



## **Advisory Design Panel Report**

**For the Meeting of February 22, 2017**

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**To:** Advisory Design Panel **Date:** February 15, 2017  
**From:** Leanne Taylor, Senior Planner  
**Subject:** **Rezoning Application No. 00487 and Development Permit No. 000434 for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street**

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### **RECOMMENDATION**

Recommend to Council that Development Permit Application No. 000434 for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street be approved with changes recommended by the Advisory Design Panel.

### **EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street Road and provide advice to Council.

The proposal is for a six-storey, multiple-unit dwelling consisting of approximately 48 dwelling units. The following policy documents were considered in assessing this Application:

- *The Official Community Plan (OCP, 2012)*
- *Multi-Unit Residential, Commercial and Industrial Design Guidelines (2012)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006).*

### **COUNCIL DIRECTION**

Council has asked the ADP to consider this application with specific attention to:

- the transition to the buildings along Pandora Avenue and Chambers Street
- the overall massing, architectural elements and finishes with particular attention to the relationship with the local neighbourhood.

## BACKGROUND

### Project Details:

**Applicant:** Ms. Carly Abrahams  
Kang and Gill Construction Ltd.

**Architect:** Mr. Joseph Kardum, AIBC, LEED AP  
koka architecture + design inc.

**Development Permit Area:** Development Permit Area 16: General Form and Character

**Heritage Status:** N/A

The following data table compares the proposal with the existing R3-1 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

| Zoning Criteria  | Proposal                  | Existing Zone<br>R3-1 Zone                    | OCP Policy                   |
|--|---------------------------|---|------------------------------|
| Site area (m <sup>2</sup> ) - minimum                      | 2000.07                   | 920.00  |                              |
| Number of units - maximum                                  | 48                        | N/A   |                              |
| Density (Floor Space Ratio) - maximum                      | 2.00:1*                   | 1.6:1<br>(if parking is provided underground) | 1.2:1 (base)<br>2.0:1 ( max) |
| Height (m) - maximum                                       | 18.29                     | 18.50   |                              |
| Storeys - maximum  | 6.00                      | N/A   |                              |
| Site coverage % - maximum                                  | 40                        | 32.00   |                              |
| Open Site Space % - minimum                                | 52                        | 60  |                              |
| Setbacks (m) - minimum                                     |                           |   |                              |
| Front (Johnson Street)                                     | 6.00*                     | 7.50  |                              |
| Rear   | 9.14*                     | 9.88  |                              |
| Side (west)  | 9.14*                     | 9.88  |                              |
| Side (Chambers St)   | 6.00*                     | 9.88  |                              |
| Parking - minimum  | 57                        | 57  |                              |
| Visitor parking (minimum)<br>included in the overall units | 6                         | 6   |                              |
|  | 48<br>2 racks of 6 spaces | 48<br>2 racks of 6 spaces                     |                              |



## Description of Proposal

The proposal is for a six storey multiple unit dwelling consisting of approximately 48 dwelling units. The development has a proposed floor space ratio (FSR) of 2.00:1. The proposed site plan, architecture and landscape design include the following details:

- mid-rise building form consisting of contemporary architectural features, including a flat roofline, contemporary-style windows and materials, and substantial glazing
- exterior building materials consisting of brick, preformed metal panel, cementitious panel, window wall/aluminum frame, transparent glass guardrail, translucent glass guardrail, and natural fir wood.
- two levels of underground parking with access off of Chambers Street
- main residential entryway fronting Johnson Street
- exterior entrances and large raised patios for all ground-oriented units
- pedestrian access from Johnson Street to the ground-oriented units located on the north side of the building by through way of a gated pedestrian walkway
- substantial landscaping around the perimeter of the site and along the south-facing, rooftop patios
- climbing vines on the north and west elevations
- a total of 48 Class 1 bicycle parking spaces located in a secure, enclosed bicycle storage room in the parking mezzanine and six Class 2 bicycle parking spaces located at the main entrance to the building.

## Sustainability Features

As indicated in the applicant's letter dated December 20, 2016, the following sustainability features are associated with this Application:

- meets Built Green standards
- energy and water conservation
- use of low emitting materials to improve air quality in the building
- re-use and recycling of construction products.

## Consistency with Design Guidelines

The *Official Community Plan* (2012) Urban Place Designation for the subject property is Urban Residential, which supports a multi-unit residential building up to approximately six storeys provided that the architecture, landscape and urban design respond to the established place character of the neighbourhood. The OCP also identifies this property in Development Permit Area 16: General Form and Character. The objectives of this DPA are to support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas that have a current built form of three storeys, or lower, and integrate new development in a manner that is complementary and responds to the place character through a high quality of architecture, landscape and urban design.

The applicant chose to redesign the building in response to feedback provided by Council at the Committee of the Whole meeting on February 25, 2016. Generally, this new design addresses the concerns raised by Council and staff that were related to the transition of the buildings along Pandora Avenue and Chambers Street, and the overall massing, architectural elements and finishes of the original building design.

Directly north of the subject property are four single-family dwellings. These properties are in the R3-1 Zone, Multiple Dwelling District. The applicant has responded to this transition by maintaining a 9.14m rear yard setback and setting back the building at the third and sixth storeys in order to allow for building articulation and landscaping. Due to a significant elevation change between the subject property and the properties to the north, the immediate neighbours to the north would only have direct view of the second storey. A partial yew hedge punctuated by ornamental grasses and shade-adapted shrubs are being proposed along the north property line to provide a vegetative screening.

The applicant has introduced various architectural features that visually break up the building into human-scaled proportions. This includes introducing a building base that is well-articulated along the façades facing Johnson and Chambers Streets, stepping back the upper floors, articulating windows on the north elevation and accentuating the corner of the building with floor to ceiling windows and pre-formed metal panels. Overall, the proposed development is consistent with the DPA 16 objectives for redevelopment and a high quality of urban design.

## **ISSUES**

The issues associated with this project are:

- ground floor treatment at the corner of Johnson and Chambers Street
- entryways on Johnson Street
- application of materials and palette.

## **ANALYSIS**

### **Ground floor treatment at the corner of Johnson and Chambers Street**

The *Multi-Family, Commercial and Industrial Design Guidelines* contain language that distinctive massing, building articulation and architectural treatments should be incorporated for corner sites. The applicant has incorporated design features to accentuate the corner of the building; however, the Advisory Design Panels (ADP) input on this aspect of the design with special attention to the ground floor treatment at this corner would be welcomed.

### **Design of the entryways on Johnson Street**

The building base (first and second storeys) is designed to have the “look and feel” of ground-oriented townhouse units with individual entrances facing the streets and a separate main entrance for the residential building fronting Johnson Street. The *Multi-Family, Commercial and Industrial Design Guidelines* contain language that entrances for pedestrians are legible and prominent. Initial comments from staff relating to the residential entryways include exploring ways to further emphasize the main residential entrance on Johnson Street to ensure a straight line of sight into the lobby, as well as, adding some architectural detailing to the entrances of the ground-oriented units. ADP’s input on this aspect of the design with respect to enhancing the residential entryways is welcomed.

### **Use of materials and palette**

The *Multi-Family, Commercial and Industrial Design Guidelines* encourage exterior building materials that are high quality and durable, and enhance and articulate street frontages.



Overall, staff support the choice of materials; however, the mid-tone grey cementitious panel is quite dark and there may be an opportunity to reduce the amount of dark panel or incorporate a different type of material to lighten up the building. ADP's input would be welcomed on this aspect of the design with respect to materiality.

## **OPTIONS**

1. Recommend to Council that Development Permit Application No.000434 for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street be approved as presented.
2. Recommend to Council that Development Permit Application No.000434 for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit Application No.000434 for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

## **CONCLUSION**

This Application is generally consistent with the applicable design guidelines within DPA 16. The Application can benefit from further design refinement to improve consistency with the relevant design guidelines, particularly in relation to ground floor treatment at the corner of Chambers and Johnson Street, design of the entryways and the use of materials and palette. ADP's comments on these as well as any other aspects of the design that may require some refinement, are welcomed.

## **ATTACHMENTS**

- Aerial Map
- Zoning Map
- Letter from Applicant received December 20, 2016
- Sustainability statement received December 20, 2016
- Plans for Development Permit Application No.000434 dated December 20, 2016.

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This existing map and  
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All work to conform to applicable building codes and the  
currently having jurisdiction.

Refer to engineer, geotechnical  
having jurisdiction and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural  
members.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number:  
1525

project:  
Johnson + chambers

owner:  
KANG & GILL

1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria, BC

legal description:  
LOT 1038, VICTORIA CITY,  
LOB & "STREET" LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1038, VICTORIA  
CITY,  
PARCEL A, (DO 4045-1) OF  
LOT 1038, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1038 &  
1037, VICTORIA CITY, PLAN  
8773

issue:  
REV/DP SET

issue date:  
12 Dec 2015

title:  
CONTACT LIST  
AND TABLE OF  
CONTENTS

revision:  
sheet:

A.001

## PROJECT DATA

### Addressing

Civic Address: 1144-1154 Johnson Street +  
1406 Chambers Street, Victoria, BC  
Legal Address: LOT 1038, VICTORIA CITY, LOT B, DISTRICT  
LOT 1037, VICTORIA CITY, PLAN 8773.  
PART OF LOT 1036, VICTORIA CITY,  
PARCEL A, (DD 685-45-1) OF LOT 1036,  
VICTORIA CITY, LOT A, DISTRICT LOTS 1036  
& 1037, VICTORIA CITY, PLAN 8773

### Site Information

Zoning (Present): R3-1, R3-2  
Multiple Dwelling District  
Site Area: 2,000m<sup>2</sup>  
Floor Space Ratio: 2:1  
Total Floor Area: 3,999.3m<sup>2</sup>  
Site Coverage: 40% (811.1m<sup>2</sup>)  
Open Site Space: 52% (1,047m<sup>2</sup>)  
Height of Building: 18.29m  
Average Grade: 26.65m  
Number of Storeys: 6

### Building Setbacks

Street Boundary (Johnson St): 6.00m  
Internal Boundary (North): 9.14m  
Street Boundary (Chambers St): 6.00m  
Internal Boundary (West): 9.14

### Parking

Parking Stalls: 58 (48 Units x 1.2)  
(Below Grade)  
Visitor's Stalls: 6 (10% of Total Stalls)  
Handicapped Stalls: 1  
Bicycle Parking: Class 1 - 48 (1 per Unit)  
Class 2 - 6 (at Entry)

### Residential Use Details

Total No. of Units: 48  
Unit Types: Studio: 3  
1 Bedroom: 17  
1 Bedroom + Den: 12  
2 Bedroom: 7  
2 Bedroom + Den: 9

Ground-Oriented Units: 10  
Minimum unit floor area (m<sup>2</sup>): 43.0m<sup>2</sup>  
(Studios 407 & 507)  
Total residential floor area (m<sup>2</sup>): 3362.0m<sup>2</sup>

Johnson & Chambers Area Calculations

| State Numbers and Areas |      |      |     |     |     |     |     |     |     |     |     |  | Circulation Area |
|-------------------------|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|------------------|
| Level PH                | PH-1 | PH-2 |     |     |     |     |     |     |     |     |     |  |                  |
| (SP)                    | 854  | 1101 |     |     |     |     |     |     |     |     |     |  | 884              |
| (SP)                    | 854  | 1101 |     |     |     |     |     |     |     |     |     |  |                  |
| Level 8                 | 854  | 882  | 883 | 884 | 885 | 886 | 887 | 888 |     |     |     |  |                  |
| (SP)                    | 874  | 875  | 881 | 878 | 842 | 870 | 883 | 701 |     |     |     |  | 1180             |
| (SP)                    | 874  | 875  | 702 | 878 | 875 | 880 | 883 | 101 |     |     |     |  |                  |
| Level 9                 | 401  | 402  | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 |  |                  |
| (SP)                    | 874  | 875  | 881 | 878 | 842 | 870 | 883 | 701 |     |     |     |  | 1180             |
| (SP)                    | 874  | 702  | 703 | 704 | 877 | 872 | 880 | 470 | 871 |     |     |  |                  |
| (SP)                    | 242  | 243  | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 |  |                  |
| Level 7                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 6                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 5                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 4                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 3                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 2                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| Level 1                 | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |
| (SP)                    | 874  | 742  | 740 | 740 | 739 | 882 | 880 | 880 | 485 | 828 |     |  |                  |



## PROPOSED PROJECT RATIONALE

The proposed project offers a mix of historic and modern massing elements, scales, landscaping features, traditional material references, and Sustainable design features that respond to the immediate and broader context of the subject site. With acknowledgment of existing and future contextual considerations, the project provides positive impacts for the community that will help to enhance the neighbourhood through economic growth and additional housing opportunities.

The newly designed proposed project has taken into consideration and addressed the previous comments from City Staff, in addition to acknowledging community considerations that are in the purview of the Architect and Applicant to address.

