



Governance and Priorities Committee Report For the Meeting of September 17, 2015

To: Governance and Priorities Committee **Date:** September 4, 2015
From: Katie Hamilton, Director of Engagement and Strategic Planning
Subject: Johnson Street Bridge, David Foster Harbour Pathway and Janion Development Interface

RECOMMENDATION:

That Council receive this report for information.

EXECUTIVE SUMMARY

The new Janion development (1610 Store Street) shares a close proximity with the new Johnson Street Bridge, adjacent public plaza area, and future David Foster Harbour Pathway. To ensure cohesive design and connection through these spaces are achieved, the Janion's architect has been involved in providing input for adjoining spaces. This includes access from the future north east plaza space to the new David Foster Harbour Pathway, redesign in the new north east plaza (City right-of-way) to accommodate accessible access for residents and visitors to the new Janion development. The developer and architect will also be invited to participate in upcoming discussions regarding the public realm and landscape designs for the new bridge public spaces, including any redesigns to the north east plaza. The Janion has also contributed \$1,700 as part of a bike parking variance agreement with the City for the installation of seven outdoor bike parking stalls in the adjacent plaza in addition to the 123 secure bike stalls within the building.

Discussions with the Janion will continue throughout the project with the goal of completing the new north east plaza for the bridge prior to the Janion's expected completion in July 2016.

PURPOSE

At the August 20 Governance and Priorities Committee Meeting, during the Johnson Street Bridge public realm update, staff briefly highlighted several projects currently underway with the new Janion development in relation to the bridge project. Council requested that staff provide a separate update on all City and bridge related work with the Janion development.

BACKGROUND

The new Janion development shares a close proximity with the new Johnson Street Bridge. The new building will be located less than one metre from the new north east plaza and about 10 metres from the bridge's multi-use trail. The new David Foster Harbour Pathway will be accessed from a stairway from the new plaza and adjacent to the new Janion, with the harbour pathway crossing along the west side of the new building.

The Janion development is currently scheduled for completion by July 2016 and expects to have residents moving in and commercial spaces leased by that time.

Work is underway to ensure that there is a seamless design between the plaza and future harbour pathway connections and the new development to create spaces that function for the public as well as future residents, business, and patrons of the new building.

Accessible Janion Residential Access in City Right-of-Way

Staff are currently working with the Janion's architect on an external staircase and accessible ramp in the City's right-of-way which serves a dual purpose of improving accessibility into the Janion. The design also helps to define the space between the upper plaza and the staircase connection to the future David Foster Harbour Pathway. It also provides an area for some landscaping to help soften the edges of the hardscape (Appendix A). This design will be included as part of the discussion during the upcoming Johnson Street Bridge public realm design workshop in October.

Access to David Foster Harbour Pathway

In order to ensure a pedestrian link to the David Foster Harbour Pathway from the north east plaza, the City has worked with the Janion's architect to develop a staircase concept (Appendix A). Given the grades required, it was determined that an accessible ramp would not be possible in this location, as such a staircase and bike wheel ramp has been designed.

Accessible access will be available on the south side of the Johnson Street Bridge from the plaza adjacent to the proposed Northern Junk development. Accessible access to the David Foster Harbour Pathway could also be established as a requirement in agreements with any future developments north of the Janion so that accessible access could be achieved in the 1600 block of Store Street.

Further design work is also underway to advance the David Foster Harbour Pathway beneath the Johnson Street Bridge. In the short term, this includes designing to the subgrade level in advance of the bridge girders being installed, after which heavy equipment will not be able to access the site. It is anticipated that the construction work for the David Foster Harbour Pathway in the area near the new bridge will be completed after the new bridge is complete in 2017.

Bike Parking Variance

Due to limited space on their property, the Janion development included a bike parking variance and contributed \$1,700 to the City to be used towards the installation of seven bike parking stalls in the bridge's new north east plaza, in lieu of providing outdoor bike parking on the Janion property. This is in addition to the 123 secure bike stalls within the new Janion building. The City will install

the outdoor bike racks as part of the completion of the new plaza.

