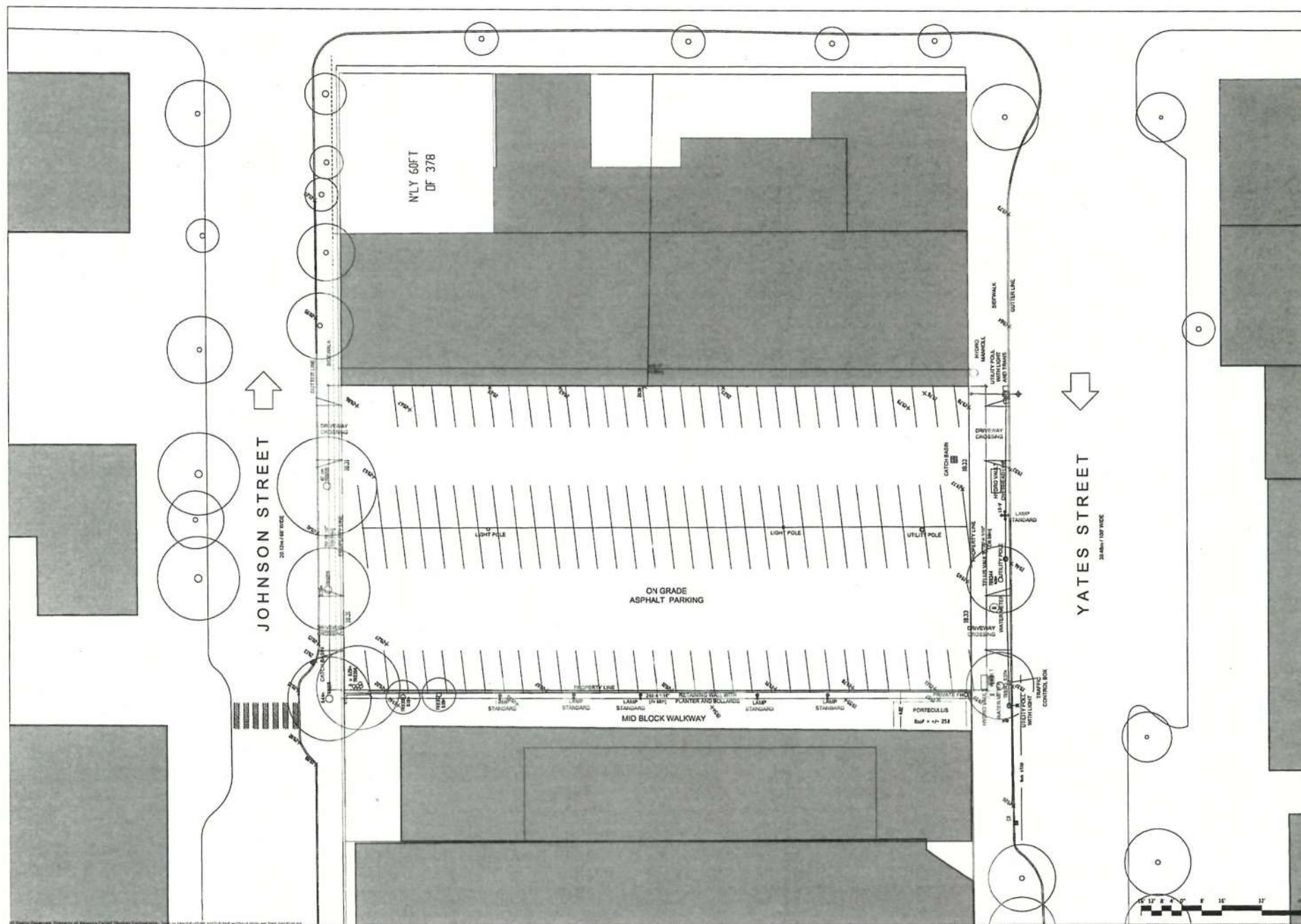
848 Yates Street
Victoria, BC

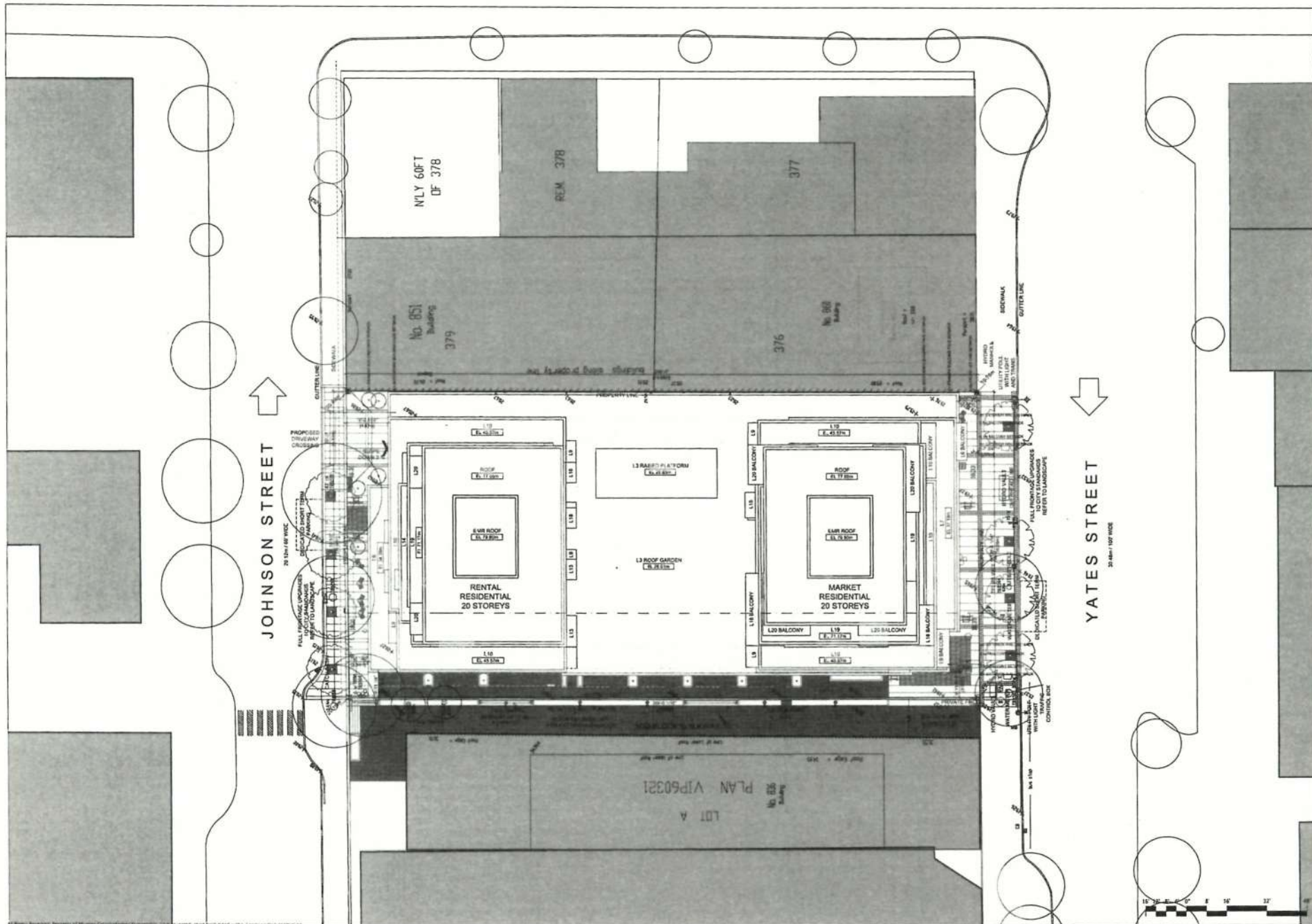
Project #
216017

Project Data

A001







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848 Yates Street
Victoria, BC

Project #
216017

17 DECEMBER 2016
1st Revision

Site Plan

1/16" = 1'-0"



A102

M C M

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848 Yates Street
Victoria, BC

Project #
216017

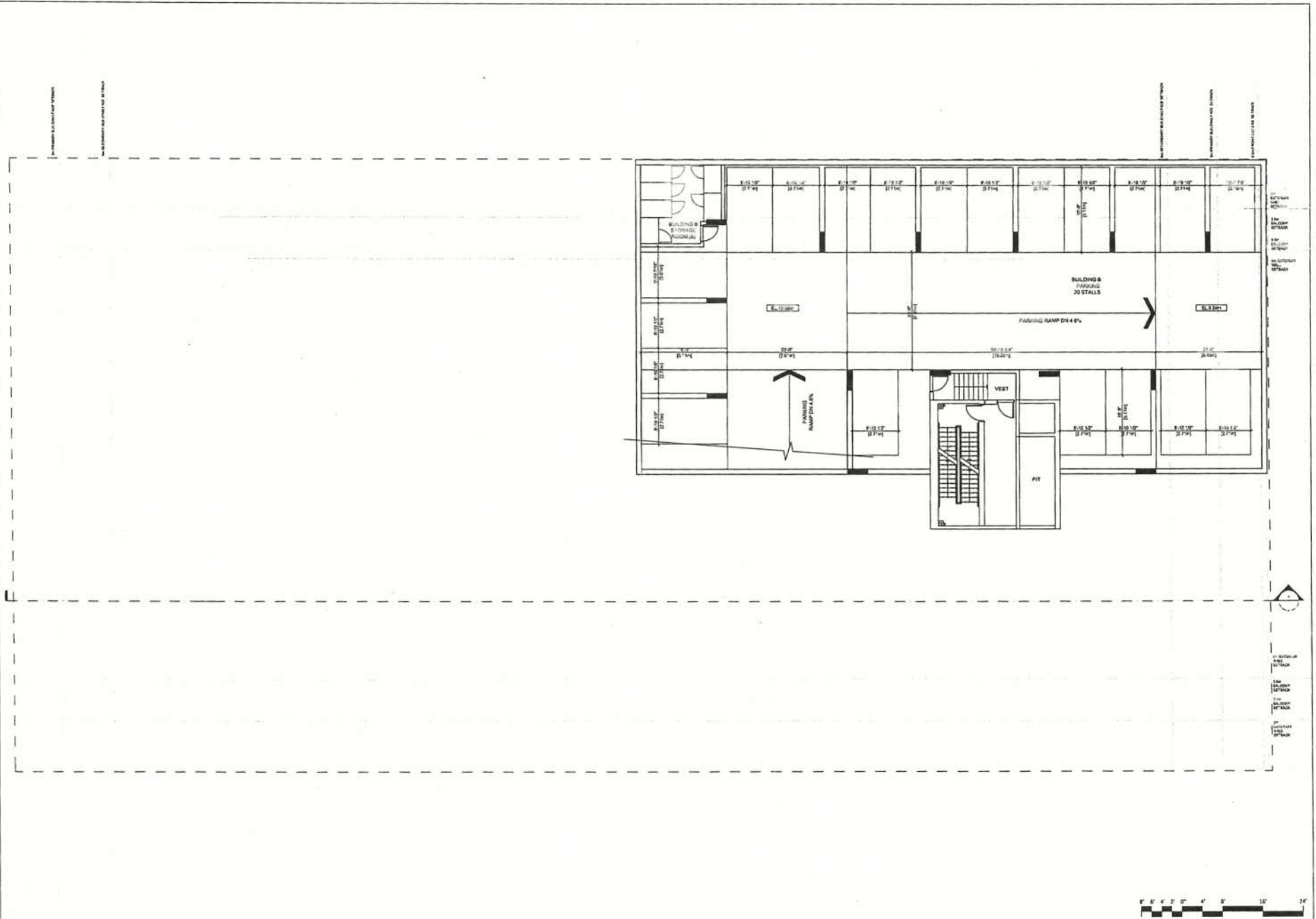
7 DECEMBER 2014
1st Revision

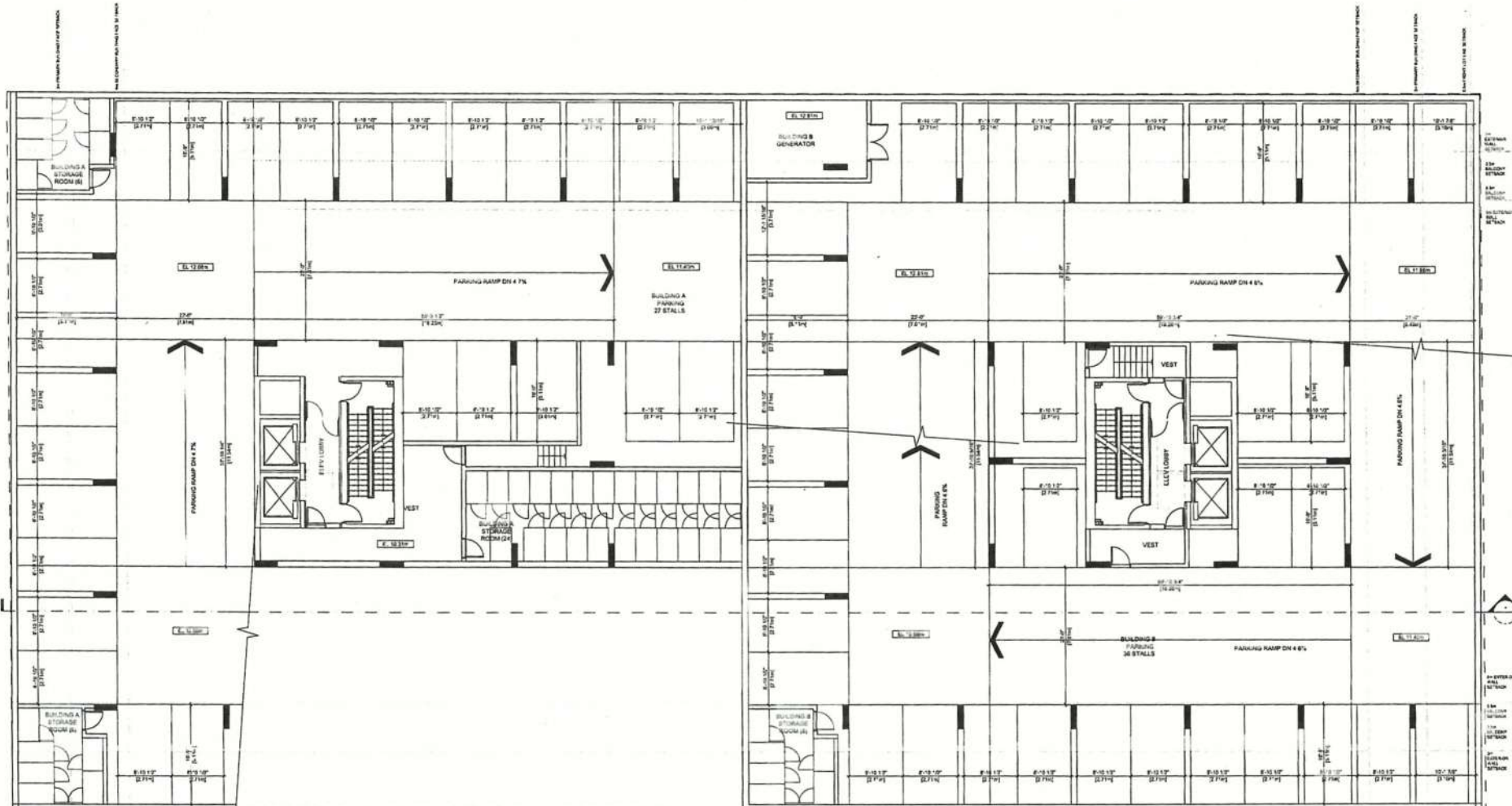
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Floor Plan

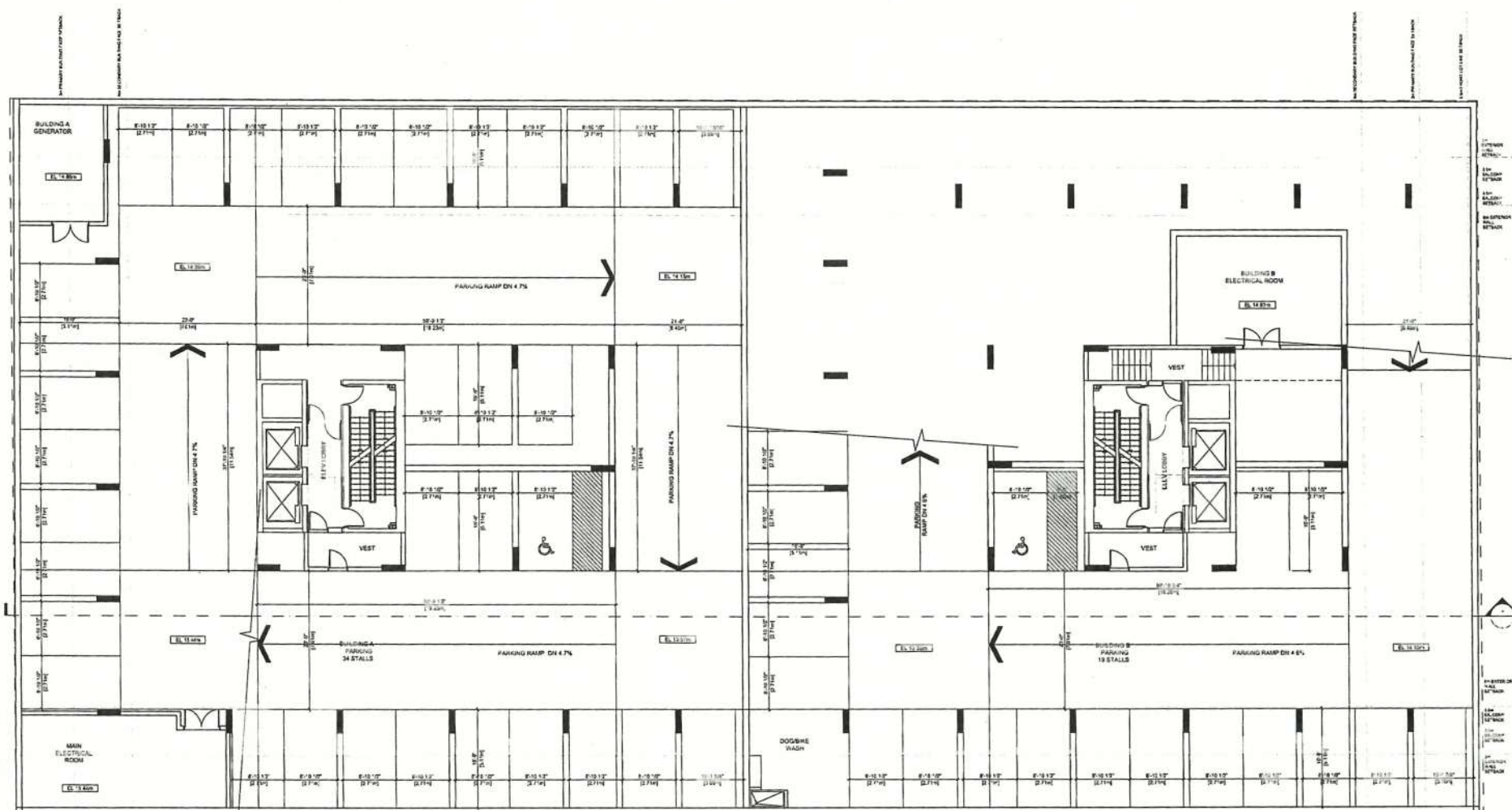
1/8" = 1'-0"

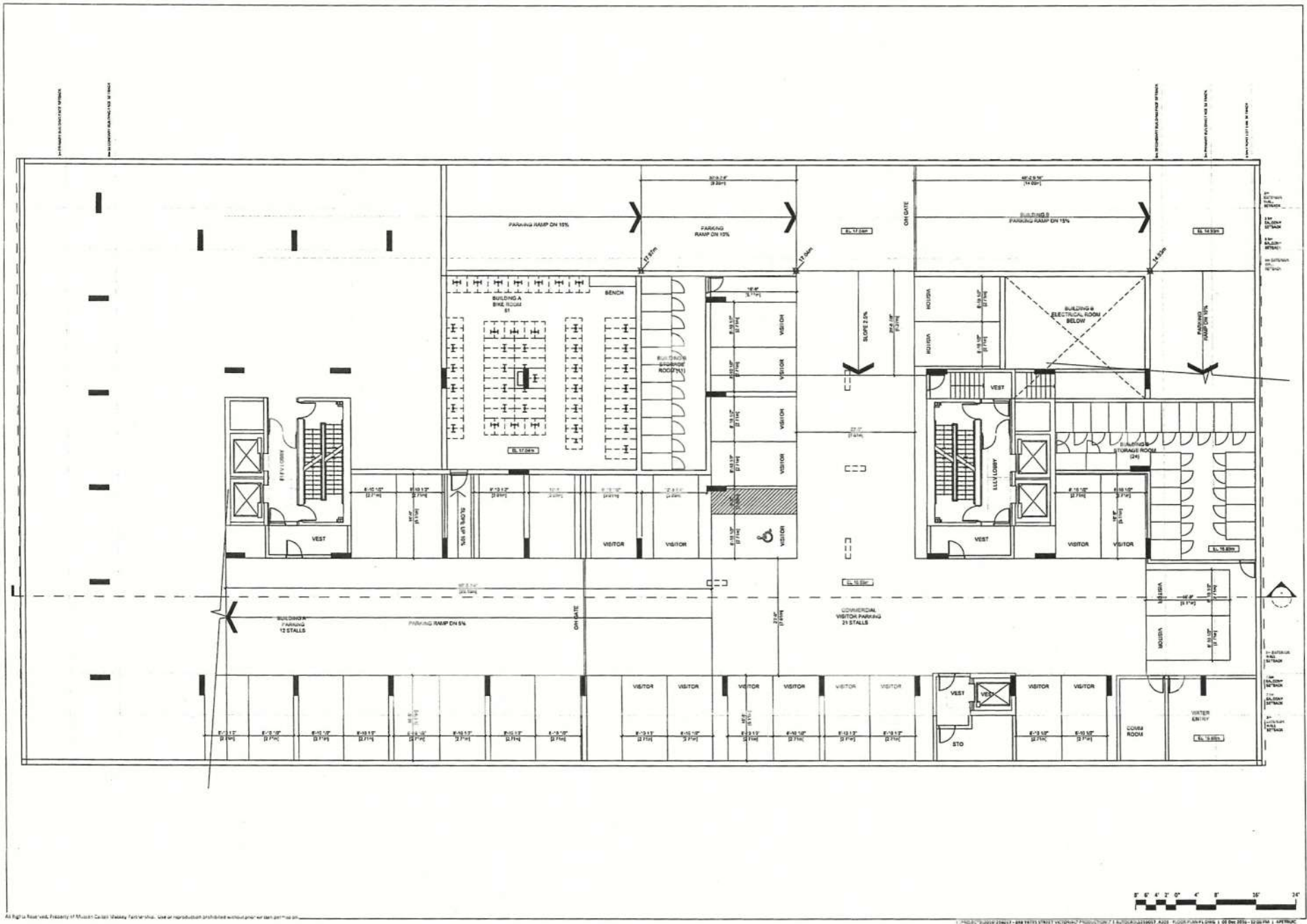


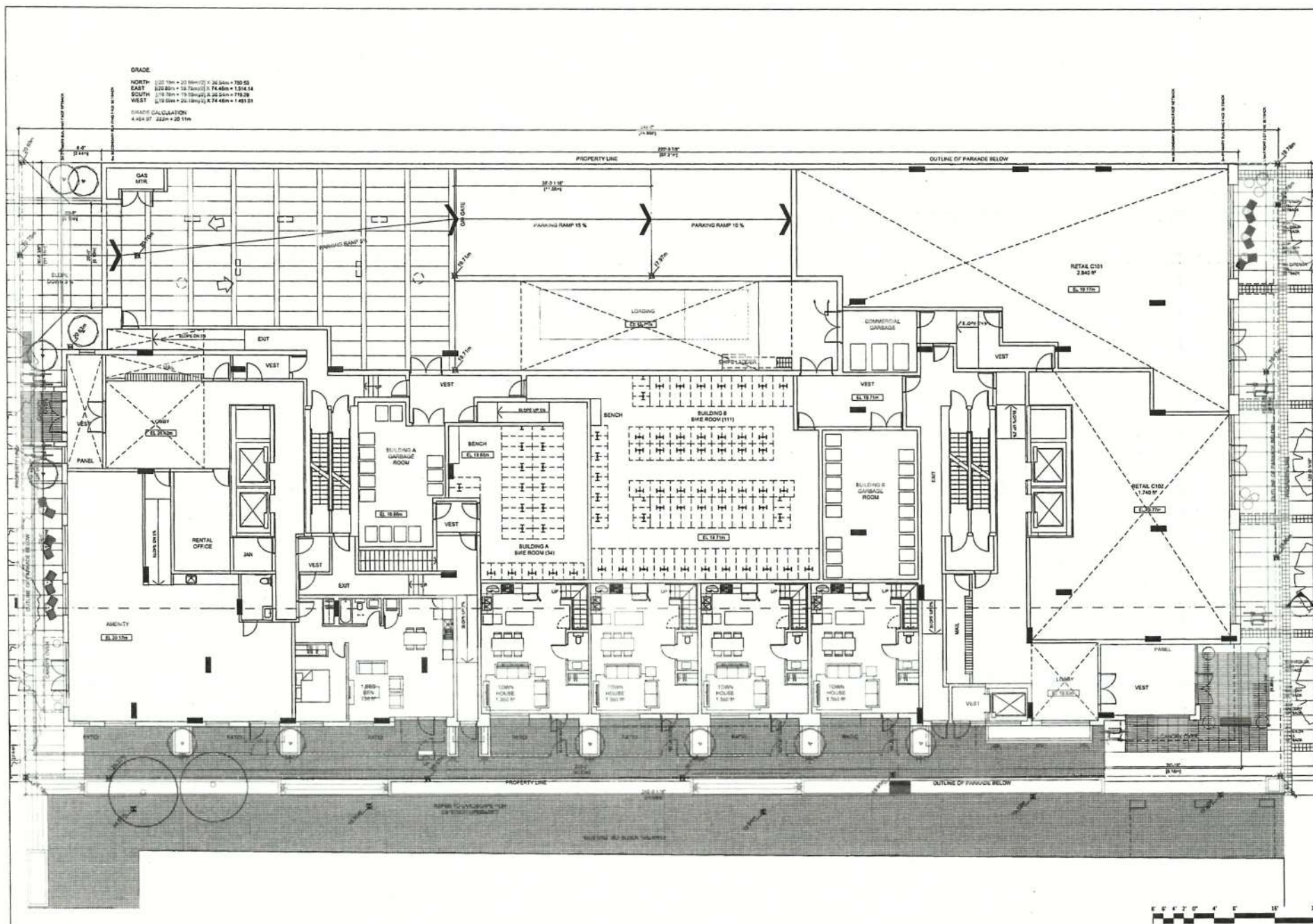
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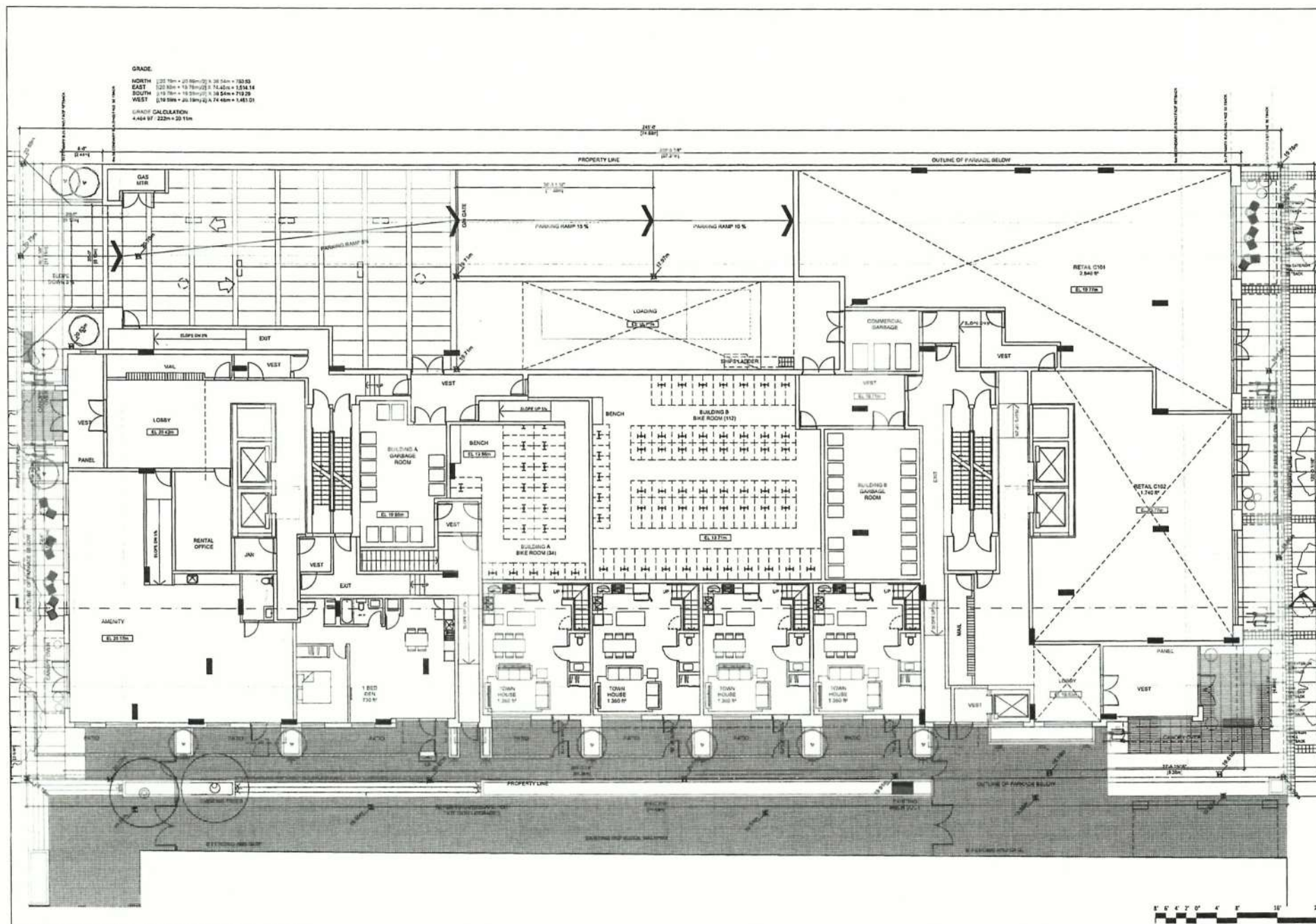