### Context

The proposed project is partially a ground-level parking lot set within the Southwest quadrant of the Fernwood neighbourhood in Victoria. Bordering both Johnson and Chambers Streets, the proposed project is sited on a sloped geography with 1 1/2 to 2 1/2 - storey houses and a 3 - storey apartment building at the higher elevation overlooking the property from the North side. The neighbouring houses and apartment building maintain generous rear yards at the interface with the subject site and front onto the Harris Green Park along Pandora Street.

Along the blocks to the East and to the South of the proposed project (across Chambers Street and Johnson Street respectively), a limited number of parking lots, 1/2 to 2 1/2 - storey houses, and a vast number of 3 to 4 - storey multi-unit residential buildings line the streets.

To the East of the subject site is a ground level parking lot that services the neighbourhood medical-related facilities, followed by a 3 1/2 - storey multi-unit residential building. At the far East-end of the block (intersection of Johnson and Cook Streets) a large parking lot servicing the historic mid-century Medical Arts Building is set to be redeveloped as "The Wade" multi-unit residential development and will encompass the entire end of the block. Across the intersection to the East of the 1100 block of Johnson Street is a relatively recently developed 10 - storey mixed-use multi-unit residential building.

The proposed project has been designed with great consideration to the existing and future context, and consultation has been undertaken with City Staff and the community to help ensure an appropriate architectural response for the subject site.

### Proposed Project Massing and Scale

The proposed project is a 6 - storey multi-unit residential building. Owing to the context, both today and in years past, the proposal emphasizes the concept of a "liveable neighbourhood". The focus on ground-oriented neighbourhood development while fulfilling sustainable housing density is consistent with the community vision through the design of the building massing, the historic material references, the variation of unit sizes, and the design of ground level landscape that creates a warm and inviting

neighbourhood feel along the evolving Johnson Street and bike lane corridor.

The proposed building is articulated with a series of undulating massing elements that reduce the overall scale of the building by creating a more immediate engagement with the site at the lower level, while receding in a series of vertical steps until the top floor is not visible if one is to stand at the forefront of the building. The ground level interface of the proposed building of the sidewalks along Johnson and Chambers Streets is punctuated with a row of 2 - storey tightly coloured warm grey brick massing elements and windows that reflect the rhythm of single-family houses that stood along Johnson Street many years earlier.

The third floor the building is defined by a warm white metal frame with columns that drop to the ground level and facilitate to distinguish the rhythm on the 2 - storey townhouse-like modules below. The metal framework extends to the Southeast corner of the building where it changes orientation and forms light arch-like massing elements towards the street intersection and signals the location of the primary building entrance.

Along the South and East elevations the building steps back yet again at the fourth and fifth levels with undulating walls that form balconies and semi-private terraces while contributing to visual interest and participating in the break up of sound waves from vehicles along Johnson Street. At the fourth and fifth levels of the South elevation the walls form a saw-tooth pattern that facilitates to preserve privacy for the houses to the North by redirecting views out from the suites to the Northwest towards the trees in Harris Green Park. Finally at the sixth floor the building dramatically steps back in order to reduce the appearance of the building from the permitted six storeys (60 ft. height) to a more modest five storeys (50 ft. height) in order to acknowledge the varying housing scales of the neighbourhood context.

### Materiality and Landscaping

In keeping with the scaled-back massing that steps to acknowledge the neighbourhood housing scales, great emphasis was placed on the interface of the building material features and landscaping to create tactile surfaces for both the inhabitant and pedestrian along the newly proposed wider green strips of the sidewalk boulevards.

High quality platinum grey coloured brick adds finer texture along the Johnson and Chambers Street frontages via the projecting 2 - storey townhouse-like massing elements, reflecting a single-family housing module and emphasizing a historic neighbourhood feel for residents. The brick is further brought to the forefront of the terraces along the planters and planting strips that create the buffer between the public sidewalk and the semi-private terrace spaces. Landscaping including tall ornamental grasses, Heather and Lavender add to the transitioning planting areas between semi-private and public zones, while at the same time adding to the overall width of the landscaped street boulevard.

The lavish West side yard and North rear yard landscape features contribute to the transitioning grades that require the retention of a retaining wall that

separates the houses at the higher elevation to the North from the subject site. The retaining wall is lined with a warm wood fence, a series of trees, few hedger strips, tall ornamental grasses, ferns, and shade-adapted shrubs to facilitate pleasant screening solutions between properties.

Warm white preformed metal panels and warm shades of grey cementitious facade materials with a linear horizontal emphasis are incorporated at various locations to emphasize the stepping and undulations in the building facade. The scales of the panels are determined by the module of several stacked bricks in order to maintain relationships between material elements, while growing in dimension to match the scale of the overall building.

The metal panels and brick create the backdrop for two green walls of trained ivy incorporated along the North and West building elevations in locations where windows are minimized to reduce the appearance of direct visual interface between neighbouring properties.

Further punctuation of detailed material elements is found in high quality glass and anodized aluminum coloured metal finishes. These elements are incorporated in the window wall system and main building entry, as well as the guardrails and canopy features of the numerous balcony and terrace locations.

### Dwelling Units, Density, and Affordability

The proposed project is comprised of 48 accessible dwelling units and a state amenity room with a 2:1 Floor Space Ratio. The building is composed of a healthy mix of studios, 1-bedroom and 2-bedroom suites. The units vary in sizes from approximately 43 m<sup>2</sup> to 112 m<sup>2</sup>, with a ratio of about 1/3 two-bedroom units and approximately 2/3 one-bedroom and studio units. A covenant is proposed to dedicate a minimum of 20% of the units for rental dwellings.

In addition, storage spaces are also provided at the parkade mezzanine level for residential, building maintenance, and general strata uses.

### Transportation Features

All parking corresponding to the proposed project is located below grade. The ratio of parking stalls to units is 1.2 parking spaces per unit and the requirement has been met in full for a total of 58 parking spaces, including 1 required accessible parking stall.

The parkade entry is situated at the Northeast corner of the subject site along Chambers Street, per Engineering requirements corresponding to regulations outlined in the BC Transportation Act that prohibits the opportunity for parking access to the parkade along Johnson Street.

Bicycle parking meets the required 1:1 ratio of spaces to units and is located at the parkade mezzanine level with direct roll-in / roll-out access to help encourage bicycle travel, particularly given the nearby benefit of the Johnson Street bike lane. In addition, 6 Class 2 bike spaces are located near the primary building entrance along Johnson Street.

Owing to the various transportation options in the area, as well as the access to amenities within a two kilometre radius, the need for individual car travel is reduced for future residents that have the ability to opt for public transportation, bicycle travel, or basic pedestrian mobility.

### Crime Prevention Through Environmental Design (CPTED)

Design features are incorporated into the architectural and landscape design to facilitate neighbourhood and resident safety and security through environmental design. Ground-orient units with generous patios create buffers between the public and private building interface, while at the same time creating a sense of "eyes on the street" to help minimize opportunities for unseen criminal activity. Landscaping and walkways are designed to allow for clear lines of sight, along with ground oriented lighting planning that mitigates blinding lights and dark corners. In addition, secure underground vehicle and bicycle parking is providing with radio control access.

### Infrastructure

The proposed project will utilize existing service infrastructure and will contribute to the expansion of portions of the infrastructure based on municipal requirements. The improvement will be of greatest visual notice to the community via the widening and streetscape improvements along the Johnson and Chambers Street boulevards.

### Sustainability

The proposed project commits to incorporating Sustainable design principles, such as minimized water usage, recyclable materials, native landscape planning, and energy efficiency, in order to achieve a minimum of Built Green Gold.

Artificial light planning on the subject site will also be restricted to mitigate urban light pollution.

### Community Benefits

In the short term, the proposed project offers individuals the opportunities for neighbourhood employment during the duration of construction, along with the corresponding spin off economic benefits to local businesses that provide services to construction staff. In the longer term residents in the community are provided with the opportunity for additional modestly priced market and rental housing to help service the median income bracket for the area.

In addition to the direct potential benefits through employment and housing, the proposed project benefits the community through the improvement of infrastructure, the creation of a neighbourly streetscape, and by offering Sustainable design building stock that helps to reduce the City of Victoria's environmental footprint in lieu of the existing ground level parking lot.



BRICK:  
Warm grey



METAL PANEL:  
Aluminium  
Warm white



CEMENTITIOUS BOARD:  
Mid-tone grey



WINDOW WALL:  
Clear Glass  
Aluminium Frame



GLASS GUARDRAIL:  
Transparent Glass  
Aluminium Frame



GLASS GUARDRAIL:  
Translucent Glass  
Aluminium Frame



WOOD:  
Natural Fir



CEMENTITIOUS BOARD:  
Light-tone grey

koka

vol: 1  
koka architecture + design inc.  
8 x 1000 Equinox Building  
Vancouver BC  
V6Z 2W6

img: 1  
1.404.418.7447 1.404.603.8733

type: 1  
info@kokaarchitecture.ca

browser: 1  
kokaarchitecture.ca

scale:

scale:  
Not to Scale.

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All work to conform to applicable building code and the currently existing jurisdiction.

Refer to surveyor documents having jurisdiction and utility companies for locations of underground services.

Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
1425

project:  
johnson + chambers

owner:  
KANG & GILL

site address:  
1144-1154 Johnson Street  
& 1408 Chambers Street  
Victoria BC

legal description:  
LOT 1034, VICTORIA CITY;  
LO# 8, DISTRICT LOT 1037  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1034, VICTORIA CITY;  
PARCEL A, DD 4844 - OF  
LOT 1034, VICTORIA CITY;  
LOT A, DISTRICT LOTS 1034 &  
1037, VICTORIA CITY, PLAN  
8773

issue date:  
12 Dec 2014

revision:  
12 Dec 2014

title:  
DESIGN  
RATIONALE

revision:  
sheet:



koka

vit:  
koka architecture + design inc  
8 - 1008 Esplanade  
Vancouver BC  
V6Z 2Y9

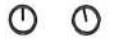
reg: )  
1 604 618 7447 1 604 830 8753

type: )  
info@kokaarchitecture.ca

browse: )  
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sed:

project north: true north:



scale:  
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authority having jurisdiction.

Refer to surveyor, geotechnical  
having foundation and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for spacing of all struc-  
tural items.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number:  
1625

project:

johnson +  
chambers

owner:  
KANG & GILL

dwg address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1034 VICTORIA CITY  
LOS 8 INTERIM LOT 1037  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1034, VICTORIA  
CITY  
PARCEL A, (DD 88545-1) OF  
LOT 1034, VICTORIA CITY  
LOT A, INTERIM LOT 1034 &  
1037, VICTORIA CITY, PLAN  
8773

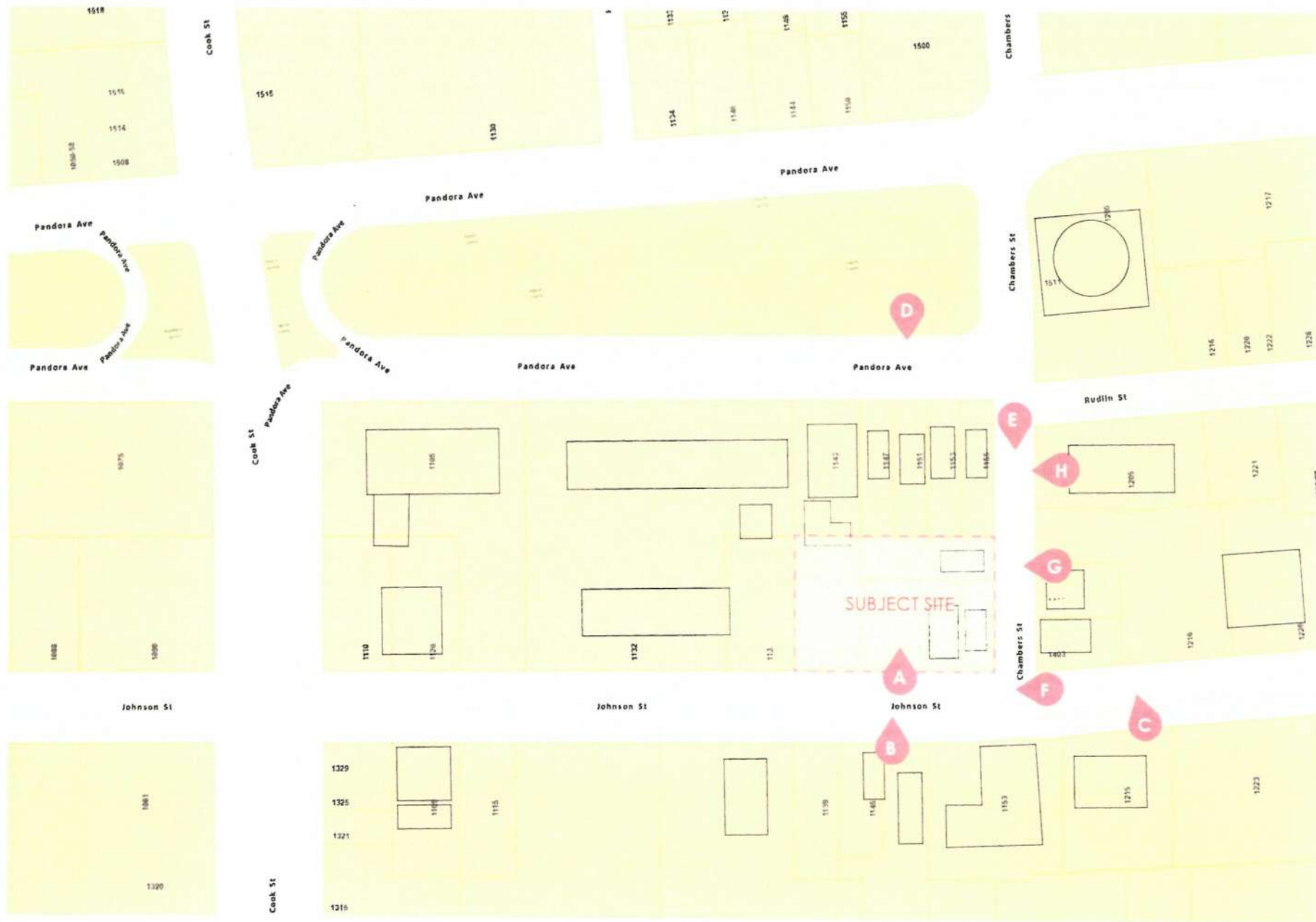
issue: Issue date:  
REV/DP SET 12 Dec 2016

title:  
SITE CONTEXT

revision:  
sheet:

A.004





koka

info: kokaarchitecture + design inc.  
4 - 1008 Esplanade  
Vancouver BC  
V6E 2P1

map: 1. 408 418 7447 1. 408 473 8923

type: info@kokaarchitecture.ca

browser: kokaarchitecture.ca

note:

project north: true north



scale: Not to Scale

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All work is confirmed to applicable building code and the authority having jurisdiction.