Coordination of Plaza Design and Landscaping

Given the close proximity of the bridge plaza and Janion development, the Janion's architect and developer will be involved in an upcoming design workshop planned for October regarding the design and function of the north east plaza to ensure a seamless interface between the two and that any additional landscaping proposed for the plaza by the development fits with updated public realm designs.

CONCLUSION:

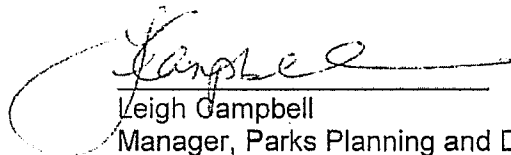
The new Janion development, the future bridge plaza area and new David Foster Harbour Pathway are very much interconnected in their relationship for creating a new revitalized area of downtown. Dialogue will continue to ensure that a cohesive connection and design is achieved to benefit the future of these spaces and those who will use them.

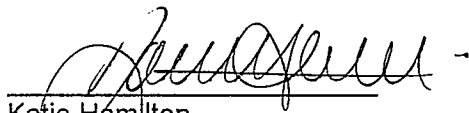
RECOMMENDATION:


That Council receive this report for information.

Respectfully submitted,

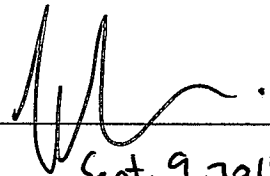

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Report accepted and recommended by the City Manager:

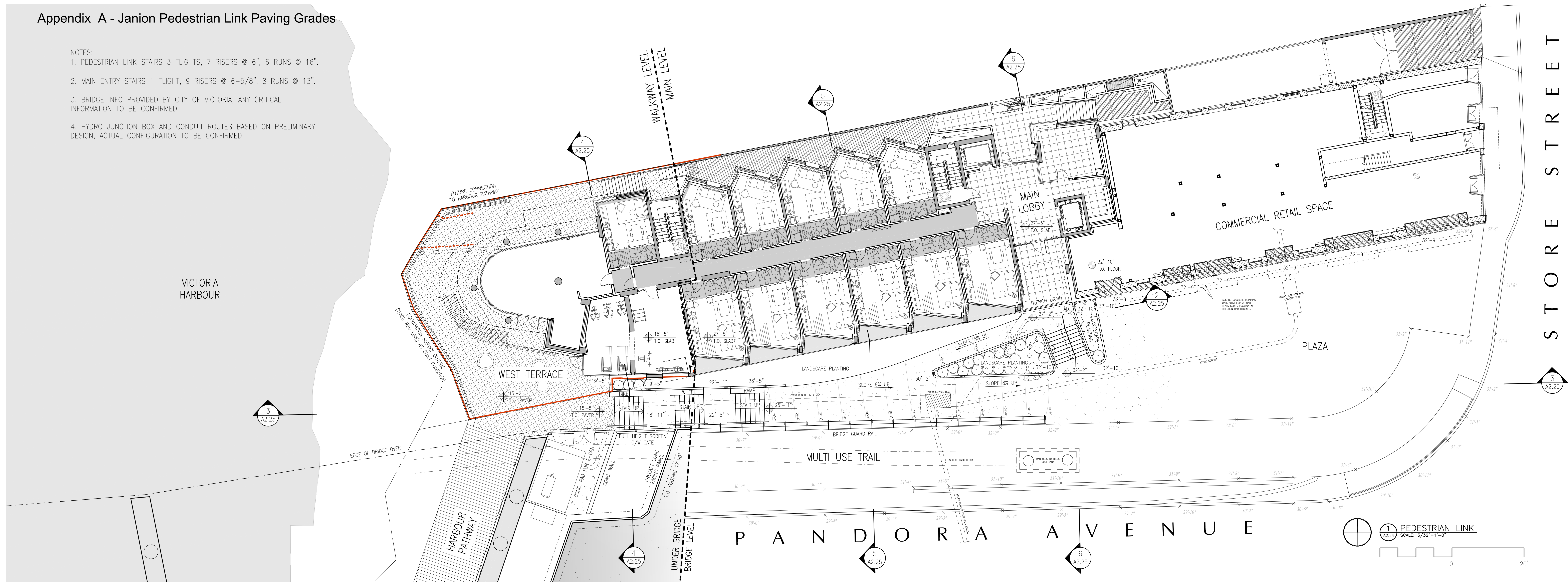

Date: Sept. 9, 2015

List of Attachments

- Appendix A – David Foster Way Staircase Concept and Accessible Entrance to Janion Residences

