



Council Report

For the Meeting of January 14, 2015

To: Council **Date:** December 18, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Update on Development Permit with Variances No. 000377 for 613 Herald Street

RECOMMENDATION

That Council receive this report for information and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion which has been updated to remove preconditions that have been satisfied, identify changes to proposed variances that reflect the revised proposal and provide specific details on the costs associated with the Encroachment Agreement.

"That Council authorize the issuance of Development Permit Application No. 000377 with Variances for 613 Herald Street, in accordance with:

1. Plans date stamped November 19, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 6.6.1 - Increase the maximum building height from 15m to 18.73m
 - b. Section 6.8.3(b) - Reduce the front yard setback above 10m from 1.75m to 0.40m
 - c. Section 6.8.5 - Reduce the minimum side yard setback from 4.50m to nil.
 - d. Section 6.8.6(ii) - Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (22 spaces) to 31% (10 spaces)
3. Removal of the Section 219 Covenant requirement for a car share vehicle.
4. The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.
5. That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfilment of the agreement in accordance with their standard practice.
6. Council authorizing City of Victoria staff 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.
7. Receipt of evidence that the Application is in compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
8. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
9. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of July 23, 2015 (minutes attached), the applicant has addressed the pre-conditions that council set in relation to the Application, which included review by the Advisory Design Panel (ADP). The minutes from the Council meeting are attached.

BACKGROUND

On July 23, 2015, the Planning and Land Use Committee (PLUC) considered the staff report related to Development Permit Application with Variances No. 000377. Council also referred the Application to the ADP.

At the PLUC meeting, Council had also requested information regarding the closest MODO vehicle, which at the time of writing this report, is located on Fisgard Street, approximately 100m to the rear of the subject property.

Since the PLUC meeting on July 23, 2015, the applicant has been liaising with both the neighbours at 601 Herald Street and the Downtown Residents Association to address concerns regarding the overshadowing of the adjacent communal garden, and the overall finishes and quality of the proposed building. Significant efforts were made to address these concerns prior to presenting the application to ADP and included the following design revisions:

- removal of two parking stalls and replacing these with 16 secure bicycle storage racks (2 of which have been relocated from the basement)
- reduction in the vehicle drive aisle from 5.5m width to 3.7m width, resulting in a narrower vehicle entrance and a wider commercial street frontage (by approximately 2m)
- reallocating a portion of the density by removing the two south west corner units from the fourth and fifth floors and adding a sixth storey
- including a landscaped area with pavers and planters on the roof of the third floor - serving fourth floor units. This landscaping is accessible from the internal corridor for landscaping maintenance only.
- provision of a landscaped area on the new sixth floor, set back from the building edge
- revisions to the exterior finishes including:
 - replacing the brick veneer with full 9cm brick veneer
 - the exposed concrete block previously proposed on the side elevations will be replaced will be finished surfaces consisting of smooth stucco panels between metal reveals divided as shown on the elevation drawings to approximate prefinished metal panels used on prime building faces of the front and rear facades
 - use of black balcony railings instead of red
 - use of anodized aluminum window products throughout (previously this was only proposed for the commercial units, with residential units being vinyl)
 - introduction of glass balconies on the third floor landscaped area and sixth floor residential balconies
 - provision of a wire trellis on the exposed west elevation for the tenants of 601 Herald Street to plant and maintain within their property.

The design revisions noted above were presented to the Advisory Design Panel (ADP) at a meeting on October 21, 2015 and the applicant's detailed response to the Panel's recommendations (letter dated November 19, 2015) is attached to this report. The applicant has responded to ADP's recommendations as follows:

- The brick lintel has been revised by increasing the depth of the brick projection to 30cm.
- The storefront framing has been amended by changing the colours and finishes to black.

As a result of the design revision a number of proposed variances have changed:

- Increase the maximum building height from 15m to 18.73m (previously 15.86m)
- Reduce the front yard setback above 10m from 1.75m to 0.40m (previously 1.07m to 0.10m)
- Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (22 spaces) to 31% (10 spaces) (previously 12 spaces or 40%).

The revised motion, provided for Council's consideration includes these new variance requests.

Additional correspondence has been received since the PLUC meeting in July and is attached for Council's consideration. However, it should be noted that some of this correspondence does not relate to the revised proposal.

ANALYSIS

The revised plans presented to Council include reallocating two units from the fourth and fifth floor to create a sixth storey. *The Old Town: New Buildings and Additions to Non-Heritage Buildings (2006)* encourage new development to respond to the Old Town character, which includes building heights up to five storeys. Although the revised proposal does include a sixth storey, this has been recessed from the building edge by approximately 7m on both the north and south sides. The applicant has included details illustrating the sight lines from both Herald Street and Fisgard Street, which demonstrates that the additional storey will only be viewed from Fisgard Street as a result of the adjacent surface parking lot. Staff therefore recommend for Council's consideration that the increased height variance be approved.

CONCLUSIONS

The applicant has addressed the recommendations made by the ADP and further responded to neighbourhood concerns and these are presented in the final plans attached to this report. The accompanying applicant letter dated November 18, 2015, details the changes that have been made along with a rationale for changes that have not been incorporated into the final plans.

The recommendation provided above contains the appropriate language to advance the Development Permit Application with Variances No. 000377 to allow an opportunity for public comment.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services





Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: December 29, 2015

List of Attachments

- PLUC Report dated July 9, 2015 and associated attachments
- PLUC Minutes dated July 23, 2015
- Council Minutes dated July 23, 2015
- Advisory Design Panel Report dated October 16, 2015
- Advisory Design Panel Minutes
- Letter from applicant date stamped November 19, 2015
- Updated letter from Downtown Residents Association dated September 29, 2015
- Revised plans dated November 19, 2015.

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – July 23, 2015

8. Development Permit with Variances Application No. 000377 for 613 Herald Street

It was moved by Councillor Young, seconded by Mayor Helps, that Council:

Refer Development Permit with Variances Application No. 000377 for 613 Herald Street for a complete review by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.
3. The ground floor design, the brick lintel, and the issues identified by the Downtown Residents Association.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000377 for 613 Herald Street, in accordance with:

1. *Plans date stamped June 18, 2015.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - a. *Section 6.6.1 – Increase the maximum building height from 15m to 15.86m.*
 - b. *Section 6.8.3(b) – Reduce the front yard setback above 10m from 1.07m to 0.10m.*
 - c. *Section 6.8.5 – Reduce the minimum side yard setback from 4.50m to 0.*
 - d. *Section 6.8.6(ii) – Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (21 spaces) to 40% (12 spaces).*
3. *The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City Staff.*
4. *Removal of the Section 219 Covenant requirement for a car share vehicle.*
5. *The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.*
6. *That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfillment of the agreement in accordance with their standard practice.*
7. *Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.*
8. *Receipt of evidence that the Application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.*
9. *Final plans to be in accordance with the plans identified above to the satisfaction of City staff.*
10. *The Development Permit lapsing two years from the date of this resolution."*

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the referral to Advisory Design Panel part of the motion be amended as follows:

Refer Development Permit with Variances Application No. 000377 for 613 Herald Street for a complete review by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.
3. The ground floor design, **as they relate to the pedestrian experience and the historical Chinatown** the brick lintel, and the issues identified by the Downtown Residents Association.

Carried

For:

***Mayor Helps, Councillors Alto, Coleman, Isitt,
Lucas, Loveday, Thornton-Joe and Young***

Against:

Councillor Madoff

5.2 Development Permit with Variances Application No. 000377 for 613 Herald Street

Committee received a report regarding an application for 613 Herald Street. The proposal is to authorize the design of a five-storey commercial / residential building.

Committee discussed:

- Concerns regarding the size of the driveway.
- The appropriateness of the building's design for Chinatown and the Downtown Residents Association's lack of support.
- The quality of the finishes.

Councillor Coleman withdrew from the meeting at 10:21 a.m. and returned at 10:25 a.m.

- The process by which Council will be advised on the Advisory Design Panel's comments.
 - An updated report will be forwarded to Council prior to a decision being made.
- Why the issues identified by staff and the Residents Association have not been addressed.
 - The applicant has made a number of revisions to the original plans. Staff felt that the Advisory Design Panel could provide valuable input to keep the application moving forward.
- The location of the nearest car share and the need to have this type of information included as part of the Transportation Demand Study.
 - A Car share is currently located in the Johnson Street parkade and negotiations are underway to have one located in the Centennial parkade.

Action: It was moved by Councillor Lucas, seconded by Councillor Young, that Committee recommends that Council:

Refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000377 for 613 Herald Street, in accordance with:

1. Plans date stamped June 18, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 6.6.1 – Increase the maximum building height from 15m to 15.86m.
 - b. Section 6.8.3(b) – Reduce the front yard setback above 10m from 1.07m to 1.10m.

- c. Section 6.8.5 – Reduce the minimum side yard setback from 4.50m to 0m.
- d. Section 6.8.6(ii) – Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (21 spaces) to 40% (12 spaces).
- 3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City Staff.
- 4. Removal of the Section 219 Covenant requirement for a car share vehicle.
- 5. The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.
- 6. That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfillment of the agreement in accordance with their standard practice.
- 7. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 8. Receipt of evidence that the Application is in compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
- 9. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 10. The Development Permit lapsing two years from the date of this resolution."

Amendment: It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the motion be amended as follows:

That Council refer Development Application No. 000377 for 613 Herald Street **for a complete review** by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

- 1. The exterior finishes of the building as they relate to the Old Town Guidelines.
- 2. The opportunity to provide a greater articulation of the upper-portion of the building.
- 3. **The ground floor design, the brick lintel, and the issues identified by the Downtown Residents Association.**

Committee discussed the amendment:

- Concern that the Advisory Design Panel will be given clear direction to what areas they are to be reviewing.

CARRIED 15/PLUC179

For: Mayor Helps; Councillors Coleman, Loveday, Lucas, Thornton-Joe and Young

Against: Councillor Madoff



Planning and Land Use Committee Report

For the Meeting of July 23

To: Planning and Land Use Committee **Date:** July 9, 2015

From: Charlotte Wain, Senior Planner – Urban Design

Subject: Development Permit with Variances No. 000377 for 613 Herald Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

- the exterior finishes of the building as they relate to the Old Town Guidelines
- the opportunity to provide a greater articulation of the upper-portion of the building.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000377 for 613 Herald Street in accordance with:

1. Plans date stamped June 18, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Section 6.6.1 - Increase the maximum building height from 15m to 15.86m
 - ii. Section 6.8.3(b) - Reduce the front yard setback above 10m from 1.07m to 0.10m
 - iii. Section 6.8.5 - Reduce the minimum side yard setback from 4.50m to 0
 - iv. Section 6.8.6(ii) - Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (21 spaces) to 40% (12 spaces)
3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City Staff.
4. Removal of the Section 219 Covenant requirement for a car share vehicle.
5. The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.
6. That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfilment of the agreement in accordance with their standard practice.
7. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

8. Receipt of evidence that the Application is in compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
9. Final plans to be in accordance with the plans identified above to the satisfaction of City Staff.
10. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, 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 property located at 613 Herald Street. The proposal is to construct a five-storey, mixed-use building with ground-floor retail fronting Herald Street and residential uses above.

The following points were considered in assessing this Application:

- The proposal is generally consistent with the *Downtown Core Area Plan* (DCAP).
- The proposal is consistent with the *Old Town Design Guidelines* (2006).
- The proposal is consistent with the *Official Community Plan* (2012) policies, which support and encourage the provision of mixed-use buildings. A Transportation Study submitted with this Application provides adequate justification for the proposed parking variance and reduced drive aisle width.
- The proposed increase in building height is considered to be appropriate since it is in keeping with the adjacent buildings and will have minimal impacts on the surrounding area.
- The variance for a reduced side yard setback is considered to be acceptable since the proposal creates a continuous building frontage along the property, which enhances the experience for pedestrians along the street.
- The variance for a reduced front yard setback for the portion of the building above 10m in height is considered to be acceptable since the position of the building is consistent the adjoining building.
- The proposed parking variance is considered acceptable based on supporting evidence provided in the accompanying Parking and Access Study.

BACKGROUND

Description of Proposal

The Application is to construct a five-storey, mixed-use building with ground-floor retail fronting Herald Street and residential uses above. The building has a Floor Space Ratio (FSR) of 2.99:1 and a maximum height of 15.86m.

Specific details include:

- 32 units fronting Herald Street
- private balconies for all units
- a total of 91.46m² for two commercial retail units on the ground floor
- at-grade parking for 12 vehicles at a ratio of 0.38 per unit (which is below the minimum requirements under Schedule C of the *Zoning Regulation Bylaw*), located behind the commercial retail units, accessed via a ramp off Herald Street
- bicycle storage located at the basement level
- publicly accessible bicycle parking is available for six bicycles, located off the vehicle access ramp on the ground floor
- exterior light fixtures consistent with the Chinatown context
- streetscape improvements to Herald Street consistent with the Chinatown pattern
- exterior building materials consisting of:
 - a mixture of clay fired red and ebony brick veneer
 - smooth face cement panels with concealed fastenings and metal reveals along the front and rear elevations (north and south), which extend around a portion of the side elevations (east and west)
 - exposed concrete block painted in a brick red colour for the remainder of the side elevations (east and west)
 - vinyl residential windows and doors
 - pre-finished metal post rail system with decorative wrought iron pickets
 - clear anodized aluminium storefront windows with semi-translucent window graphics
 - laminated glass canopy.

The proposed variances are related to requests to:

- increase the building height from 15m to 15.86m
- reduce the front yard setback for portions of the building above 10m from 1.07m to 0.10m
- reduce the side yard setback from 4.5m to nil
- reduce the amount of residential parking from 22 spaces to 12.

Sustainability Features

As indicated in the applicant's letter dated July 2, 2015, the proposed sustainability features associated with this Application include a light well to lessen the need for artificial light, motion sensor LED light fixtures in the stairwells and bicycle storage areas in excess of the minimum requirements of Schedule C in the *Zoning Regulation Bylaw*.

Existing Site Development and Development Potential

The site has an area of 669.46m² and is occupied by a vacant gravel lot. The current CA-3 Zone, Central Area General Commercial District permits a variety of uses including offices, retail, restaurants and residential at a density of 3:1 Floor Space Ratio (FSR). The maximum height permitted under the current zone is 15m.

Data Table

The following data table compares the proposal with the existing CA-3 Zone (Central Area General Commercial District) Zone. An asterisk (*) is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CA-3 and CA-4
Site area (m ²) – minimum	669.46	N/A
Total floor area (m ²) – maximum	1976.22	2008.38
Density (Floor Space Ratio) – maximum	2.99:1	3.00:1
Height (m) – maximum	15.86*	15
Site coverage (%) – maximum	79.50	N/A
Storeys – maximum	5	N/A
Setbacks (m) – minimum		
Front – Herald	0.10 below 10.00 m 0.10 above 10.00 m*	nil below 10.00 m 1.07 above 10.00 m
Rear – Fisgard	6.27	Nil
Side – East	Nil*	4.5
Side – West	Nil	Nil
Parking – minimum	12 (0.4 per unit)*	22 (0.7 per unit)
Visitor parking – minimum	Nil	Nil
Bicycle storage (Class 1) – minimum	34	31
Bicycle rack (Class 2) – minimum	7 (1 rack)	7

Relevant History

A previous Development Permit for 28 residential units and ground-floor retail was approved by Council on May 28, 2009. As part of this approval, the owner entered into a legal agreement to provide the following amenities:

- one vehicle parking space for an electric car
- the purchase of an electric car
- car share program for all occupants of the building.

These amenities are required if there are fewer than 20 off-street parking stalls within the development. The previously approved Development Permit has since been abandoned and is unrelated to the current Application before Committee.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC, on June 18, 2015. A letter from the CALUC, dated July 8, 2015 is attached to the report.

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.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 1 (HC), Historic Core. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area through infill with high-quality architecture, landscape and urban design through sensitive and innovative interventions. Design Guidelines that apply to DPA 1 (HC) are discussed in the subsequent sections.

Downtown Core Area Plan (2011)

The subject property is within the Historic Commercial District as identified in the *Downtown Core Area Plan (DCAP)*. The objectives of this district are to ensure sensitive integration of new infill development, retention of the low-scale and small-lot character of the area and support for an increase in the local population base through residential uses on upper storeys. The proposal responds to the relevant guidelines as follows:

- a positive pedestrian environment would be created with the retail units on the ground floor and a reduced drive aisle for vehicle access off Herald Street
- weather protection would be provided through small canopies above the commercial entrances
- provision of parking would be behind the retail units on the ground floor.

Overall, the Application is considered to be in compliance with the applicable Design Guidelines within the DCAP. However, as the subject site is in a prominent location within a Heritage Conservation Area, special care and attention should be given to the architectural quality and finishes of the building. Staff have expressed concern regarding exterior finishes, in particular the exposed concrete finish on the side elevations, which is not considered to be of sufficient high-quality architectural material as recommended in the DCAP. It is therefore recommended to Council that the Application would benefit from review by the Advisory Design Panel, with particular emphasis on exterior finishes and materials.

Old Town: New Buildings and Additions to Non-Heritage Buildings (2006)

The subject property is located within the Chinatown District, which seeks to preserve heritage value by responding to the special characteristics of the District. The Guidelines encourage designs that are strongly contextual and visually interesting. They also encourage creative

developments that will contribute and respond to the Chinatown District characteristics to enrich the sense of place. The proposal complies with the Guidelines as follows:

- provision of shop frontages at street level
- utilisation of the entire lot width for the proposed building, creating a continuous building frontage
- provision of appropriate architectural detail for the Chinatown context, including recessed balconies, masonry, signage and paving patterns
- building height consistent with the predominantly four to five-storey context.

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. New construction will complement neighbouring heritage buildings in areas where they predominate. There are no Heritage Registered or Designated buildings immediately adjacent to the subject site on Herald Street, although a number of Heritage buildings exist along Government Street and Fiskard Street to the rear of the property. The proposal does incorporate certain materials such as brick veneer, which are commonly used throughout Chinatown and in the nearby Heritage buildings. The overall colour palette is also consistent with the Chinatown theme, using red and black as accent colours. In evaluating the proposal, staff recommend for Council's consideration that overall the Application is in keeping with the Guidelines and provides an appropriate response to the immediate context.

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 appropriate fencing along the surface parkade at the rear of the building, with security fencing and black metal trellis for climbing plants. This will be highly visible from the rear of the property at Fiskard Street and the treatment along this boundary is of particular importance.

Proposed Variances

Four variances from the *Zoning Regulation Bylaw* are proposed as part of this Application.

Height

An increase in the height from 15m to 15.86m is being requested. The applicant has indicated in their letter that this height request is due to the ceiling height requirement for the commercial tenants on the ground floor. As the building does not exceed the height of the immediately adjacent buildings, which are also zoned CA-3 (Central Area General Commercial District), staff recommend that Council support the proposed height variance.

Side Yard Setback

Under the existing zone, there is a requirement for a 4.5m side yard setback. The intent of this regulation is to allow for access to the property, although the proposal includes an alternate vehicle access in the centre of the Herald Street elevation. Since the proposal creates a

continuous building along the upper floors, staff recommend that Council support the proposed side yard setback variance.

Front Setback

The current zone includes regulations on the front setback for any portions of a building that exceed 10m in height. This requires the building to comply with a 1:5 setback ratio for the upper portions of the building above 10m, which is intended to provide an appropriate scale and massing along the street. The proposal encroaches into this setback requirement by 0.97m on the fifth storey. Since the impact from this reduced setback is minimal, and the fact that the proposed upper floors have setbacks consistent with the immediately adjoining building at 601 Herald Street, Staff recommend for Council's consideration, that Council support this variance. However, Staff note that there are opportunities to provide greater articulation in the upper portion of the building, and have recommended for Council's consideration that this aspect of the design is referred to the Advisory Design Panel for review.

Parking

A parking variance is being proposed for both residential and visitor parking. This would reduce the amount of residential parking from 22 spaces (0.7 per unit) to 12 spaces (0.38 per unit). A transportation and parking study has been submitted, which provides justification for the proposed parking variances. It considers vehicle ownership data from comparable developments in the downtown area, along with statistics from the Insurance Corporation of British Columbia (ICBC). The study concludes that considering the target market and anticipated auto-ownership levels, the provision of 12 parking stalls (provided at a rate of 1 stall per 0.38 units) would be sufficient to meet the travel needs of this development provided that a successful Car Share Program is available.

The applicant proposes to amend the legal agreement for the property, to remove the provision of the electric vehicle, and the electric vehicle parking stall that were proposed as part of the previously approved Development Permit Application. The proposal will however maintain the membership to the Car Share Program for all residents within the building (32 memberships in total).