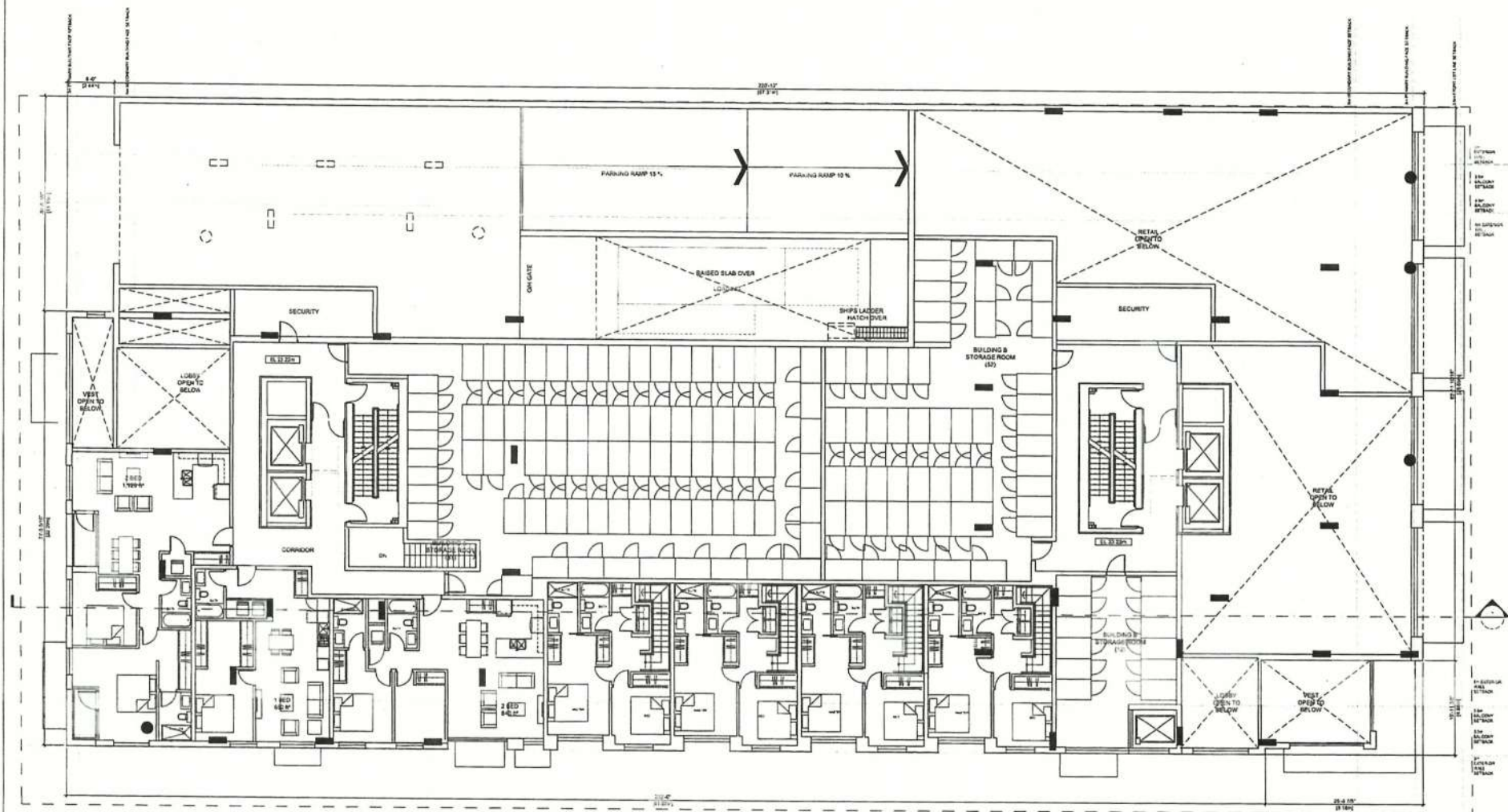




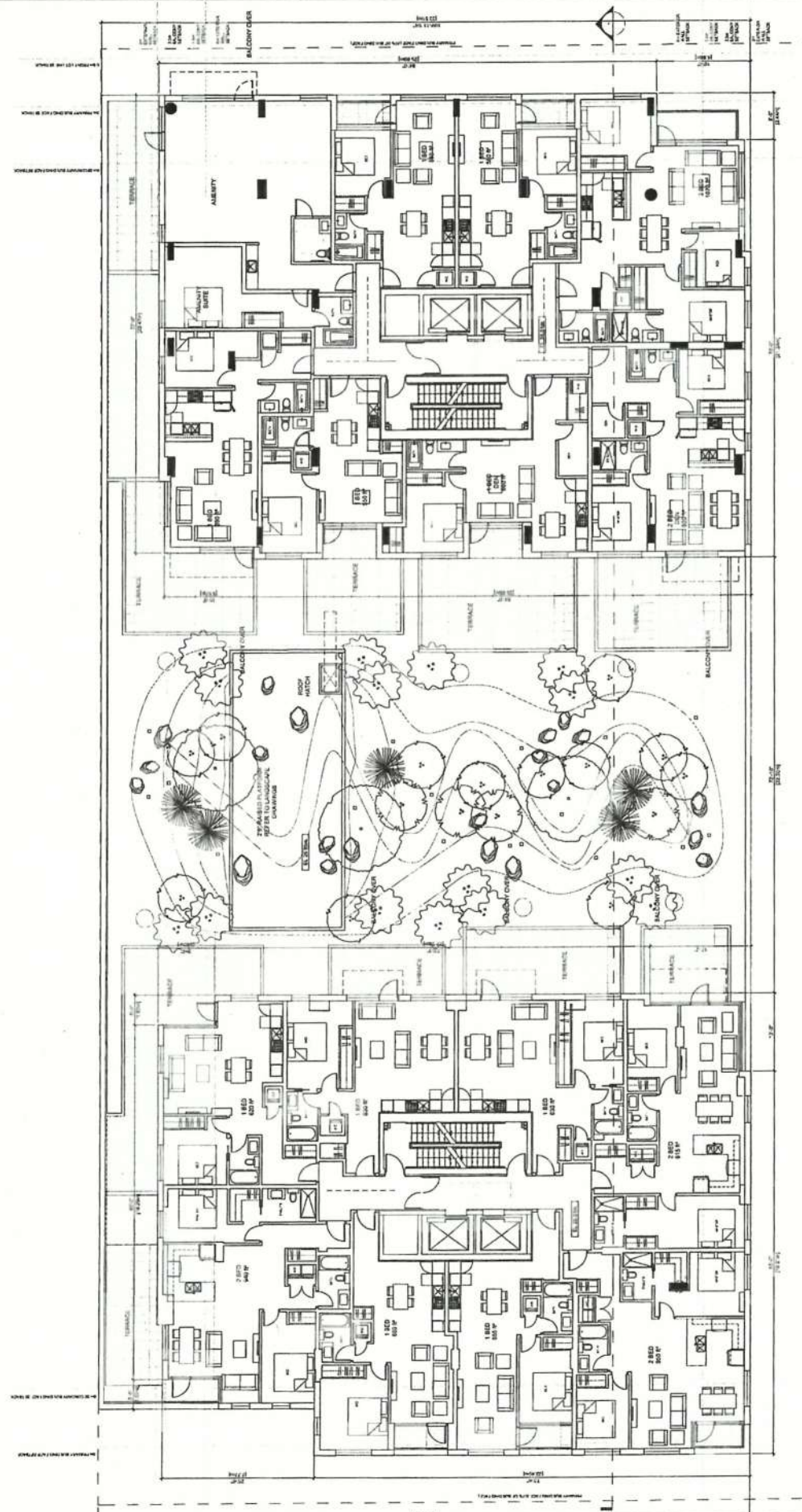








L2 FLOOR PLAN



A - PRIMARY BUILDING FACE (L3)
6,850 sq'

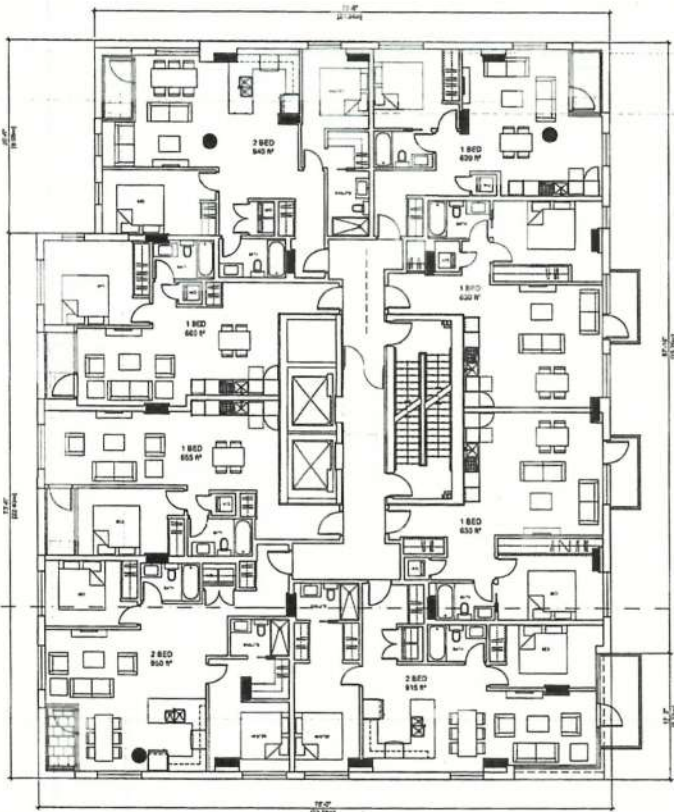
B - PRIMARY BUILDING FACE (L3)
6,930 sq'



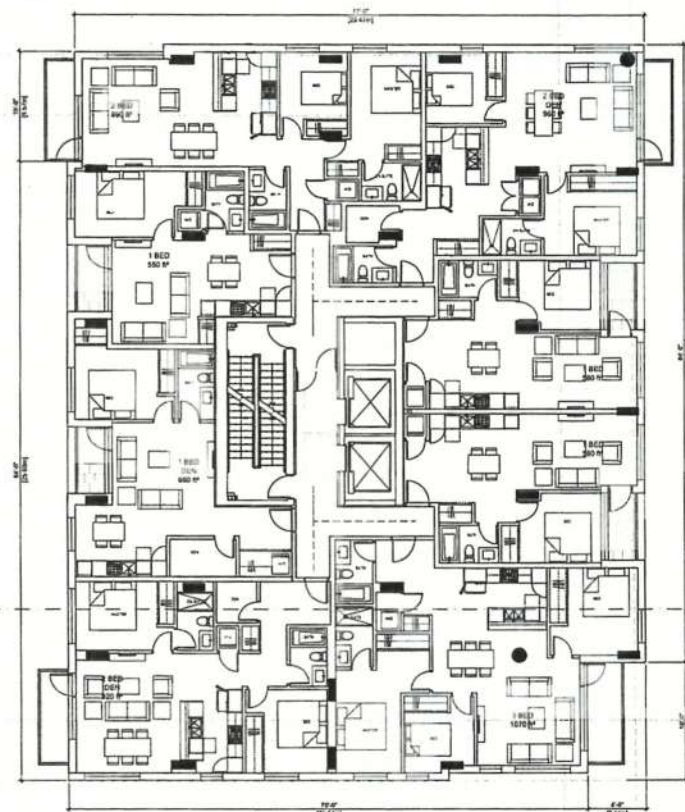


LEVEL 4 L4 (Bldg A)
LEVEL 5 L5 (Bldg A)

LEVEL 4 L4 (Bldg B)
LEVEL 5 L5 (Bldg B)
LEVEL 6 L6 (Bldg B)



A - PRIMARY BUILDING FACE (L4-5)
6,850 ft²



B - PRIMARY BUILDING FACE (L4-L6)
6,930 ft²





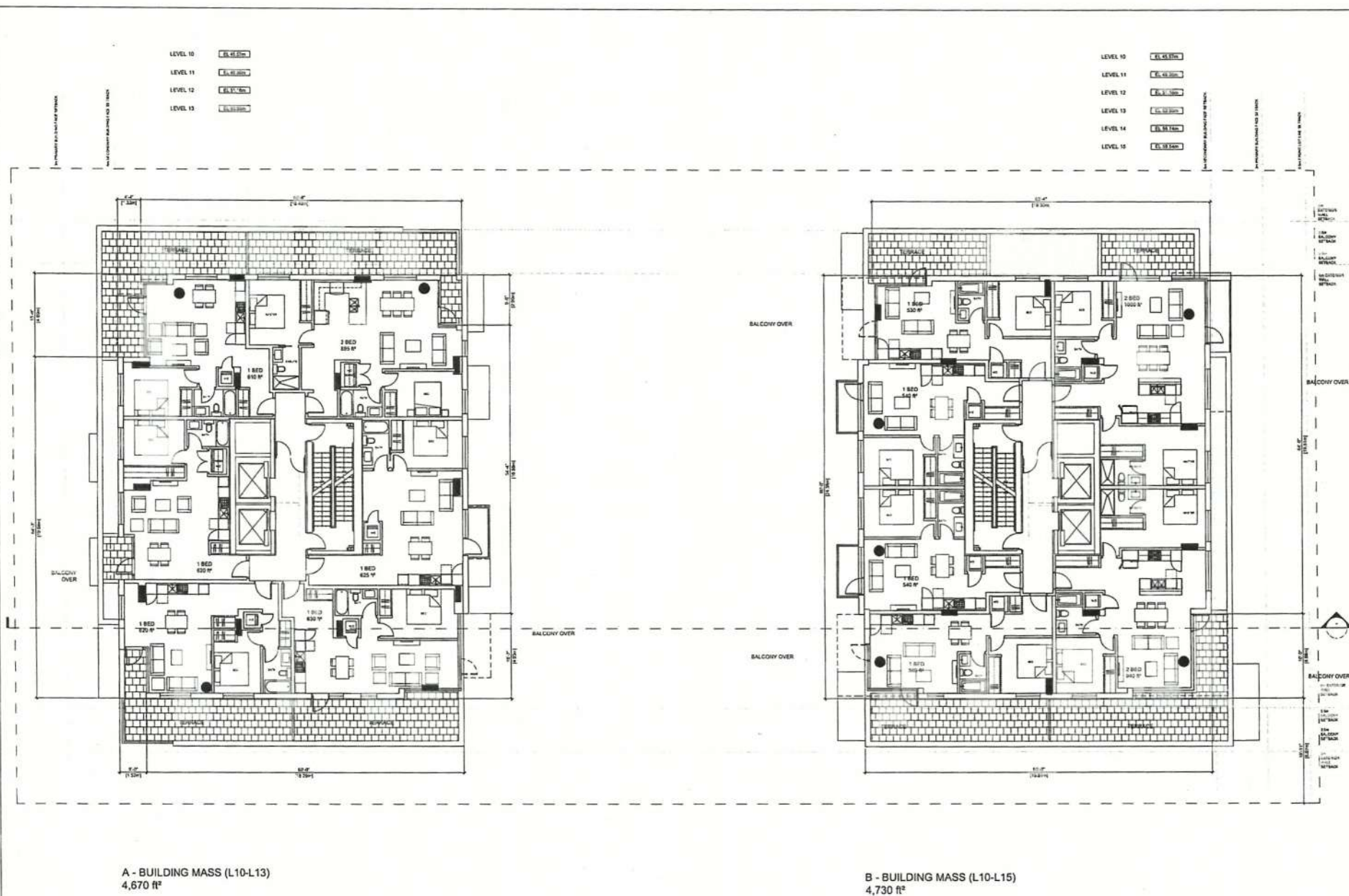
LEVEL 6 EL. 47.80m
LEVEL 7 EL. 47.90m
LEVEL 8 EL. 48.00m
LEVEL 9 EL. 48.10m

LEVEL 7 EL. 47.90m
LEVEL 8 EL. 48.00m
LEVEL 9 EL. 48.10m

A - SECONDARY BUILDING FACE (L6-9)
6,090 ft²

B - SECONDARY BUILDING FACE (L7-L9)
6,085 ft²

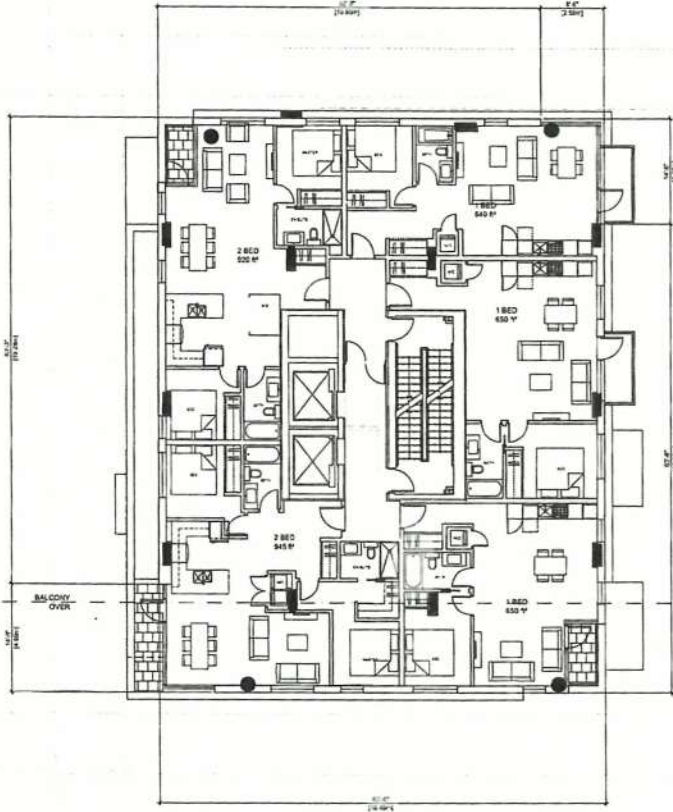




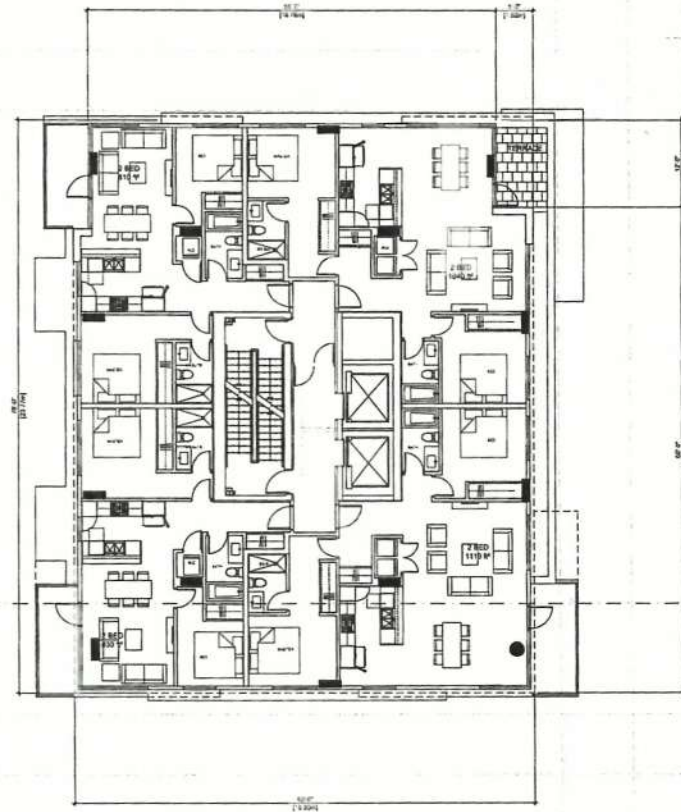


LEVEL 14 6,260 SF
LEVEL 15 6,260 SF
LEVEL 16 6,260 SF
LEVEL 17 6,260 SF
LEVEL 18 6,260 SF

LEVEL 16 6,260 SF
LEVEL 17 6,260 SF
LEVEL 18 6,260 SF



A - BUILDING MASS (L14-L18)
4,260 ft²



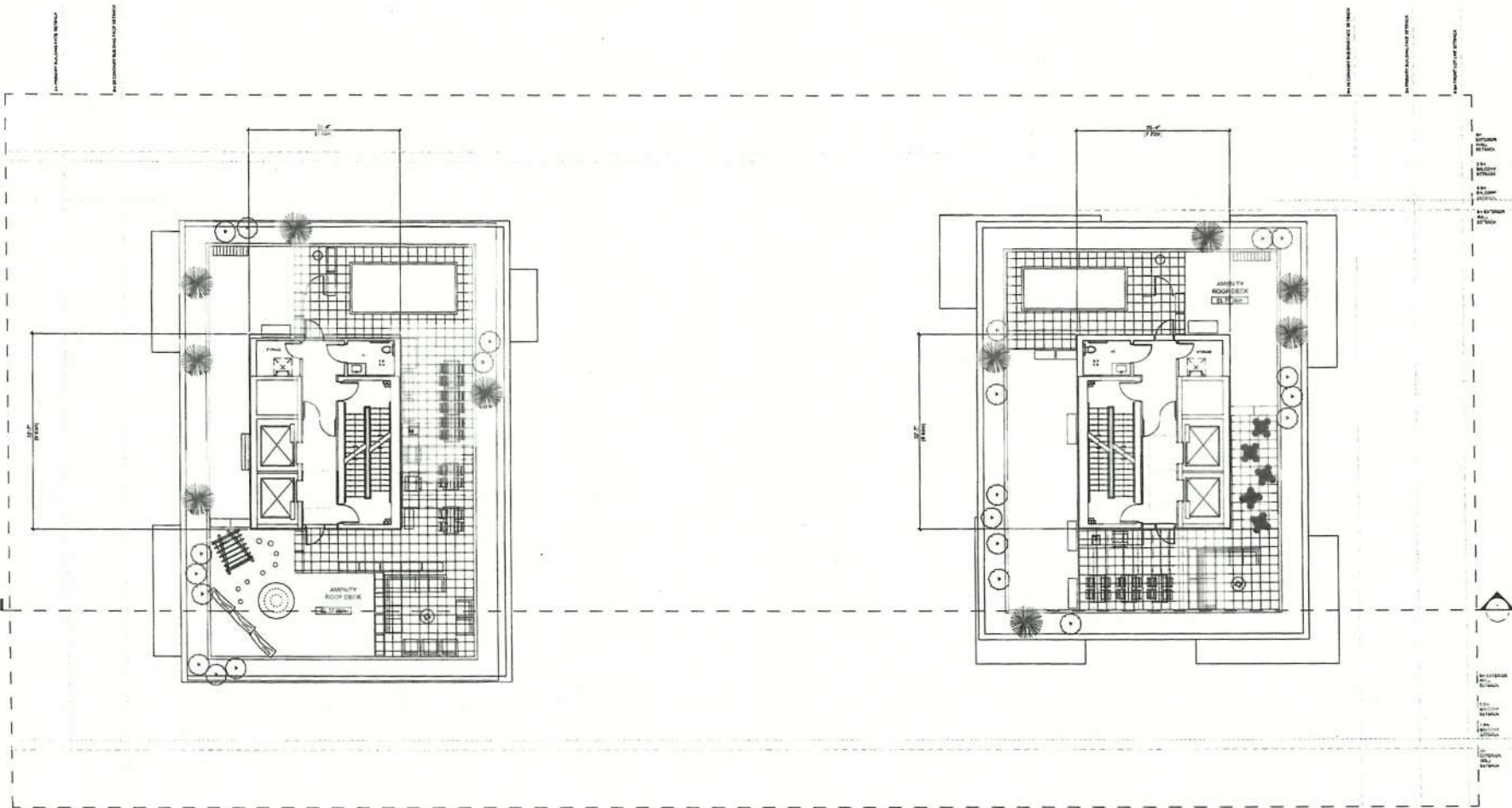
B - BUILDING MASS (L16-L18)
4,360 ft²





A - PENTHOUSE (L19-20)
4,010 ft²

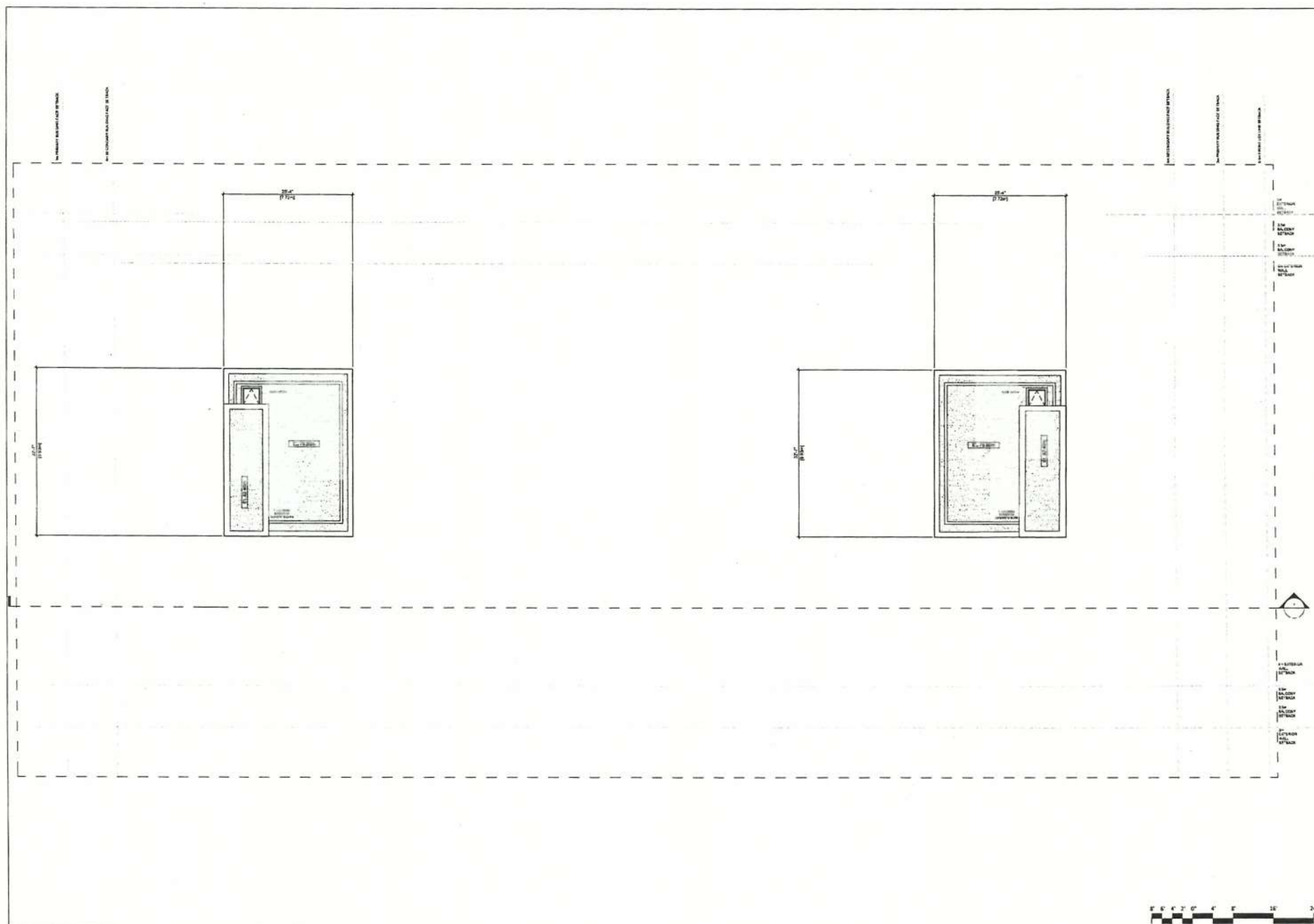
B - PENTHOUSE (L19 - L20)
3,600 ft²

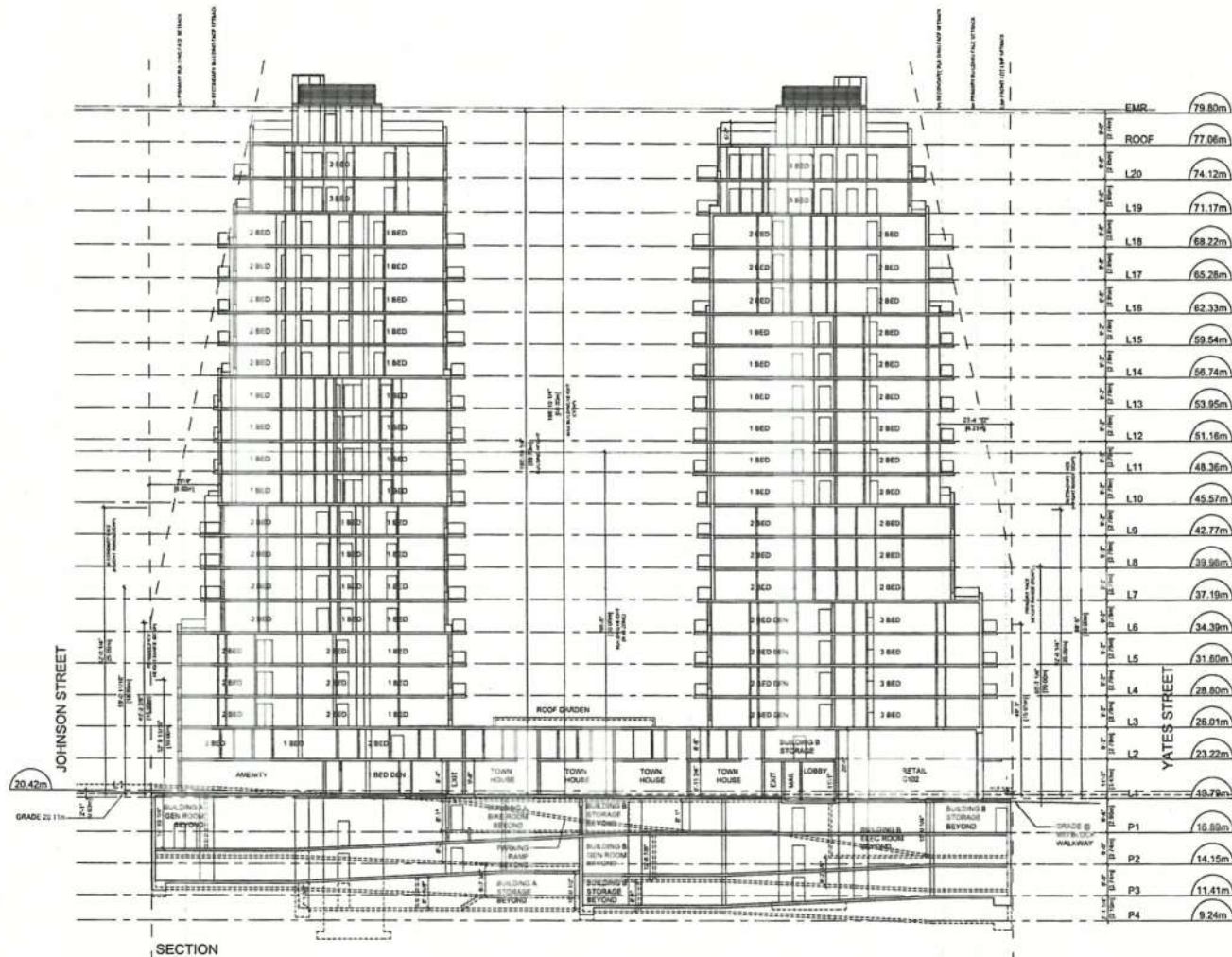


A - ROOF
590 R²

B - ROOF
590 R²

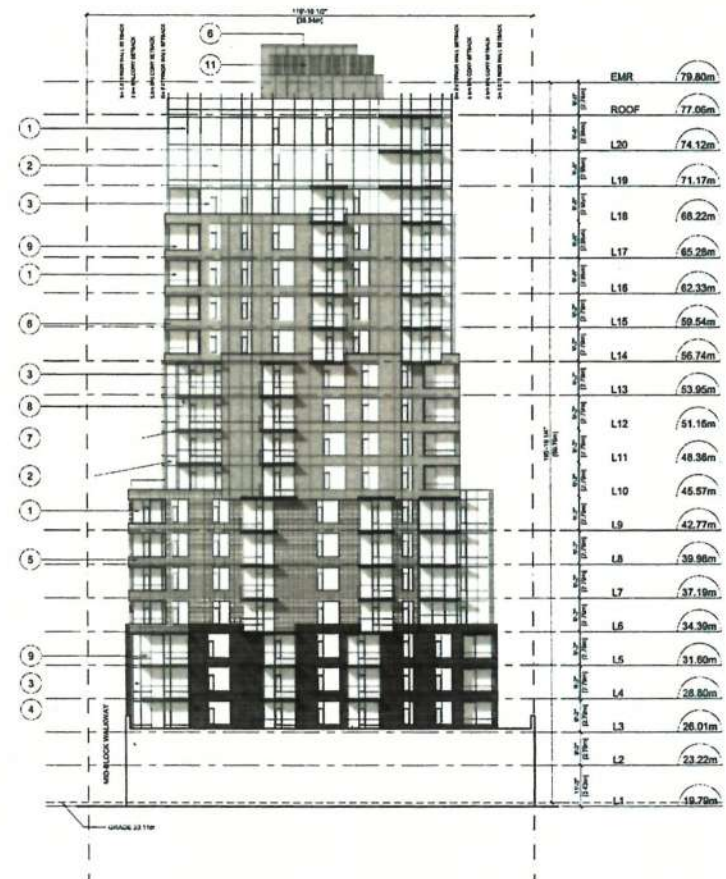
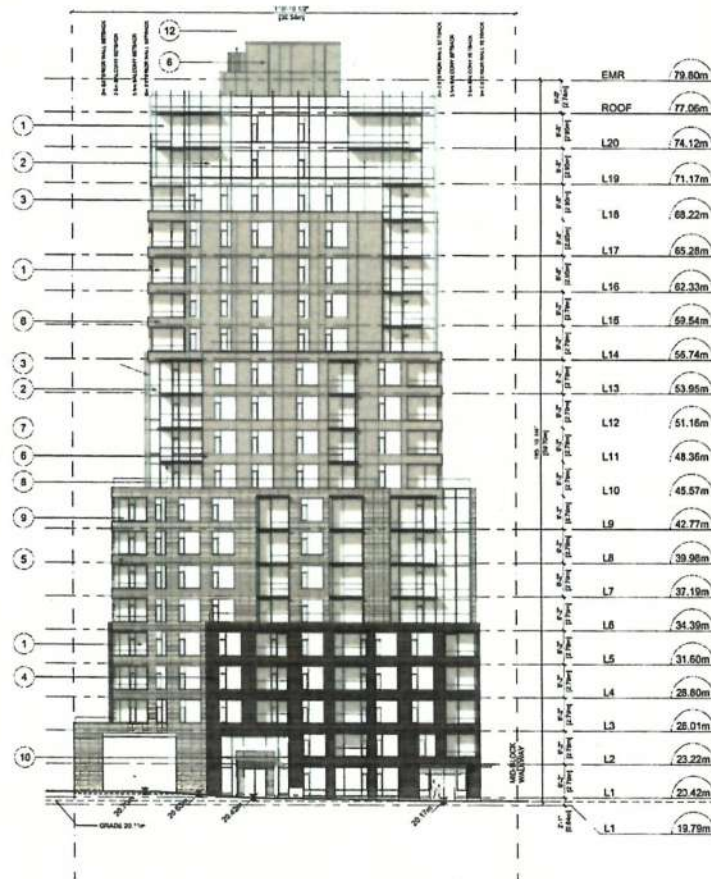






