

July 21, 2020

City of Victoria
1 Centennial Square
via email

Re: Parkway Apartments Development - 1050 Pandora Avenue & 1518 Cook Street

PID#s 003-785-565 & 025-763-601

Legal Descriptions:

Lot 16, Suburban Lot 15, Victoria City
Lot 2, Suburban Lot 15, Victoria City, Plan VIP75915

To Mr. John O'Reilly,

This letter is written as rationale to support the revised and submitted development drawings for the project referenced above.

Since the project's initial presentation to Committee of the Whole, the design development process was advanced into the working drawing stage. Throughout this process several key details were identified as technically unfeasible, or presented solutions that increased project cost to a point where the project became financially unviable.

As presented by the team at Michael Green Architecture, the proposed changes included:

- 1) Revised Exterior Cladding System – The initially specified Ultra High Performance Concrete Panel presented some technical challenges relating to the attachment system to a wood frame structure. The primary concern with this product selection was the shrinkage factor of a wood frame structure in combination with a very heavy and rigid concrete panel system. Working in conjunction with local contractors to develop the proposed system led to significant challenges that deemed the system as not viable for this particular application. As an alternative a stucco rainscreen system is being proposed in a similar texture and colour.
- 2) Revisions to Fenestration – The revisions to the doors and windows are also a technical challenge. The initially conceptualized vinyl windows and sliding glass doors did not meet code compliant testing standards and the cost to upgrade the window and door package to an aluminum system proved to be too costly for the project to be viable. To resolve this, the design team introduced a horizontal transom across all of the upper level windows so that testing standards can be achieved, and there is no reduction in the overall percentage of

glazing initially presented. The proportion and size of this transom directly relates to the proportion of the storefront transom windows in the existing building.

- 3) The residential units on level 6, facing north, were revised to eliminate the large corner windows and balconies. This revision was contemplated to simplify the building structure in a cost saving effort, and to better utilize floor area. The result of this change generated an additional residential rental unit while maintaining the characteristics of the south end of the 6 storey building mass.
- 4) Relocation of the Garbage Room to the Parkade – The garbage room relocated to the parkade in an effort to make access more convenient for use by the commercial tenants and the patio suites. The relocation of this room also facilitated the addition of 1 residential rental unit on the ground floor.
- 5) Relocation of the Transformer Room – This revision was undertaken after further consultation with BC Hydro dictated that the primary hydro service will be fed from Pandora Avenue.
- 6) Landscaping – Several changes have been proposed to the landscaping in an effort to find cost savings for the project. The most significant of these changes is to change the level 5 sedum roof to a multi-colored gravel roof around the patio area. This change offers some modest savings for the project and simplifies ongoing maintenance for the building operator while still maintaining the roof top amenity space for tenants with overlook to the Franklin Green Park.

Other landscape revisions included substituting the cast in place retaining wall planters for pre-cast concrete planters, and the substitution of interlocking pavers for stamped concrete surfacing that maintains a very similar appearance.

In summary of the changes I would like to highlight that the efforts undertaken to develop these changes were done so with careful consideration and with respect to the initial design intent of the proposal while still developing more sensible detailing to make this a technically and financially viable project. We thank you for your consideration of the revised proposal.

Respectfully,



Christopher M. Supeene
Owner's Agent / Project Manager