CONCLUSIONS

The Application would allow for a five-storey, mixed-used development on a vacant site within Old Town. The proposal is in keeping with the immediate context in terms of scale and massing. While there are opportunities for improvement in the quality of the exterior finishes and materials, Staff feel these can be addressed with a review by the Advisory Design Panel.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000377 for the property located at 613 Herald Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services

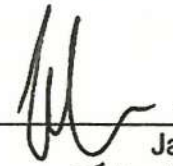


Alison Meyer
Assistant Director,
Development Services



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

July 15, 2015

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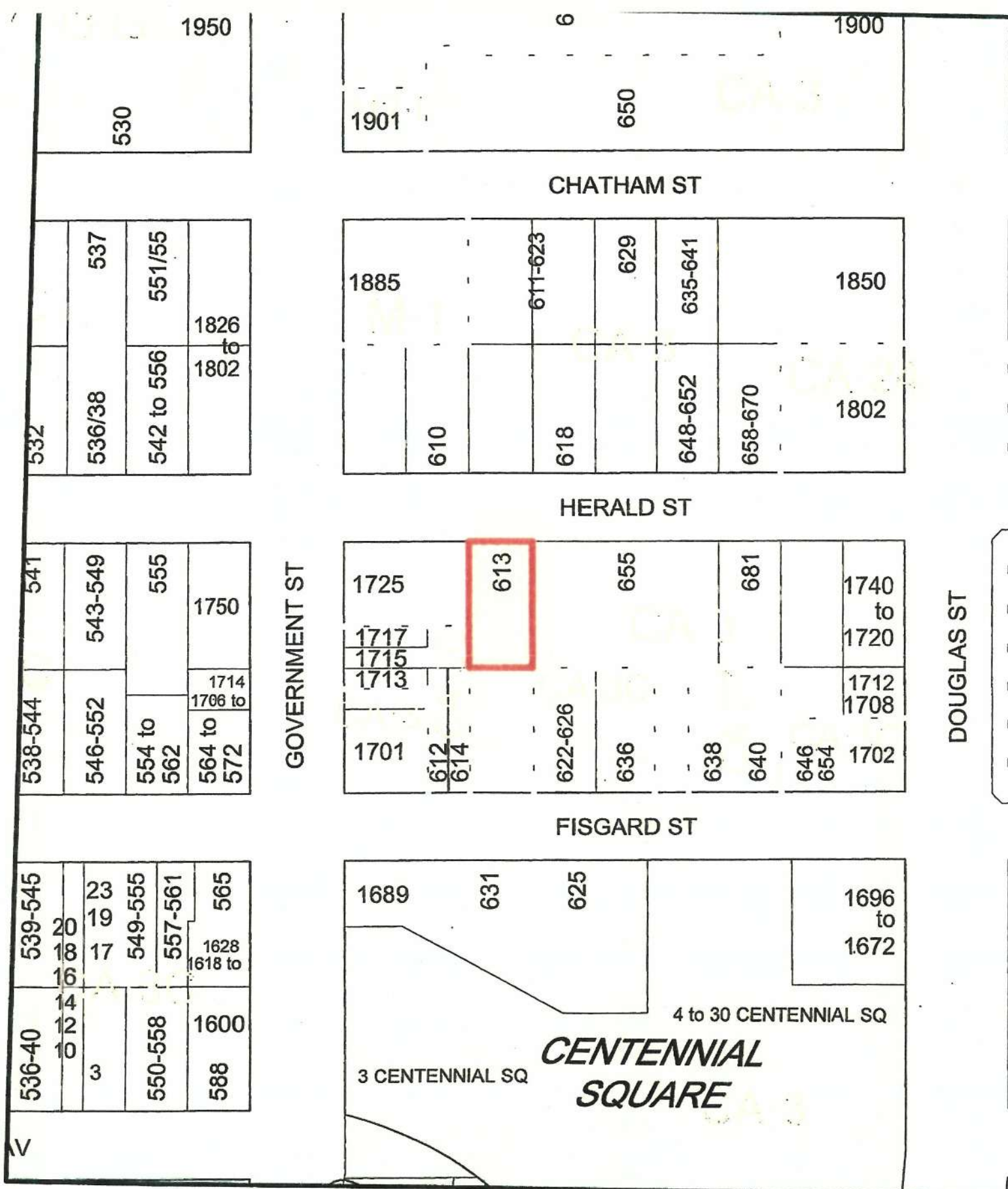
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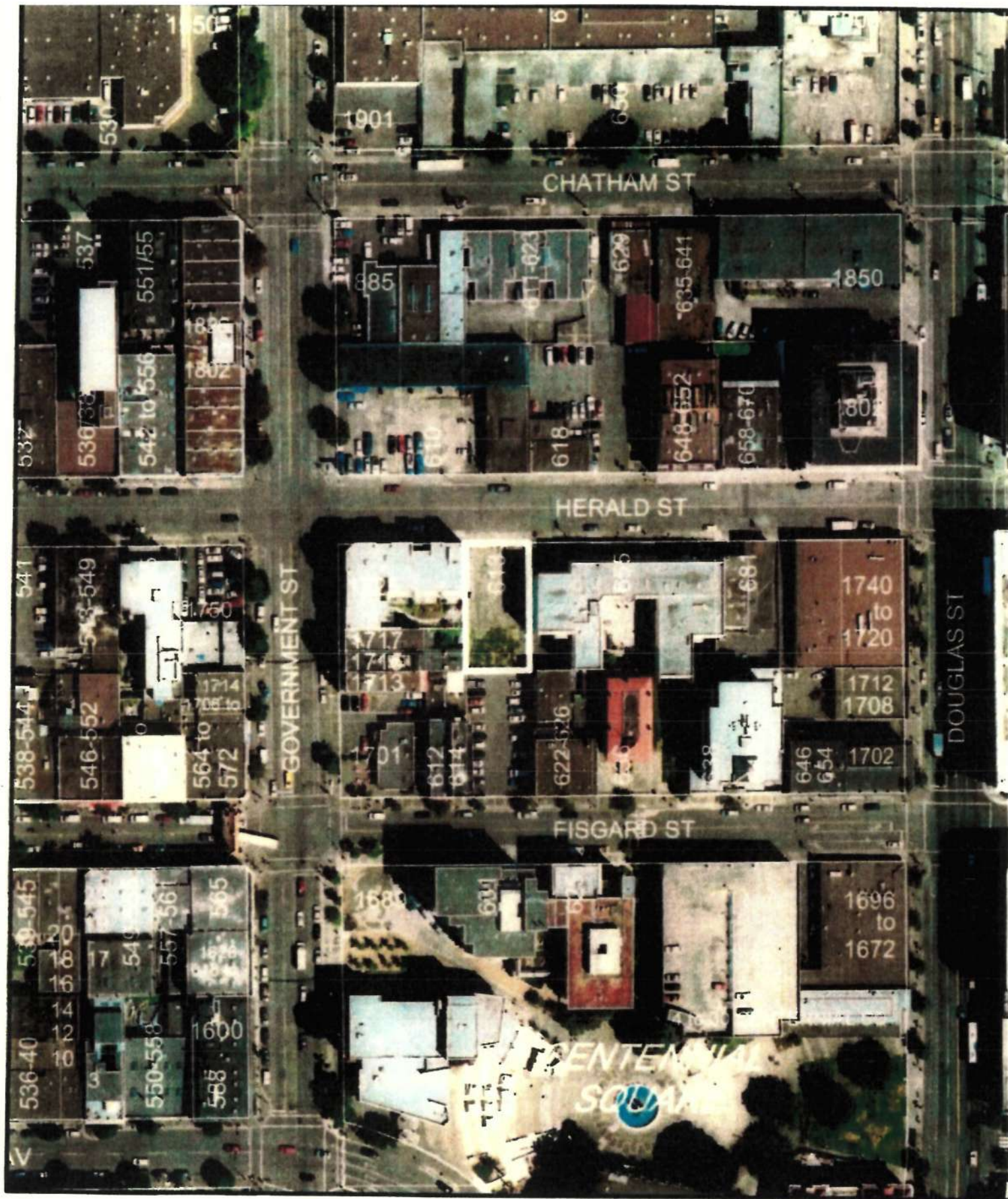
List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated July 2, 2015
- Architectural Plans dated June 18, 2015
- Letter from Downtown Residents Association, dated July 8, 2015.



613 Herald Street
Development Permit #000377





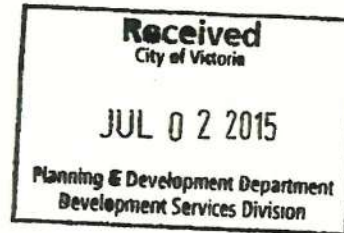
613 Herald Street.
Development Permit #000377



02 July 2015

The Kunju Residences

Submitted on behalf of Conrad Nyren
Kunju Residences Ltd
Suite 160 – 4396 West Saanich Road
Victoria BC



RE: 613 herald Street Redevelopment
Victoria BC

Proposal For Development Permit With (minor) Variances



For the attention of Mayor and Council, c/o Charlotte Wain, Area Planner, City of Victoria

Please find enclosed with this cover letter, a revised submission for the Kunju Residences proposed for 613 Herald Street, Development permit application #000377. This revised proposal provides two commercial spaces on the ground floor with a central porte cochere leading through to a surface parking facility beyond. Above 32 units are proposed in four residential floors.

As requested by City planning review the building has been relocated to its forward property line, to align with neighbouring new buildings, and to extend this street front pedestrian environment. This proposal seeks several variances outlined on drawing sheet A1.0. Some of those variances are required to suit the circumstances related to moving this building forward. The proposal remains lower than both its neighbouring properties but does seek a minor ht. variance. This proposal has moved the building forward, and its building face over its upper floors does align with its neighbour however, similar to its neighbour, it seeks a variance for a front yard setback that is initiated above 10m in ht. where zoning dictates that builds start to step back. In addition, and outlined later in this correspondence, is a request for a parking variance.

DESIGN OUTCOME

Consistent with building design respecting Chinese architectural heritage, this is a symmetrical building with an emphasis on the centre bay. On the ground floor two small commercial tenants (434 ft² and 572 ft²) flank each side of a center vehicle entry. The central parking entry serves as a "Porte Cochere" to the residences above, and is a drive through to open surface parking beyond. This porte cochere offers covered daytime guest bicycle parking to commercial and residential visitors alike.

The planning department wished that we maximize the width of street front glazing and minimize the vehicle entry in order to increase as much as is possible the sense of a continuous street front pedestrian shopping environment. The

Hillel Architecture Inc.

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minimum dimension permitted was identified for the design team, through coordinating the reviews of planning, transportation and Bunt Transportation Planners and Engineers. The proposed design conforms to this required road width. In addition however, the design was modified to visually improve this outcome. Masonry details were moved to the outside corners of this street front, ensuring glazing extended as close as possible to the central lane. This serves to decrease the attention of the lane and broadens the appearance of this glazing.

DESIGN CHARACTER AND MATERIALS

The design responds to the Chinese community by using materials and surfaces common within this special area, and with a building volume also common:

- Symmetrical in nature, with an emphasis on the centre bay, in proportion, in ht., and in colour.
- Planning and the DRA each requested recessed balconies in the building volume rather than projecting balconies. This has been achieved.
- Planning and the DRA requested the building be moved forward and built at approximately the property boundary to continue the streetscape. This has been achieved.
- Materials drawn from the palette of Chinatown
- Signage in both English and traditional Chinese script

HEIGHT VARIANCE

The building's ground floor level is built at approximately the level of the municipal sidewalk permitting comfortable level entry to the commercial tenancies and to the recessed residential entry. The average grade calculated, and the height of the proposed building, defines a requested variance consideration of .86m. The building contains four floors of residences each with a floor to floor height inside of 9'0". The commercial suites of the ground floor are 11'0" in finished inside ht. This is modest for commercial units but as these are limited in area this is an acceptable outcome. Combined, these five floors add up to the building height proposed. No voluntary measures. No over height spaces. We believe this is a modest height variance and also ensures we are below the heights of both buildings flanking this site, yet tall enough to provide adequate ceiling heights for the commercial tenants of the ground floor.

PARKING VARIANCE

The program has 32 residential units and demonstrates 12 parking stalls. This is a requested variance of 11 stalls below the requirement of 23 stalls (32 units x 0.7) to service this building in accordance with Schedule C Parking Bylaw in this block. The transportation department had requested actual ICBC ownership data survey to support this parking variance, which is enclosed herein. As the owners, Planning Department, and transportation alike had hoped that actual statistics may reduce the parking further, as each party had an interest in making the vehicle entry width less than that shown. The parking research however verified this parking count as 12 stalls. 11 of those stalls will serve residents above, and 1 stall is dedicated to residential guest parking. This is secure guest parking as would be

preferred in urban locations for overnight use of these guests. It is also an oversized stall matching dimensions required of a HC accessible stall. The required minimum width of the entry aisle to the vehicle parking is therefore fixed at the dimensions shown, conforming to the regulations.

This parking variance has been studied both during the earlier phase of this submission, and now for the additional survey of the ownership data from ICBC. It is comforting to now have two different information sources confirming the needs for the parking being demonstrated, not more, and in this case, unfortunately not less than that demonstrated when several parties had a mutual interest in a reduced parking volume as this would trigger / permit a smaller vehicle entry into the property. These conclusions are recorded in the final Parking Study and Access Review report by BUNT and Associates, enclosed herein and dated June 15, 2015.

As an integral part of this parking study, it was determined that the original car share vehicle that would be dedicated to these users would be best serving this building by NOT being on site, but by these owners / tenants having access to the now greater number of car share vehicles in this downtown core area. This is referred to specifically in the traffic study. Under the original DP a covenant was registered on title, and under this new DP we are requesting this "hold over" from that previous submission be formally removed from the property title. We understand this is not a variance, but is a requested consideration. This removal is not requested without it being balanced by another measure, and in this case the measure suggested was car share memberships. Our traffic consultant recommended a minimum of car share memberships to offset those owners without parking privileges. Of the 32 residences, 11 are served with parking stalls leaving 21 car share memberships being available. In consideration of both the requested variance for parking, and the removal of the original car share vehicle being on site, it was determined that the project will provide all 32 units with car share memberships, therefore exceeding our traffic consultants recommendations.

BICYCLE PARKING

The proposal provides for storage of 32 residential and 2 commercial bikes in four independent locations as required by Bylaw. The proposal provides these bike parking facilities in four separate rooms to minimize the risk of shared facilities.

The building entry is serviced by the required 6 stall bike storage for residential guests, and an additional bike for commercial tenant guests.

URBAN SECURITY

The recessed Porte Cochere entry takes on a different and safer personality at night. At the street face of the building, in the evenings, the building proposal contains a second controlled entry grillage closing the residences at the side walk. The commercial tenancies have their exterior entries outside of this security grillage and therefore can operate on their own time schedules independent of the residences. Each resident would have remote access key that would permit opening the grillage located at the sidewalk, and the internal grillage which is closed at all times.

ENVIRONMENTAL CONSIDERATIONS

The project proposal includes several unique features to lessen our need for artificial light and the power required to run those fixtures over the duration of a project's life span. Integral to this design is the development of a light well down the center of the building and illuminating the central corridor, and each dwelling's entry area. In addition, this light well extends down to the ground floor where it illuminates the bike parking area for guest bikes and commercial patrons, and illuminates the vehicle entry in this vicinity for both safety of those cyclists and a welcoming light to aid vehicles traversing through the porte cochere to the open surface parking beyond. In a section of our City core, where heritage buildings still dominate, we are enclosing a feature common in these early urban buildings.

Each internal stairwell and underground spaces will also be served with LED light fixtures, on motion detectors, to provide the illumination required without power demands usually associated with these tasks. The project will utilize low VOC finishes and materials, obtain materials and finishes from the closest sources, and will develop specifications with a clarity of purpose in seeking out trades, companies, and suppliers who are providing to the market place the products demonstrating continuous advancement in environmental protection as is being requested of purchasers more often, and is the goal of this consulting team.

CONCLUSION AND SUMMARY

This proposal provides 32 units designed to suit persons of different ages, different cultures, and in very different phases of life, and to change with them through those changes in life which invariably occur. The proposal does so with a modest request for a height variance, and what we believe is an acceptable variance in parking, and a thoughtful outcome to bike storage for commuters and active bikers. The building responds too, and is proud of the cultural heritage of the neighbourhood in which is proposed. We believe the building closes a critical gap in Chinatown's streetwalk, and significantly aids in extending the perception of Chinatown.

Yours sincerely,

HILLEL ARCHITECTURE INC.,

Peter Hardcastle, Principal, Hillel Architecture Inc.



Handwritten signature/initials inside a circular stamp.

DATE	DESCRIPTION	AMOUNT



The **KUNJU** Residences

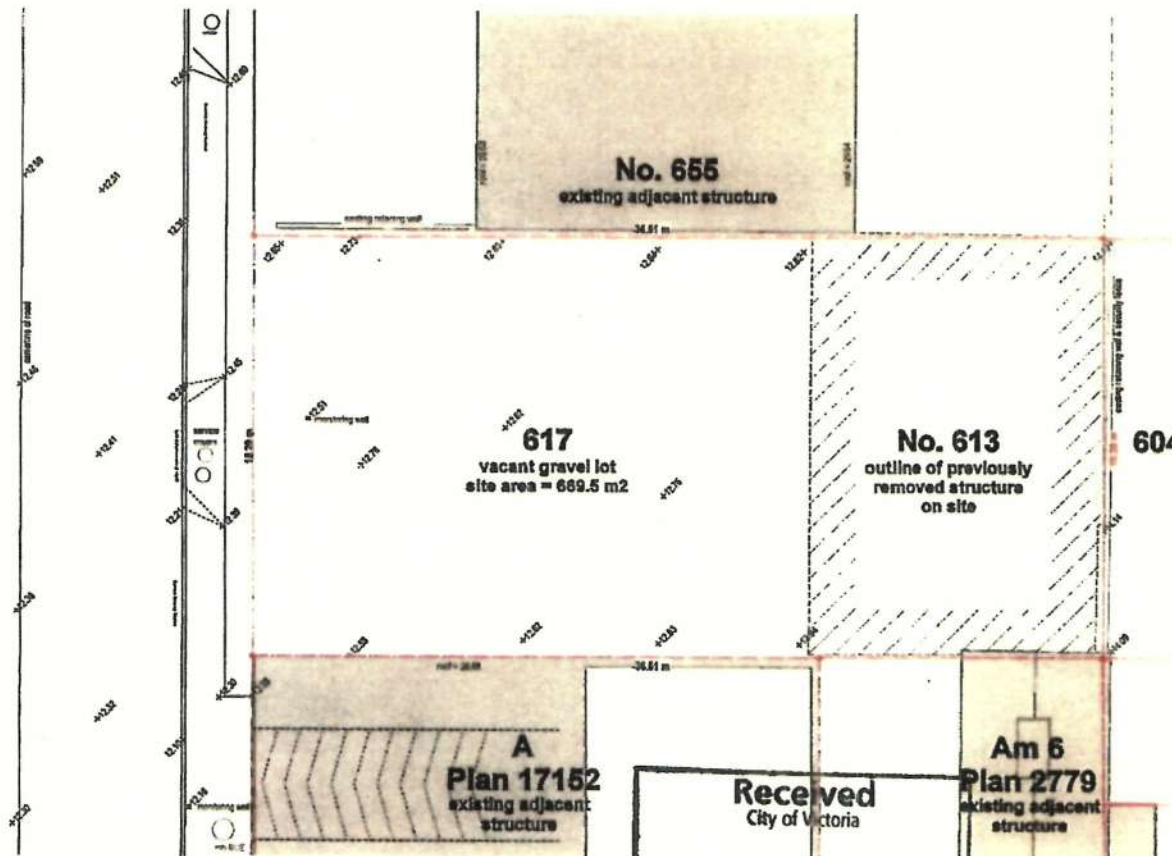
613 HENRI ST. SE, CITY OF VANCOUVER, BC

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City of Victoria
JUN 18 2015
Planning & Development Department
Development Services Div.





2 Context Aerial Plan
A1.0 Not to Scale



1 Existing Survey Plan
A1.0 Scale 1:100

PROJECT DATA

27/00/15 REQ	PROPOSED PROJECT	REMARKS
ST/NO/15	CA-3	CA-3
Site area (m²)	669.45 m²	669.45 m²
Site coverage %	100%	73.5 % (2012.23 m²)
Net floor area	2028.4 m² permitted	2028.4 m²
Commercial floor area	-	791 m²
Open space ratio (m²/m²)	3.05:1	2.85:1
Height of building (m)	max. 15 m min. 10 m at street	15.85 m + 0.15 m above ground level + 0.15 m above ground level + 0.15 m above ground level + 0.15 m above ground level
Number of floors	-	5 floors

Subtotal:	23.4 spaces for 22 units (number of spaces not less than 70% of the number of dwelling units)	17 spaces for 15 units (number of spaces not less than 70% of the number of dwelling units)	17 spaces
Single parking	1 per residential unit + 1 for up to 200 m² of commercial space + 6 guest bike stalls	22 "Class 1" stalls for residential + 2 "Class 1" stalls for commercial + 1 "Class 2" stall for commercial guests 6 "Class 2" stalls for residential guests	
Visitor parking	10% of parking area deducted to visitor spaces (51 spaces required)	none	1 space
Self-storage	40	-	
Motor vehicle	CA 100/200 dedicated storage vehicle + parking space + maintenance	32 car share Co-Op maintenance requested by City	

SEWAGE			
Sanitary (m³/d)	0.02 m	0.1 m Dedicated sanitary building permits + 1 0.05 m³/d sanitary above 100 m²	100 m³/d 100 m³/d 100 m³/d
Sanitary (m³/d)	0.02 m	0.02 m shower	
Sanitary (m³/d)	0.02 m	0.02 m shower	
Sanitary (m³/d)	0.02 m	0.02 m shower	

RECREATION USE DETAILS			
1 bedroom units	40	22	
2 bedroom units	40	-	
ground allocated amenity	40	-	
Sanitary (m³/d)	San. 25.0 m³/d	San. 45.0 m³/d	

FLOOR AREA			
ground (m²) Sanitary (m³/d)	91.45 m²		
ground (m²) Sanitary (m³/d)	77.54 m²		
ground (m²) Sanitary (m³/d)	100.0 m²		
Appl. residential floor (2nd, 3rd, 4th & 5th floors)	430.0 m² ± 4		
at-res. floors	100.0 m²		
Net floor area (at ground level & 4 residential floors above)	2028.4 m² (2012.23 m²) permitted		

LEGAL DATA

BUILDING OWNER
Rajya Properties Ltd
405 Homewood Constructors Ltd
100 - 4006 West Fourth Road
V6L 3C9

CIVIC ADDRESS
613 Herald Street, Victoria BC

LEGAL ADDRESS
Lot 617 Victoria District
Parcel Identifier: 020-375-000

SURVEY INFORMATION
Surveyed on legal survey by Powell & Associates
BC Land Surveyors No. 10,219 site (17)