Appendix A - Janion Pedestrian Link Paving Grades

- NOTES:
1. PEDESTRIAN LINK STAIRS 3 FLIGHTS, 7 RISERS @ 6", 6 RUNS @ 16".
 2. MAIN ENTRY STAIRS 1 FLIGHT, 9 RISERS @ 6-5/8", 8 RUNS @ 13".
 3. BRIDGE INFO PROVIDED BY CITY OF VICTORIA, ANY CRITICAL INFORMATION TO BE CONFIRMED.
 4. HYDRO JUNCTION BOX AND CONDUIT ROUTES BASED ON PRELIMINARY DESIGN, ACTUAL CONFIGURATION TO BE CONFIRMED.



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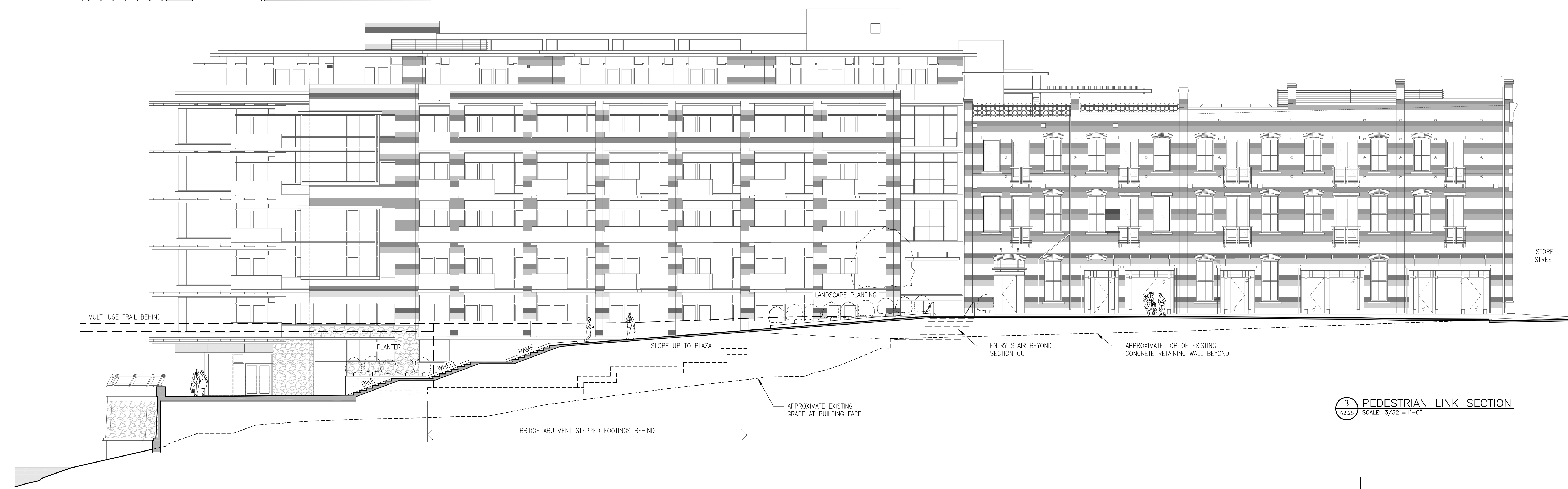
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Revision No.	Description	Date
1	South planter clarified	Jan 8, 2015
2	South planter removed. Bridge guard rail extended.	Jan 23, 2015