MATERIAL LEGEND - BUILDING A

1. CLEAR DOUBLE GLAZING IN DARK GREY ALUM FRAME
2. GLASS SPANDREL IN DARK GREY ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. CHARCOAL BRICK CLADDING
5. GREY BRICK CLADDING
6. GREY COMPOSITE METAL PANEL
7. DARK GREY DECK COATING @ SLAB EDGE
8. GREY DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN DARK GREY ALUM FRAME
10. DARK GREY STEEL AND FROSTED GLASS CANOPY
11. GREY ALUM LOUVERS



MATERIAL LEGEND - BUILDING B

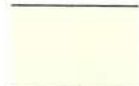
1. CLEAR DOUBLE GLAZING IN ANODIZED ALUM FRAME
2. GLASS SPANDREL IN ANODIZED ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. GREY BRICK CLADDING
5. WHITE BRICK CLADDING
6. WHITE COMPOSITE METAL PANEL
7. WHITE DECK COATING @ SLAB EDGE
8. WHITE DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN ANODIZED ALUM FRAME
10. SILVER COLOR STEEL AND FROSTED GLASS CANOPY
11. ANODIZED ALUM LOUVERS
12. STONE CLADDING



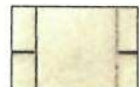
1 CLEAR DOUBLE GLAZING



2 GLASS SPANDREL



1,2,3 WHITE ALUM FRAME



4. WHITE COMPOSITE METAL PANEL



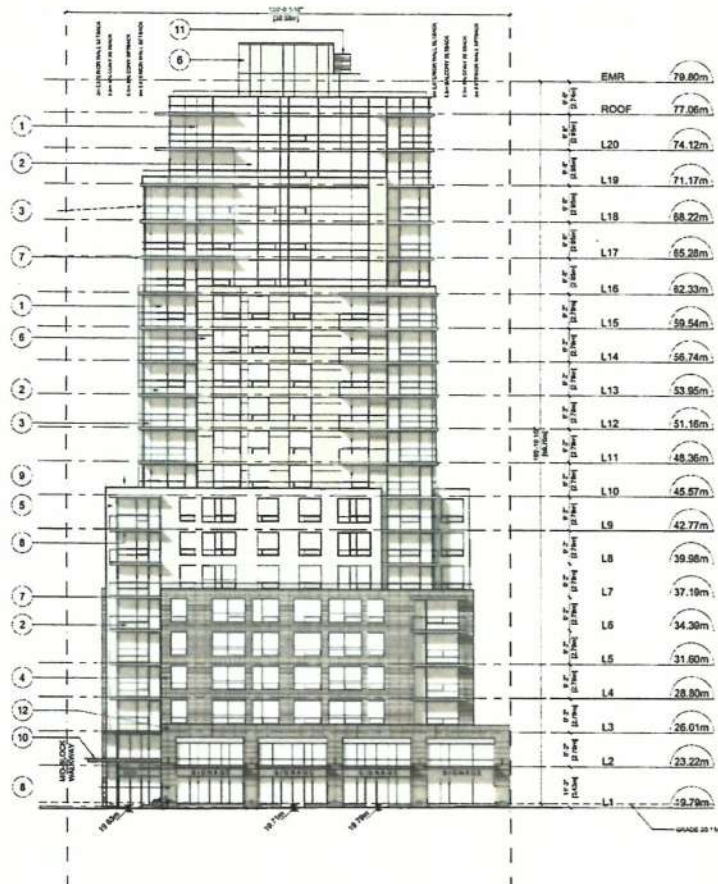
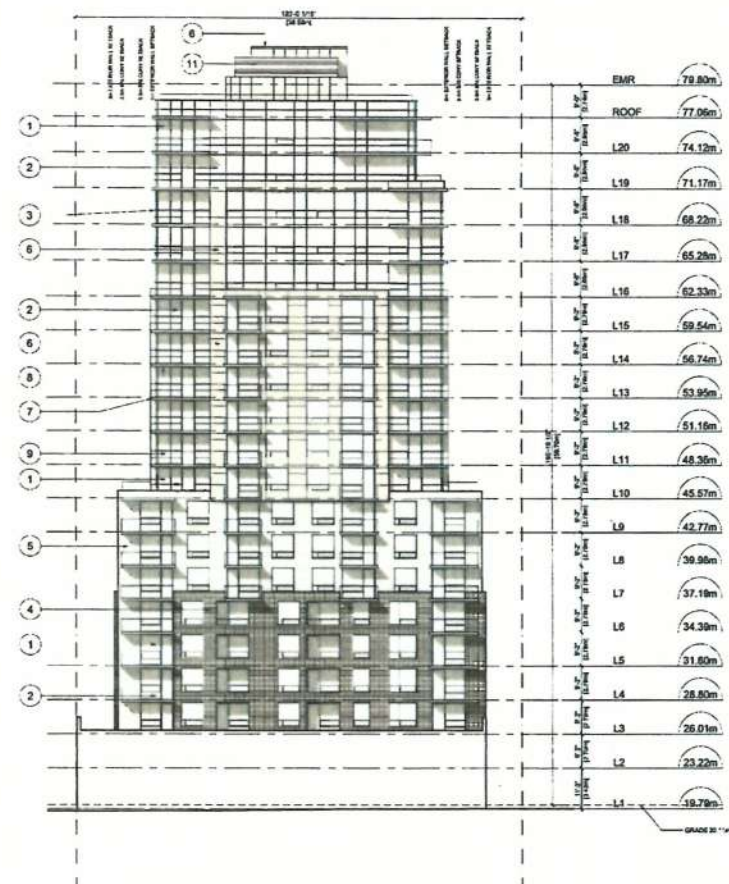
7. WHITE DECK COATING @ SLAB EDGE



5. WHITE BRICK CLADDING



4. GREY BRICK CLADDING

BUILDING B
SOUTH ELEVATIONBUILDING B
NORTH ELEVATION

MATERIAL LEGEND - BUILDING B

1. CLEAR DOUBLE GLAZING IN ANODIZED ALUM FRAME
2. GLASS SPANDREL IN ANODIZED ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. GREY BRICK CLADDING
5. WHITE BRICK CLADDING
6. WHITE COMPOSITE METAL PANEL
7. WHITE DECK COATING @ SLAB EDGE
8. WHITE DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN ANODIZED ALUM FRAME
10. SILVER COLOR STEEL AND FROSTED GLASS CANOPY
11. ANODIZED ALUM LOUVERS
12. STONE CLADDING

MATERIAL LEGEND - BUILDING A

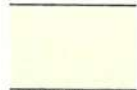
1. CLEAR DOUBLE GLAZING IN DARK GREY ALUM FRAME
2. GLASS SPANDREL IN DARK GREY ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. CHARCOAL BRICK CLADDING
5. GREY BRICK CLADDING
6. GREY COMPOSITE METAL PANEL
7. DARK GREY DECK COATING @ SLAB EDGE
8. GREY DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN DARK GREY ALUM FRAME
10. DARK GREY STEEL AND FROSTED GLASS CANOPY
11. GREY ALUM LOUVERS



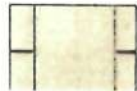
1 CLEAR DOUBLE GLAZING



2 GLASS SPANDREL



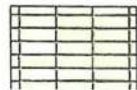
12.9 WHITE ALUM FRAME



6 WHITE COMPOSITE METAL PANEL



7 WHITE DECK COATING @ SLAB EDGE



5 WHITE BRICK CLADDING



4 GREY BRICK CLADDING



1. CLEAR DOUBLE GLAZING



2 GLASS SPANDREL



12.9 DARK GREY ALUM FRAME



6 GREY COMPOSITE METAL PANEL



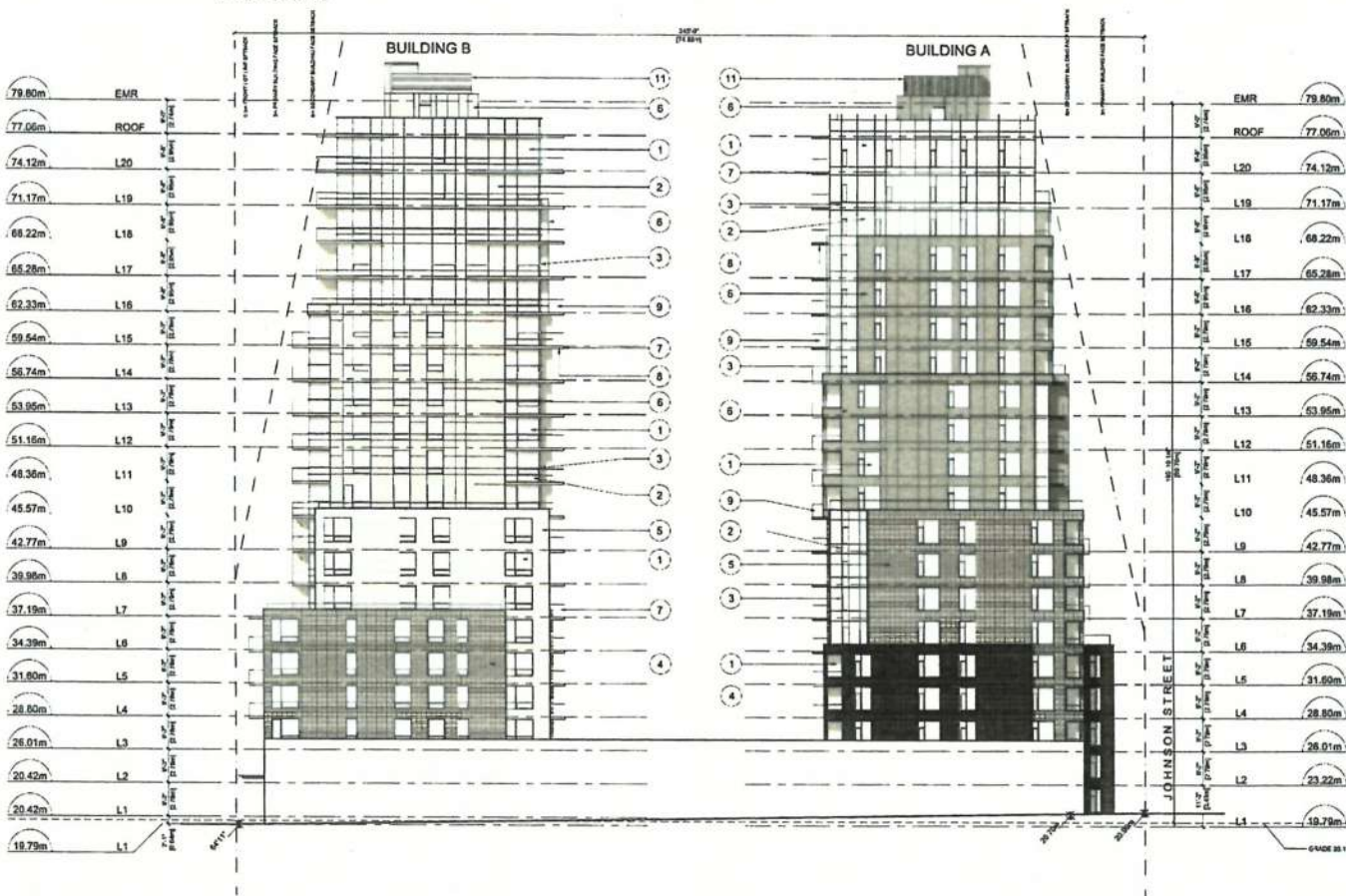
7. DARK GREY DECK COATING @ SLAB EDGE



5. GREY BRICK CLADDING



4. CHARCOAL BRICK CLADDING



EAST ELEVATION



MATERIAL LEGEND - BUILDING A

1. CLEAR DOUBLE GLAZING IN DARK GREY ALUM FRAME
2. GLASS SPANDREL IN DARK GREY ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. CHARCOAL BRICK CLADDING
5. GREY BRICK CLADDING
6. GREY COMPOSITE METAL PANEL
7. DARK GREY DECK COATING @ SLAB EDGE
8. GREY DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN DARK GREY ALUM FRAME
10. DARK GREY STEEL AND FROSTED GLASS CANOPY
11. GREY ALUM LOUVERS

MATERIAL LEGEND - BUILDING B

1. CLEAR DOUBLE GLAZING IN ANODIZED ALUM FRAME
2. GLASS SPANDREL IN ANODIZED ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. GREY BRICK CLADDING
5. WHITE BRICK CLADDING
6. WHITE COMPOSITE METAL PANEL
7. WHITE DECK COATING @ SLAB EDGE
8. WHITE DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN ANODIZED ALUM FRAME
10. SILVER COLOR STEEL AND FROSTED GLASS CANOPY
11. ANODIZED ALUM LOUVERS
12. STONE CLADDING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1,2,9. DARK GREY ALUM FRAME



6. GREY COMPOSITE METAL PANEL



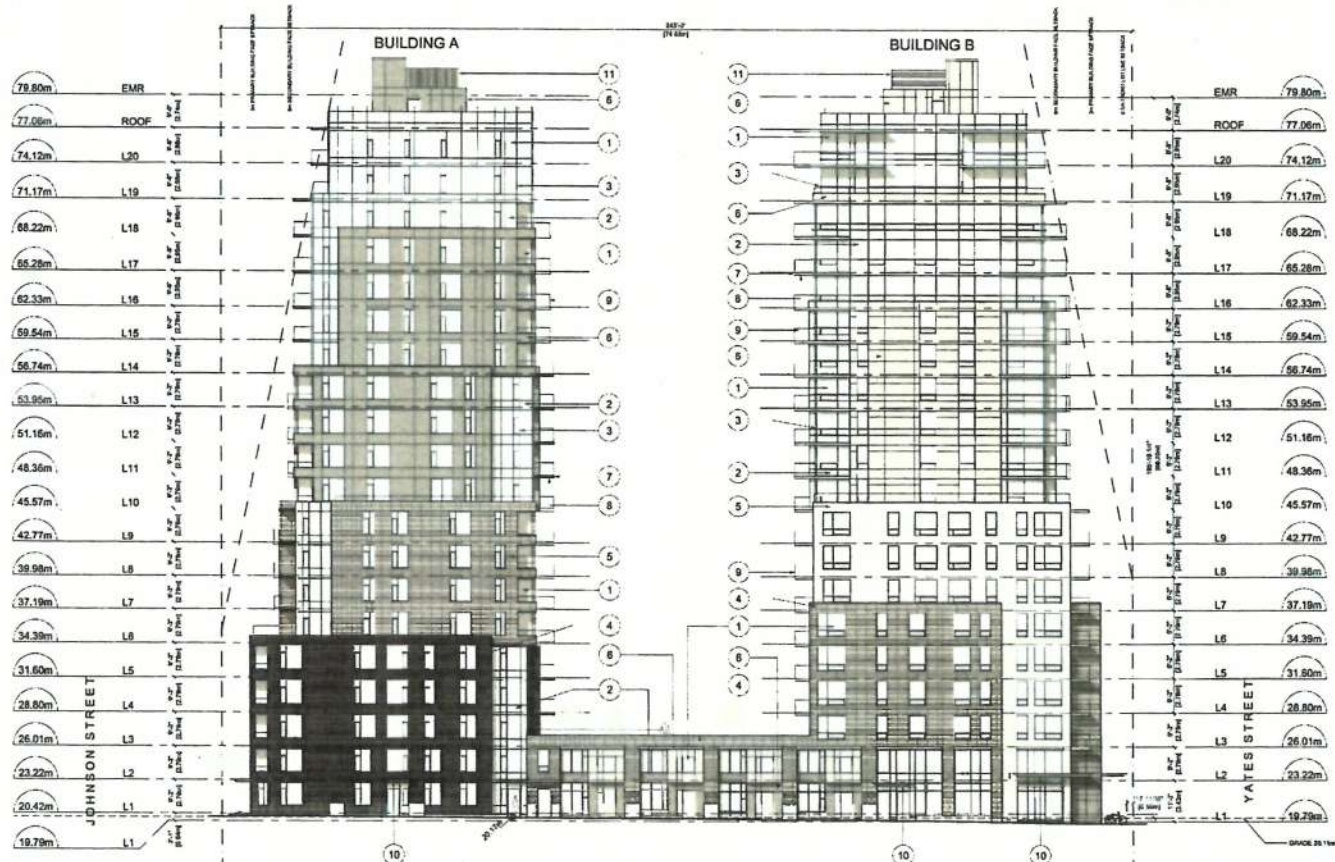
7. DARK GREY DECK COATING @ SLAB EDGE



5. GREY BRICK CLADDING



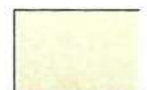
4. CHARCOAL BRICK CLADDING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



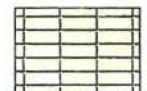
1,2,9. WHITE ALUM FRAME



6. WHITE COMPOSITE METAL PANEL



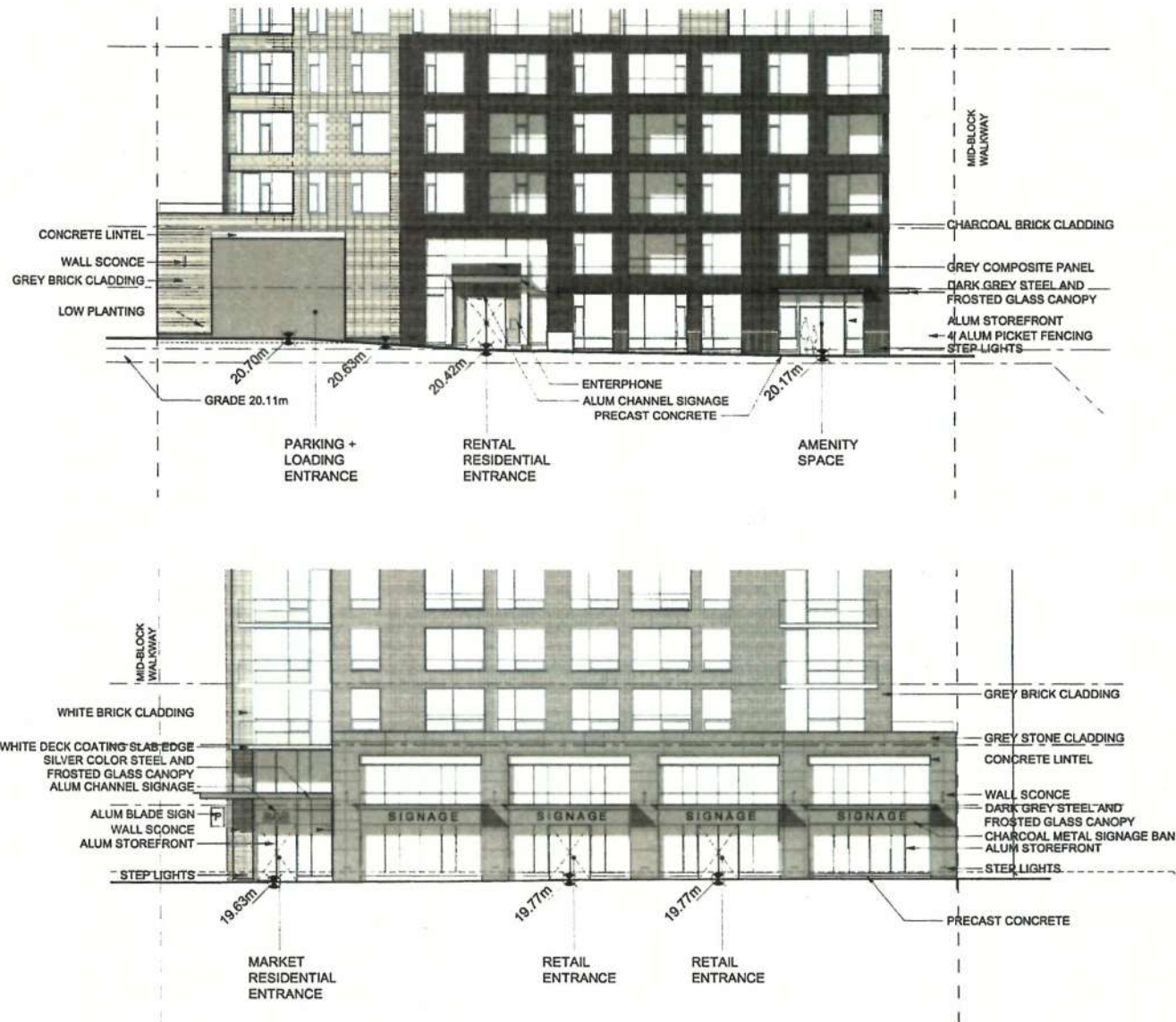
7. WHITE DECK COATING @ SLAB EDGE



5. WHITE BRICK CLADDING



4. GREY BRICK CLADDING







JOHNSON STREET ELEVATION 1/32"=1'-0"

YATES & JOHNSON ST. "AGELESS LIVING MARKET" - 851 JOHNSON ST. PROPOSED "848 YATES" "BC ENVIRONMENTAL ASSESSMENT OFFICE" - 836 JOHNSON ST. "TELUS" "FIX & PIG BBQ JOINT" - 1325 BLANSHARD ST. JOHNSON & BLANSHARD ST.



JOHNSON STREET PANORAMA



JOHNSON STREET (ADJACENT BUILDINGS)





YATES STREET ELEVATION 1/32"=1'-0"

YATES & BLANSHARD ST.

"THE ATRIUM"
- 800 YATES ST."TELUS"
- 826 YATES ST."YATES CENTRE"
- 836 YATES ST.

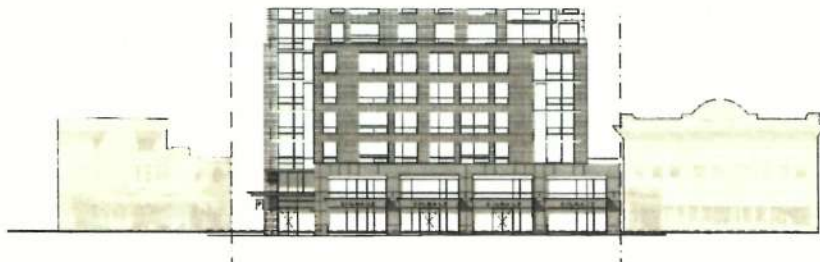
PROPOSED "848 YATES"

"ART WORLD"
- 860 YATES ST."FLOYD DINER"
- 866 YATES ST.

YATES & QUADRA ST.

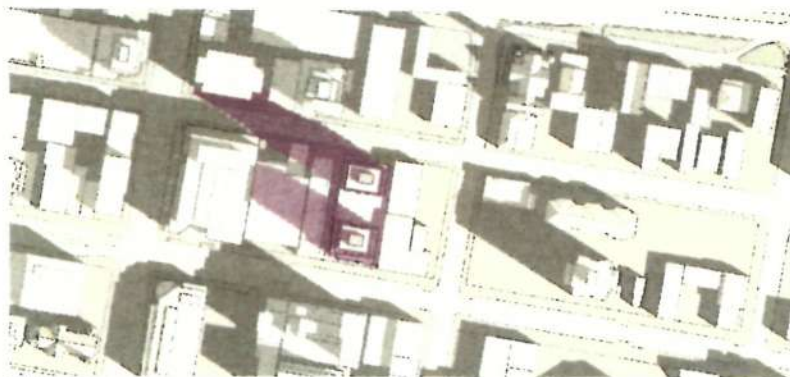


YATES STREET PANORAMA



YATES STREET (ADJACENT BUILDINGS)

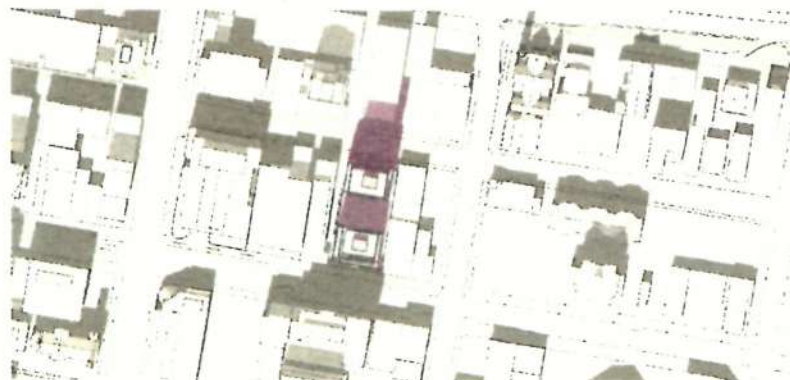




EQUINOX / MARCH 20 & SEPT 22 / 10:00 AM



EQUINOX / MARCH 20 & SEPT 22 / 12:00 PM



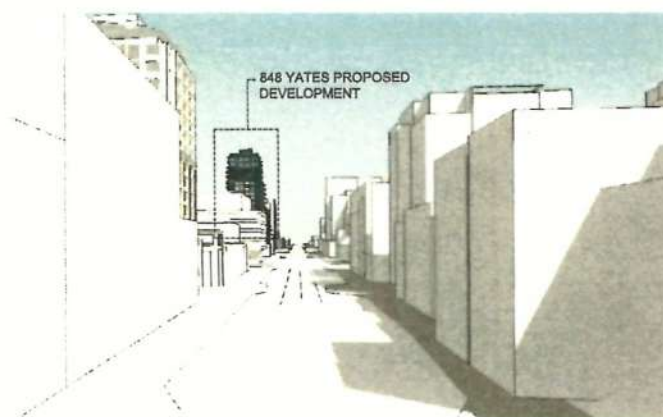
EQUINOX / MARCH 20 & SEPT 22 / 2:00 PM



PUBLIC EXTERNAL VIEW: LAUREL POINT TO DOWNTOWN CORE AREA



PUBLIC OUTWARD VIEW 4: ROCKLAND WATER TOWER FROM YATES STREET



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848 Yates Street
Victoria, BC

Project #
216017

17 DECEMBER 2016
OF RECORD

3D View

A601



VIEW WEST FROM QUADRA ST. AND YATES ST.

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848 Yates Street
Victoria, BC

Project #
216017

1 DECEMBER 2016
1 OF 30

3D View

A602



VIEW WEST FROM QUADRA ST. AND JOHNSON ST.

MCM

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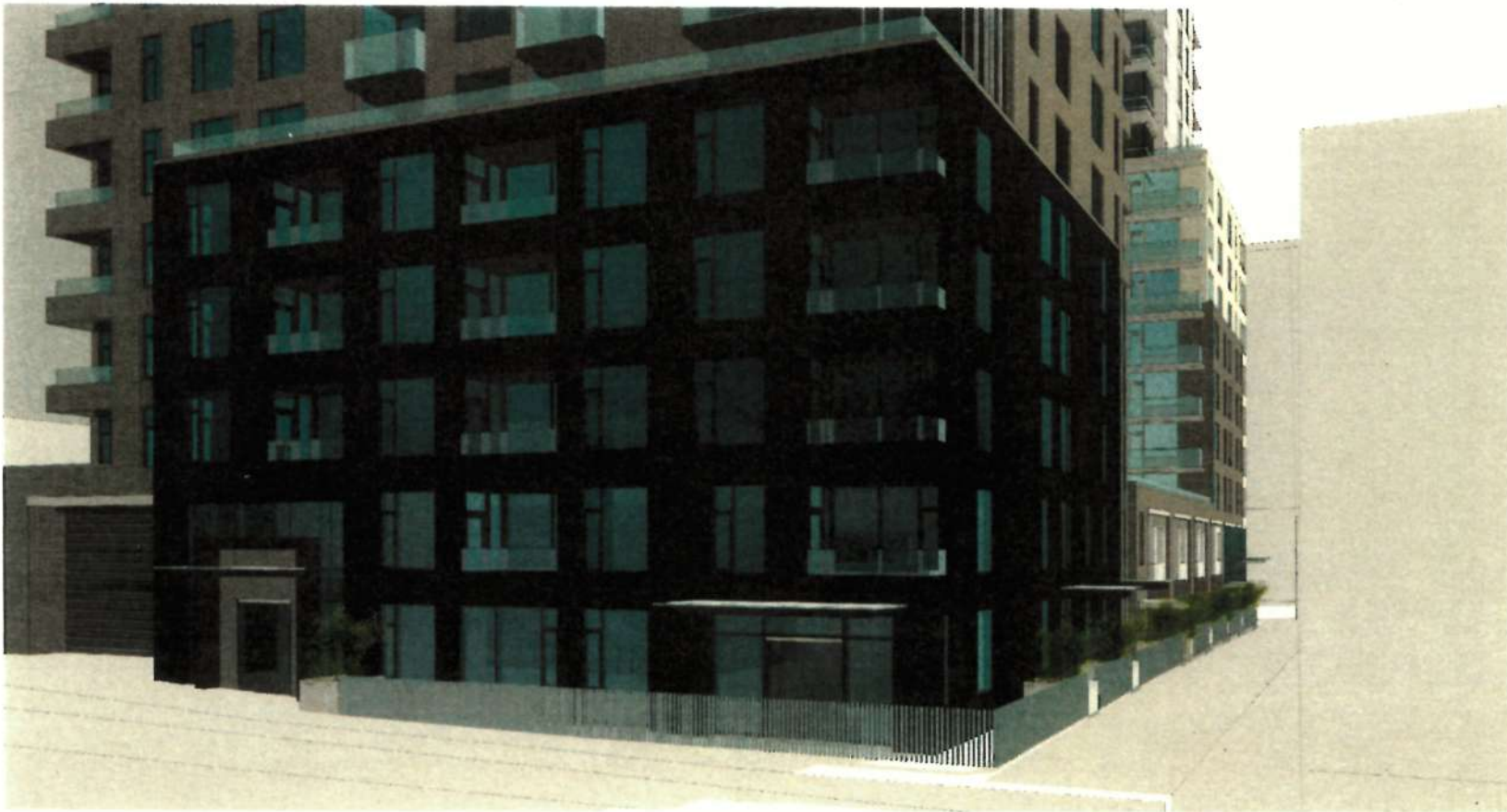
848 Yates Street
Victoria, BC

Project #
216017

11 DECEMBER 2006
1 of 10 pages

3D View

A603



VIEW THROUGH MID-BLOCK WALKWAY FROM JOHNSON ST.