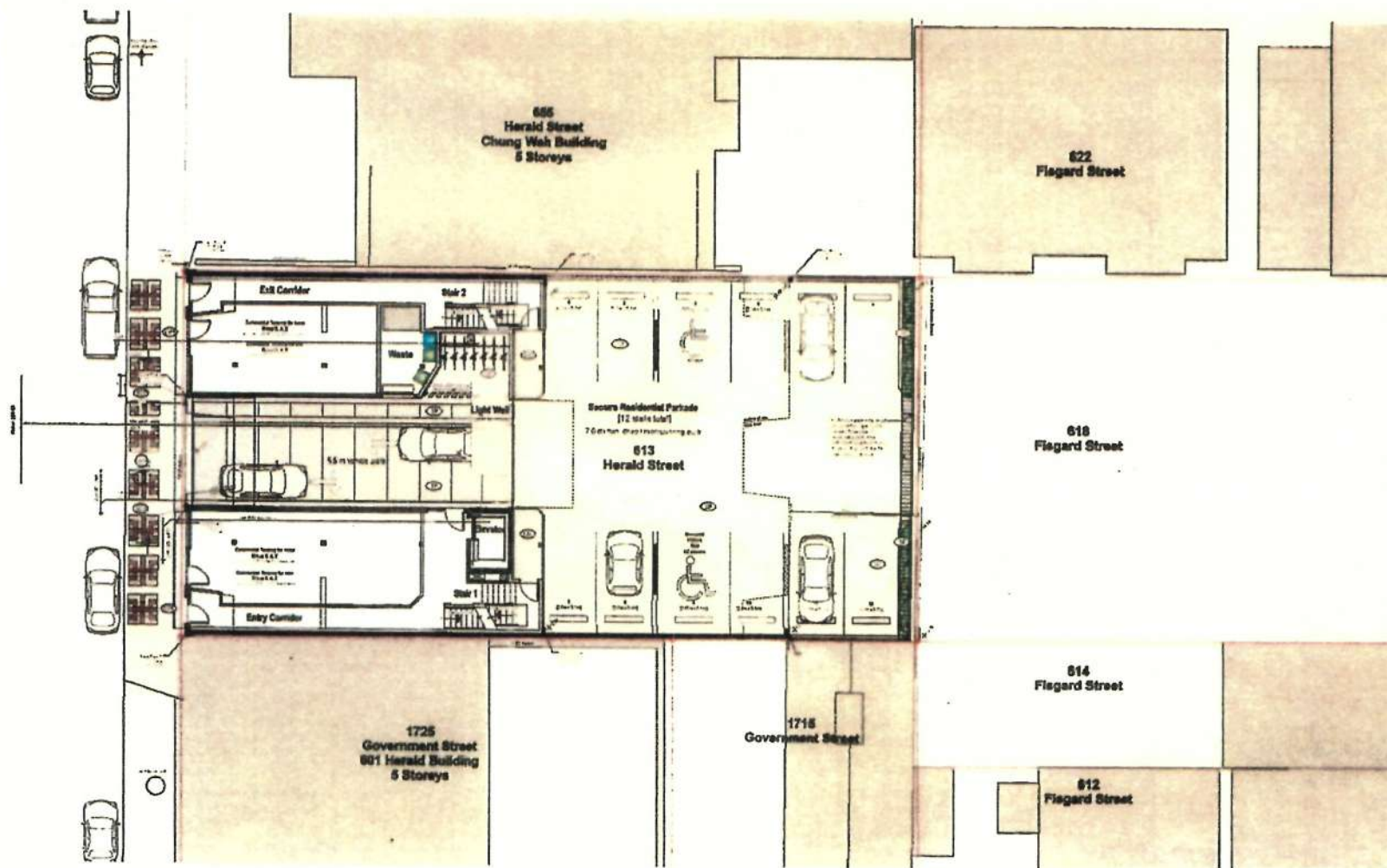


Project Data, Existing Site Plan



R2 A1.0

Herald Street



The KUNJU Residences

1	Overall Site Context
A1.1	Scale: 1:100

AVERAGE GRADE CALCULATION

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[illegible]

SITE FINISHES LEGEND

- 10 bonded edge and povert, white 222
- 11 concrete paving, vehicle area
- 12 asphalt aggregate concrete paving, sidewalk
- 13 cement/chessman pattern refuse treatment
- 14 border of low stonework and climbing plantings along south property line
- 15 improved concrete municipal sidewalk, center of parking lot, vehicle entry - north ramp to east ramp across driveway and emergency exit of restaurant
- 16 seven-bay steel vehicle bike storage / shelter / pedestrian from summer to seasonal parking area, accessible to public during business hours





Existing North Property Line - Herald Street



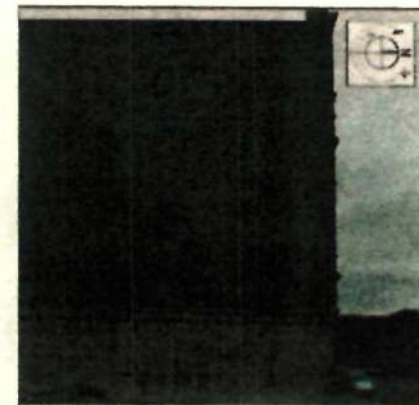
Existing South Property Line



Existing Neighbouring Chung Wah Building at East Property Line



Existing Neighbouring 601 Herald Building at West Property Line



1 Overall Site Context Record Photos
A1.2



Existing Streetscape of Neighbouring Buildings
across Herald Street

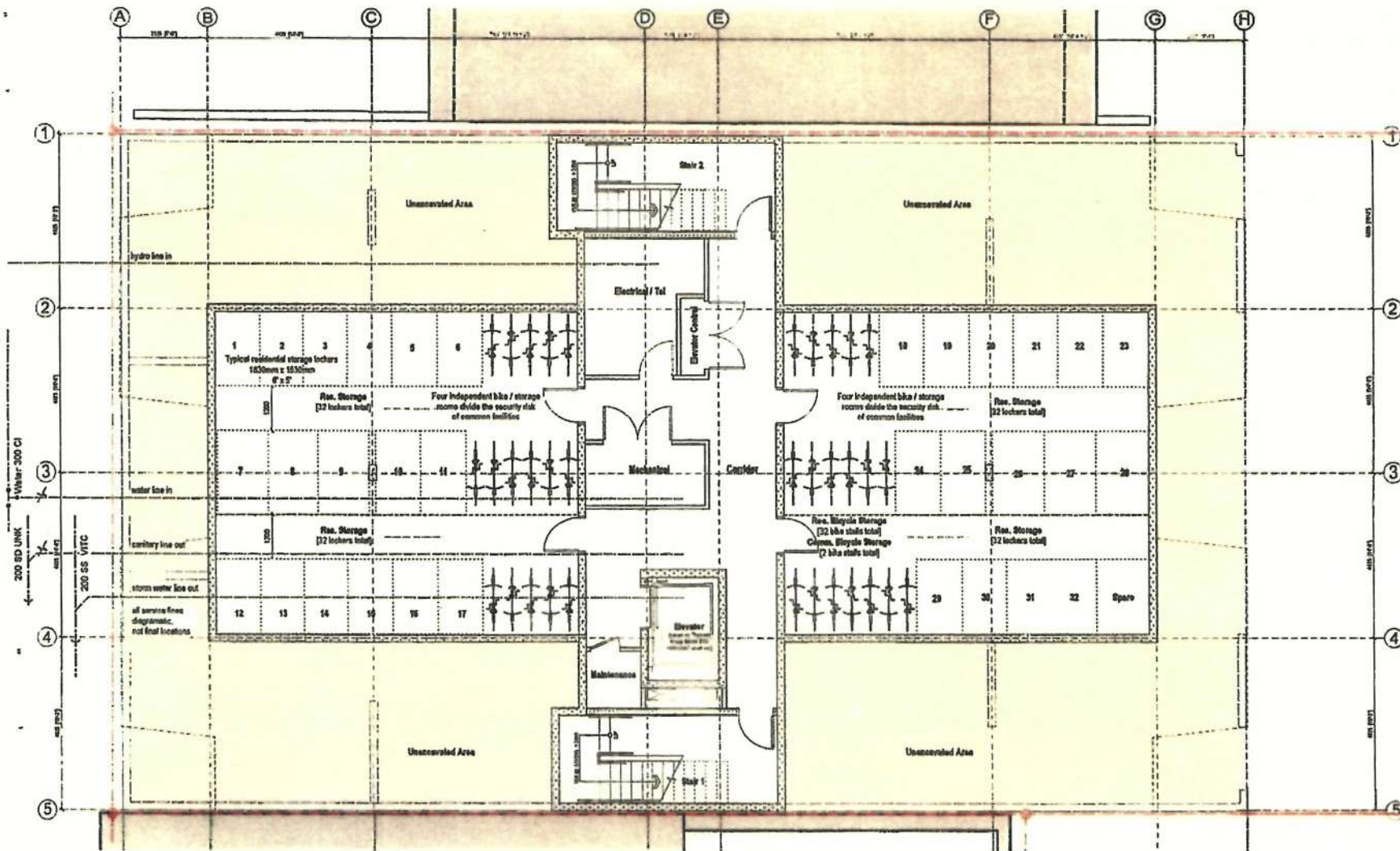


Existing Streetscape of Neighbouring Buildings

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The KUNJU Residences

KUNJU Residences
Existing Site Photos
R2 A1.2



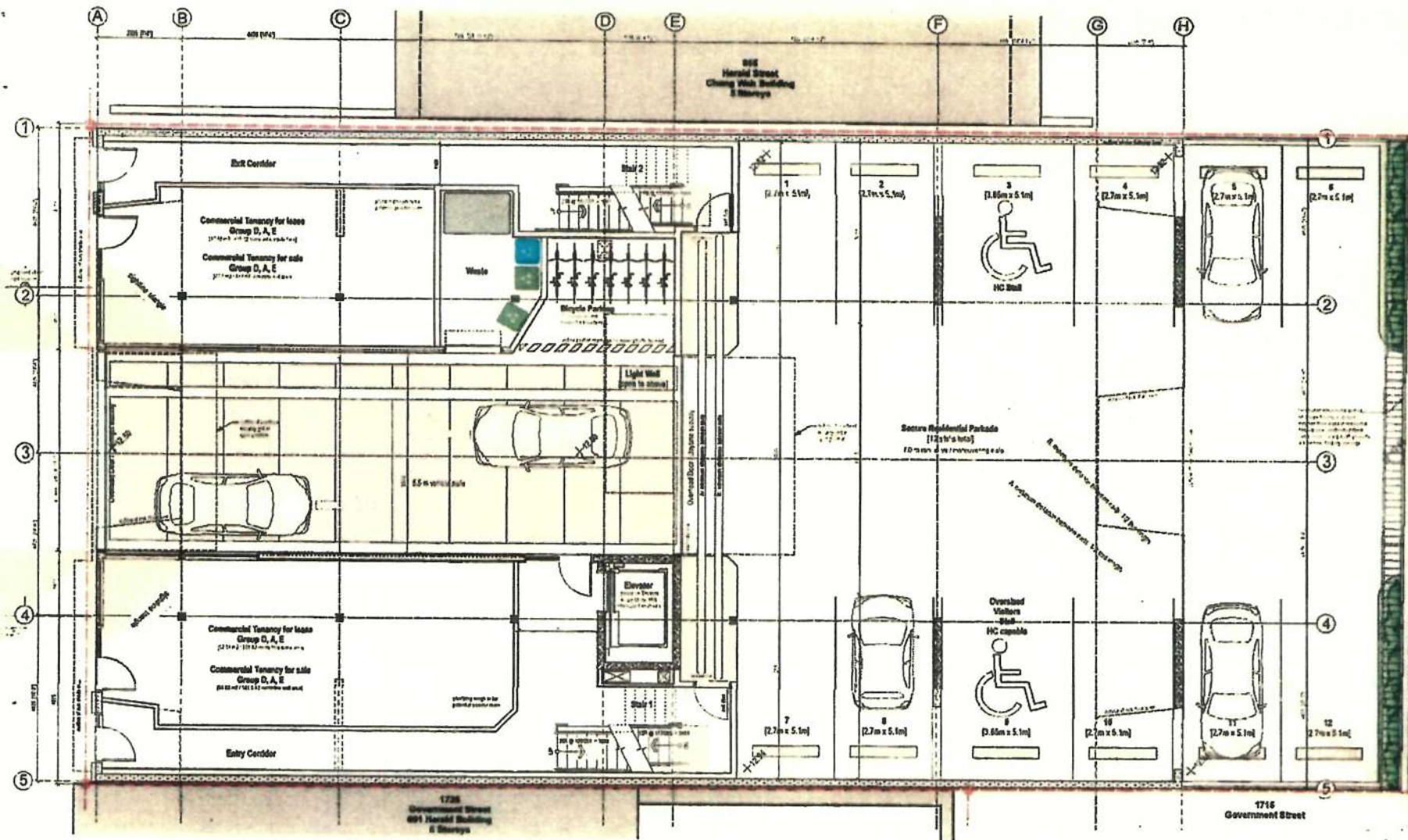
1 Lower (Basement) Floor Plan
A2.0 Scale: 1:50

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1 Ground Floor Plan
A2.1 Scale: 1:50

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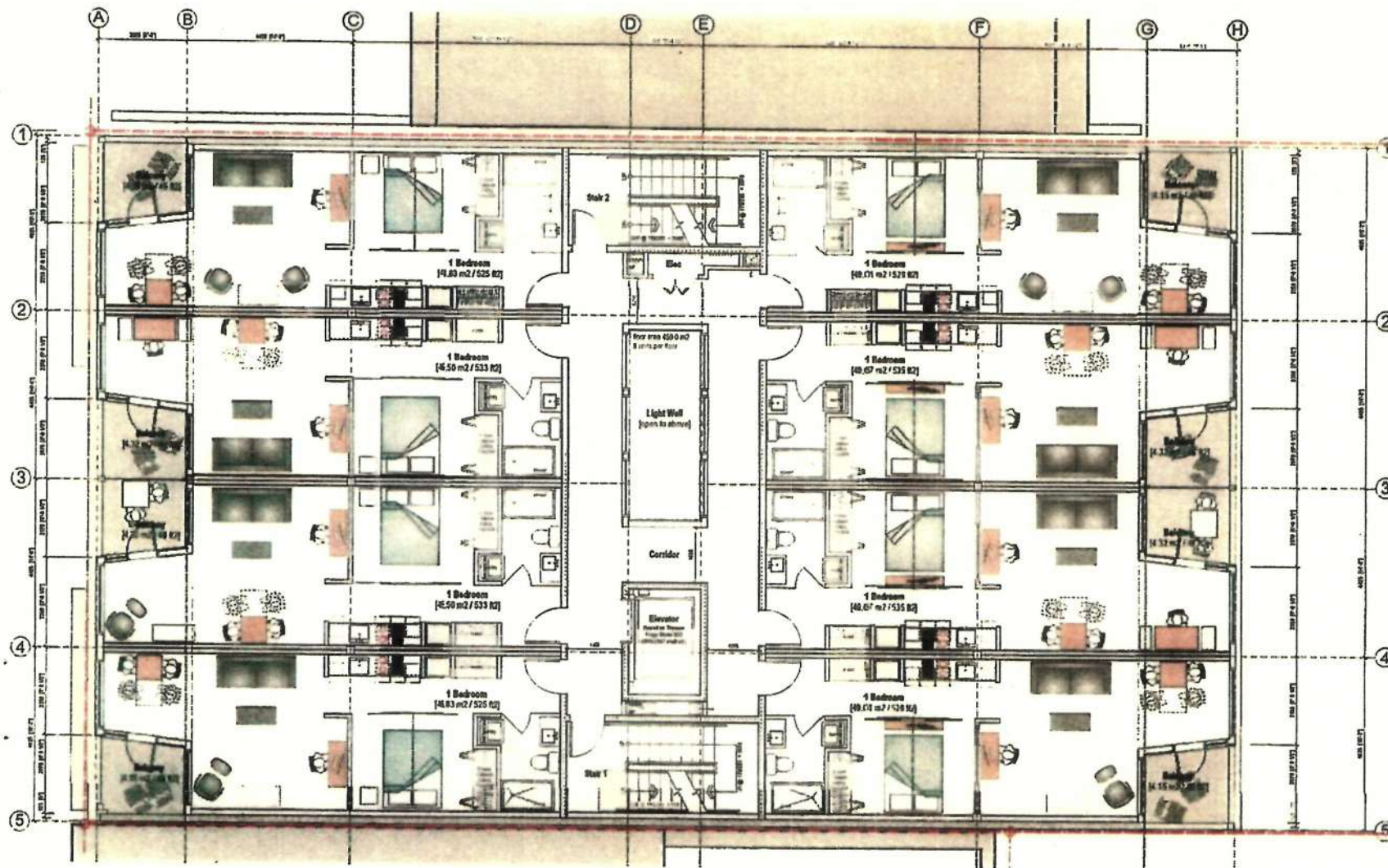
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The KUNJU Residences

1714 Herald Street, City of Victoria, BC

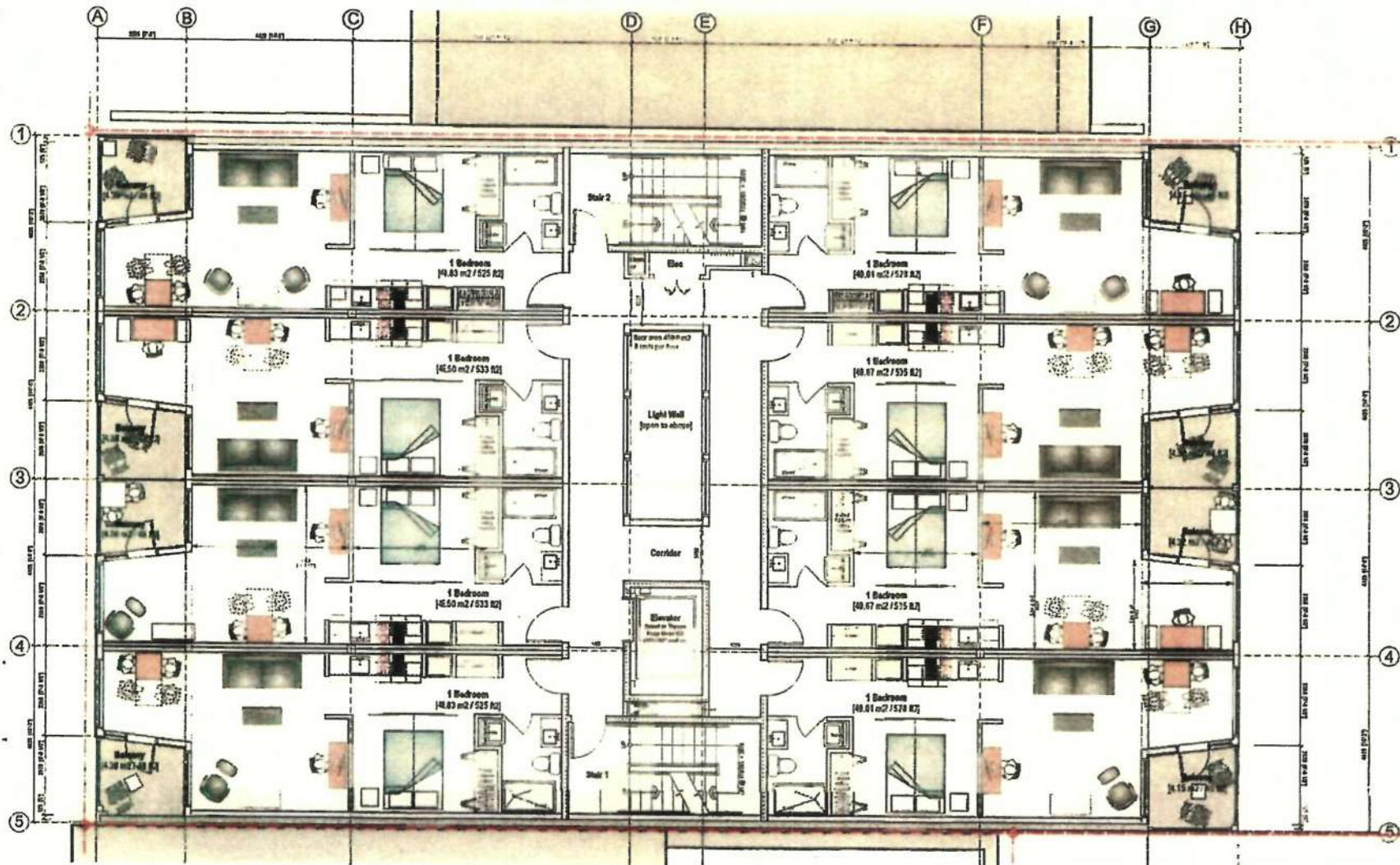


1 2nd Floor Plan
A2.2 Scale: 1:50

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Hillier
architects
The KUNJU Residences
603 HURON STREET, SUITE 401, VICTORIA, BC

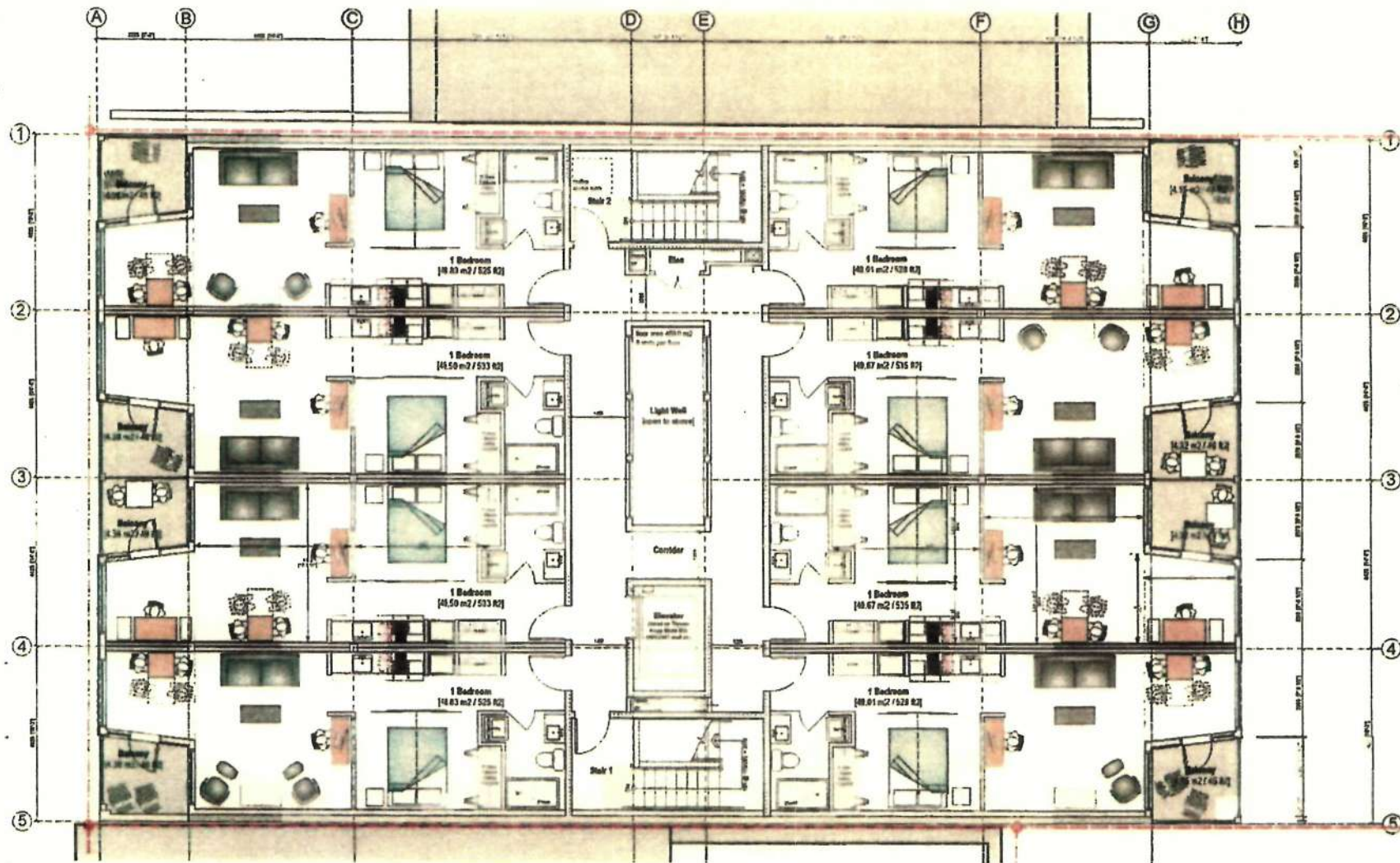


1 Typical 3rd, 4th Floor Plan
A2.3 Scale: 1:50

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architects
The KUNJU Residences
613 Herald Street - City of Victoria BC

June 18, 2015
KUNJU Residences
Typical 3rd, 4th Floor Plan
A2.3



1 Typical 5th Floor Plan
A2.4 Scale: 1:50

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Development Services Division

Hill
architects
1000 Fairway Lane
Victoria, BC V8M 1A1
Tel: 250-383-1111
Fax: 250-383-1112
www.hillarchitects.com

The KUNJU Residences

1000 Fairway Lane, Victoria, BC V8M 1A1

5th Floor Plan
R2 A2.4

Notes: This sheet shows artistic renderings only. For dimensional information, and their relationship to neighboring buildings, see elevation sheets A3.1 - A3.3



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Project: The KUNJU
Drawing: 3D Perspectives
Scale: 1/2" = 1'-0"
Date: 06/18/2015
Sheet: H2 | A30



List of tribes listed in all documents

- Planning & Development Department
Development Services Division**

KUNJU

Front Elevation

R2 | A3.