Refer to engineer, architect, planning, foundation, and utility companies for locations of underground services.

Refer to structural engineer's drawings for loading of structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number: 1425

project: Johnson + chambers

owner: KAN GUELL

city address: 1144-1154 Johnson Street  
S 1404 Chambers Street  
Victoria BC

legal description: LOT 1034 VICTORIA CITY, LOR & DISTRICT LOT 1037 VICTORIA CITY PLAN 8773 PART OF LOT 1034 VICTORIA CITY, PARCEL A, DD 4545-11 OF LOT 1034 VICTORIA CITY, LOT A, DISTRICT LOT 1034 & 1037 VICTORIA CITY PLAN 8773

issue: REI/DP SET issue date: 12 Dec 2014

title: Context Map

revision: sheet:

A.005





View North from subject site



View North to subject site from South side of Johnson St



View North from South side of Johnson St relative to Southeast corner of subject site

koka

url :  
koka architecture + design inc  
8 x 1000 Ego Road  
Newmarket BC  
V4L 2M  
img :  
1.04 416.7x1 1.04 825 873  
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Refer to structural engineer's drawings for loading of all structural items.

Refer to survey for all grade elevations.

All dimensions to be confirmed on site.

project number:

1625

project:

Johnson + chambers

owner:  
KANG & GILL

site address:  
1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOCAL DISTRICT OF 1037,  
VICTORIA CITY PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, 100 88451-1 OF  
LOT 1036, VICTORIA CITY,  
LOCAL DISTRICT OF 1037 &  
1037, VICTORIA CITY PLAN  
8773

issue: 12 Dec 2016  
REV/DP/SET

site:

Context Photos

revision:

sheet:

A.006



D



View South towards neighbouring houses from Pandora St

E



View South towards subject site along Chambers St at Pandora St

koka

Unit: 1  
Koka Architecture + Design Inc.  
8-1008 Fern Road  
Vancouver BC  
V6L 2Y1

Phone: 1-604-415-7400 Fax: 604-685-8913

Website: info@kokaarchitecture.co

Website: kokaarchitecture.co

Notes:

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Refer to survey, authorities having jurisdiction, and utility companies for locations of underground services.

Refer to structural engineer's drawings for spacing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

Project number: 1425

Project: Johnson + Chambers

Owner: KONAQUILL

Civic address: 1144-1154 Johnson Street & 1406 Chambers Street, Victoria BC

Legal description: LOT 103A, VICTORIA CITY, L.O.B. & DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773

PART OF LOT 103A, VICTORIA CITY, PARCEL A, DD 4845-1 OF LOT 103A, VICTORIA CITY, LOT A, DISTRICT LOTS 1034 & 1037, VICTORIA CITY, PLAN 8773

Issue: REL/CP SET Issue date: 13 Dec 2014

Title: Context Photos

Revision:

Sheet:





View West along Johnson St from Southeast corner of subject site



View West towards subject site from East side of Chambers St



View West towards neighbour's rear yard (to North of subject site) from East side of Chambers St

koka

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8-1000 Egan Boulevard  
Vancouver BC  
V6E 2V6  
tel: 1 604 418 7447 1 800 875 8933  
type: info@kokaarchitecture.ca  
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Refer to structural engineer  
having jurisdiction and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for spacing of all structural  
members.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number:  
1625

project:  
**johnson +  
chambers**

owner:  
**KANG & GILL**

site address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOS B, DISTRICT LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 48545-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A, DISTRICT LOS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

issue:  
REV/OP SET issue date:  
12 Dec 2014

title:  
Context Photos

revision:  
sheet:  
**A.008**



BC Land Surveyors Site Plan of  
1144, 1152 & 1154 Johnson Street  
& 1406 Chambers Street

Legals - Lot 1038, Victoria City  
Lot B, District Lot 1037, Victoria City, Plan 8773  
Part of Lot 1036, Victoria City  
Parcel A, (DD 68545-1) of Lot 1036, Victoria City  
Lot A, District Lots 1036 & 1037, Victoria City, Plan 8773

Parcel Identifiers: 009-392-386, 005-450-021, 000-553-221,  
000-648-710 and 005-449-987

Scale - 1:200

All distances are shown in metres.

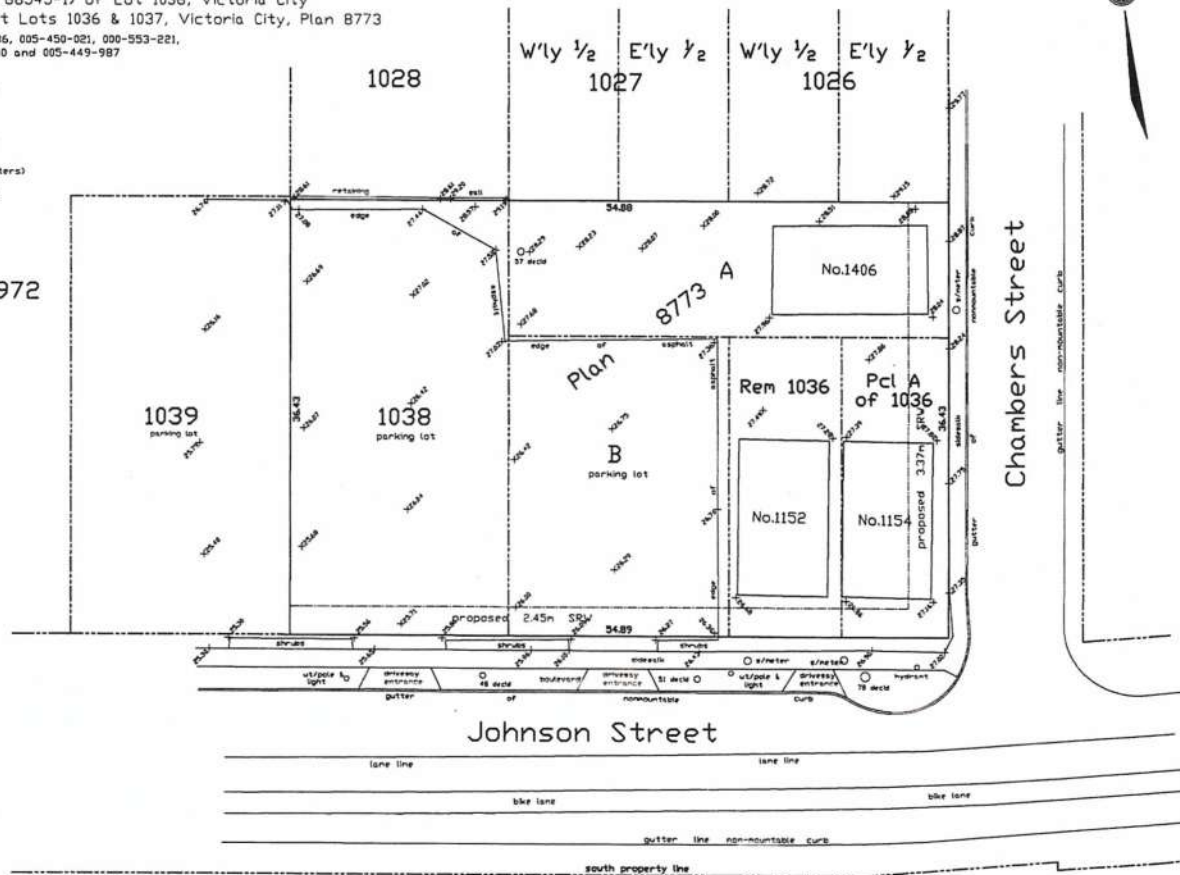
The intended print size is 11" by 17".

Tree diameters are in centimetres.

Geodetic elevations shown in Meters

Total Site Area = 2000 m<sup>2</sup>

A  
Plan 40972



revised September 10/15  
October 29, 2013

File: 11,784 Site (16)  
POWELL & ASSOCIATES  
BC Land Surveyors  
250-2550 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

koka

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koka architecture + design inc  
6-100 Eglar Road  
Vancouver, BC  
V6L 2V9

ring: )  
1-604-432-7447 1-604-630-8723

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browser: )  
kokaarchitecture.ca

red

scale:  
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authority having jurisdiction.

Refer to surveyor's notes  
having jurisdiction and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for size of all structural  
items.

Refer to survey for all grade  
elevations.

All dimensions to be marked  
on site.

project number:  
1625

project:  
johnson + chambers

owner:  
KANG & GILL

client address:  
1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria BC

legal description:  
LOT 1038, VICTORIA CITY,  
LOB 8 DISTRICT LOT 1037,  
VICTORIA CITY PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 68545-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1036 &  
1037, VICTORIA CITY PLAN  
8773

issue:  
REV/DP SET

issue date:  
12 Dec 2016

title:  
Site Survey

revision:  
sheet:

sheet:

sheet:

sheet:

sheet:

sheet:

sheet:

sheet:

sheet:

sheet:

