

March 9, 2021

Charlotte Wain  
Senior Planner  
1 Centennial Square  
Victoria, BC, V8W 1P6

**Re: Revised Rezoning Booklet, Urban Design Guidelines, and  
Development Permit Application for 903, 911 & 1045 Yates Street,  
910 View Street, & 1205 and 1209 Quadra Street**

Dear Charlotte:

We are pleased to submit this letter and attached materials as an update to our previous submission (November 19, 2020). The revised materials incorporate City Staff's comments from the Application Review Summary report, received on January 25, 2021. The Revised application submission includes the Rezoning Booklet, Urban Design Manual and Development Permit Application.

In addition to this cover letter, we have drafted a supplementary "Application Review Summary Response Matrix," which itemizes each comment from the Application Review Summary report. The Response Matrix includes a page/sheet reference number for most items and additional supplementary comments where necessary. Furthermore, two additional items have been included in this resubmission package, including the Transportation Demand Management letter of explanation and the WB-17 movements conceptual design for the View Street/Quadra Street intersection.

The design team has been very deliberate and careful in making changes while being mindful of the thoughtful input provided by staff and comments raised by the Design Panel. We are particularly enthused with the changes made to the Development Permit plans, including improvements to public realm spaces, the materials used, articulation of podium frontages, adaptation of massing, and landscape treatments. We feel the proposal's amended design is of the highest standard and is worthy of being received favourably.

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## BACKGROUND

The application proposes rezoning one and a half city blocks in the Harris Green neighbourhood from commercial and mixed-use zones to a new site-specific zone. Given the sites' combined size, this application presents a unique opportunity to achieve positive and transformative change within Victoria.

A Development Permit Application is associated with the Rezoning Application. The Development Permit is for the first phase of development comprising the eastern half of the 1000 Block Yates St, located at 1045 Yates Street. The Development Permit application includes a requested variance for the Schedule C parking standards, and a separate letter of explanation is attached to this submission (see "1045 Yates Street, Development Permit Application - Transportation Demand Management"). A requested land-lift analysis has been submitted previously and reviewed by staff.

## SUMMARY OF REVISIONS

The following comments summarize the core revisions that have been made to the submission.

### A. Rezoning Booklet

- **Building setbacks:** An additional 0.5m setback has been applied to the upper podium levels on Yates and Vancouver Streets, ensuring 2.0m setback on upper podium levels for all streets.
- **Top level step-backs:** An additional 0.1m step-back has been applied to the top podium levels to ensure all step backs are a minimum of 2.5m.
- **Podium heights on View Street:** The podium has been reduced by one level for all buildings on View Street.
- **Tower heights:** Displaced floor area has been allocated to tower heights. On 900-block Yates, the two towers on the corner of Yates/Quadra and View/Vancouver have been increased in height by one level. On 1045 Yates, the tower on the corner of Cook/View has been increased in height by one level.
- **Incremental impact study:** A comparative study between DCAP 5.5 FAR, DCAP 6.0 FAR and the proposed concept has been provided as



an appendix to the rezoning booklet. This study compares the overall massing of these concepts and provides street views and shadow comparisons.

- **Public plaza measurement:** An enlarged plan showing public plaza measurements has been provided as an appendix to the rezoning booklet.

### B. Urban Design Manual

- **Street wall height ratios:** Incorporation of street width to street wall height ratios and a corresponding reduction in height of the street wall along View.
- **Shadowing:** Refinement of the shadowing guidelines has been incorporated.
- **Street wall definition:** Revision of the street wall definition to exclude portions of the building that are setback 2.5m or more from the podium.
- **New guideline:** New guideline to include a 4m sidewalk clearance zone along Yates, Quadra and Cook streets.

### C. Development Permit Application

- **Podium heights and setbacks:** Podium heights have been altered to reflect DCAP guidelines with a five-storey podium on Yates Street and Cook Street and a four-storey podium along View Street. The Setbacks on the floors mentioned above have been enhanced.
- **Podium massing:** A more significant Yates Street mid-block cut in the podium massing has been designed to create an appearance of a two-building podium presence. The feeling of a two-building massing is further enhanced with the variation of brick colours.
- **Yates and View plaza:** An enhanced public realm plaza space at the corner of Yates and View Street has been created by pulling the building back from the property providing opportunity for seating for adjacent retail use. Enhanced landscaped features and public seating areas will mirror the plaza space planned across the street on the "Mazda" site.

- **Corner of Cook and View:** An enlarged space at the corner of Cook and View Street creates a more inviting hub and provides space for repose with the introduction of street furniture and special paving.
- **Cook Street facade:** The street facade along Cook street has been changed to ensure compatibility with the boulevard trees, incorporating a pattern of Juliet balconies and regular balconies to create a pleasing external appearance while mitigating any balcony interference with the boulevard trees.
- **Tower materials and design details:** The spandrel glass has been enhanced with feature metal panels on the two towers with distinct colours to provide identity for each. Combined with the glazing patterns and the balconies' crossing pattern, the towers' design interventions create an interesting and distinct urban form that will provide a positive shape to the Harris Green skyline.
- **Enhances pedestrian experience on View:** Driveway entrances have been realigned and reduced in width to enhance the pedestrian experience and safety along View Street, improving sight lines and reducing the extent of hard surface space.
- **Underground bike storage location:** Long-term bike storage requirements have been moved to the first level of underground parking, providing easy and direct access. The driveway leading into the underground parking has added a separate lined laneway for bicycles.
- **Enhanced west facade:** The interior side wall has been enhanced with the provision of a planter at Level 2 with planting overhanging the wall. Wire cables have been provided on this façade to guide the growth of the plants down the façade. The wall itself will be painted in a stripped pattern to provide further visual interest in advance of full growth.

## CONCLUSION

This cover letter summarizes the main revisions made to our November 19, 2020 submission in response to the City's Application Review Summary Report's comments, received on January 25, 2021. Attached to this cover letter is the "Application Review Summary Response Matrix," which details where each Staff Comment has been addressed, including additional commentary from the Design Team.

This application will facilitate a vibrant development that complements the existing Harris Green neighbourhood's character while providing significant purpose-built rental housing, a mix of uses and building forms, and essential public open spaces. Harris Green Village is an exciting and meaningful project that will positively shape the neighbourhood and Downtown Victoria's future.

We look forward to working collaboratively with the City on this unique opportunity to enhance and make better use of a significant Downtown location while responding to rental housing demand in Victoria.

Should you require any further information about this application, please do not hesitate to contact me at 250.889.1862 or [dstrongitharm@cityspaces.ca](mailto:dstrongitharm@cityspaces.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deane Strongitharm, RPP, MCIP

cc. Starlight Developments

Attach.