

October 30, 2019

**Mayor and Council**

City of Victoria  
c/o Leanne Taylor, Senior Planner  
Sustainable Planning and Community Development

1 Centennial Square  
Victoria, BC  
V8W 1P6

**RE: Rezoning Resubmission for Parkway Mixed-Use Development Post HADP & ADP**

Dear Mayor Helps, City Council,

We are pleased to present to you our revised application for the revitalization and addition to the Wellburn's Building, the heritage building located at the north west corner of Pandora Avenue & Cook St, in the North Park neighborhood.

After meeting with the Heritage Advisory Design Panel and the Advisory Design Panel, the project received an approved motion with recommendations from both panels. Each recommended change is outlined below with our responses:

**Heritage Advisory Design Panel | October 08, 2019**

- *Recommendation 1a:* *That the setback from Pandora be increased to a minimum of 4m so as to be clearly distinguishable from Pandora Avenue and conserve that portion of the original structure not covered by the addition.*

Response: Per the recommendation, we have revised the design to clearly distinguish between the existing heritage building & the proposed development. The six storey volume has now been set back to provide the requested 4m setback from the south property line. The proposed parkade on Level 0 is located directly underneath this 4m setback along the south property line to provide parking stalls for the building. As a result, this portion of the existing heritage building, behind the façade, cannot be retained within this setback.

- *Recommendation 1b:* *That the applicant retains an original residential unit interior in situ, if feasible, or be relocated within the development.*

Response: Through the duration of the design phases, the team has explored opportunities to retain original units exactly as located. However, given the vast amount of rehabilitation required, including extensive removal of hazardous materials, as well as reconstruction to retain the heritage portion, it has been determined that this exact retention is not possible. Instead, where practical heritage components that are safe and salvageable will be repurposed throughout the development, notably in key common areas such as lobbies and corridors. As we get into further detail with our Interior Design team we will continue to investigate the feasibility of incorporating any of the existing interior features into some residential units.

### **Advisory Design Panel | October 09, 2019**

- *Recommendation 2a:* *Increase the building setback facing Pandora Avenue to 4m from the street.*  
Response: In response to this and the similar recommendation (1a) from the Heritage Advisory Design Panel, we have revised the design to clearly distinguish between the existing heritage building & the proposed development, setting the six storey volume back to provide a 4m setback from the south property line.
  
- *Recommendation 2b:* *Revise the 2nd floor unit that face the mews to improve livability.*  
Response: We recognize that these units are atypical such that they have windows that face the mews, and will therefore have less direct light than the other units. We have already studied these units in earlier revisions to the design, in response to comments from the planning department. We responded to these concerns by performing a daylight analysis and in turn reorienting windows where possible to allow for more daylight penetration. With the optimized daylight with oversize windows, as well as unique presence and overlook of the dynamic mews, we anticipate that residents who select these units will appreciate the exceptionally distinct character and unique livability.
  
- *Recommendation 2c:* *Reconsider the windowless interior dens and bedrooms*  
Response: As priority was given to providing a significant 13m setback between the east-facing, existing heritage and proposed elevations, this resulted in a deep floor plan on Level 2. Along with two storage rooms, the residential suites on this level are provided with larger than typical dens to be used as an additional storage/office/family/flex space within their suites.
  
- *Recommendation 2d:* *Resolve the proposed materials*  
Response: We confirm that the cladding material will be a pearl coloured Ceraclad panel, with a contemporary smooth finish.
  
- *Recommendation 2e:* *Consider adding usable roof spaces*  
Response: In response to this recommendation, the west-facing roof deck on level 5 has been revised to provide an accessible roof patio for the residential users of the building, with direct views onto Franklin Green Park.
  
- *Recommendation 2f:* *Consider revising the articulation of the four storey building's façade facing Franklin Green Park and consider the addition of balconies or Julietts.*  
Response: As a solution to this recommendation, the windows along the west elevation of the four storey volume have been revised to include Juliet balconies with direct visual access from the living spaces onto Franklin Green Park.
  
- *Recommendation 2f:* *Reconsider the width of the alleyway (mews) to increase accessibility.*  
Response: To provide a clear accessible path along the mews, linking Cook St to Franklin Green Park, all planters have been removed in this area and the four short-term bike stalls have been relocated to the residential courtyard.

Thank you for reviewing our submission. We appreciate the opportunity to respond to the recommendations provided by the HADP & ADP and are pleased to present a design that addresses the recommendations comprehensively. We look forward to further communication with you as the **project continues its path.**

Sincerely,

**MGA** | MICHAEL GREEN ARCHITECTURE INC

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

**Michael Green**  
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