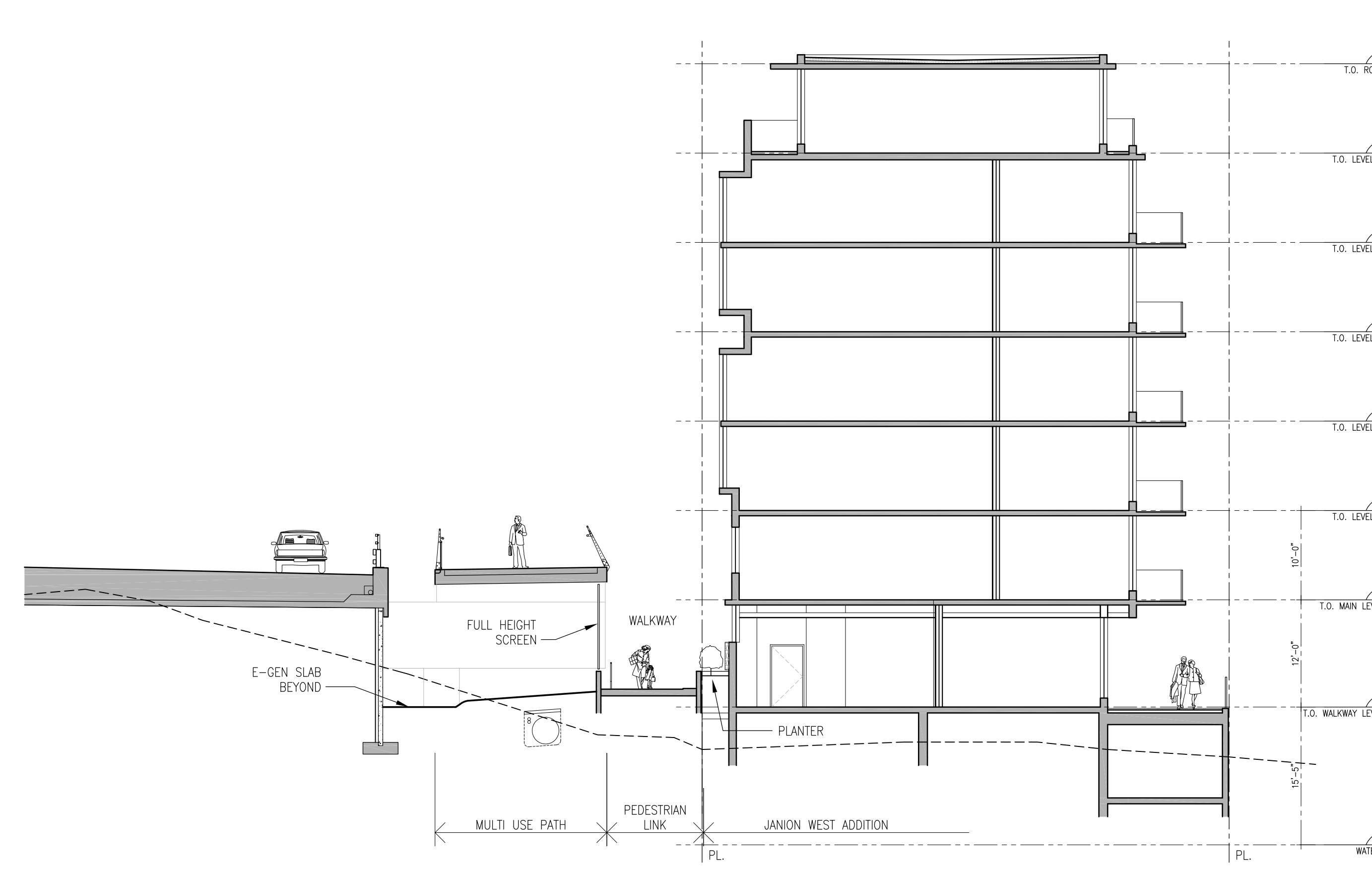
Issue	Issue Date
For Information	Dec 10, 2014
For Information	Dec 23, 2014
For Information	Jan 8, 2015
Progress	Jan 16, 2015
Progress	Jan 23, 2015
Client Review	Jan 27, 2015