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Victoria, BC

Project #
216017

17 DECEMBER 2006
1 OF RENDERING

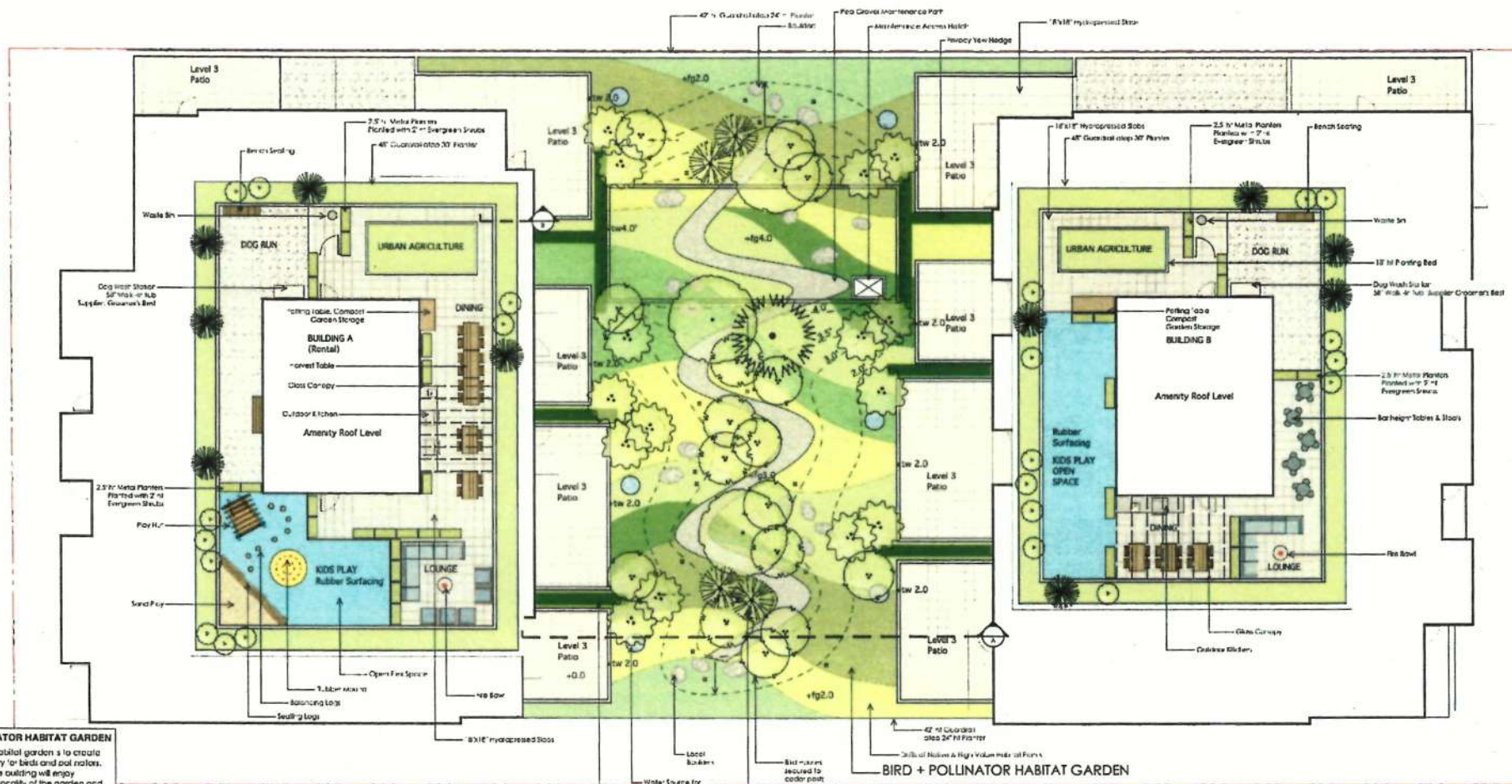
Rendering

A604



VIEW THROUGH MID-BLOCK WALKWAY FROM YATES STREET



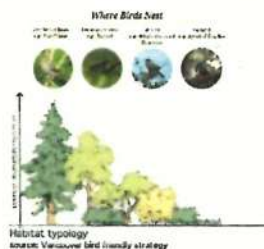


BIRD + POLLINATOR HABITAT GARDEN

The intent of the habitat garden is to create an urban sanctuary for birds and pollinators. The residents of the building will enjoy observing the seasonality of the garden and listening to the song birds from their patios, windows and balconies. The habitat garden is designed with the following guiding principles for designing for bird habitat:

Maximize Roof Utility
 provide a diversity of native trees and shrubs
 provide at high value habitat plants
 allow native own area
 planting design for vertical complexity
 create high-value mixed forest habitat
 adapted for the urban environment
 provide nesting boxes designed specifically for target bird species
 incorporate nature elements such as boulders and wood
 provide water for birds and pollinators to drink and bathe

Minimize direct disturbance from humans
 the only physical access to the habitat garden will be for garden maintenance
 eliminate access of cats and dogs



Habitat typology
 source: Vancouver Bird Landscaping Strategy



Bird Nesting Boxes/Houses



Water for Birds and Pollinators



Cornus sericea



Berberis aquifolium



Vaccinium ovatum



Polystichum munifolium



Amelanchier x Grandiflora



Rosa nutkana

L3 HABITAT GARDEN & AMENITY ROOF LEVELS LANDSCAPE PLAN 848 YATES STREET

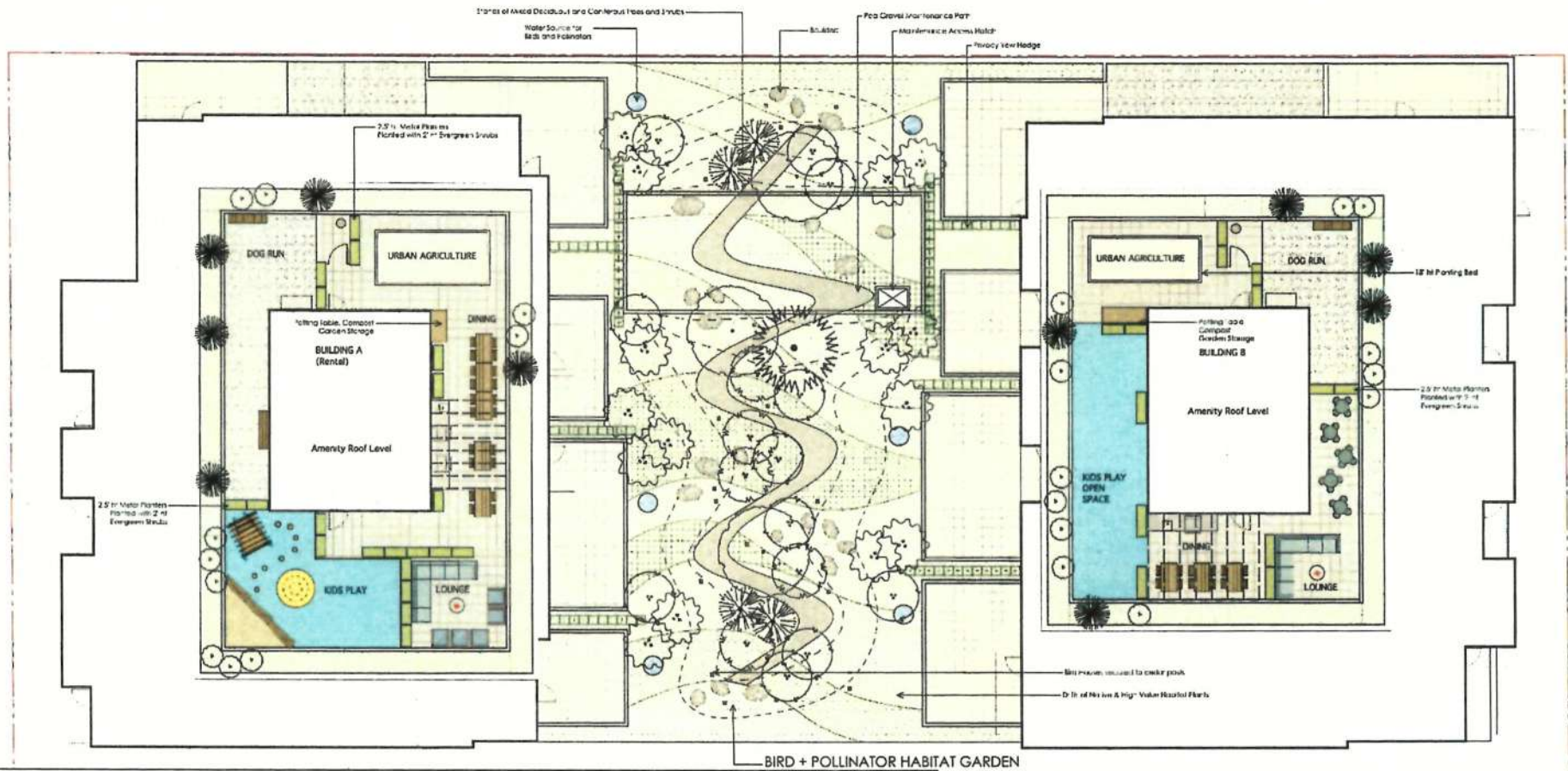


02 07 DECEMBER 2015
 01 13 OCTOBER 2016
 DP RESPONSE
 DP DRAFT RESPONSE
 ISSUED FOR DP

DATE 07 DECEMBER 2015
 SCALE 1/8" = 1'

DRAWN KCS
 PROJECT NUMBER 16122

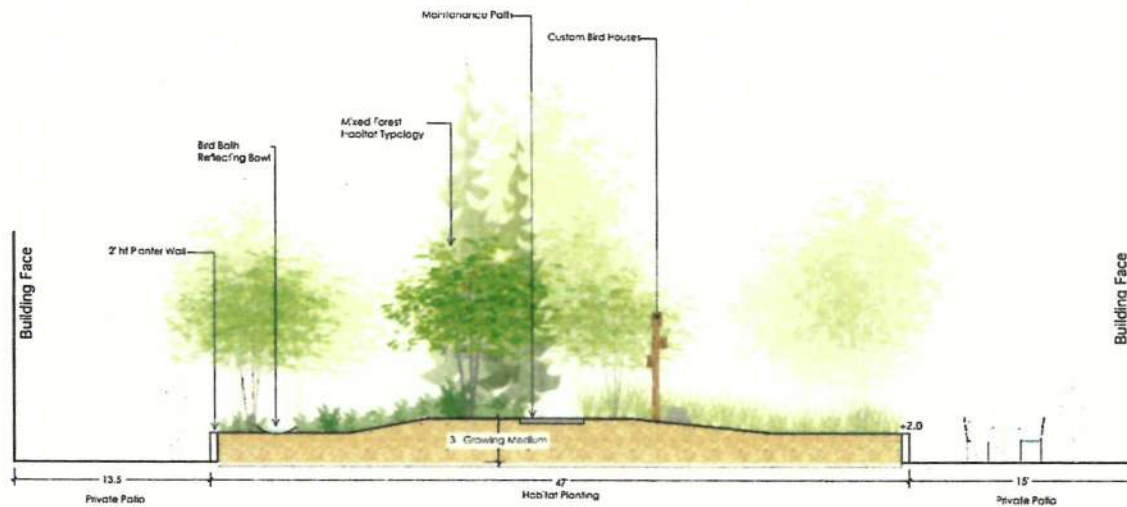
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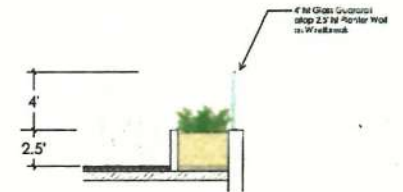
PLANT LIST

Trees					Shrubs/Grass/cover/Perennials/Ferns				
SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE	SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE
	3	Acer rubrum 'October Glory'	Red Maple	7cm ca			Cornus sericea 'Kessel'	Kessel's Red Osier Dogwood	#2 pot
	15	Acer circinatum	Vine maple	2.5m ht, multi-stem			Carex macrocarpa	Japanese sedge	#1 pot
	22	Amelanchier alnifolia	Saskatoon Berry	1.5m ht, multi-stem			Gaultheria shallon	Solal	#1 pot
	11	Amelanchier x grandiflora	Serviceberry	2.5m ht, multi-stem			Malva sylvestris	Crashing Orange Grass	#1 pot
	5	Cornus nuttallii 'Starlight'	Starlight Pacific Dogwood	5cm ca, low branching			Polystichum munitum	Sword fern	#1 pot
	6	Pinus contorta contorta	Shore Pine	3m ht			Rosa multiflora	Noddy Rose	#3 pot
	10	Pinus parviflora 'Torreyana'	Japanese White Pine	1.5m ht			Stipa tenuissima	Mexican feather grass	#1 pot
	1	Tsuga heterophylla	Western Hemlock	3m ht			Vaccinium ovatum	Evergreen Huckleberry	#2 pot
							Urban Agriculture	Variety of Edible Perennials	#1 pot
							Taraxacum officinale	Yarrow	4' ht B&B

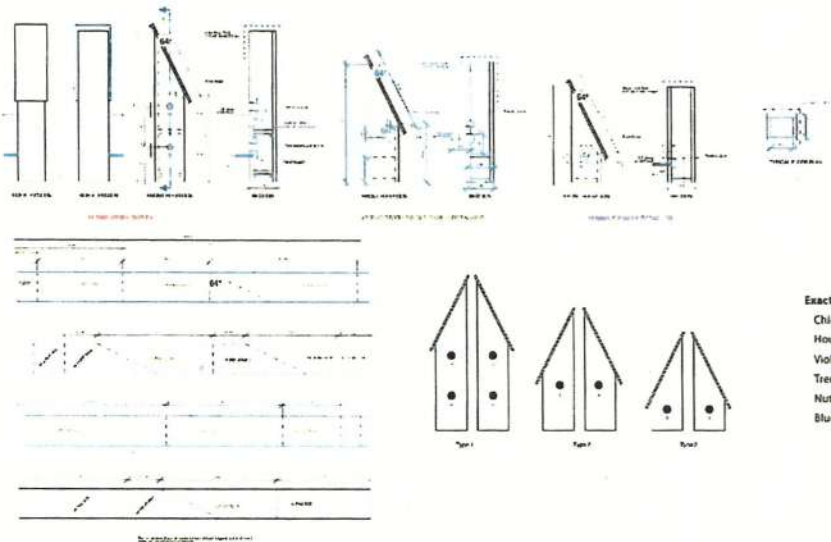
L3 HABITAT GARDEN & AMENITY ROOF LEVELS PLANTING PLAN 848 YATES STREET



A SECTION THROUGH BERM LOOKING EAST
1/4"=1'

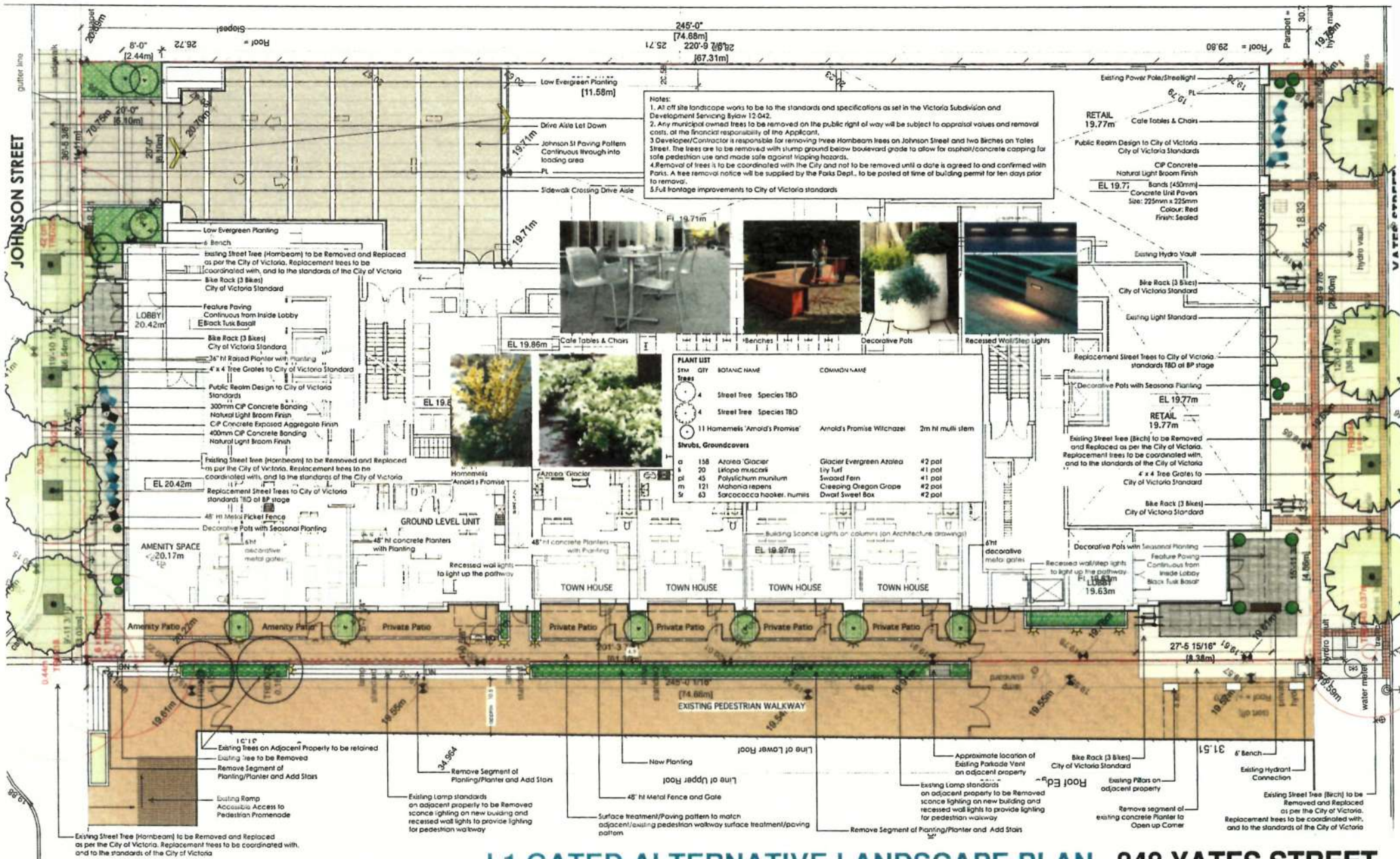


B SECTION THROUGH PLANTER AT ROOF PARAPET
1/4"=1'



LD-1 BIRD HOUSE DETAIL
1"=1'

SECTIONS 848 YATES STREET



L1 GATED ALTERNATIVE LANDSCAPE PLAN 848 YATES STREET

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY DECEMBER 21, 2016 AT 12 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 P.M.

Panel Members Present: Christopher Rowe; Renee Lussier; Justin Gammon; Cynthia Hildebrand; Ann Katherine Murphy; Jesse Garlick

Absent: Mike Miller; Patricia Graham; Erica Sangster

Staff Present: Mike Wilson, Senior Planner, Urban Design
Brian Sikstrom, Senior Planner
Charlotte Wain - Senior Planner, Urban Design
Quinn Anglin - Secretary, Advisory Design Panel

2. MINUTES

2.1 Minutes from the Meeting held October 26, 2016.

Action:

It was moved by Justin Gammon, seconded by Renee Lussier, that the Minutes of the Meeting of Advisory Design Panel held October 26, 2016 be approved.

CARRIED UNANIMOUSLY

3. APPLICATIONS

**3.1 Development Permit with Variances Application No. 00025 for
848 Yates Street**

Development Permit with Variances application proposing construction of a 21 storey (two tower) mixed use building with commercial and townhouses at grade and residential above.

Applicant Meeting attendees:

GRAEME CLENDENAN	CHARD DEVELOPMENTS LTD.
DAVE CHARD	CHARD DEVELOPMENTS LTD.
PETER KREUK	DURANTE KREUK LTD.
MARK WHITEHEAD	MCM ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- the massing and design of the two towers

- the street wall on Yates Street
- the pedestrian interface along Johnson Street
- the design of the through-block walkway
- opportunities to create communal amenity space on level 3 of the podium roof.

Dave Chard and Mark Whitehead then provided the panel with a detailed presentation of the site and context of the proposal.

Peter Kruek then provided the Panel with a detailed presentation of the landscape plan proposal.

Erica Sangster joined the meeting at 12:14pm

Questions of clarification were asked by the Panel on the following;

Charlotte Wain clarified an item in reference to changes made from the previous application for the proposal; which included an office use on Johnson Street (which has a 0.5m setback), with the switch to an amenity space it is now considered a residential use and triggers a variance from 3.5m to 2.34 on the Johnson Street frontage which did not get captured on the staff report.

- whether the amenity space mentioned could in the future change use to retail without variance; yes, it could
- the space adjacent to the through block walkway and how to define it from the private spaces
- how the private and public realm work together
- the rationale for one dark building and one light building
- how the buildings respond to the different context on Johnson and Yates Streets
- the composition of fenestration and applying horizontal bands in opposition of vertical bands to the buildings in response to massing breaks for setback requirements
- the application of glass wrapping around and descending to create a vertical relationship to a building that will have a primarily horizontal feel given the setbacks
- who will regulate and maintain the planting; the neighbour
- the gates and whether they are suitable or not
- the removal of the planting for safety concerns as a consequence of problems with drugs and needles being left in the area
- how the towers read together when travelling from the East along Yates Street, and looking down the hill; there are 3 developments proposals that will shadow these buildings if they go forward as proposed
- the loss of parking; this application does not require a parking variance as this particular zone does not have a parking requirement
- whether alternate applications were explored for the highly visible side elevations
- the rational of potentially designing one building higher and one lower; the challenges with this were related to how the upper floors became highly inefficient without requesting variances.

Panel Members discussed:

- the perception of the design being stacked boxes, but not feeling it is fully committed to that; there doesn't seem to be a lot of proportional activity. The breaks and horizontal banding that represent the required setbacks seem to be a literalness that is taking away from the project as a result
- no issues with the massing and articulation of the project, more with the coherence to the overall composition
- how materials and cladding should enhance the sense of verticality in a stronger fashion
- alternative color choices or material refinement to be considered to bring the project together more successfully
- that the project appears to have become so complex that it has lost its cohesion
- concerns with the base of the buildings more so than the towers
- further vertical integration could be explored as there is opportunity for a stronger solution
- the Yates Street façade not being articulated as well as the Johnson Street façade
- the heights of the buildings that can be processed as a variance
- that regardless of what way the City grows up around the project, the two towers should relate to each other
- the residential street front units appearing to not have enough privacy given the concerns with security, so it doesn't perform as a successful residential space
- needing more detail in the articulation of the street front entrances, the composition feels constrained
- that it is exciting to see these style of projects coming into the City
- the living habitat space on the podium roof being very successful
- how the gates and fences at the amenity level could be gated as needed and are not permanent, they could be installed or removed if they are no longer required
- that the mid block walkway is not a major thoroughway
- how the north facing amenity space is not helping Johnson Street since it functions as people only looking out to the street from the inside and nothing more. Better use of this area would be a new restaurant or similar alternative that would invite efforts to encourage vibrancy and social activity at the street level.

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Cynthia Hildebrand, that the Advisory Design Panel recommend to Council Development Permit with Variances Application No. 00025 for 848 Yates Street be approved with recommendations as proposed;

- **Consider the use of materials and composition of fenestration to enhance the vertical expression of both buildings**
- **Stronger expression of the base on both towers (Yates & Johnson Streets) and improved integration of the retail use façade on Yates Street with residential use above**

- Support of the gated midblock walkway

CARRIED

3.2 Development Permit Application No. 00520 and Rezoning Application No. 000475 for 3031 Jackson Street

Development Permit and Rezoning application proposing the construction of 10 attached dwelling (townhouse) units.

Applicant Meeting attendees:

RON MCNEIL
ERIC RUYGROK

MCNEIL DESIGNS
REPRESENTING OWNERS

Mr. Sikstrom provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- prominence of garages
- rear and side façade treatments
- paving materials

Ron McNeil then provided the panel with a detailed presentation of the site and context of the proposal

Questions of clarification were asked by the Panel on the following;

- the banding on the project; was done as the second level is stepped back from the bottom level to help visually address issues with height and break the massing up from the neighbours
- where the windows are as a result of the banding on the windowsill; they sit at about 3'6"
- the possibility of adding windows around the corner in the units for a dining room areas; yes there is
- whether there was opportunity for more windows / higher windows to bring in more light, offer some variation on otherwise blank walls; yes, they are open to suggestions in reference to this
- the material used in the driveway and parking areas; and if there was opportunity for it to be permeable
- what the privacy screens are intended to look like; they will be the same as the perimeter fencing and approx. 5 ft. in height and likely 8 ft. panels
- how the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are but no outline for the planting plan
- if there was consideration of rain guards given the steep slopes of the topography; they had explored this option but the site is very rocky and the arborist had concerns with the oak trees and excessive water

Panel Members discussed:

- whether the Planning Department was satisfied with the projects sensitivity to the neighbourhood
- if the project is fitting with the streetscape, also from a landscape perspective
- the sensitivity to the neighbourhood, ecosystem and neighbours
- lack of information from the landscape design because the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are, but not any indication provided for the new planting plan
- the opportunity for improvements to the application of the band in the centre of the buildings
- encouraging the applicant to add more windows at corner rooms and exterior corner rooms and increase the amount of glazing into bedrooms particularly on secondary frontages

Action:

MOVED / SECONDED

It was moved by Erica Sangster, seconded by Justin Gammon, that the Advisory Design Panel recommends to Council Development Permit Application No. 00520 for 3130 Jackson Street be approved with recommendations as proposed;

- **Increase glazing at exterior corners, the second floor and secondary frontages**
- **In-sufficient information on the landscaping plan to provide review or comment**

CARRIED

Renee Lussier recused herself for a pecuniary interest.

3.3 Development Permit Application No. 00013 and Rezoning Application No. 00519 for 71- 75 Montreal Street

Development Permit and Rezoning Application proposing the construction of a 2 storey, 19 unit strata building.

Applicant Meeting attendees:

LEONARD COLE
BEV WINDJACK
PETER DE HOOG
NICOLE BASICH

URBAN CORE DEVELOPMENTS
LADR
DE HOOG & KIERULF ARCHITECTS
DE HOOG & KIERULF ARCHITECTS

Mr. Wilson provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on.

Peter De Hoog then provided the panel with a detailed presentation of the site and context of the proposal

Bev Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- the number of one bedrooms in the project; there are 15 one bedrooms units, 1 one bedroom with den unit and 3 two bedroom units

Panel Members discussed:

- the challenges with affordable housing in James Bay and how the application is successful in providing a high quality, more affordable housing solution for the neighbourhood
- that the scale is successful, access to street activity is done well
- the façades and materials
- the durability of materials at ground level, these could look tired in time and especially at grade with having multiple units accessing the building and causing greater wear and tear
- the 9ft ceilings being a nice touch which allows the opportunity to offset windows in ways that they would not be able to otherwise

Action:

MOVED / SECONDED

It was moved by Jesse Garlick, seconded by Anne Katherine Murphy, that the Advisory Design Panel recommend to Council Development Permit Application No. 00013 for 71 – 75 Montreal Street be approved as proposed;

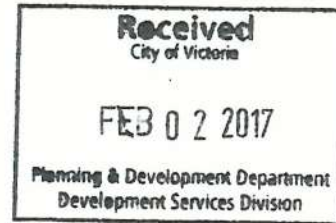
CARRIED

3. ADJOURNMENT

The Advisory Design Panel meeting of December 21, 2016 adjourned at 2:21 pm.

Christopher Rowe, Chair

February 2, 2017



M C M

Musson
Cattell
Mackey
Partnership

RE: **848 YATES STREET**
DEVELOPMENT PERMIT APPLICATION #000480
OUR PROJECT NO. 216017 - 6.1
SUMMARY OF CHANGES

Architects
Designers
Planners

Responding to the comments in the Application Review Summary and comments from the ADP meeting, the following changes have been made to the proposed project. This itemized list is to be read in conjunction with the revised drawings of the same date.

A Partnership
Of Corporations

- 1- Tower A was changed from rental residential to condominiums and the rental office was removed from the plans.
- 2- Areas were updated to correspond with massing changes, the statistics were updated accordingly. The theoretical FSR was corrected to read 7.57.
- 3- The overall number of units for both towers changed and the number of bike storage and storage lockers were revised accordingly. The parking ratios for both towers were changed as well.
- 4- Drawing titles were corrected. Some drawings were added and others removed.
- 5- 3D images were updated to reflect the current design.
- 6- The grades along the western property line were matched to the existing grades of the midblock walkway as far as possible with only a couple of steps towards the north where the site slopes up to the Johnson street sidewalk. The existing planters were removed except where existing trees and services are maintained. The surface treatment is matched to the existing walkway treatment and gates were added for night time security.
- 7- The retail base of the street wall on both Yates street and Johnson street were expressed by breaking up the primary massing element. The fenestration pattern of the Yates street frontage was updated to unify the retail portion with the residential above. The material of this massing element was changed to all stone to strengthen that relationship. On Johnson street the street wall elevation was updated to reflect the removal of the rental office and the retail/office glazing were reduced to a one storey expression, making the double height entry more prominent and providing a more residential feel.
- 8- In order to simplify circulation and the structure, the parking entrance ramp and the loading area were switched, also changing the location of the raised platform on the L3 roof garden.
- 9- The separate parking ramps for the two towers were consolidated into one continuous ramp system with gates to separate sequentially the commercial parking, the visitor parking and the residential parking. Service rooms were adjusted accordingly.
- 10- A full floor of 76 commercial parking stalls, separated from the visitor parking, was added to help alleviate the parking shortage in the city core.
- 11- The exiting was revised with one tower stair from each tower exiting from L2. A dedicated exit stair was added for the commercial parking level in the north- west corner and an additional exit stair and corridor were added to the east of the Yates street retail. An internal corridor was added on L1 to provide accessible entry to the town houses allowing patios to be stepped down to the new walkway elevation.
- 12- Residential units were replaced with amenity spaces; on L2 in the north- west corner for Tower A and on L3 in the south east corner for Tower B.
- 13- The layout of the L3 roof garden was changed to reflect the changes to the loading area.

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- 14- The elevation along the midblock walkway was updated to be more unified with the towers above, also to accommodate the new exit and lots of glazing for the retail/office component on the Johnson street corner. The face of the townhouses were recessed on L1 and articulated on L2 to provide deeper patios and weather protection over the doors. Exterior lighting was added to compensate for the removal of the existing lamp standards in the walkway planters.
- 15- The entrance to the loading and parking was incorporated into the secondary massing element. The gas meters were relocated, the driveway was centered with a deep return and a gate was added. This gate is intended as night time security, open during the day the area inside will be well lit, the walls painted white and the paving pattern from the driveway will continue to the secondary parking gate at the top of the parking ramp. Windows were added to break up the blank wall of the primary massing element facing the driveway.
- 16- The secondary massing element on Yates was expressed down to grade in order to differentiate the residential entry and unify the western elevation on the midblock walkway.
- 17- The recessed balconies on the interior face of Tower B were replaced by exterior balconies and adjustments made to the window patterns.
- 18- The exterior face of Tower A was updated on the plans to show the articulation of the different massing elements.
- 19- Slight adjustments were made to window sizes and locations to adjust to structural elements or massing changes. Eyebrows were added over all uncovered balconies.
- 20- The rooftop amenity spaces were updated to accommodate a larger core and enclosures were added for the roof top mechanical units.
- 21- The materials and colours on both towers changed to reflect a base, shaft and top and to lighten both colour and perceived weight of materials towards the top. Complimentary colour schemes differentiate the towers. The vertical expression was strengthened on both towers by gradually adding spandrel elements between stacked windows, transitioning from punched windows on the lower levels to vertical strip openings to glazed tops with expanded vertical mullions.
- 22- The elevation legend was updated and swatches added to communicate the changes in materials.

Please let us know, should you have any questions.

Yours truly,

Gerda Geldenhuys, Intern Architect AIBC, B.Arch, LEED Green Associate



1715 Government Street
Victoria, BC
V8W 1Z4

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

December 11, 2016

Re: 848 Yates Street – Chard Developments – Development Permit Review

Dear Mayor Helps and Council,

The DRA LUC 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 116 unit market rental apartment building fronting Johnson Street and a 112 unit market strata building with ground floor commercial space fronting Yates Street. Both buildings would be served by an underground parking structure with the entry from Johnson Street. Six townhouse units would also front the existing mid block walkway between Yates and Johnson Streets.

