

PROSCENIUM

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July 29, 2019

Leanne Taylor
Senior Planner
City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6



Dear Leanne,

Re: Application for OCP Amendment, Rezoning and Development Permit; 1100 & 1120 Yates Street; 1109, 1115 Johnson St. (Re-submission dated July 29, 2019)

The following list is intended as a summary of the major changes shown in the re-submission drawings dated July 29, 2019 including modifications to address comments from the June 26th ADP.

Please also refer to the updated letter to Mayor and Council. See also the separately included letter addressing CPTED guidelines.

Description of Changes

General changes:

- Use of the 6 storey building has been adjusted to include Inclusionary Housing Units (Ownership) to meet the recently adopted Inclusionary Housing and Community Amenities Policy adopted by the City.
- The property parcel allocation has been adjusted to 3 parcels with Parcel A now containing the 12 storey plus mezzanine residential building, Parcel B containing the 6 storey affordable ownership building, and Parcel C containing the existing medical building.
- The project statistics have been redone to reflect the new parcel boundaries.
- The parking entrance has been modified to include an extended seating area and trellis cover (as shown at the ADP presentation).

Response to ADP comments and staff review:

- The west wall of the 6 storey residential building has been modified for greater architectural expression.
- The parapet around the 6 storey residential building has been extended for greater expression.
- The balconies of the 6 storey residential building have been modified to include screening elements between units and give more interest along the street edge. Translucent balcony glazing is provided for the units facing into the mews for increased privacy between buildings.
- The wall adjacent to the 6 storey residential main entrance has been modified with a framing element around a linear panel cladding system.

- The 6 storey residential building colour palette has been lightened since the last submission (the lighter palette was shown at the ADP presentation)
- The PMT has been moved further back into the site so it is not directly across from the café.
- The parkade exhaust has been relocated to the driveway entrance to reduce noise at the tower above.
- The landscape gates have been revised in the renderings for clarity of the design intent. These will only be closed after hours.
- An arborist report has been sought to determine the viability of retaining the horse chestnut tree at the corner of Cook and Yates streets. Given the necessity of building the parking facility to the property line in order to retain the Victoria Professional Building with minimal parking relaxations and provide bike storage on level P1, it is unlikely that this tree can be retained. Instead, three new trees have been allocated along Cook Street.
- No changes are proposed to the Yates Street facing frontage of the existing Medical building, other than the addition of bike parking. The existing gardens, paving, boulevard and street trees will remain. The street trees (a 54cm DBM Cherry, and a 65cm DBH Purple Plum) are noted by the project Arborist as in good health, with no requirement to remove.

Changes as a result of review of CPTED guidelines:

- The after hours gates have been modified and in general moved closer to the street edges to reduce hiding areas and alcoves.
- The seating area above the parking entrance ramp has been modified to be more transparent to the mews to increase visibility and interaction.
- Glazed doors, additional lighting, and surveillance strategies have been reviewed. See separate letter for additional details on items that would be included at the BP stage.

Please let me know should you have any questions on the summary of changes or if greater detail is required on any of the above items.

Yours truly,
PROSCENIUM Architecture + Interiors Inc.



Peter Carter, Architect AIBC
 Associate

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