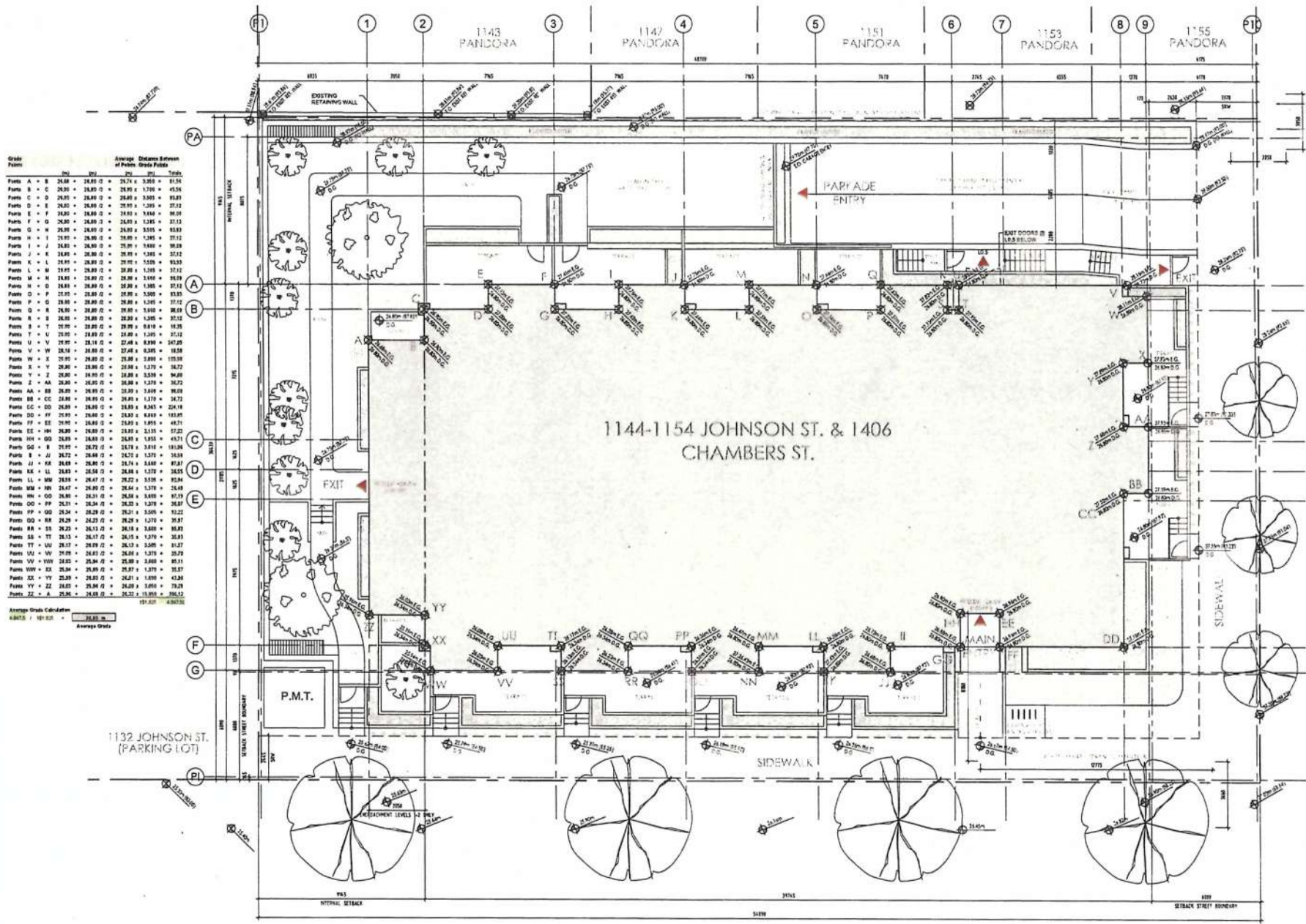
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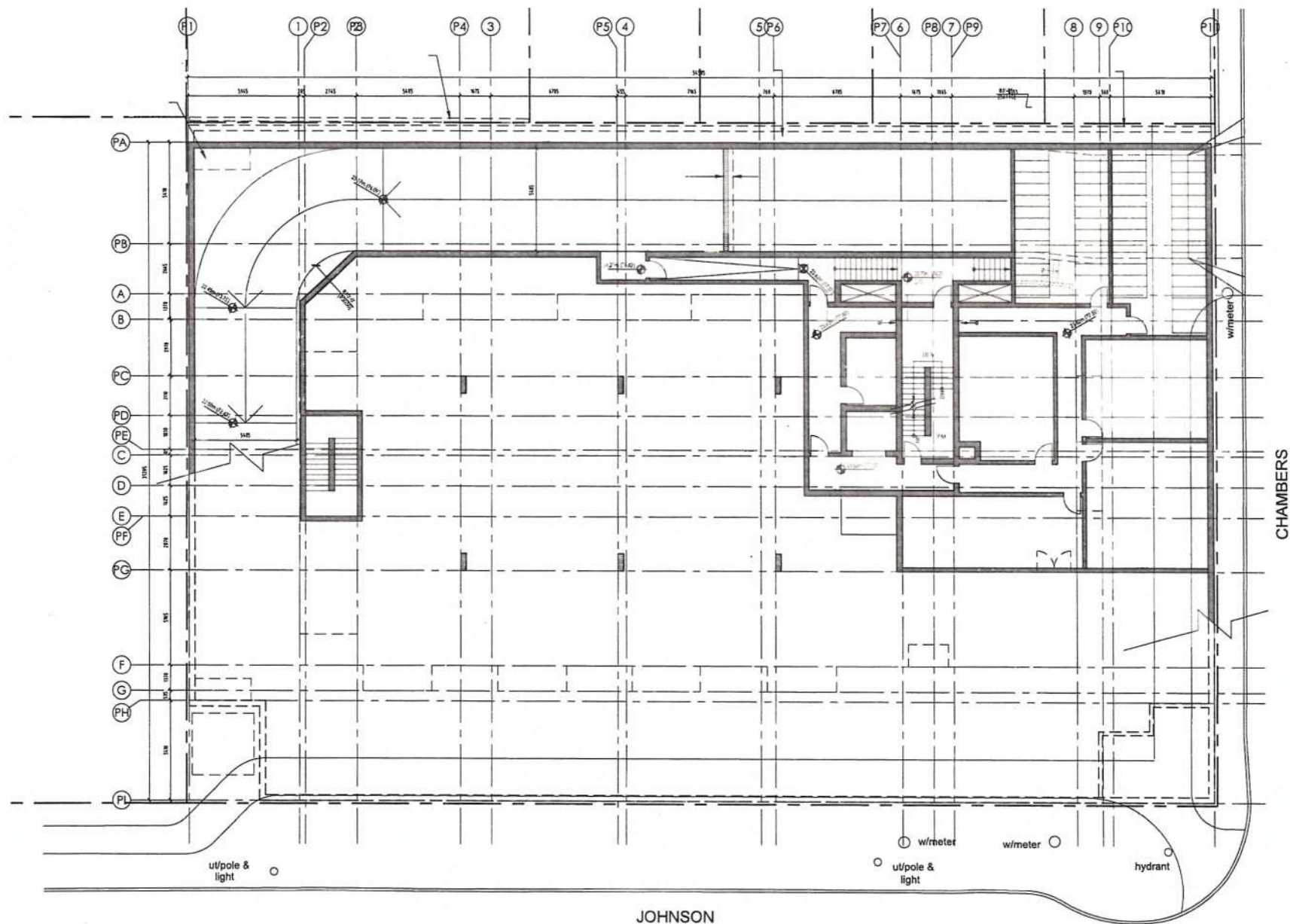
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**koka**

W11:  
koka architecture + design inc  
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Vancouver BC  
V6Z 2V9  
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info@kokaarchitecture.ca  
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kokaarchitecture.ca

red:

project north: true north:



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1/8" = 1'-0" (sheet 11 & 12)

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authority having jurisdiction

Refer to surveying authorities  
having jurisdiction and utility  
companies for locations of  
underground services

Refer to structural engineer's  
drawings for sizing of all structural  
members

Refer to survey for all grade  
elevations

All dimensions to be verified  
on site

project number:  
1423

project:  
**johnson + chambers**

owner:  
**KANG & GILL**

city address:  
1144-1154 Johnson Street  
S. 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1034 VICTORIA CITY,  
LOS 9, DISTRICT LOT 1037  
VICTORIA CITY, PLAN 8773

PART OF LOT 1034, VICTORIA  
CITY,  
PARCEL A, CD 85145- OF

LOT 1034 VICTORIA CITY,  
LOT A, DISTRICT LOS 1034 &  
1037, VICTORIA CITY, PLAN  
8773

issue:  
REV/DP SET

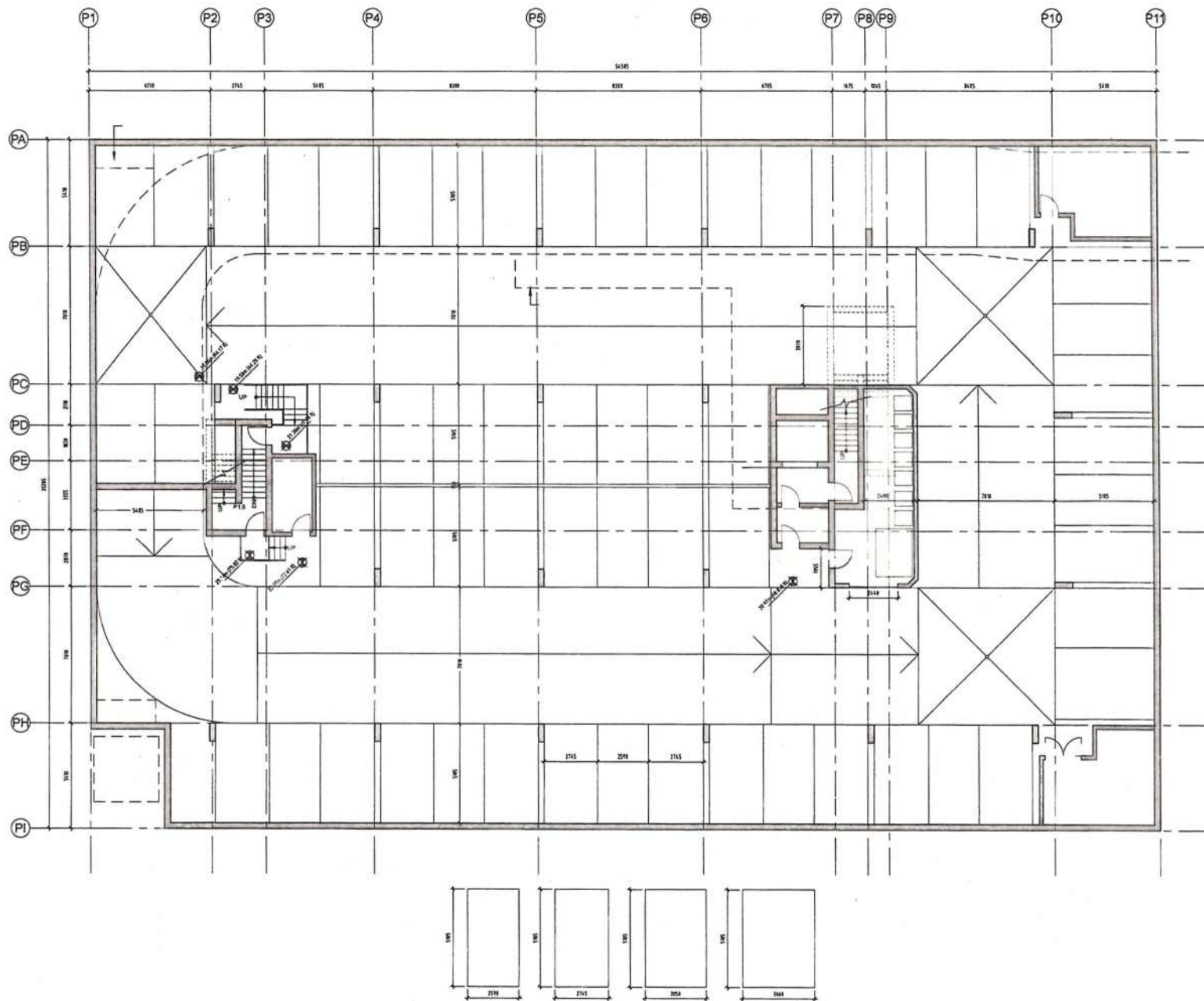
issue date:  
12 Dec 2014

site:  
Parking Mezzanine

revision:  
sheet:

sheet:  
**A.011**





koka

vit:  
koka architecture + design inc  
#1008 Esplanade  
Melbourne VIC  
3000

ing:  
1 404 416 7448 1 404 825 8733

type:  
info@kokaarchitecture.co

name:  
kokaarchitecture.co

real:

project north: true north

scale:  
Not to Scale

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building code and the  
authority having jurisdiction

Refer to surveyor authorities  
having jurisdiction and utility  
companies for locations of  
underground services

Refer to structural engineer's  
recommendations for sizing of all structural  
items

Refer to survey for all grade  
elevations  
All dimensions to be verified  
on site

project number:  
1425

project:  
**johnson +  
chambers**

owner:  
**KANGAROO**

site address:  
1144-1154 Johnson Street  
& 1426 Chambers Street  
Victoria VIC

legal description:  
LOT 1038 VICTORIA CTF,  
LOS 8 CONTAINED IN LOT 1037  
VICTORIA CTF, PLAN 8773  
PART OF LOT 1036 VICTORIA  
CTF,  
PARCEL A, (DD 45545-11) OF  
LOT 1038 VICTORIA CTF,  
LOT A, DISTRICT LOT 1038 &  
1037 VICTORIA CTF, PLAN  
8773