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

- **Noise Issues.** It was noted that there is a nightclub immediately adjacent to the east fronting Yates Street that has been in operation for many decades. Members pointed out that there have been serious livability issues with other recent residential projects built next to nightclubs without adequate consideration given by the developers to sound mitigation measures and full disclosure to owners. Members agree that there are expectations that sound transmission mitigation measures must be included within this project and that the existence of the nightclub and its possible livability effects be fully disclosed to any potential purchasers. The DRALUC Recognizes that late-night entertainment venues are a vital part of a culturally vibrant downtown and does not support the possibility of a longstanding entertainment venue being hounded out of business as a result of the lack of mitigation measures by the applicant or the lack of due diligence by the future owners.
- **Mid-Block Walkway.** Based on decades of personal experience as downtown residents, members recommended in the strongest possible terms that the mid-block walkway along the western boundary of this proposal be secured late night. This particular mid-block walk has been the focus of ongoing difficulties which necessitated the removal of all of the mature landscaping throughout its length to improve security. The viability of this

development and especially the townhouse units depend on livability and safety for the residents and the general public alike, which cannot be attained without curtailing late night access. Late night closure will also lessen potential conflict between the existing nightclub patrons and the future residents. It is recommended 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 during the daytime.

- Parking Entry. 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.
- Design Commended. 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. It was suggested to utilize frosted or coloured glass panels in combination with clear glass panels on the balcony guards to obscure from public view at least a portion of the personal possessions commonly stored on balconies.

The DRA appreciates that the applicant has consulted with the DRALUC on this application and is aware of the noted concerns. We note that the applicant has a commendable record of successful downtown projects. The DRALUC supports this proposal as it appears to be of high quality, and will provide much needed rental as well as market strata accommodation for downtown residents.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

PROJECT INFORMATION

PROJECT ADDRESS	848 YATES STREET, VICTORIA, B.C.
NEIGHBOURHOOD	HARRIS GREEN
DCAP DISTRICT	CENTRAL BUSINESS DISTRICT
DEVELOPMENT PERMIT AREA	DPA 2 (HC) CORE BUSINESS
LEGAL DESCRIPTION	LOTS 374, 375, 380 AND 381 VICTORIA

ZONING	R-4B
SITE AREA	29,400 ft ² (2,731 m ²)
TOTAL FLOOR AREA	222,270 ft ² (20,660 m ²) 214,420 ft ² (19,920 m ²) RESIDENTIAL 7,850 ft ² (729 m ²) RETAIL/OFFICE
SITE COVERAGE	26,102 ft ² (2,425 m ²) / 29,400 ft ² (2,731 m ²) = 88.8%
OPEN SITE SPACE	3,862 ft ² (361 m ²) / 29,400 ft ² (2,731 m ²) = 13.2%
FLOOR SPACE RATIO	R-4B NONE (7.57 THEORETICAL FSR)
FLOOR PLATE SIZE	REQUIRED UNDER DCAP 65.6' (20m); 98.4' (30m); max 10,010 ft ² (930 m ²) over 99.4' (30m); max 7,000 ft ² (650 m ²)
GRADE	65.98' (20.11 m)
HEIGHT	REQUIRED UNDER R-4B 98.4' (30 m) REQUIRED UNDER DCAP 198.8' (60.6m)
NUMBER OF STOREYS	21 STOREYS
BUILDING SETBACKS	REQUIRED UNDER R-4B FRONT YARD: 1.64' (0.5m) REQUIRED UNDER DCAP AS INDICATED ON PLANS
MINIMUM UNIT FLOOR AREA	530 ft ² (49m ²)

DRAWING LIST

	24"x36" SHEETS	11"x17" SHEETS
A001 PROJECT DATA	N.T.S.	N.T.S.
A100 CONTEXT PLAN	AS NOTED	AS NOTED
A101 EXISTING SITE PLAN	AS NOTED	AS NOTED
A102 SITE PLAN	AS NOTED	AS NOTED
A201 FLOOR PLAN P3	1/8"=1'-0"	AS NOTED
A202 FLOOR PLAN P2	1/8"=1'-0"	AS NOTED
A203 FLOOR PLAN P1	1/8"=1'-0"	AS NOTED
A204 FLOOR PLAN L1	1/8"=1'-0"	AS NOTED
A205 FLOOR PLAN L2	1/8"=1'-0"	AS NOTED
A206 FLOOR PLAN L3	1/8"=1'-0"	AS NOTED
A207 FLOOR PLAN L4	1/8"=1'-0"	AS NOTED
A208 FLOOR PLAN L5 (BLDG A) L7 (BLDG B)	1/8"=1'-0"	AS NOTED
A209 FLOOR PLAN L10	1/8"=1'-0"	AS NOTED
A210 FLOOR PLAN L14 (BLDG A) L16 (BLDG B)	1/8"=1'-0"	AS NOTED
A211 FLOOR PLAN L19	1/8"=1'-0"	1/16"=1'-0"
A212 ROOF PLAN	1/8"=1'-0"	1/16"=1'-0"
A213 MECH PENTHOUSE PLAN	1/8"=1'-0"	1/16"=1'-0"
A300 BUILDING SECTION	1/16"=1'-0"	1/32"=1'-0"
A400 ELEVATIONS NORTH AND SOUTH (BLDG A)	1/16"=1'-0"	1/32"=1'-0"
A401 ELEVATIONS NORTH AND SOUTH (BLDG B)	1/16"=1'-0"	1/32"=1'-0"
A402 ELEVATIONS EAST	1/16"=1'-0"	1/32"=1'-0"
A403 ELEVATIONS WEST	1/16"=1'-0"	1/32"=1'-0"
A404 ENLARGED ELEVATIONS NORTH AND SOUTH	1/8"=1'-0"	1/16"=1'-0"
A405 ENLARGED ELEVATIONS WEST	1/16"=1'-0"	1/16"=1'-0"
A406 JOHNSON STREETSCAPE	1/32"=1'-0"	1/64"=1'-0"
A407 YATES STREETSCAPE	1/32"=1'-0"	1/64"=1'-0"
A500 SHADOW STUDY EQUINOX	N.T.S.	N.T.S.
A600 DACP VIEWS	N.T.S.	N.T.S.

AREA CALCULATION AND UNIT, PARKING, BIKE AND STORAGE COUNTS

RESIDENTIAL							
Tower A on Johnson Street							
Level	Residential in ft ²	in m ²	Retail / Office in ft ²	in m ²	1 bed	2 bed	3 bed
L1	4,540	422	2,300	214	1		
L2	7,180	667				1	
L3	6,850	636			5	3	
L4	6,800	636			5	3	
L5	6,850	636			5	3	
L6	6,090	566			6	2	
L7	6,090	566			6	2	
L8	6,090	566			6	2	
L9	6,090	566			6	2	
L10	4,670	434			5	1	
L11	4,670	434			5	1	
L12	4,670	434			5	1	
L13	4,670	434			5	1	
L14	4,260	396			3	2	
L15	4,260	396			3	2	
L16	4,260	396			3	2	
L17	4,260	396			3	2	
L18	4,260	396			3	2	
L19	4,010	373				2	1
L20	4,010	373				2	1
Roof	620	58					
TOTAL	105,250	9,778	2,300	214	75	36	2

Total number of units 113

FSR CALCULATION			PARKING	
	in ft ²	in M ²	Proposed	Provided
Total Commercial	7,850	729	Commercial	81
Total Residential	214,430	19,520		
Total GFA	222,270	20,650		
Site Area	28,400	2,731		
Proposed FSR	7.56		Tower A (0.5/unit)	57
Theoretical FSR	7.57		Tower B (0.67/unit)	74
			Visitors (10%)	15
			Residential	146
			Total	227

RESIDENTIAL									
Tower B on Yates Street									
Residential		Retail		1 bed	1 bed den	2 bed	2 bed den	3 bed	2 bed TH
in ft²	in m²	in ft²	in m²						
6,740	626	5,550	516						4
6,750	627								
7,040	654			4		2		1	
7,040	654			4		2		2	
7,040	654			4		2		2	
7,040	654			4		2		2	
6,080	565			4	1	3			
6,080	565			4	1	3			
6,080	565			4	1	3			
4,730	439			4		2			
4,730	439			4		2			
4,730	439			4		2			
4,730	439			4		2			
4,730	439			4		2			
4,730	439			4		2			
4,360	405								
4,360	405								
4,360	405								
3,600	334								
3,600	334								
620	58								
109,170	10,142	5,550	516	52	3	41	0	11	4

Total number of units 111

BIKE STORAGE			STORAGE LOCKERS	
Requirement	Class 1	Class 2	Proposed	
Commercial	4			
Residential			Tower A	
1/unit + 6 bike rack			1/unit	113
Tower A	113	6	Tower B	
Tower B	111	6	1/unit	111
	224	12		224
Total	228			



MCM

**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

848 Yates Street
Victoria, BC

Project #
216017

- 17 March 2017
Committee of the Whole
- 2 February 2017
DP Review Request
- 18 October 2016
Issued for DP Application

Project Data

A.001

Received
City of Victoria

MAR 17 2017

Planning & Development Department
Development Services Division

**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

**848 Yates Street
Victoria, BC**

Project #
216017

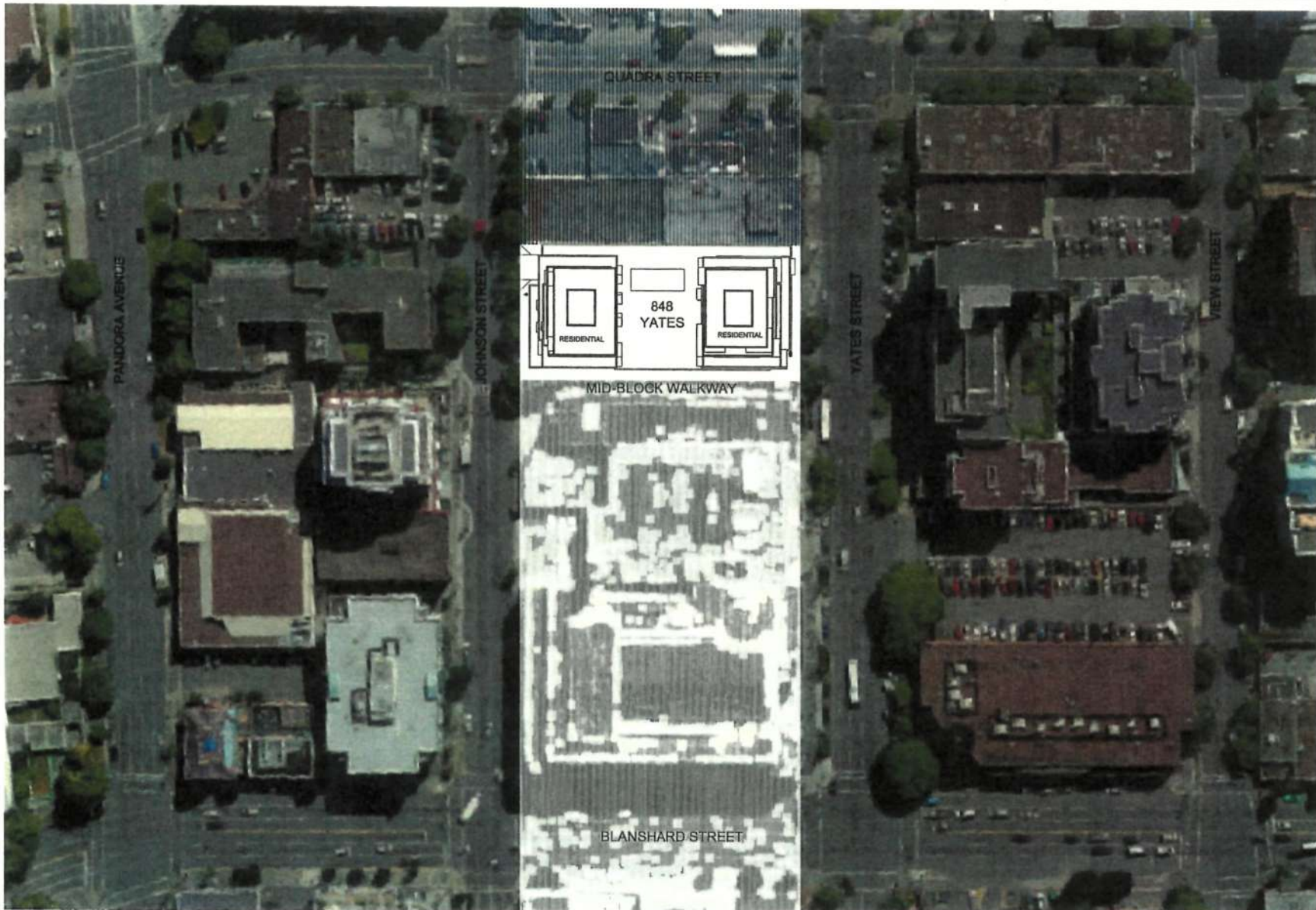
- 17 March 2017
Committee of the Whole
- 2 February 2017
CP Application Reception
- 13 October 2016
Passed for CP Application

Context Plan

N.T.S.



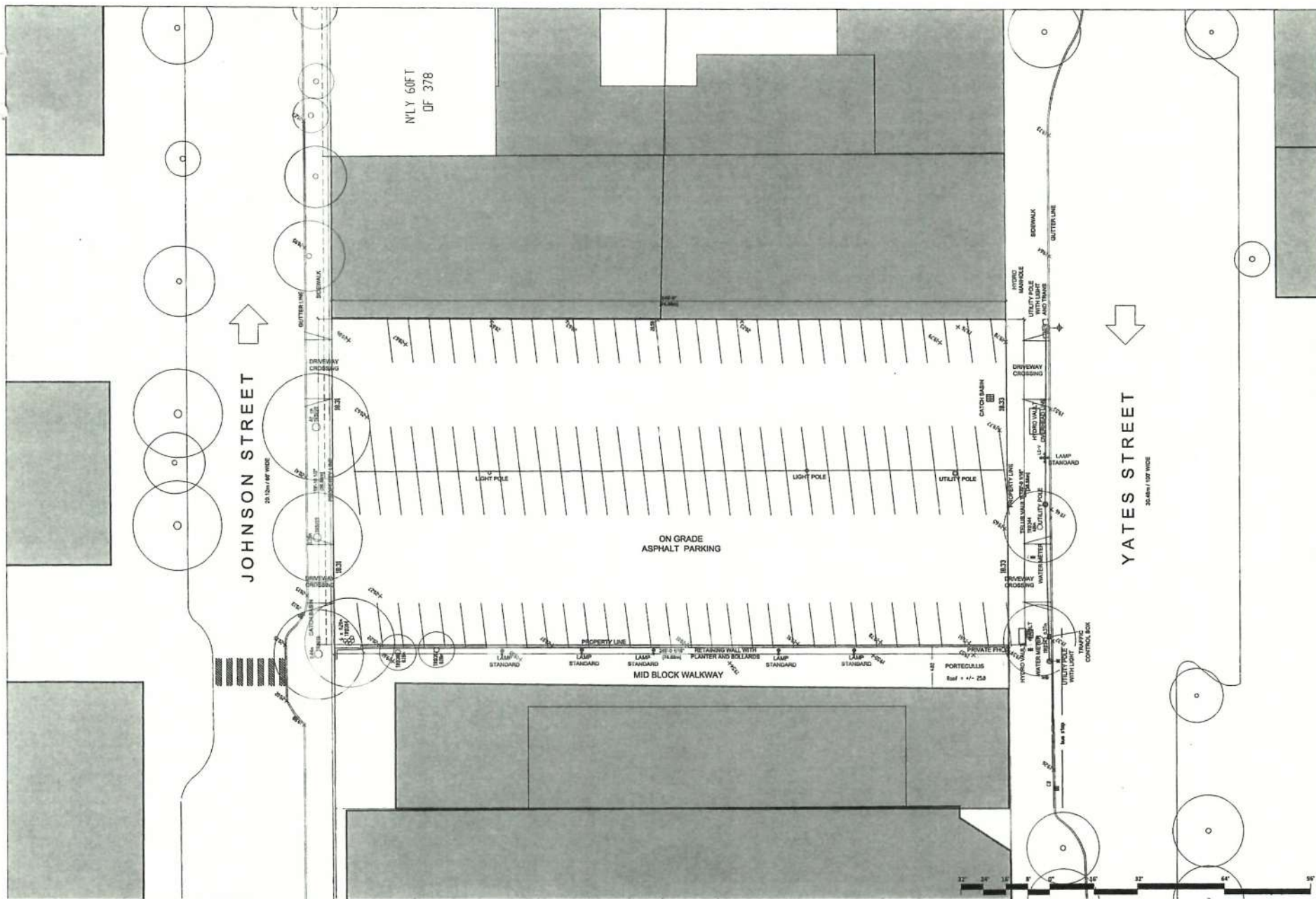
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City of Victoria

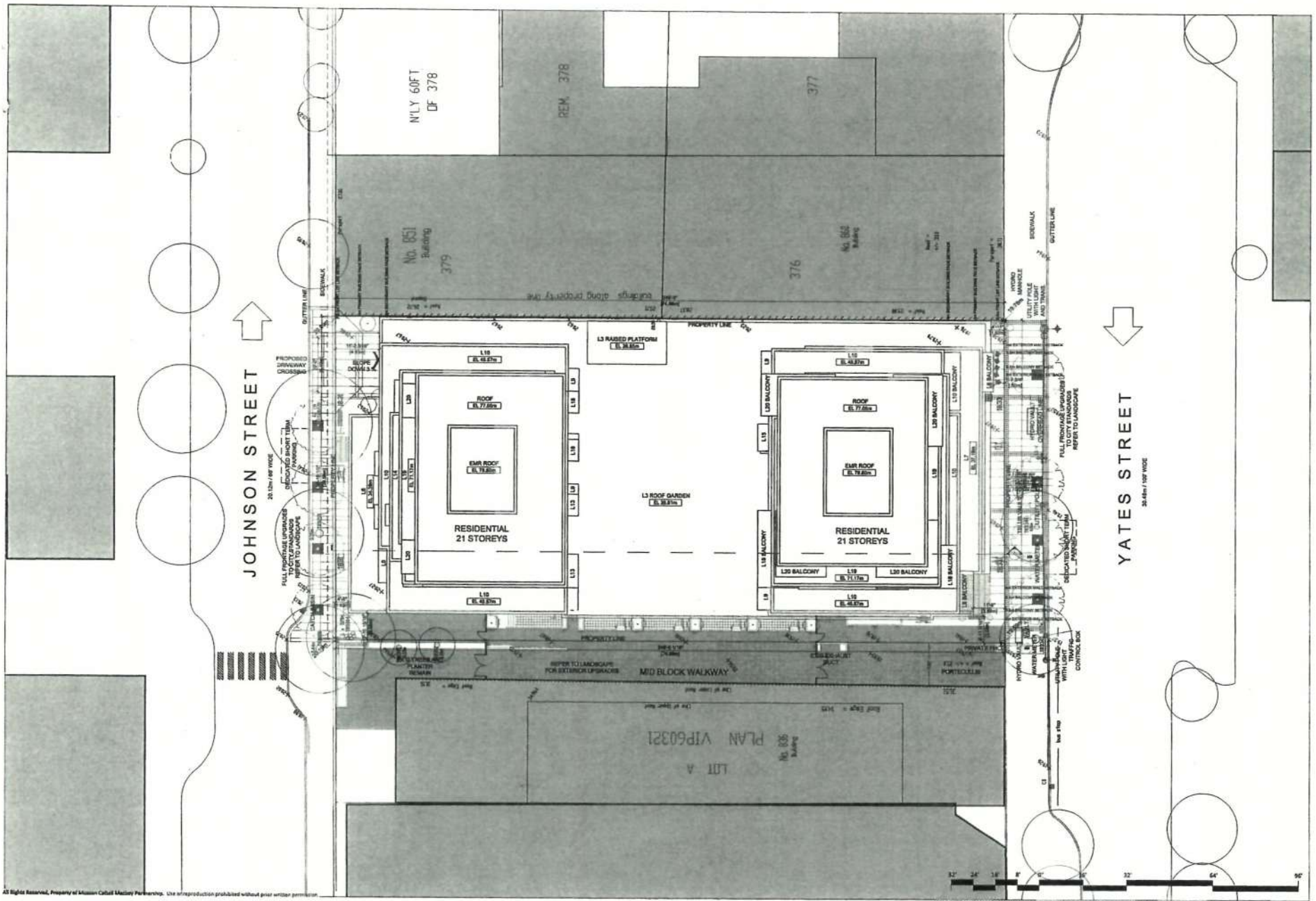
MAR 17 2017

**Planning & Development Department
Development Services Division**



MAR 17 2017

Planning & Development Department
Development Services Division

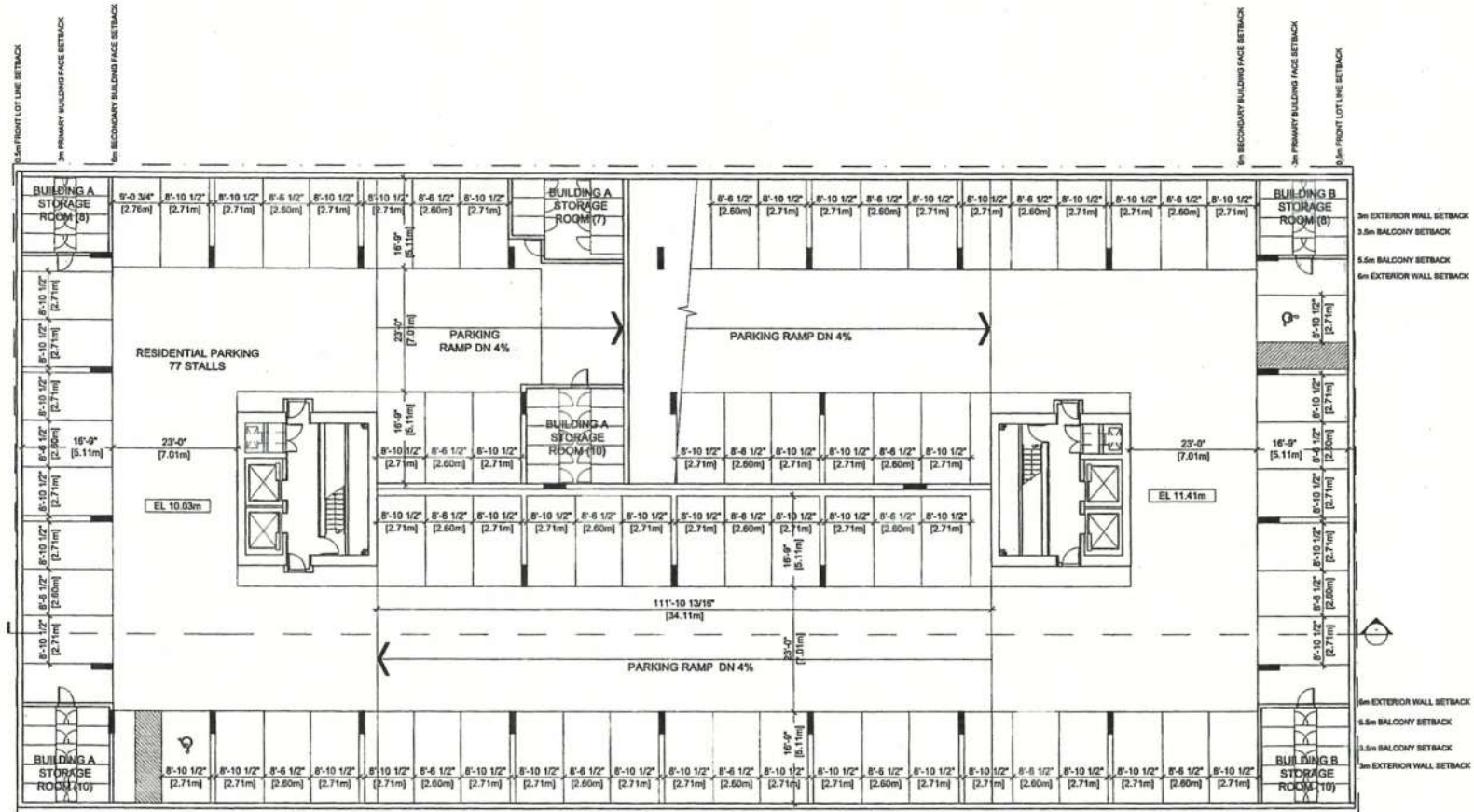


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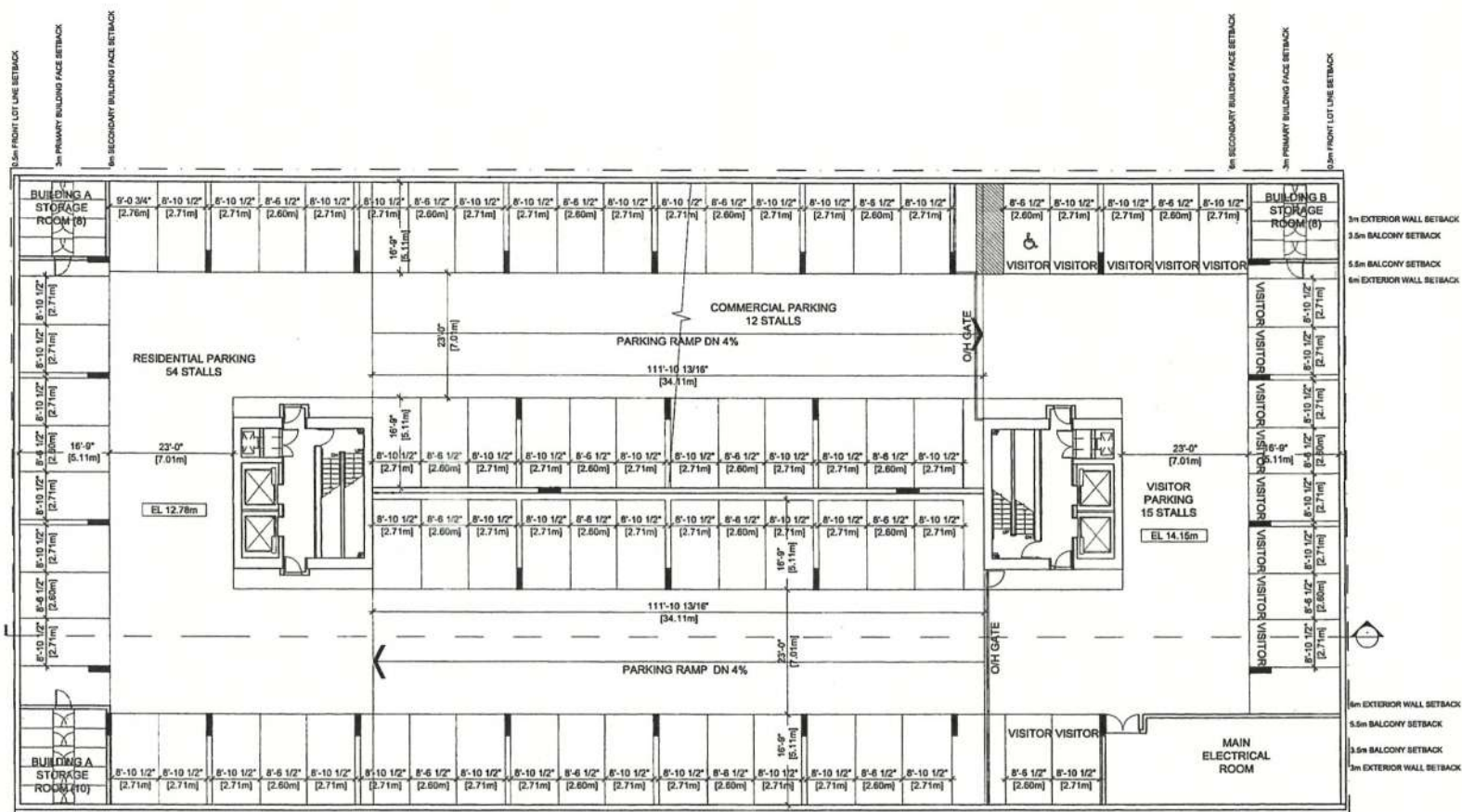
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City of Victoria

MAR 17 2017

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Development Services Division



P3 FLOOR PLAN



P2 FLOOR PLAN



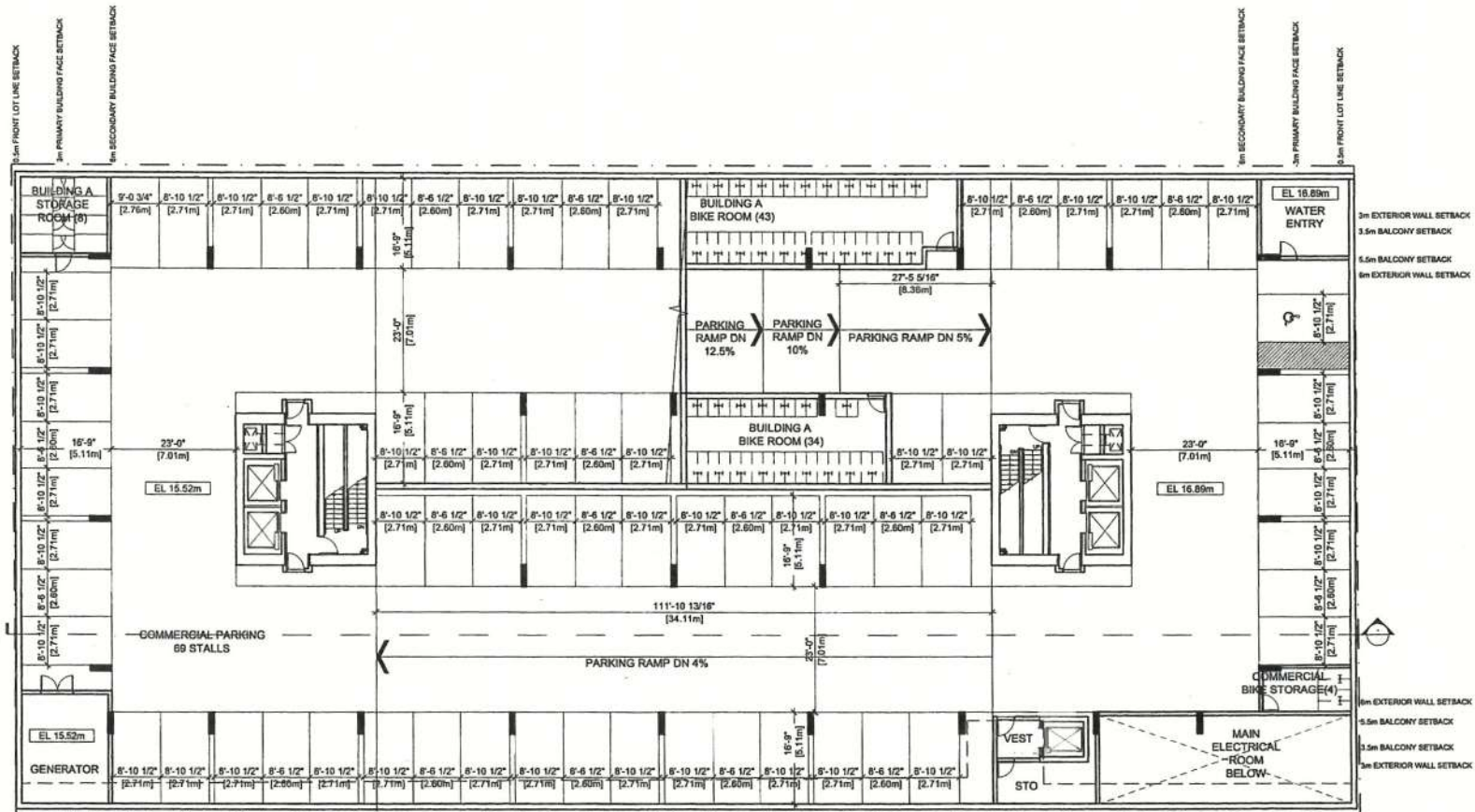
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UNIVERSITY MICROFILMS - 300 N ZEEB STREET, ANN ARBOR, MI 48106-1500, U.S.A. TEL: 734 763 0600 FAX: 734 763 0601 E-MAIL: umicro@umich.edu WWW: <http://www.umi.com>

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City of Victoria

MAR 17 2017

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Development Services Division