Exterior Finishes Legend

List of finishes legend of all elevations

- | | | |
|--|---|---|
| 01. Polished metal roof featuring 75 mm vertical face typical - Red | 07. Polished black metal security enclosure featuring w/ glass - Insulated three sides of perimeter parking area - polished black metal frames along with properly low for door swinging openings | 14. Polished ground floor entry surround clip and brackets and top features, continuous wood base - Graphite corner |
| 02. Polished metal roof featuring 75 mm vertical face typical - Light grey | 08. Clear weathered aluminium window units on ground floor | 15. Polished and vent terminal glass canopy connected bottom building corner |
| 03. Applied clay finish this end with lower rear connection | 09. Clear polished aluminium glass entry door clip and custom door hardware on ground floor | 16. Cut aluminium plate building / hand storage |
| 04. Applied clay finish this end with lower rear connection | 10. Vinyl weathered windows & balcony doors clip glass panels | 17. Exterior light fixture base connection |
| 05. Smooth face concrete finish inside the corridor area (Red oval) & polished metal reveals | 11. Clear polished aluminium weathered security door for residential units | |
| 06. a. Bright white colour
b. Red black colour
c. Graphite colour | 12. Residential entrance, continuous wood base & top support railing, paint finish | |
| 07. Exposed concrete block & architectural concrete components | 13. Polished metal and ceiling system clip and brackets with white panels | |
| 08. a. Bright white colour
b. Red black colour
c. Graphite colour | 14. Polished ground floor entry surround clip and brackets and top features, continuous wood base - Graphite corner | |

1 | Rear Elevation (South)
A3.2 | Scale: 1:50

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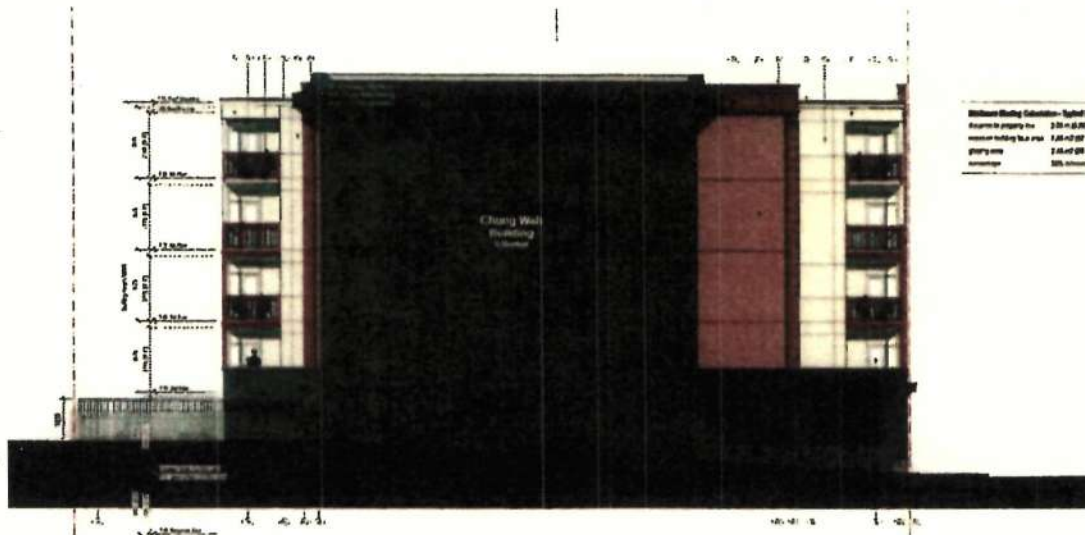
KUNJU
Rear Elevation
R2 | A3.2

The **KUNJU** Residences

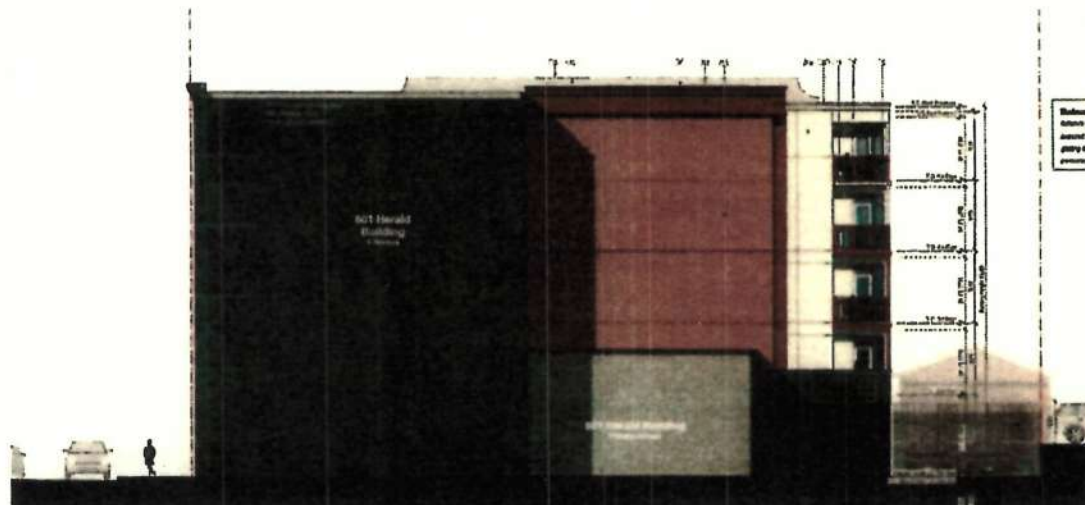
Exterior Finishes Legend

List of finishes "per" of all elevations

- 01 Prefinished metal roof cladding 75mm vertical line spaced - Red
- 02 Prefinished metal roof cladding 75mm vertical line spaced - Light grey
- 03 Applied clay bond tiles red before corner over aluminium
- 04 Applied clay bond tiles along brick veneer over aluminium
- 05 Smooth base concrete on grade, site concrete work. External (flood zone) & prefinished metal cladding
 - A. Bright white colour
 - B. Red brick colour
 - C. Graphite colour
- 06 Prefinished concrete block & architectural concrete components, aluminium paint finish
 - A. Bright white colour
 - B. Red brick colour
 - C. Graphite colour
- 07 Prefinished black metal security entrance fitting of panels, installed three sides of perimeter parking area - prefinished black metal finish along south property line for rear driveway cladding
- 08 Clear window aluminium window units on ground floor
- 09 Clear window aluminium ground entry door and entrance door hardware on ground floor
- 10 Vinyl windowed windows & balcony doors and glazing panels
- 11 Clear window aluminium overhead security door for residential units
- 12 Residential balconies, permanent metal handrails & has support columns, painted black
- 13 Prefinished metal paint ceiling system after decorative concrete iron style pillars
- 14 Protected ground floor entry canopy with roof brackets and top cladding, permanent metal finish - Graphite metal
- 15 Wooded and laminated glass canopy permanent metal building corner
- 16 Cut aluminium metal building facade signage
- 17 Exterior light fixtures (see schedule)



1 Side Elevation (East)
A3.3 Scale: 1:100



2 Side Elevation (West)
A3.3 Scale: 1:100

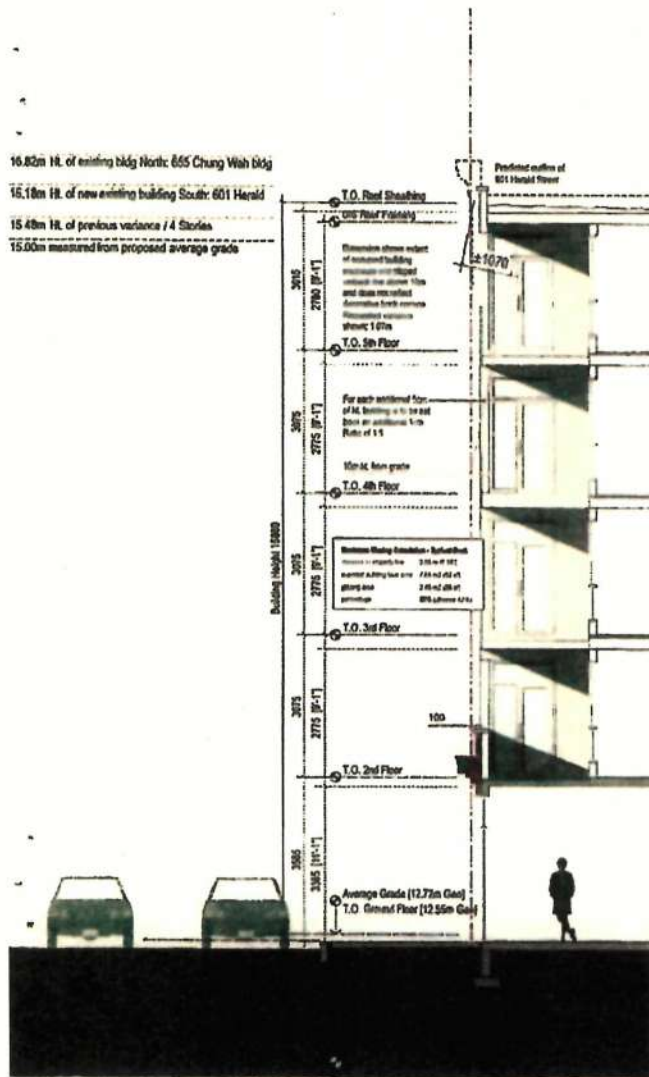
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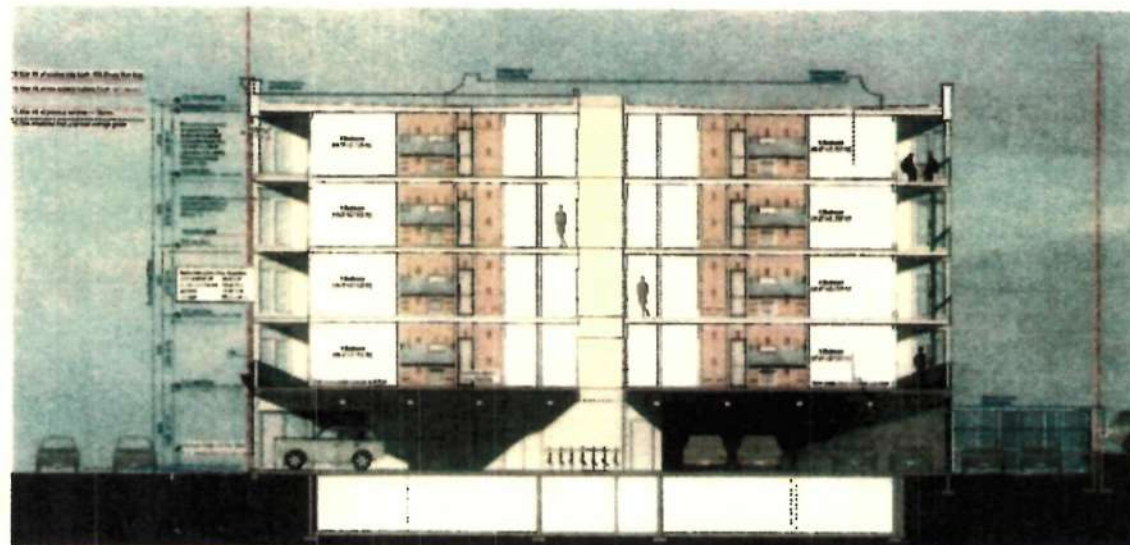
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Development Services Division

The KUNJU Residences

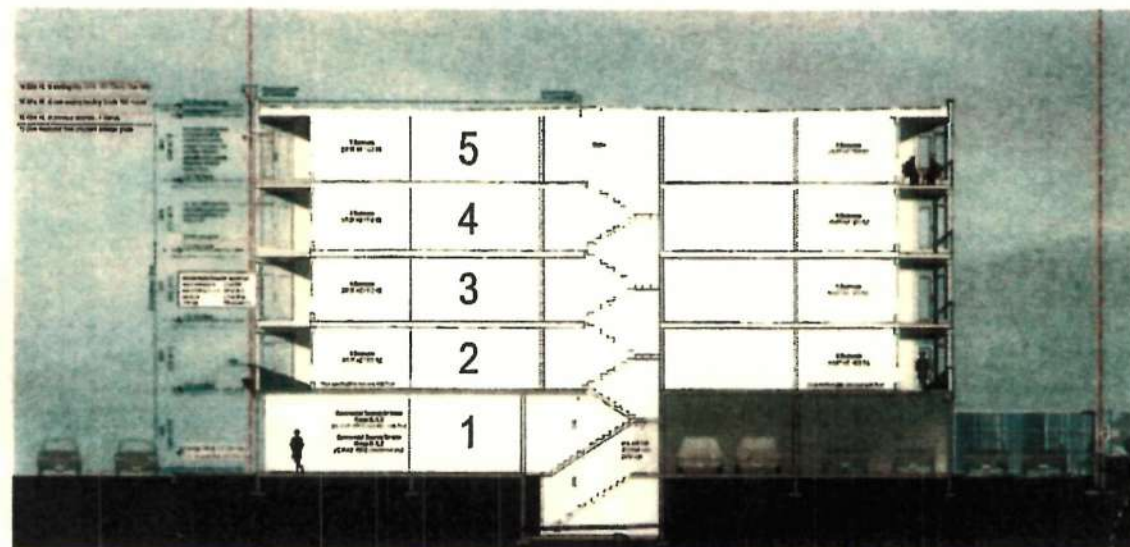
Project Information	
Project Name	The KUNJU Residences
Project Address	1000-1001 100th Street, Richmond, BC
Project Number	1000-1001 100th Street
Project Date	1000-1001 100th Street
Project Status	1000-1001 100th Street
Project Owner	1000-1001 100th Street
Project Manager	1000-1001 100th Street
Project Engineer	1000-1001 100th Street
Project Architect	1000-1001 100th Street
Project Designer	1000-1001 100th Street
Project Consultant	1000-1001 100th Street
Project Contractor	1000-1001 100th Street
Project Subcontractor	1000-1001 100th Street
Project Supplier	1000-1001 100th Street
Project Installer	1000-1001 100th Street
Project Maintainer	1000-1001 100th Street
Project Operator	1000-1001 100th Street
Project User	1000-1001 100th Street
Project Client	1000-1001 100th Street
Project Sponsor	1000-1001 100th Street
Project Stakeholder	1000-1001 100th Street
Project Partner	1000-1001 100th Street
Project Collaborator	1000-1001 100th Street
Project Contributor	1000-1001 100th Street
Project Beneficiary	1000-1001 100th Street
Project Stakeholder	1000-1001 100th Street
Project Partner	1000-1001 100th Street
Project Collaborator	1000-1001 100th Street
Project Contributor	1000-1001 100th Street
Project Beneficiary	1000-1001 100th Street



3 Building Section
 A4.1 Scale: 1:50



1 Longitudinal Building Section
 A4.1 Scale: 1:100



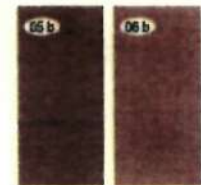
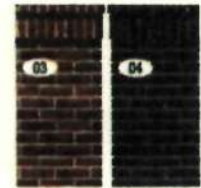
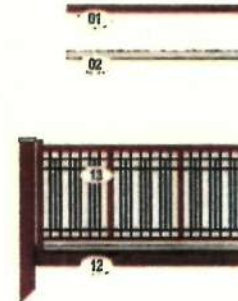
2 Longitudinal Building Section
 A4.1 Scale: 1:100

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 JUN 18 2015
 Planning & Development Department
 Development Services Division

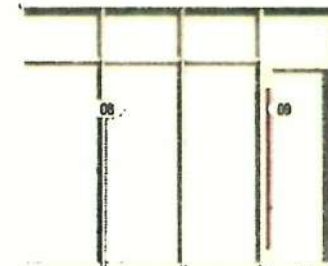
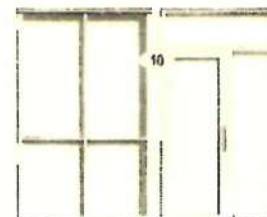
Colour And Materials Palette



- 01 Prefinished metal roof flashing, 75 mm vertical face typical - Red
- 02 Prefinished metal roof flashing, 75 mm vertical face typical - Light gray
- 03 Applied clay fired thin red brick veneer over rainscreen
- 04 Applied clay fired thin ebony brick veneer over rainscreen
- 05 Smooth face cementitious panels c/w counter-sunk fasteners (filled over) & prefinished metal reveals
 - a. Bright white colour
 - b. Red Brick colour
 - c. Graphite colour
- 06 Exposed concrete block & architectural concrete components, elastomeric paint finish
 - a. Bright white colour
 - b. Red Brick colour
 - c. Graphite colour
- 07 Prefinished black metal security enclosure fencing w/ pickets, installed three sides of residential parking area - prefinished black metal trellace along south property line for new climbing plantings
- 08 Clear anodized aluminum window units on ground floor
- 09 Clear anodized aluminum glazed entry door c/w custom door hardware on ground floor
- 10 Vinyl residential windows & balcony doors c/w glazing panels
- 11 Clear anodized aluminum overhead security door for residential units
- 12 Residential balconies, cementitious wood fascia & has support columns, paint finish
- 13 Prefinished metal post railing system c/w decorative wrought iron style pickets
- 14 Projected ground floor entry sunshade c/w red brackets and top flashings, cementitious wood fascia - Graphite colour
- 15 Residential unit laminated glass canopy concealed behind building cornice
- 16 Cut aluminum plate building / tenant signage
- 17 Exterior light fixture (see electrical)



the KUNJU 昆居



Hill

The KUNJU Residences

JUN 10 2013

Planning & Development Department
Development Services Division



VICTORIA
DOWNTOWN
RESIDENTS
ASSOCIATION



1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

Ms Charlotte Wain, Planner
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

July 8, 2015

Re: 613 Herald Street

Dear Ms Wain,

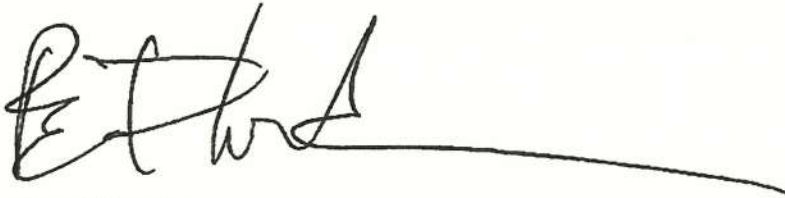
The Land Use Committee has reviewed the latest Drawings for the proposed development by Magellan Properties at 613 Herald Street and has found the proposal has undergone only minor amendments since our letter of March 19, 2015. We will reiterate our unaddressed concerns from our previous letter.

- The original design by D'Ambrosio Architecture was abandoned more than a year ago due to cost considerations. On 1 August 2014 we commented on the then current version and registered our disappointment that it did not retain the form and character of the façade from the D'Ambrosio design, and the current version has not materially improved.
- In fact, the March 2015 proposal (unchanged in the current version) is significantly worse than the August 2014 version as the cladding material has been downgraded from panelized float finish acrylic stucco to painted concrete block on the building sides and Fibre Cement Board on the front and rear facades. These material substitutions make up most of the exposed surface area of the building with large areas of exposed concrete block facing neighbouring residential units to the west and a large area clearly visible from the street to the east. The LUC's position on the use of such materials in "Old Town" is well known. They are simply not acceptable.
- The Brick lintel feature has been moved up an additional storey however it remains a sparse application of the only desirable cladding material proposed.
- The "green wall" adjacent to 601 Herald promised in the D'Ambrosio design has not been included in the Hillel version but if utilized might compensate for the exposed concrete block.

- Members are still concerned that the parking entry is unnecessarily wide to accommodate the parking access drive for just 12 vehicle spaces. It is understood that for up to 10 car spaces the access lane can be reduced to approximately 3.0m. Vehicle movements in downtown residential buildings that do not accommodate commercial parking are extremely limited. Members with experience in traffic engineering comment that it is quite defensible for this particular category of parking (residential) on a case by case basis to have an access drive as narrow as 3.0 m if movements are below 30 (in and out) per peak hour and the length of drive is under 30m. In this case there would likely be perhaps 6 movements in peak hours so there is no rationale for the proposed entry width which degrades the building ambiance at street level.

The DRA cannot support this proposal unless the cladding materials are upgraded at least to the level of August 2014. It would help to mitigate the concrete block surfaces with an appropriate green wall. While we generally support increasing residential units in the Chinatown district, as it stands, this project is not appropriate for this important heritage area. We hope that this proposal is turned down.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Florida', followed by a long horizontal line extending to the right.