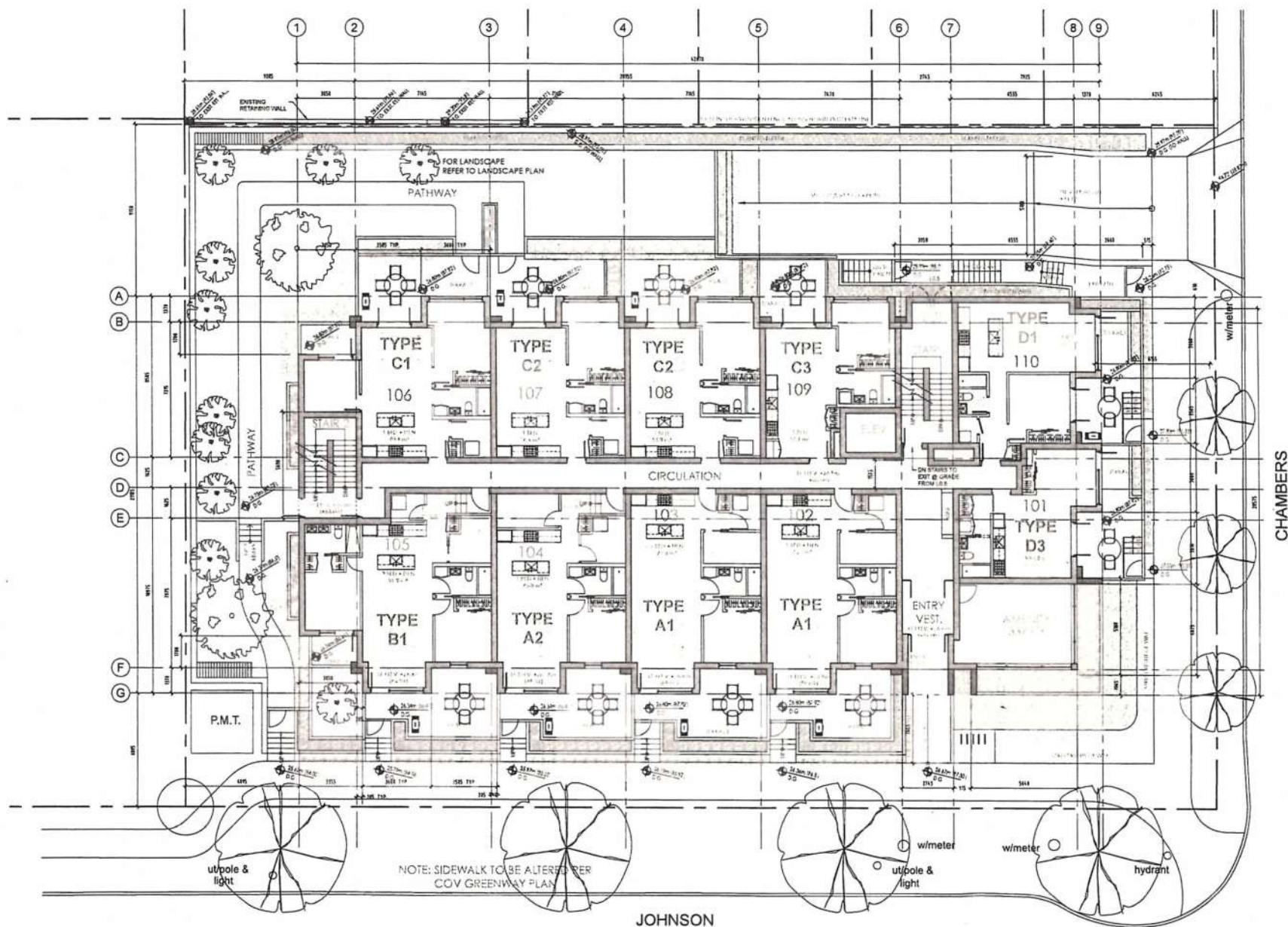
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REV/DP SET

issue date:  
12 Dec 2016

title:  
Parking

revision:  
sheet:

A.012



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unit: |  
koka architecture + design inc  
8-1008 Eglinton Avenue East  
Toronto, ON  
M6H 2M9

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1-416-418-7447 1-416-823-8933

type: |  
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project north



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Refer to structural engineer's drawings for use of all structural members.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
1625

project:

**johnson + chambers**

owner:  
**KANG & GILL**

client address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1038, VICTORIA CITY,  
LOCAL AUTHORITY LOT 1037,  
VICTORIA CITY PLAN 8773  
PART OF LOT 1034, VICTORIA  
CITY,  
PARCEL A, DO 6545-1 OF  
LOT 1034, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1034 &  
1037, VICTORIA CITY PLAN  
8773

issue:  
REV/OP SET

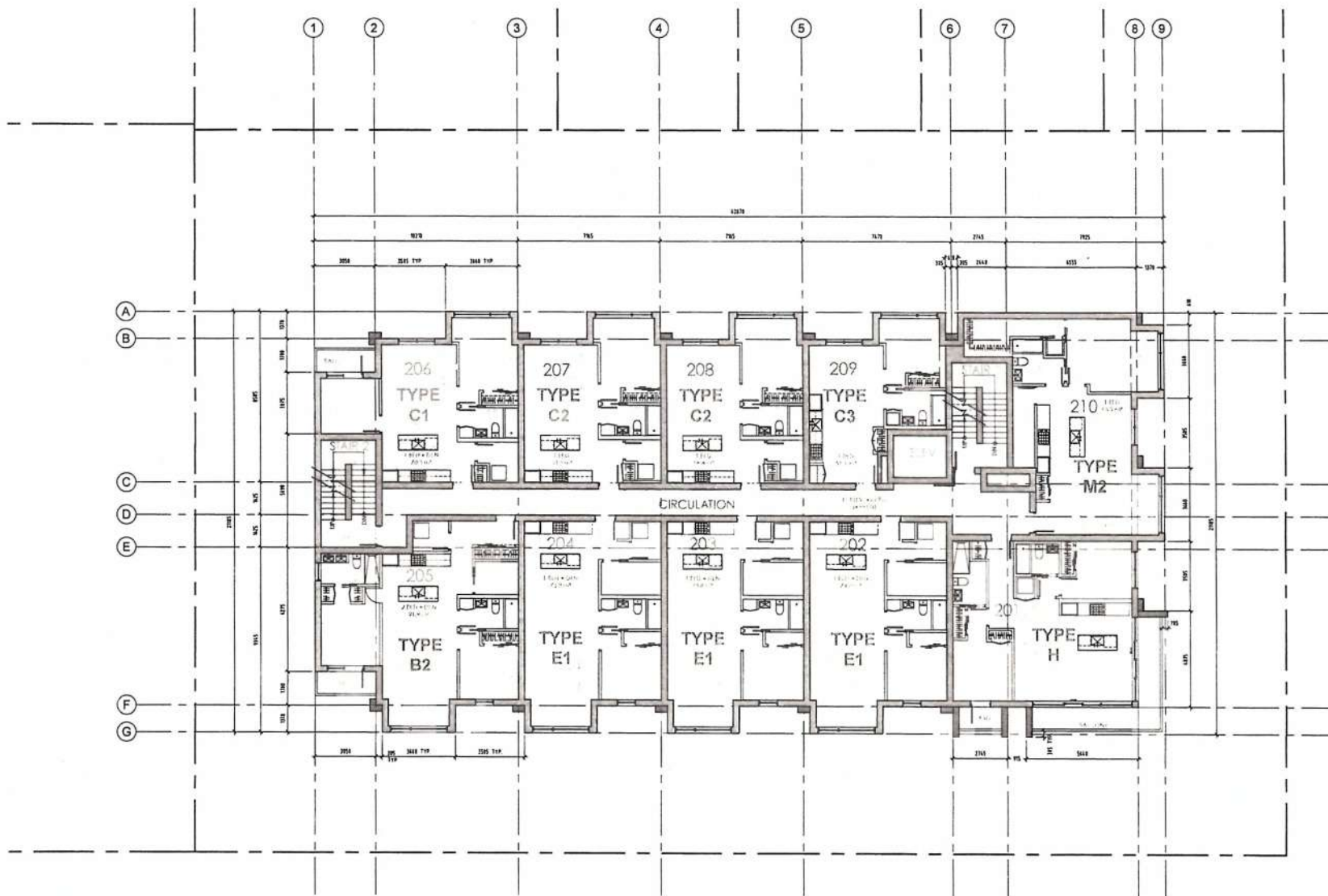
issue date:  
12 Dec 2014

title:  
Floor Plan  
Level 1

revisions:

sheet:

**A.013**



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kok architecture + design inc  
8-1000 Esplanade  
Vancouver BC  
V6Z 2Y6

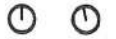
reg: 1-454-418-7447 1-454-835-8911

type: info@kokarchitecture.ca

browser: kokarchitecture.ca

note:

project north: true north



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Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be marked on site.

project number:  
1625

project:  
**johnson + chambers**

owner:  
**KANOGUI**

civic address:  
1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOS 8 DISTRICT LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1034, VICTORIA  
CITY,  
PARCEL A, (DD 48545-1) OF  
LOT 1034, VICTORIA CITY,  
LOT A DISTRICT LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

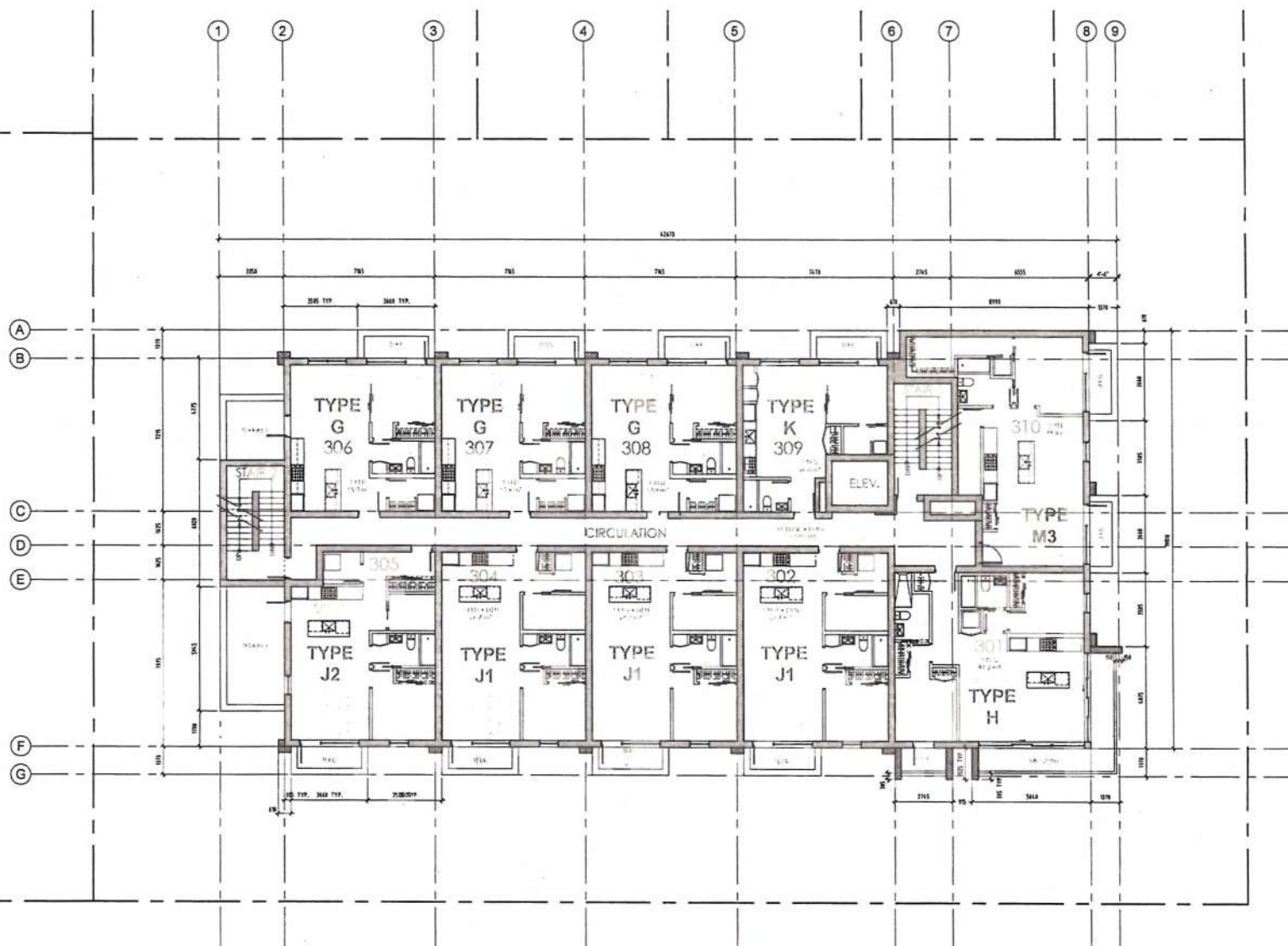
issue: 12 Dec 2014  
REV/OP SET

file:  
Floor Plan  
Level 2

revision:  
sheet:

**A.014**





**koka**

W11:1  
koka architecture + design inc  
8-1008 Esplanade  
Vancouver BC  
V6E 2V6

W11:1  
1.404 415 7441 1.404 415 8733

type:1  
info: kokaarchitecture.co

browser:1  
kokaarchitecture.co

scale:

project north: true north:



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authority having jurisdiction.

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companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural  
members.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number  
1025

project:  
**johnson + chambers**

owner:  
**KANG & SUI**

city address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1038, VICTORIA CP,  
LOS 8, DISTRICT OF 1037,  
VICTORIA CITY, PLAN B773,  
PART OF LOT 1038, VICTORIA  
CITY.