P1 FLOOR PLAN

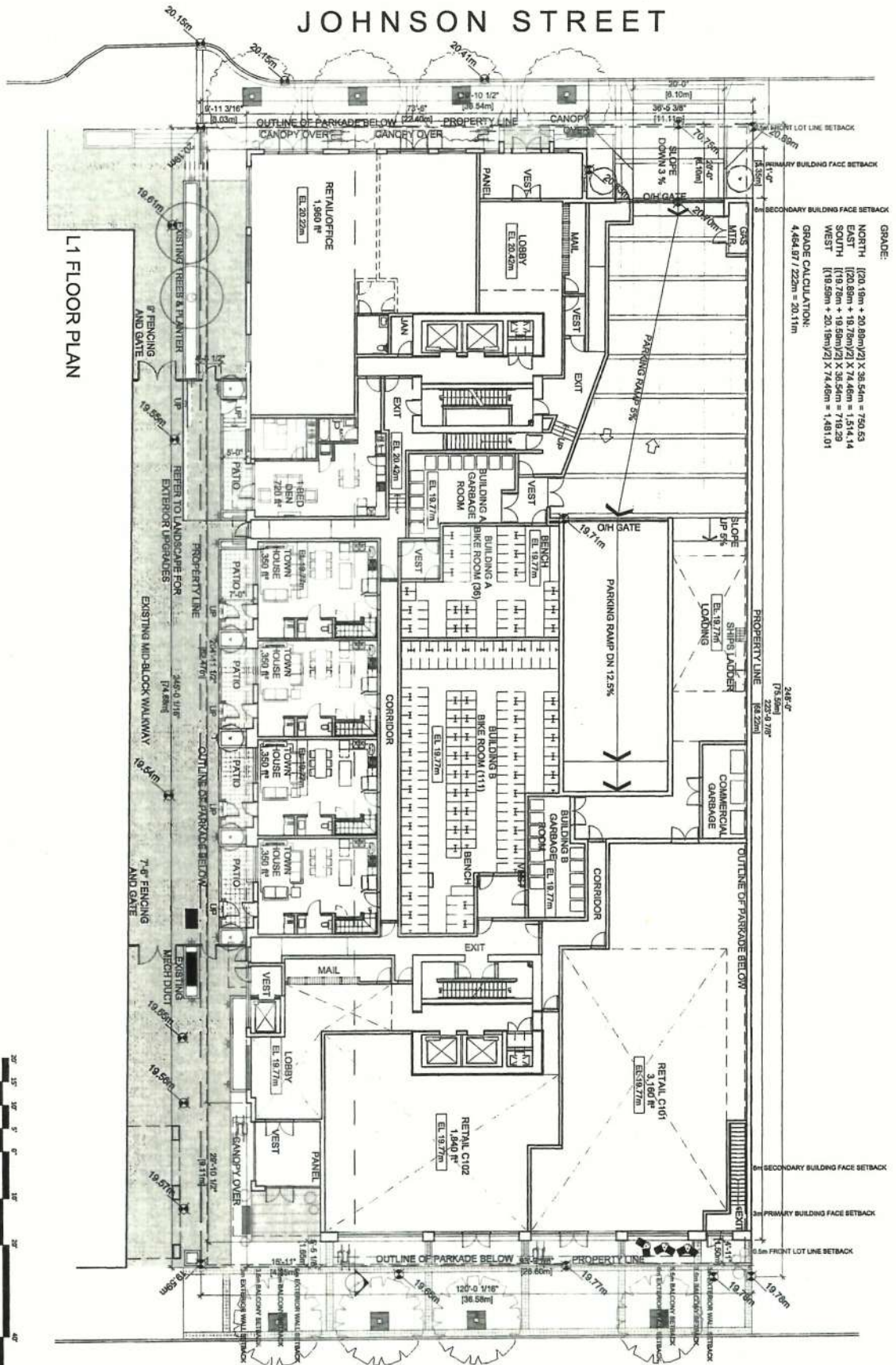
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JOHNSON STREET

L1 FLOOR PLAN



YATES STREET



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City of Victoria

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Development Services Division

A.204

L1
Floor Plan

3/64" = 1'-0"



12 March 2017
2 February 2017
10 January 2017
10 January 2017
10 January 2017

Project #
216017

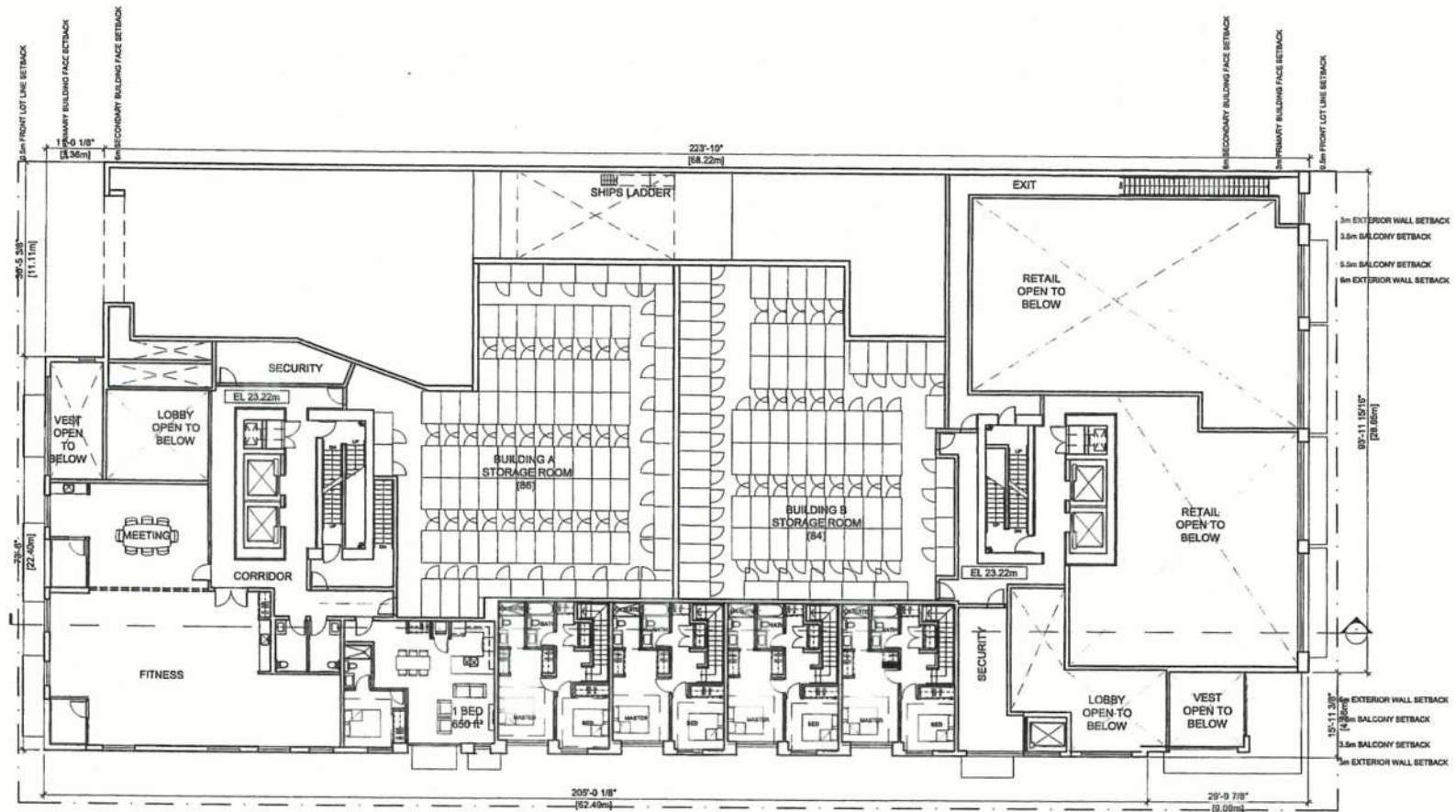
848 Yates Street
Victoria, BC

A Partnership
Of Corporations

Architects
Designers
Planners

Musson
Cattell
Mackey
Partnership

M C M



L2 FLOOR PLAN

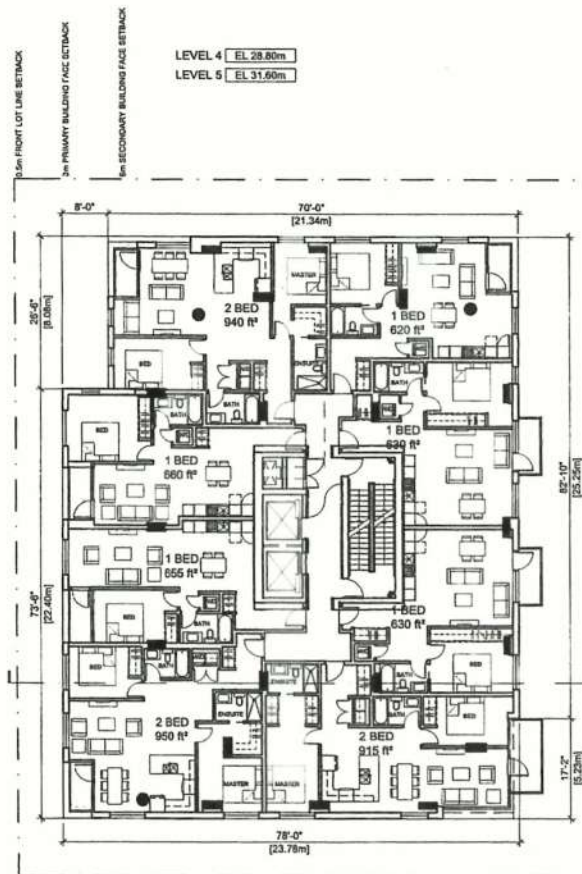
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City of Victoria

MAR 17 2017

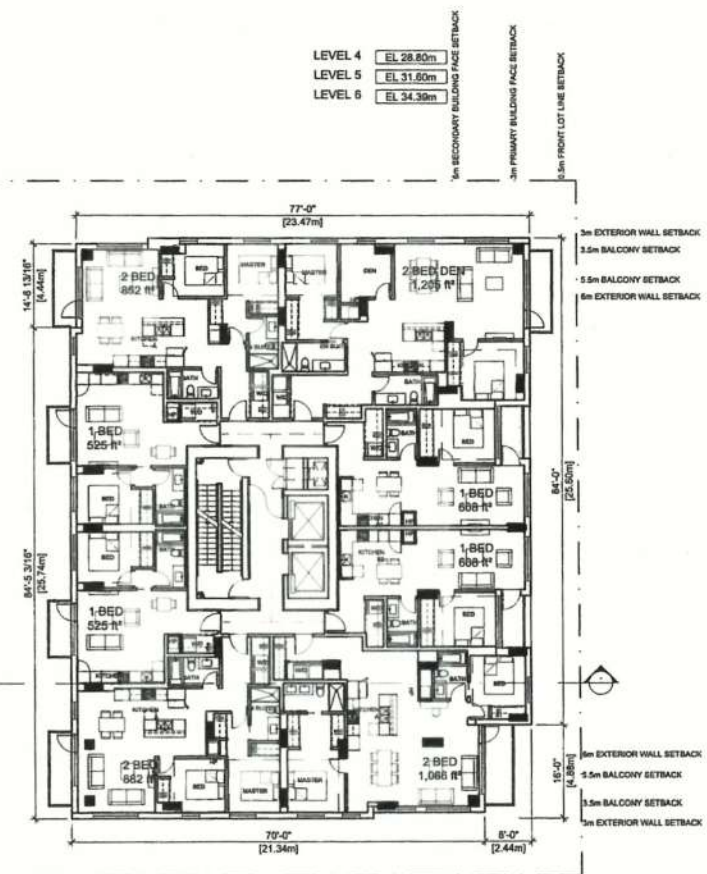
Planning & Development Department
Development Services Division



Planning & Development Department
Development Services Division



A - PRIMARY BUILDING FACE (L4-L5)
6,850 ft²

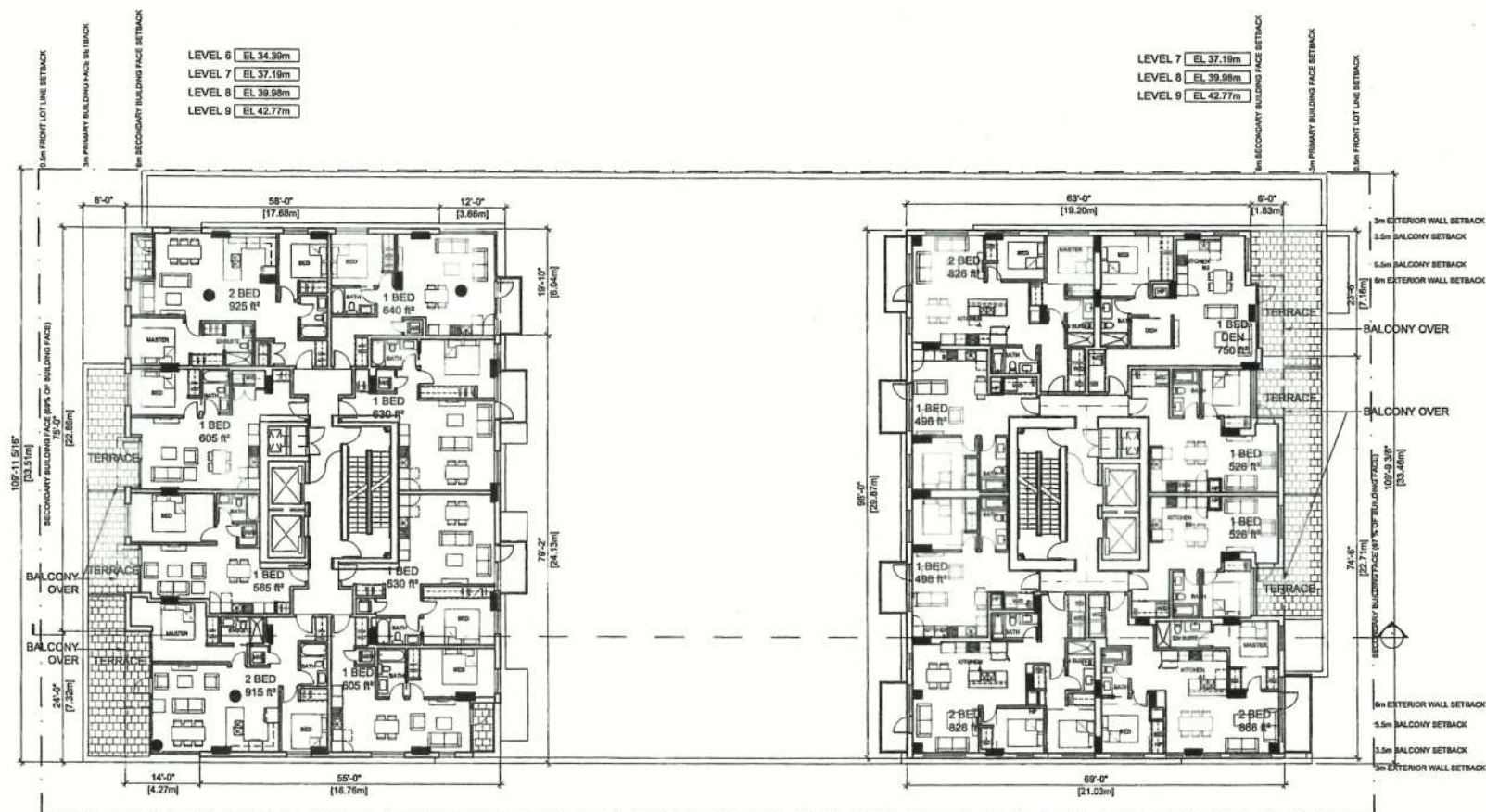


B - PRIMARY BUILDING FACE (L4-L6)
7,040 ft²

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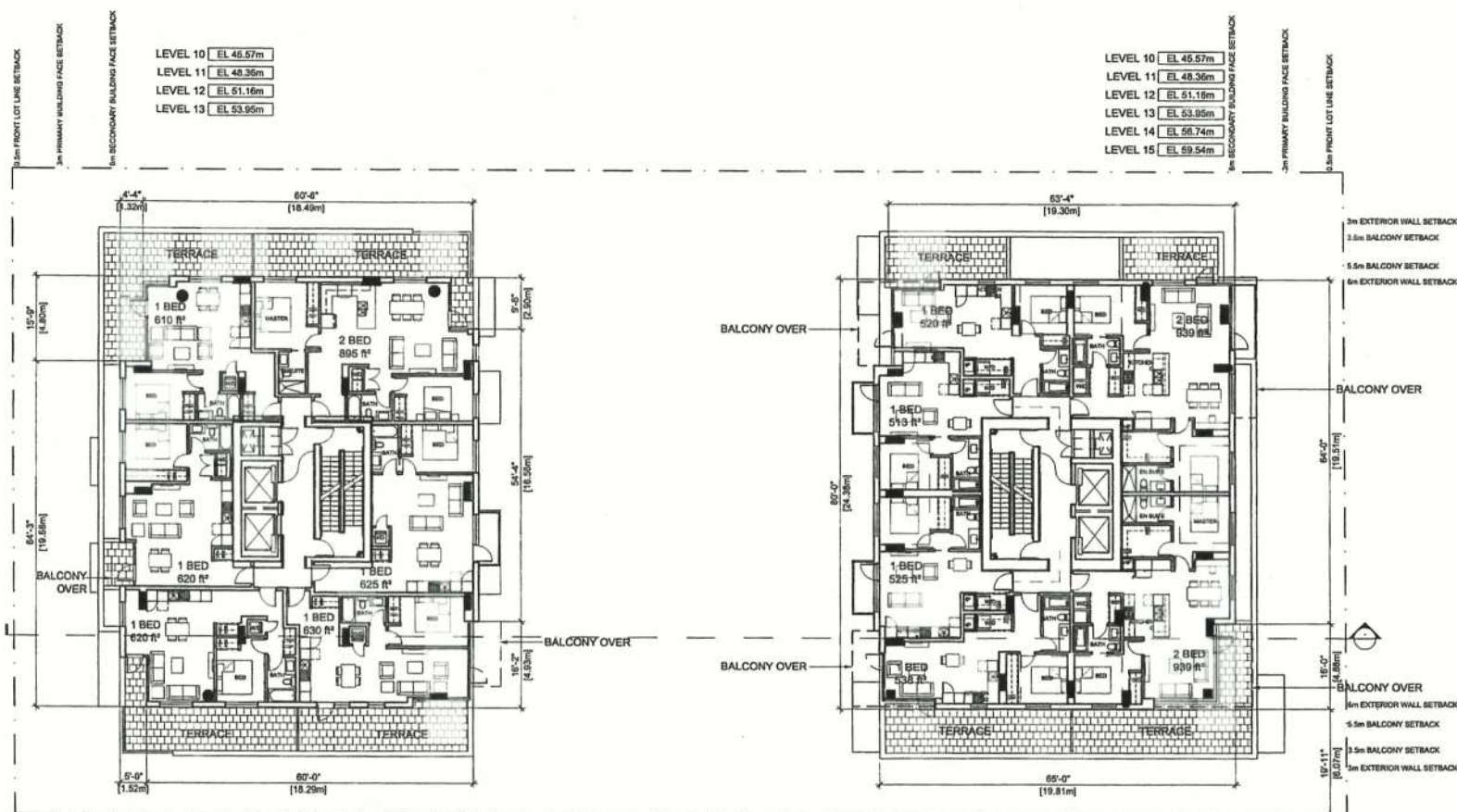


A - SECONDARY BUILDING FACE (L6-L9)
6,090 ft²

B - SECONDARY BUILDING FACE (L7-L9)
6,080 ft²



MAR 17 2017

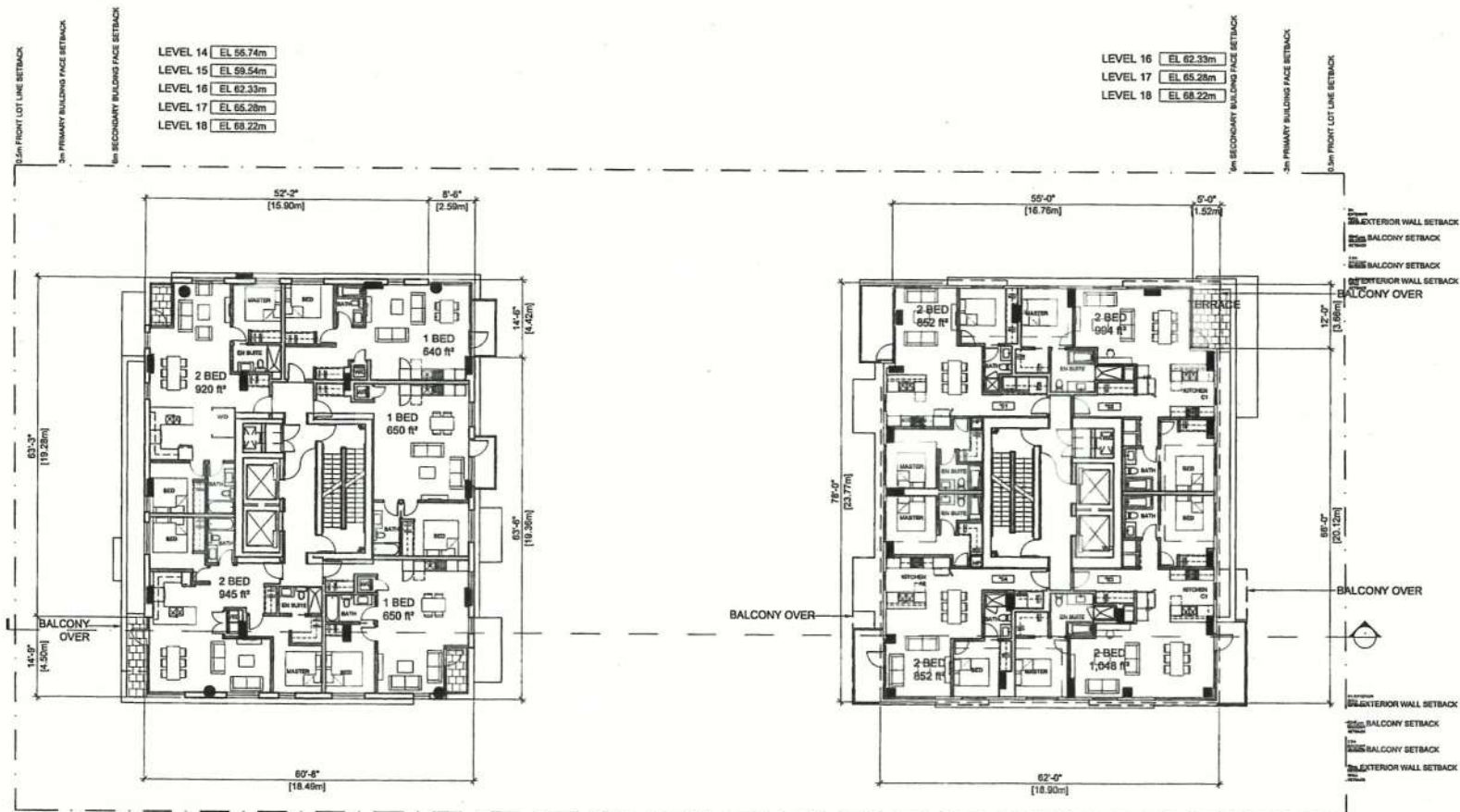


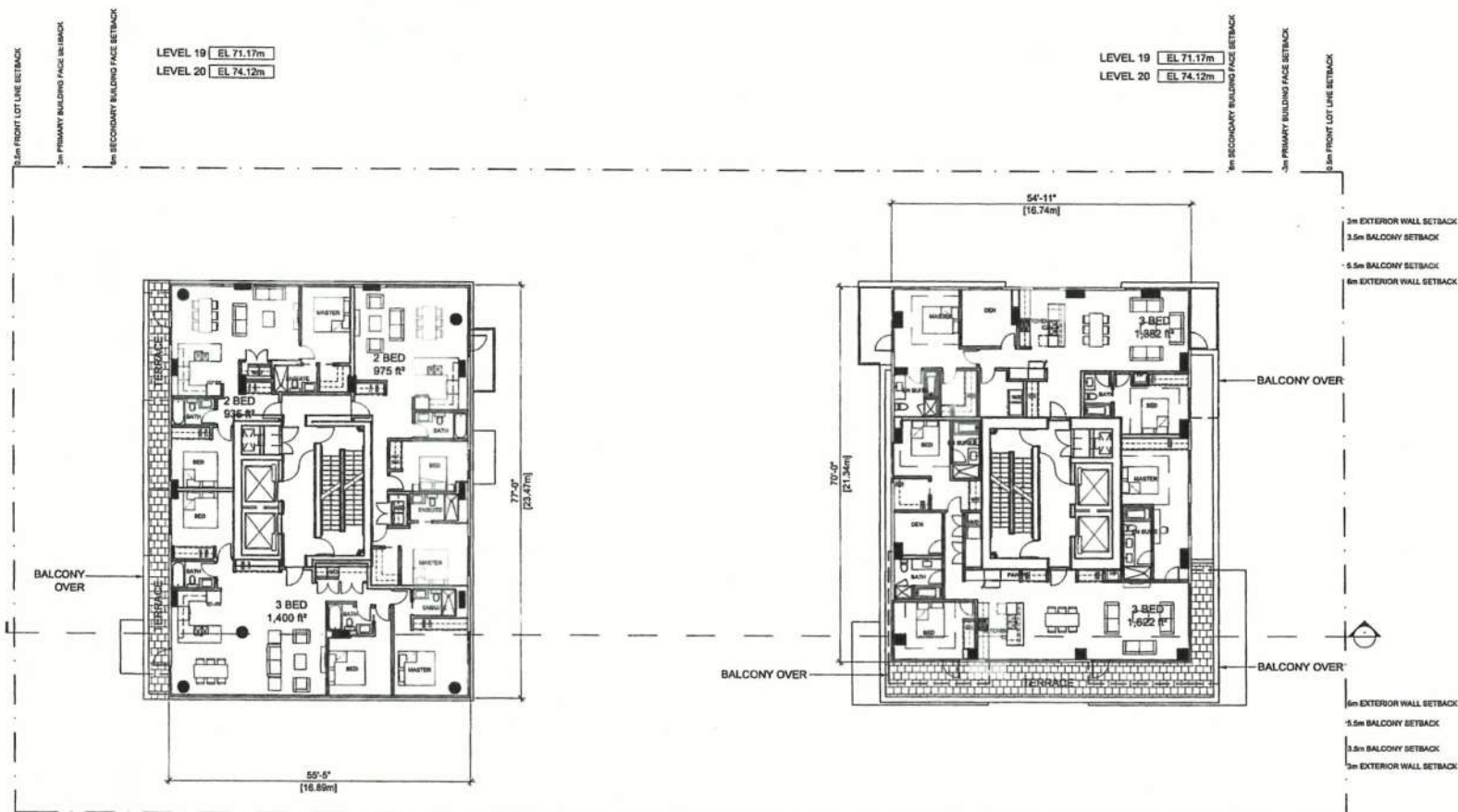
A - BUILDING MASS (L10-L13)
4,670 ft²

B - BUILDING MASS (L10-L15)
4,730 ft²



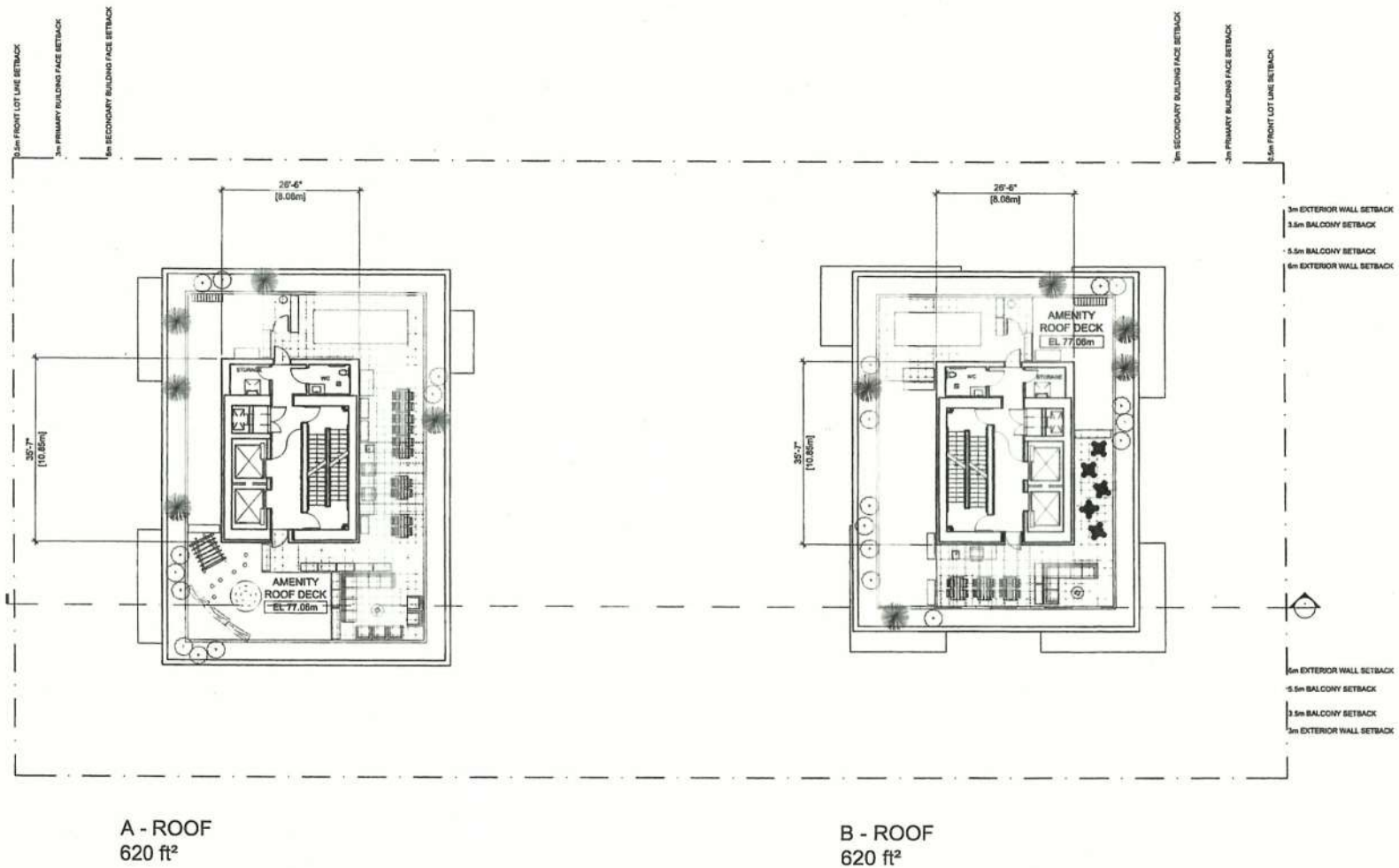
MAR 17 2017





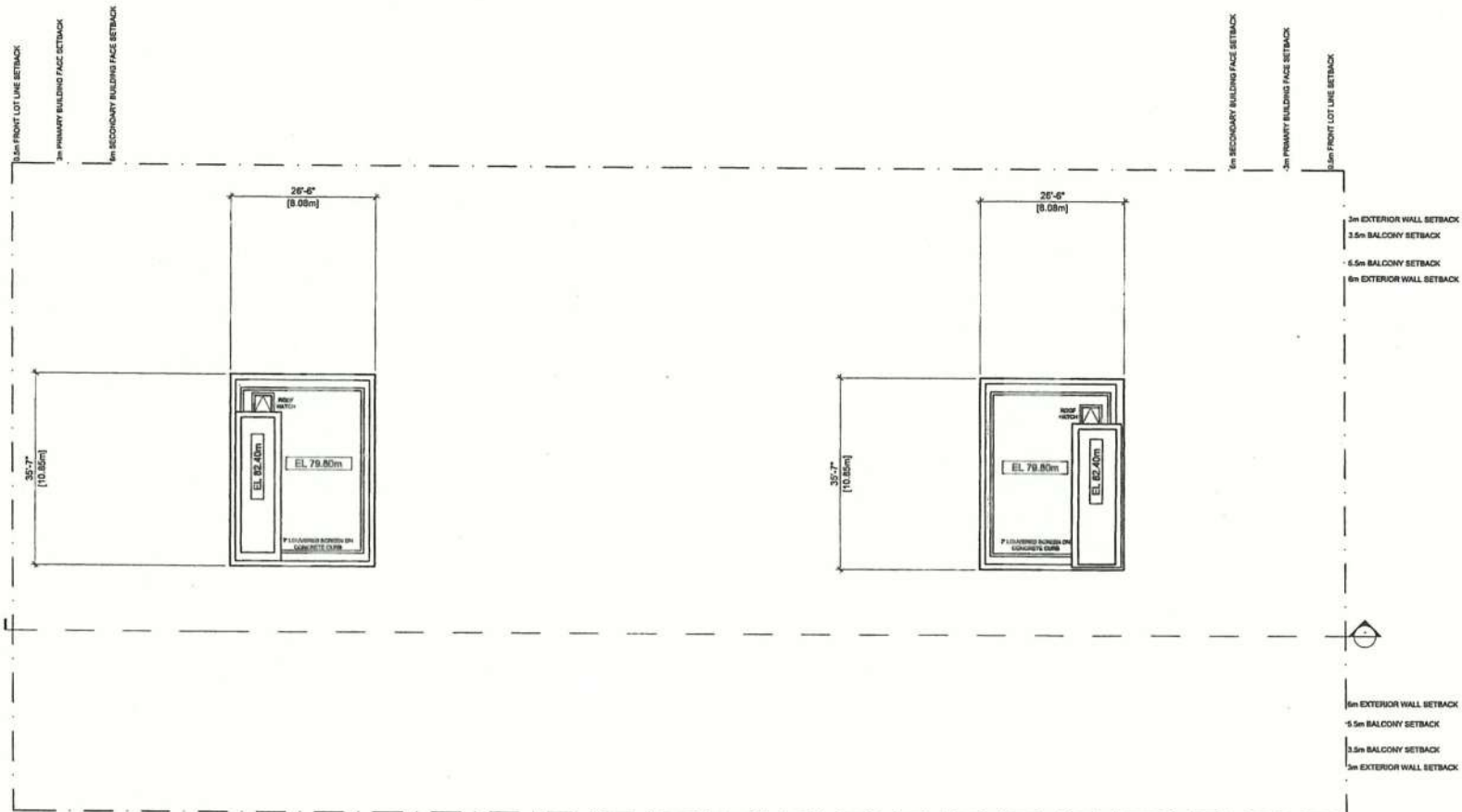
A - PENTHOUSE (L19-L20)
4,010 ft²

B - PENTHOUSE (L19 - L20)
3,600 ft²

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MATERIAL LEGEND - BUILDING A