Robert Florida
Land Use Committee
Downtown Residents Association

Lauren Martin

From: yummy@truffles catering.net
Sent: Thursday, December 03, 2015 3:06 PM
To: Lauren Martin
Subject: Order Confirmation #31928 from Truffles Catering



Order No: **31928**
Date: **Tue, Dec 08, 2015**
Store Code: **0001**
Store: **Truffles Catering**

CONFIRMATION

Billing/Client Information

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

Billing Phone: (250) 361-0212
Fax: (250) 361-0386
Credit Card:
MSTR(...3027)

Client: Lauren Martin
Client Phone: (250) 361-0382

Delivery Information

Delivery Date: **12/08/2015**
Serving Time: 11:15 - 11:45 AM

City of Victoria
Planning Department
City Hall1 Centennial Square
Victoria, BC V8W 1P6

Lauren Martin
Phone: (250) 361-0382

Number of Guests: 11

Order Note: Please deliver to the Songhees Nation Meeting Room.

Order entered by: Online

Printed: 12/03/2015 03:05 PM PST

Qty	Description		Tax	Price	Extension
2	egg	Sandwiches & Wraps	S	7.75	15.50
1	chicken avocado club wrap	Sandwiches & Wraps	S	7.75	7.75
2	roast turkey sandwich	Sandwiches & Wraps	S	7.75	15.50
1	tandoori chicken wrap	Sandwiches & Wraps	S	7.75	7.75
1	rainbow wrap	Sandwiches & Wraps	S	7.75	7.75
1	old fashioned ham and cheddar	Sandwiches & Wraps	S	7.75	7.75
1	slow roasted beef	Sandwiches & Wraps	S	7.75	7.75
2	bc oceanwise salmon	Sandwiches & Wraps	S	7.75	15.50
11	assorted juices	cool beverage	S	2.50	27.50
5	sliced fruit platter	Treats and Pastries	S	4.00	20.00
6	traditional desserts	Treats and Pastries	S	4.00	24.00

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4.1 Development Permit with Variances Application No. 000377 for 613 Herald Street

Committee received a report regarding an application for 613 Herald Street. The proposal is to authorize the design of a five-storey commercial / residential building.

Committee discussed:

- Concerns regarding the size of the driveway.
- The appropriateness of the building's design for Chinatown and the Downtown Residents Association's lack of support.
- The quality of the finishes.

Councillor Coleman withdrew from the meeting at 10:21 a.m. and returned at 10:25 a.m.

- The process by which Council will be advised on the Advisory Design Panel's comments.
 - An updated report will be forwarded to Council prior to a decision being made.
- Why the issues identified by staff and the Residents Association have not been addressed.
 - The applicant has made a number of revisions to the original plans. Staff felt that the Advisory Design Panel could provide valuable input to keep the application moving forward.
- The location of the nearest car share and the need to have this type of information included as part of the Transportation Demand Study.
 - A Car share is currently located in the Johnson Street parkade and negotiations are underway to have one located in the Centennial parkade.

Action: It was moved by Councillor Lucas, seconded by Councillor Young, that Committee recommends that Council:

Refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000377 for 613 Herald Street, in accordance with:

1. Plans date stamped June 18, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 6.6.1 – Increase the maximum building height from 15m to 15.86m.
 - b. Section 6.8.3(b) – Reduce the front yard setback above 10m from 1.07m to 1.10m.
 - c. Section 6.8.5 – Reduce the minimum side yard setback from 4.50m to 0m.
 - d. Section 6.8.6(ii) – Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (21 spaces) to 40% (12 spaces).

3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City Staff.
4. Removal of the Section 219 Covenant requirement for a car share vehicle.
5. The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.
6. That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfillment of the agreement in accordance with their standard practice.
7. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
8. Receipt of evidence that the Application is in compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
9. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
10. The Development Permit lapsing two years from the date of this resolution."

Amendment: It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the motion be amended as follows:

That Council refer Development Application No. 000377 for 613 Herald Street **for a complete review** by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.
3. **The ground floor design, the brick lintel, and the issues identified by the Downtown Residents Association.**

Committee discussed the amendment:

- Concern that the Advisory Design Panel will be given clear direction to what areas they are to be reviewing.

CARRIED 15/PLUC179

PLUC meeting
July 23, 2015

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – July 23, 2015

8. Development Permit with Variances Application No. 000377 for 613 Herald Street

It was moved by Councillor Young, seconded by Mayor Helps, that Council:

Refer Development Permit with Variances Application No. 000377 for 613 Herald Street for a complete review by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.
3. The ground floor design, the brick lintel, and the issues identified by the Downtown Residents Association.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000377 for 613 Herald Street, in accordance with:

1. *Plans date stamped June 18, 2015.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - a. *Section 6.6.1 – Increase the maximum building height from 15m to 15.86m.*
 - b. *Section 6.8.3(b) – Reduce the front yard setback above 10m from 1.07m to 0.10m.*
 - c. *Section 6.8.5 – Reduce the minimum side yard setback from 4.50m to 0.*
 - d. *Section 6.8.6(ii) – Reduce the number of vehicle parking spaces from 70% of the number of dwelling units (21 spaces) to 40% (12 spaces).*
3. *The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City Staff.*
4. *Removal of the Section 219 Covenant requirement for a car share vehicle.*
5. *The applicant entering into a car share agreement with MODO to secure car share memberships for each unit.*
6. *That a Car Share Agreement is in place to the satisfaction of MODO that will secure the fulfillment of the agreement in accordance with their standard practice.*
7. *Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.*
8. *Receipt of evidence that the Application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.*
9. *Final plans to be in accordance with the plans identified above to the satisfaction of City staff.*
10. *The Development Permit lapsing two years from the date of this resolution."*

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the referral to Advisory Design Panel part of the motion be amended as follows:

Refer Development Permit with Variances Application No. 000377 for 613 Herald Street for a complete review by the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

1. The exterior finishes of the building as they relate to the Old Town Guidelines.
2. The opportunity to provide a greater articulation of the upper-portion of the building.
3. The ground floor design, **as they relate to the pedestrian experience and the historical Chinatown** the brick lintel, and the issues identified by the Downtown Residents Association.

Carried

For:

**Mayor Helps, Councillors Alto, Coleman, Isitt,
Lucas, Loveday, Thornton-Joe and Young**

Against:

Councillor Madoff



Advisory Design Panel Report

For the Meeting of October 21, 2015

To: Advisory Design Panel **Date:** October 16, 2015

From: Charlotte Wain, Senior Planner – Urban Design

Subject: Development Permit Application No. 000377 for 613 Herald Street

RECOMMENDATION

Recommend to Council that Development Permit No. 000377 for 613 Herald Street be approved with changes recommended by the Advisory Design Panel (ADP).

EXECUTIVE SUMMARY

ADP is requested to review a Development Permit Application for 613 Herald 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 Application for the property located at 613 Herald Street. The proposal is to construct a six-storey, mixed-use building containing 32 residential units and two ground-floor commercial units. Variances associated with the Application are related to parking, height and setbacks.

The following policy documents were considered in assessing this Application:

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

COUNCIL DIRECTION

At the meeting of July 23, 2015, the Planning and Land Use Committee (PLUC) passed a motion to refer Development Permit No. 000377 for 613 Herald Street to the ADP for review. The direction was for the Panel to pay specific attention to the following:

- The exterior finishes of the building and the brick lintel as they relate to the Old Town Guidelines.
- The ground floor design, as it relates to the pedestrian experience and the historical Chinatown.
- The opportunity to provide a greater articulation of the upper-portion of the building.
- Other issues identified by the Downtown Residents Association.

BACKGROUND

Project Details

Applicant:	Peter Hardcastle Hillel Architecture Inc.
Architect:	Karen Hillel Hillel Architecture Inc.
Legal Description:	Lot 617, Victoria City
Development Permit Area:	1, Historic Core
Heritage Status:	N/A

The following data table compares the proposal with existing CA-3 (Central Area General Commercial District) Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CA-3 and CA-4
Site area (m ²) – minimum	669.46	N/A
Total floor area (m ²) – maximum	2005.00	2008.38
Density (Floor Space Ratio) – maximum	2.99:1	3.00:1
Height (m) – maximum	18.54*	15
Site coverage (%) – maximum	79.1	N/A
Storeys – maximum	6	N/A
Setbacks (m) – minimum		
Front – Herald	0.10 below 10.00 m 0.10 above 10.00 m*	nil below 10.00 m 1.07 above 10.00 m
Rear – Fisgard	7.27	Nil
Side – East	Nil*	4.5
Side – West	Nil	Nil
Parking – minimum	9 (0.3 per unit)*	22 (0.7 per unit)
Visitor parking – minimum	1	1 (10%)
Bicycle storage (Class 1) – minimum	48 (46 residential, 2 commercial)	31
Bicycle rack (Class 2) – minimum	8 (1 rack)	7

Relevant History

A previous Development Permit for 28 residential units and ground-floor retail was approved by Council on May 28, 2009. The previously approved Development Permit has lapsed and is unrelated to the current Application before the Panel.

Description of Proposal

The Application is to construct a five-storey, mixed-use building with ground-floor retail fronting Herald Street and residential uses above. The building has a Floor Space Ratio (FSR) of 2.99:1 and a maximum height of 18.54m.

The proposal includes the following components:

- a total of 32 residential units
- private balconies for all units
- a total of 91.55m² for two commercial retail units on the ground floor
- at-grade parking for 10 vehicles at a ratio of 0.31 per unit (which is below the minimum requirements under Schedule C of the *Zoning Regulation Bylaw*), located behind the commercial retail units, accessed via a ramp off Herald Street
- bicycle storage located at the basement level
- publicly accessible bicycle parking is available for eight bicycles, and secure storage for 16 bikes is located off the vehicle access ramp on the ground floor
- exterior light fixtures consistent with the Chinatown context
- streetscape improvements to Herald Street consistent with the Chinatown pattern.

Exterior building materials include:

- mixture of clay fired red and ebony brick
- smooth face cement panels with concealed fastenings and metal reveals along the front and rear elevations (north and south), which extend around a portion of the side elevations (east and west)
- cement based stucco finish, panellized with prefabricated metal reveals in a brick red colour for the remainder of the side elevations (east and west)
- aluminum residential windows and doors
- pre-finished metal post rail system with decorative wrought iron pickets
- clear anodized aluminium storefront windows with semi-translucent window graphics
- laminated glass canopy concealed behind the building cornice.

The proposed variances are related to requests to:

- increase the building height from 15m to 18.54m
- reduce the front yard setback for portions of the building above 10m from 1.07m to 0.10m
- reduce the side yard setback from 4.5m to nil
- reduce the amount of residential parking from 22 spaces to 10.

Design Revisions

Since the PLUC meeting on July 23, 2015, the applicant has been liaising with both the neighbours at 601 Herald Street and the Downtown Residents Association to address concerns regarding the overshadowing of the adjacent communal garden, and the overall finishes and quality of the proposed building. Significant efforts have been made to address these concerns and include the following design revisions:

- removal of two parking stalls and replacing these with 16 secure bicycle storage racks.(2 of which have been relocated from the basement)
- reduction in the vehicle drive aisle from 5.5m width to 3.7m width, resulting in a narrower vehicle entrance and a wider commercial street frontage (by approximately 2m)
- reallocating a portion of the density by removing the two south west corner units from the fourth and fifth floors and adding a sixth storey
- including a landscaped area with pavers and planters on the roof of the third floor - serving fourth floor units. This landscaping is accessible from the internal corridor for landscaping maintenance only.
- provision of a landscaped area on the new sixth floor, set back from the building edge
- revisions to the exterior finishes including:
 - replacing the brick veneer with full 90mm brick veneer
 - replacing finish on the east elevation
 - the exposed concrete block with stucco previously proposed on the side elevations will be replaced will be finished surfaces consisting of smooth stucco panels between metal reveals divided as shown on elevation to approximate prefinished metal panels used on prime building faces of the front and rear facades
 - use of black balcony railings instead of red
 - use of anodized aluminum window products throughout (previously this was only proposed for the commercial units, with residential units being vinyl)
 - introduction of glass balconies on the third floor landscaped area and sixth floor residential balconies
 - provision of a wire trellis on the exposed west elevation for the tenants of 601 Herald Street to plant and maintain within their property.

Sustainability Features

As indicated in the applicant's letter dated July 2, 2015, the proposed sustainability features associated with this Application include a light well to lessen the need for artificial light, motion sensor LED light fixtures in the stairwells and bicycle storage areas in excess of the minimum requirements of Schedule C in the *Zoning Regulation Bylaw*.

Consistency with Design Guidelines

The *Official Community Plan 2012* (OCP) identifies this property in Development Permit Area 1 (HC) Historic Commercial. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area through infill with high-quality architecture, landscape and urban design through sensitive and innovative interventions. Design guidelines that apply to Development Permit Area 1 are the *Downtown Core Area Plan, 2012* (DCAP), *Old Town, Victoria, BC: New Buildings and Additions to Non-Heritage Buildings* (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and the *Guidelines for Fences, Gates and Shutters* (2010).

ISSUES

The issues associated with this project are:

- The exterior finishes of the building and the brick lintel as they relate to the Old Town Guidelines.
- The ground-floor design, as it relates to the pedestrian experience and the historical Chinatown.
- The opportunity to provide a greater articulation of the upper-portion of the building.
- The impact of the additional sixth storey on the context of Old Town.

ANALYSIS

Exterior Finishes

Overall, the Application is considered to be in compliance with the applicable Design Guidelines. However, as the subject site is in a prominent location within a Heritage Conservation Area, special care and attention should be given to the architectural quality and finishes of the building. The applicant has responded to staff, DRA and neighbour concerns and has made significant revisions to the proposed exterior finish, as listed above. ADP is invited to comment on the newly proposed exterior finishes and materials and if they are considered to be of sufficient high-quality architectural material as recommended in the DCAP and Old Town Design Guidelines. The brick lintel feature on the front elevation is now proposed to be full 90mm brick veneer, and ADP is invited to comment on any opportunities for refinement of this architectural feature.

Ground Floor Design

Staff originally raised concerns regarding the ground-level frontage, which was previously proposed as a two-way vehicle access to the parking area located at the rear of the commercial/retail units. The applicant has revised the design by reducing the amount of parking stalls by two (to a total of ten stalls), which allows provision of a single lane access, resulting in a wider commercial street presence. ADP is invited to comment on this design revision and if the result is an improved animation of the street frontage as encouraged by the applicable guidelines for Chinatown.

Articulation of the Upper Floors

Previous design submitted under this Application included a setback at the fifth floor to provide access to two penthouse roof top patios. Staff supported this element of the building design, although the applicant has revised the plans to include four units facing Herald Street at the fifth floor. This has resulted in four storeys of residential use that are repetitive in nature. The latest design revision includes for a sixth storey, which is setback from the building edge. The Brick lintel does provide some degree of termination of the building at the roof, and the recent addition of landscaping along the sixth storey does help provide more visual interest from the street. ADP is invited to comment on this element of the building design.

Sixth Storey

The response to neighbour concerns regarding massing of the building has resulted in a response that includes for an additional sixth storey and an overall height increase from 15.86m

to 18.54m, increasing the magnitude of the height variance. The Old Town Guidelines identifies the characteristics of buildings ranging from three to five storeys. Although the current proposal is not consistent with the five storey context, the applicant has included a section detailing sightlines of the sixth storey, demonstrating that it will have minimal impact when viewed from the street. It is recognised that the sixth storey will be visible from Fisgard Street to the south, since this lot is currently occupied by a surface parking lot. However, this lot may be redeveloped in the future and at this time, would obscure any view of the proposed sixth storey. ADP are invited to provide commentary on the proposed sixth storey.

OPTIONS

1. Recommend to Council that Development Permit Application No. 000377 for 613 Herald Street be approved as presented.
2. Recommend to Council that Development Permit Application No. 000377 for 613 Herald Street be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit Application No. 000377 for 613 Herald Street does not sufficiently meet the applicable design guidelines and policies and should be declined.

CONCLUSION

This Application is generally consistent with the applicable design guidelines prescribed within Development Permit Area 1. The Application can benefit from a review by ADP to provide comment on the recent design revisions and any opportunity areas for further design refinement.

ATTACHMENTS

- Zoning map
- Aerial photo
- Letter from Hillel Architecture Inc., dated July 2, 2015
- Letter from Downtown Residents Association, dated July 8, 2015
- Letter from Downtown Residents Association, dated September 29, 2015
- Email from residents at 601 Herald Street, dated September 8, 2015
- Plans for Development Permit Application No. 000377, dated October 15, 2015.

cc: Applicant

CW:af

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**MINUTES OF THE
ADVISORY DESIGN PANEL SPECIAL MEETING
HELD WEDNESDAY, OCTOBER 21, 2015, 12 P.M.**

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

Panel Members Present: Christopher Rowe (Chair); Barry Cosgrave; Brad Forth;
Cynthia Hildebrand; Ann Katherine Murphy; Mike Miller

Absent: Rod Windjack; Gerald Gongos; Mickey Lam

Staff Present: Charlotte Wain – Senior Planner-Urban Design
Quinn Anglin - Secretary

Observers: Councillor Pam Madoff

2. MINUTES

2.1 Minutes from the Meeting held September 23, 2015

Action:

MOVED / SECONDED

It was moved by Barry Cosgrave, seconded by Cynthia Hildebrand that the Minutes of the Advisory Design Panel held September 23, 2015 be approved.

CARRIED UNANIMOUSLY

3. APPLICATIONS

3.1 Development Permit No. 000377 for 613 Herald Street

The proposal is to construct a new six-storey, multiple dwelling building comprised of 32 dwelling units and two commercial units on the ground floor.

Applicant Meeting attendees: Mr. Peter Hardcastle, Hillel Architecture Inc.
Ms. Karen Hiller, Hillel Architecture
Conrad Nyren, Owner/Developer

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 exterior finishes of the building and the brick lintel as they relate to the Old Town Guidelines.
- The ground floor design as it relates to the pedestrian experience and the historical Chinatown.
- The opportunity to provide a greater articulation of the upper portion of the building.
- The impact of the additional sixth storey on the context of Old Town.

Mr. Peter Hardcastle then provided the Panel with a brief presentation on the site and context of the proposal.

Panel Members discussed:

- Security of building in relation to parking
 - Internally near the back of the tower there is a permanent vertically travelling gate, and at opening at city sidewalk there is a secondary night gate that comes down, for residents and guests to come and go
- Do the two parking lots at rear connect?
 - No, they do not and there is a security enclosure
- The widths of entries and importance of making the throat as narrow as possible for making the street front as pedestrian friendly and shopping friendly as possible
- Turning glazing panels in so they are generously lit and able to see into neighbouring businesses
- Is there a landscape architect?
 - Yes, a landscape architect has been retained
- Are the planter containers fastened to building?
 - Yes and maintenance staff would have access to planters from interior of building to maintain these which is a mandatory part of the design.
- Is there a common amenity space for the building?
 - No, each one of the residences have their own private balcony so there is no public balcony or space
- The choice of ebony brick and how it relates to Chinatown
- Corner balconies, openness of them and concern of owners looking back to face of building with units close in proximity that don't have outdoor space
- All units look at each other, and this is an opportunity for natural surveillance
- Exterior finishing muted to pick up essences from both buildings on either side
- Street trees and lack thereof due to space constraints and shallow sidewalk
- Clear anodized aluminum storefronts in relation to Chinatown storefronts, works well in upper levels but concerns in lower levels, could some wood be considered
- Balconies and access doors from common corridors used for maintenance of landscaping and foliage to ensure that nothing falls to disrepair
- Color of dark brick on bottom is appropriate and lends itself to performing a backdrop function for this location
- Darker color of lintel may provide building face to have more prominence
- Fresh blend of contemporary and Chinese influence
- Proportions of pickets in balcony railings is important
- Applique of brick portal being too thin and weak
- Canopy treatment for walkway and bylaws or encroachment agreements that would apply if the canopy was part of the building structure
- This is a tight infill sight and its success will come down to how it is executed
- Dissatisfied per the applique of the brick facade piece
- Whether the applique should be there or not, its scale, depth and proportions
- Opportunities to enhance the use of red brick on the exposed side elevation

Action:

MOVED / SECONDED

It was moved by Brad Forth, seconded by Mike Miller, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000377 for 613 Herald Street be approved with consideration of the following:

- The applicant further consider the lintel and ways of integrating it to the building, and to explore alternatives for the color and finishing of the storefront framing system.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

The Advisory Design Panel special meeting of October 21, 2015 adjourned at 1:08 p.m.

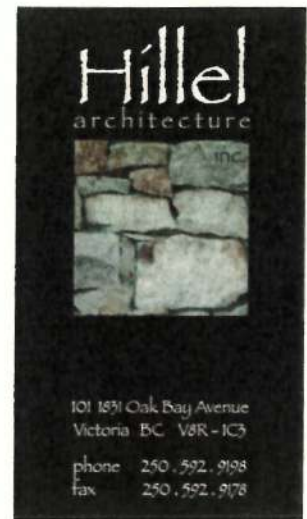
Christopher Rowe, Chair

DRAFT

18 November 2015

The Kunju Residences

Submitted on behalf of Conrad Nyren
Kunju Residences Ltd
Suite 160 – 4396 West Saanich Road
Victoria BC



RE: 613 Herald Street Redevelopment
Victoria BC
Development Permit With Variances

000377

For the attention of Mayor and Council,
c/o Charlotte Wain, Area Planner, City of Victoria

Please find enclosed an updated drawing set for 613 Herald Street. These drawings have been revised following consulting with and presentation to DRA, and the owners of 601 Herald Street. In addition, the enclosed drawing set was adjusted after presentation to, and hearing comments from, the Advisory Design Panel October 21st, 2015.

Summary of Design Revision Process

July 23rd, 2015 members of Planning and Land Use Committee identified items of concern which included but are not limited to; the quality of exterior materials and their relationship with Old Town, their relationship with historical Chinatown, the articulation of the upper most storey, and most importantly, attention to concerns of the direct neighbours at 601 Herald Street, shared by the downtown residents association .

Hillel Architecture met with DRA, & residents of 601 Herald Street to identify concerns. Neighbouring residents outlined their own issue of their roof top planted common space, used by all residents, but specifically for residents which do not have their own private outdoor spaces such as a balcony. This roof top common space therefore played a critical role for those residents.