PART A, (DD MMAS-1) OF  
LOT 1038, VICTORIA CP,  
LOT A, DISTRICT OF 1038 &  
1037, VICTORIA CITY, PLAN  
B773

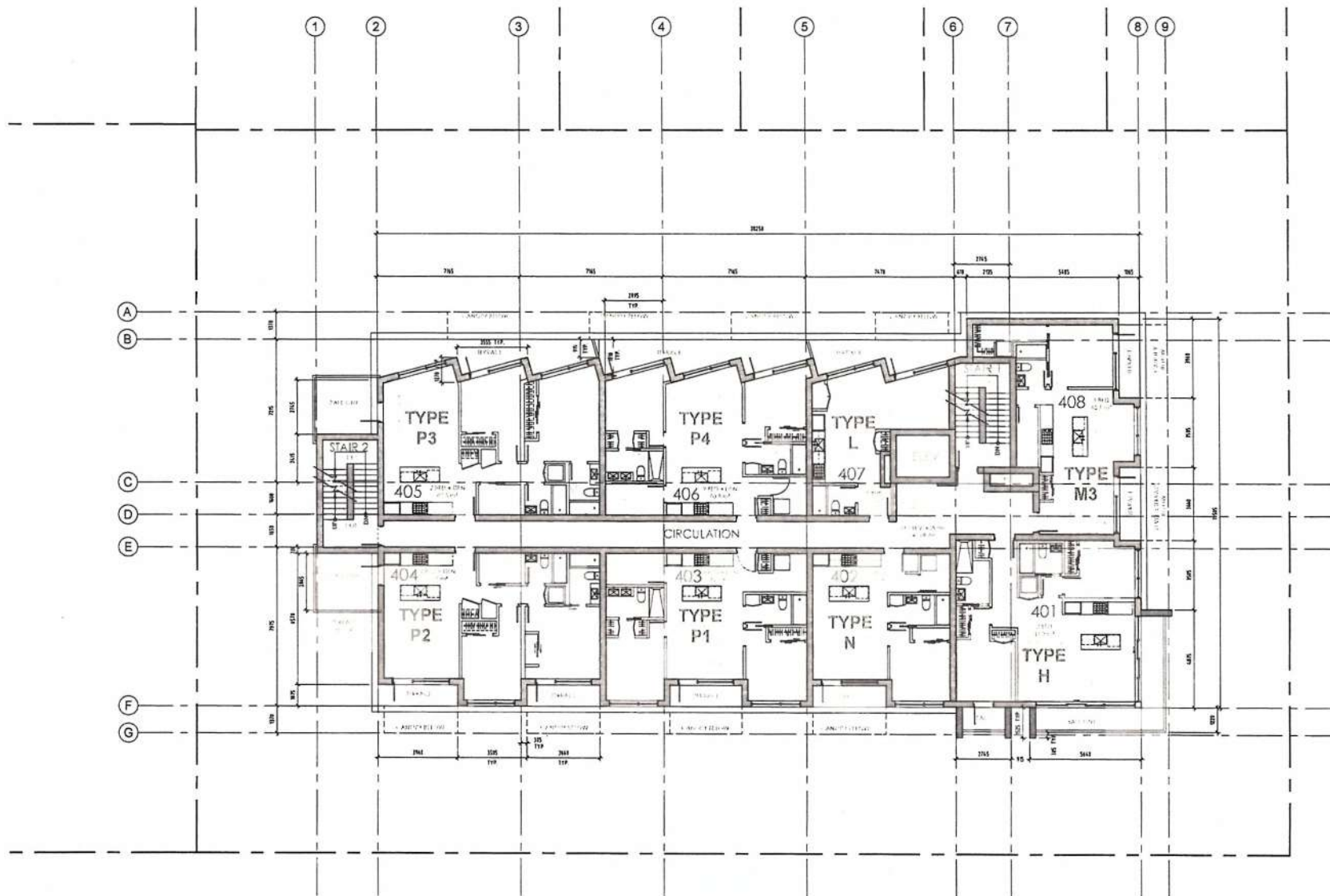
issue:  
REV/CP SET

issue date:  
12 Dec 2016

file:  
Floor Plan  
Level 3

revision:  
sheet

sheet:  
**A.015**



**koka**

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koka architecture + design inc.  
8-1008 Esplanade  
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1 604 412 7449 1 604 425 8722

type:  
info@kokaarchitecture.ca

browse:  
kokaarchitecture.ca

scale:

project north: true north:



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Refer to structural engineer's drawings for size of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
1425

project:  
**johnson + chambers**

owner:  
**KANG & CO. LTD.**

city address:  
1144-1154 Johnson Street  
& 1425 Chambers Street  
Victoria BC

legal description:  
LOT 1036 VICTORIA CITY  
LO8 & DISTRICT LOT 1037  
VICTORIA CITY PLAN 8723  
PART OF LOT 1036 VICTORIA CITY  
PARCEL A (20-1456-11) OF  
LOT 1036 VICTORIA CITY  
LOT A DISTRICT LOTS 1036 &  
1037 VICTORIA CITY PLAN 8723

issue:  
REV/OP SET

issue date:  
12 Dec 2014

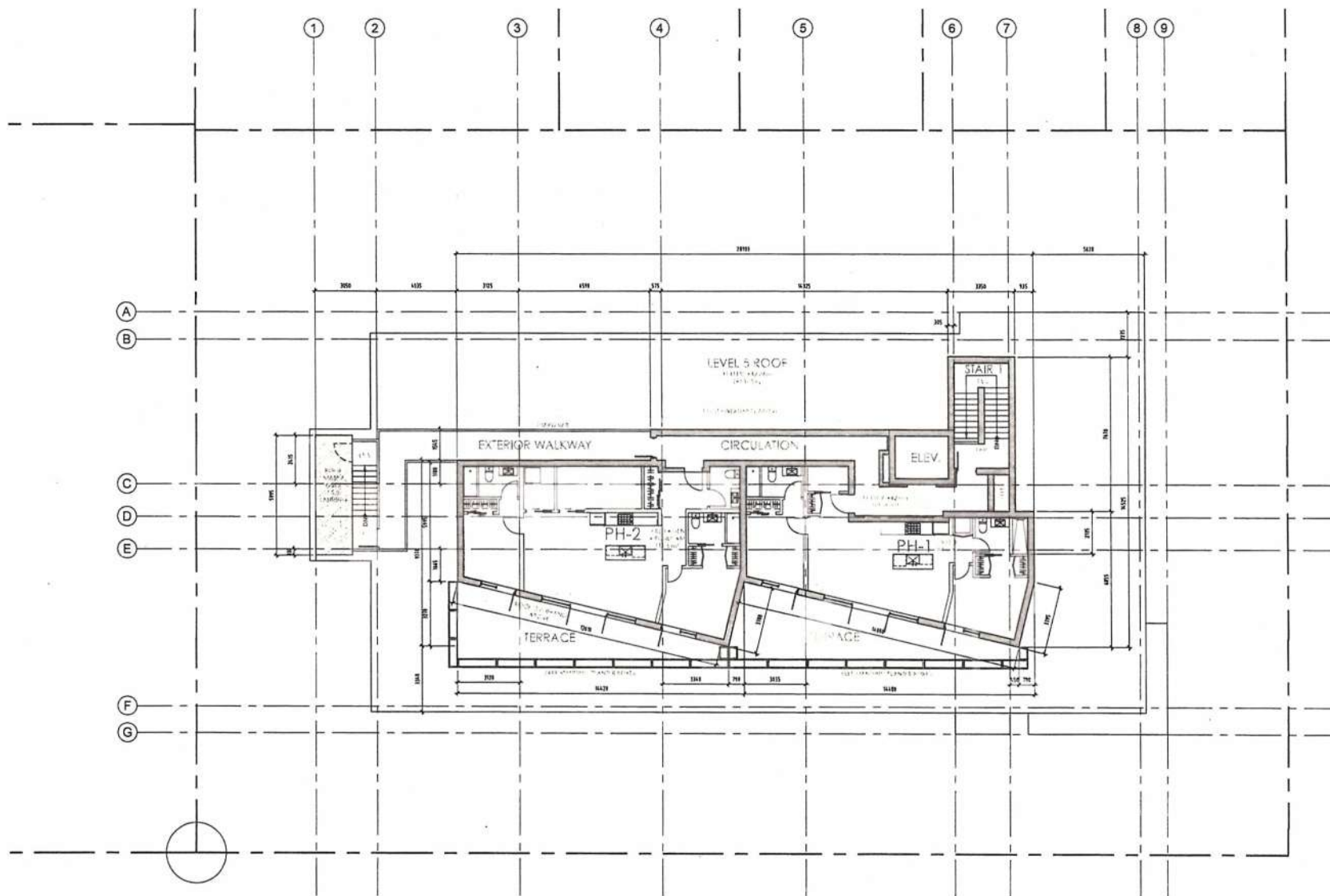
file:  
Floor Plan  
Level 4

revision:  
sheet:

**A.016**







**koka**

url: ]  
koka architecture + design inc  
8-1001 Main Boulevard  
Vancouver, BC  
V6L 2V9

ring: ]  
1-604-418-7449 1-800-655-8553

type: ]  
info@kokaarchitecture.ca

browser: ]  
kokaarchitecture.ca

and:

project north: true north:



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building code and the  
authority having jurisdiction.

Refer to engineer, architect,  
surveyor, and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural items.

Refer to survey for all grade  
elevations.

All dimensions to be marked  
on site.

project number:  
1425

project:  
**johnson +  
chambers**

owner:  
**KANG & SUI**

city address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

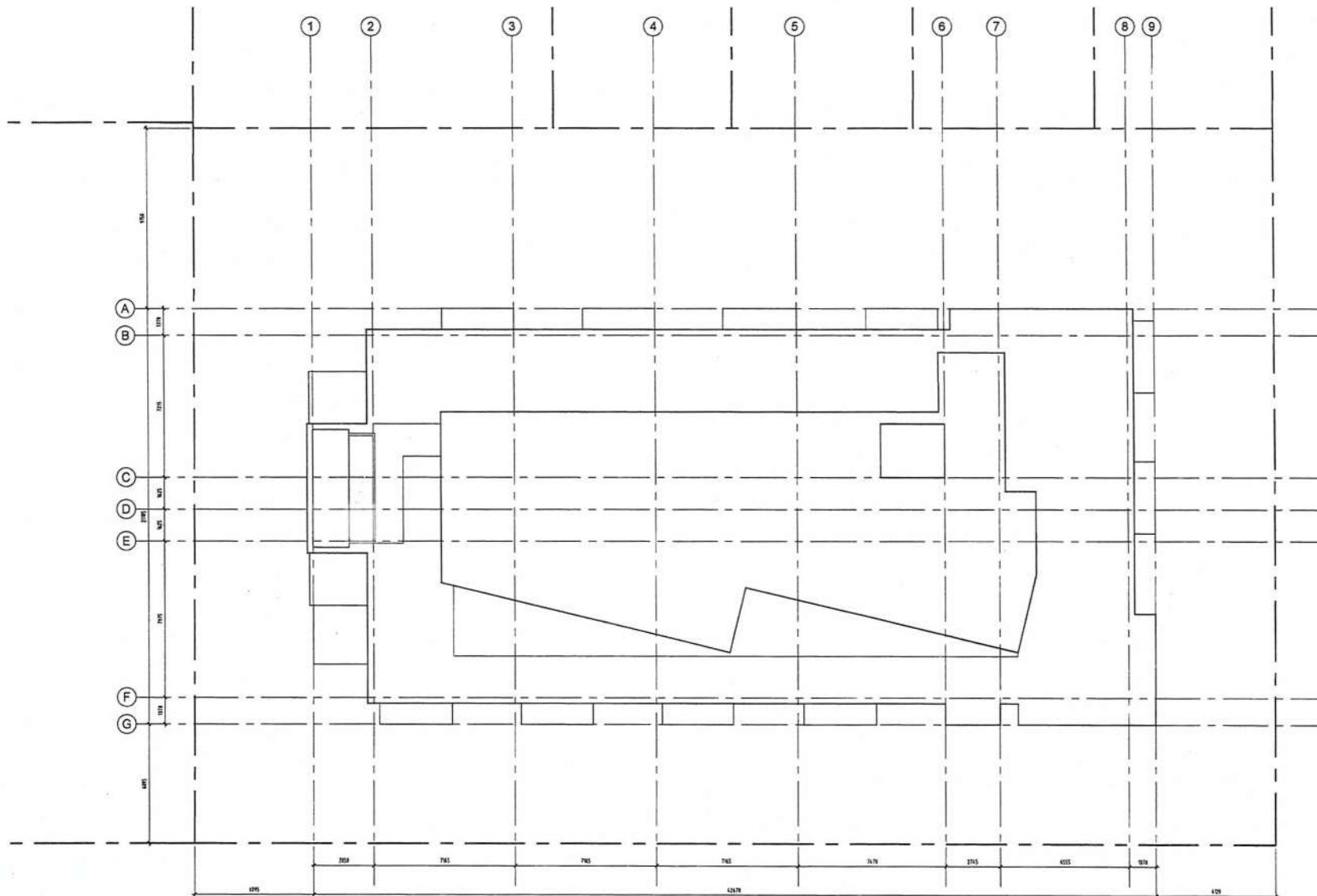
legal description:  
LOT 1038, VICTORIA CITY,  
LOS 8, DISTRICT LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1038, VICTORIA  
CITY,  
PARCEL A, SD 68545-11 OF  
LOT 1038, VICTORIA CITY,  
LOT A, DISTRICT LOS 1038 &  
1037, VICTORIA CITY, PLAN  
8773

title: ] issue date:  
REDCP SET 12 Dec 2014

file:  
Floor Plan  
Level 6

revision:  
sheet:

**A.018**



**koka**

info: koka architecture + design inc.  
8-1008 Egan Boulevard  
Vancouver BC  
V6L 2P7

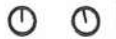
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browser: kokaarchitecture.co

scale:

project north: true north:



scale:  
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Refer to surveyor, engineer, having jurisdiction, and utility companies for locations of underground services.

Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
1425

project:

**johnson + chambers**

owner:  
KANGAROO

site address:  
1144-1154 Johnson Street  
S. 1404 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOB 8, DISTRICT LOT 1027,  
VICTORIA CITY, PLAN 8773,  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCELS A, (D) 4845-1-0,  
LOT 1034, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

issue: 12 Dec 2014

title:  
Roof Plan

revision:  
sheet

**A.019**

koka

url :  
koka architecture + design inc  
8-1004 Fries Road  
Vancouver BC  
V6L 2V6  
tel :  
1-604-418-7449 1-604-835-8933  
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All work to conform to applicable building code and the authority having jurisdiction.

Refer to surveyor's elevation having jurisdiction and utility companies for location of underground services.

Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
1625

project:  
johnson + chambers

owner:  
KANG & GILL

city address:  
1144-1154 Johnson Street  
& 1454 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOB & DISTRICT LOT 1037  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, DD 48545-1 OF  
LOT 1036, VICTORIA CITY,  
LOT A DISTRICT LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

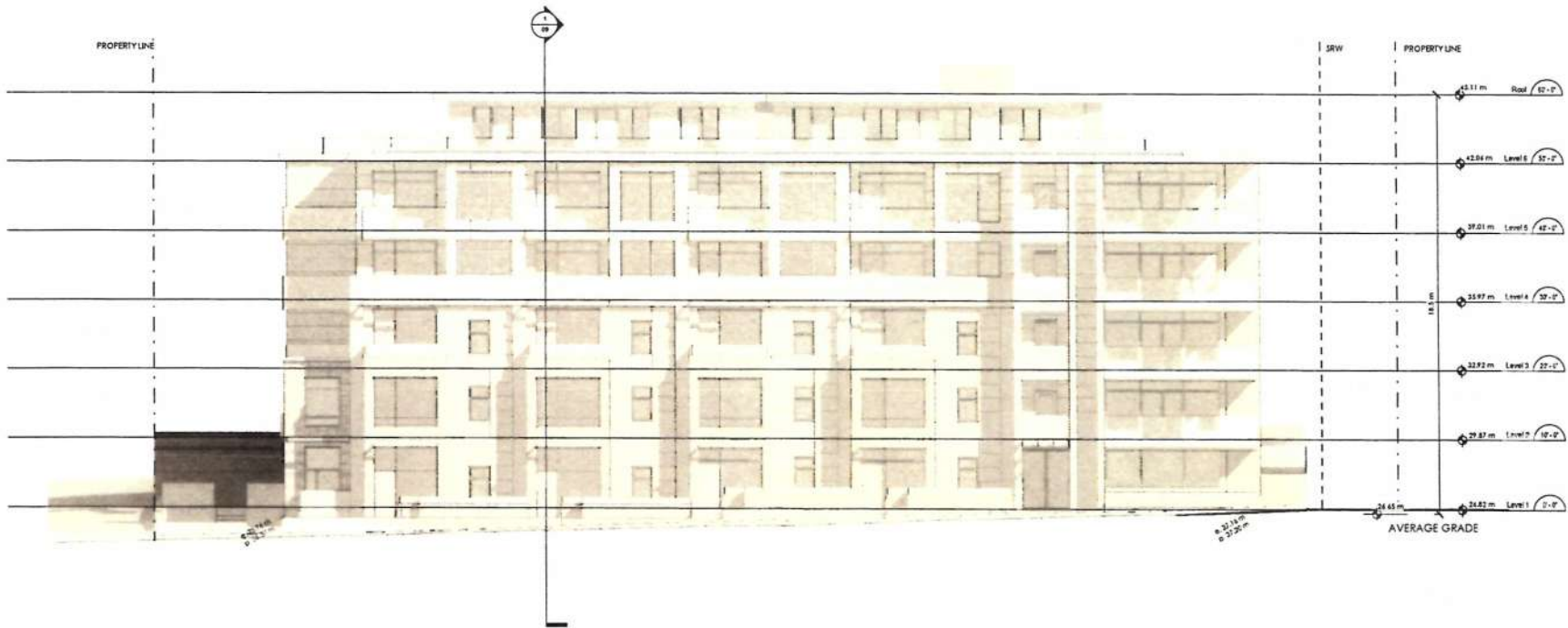
issue:  
REV/OP SET

issue date:  
12 Dec 2016

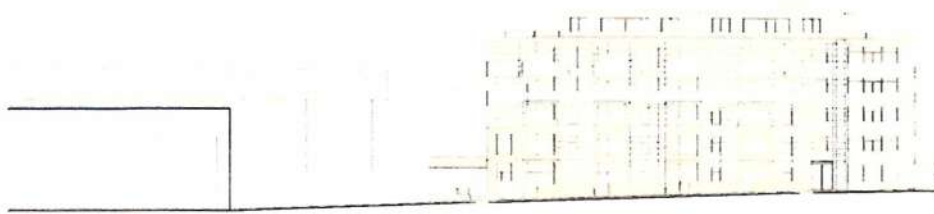
title:  
Building Elevation  
South

revision:  
sheet:

A.020



1 SOUTH ELEVATION  
1/8" = 1'-0"





koka

vit :  
koka architecture + design inc  
4-108 Egan Boulevard  
Vancouver BC  
V6E 2P4

reg :  
1-604-618-7449 1-604-620-8933

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160:

project north  
↑

scale:  
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Refer to surveyor's authorities having jurisdiction and utility companies for location of underground services.

Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be marked on site.

project number:  
1625

project:  
johnson + chambers

owner:  
KANG & GILL

1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOB 8 (MIMPT) LOT 1037,  
VICTORIA CITY, PLAN 4773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 4845-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A (MIMPT) LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
4773

issue:  
REV/DP SET

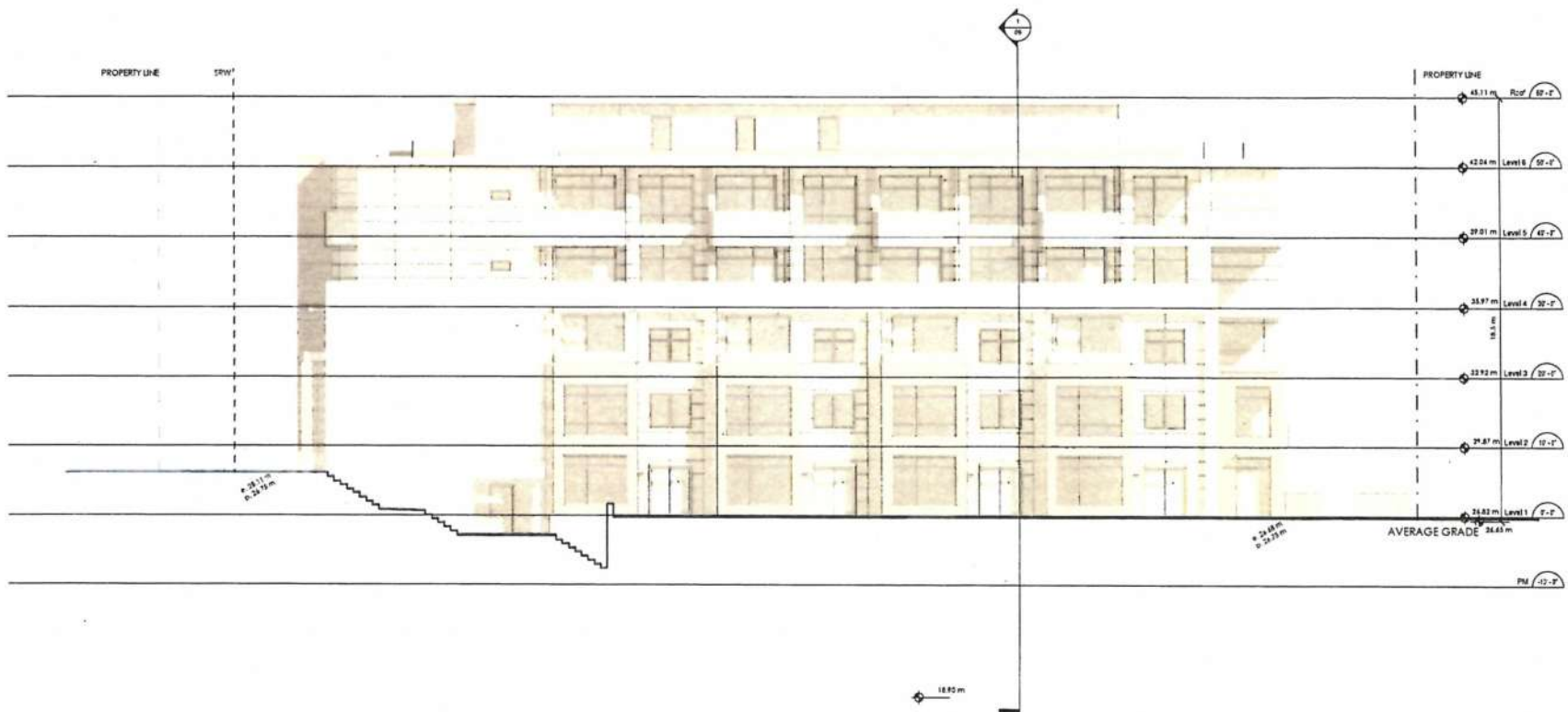
issue date:  
12 Dec 2016

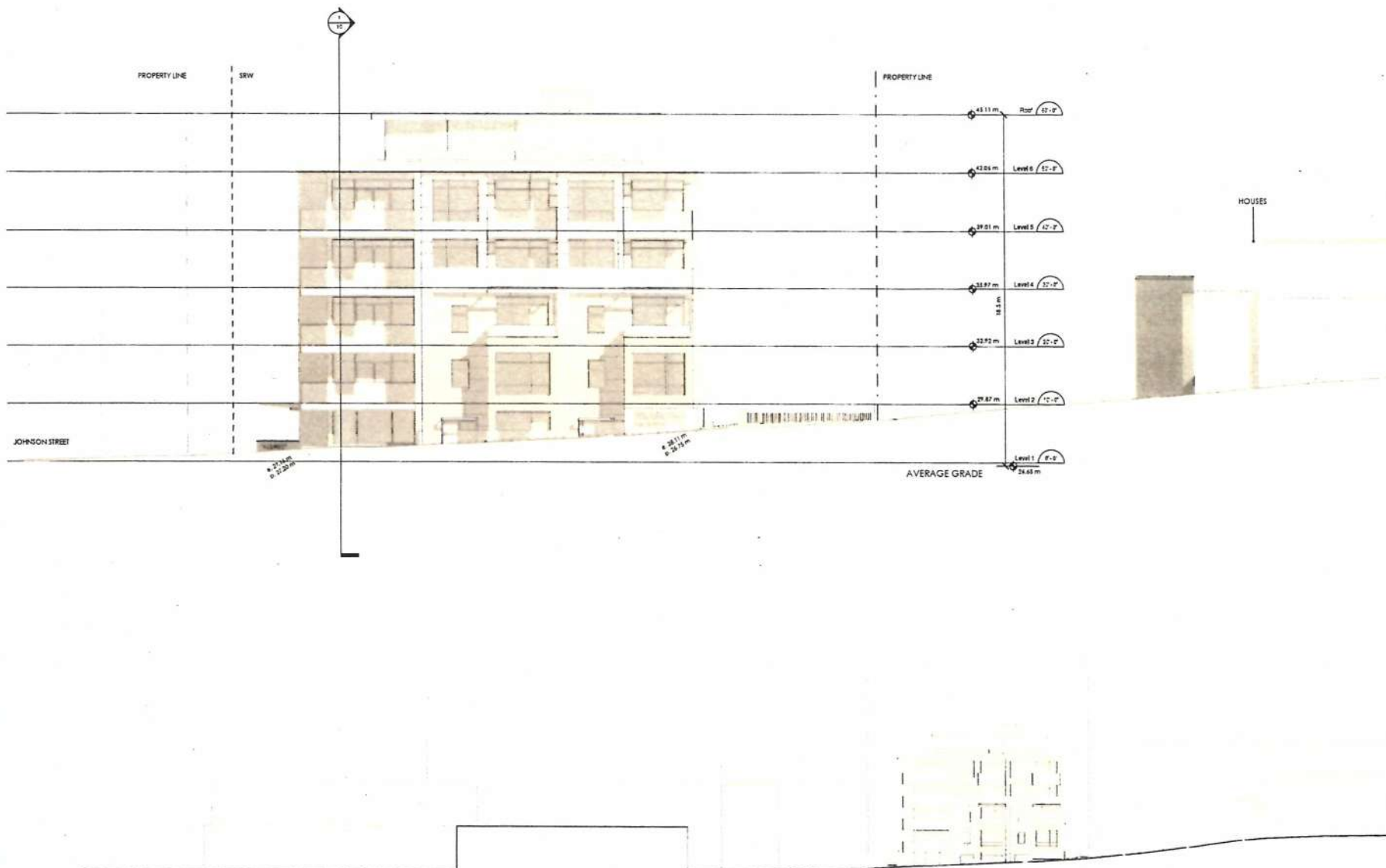
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Building Elevation  
North

revision:

sheet:

A.021





koka

info: kokaarchitecture + design inc.  
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V6Z 2Y6

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website: kokaarchitecture.ca

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Refer to surveyor authorities having jurisdiction and utility companies for locations of underground services.