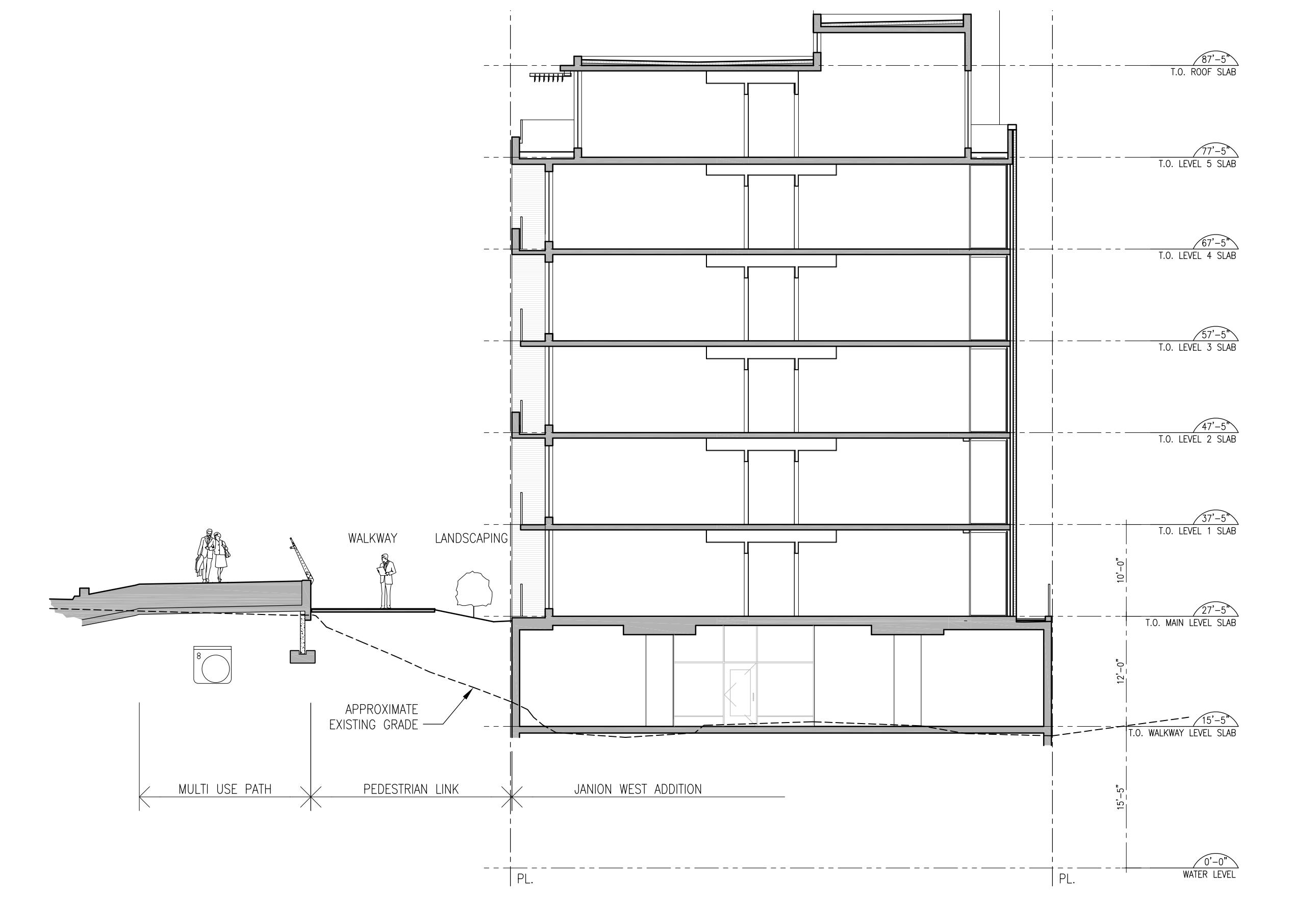
2 PEDESTRIAN LINK SECTION
SCALE: 3/32"=1'-0"