Existing buildings on the opposing side of 601 Herald Street provide significant shade and enclosure by their location and their being of equivalent height to their own building (diagram on following page). The construction of *any* building at 613 Herald Street would "enclose" this rear façade and shade this important outdoor common space. Although the design by Hillel Architecture had increased rear yard setbacks, and provided higher quality wall finishes and appropriate colours than those previously proposed by others, the resultant "enclosure" was improved in only the most minor of ways compared to the need at hand.

The 601 Herald Street owners required dramatic design changes to protect their quality of life. There was no intent to delay construction, nor to oppose a building design as prepared, however it required a dramatic gesture of change if it was to successfully protect their lifestyle, quality of life, garden access to sun, an equally, the residents sightlines looking outward; their access to sky.

In a shared discussion several realizations pointed to one solution which contained the necessary dramatic gesture required. The removal of two units from this shared property line – one from the 4th floor, and one from the 5th floor – and placing those two units on a new penthouse floor level. The proposal originated from the Downtown Residents Association members and was endorsed by residents of 601 Herald Street.



conceptual sketch of intended solution

In a subsequent meeting HA outlined a building design scheme in plan that did not trigger a rezoning. Careful reduction of unit areas and common corridors on all existing floors permitted the new common spaces of a penthouse floor. This permitted conceptually the removal of two units from lower floors and their placement on a new floor above providing these units were the same in area. These units would be held back from the building street faces to aid in concealing this penthouse level, and to honour their strict areas requirements. In addition, these new units were setback from 601 Herald Street sideyard on the rear façade, and on the opposing side at the Chung Mah building.

It is on the Herald Street front façade, on the opposing side, where the Chung Mah building had been designed well back of the street edge.



conceptual sketch of intended side elevation

A subsequent meeting outlined a full set of elevations. Both parties; the DRA and the residents at 601 Herald Street, endorsed the submission being advanced sufficient for presentation at ADP and eventually to the City. The elevation now facing residents of 601 Herald (above) shows a more social side, of occupied homes, windows, deck plants and furnishings, where previously only a blank face was possible. Below this new roof deck a single storey of adjacent wall remains, finished in quality materials, and provides hardware and wires at the owners expense, for residents of 601 Herald Street to use for a climbing wall for plants of their choice. It is understood that these plants are provided by those residents next door, that they will maintain those plants, which they are happy to do. Owners of this development at 613 Herald will grant permission on title to permit this on going maintenance / plant replacement over time.

The Advisory Design Panel held October 21, 2015 reviewed the designwork related to addressing neighbours concerns by relocating building density to a new floor. Only complimentary comments were received. ADP reviewed the design work prepared at the pedestrian level regarding the new reduced parking entry, and street front glazing as requested. ADP recommended design refinements to primary façade facing Herald Street to ensure the masonry frame received the visual weight it required to communicate the essence of masonry ($\pm 300\text{mm}$ proud of the building). That with this frame being increased in depth, that it was visually bearing on a similarly deep ebony brick masonry plinth of the main floor. This has been incorporated in to drawings submitted into this package.

ADP reviewed the meaning and value of the red brick frame and appreciated that it remain. ADP also reviewed the intent and meaning of the ebony brick components of the ground floor pedestrian level and understood its colour reference and cultural context. It was agreed that should a business infuse the ground floor with the culture of Chinatown that the building formed an appropriate backdrop to that expression. Similarly, should the streetscape evolve with contemporary new buildings over time, that this building as designed is equally suitable to play that role as well.

This submission package Dated November 16th, 2015 incorporates all design changes advocated by ADP, and is submitted with letters of support from 601 Herald Street residences, and from the Downtown Residents Association.

It is important to the DRA that it be understood that this penthouse floor has been added in response to a specific need, and is not indicative of their support of 6 stories elsewhere. That here, the developers and owners of 613 Herald are proposing a 6th floor in response to a request. That the proposal was generated in shared discussions with DRA, neighbours and owners, and this new floor level conceptually was proposed by the DRA. Multiple owners of 601 Herald are prepared to attend the Public Hearing in support of the enclosed design solution.

Summary of Design Revisions

- Removal of one unit from 4th floor, adjacent to 601 Herald street and creation of private roof top deck with planters
- Removal of one unit from 5th floor, adjacent to 601 Herald street.
- Addition of a Penthouse floor of two units deeply recessed to reduce its perception from two property boundaries.
- Creation of private roof top decks with planters to that penthouse floor, similar to the 4th floor below.

Exterior finishes:

- 4" fired clay brick work to front and rear elevations to locations shown in both red and ebony colour. As requested by ADP, these masonry contributions will now read visually with the weight of masonry, through to the ground floor pedestrian level.
- Exterior finishes to prime facades revised to aluminum wall panels, aluminum trim & closure panels to building edges and balcony facings consistent with quality building material needs of Old Town.
- Window system modified to suit new finishes of exterior wall panels / aluminum.
- Ground floor window colour modified as requested by ADP to a "black" finish.
- Exterior brick frame and ground floor plinth modified as requested by ADP to an exposed depth of $\pm 300\text{mm}$

Parking:

- 10 stall parking facility provided as requested for consideration by Council, & supported by Planning and Engineering.
- Reduction of vehicle entry width provided, and compliant with 10 stall parking facility.
- Provision of increase in width of two neighbouring commercial spaces in response to narrowed entry.
- Provision of ground floor accessible bike storage room for cycling commuters, additional to bike storage rooms.
- Increased guest parking for residential visitors and commercial tenants patrons

Please note that in the original traffic study that verified actual car ownership statistics, it stated its support for this outcome, and that consideration should be given to a 10 stall parking facility.



Sincerely

Peter Hardcastle

Hillel Architecture Inc.



DRAWING LIST

A0.0	Cover Sheet
A1.0	Project Data & Planning Summary
A1.1	Existing Site Photos
A1.2	Site Plan
A1.3	Design Proposition
A2.1	Lower Floor Plans
A2.2	Upper Floor Plans
A3.0	3D Perspectives
A3.1	Ford & Pines Elevations
A3.2	Side Elevation
A4.1	Building Sections
—	Mural Board

Received
City of Victoria

NOV 19 2015

Planning & Development Department
Development Services Division



Project Name	613 Herald Street	Project No.	2015-001
Client	Hillel	Design No.	2015-001
Address	613 Herald Street	Scale	1:100
City	Victoria	Date	Nov 19, 2015

Hillel



THE RESIDENCES AT
613 HERALD STREET
VICTORIA, BC

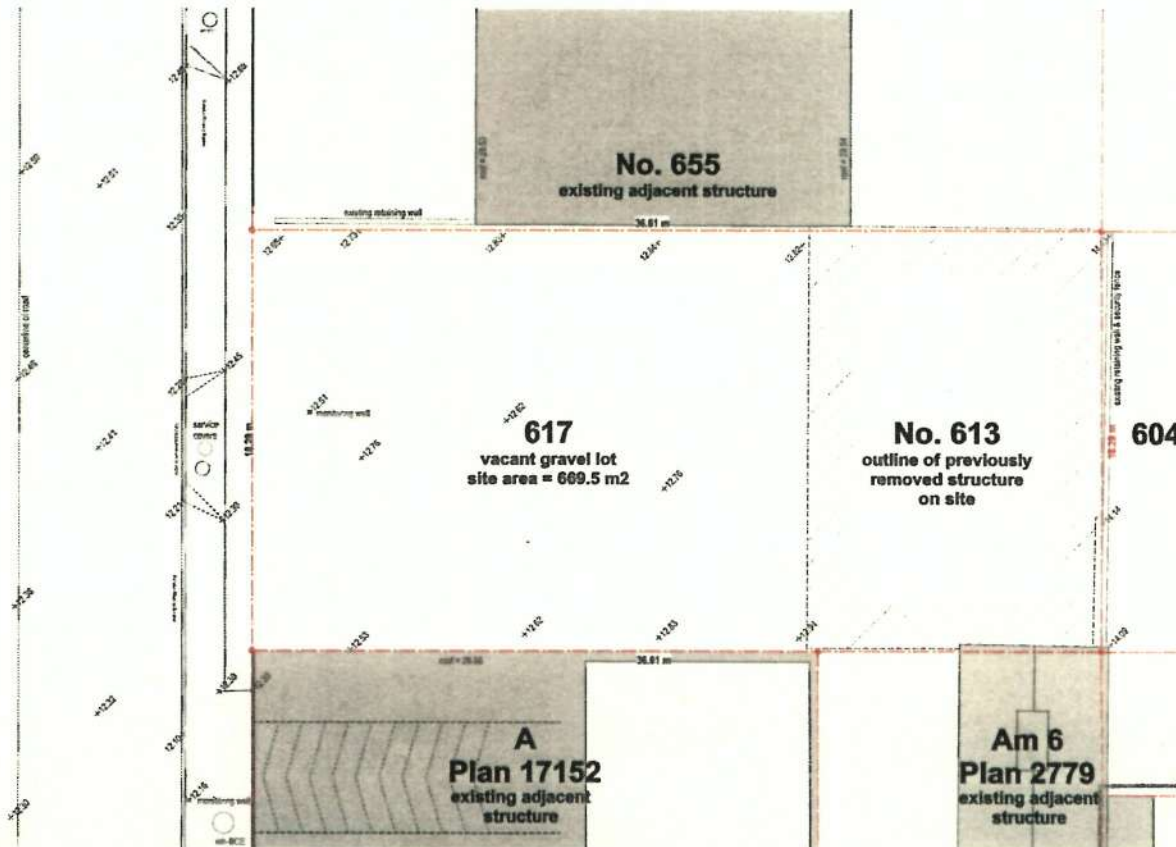
THE
RESIDENCES
AT

613 Herald Street

City of Victoria, BC



2 Context Aerial Plan
A1.0 Not to Scale



1 Existing Survey Plan
A1.0 Scale: 1:100

PROJECT DATA

ZONING REQ.	PROPOSED PROJECT	VARIANCES
ZONING: CA-3	CA-3	
site area (m2)	669.46 m2	669.46 m2
site coverage %	100 %	79.1 % (50.47 m2)
total floor area	2008.4 m2 permitted	2007.42 m2
commercial floor area	-	21.00 m2
floor space ratio (density)	3.03:1	2.99:1
height of building (m)	max. 15 m max. 12 m at street	18.73 m none beyond setback
number of stories	-	6 stories

PARKING			
parking stalls on site (for driveway units)	22.4 spaces for 32 units (number of spaces not less than 75% of the number of dwelling units)	8 spaces for 32 units (number of spaces equal 125% of the number of dwelling units)	14 spaces parking either in driveway or elsewhere
bicycle parking	1 per residential unit + 1 for up to 250 m2 of commercial space + 8 guest bike stalls	40 "bikes" 1" stalls for residential + 2 "bikes" 1" stalls for commercial + 2 "bikes" 2" stalls for commercial guests + 8 "bikes" 2" stalls for residential guests	
visitor car park	10% of parking area dedicated to visitor spaces (1 space reserved)	1 space	
off street loading	n/a	-	
electric vehicle	CA 1000 200 dedicated electric vehicle + parking space + memberships	32 car share Co-Op membership reserved by City	

SETBACKS:			
front (setback)	0.00 m	0.5 m	0.5 m Excess setback: building projects 1.27m front setback above 15m SL.
rear (setback)	0.00 m	7.20 m shown at balcony 8.40 m shown at building face	variance of 1.27m into setback above 15m SL.
side (setback)	0.00 m	0.00 m shown	
side (setback)	4.50 m	6.00 m shown	4.50 m

RESIDENTIAL USE DETAILS:		
1 bed room units	n/a	32
2 bed room units	n/a	-
ground orientated suites	n/a	-
min. unit size (m2)	min. 33.0 m2	min. 44.56 m2

FLOOR AREAS:		
gross (1st) floor commercial floor area		91.55 m2
gross (1st) floor area remainder		94.44 m2
gross (1st) floor total		175.99 m2
typical lower residential floor (2nd & 3rd floor)		428.59 m2 +7
typical upper residential floor (4th & 5th floor)		309.87 m2 +2
penthouse residential floor		102.72 m2
attic floor		103.42 m2
total floor area (of ground floor & 5 residential floors above)		2007.42 m2 (2008.4 m2 permitted)

LEGAL DATA

BUILDING OWNER
Karyn Residences Ltd.
c/o Homewood Construction Ltd.
100 - 4300 West Saanich Road
V8Z 3C8

CITY ADDRESS
613 Herald Street, Victoria BC

LEGAL ADDRESS
Lot 617, "City of Victoria"
Parcel (to order: 009-077-604)

SURVEY REFERENCE
based on legal survey by Project 17. Annotations
2012 Survey "A" 2012 19 219 616 m2

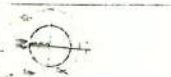
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Planning & Development Department
Development Services Division



Project Number: 17.001	Project Name: 613 Herald Street
Project Address: 613 Herald Street, Victoria BC	Project Date: 2015-11-19
Project Status: Approved	Project Type: Residential
Project Owner: Karyn Residences Ltd.	Project Manager: [Name]



613 Herald Street

Project Data, Existing Site Plan

Project Number: 17.001

Project Address: 613 Herald Street, Victoria BC

Project Status: Approved

Project Type: Residential

Project Owner: Karyn Residences Ltd.

Project Manager: [Name]



Existing North Property Line - Herald Street



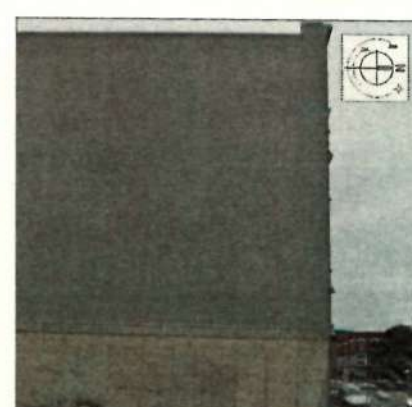
Existing South Property Line



Existing Neighbouring Chung Wah Building at East Property Line



Existing Neighbouring 601 Herald Building at West Property Line



Existing Streetscape of Neighbouring Buildings Further up and Across Herald Street



Existing Streetscape of Neighbouring Buildings

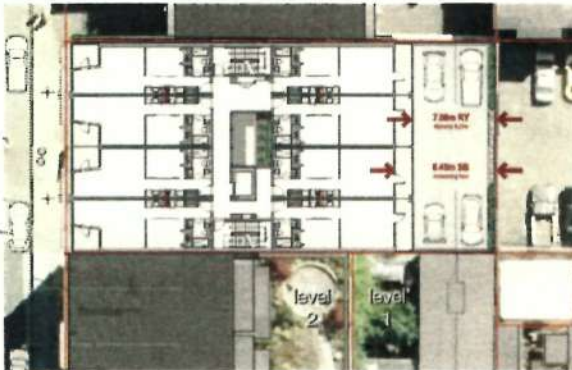
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City of Victoria

NOV 19 2015

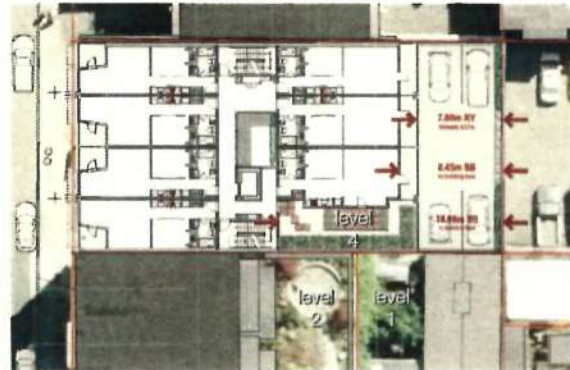
Planning & Development Department
Development Services Division



Project No.	613 Herald Street
Client	City of Victoria
Project Name	613 Herald Street
Project Address	613 Herald Street
Project Description	Existing Site Photos
Project Status	A12



1 2nd Floor Plan
A1.3 Scale: 1:200



2 4th Floor Plan
A1.3 Scale: 1:200



3 Penthouse Floor Plan
A1.3 Scale: 1:200

Summary of Design Revisions

Provision of a density relocation to suit neighbouring concerns, proposed by DRA, supported by residents of 601 Herald Street and Developer.
Removal of one unit from 4th floor, adjacent to 601 Herald street and creation of private roof top deck with planters.
Removal of one unit from 5th floor, adjacent to 601 Herald street.
Creation of new penthouse floor, with two units, each recessed from building faces, and recessed from alternate side yards.
Penthouse floor recessed from public view, to lessen perception of upper most floor level. Creation of private roof top deck with planters

Exterior finishes:

4" fired clay brick work to front and rear elevations to locations shown in both red and ebony colour.
Exterior finishes to prime facades revised to aluminum wall panels, aluminum trim & closure panels to building edges and balcony facings.
Window system modified to suit new finishes of exterior wall panels / aluminum
Exterior brick frame and ground floor plinth modified as requested by ADP to an exposed depth of 1300mm

Parking:

10 stall parking solution demonstrated as requested for consideration by Council, supported by Planning and Engineering.
Reduction of vehicle entry width compliant with 10 stall parking facility. Corresponding increase in width of two neighbouring commercial spaces.
Provision of ground floor accessible bike storage room for regular commuters, in addition to internal bike storage rooms required by bylaw.
Increased guest parking for residential visitors and commercial tenants patrons

Summary of Design Revision Process

July 23rd, 2015 PLUC / identification of concerns

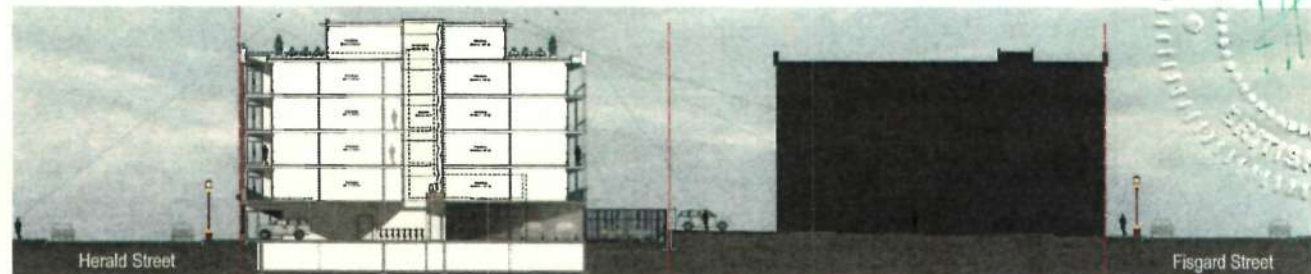
Mtg with DRA, & residents of 601 Herald Street / identifying concerns
Mtg with DRA, & residents of 601 Herald Street / plan resolution, permission to proceed
Mtg with DRA, & residents of 601 Herald Street / elevation resolution permission to submit

Presentation of solution to Planning Department / permission to submit to ADP
Advisory Design Panel October 21, 2015 / recommended design refinements

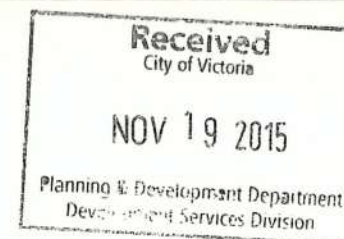
This submission package Dated November 16th, 2015