1. CLEAR DOUBLE GLAZING IN DARK GREY ALUM FRAME
2. GLASS SPANDREL IN DARK GREY ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. CHARCOAL BRICK CLADDING
5. GREY BRICK CLADDING
6. GREY COMPOSITE METAL PANEL
7. DARK GREY DECK COATING @ SLAB EDGE
8. GREY DECK COATINGS @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN DARK GREY ALUM FRAME
10. DARK GREY STEEL AND FROSTED GLASS CANOPY
11. GREY ALUM LOUVERS



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1,2,3 DARK GREY ALUM FRAME



6. GREY COMPOSITE METAL PANEL



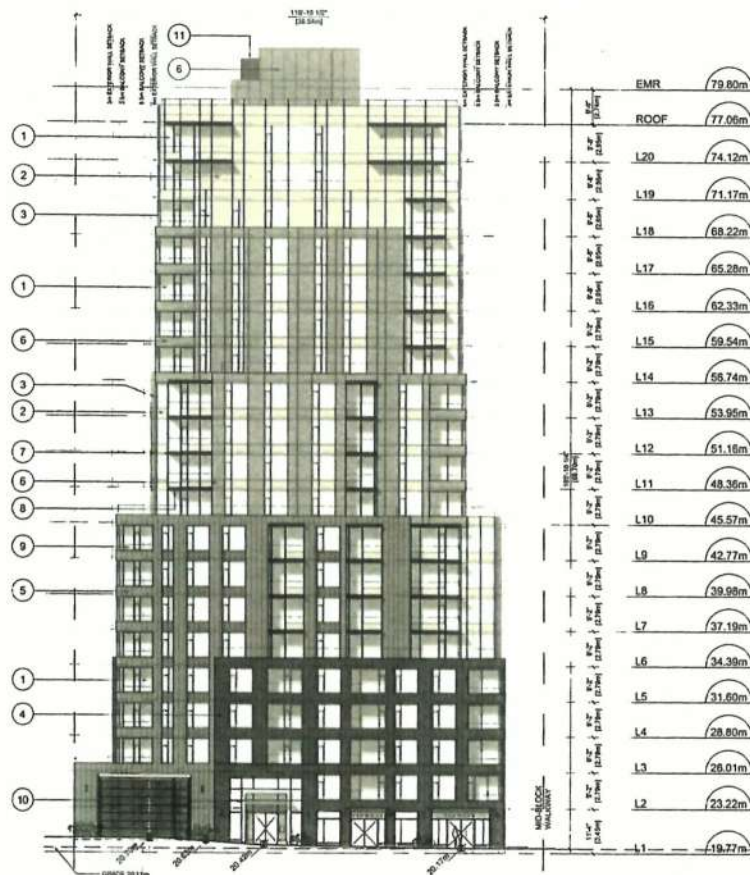
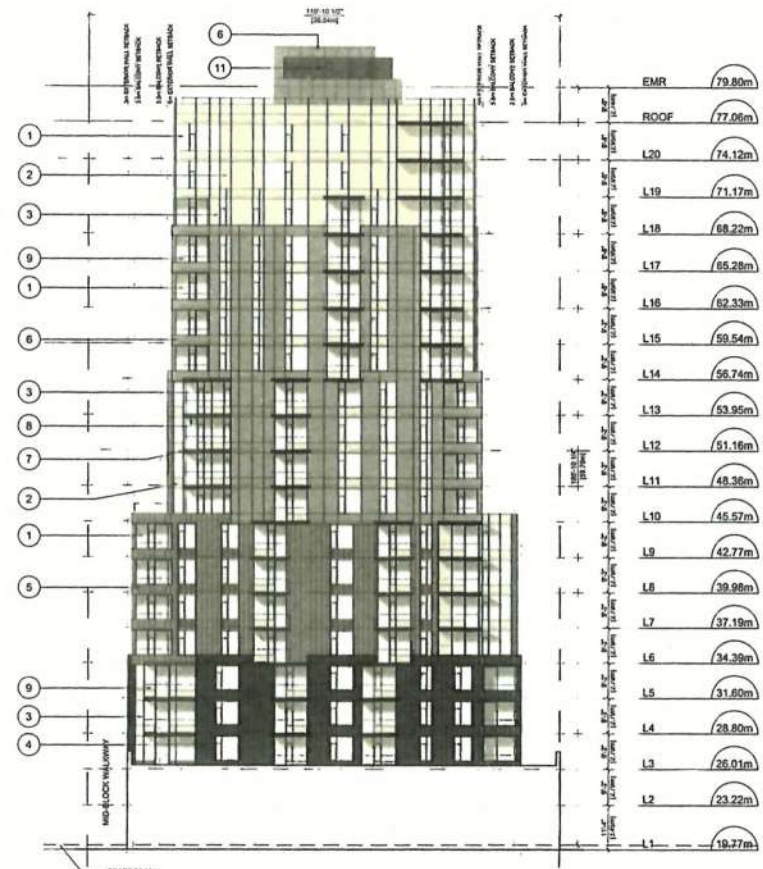
7. DARK GREY DECK COATING @ SLAB EDGE



5. GREY BRICK CLADDING



4. CHARCOAL BRICK CLADDING

BUILDING A
NORTH ELEVATIONBUILDING A
SOUTH ELEVATIONReceived
City of Victoria

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Development Services Division

MATERIAL LEGEND - BUILDING B

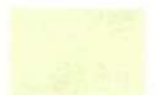
1. CLEAR DOUBLE GLAZING IN ANODIZED ALUM FRAME
2. GLASS SPANDREL IN ANODIZED ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. GREY BRICK CLADDING
5. WHITE BRICK CLADDING
6. WHITE COMPOSITE METAL PANEL
7. WHITE DECK COATING @ SLAB EDGE
8. WHITE DECK COATING @ BALCONY SOFFIT
9. CLEAR GLASS GUARDRAIL IN ANODIZED ALUM FRAME
10. SILVER COLOR STEEL AND FROSTED GLASS CANOPY
11. ANODIZED ALUM LOUVERS
12. STONE CLADDING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1.2.3. WHITE ALUM FRAME



6. WHITE COMPOSITE METAL PANEL



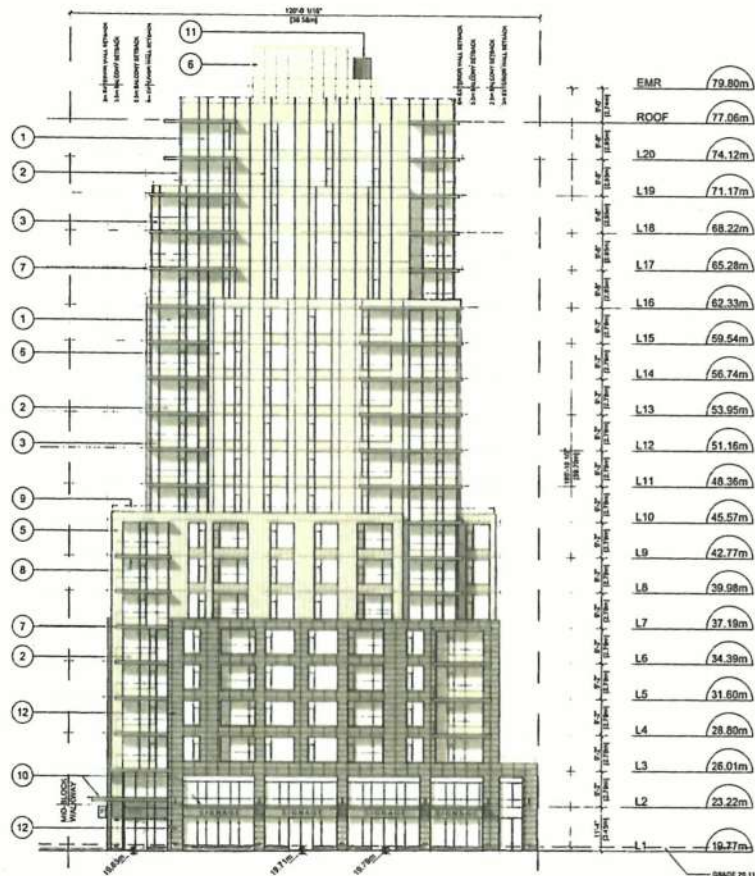
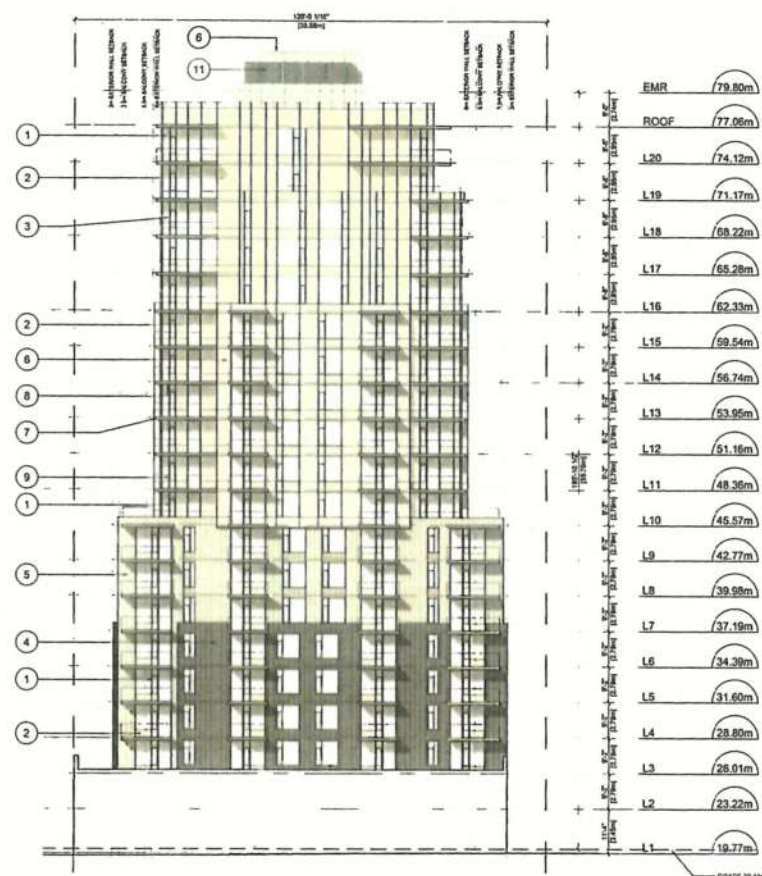
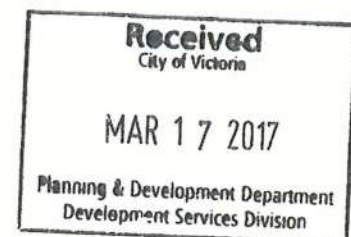
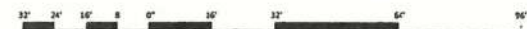
7. WHITE DECK COATING @ SLAB EDGE



5. WHITE BRICK CLADDING



4. WHITE BRICK CLADDING

BUILDING B
SOUTH ELEVATIONBUILDING B
NORTH ELEVATION

MATERIAL LEGEND - BUILDING B

1. CLEAR DOUBLE GLAZING
2. GLASS SPANDREL IN ANODIZED ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. GREY BRICK CLADDING
5. WHITE BRICK CLADDING

6. WHITE COMPOSITE METAL PANEL
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10. SILVER COLOR STEEL AND FROSTED GLASS CANOPY
11. ANODIZED ALUM LOUVERS
12. STONE CLADDING

MATERIAL LEGEND - BUILDING A

1. CLEAR DOUBLE GLAZING IN DARK GREY ALUM FRAME
2. GLASS SPANDREL IN DARK GREY ALUM FRAME
3. ANODIZED ALUM EXTENDED MULLION CAP
4. CHARCOAL BRICK CLADDING
5. GREY BRICK CLADDING

6. GREY COMPOSITE METAL PANEL
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1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



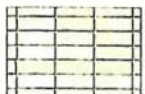
1,2,9. WHITE ALUM FRAME



6. WHITE COMPOSITE METAL PANEL



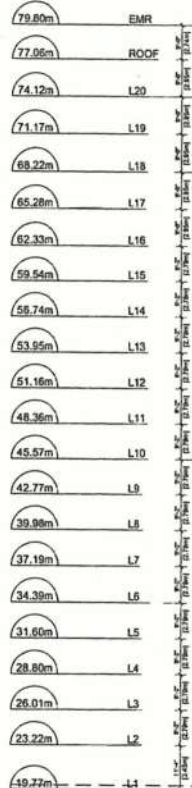
7. WHITE DECK COATING @ SLAB EDGE



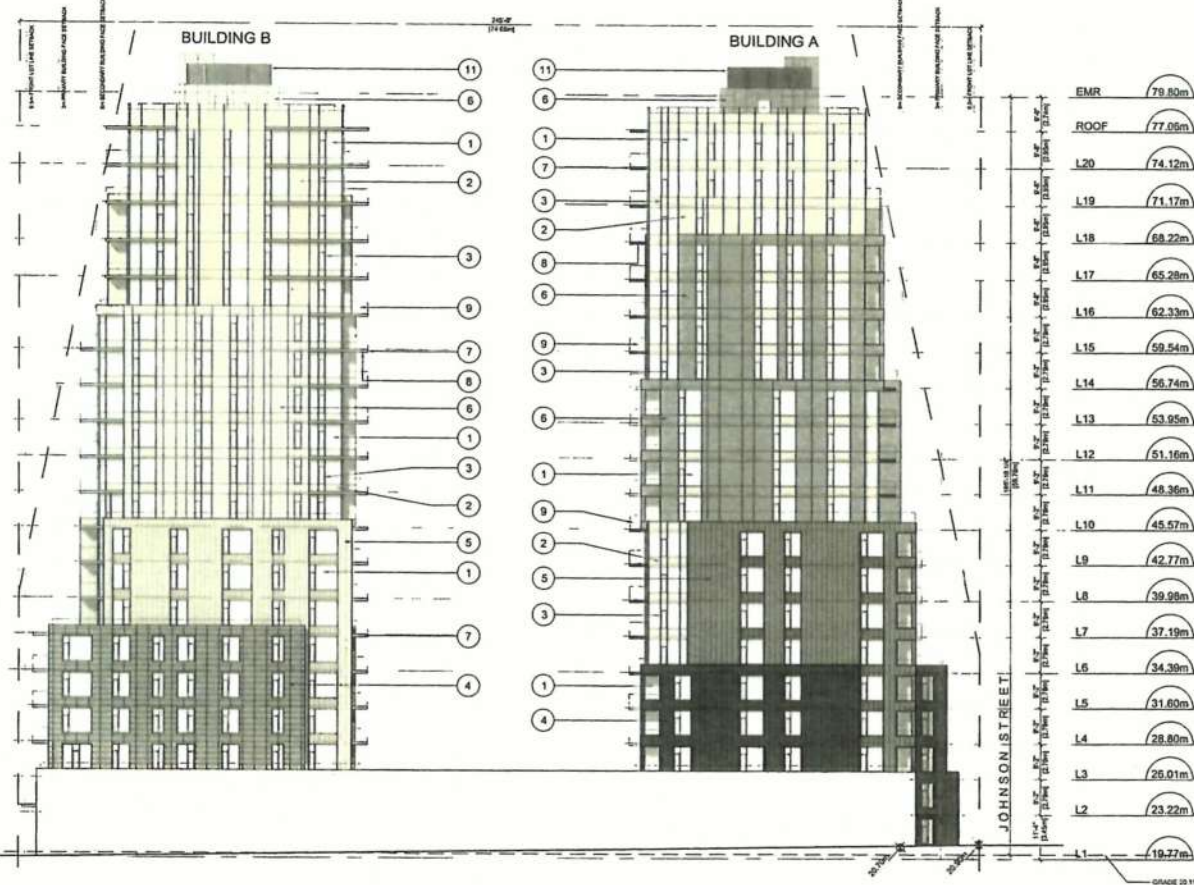
5. WHITE BRICK CLADDING



4. GREY BRICK CLADDING



EAST ELEVATION



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1,2,9. DARK GREY ALUM FRAME



6. GREY COMPOSITE METAL PANEL



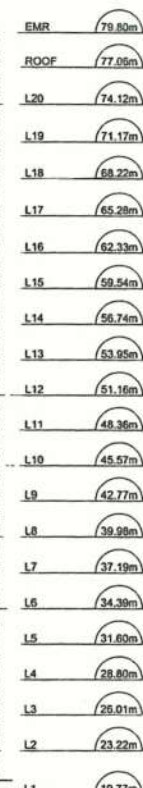
7. DARK GREY DECK COATING @ SLAB EDGE



5. GREY BRICK CLADDING



4. CHARCOAL BRICK CLADDING

Received
City of Victoria

MAR 17 2017

Planning & Development Department
Development Services Division

MATERIAL LEGEND - BUILDING A

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MATERIAL LEGEND - BUILDING B

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11. ANODIZED ALUM LOUVERS
12. STONE CLADDING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1.2.9. DARK GREY ALUM FRAME



6. GREY COMPOSITE METAL PANEL



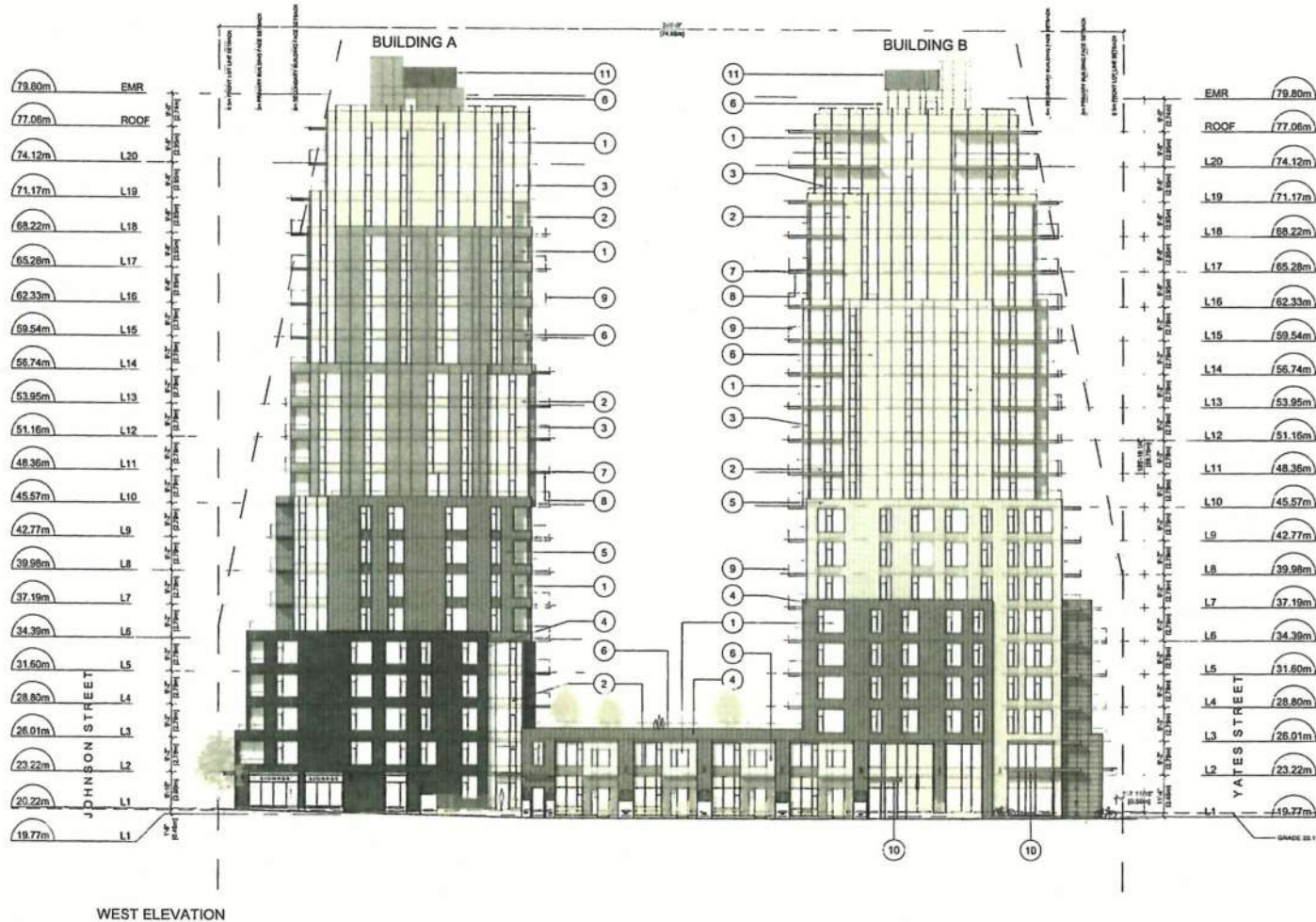
7. DARK GREY DECK COATING @ SLAB EDGE



5. GREY BRICK CLADDING



4. CHARCOAL BRICK CLADDING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



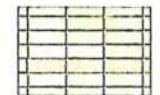
1.2.9. WHITE ALUM FRAME



6. WHITE COMPOSITE METAL PANEL



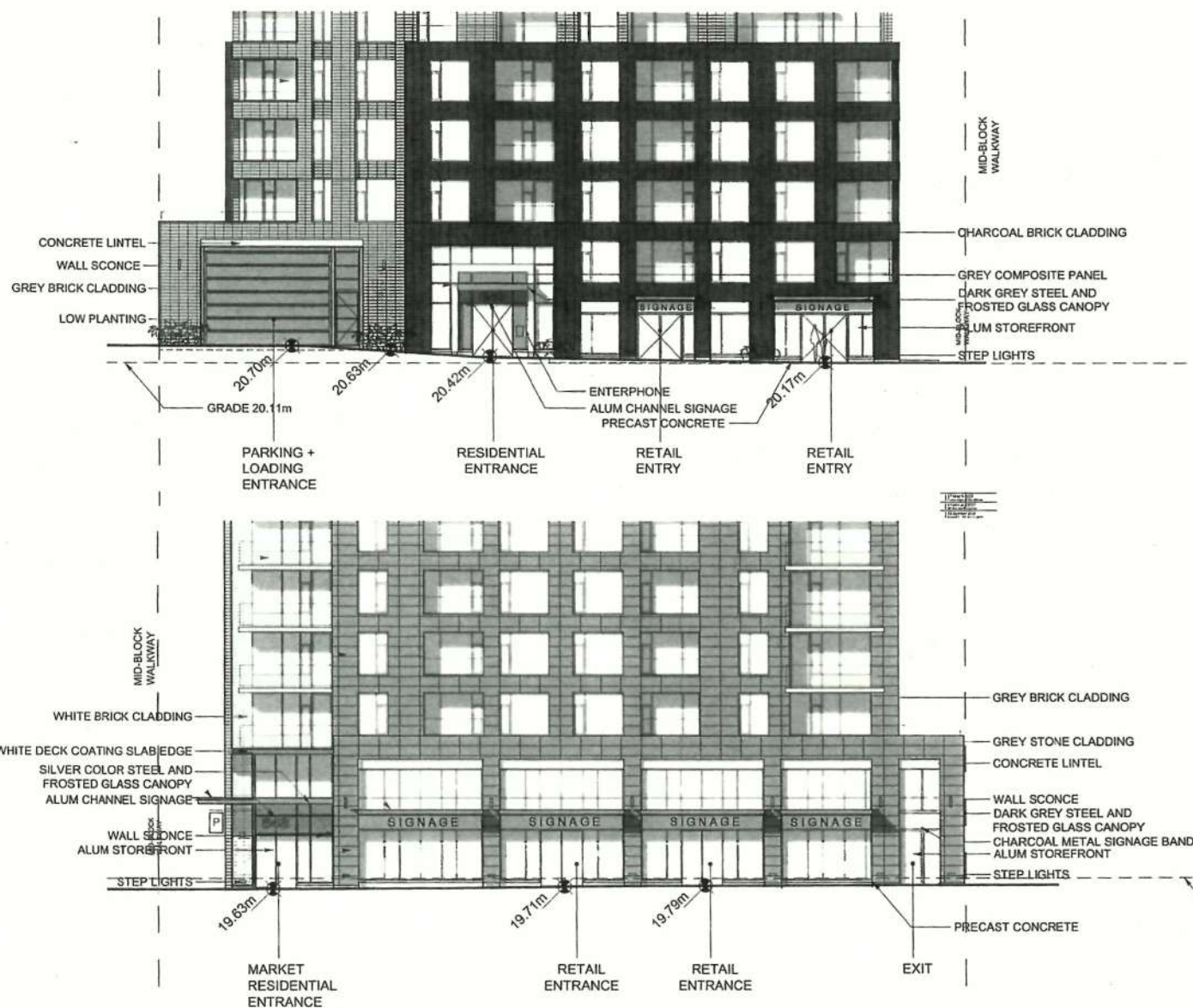
7. WHITE DECK COATING @ SLAB EDGE



5. WHITE BRICK CLADDING

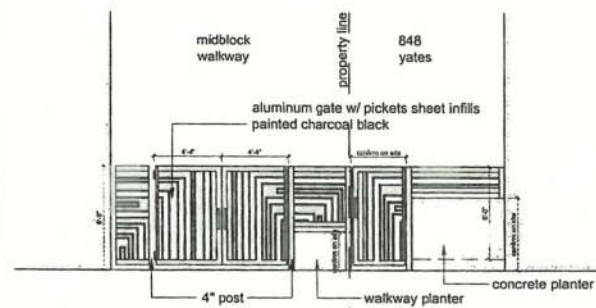


4. GREY BRICK CLADDING

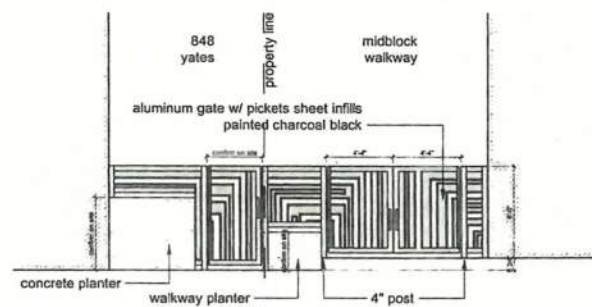
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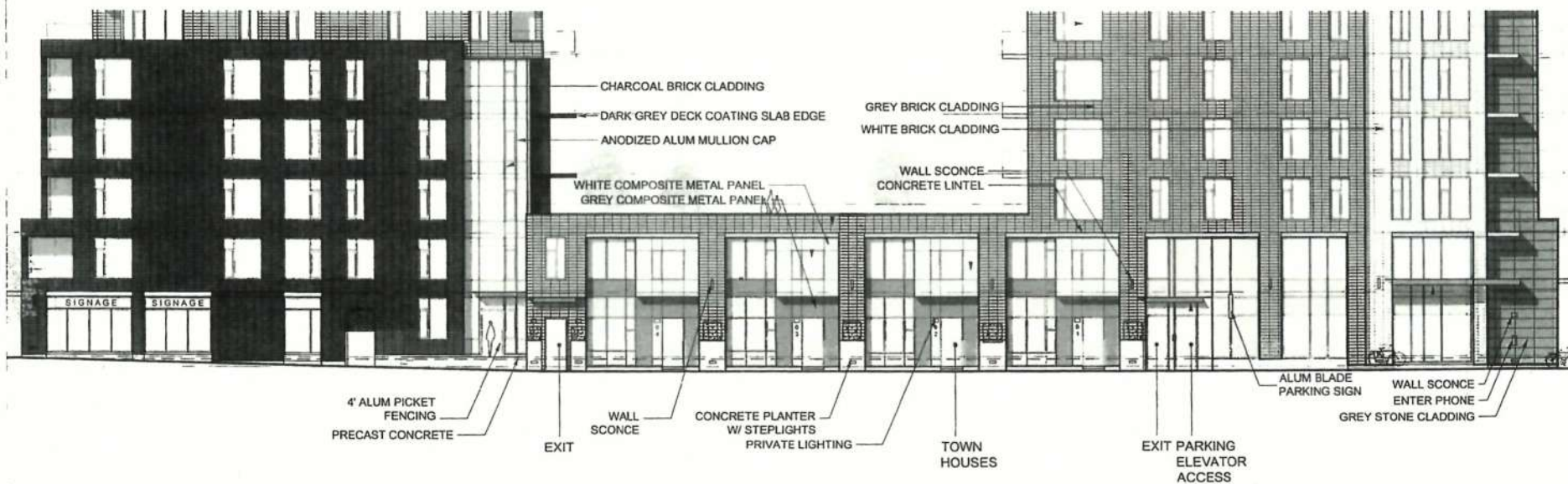
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Development Services Division



MIDBLOCK WALKWAY GATE (YATES STREET)



MIDBLOCK WALKWAY GATE JOHNSON STREET

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City of Victoria

MAR 17 2017

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Development Services Division

QUADRA STREET

BLOCK
WALKWAY

BLANSHARD STREET

JOHNSON STREET ELEVATION 1/64"=1'-0"

YATES & JOHNSON ST.

"AGELESS LIVING MARKET"
- 851 JOHNSON ST.

PROPOSED "848 YATES"

"BC ENVIRONMENTAL
ASSESSMENT OFFICE"
- 836 JOHNSON ST.

"TELUS"

"FIX & PIG BBQ JOINT"
- 1325 BLANSHARD ST.

- JOHNSON & BLANSHARD ST.



JOHNSON STREET PANORAMA

MID-BLOCK
WALKWAY

JOHNSON STREET (ADJACENT BUILDINGS)

16' 12' 8' 4' 0' 8' 16' 32' 48'

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MAR 17 2017

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Development Services Division

BLANSHARD STREET

QUADRA STREET

YATES STREET ELEVATION 1/64"=1'-0"

YATES & BLANSHARD ST.

"THE ATRIUM"
- 800 YATES ST."TELUS"
- 826 YATES ST."YATES CENTRE"
- 836 YATES ST.