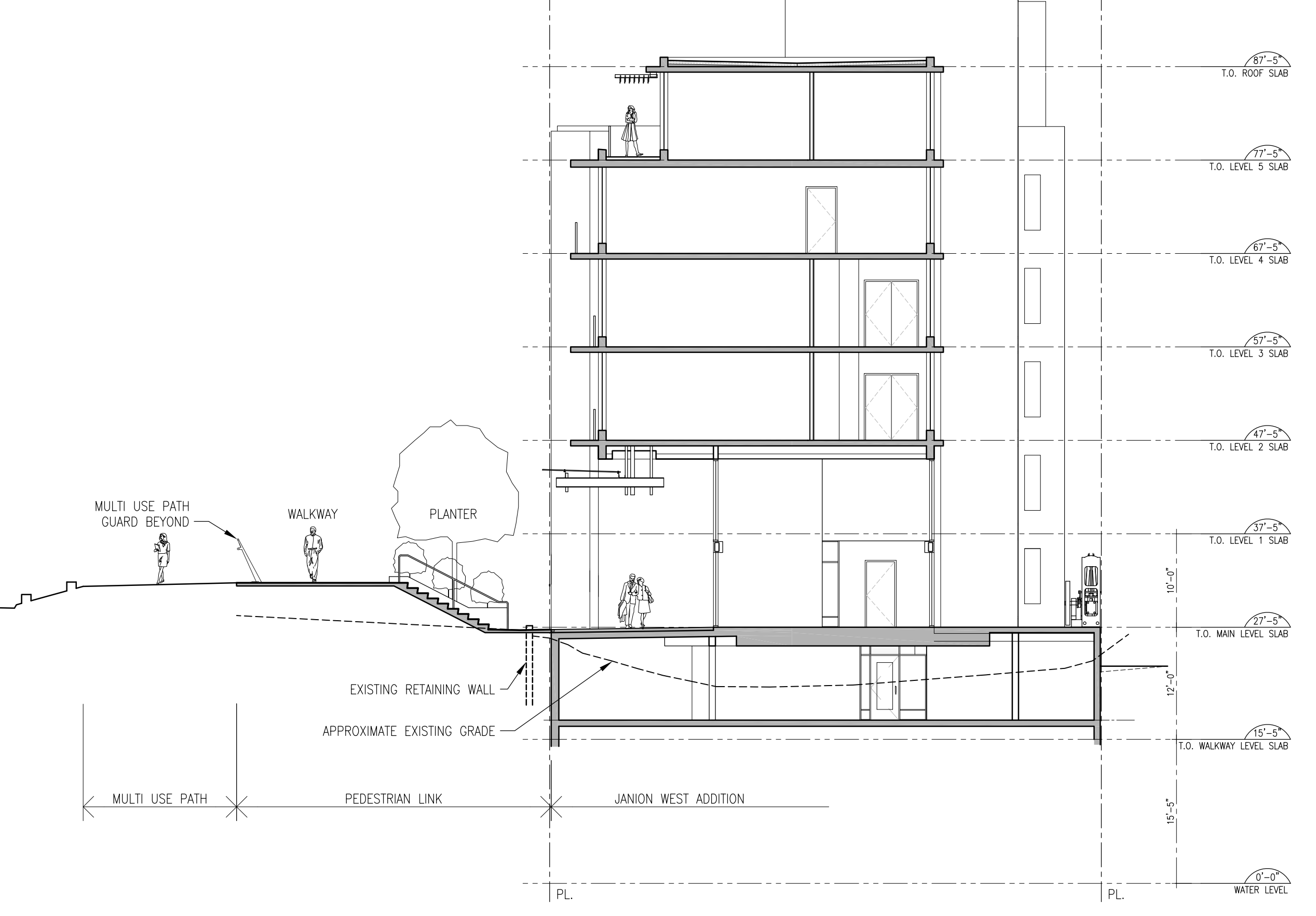
3 PEDESTRIAN LINK SECTION
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4 PEDESTRIAN LINK SECTION
SCALE: 3/32"=1'-0"



5 PEDESTRIAN LINK SECTION
SCALE: 3/32"=1'-0"



6 PEDESTRIAN LINK SECTION
SCALE: 3/32"=1'-0"

Consultant

Project
The Janion
1610 Store Street
Victoria, BC
For
Crosstown Properties Ltd.

Sheet Title
PEDESTRIAN LINK CONCEPT PLAN & SECTIONS

Drawn By
DC

Checked
DJ

Project Number
1208.5

Scale
AS NOTED

Revision

Sheet Number
A2.25