4 Isometric Diagram Showing Rear Corner Setbacks
A1.3 Not To Scale

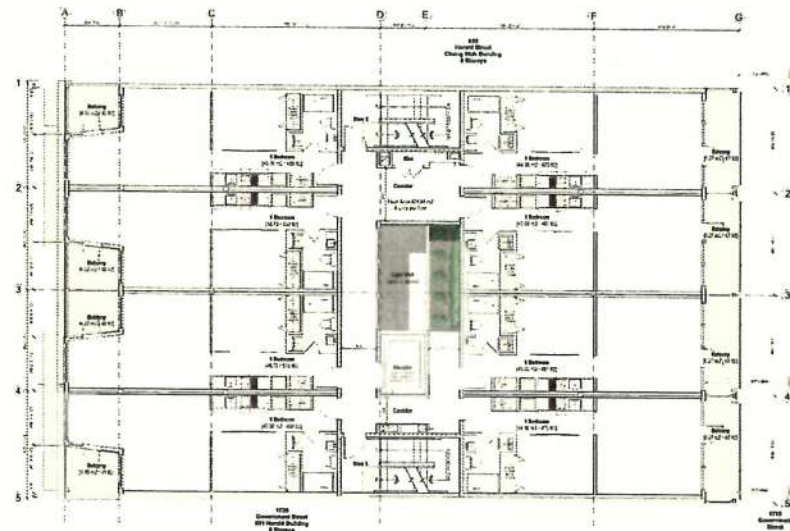


5 Street Sightline Section Showing Fisgard to Herald
A1.3 Scale: 1:200

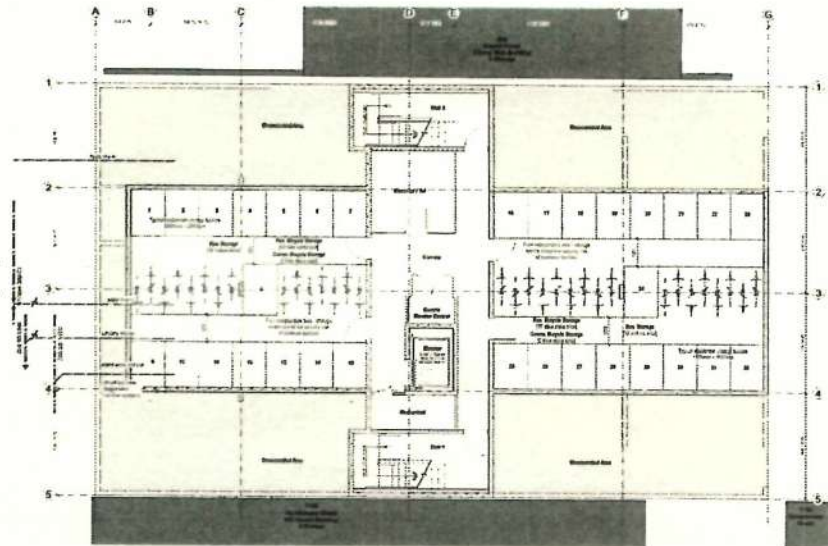


Similar to 2nd Floor Plan - See Drawing 3 / A2.1 This Sheet

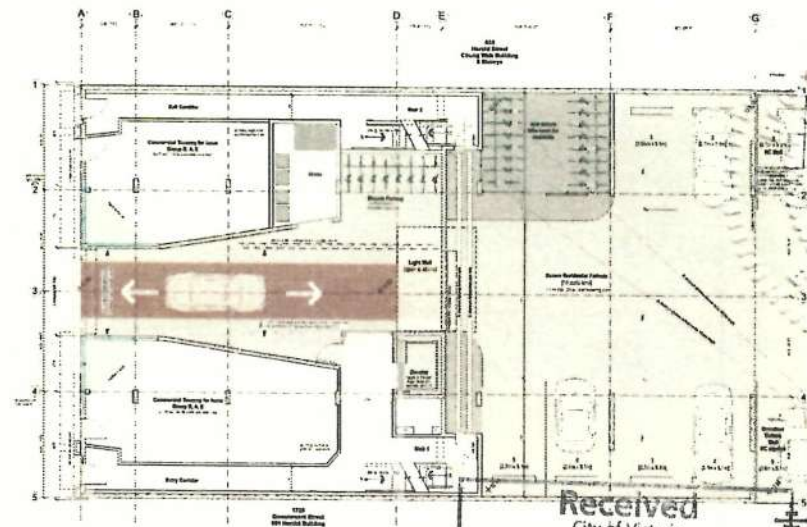
4 3rd Floor Plan
A2.1 Scale: 1:100



3 2nd Floor Plan
A2.1 Scale: 1:100



1 Basement Floor Plan
A2.1 Scale: 1:100



2 Ground Floor Plan
A2.1 Scale: 1:100

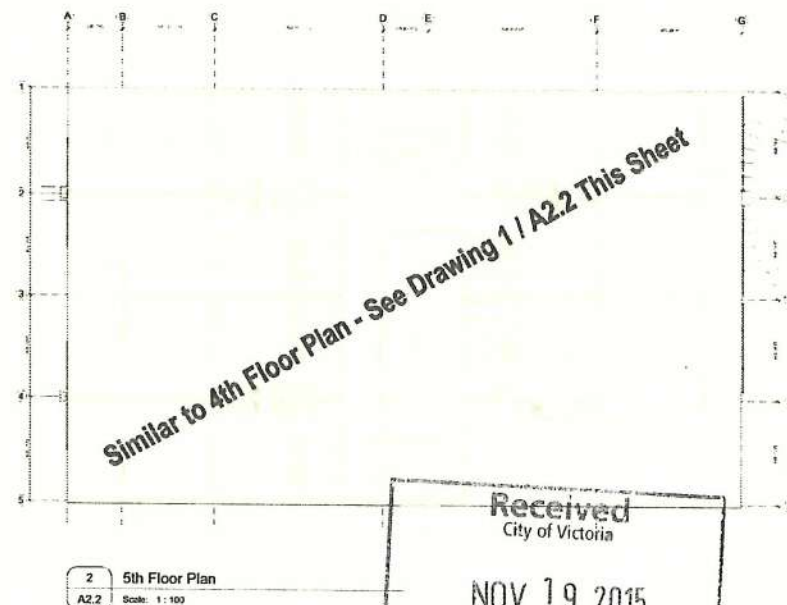
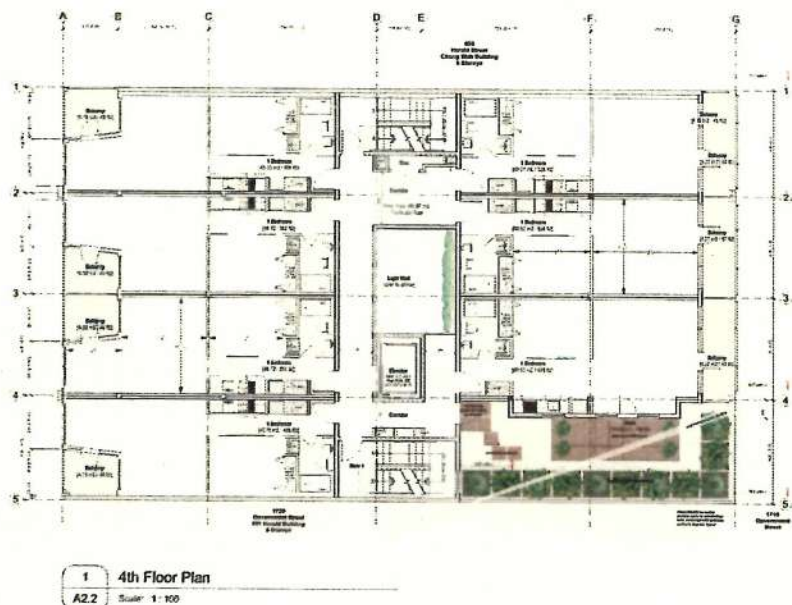
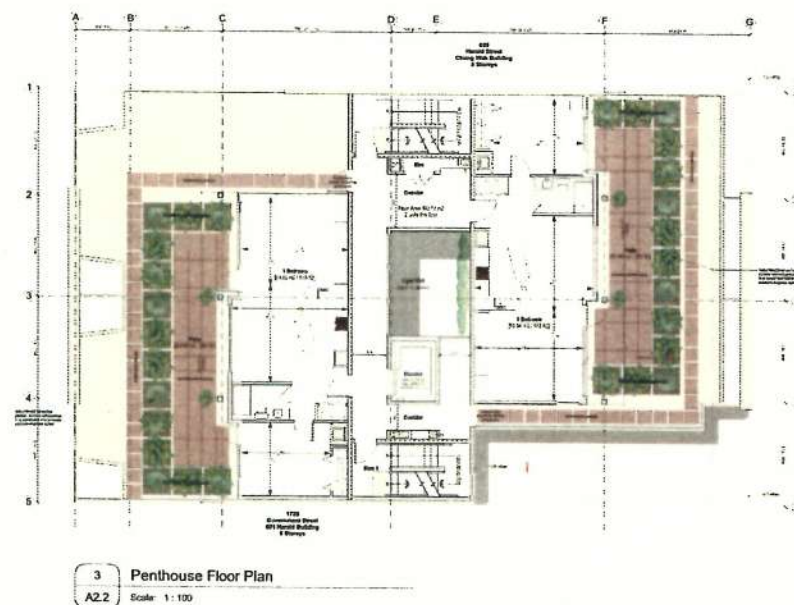
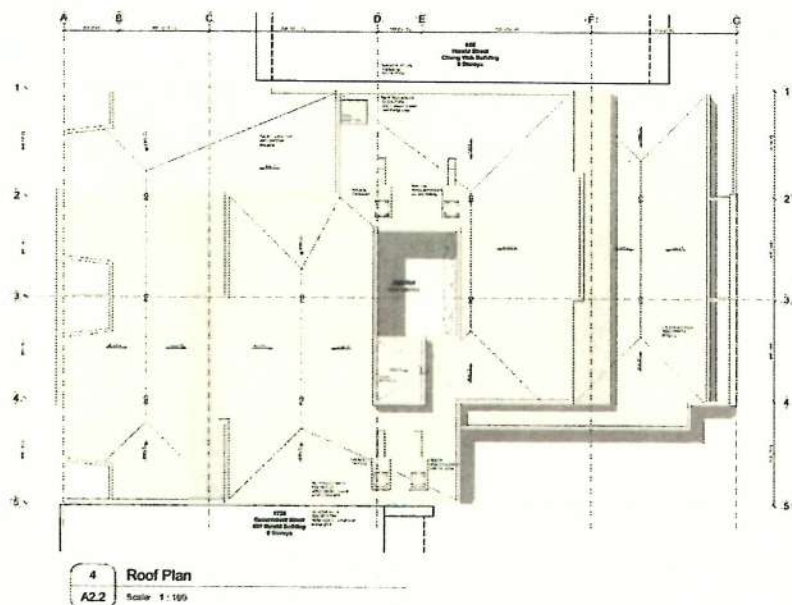
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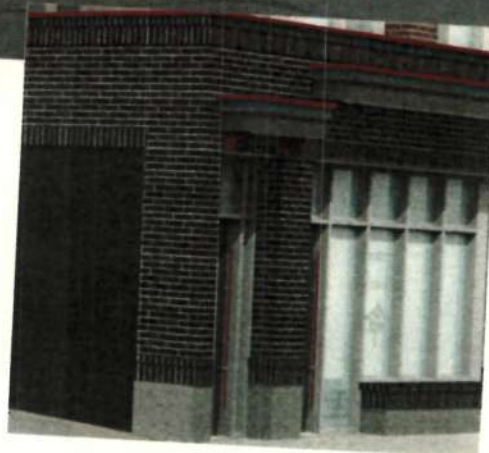
613 Herald Street
City of Victoria, BC

613 Herald Street
Lower Floor Plans
RD A2



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Note: This sheet shows artistic renderings only. For dimensional elevations, and their relationship to neighboring buildings see elevation sheets A3.1 - A3.3



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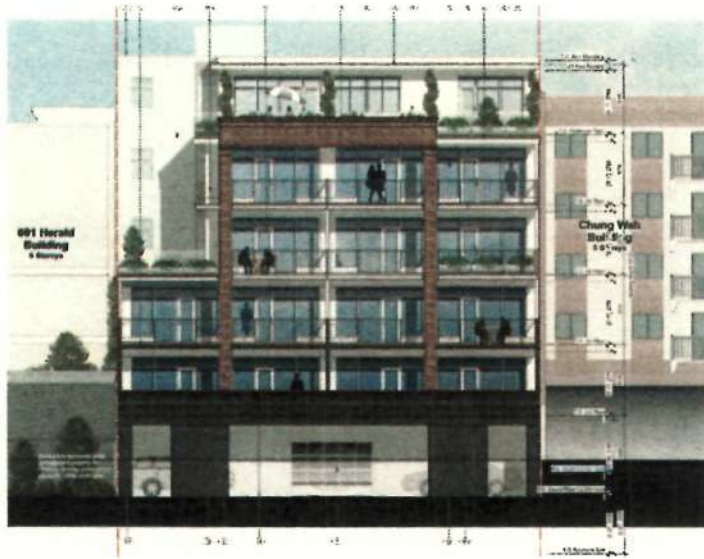
Hillier
Architecture

613 Herald Street
CITY OF VICTORIA, BC

Project: 613 Herald Street
Drawing: 3D Perspectives
Scale: 1/8" = 1'-0"

Author: [Name]
Checked: [Name]
Date: [Date]

3D Perspectives
A3.0



2 Rear Elevation (South)
A3.1 Scale: 1:100

Exterior Finishes Legend

List of finishes typical of all elevations:

- 01 Prefinished metal roof flashing, 75 year vertical form finish - Flat
- 02 Prefinished metal roof flashing, 75 year vertical form finish - Gable
- 03 Brown red brick veneer over concrete
- 04 Brown clay brick veneer over concrete
- 05 Prefinished horizontal wood, concealed below, exterior building panels
 - a. Light white colour
 - b. Red brick colour
- 06 Cement board stone finish, simulated with prefinished metal veneer
 - a. Light white colour
 - b. Red brick colour
 - c. Granite colour
- 07 Prefinished black wood exterior window framing w/ profile, installed flush with exterior wall of residential parking area - prefinished black metal below along property line for new chimney chimneys
- 08 Black anodized aluminum shop front window system to ground floor commercial area
- 09 Black anodized aluminum ground floor door the exterior area for future to ground floor
- 10 Clear anodized aluminum residential window & balcony doors
- 11 Clear anodized aluminum overhead security door for residential units
- 12 Prefinished metal window, and double panels to factory finish and material
- 13 Prefinished metal panel sliding system the decorative wrought iron style pickets
- 14 Prefinished ground floor entry canopy, continuous wood fascia - Granite colour
- 15 Prefinished metal panel sliding system the horizontal glass panels
- 16 Flat aluminum panel building / tenant signage (shown as example graphic only)
- 17 Exterior light fixture



6 4th Floor Rooftop Greenspace
A3.1 Scale: 1:50



1 Front Streetscape Elevation (North)
A3.1 Scale: 1:100



3 Typical Operable Window Package
A3.1 Scale: 1:50

Rolling Facade
The upper floors of the primary facades will respect the greater neighbourhood of "old town". And, respects the colours and materials as supported by community design guidelines.

Prefinished Level Elevations
The lowest floor, in respecting the more immediate neighbourhood context, as requested, and as influenced by the historic context. These materials of this lower floor include stone, stone (brick) brick work, traditional red exterior including exterior building, stone, and recent stone veneers.



5 Streetscape Elevation / Comm. Tenant 1
A3.1 Scale: 1:50



4 Streetscape Elevation / Comm. Tenant 2
A3.1 Scale: 1:50

613 Herald Street
City of Victoria, BC

The Residences

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NOV 19 2015
Planning & Development Department

613 Herald Street
Front & Rear Elevations
A3.1

Exterior Finishes Legend

List of finishes typical of all elevations

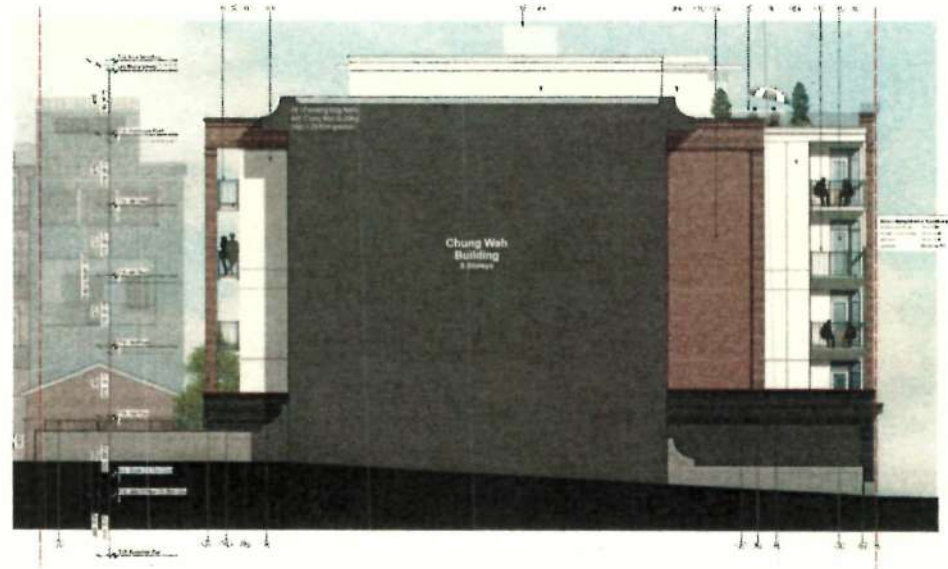
- 01 Prefinished metal roof flashing, 75 mm vertical face typical - Red
- 02 Prefinished metal roof flashing, 75 mm vertical face typical - Gray
- 03 Mirror metal roof water and rainwater
- 04 Silver epoxy brick veneer over insulation
- 05 Prefinished horizontal metal, sunshaded feature - exterior building panels
 - a. Single white colour
 - b. Red brick colour
- 06 Cement based stone finish, simulated with prefinished metal panels
 - a. Bright white colour
 - b. Red brick colour
 - c. Granite colour
- 07 Prefinished black metal security envelope, varying of pattern, installed three sides of building to parking area - prefinished black metal panels along south property line for east elevations
- 08 Black anodized aluminum shop front window system to ground floor commercial units
- 09 Black anodized aluminum glazed entry door the custom door hardware to ground floor
- 10 Clear anodized aluminum residential windows & balcony doors
- 11 Clear anodized aluminum overhead security door for residential units
- 12 Prefinished metal awnings, and stone panels to balcony front and eaves
- 13 Prefinished metal post railing system or decorative wrought iron high panels
- 14 Prefinished ground floor entry canopy - commercial and house - Granite colour
- 15 Prefinished metal post railing system the finished glass panels
- 16 Cut aluminum glass building - house design houses as example system only
- 17 Exterior light fixture



3 4th Floor Rooftop Greenspace
A3.2 Scale: 1:50

As part of this design proposal, the owner of 601 Herald Street will finish the wall surface as stated, and will additionally provide a steel support structure in a manner that permits anchorage of future plants (the wall consists of full walls and rigid members to which plants can be securely tied, or permitted to naturally climb).

A provision will be granted to the residents of 601 Herald Street to plant on their roof top garden, with plants which can climb will be secured to 601 Herald Street. It will be regulated on site that they have permission to do so, to maintain those plants, and to change - replace them over time as maintenance would dictate.



1 Side Elevation (East)
A3.2 Scale: 1:100



2 Side Elevation (West)
A3.2 Scale: 1:100

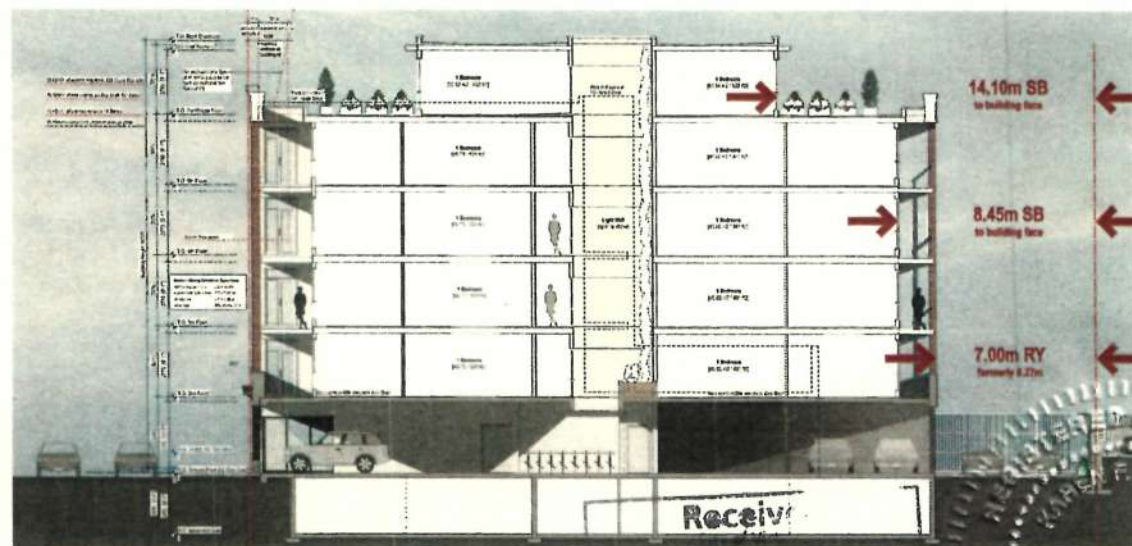
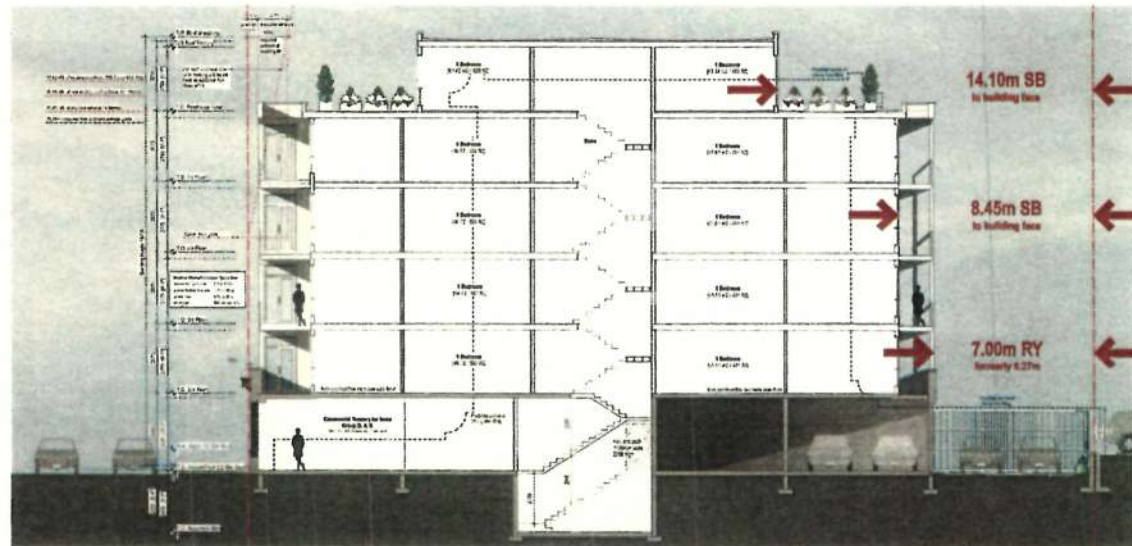
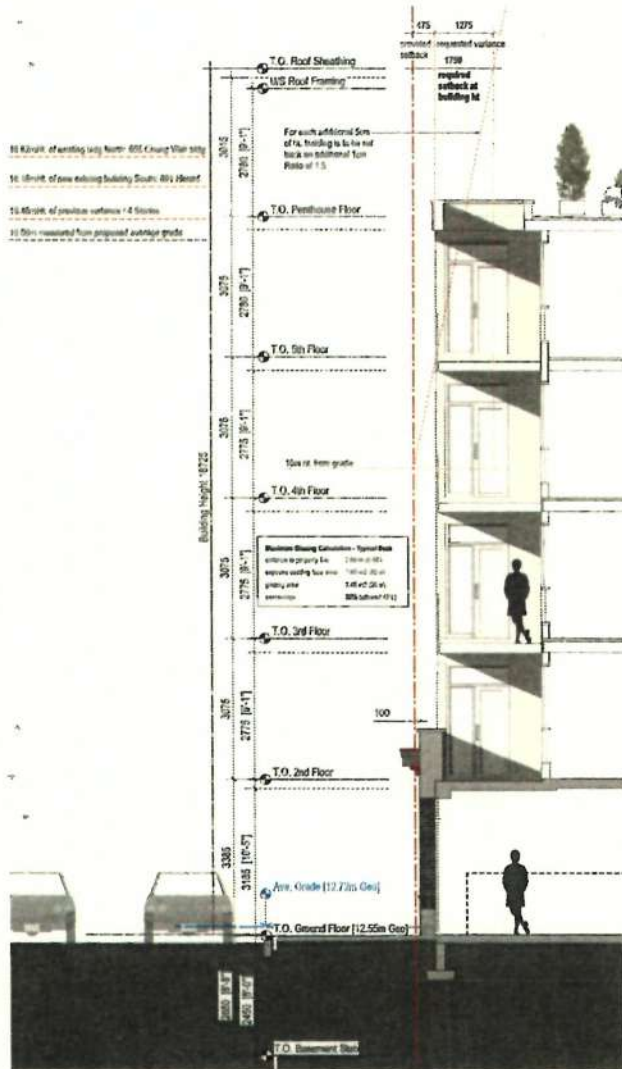
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613 Herald Street
Side Elevations
A3.2