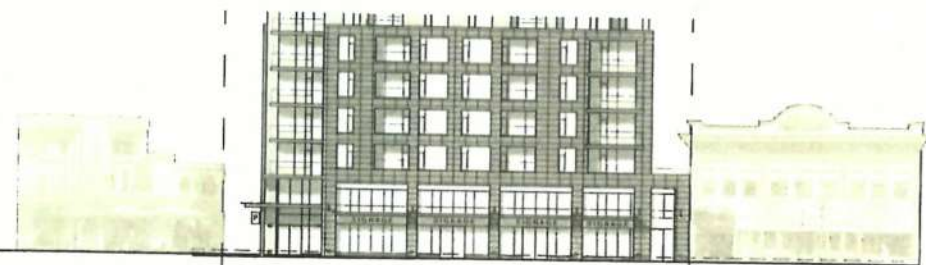
PROPOSED "848 YATES"

"ART WORLD"
- 860 YATES ST."FLOYD DINER"
- 866 YATES ST.

YATES & QUADRA ST.



YATES STREET PANORAMA



YATES STREET (ADJACENT BUILDINGS)

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EQUINOX / MARCH 20 & SEPT 22 / 10:00 AM



EQUINOX / MARCH 20 & SEPT 22 / 12:00 PM



EQUINOX / MARCH 20 & SEPT 22 / 2:00 PM

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VIEW WEST FROM QUADRA ST. AND YATES ST.

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**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

848 Yates Street
Victoria, BC

Project #
216017

• 17 March 2017
Supervision of the Works
• 12 February 2017
• 10 January 2017
• 13 October 2016
Issued for O.P. Application

3D View

A.602



VIEW WEST FROM QUADRA ST. AND JOHNSON ST.

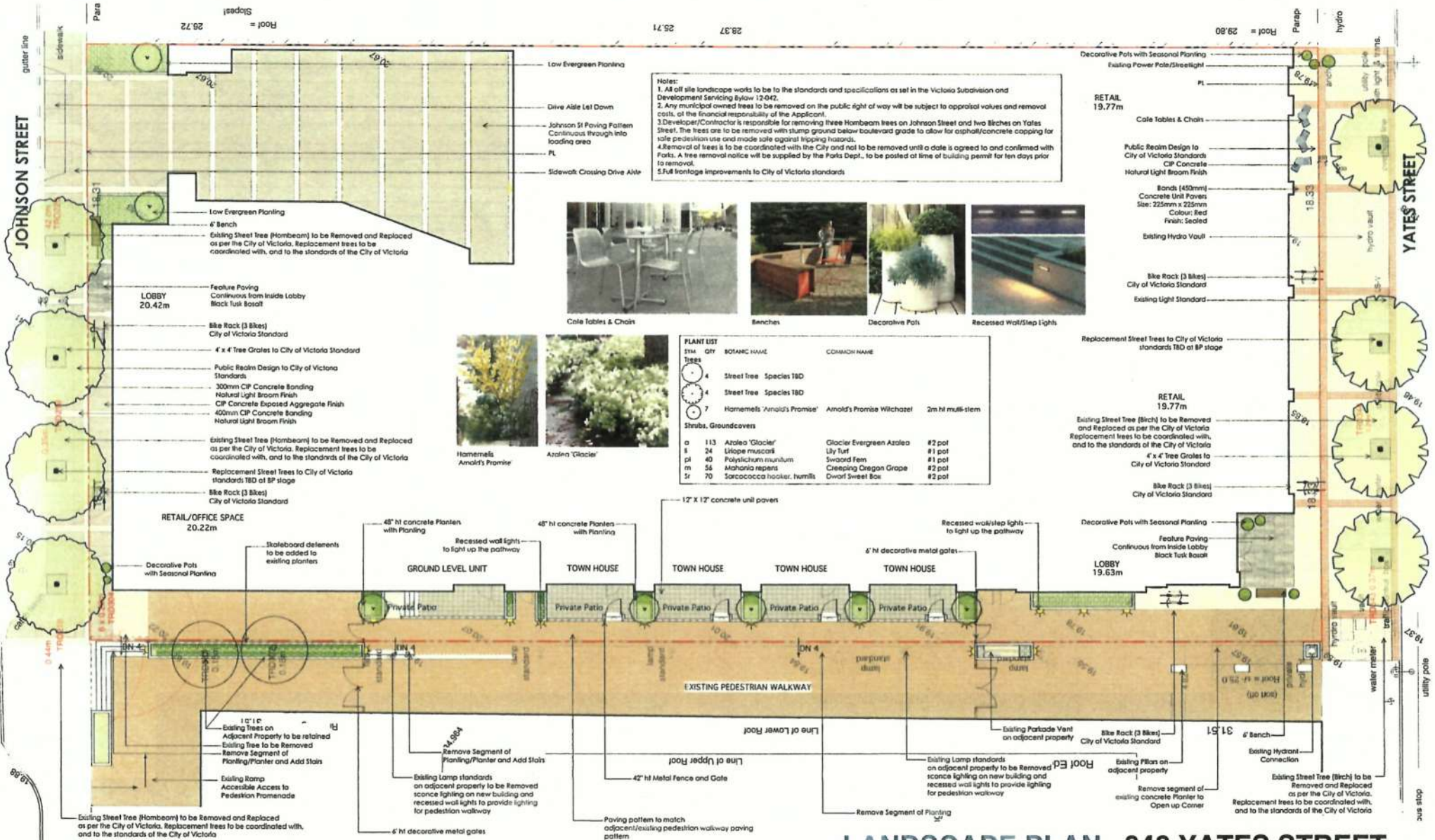
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LANDSCAPE PLAN 848 YATES STREET

Duranite Group Ltd.
 102 - 103 West 5th Avenue
 Vancouver BC V6J 1K5
 T: 604 684 4611
 F: 604 684 4677
 www.duranitegroup.com



04 02 FEBRUARY 2017 DP REVIEW RESPONSE
 03 07 DECEMBER 2016 DP DRAFT RESPONSE
 02 29 NOVEMBER 2016 DP DRAFT RESPONSE
 01 12 OCTOBER 2016 DP DRAFT RESPONSE

DATE 07 DECEMBER 2016
 SCALE 1/8" = 1'

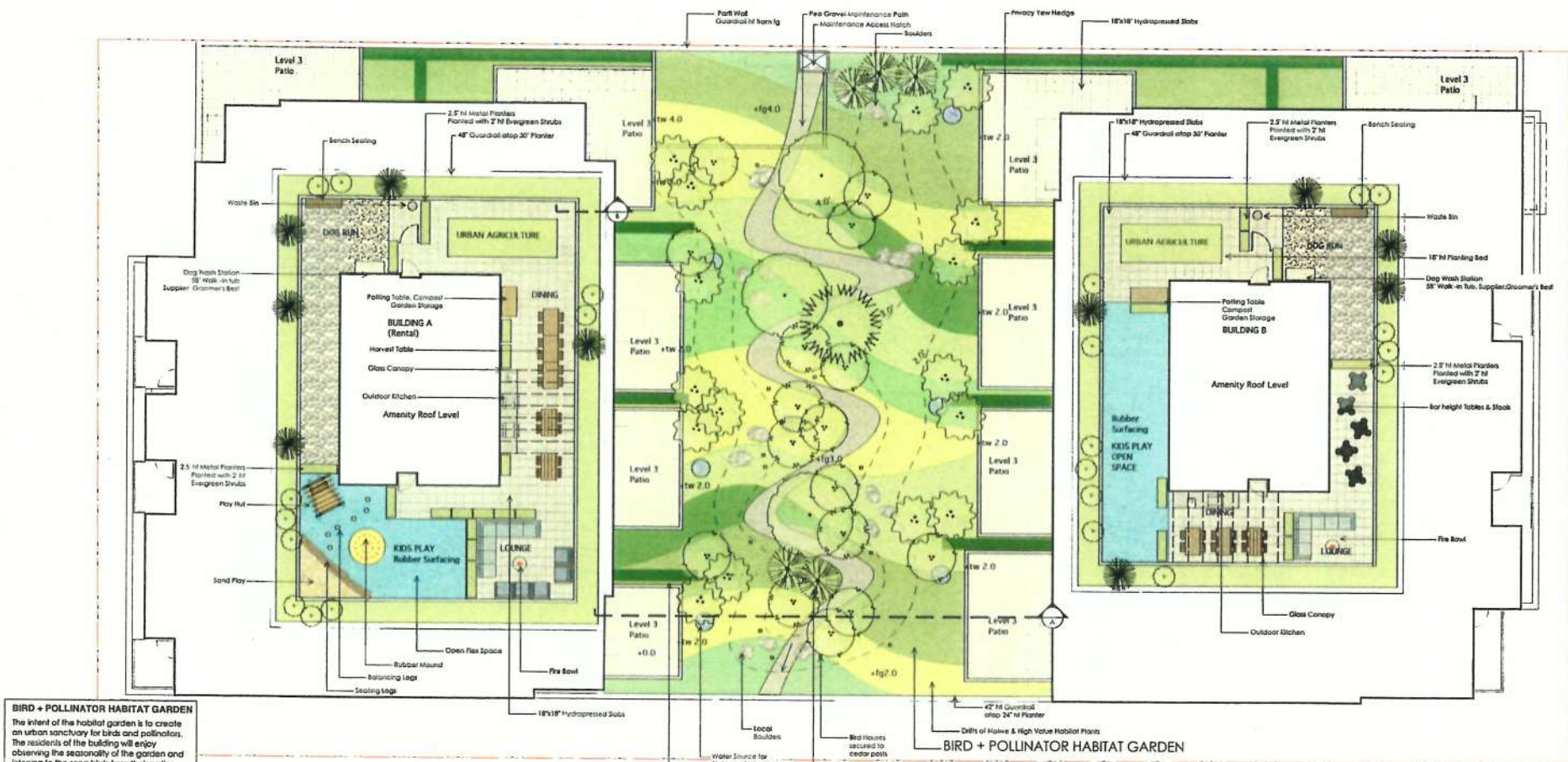
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 PROJECT NUMBER 16122

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BIRD + POLLINATOR HABITAT GARDEN

The intent of the habitat garden is to create an urban sanctuary for birds and pollinators. The residents of the building will enjoy observing the seasonality of the garden and listening to the song birds from their patios, windows and balconies. The habitat garden is designed with the following guiding principles for designing for bird habitat:

- Maximize Biodiversity**
- provide a diversity of native trees and shrubs
 - provide at high value habitat plants
 - eliminate lawn area
 - planting design for vertical complexity
 - create high value 'mixed forest' habitat adopted for the urban environment
 - provide nesting boxes designed specifically for target bird species
 - incorporate natural elements such as boulders and wood
 - provide water for birds and pollinators to drink and bathe

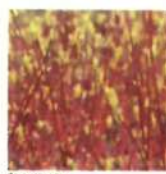
- Minimize direct disturbance from humans**
- the only physical access to the habitat garden will be for garden maintenance
 - eliminate access of cats and dogs



Bird Nesting Boxes/Houses



Water for Birds and Pollinators



Cornus sericea



Berberis aquifolium



Vaccinium ovatum



Polystichum murinum



Amelanchier x grandiflora



Rosa nutkana

L3 HABITAT GARDEN & AMENITY ROOF LEVELS LANDSCAPE PLAN 848 YATES STREET

DL Durale Martin Ltd
102 - 1037 West 5th Avenue
Vancouver BC V6J 1H5
1 800 854 4811
1 604 684 0077
www.dl.ca



04 02 FEBRUARY 2017
03 07 DECEMBER 2016
02 28 NOVEMBER 2016
01 13 OCTOBER 2016

DP REVIEW RESPONSE
DP DRAFT RESPONSE
DP DRAFT RESPONSE
ISSUED FOR DP

DATE 07 DECEMBER 2016
SCALE 1/8" = 1'

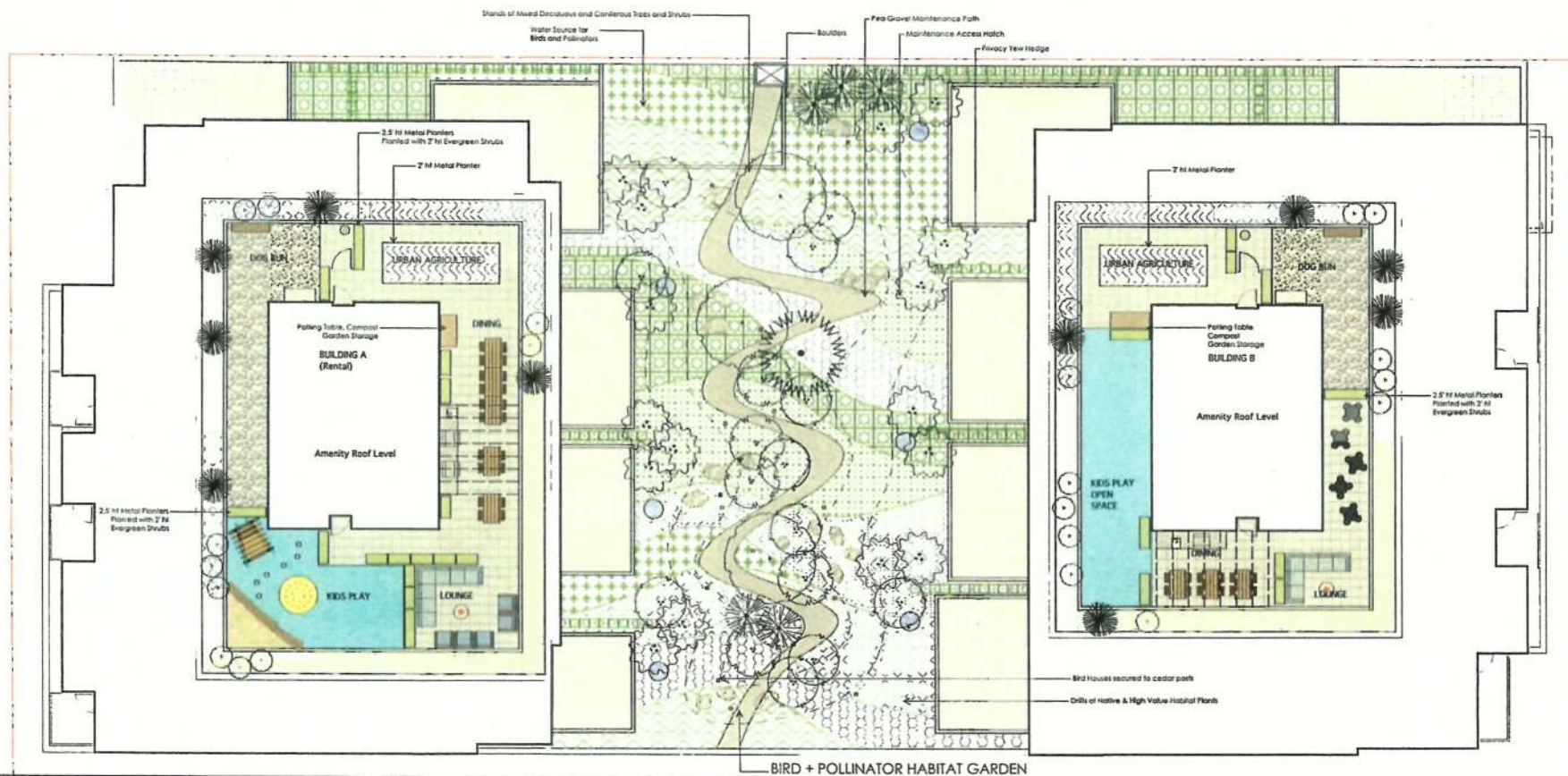
DRAWN KS
PROJECT NUMBER 16122

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Development Services Division



PLANT LIST

Trees					Shrubs/Groundcovers/Perennials/Ferns				
SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE	SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE
	3	Acer rubrum 'October Glory'	Red Maple	7cm cal		142	Cornus sericea 'Kelsey'	Kelsey's Red Osier Dogwood	#2 pot, 2' o.c.
	15	Acer circinatum	Vine maple	2.5m ht, multi-stem		800	Carex morrowii	Japanese sedge	#1 pot, 12" o.c.
	22	Amelanchier canadensis	Saskatoon Berry	1.5m ht, multi-stem		425	Gaultheria shallon	Sail	#1 pot, 18" o.c.
	11	Amelanchier x grandiflora	Serviceberry	2.5m ht, multi-stem		580	Mahonia nervosa	Creeping Oregon Grape	#1 pot, 15" o.c.
	5	Cornus ruficola 'Starlight'	Starlight Pacific Dogwood	5cm cal, low-branching		618	Polystichum muricatum	Sword Fern	#1 pot, 18" o.c.
	5	Pinus contorta contorta	Shore Pine	3m ht		222	Rosa nutkana	Noctua Rose	#3 pot, 2' o.c.
	10	Pinus parviflora 'Templehof'	Japanese White Pine	1.5m ht		708	Stipa tenuissima	Mexican feather grass	#1 pot, 15" o.c.
	1	Tsuga heterophylla	Western Hemlock	3m ht		450	Vaccinium ovatum	Evergreen Huckleberry	#2 pot, 18" o.c.
							Urban Agriculture	Variety of Edible Perennials	#1 pot
						146	Taxus 'Island'	Yew Hedge	4' H B&B

L3 HABITAT GARDEN & AMENITY ROOF LEVELS PLANTING PLAN 848 YATES STREET

Dunlop Creek Ltd.

 102 - 1837 West 5th Avenue

 Vancouver BC V6J 1N5

 L 604 684 4811

 F 604 684 6577

 www.dk.ca



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 03 07 DECEMBER 2016
 02 29 NOVEMBER 2016
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DP REVIEW RESPONSE
 DP DRAFT RESPONSE
 DP DRAFT RESPONSE
 ISSUED FOR DP

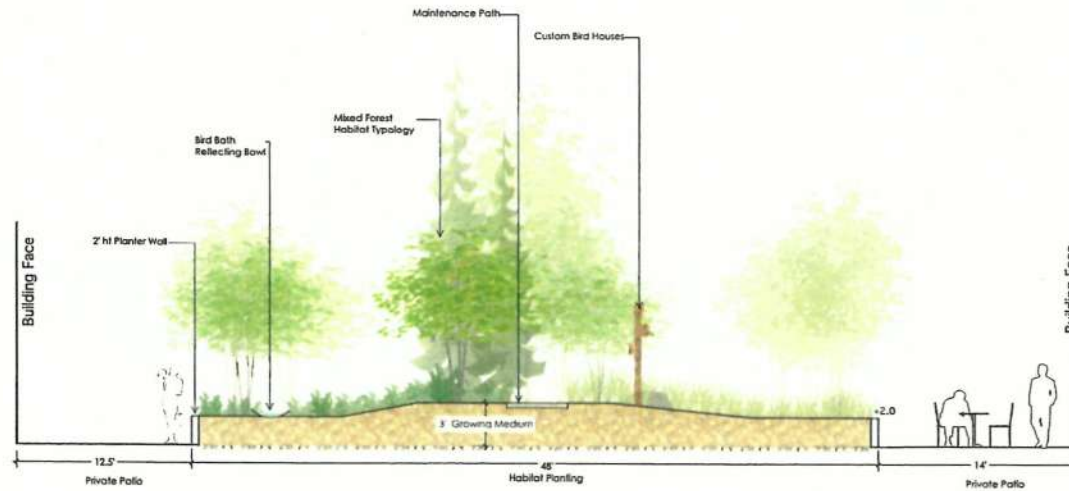
DATE 07 DECEMBER 2016
 SCALE 1/8" = 1'

DRAWN K/S
 PROJECT NUMBER 16122

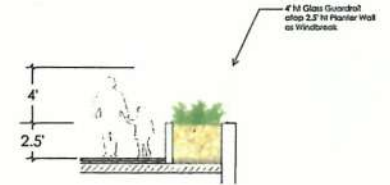
L03

Received
 City of Victoria

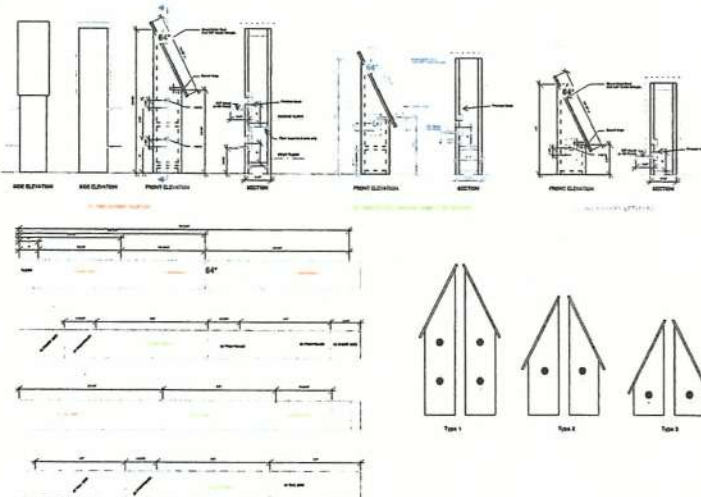
 MAR 17 2017
 Planning & Development Department
 Development Services Division



A SECTION THROUGH BERM LOOKING EAST
1/4"=1'



B SECTION THROUGH PLANTER AT ROOF PARAPET
1/4"=1'



LD-1 BIRD HOUSE DETAIL
1"=1'

SECTIONS 848 YATES STREET

dk Curatite Kresul Ltd.
182 - 1837 West 5th Avenue
Vancouver BC V6J 1N5
T: 604 684 4511
F: 604 684 0877
www.dk.bc.ca

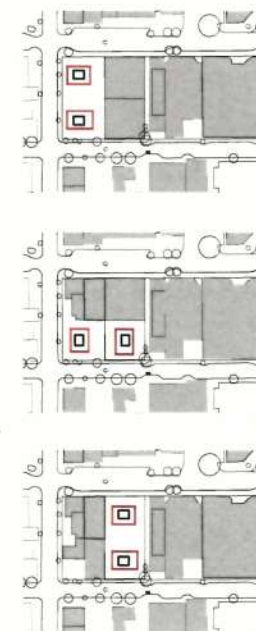
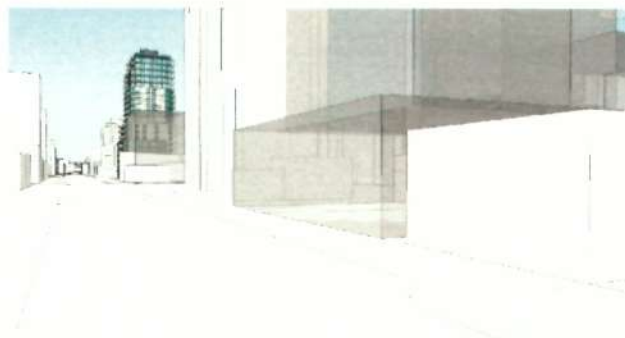
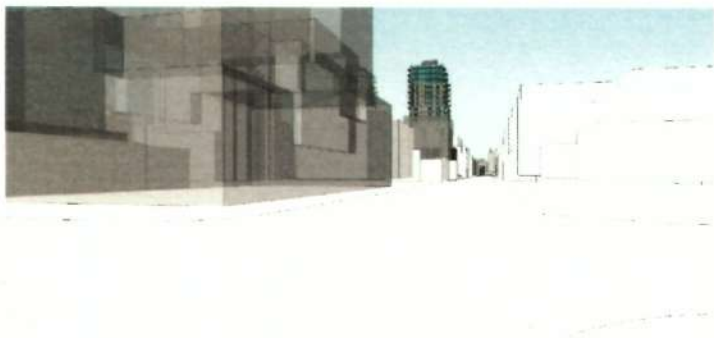
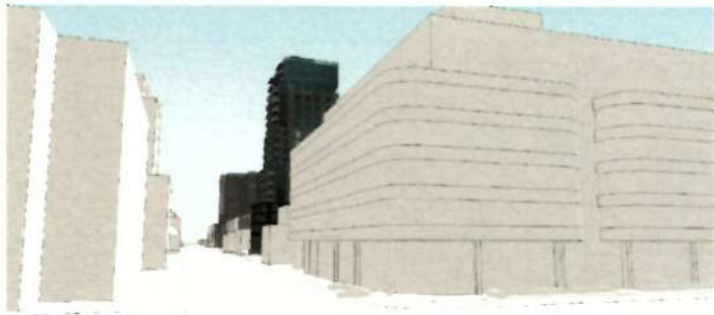
04 02 FEBRUARY 2017 DP REVIEW RESPONSE
03 07 DECEMBER 2016 DP DRAFT RESPONSE
02 29 NOVEMBER 2016 DP DRAFT RESPONSE
01 15 OCTOBER 2016 ISSUED FOR DP

DATE 07 DECEMBER 2016
SCALE AS SHOWN

DRAWN KS
PROJECT NUMBER 16322

L04





Because of the development's location within the city block, the proposed two towers will rarely be viewed together. Articulating the buildings differently in color and massing will further differentiate them.

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Thursday, December 15, 2016 1:45 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email 848 Yates development request

Categories: Awaiting Staff Response

From: Cathy Brankston
Email : [REDACTED]@telus.net
Reference :
Daytime Phone : [REDACTED]

Regarding development permit application for 848 Yates. I understand the developer, David Chard, will request that the Johnson St building has no ground floor commercial. I strongly disagree. Johnson St needs more animation. The right commercial enterprise can succeed, the lease rate will help to determine that. An employee lounge was mentioned, or live/work. The lounge will have closed blinds, the live/work units (chard's) are already across the street J St. is already used as a fast vehicle exit from town. Chard is proposing a parking entrance from J St for both buildings. 220 units. He is causing his own problem. The 800 and 700 blocks of J St look like the poor relative. The city parkade, the blank wall of the Odeon, Telus parking ramp, utility building, govt/office building with no frontage. The neighborhood is supposed to be walk friendly, I want a reason to walk on J St, not just a boring vista. Existing commercial needs to be supported. This is downtown, making allowances for no commercial is opening the box for other development requests. Too easy to say not viable.....220 plus units, besides the other 5 developments within 3 blocks. Enough people to support commercial. Cathy Brankston

403-1015 Pandora Ave since 1992

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 75.156.72.177

April 3, 2017

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

**Re: 848, 852 & 856 Yates Street and 845 & 849 Johnson Street
Development Permits and Variances**

Dear Mayor & Council,

For more than 14 years, Chard Development Ltd. has been developing mixed use, primarily residential projects in the City of Victoria. From Corazon to Escher – and the many projects in between – these projects have helped to reinvigorate the City, bringing retail premises and diverse housing options to a broad cross section of Victorians. With 848 Yates, Chard is excited to have the opportunity to once again demonstrate that we are builders of – and believers in – downtown Victoria.

This proposed mixed use project sits midblock between Yates and Johnson streets with retail facing both frontages. Designed to Chard's high standards, the development will accommodate some 224 residential suites contained within two 21-storey towers connected by a three-storey podium and three levels of underground parking.

Parking

Included in the proposed 227 below-grade parking stalls are 81 publicly-accessible commercial parking stalls. As noted in the Musson Cattell Mackey Partnership (MCMP) letter of March 17, 2017 and City of Victoria staff reports, parking is not required to be provided under the current R48 zoning. Regardless, we recognize the pressure that has been put on parking as a result of increased development and the resulting need for additional commercial parking in downtown Victoria. As such, Chard is proposing approximately 81 stalls be made available to business owners, downtown workers and patrons during business hours on an hourly or monthly basis. A dedicated passenger elevator will provide access to these stalls off of Yates Street.

Commercial

Retail units fronting both Yates and Johnson streets will add approximately 7,000 square feet of vibrant retail to the downtown core. These spaces will activate the streetscapes on both Yates and Johnson streets and will animate the existing midblock walkway to the west of the property.

Residential

This development proposes to add 111 market condominium suites within the 20-storey tower fronting Yates Street. As always, these well-designed suites will appeal to a broad cross section of Victorians and we are amenable to signing a Housing Agreement confirming that ownership will not be restricted by age and that owners will not be prohibited from renting residential strata units.

For the second 20-storey tower fronting Johnson Street, we have considered many options, and are pleased to advise council that we are working diligently with BC Housing to offer these suites as "affordable condominiums" appealing to a unique group of income restricted purchasers. With income thresholds of approximately \$69,000 for one bedroom suites and \$99,000 for two bedroom suites, these suites are intended to appeal to local Victoria residents, including first responders, teachers, healthcare workers and others who may otherwise find themselves priced out of home ownership. Once finalized, this partnership with BC Housing will result in an affordable housing program that will represent a unique offering to a significant segment of the Victoria community.

The complexity of this partnership with BC Housing is not to be understated, but it is a partnership that Chard is committed to pursuing. We have progressed with seeking Council's approval of the development as a whole to ensure that financial feasibility is kept top of mind and with the intention of bringing the Yates Street tower to market later this spring. That said, given the restrictions associated with this BC Housing partnership – and in an effort to ensure affordability and livability – some modifications will be required to the Johnson Street tower if approved. Density and building height would not be altered.

To facilitate the BC Housing financing requirements for affordable condominiums and the disclosure requirements of the BC Superintendent of Real Estate, we respectfully request that the City of Victoria allow this Development Permit to be phased and that a Form P be granted by the Approving Officer. A letter from our solicitors is attached explaining the requirements from a legal perspective.

Conclusion

I appreciate Council's consideration of this proposed mixed-use housing project with its variety of unique housing types, new retail and commercial parking intended to benefit the entire downtown Victoria community. I welcome any questions you may have and encourage you to reach out to me directly as appropriate.

Sincerely,

CHARD DEVELOPMENT LTD.

A handwritten signature in black ink, appearing to read 'David Chard', written in a cursive style.

David Chard
President

cc: Jonathan Tinney, Director of Sustainable Planning & Community Development, City of
Victoria
Charlotte Wain, Senior Planner, City of Victoria

attachments



1701 – 4555 Kingsway
Burnaby, BC V5H 4V8
T: 604 433 1711
F: 604 439 4722
www.bchousing.org

March 2, 2017

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

Dear Mayor and Council:

BC Housing has received an application from Chard Development for construction financing for their affordable home ownership project at 848 Yates Street in Victoria under the Community Partnership Initiative (CPI) program. We look forward to working with Chard as the project moves forward.

Should you have any questions regarding the Affordable Homeownership Construction Financing under the CPI Program, please feel free to contact me at mmcnaughton@bchousing.org or phone 778-452-2744.

Yours truly,

A handwritten signature in black ink, appearing to read "Malcolm McNaughton", with a large, stylized flourish at the end.

Malcolm McNaughton
Interim Director Regional Development – Vancouver Island

CC: Jonathan Tinney, Planning Director

TERRA LAW

Terra Law Corporation
Suite 2800 – 650 West Georgia Street, PO Box 11506
Vancouver, British Columbia, Canada V6B 4N7

Tel: 604.628.2800
Fax: 604.628.8999
www.terralawcorp.ca

Reply to: Beverly G. Ellingson
Direct: 604.628-8992
Email: bellingson@terralawcorp.ca

April 3, 2017

VIA EMAIL

Chard Development Ltd.
Suite 500 – 509 Richards Street
Vancouver, BC V6B 2Z6

Attention: David Chard

Dear Sirs/Mesdames:

Re: Option to facilitate affordable housing within a portion of the mixed-use development (the "Project") to be located at 848 Yates Street, Victoria, BC

Thank you for taking the time to update me about recent developments regarding your proposed development on the 848 Yates Street property, and the newly identified opportunity to partner with BC Housing to obtain funding and provide affordable housing in the tower contemplated for the Johnson Street side of the property.

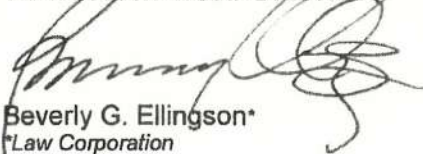
I confirm that the Project as originally conceived two towers; one mixed-use tower on Yates Street and one mixed-use tower on Johnson Street, atop a shared podium and underground parking facility which will include a public parking component. Because of the degree of integration, it is desired to have the overall development be a single strata corporation.

I'm pleased to confirm that the project can be structured to accommodate the requirements for the BC Housing financing, while still achieving your goal of a single integrated strata development. To do so, you will need approval from the City to proceed with the project as a "phased development" under the *Strata Property Act*. Phasing will allow each of the towers to be separated during construction, but to rejoin as a single strata corporation when the strata plan for the second tower is filed.

Please don't hesitate to contact me if you have any questions with respect to the foregoing.

Yours truly,

TERRA LAW CORPORATION



Beverly G. Ellingson*
*Law Corporation