

April 13, 2020

Mayor and Council
City Hall
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Victoria, BC V8W 1P6



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RE: Caledonia Rezoning Application – Advisory Design Panel Revisions

Dear Mayor Helps and Council:

This letter is a supplement to our above-noted application, summarizing all comments received from Advisory Design Panel and how each comment translated into design improvements. The original minutes of the meeting is also appended to this letter for reference.

ADP moved that the Development Permit Application be approved with the changes listed in the first column below. The design response to each is summarized in the second column.

ADP Comment	Design Response
Refinement of the relationship between landscape, architectural design and lighting to improve the alignment between walkway and breezeway	The central walkway, previously curved, was realigned and straightened to create a strong continuous axis through the site and the breezeway. Landscape and soffit lighting (dark sky friendly) will provide 24-hour comfort and safety to this route.
To emphasize the site entrance and the main pedestrian connections throughout the site	The three pedestrian site crossings were revised for straighter, more continuous connections to adjacent city sidewalks. At intersections with the central walkway enlarged areas of unit paving create small informal gathering places.
Further refinement of the hierarchy of the pathways between public and private space	Consistent application of three different widths of pavement create a clear hierarchy between primary, secondary, and tertiary walkways, also matching the foot traffic of each. More public pathways are afforded wider clear areas and sight lines, while more private pathways transition into more enclosed landscaped spaces.



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Confirmation of gaps within the trees along the playing field Avenue as presented	Through collaboration with Parks a refined greenway design was created with tree gaps aligned to the three pathways and framed with a contrasting tree species
To encourage the applicant to consider window assemblies that will result in shadow and light	Windows will be detailed for particularly strong shadow lines and relief. The face of cladding and window trim will be a minimum of 2-3 inches proud of the window frames.
To ensure the pedestrian routes take precedence over parking, as to not inhibit views over the site	Pedestrian routes have been straightened to better fit desire lines and become a stronger organizing element. Vehicle access and parking has been refined to abut, but not inhibit pedestrian routes
Consideration for simplification and revision of exterior finishes on the townhouses	The townhouse finishes have been simplified so that color/material changes occur less frequently, and primarily at inside corners rather than flat wall faces. This change seems to result in a calmer, more comfortable appearance, still with the right amount of visual interest and variety.
[End of comments]	

Advisory Design Panel was generally quite supportive of the proposal, and the implementation of their recommendations has strengthened the design further. I hope this proposal also meets with your approval, and I look forward to moving forward with this project.

Sincerely,

Rob Whetter, Architect AIBC, LEED™ AP
de Hoog & Kierulf architects