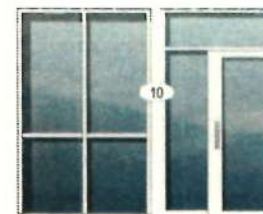
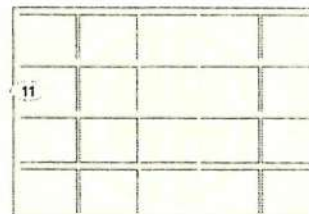
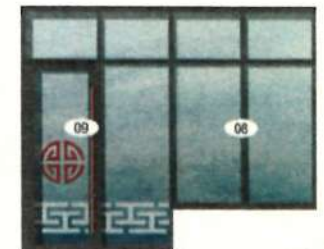
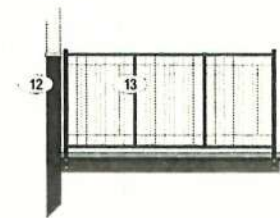
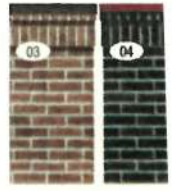
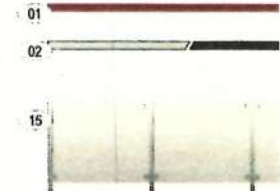
NOV 19
Planning & Development Services
Development Services

Colour And Materials Palette



- 01 Prefinished metal roof flashing, 75 mm vertical face typical - Red
- 02 Prefinished metal roof flashing, 75 mm vertical face typical - Gray (see elev for colour context)
- 03 90mm red brick veneer over rainscreen
- 04 90mm ebony brick veneer over rainscreen
- 05 Prefinished laminated metal, concealed fastener, exterior building panels
 - a. Bright white colour
 - b. Red Brick colour
- 06 Cement based stucco finish, panelized with prefabricated metal reveals
 - a. Bright white colour
 - b. Red Brick colour
 - c. Graphite colour
- 07 Prefinished black metal security enclosure fencing w/ pickets, installed three sides of residential parking area - prefinished black metal trellace along south property line for new climbing plantings
- 08 Black anodized aluminum shop front window system to ground floor commercial units
- 09 Black anodized aluminum glazed entry door c/w custom door hardware to ground floor
- 10 Clear anodized aluminum residential windows & balcony doors
- 11 Clear anodized aluminum overhead security door for residential units

- 12 Prefinished metal enclosure, and closure panels to balcony faces and columns
- 13 Prefinished metal post railing system c/w decorative wrought iron style pickets
- 14 Projecting ground floor entry cornice, cementitious wood fascia - Graphite colour
- 15 Prefinished metal post railing system c/w laminated glass panels
- 16 Cut aluminum plate building / tenant signage (shown as example graphic only)
- 17 Exterior light fixture



Hillel
The Residences at

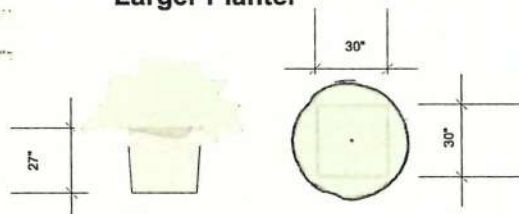
613 Herald Street

613 Herald Street, BC

Revised
May 13 2015

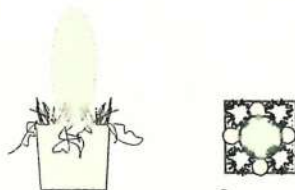
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Larger Planter



Option 1

1 Evergreen Cavatine Pieris; cream flowers in March

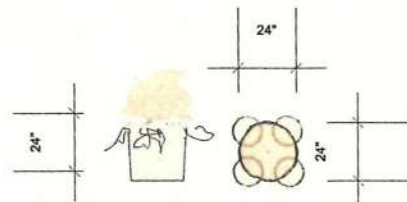


Option 2

1 Evergreen Columnar Holly with 4 Little Bunny Fountain Grass and 4 cascading Margarita Sweet Potato Vine

Note - could substitute holly for evergreen Dwarf Hinoki Cypress (same form; extremely slow growth)

Smaller Planter



1 Deciduous Dwarf Dogwood (red stems) with 4 Golden Creeping Jenny

Note - could substitute Dogwood for evergreen Gulf Stream Heavenly Bamboo (same form; colourful leaves)

OR

Deciduous Spirea 'Little Princess' (pale pink flowers) or Spirea 'Shirobana' (pink & white flowers)

OR

Deciduous or evergreen Azaleas (many selections)

Recommended Nursery Stock

Medium Shrubs

Quantity	Botanical Name	Common Name	Size
1	Ilex crenata 'Sky Pencil'	Sky Pencil Columnar Holly	#5 pot
1	Pieris japonica 'Cavatine'	Cavatine Pieris (evg)	#5 pot

Small Shrubs

Quantity	Botanical Name	Common Name	Size
1	Cornus sericea 'Kelsey'	Kelsey Dogwood (dwarf)	#3 pot

Perennials, Annuals and Ferns

Quantity	Botanical Name	Common Name	Size
4	Ipomea batatas 'Margarita'	Margarita Ipomea	#1 pot
4	Lysimachia nummularia 'Aurea'	Golden Creeping Jenny	#SP3 pot
4	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	#1 pot

Notes:

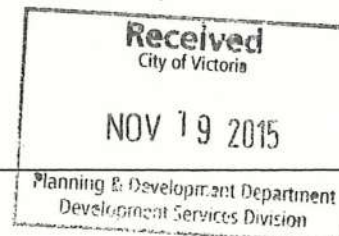
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

PROJECT: 613 Herald Street

DRAWING TITLE: Planters and Plant Selections for the 4th and 6th level Roof Decks

DRAWING #: SKL-01

DATE: Oct 20, 2015



28-496 Doggish Rd. Victoria, B.C. V8Z 1B9
Phone: (250) 588-0100 Fax: (250) 412-0009

Charlotte Wain

From: Heather Parsons <heather.d.parsons@gmail.com>
Sent: Monday, Aug 10, 2015 11:25 AM
To: Charlotte Wain; Brian Sikstrom
Cc: Lloyd Houghton
Subject: Fwd: feedback on Development Permit for 613 Herald Street
Attachments: 2014-09-02 19.46.57.jpg; 2014-09-02 19.46.45.jpg; 2015-08-04 12.07.32.jpg; 2015-08-04 12.06.33.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Charlotte & Brian

Charlotte I was given your name by Ian Sutherland (DRA), as the lead development planner on the 613 Herald project, however the city website lists Brian Sikstrom as the lead for downtown. Since you are away I have included Brian here just in case.

I sent the letter below last week to 2 members of council. It outlines concerns that I, and other residents of 601 Herald, have about the 613 Herald development. Please see below.

Lloyd Houghton (our Strata president) has been trying to reach you both, as he I would like to meet with you either at your office at City Hall or at our homes, about this proposed development -preferably this or next week, while it is still at this early stage.

Thank you for your consideration of these issues
Heather Parsons
#402-601 Herald St Victoria BC V8W1S8
c: 250 532 3976

Hello Counsellors Madoff and Thornton-Joe

I am not sure if you remember me, I met you both at the tanker-traffic public hearing last fall. I was impressed by your dedication to working on behalf of the the public interest, especially for downtown residents and businesses. Pam I also met again at the City of Victoria book prizes (I work in publishing and we have much in common).

My husband and I live in Chinatown at 601 Herald, in the east-end, top-floor unit right next to the proposed development site at 613 Herald. **My balcony literally will butt-up against the new building.** So I am writing because this has a great impact on me and my fellow Strata residents' living arrangements.

Thank you for the work you have already done, including raising concerns about inclusion of the DRA's recommendations. As well, I appreciate your care for the historic significance of the area and street view aesthetics.

In reviewing the recommendations, I found that **there are significant gaps in consideration particularly the impact on the back side** of the building, and resulting issues for residents. Concerns are outlined below.

invite other members of my Strata, including the president of our Strata council as well as board members of the DRA, whom I have cced here, if you prefer

Whether you can come or not, with this email I hope that you will consider these points in your recommendations to the Design Advisory before their meeting August 26.

Best regards
Heather Parsons
#402 -601 Herald St
V8W 1S8
250 381 8122

From: philip@saltspringair.com
Sent: Monday, August 17, 2015 10:02 PM
To: Brian Sikstrom
Subject: Fwd: Herald

17 August, 2015

Dear Sirs

Having reviewed the most recently proposed design for the development of the lot at 613 Herald St. (The "Kunju"), I wish to express my opposition to having this design approved by city council as it is.

My concerns are, in summary:

- A design that complements neither the neighbouring buildings, nor the context of the shared space in the block interior
- No apparent consideration of impact on sunlight and airflow effects on neighbouring 601 Herald St.
- Insufficient flawed proposal for parking

The use of exposed concrete block and fibre cement panels as cladding material for the majority of the visible surface of the building are not appropriate in Old Town.

This design does not meet the Chinatown design guidelines where "New construction will complement flanking buildings having either heritage qualities or special oriental motifs and detail". Nor does it come close to the quality of craftsmanship and longevity of our own building at 601 Herald, lauded for its quality of construction and encouragement of long term residency in the downtown.

Overall, I feel that this design does not meet Old Town Design Guidelines (2006) for "demonstrating a clear understanding of, and a sensitive response to the general and special characteristics of [the] surroundings." We simply cannot endorse this development as currently proposed, and sincerely hope that it will either be withdrawn for further revision, or else rejected by City Council.

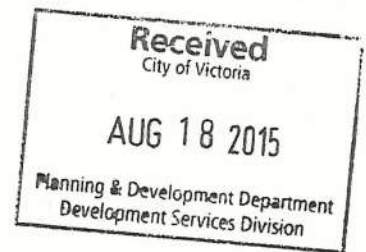
Sincerely,

Philip Reece
601 Herald.

The Residents
601 Herald St,
V8W 1S8

17 August, 2015

Mr Nyren
C/- Hillel Architecture
1831 Oak Bay Ave,
Victoria BC, V8R 1C3



Dear Mr Nyren,

Having reviewed the most recently proposed design for the development of the lot at 613 Herald St. (The "Kunju"), the residents and owners of the adjacent building at 601 Herald St. wish to express that we are strongly opposed to having this design approved by city council as it is. While we fully support development of this lot and would be pleased to welcome new neighbours, we share similar concerns already expressed by the Downtown Residents Association that this design — significantly downgraded from the original proposal — is simply not acceptable for historic Chinatown. We are disappointed that we have not been contacted at any point in the design process to solicit feedback.

Our concerns are, in summary:

- A design that complements neither the neighbouring buildings, nor the context of the shared space in the block interior
- No apparent consideration of impact on sunlight and airflow effects on neighbouring 601 Herald St.
- An overall look of low quality architecture, using low quality materials
- A building not worthy of preservation by future generations
- A flawed proposal for parking

A more detailed description of our concerns follows:

1. Our building features a rear courtyard with a Zen garden that is overlooked by 11 of our units, as well as several neighbouring buildings. Such courtyards are commonly found throughout Chinatown, and are a special characteristic of this neighbourhood. The current design for 613 Herald proposes construction of a 5 story unadorned concrete block wall at no setback from the property line immediately adjacent to this courtyard. We feel that this proposal is architecturally insensitive to the design of this shared space. The Chinatown Guidelines for Buildings states that applications should "incorporate landscape elements that extend and enhance the Chinatown network of walkways and walled courtyards" (emphasis added). The proposed design would accomplish the exact opposite.
2. It appears that this concrete wall will also severely impact the existing access to sunlight and air flow for up to 11 dwelling units, as well as the landscaped courtyard. A shadow study would clearly demonstrate impacts at the appropriate time of day and season. Such a study does not appear to have been conducted for this project.
3. The side-yard variance requested from 4.5 meters to 0 meters (while perhaps justified on the balance of the site) appears to significantly increase the impacts of reduced light and air movement adjacent to the courtyard and dwelling units at 601 Herald. While we are in favour of a 0m side setback at the front the of the building, we would urge you to consider a

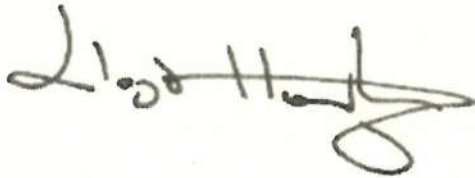
design that opens up the South Western portion of the building, ideally with a landscaped courtyard similar to our own, or by incorporating a terraced design.

4. The objective in Appendix A: Development Permit Areas And Heritage Conservation Areas is "to enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions." While there have been some attempts to use Chinese characters and design motifs, these are essentially superficial when applied to low quality exterior finishes. We do not believe that high quality architecture in the core historic area should be using flush mounted windows, cementitious panels, and stick-on-brick.
5. The use of exposed concrete block and fibre cement panels as cladding material for the majority of the visible surface of the building are not appropriate in Old Town.
6. This design does not meet the Chinatown design guidelines where "New construction will complement flanking buildings having either heritage qualities or special oriental motifs and detail". Nor does it come close to the quality of craftsmanship and longevity of our own building at 601 Herald, lauded for its quality of construction and encouragement of long term residency in the downtown.
7. The "Design Guidelines: Old Town" suggest that designers should "Consider whether your building and landscape might be worthy of preservation by future generations for their positive contribution to the character of Old Town?" If the Chinese characters and design motifs were removed, the proposed design could be anywhere in the city and we find it difficult to believe that future generations would fight to preserve it.
8. The proposed design features a 5.5m parking entryway that we think is unnecessarily wide for such low traffic (proposed 12 parking spaces), and will degrade the pedestrian experience and streetscape. This entryway should be reduced to 3m in width as suggested by the DRA.

Overall, we feel that this design does not meet Old Town Design Guidelines (2006) for "demonstrating a clear understanding of, and a sensitive response to the general and special characteristics of [the] surroundings." We simply cannot endorse this development as currently proposed, and sincerely hope that it will either be withdrawn for further revision, or else rejected by City Council.

Should you be willing to discuss possible solutions to these concerns in person that are amenable to both parties, we would be happy to set up a meeting at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lloyd Houghton', with a stylized flourish at the end.

Lloyd Houghton, on behalf of the residents and owners of 601 Herald St.

President, Strata Council

Brian Sikstrom

From: Brett Hayward <brett.hayward@shaw.ca>
Sent: Thursday, August 20, 2015 3:20 PM
To: Brian Sikstrom
Subject: 613 Herald comments
Attachments: Kunju changes.docx

Hello Mr Sikstrom,

Please find attached a one page letter addressing my concerns of the condo development at 613 Herald Street.
Thank you!

Brett Hayward BSc, DVM

Brett Hayward
1271 Mckenzie Street
Victoria BC V8V 2W6

RE: Kunju Condominium Development at 613 Herald Street

Dear ,

I own a condo unit (#307) at 601 Herald Street, which is right next door to the proposed Kunju condominium development at 613 Herald Street.

I am all for development and applauded the original proposal by architect Franc D'Ambrosio. I grew up in Vancouver and saw the run-down, industrial Yaletown become a designer district, loaded with young families. I noted four years ago when we were buying our condo at 601 Herald that most of the other buyers were also from out of town. This suggested to me that, possibly, the local Victoria people did not see the area as desirable or capable of becoming desirable. Us buyers, on the other hand, saw the area as the leading edge of another Yaletown, an up-and-coming designer district.

The thrust of this letter is to address quality of materials.

From the City of Victoria's Old Town Design Guidelines I read, "All of these approaches are valid as long as their design is skillfully executed.", "...the ability of their physical presence (the buildings) to remind us of their profound cultural importance. New construction has the potential to strengthen, as well as to erode this integrity.", "to understand what we value about this historic place...", "...to **understand what physical things, such as spaces, connections, materials, textures, colour, views and shapes, contribute to the special character there.**", and "**Consider whether your building and landscape might be worthy of preservation by future generations for their positive contribution to the character of Old Town.**" This last sentence is very powerful and reflects intelligent planning that not only preserves the special character of Chinatown but also creates an ongoing history worth maintaining.

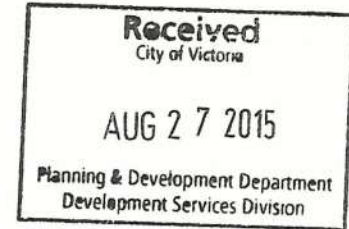
As I understand it when reading over the plans for 613 Herald, the quality of the origin design and materials has been significantly downgraded. This is not in the spirit and design of the existing neighbourhood. For example, instead of load-bearing red brick we see plans to have concrete painted brick red. Our lovely Zen garden (courtyard) is in danger of being walled off. There are few considerations for the street front of the building to contribute to the Chinatown theme in either design or quality, for example, the windows appear to be "nail on" as opposed to structurally built in, as are the windows at 601 Herald. For further concerns of the new proposal, one simply has to look at the original and compare it to the current one.

Thank you for your consideration.

Respectfully yours,

Brett Hayward.

Brett Hayward
1271 Mckenzie Street
Victoria BC V8V 2W6



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Thank you for your consideration.

Respectfully yours,

Brett Hayward.

Charlotte Wain

From: Lloyd Houghton <lloydhoughton54@gmail.com>
Sent: Tuesday, Sep 8, 2015 1:07 PM
To: Charlotte Wain
Cc: Heather Parsons; Charlayne Thornton-Joe (Councillor)
Subject: 613 Herald Street

On behalf of the residents at 601 Herald St. we are writing to show support for the revised proposal from Conrad Nyren for a new development on our neighbouring lot at 613 Herald St.

Several weeks ago we sent a letter to Mr. Nyren copying city staff and council, outlining concerns with the previous design including;

- a poor pedestrian experience, including a very wide driveway entry,
- reduced quality of materials and design inconsistent with Chinatown and Old Town Guidelines,
- the high, featureless rear wall, which would have blocked air and light at our 601 courtyard, resulting in a negative impact for neighbouring residents from all angles.

Since that time we have had several meetings with Mr. Nyren, his architect Peter Hardcastle, the DRA, and received some input from Charlayne Thornton-Joe. Together we have collaborated and co-created an alternative design that addresses all of our concerns and, in some cases, exceeds our expectations. This new design is a vast improvement for both neighbours, pedestrians and all current and future residents at the rear of Herald, Government, and Fisdard Streets.

The materials will be significantly upgraded as per our request, replacing 'stick-on brick' with real 4" brick and cementitious panels with factory coated steel panels. The pedestrian experience has been improved by narrowing the driveway and allowing for larger commercial space at pedestrian level.

As a means to increasing light and air at the back of the block, while maintaining density, we suggested the addition of a partial 6th story in exchange for moving the southwest portion to the top floor. It is our view that this partial extra storey will have negligible negative impact and is a good trade-off for the stepped back benefits of the fourth and fifth floors.

The new design features the removal of two suites from the 4th and 5th floors and inclusion of a 4th floor green space on the southwest corner. This now offers all residents of surrounding properties physical and viewable access to urban courtyard and green-spaces - a feature that enhances the downtown living experience.

The setback of the 6th floor from the Herald Street frontage in this new design does not effect the pedestrian experience any differently than a 5 story building. The street facing is only at the 5 stories, matching surrounding buildings. As well, this upper story would have no negative impact on light or air for any of the surrounding properties, including ours.

Mr Nyren's new design exceeds expectations for livability and pedestrian experience while maintaining the original density. It is a viable and high quality revision that is an outcome of a collaborative process which manages to satisfy diverse requirements.

The Residents
601 Herald St,
V8W 1S8

17 August, 2015

Mr Nyren
C/- Hillel Architecture
1831 Oak Bay Ave,
Victoria BC, V8R 1C3

Dear Mr Nyren,

Having reviewed the most recently proposed design for the development of the lot at 613 Herald St. (The "Kunju"), the residents and owners of the adjacent building at 601 Herald St. wish to express that we are strongly opposed to having this design approved by city council as it is. While we fully support development of this lot and would be pleased to welcome new neighbours, we share similar concerns already expressed by the Downtown Residents Association that this design — significantly downgraded from the original proposal — is simply not acceptable for historic Chinatown. We are disappointed that we have not been contacted at any point in the design process to solicit feedback.

Our concerns are, in summary:

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- A flawed proposal for parking

A more detailed description of our concerns follows:

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design that opens up the South Western portion of the building, ideally with a landscaped courtyard similar to our own, or by incorporating a terraced design.

4. The objective in Appendix A: Development Permit Areas And Heritage Conservation Areas is "to enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions." While there have been some attempts to use Chinese characters and design motifs, these are essentially superficial when applied to low quality exterior finishes. We do not believe that high quality architecture in the core historic area should be using flush mounted windows, cementitious panels, and stick-on-brick.
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Should you be willing to discuss possible solutions to these concerns in person that are amenable to both parties, we would be happy to set up a meeting at your convenience.

Sincerely,

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

Lloyd Houghton, on behalf of the residents and owners of 601 Herald St.

President, Strata Council

Janet Hawkins

From: Lisa Helps (Mayor)
Sent: Monday, Aug 24, 2015 9:52 PM
To: Public Hearings
Subject: Fwd: 613 Herald Development
Attachments: Kunju changes.docx; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Brett Hayward <brett.hayward@shaw.ca>
Date: August 20, 2015 at 3:26:51 PM PDT
To: <mayor@victoria.ca>
Subject: 613 Herald Development

Hello Mayor Helps,

Please find attached a one page letter addressing some of my concerns for the proposed development at 613 Herald Street (Kunju).
I love Chinatown!

Kind regards,

Brett Hayward

Janet Hawkins

From: Charlotte Wain
Sent: Tuesday, Sep 8, 2015 1:22 PM
To: 'Lloyd Houghton'
Cc: Council Secretary
Subject: RE: 613 Herald Street

Thank you for your comments Mr. Houghton.

I have copied the Council Secretary in so that this may be kept on file.

Kind regards,
Charlotte

From: Lloyd Houghton [mailto:lloydhoughton54@gmail.com]
Sent: Tuesday, Sep 8, 2015 1:07 PM
To: Charlotte Wain
Cc: Heather Parsons; Charlayne Thornton-Joe (Councillor)
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Mr Nyren's new design exceeds expectations for livability and pedestrian experience while maintaining the original density. It is a viable and high quality revision that is an outcome of a collaborative process which manages to satisfy diverse requirements.

We do hope that you will favourably consider this new and much-improved design.

Lloyd Houghton and Heather Parsons

On behalf of 601 Owners.

Brett Hayward
1271 Mckenzie Street
Victoria BC V8V 2W6

RE: Kunju Condominium Development at 613 Herald Street

Dear ,

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Thank you for your consideration.

Respectfully yours,

Brett Hayward.