Refer to structural engineer's drawings for size of all structural framing.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:

1425

project:

johnson + chambers

owner:

KANG & GILL

city address:

1144-1154 Johnson Street  
& 1450 Chambers Street  
Victoria BC

legal description:

LOT 1036, VICTORIA CITY,  
LOS & DISTRICT LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 4566-11) OF  
LOT 1036, VICTORIA CITY,  
LOT A DISTRICT LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

issue:

REV/DP SET

issue date:

12 Dec 2014

title:

Building Elevation  
East

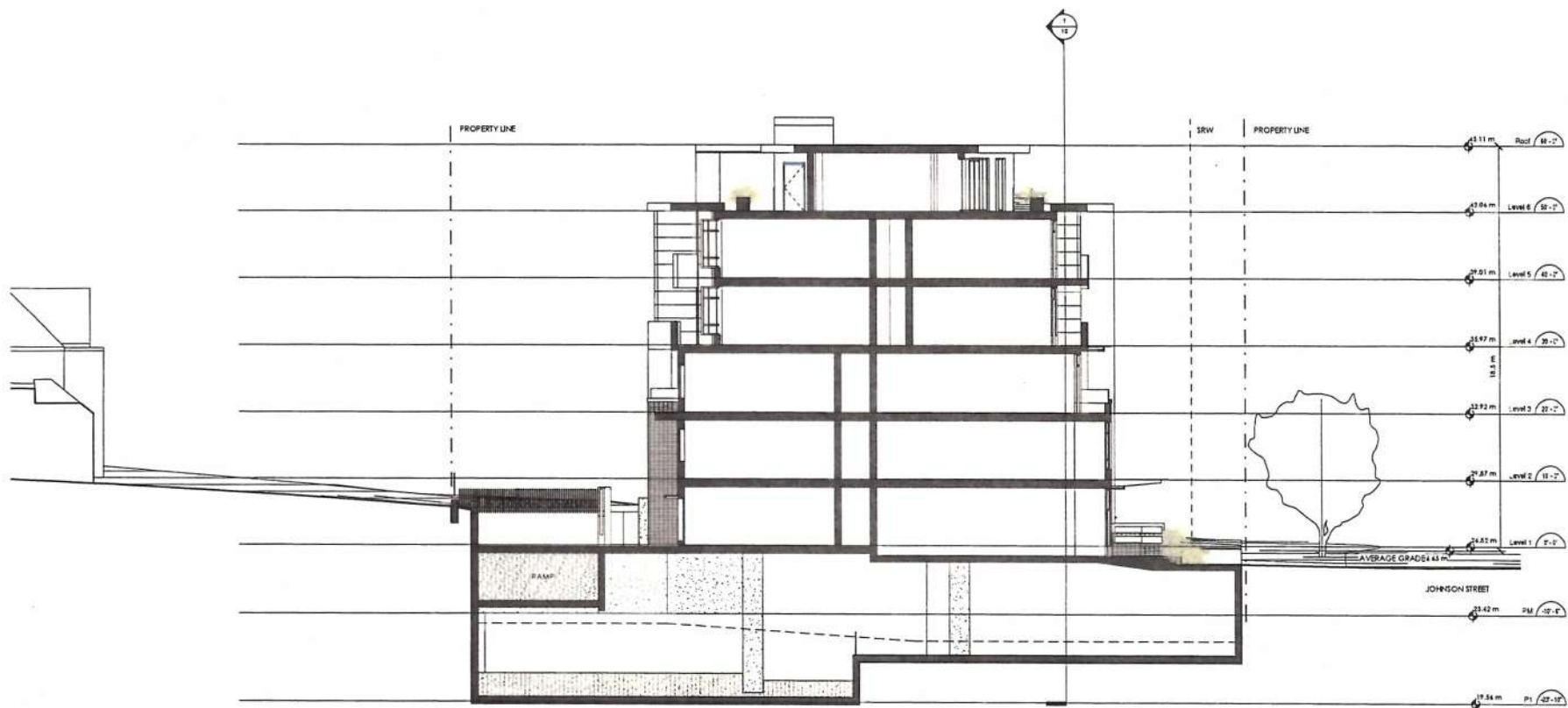
revision:

sheet:

A.022







koka

info :  
koka architecture + design inc  
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V6L 2V6

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Refer to engineer's drawings  
having jurisdiction and utility  
companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural  
members.

Refer to survey for all grade  
elevations.  
All dimensions to be worked  
on site.

project number:  
1425

project:  
johnson + chambers

owner:  
KANG & GILL

city address:  
1144-1154 Johnson Street  
& 1406 Chambers Street  
Victoria BC

legal description:  
LOT 1038, VICTORIA CITY,  
LOCAL DISTRICT OF 1021,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 8545-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A, DISTRICT OF 1021 &  
1037, VICTORIA CITY, PLAN  
8773

issue:  
REV/DP SET

issue date:  
12 Dec 2016

title:  
Building Section  
N-S

revision:  
sheet:

A.024



koka

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 info@kokaarchitect.com  
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Refer to structural engineer's drawings for location of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:  
 1025

project:  
**johnson + chambers**

owner:  
**KANG & GILL**

site address:  
 1144-1154 Johnson Street  
 & 1401 Chambers Street  
 Victoria B.C.

legal description:  
 LOT 1036, VICTORIA CITY,  
 LOR & DISTRICT LOT 1037,  
 VICTORIA CITY, PLAN 8773  
 PART OF LOT 1034, VICTORIA  
 CITY,  
 PARCEL A, (DD 48545-1) OF  
 LOT 1034, VICTORIA CITY,  
 LOT A DISTRICT LOTS 1034 &  
 1037, VICTORIA CITY, PLAN  
 8773

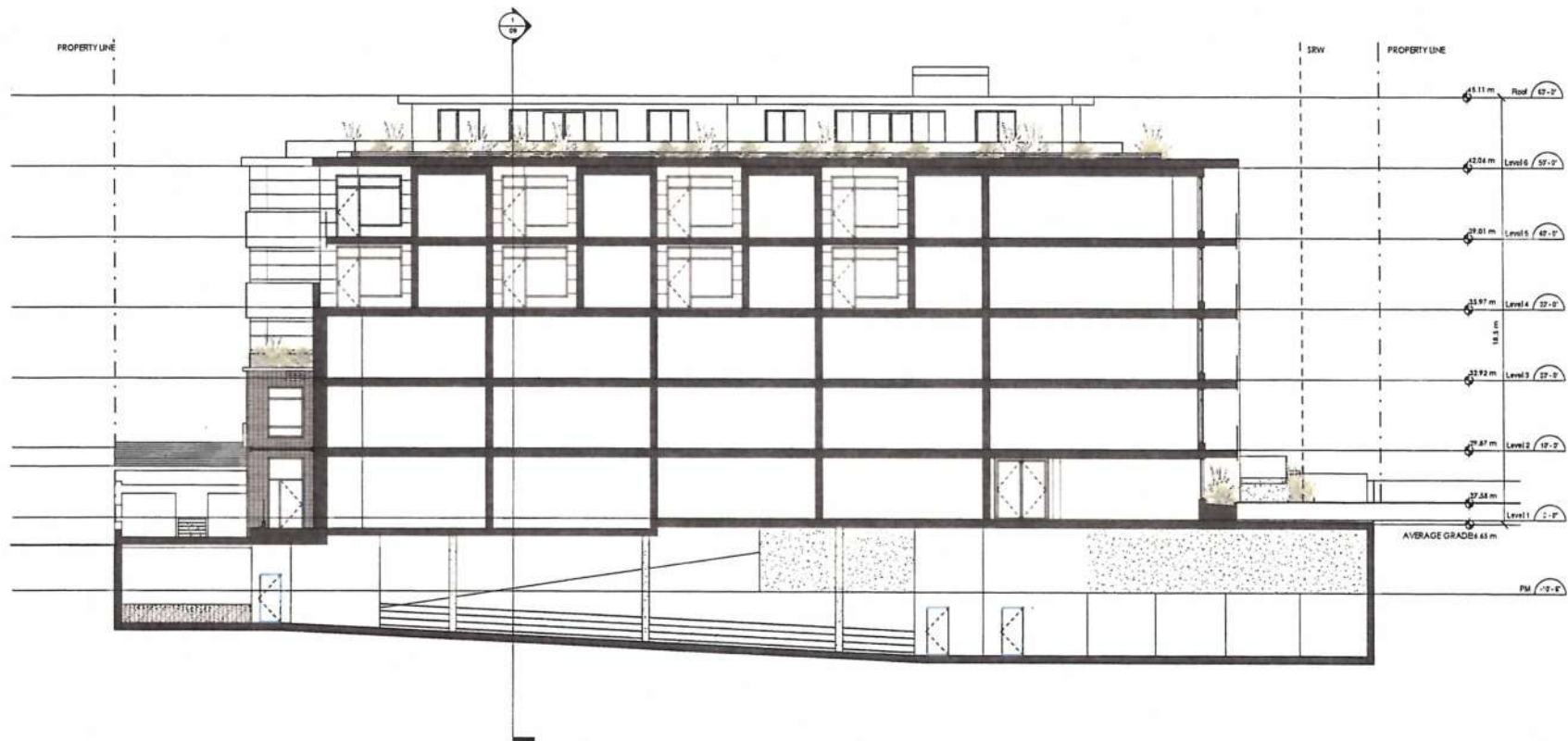
issue:  
 REV/DP SET

issue date:  
 12 Dec 2015

title:  
 Building Section  
 E-W

revision:  
 sheet:

A.025





1. BRICK (WARM GREY)
2. PREFORMED METAL PANEL (WARM WHITE)
3. CEMENTITIOUS PANEL (MID-TONE GREY)
4. WINDOW WALL / ALUMINUM FRAME
5. TRANSPARENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
6. TRANSLUCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
7. WOOD (NATURAL FIR)
8. CEMENTITIOUS PANEL (LIGHT-TONE GREY)



koka

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Refer to structural engineer's drawings for sizing of all structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:

1425

project:

johnson + chambers

owner:

KANIGULLI

client address:

1144-1154 Johnson Street  
& 1404 Chambers Street  
Victoria BC

legal description:

LOT 1038, VICTORIA C.F.Y.,  
LOS & DISTRICT, OF 1037,  
VICTORIA C.F.Y., PLAN S772  
PART OF LOT 1038, VICTORIA  
C.F.Y.  
PARCEL A, (DD 85545-1) OF  
LOT 1038, VICTORIA C.F.Y.,  
LOT A, DISTRICT, OF 1038 &  
1037, VICTORIA C.F.Y., PLAN  
S772

issue:

REL/DP SET

issue date:

12 Dec 2014

title:

Building Elevation  
East & South

revision:

sheet:

A.026



1. BRICK (WARM GREY)
2. PREFORMED METAL PANEL (WARM WHITE)
3. CEMENTITIOUS PANEL (MID-TONE GREY)
4. WINDOW WALL / ALUMINUM FRAME
5. TRANSPARENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
6. TRANSLUCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
7. WOOD (NATURAL FIR)
8. CEMENTITIOUS PANEL (LIGHT-TONE GREY)



koka

info:  
koka architecture + design inc.  
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Vancouver, BC  
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Refer to structural engineer's drawings for scope of all structural items.  
Refer to survey for all grade elevations.  
All dimensions to be verified on site.

project number:  
1425  
project:  
johnson + chambers

owner:  
KANG & GILL  
site address:  
1184-1186 Johnson Street  
& 1401 Chambers Street  
Victoria BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOB 8, DISTRICT OF 1037  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY  
PARCEL A, (DD 4545-11) OF  
LOT 1034, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1034 &  
1037, VICTORIA CITY, PLAN  
8773

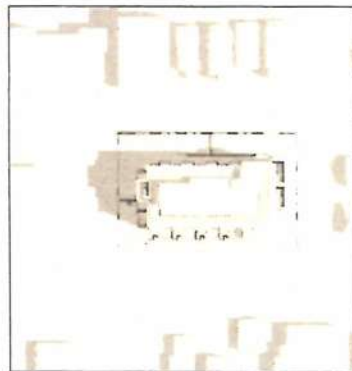
issue:  
REV/OP SET  
issue date:  
12 Dec 2016

title:  
Building Elevation  
West & North

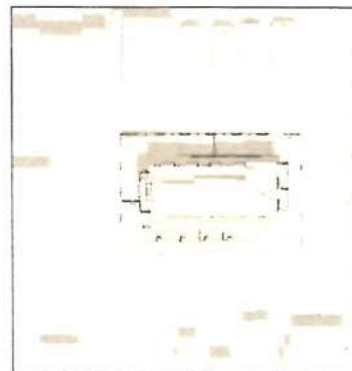
revision:  
sheet:

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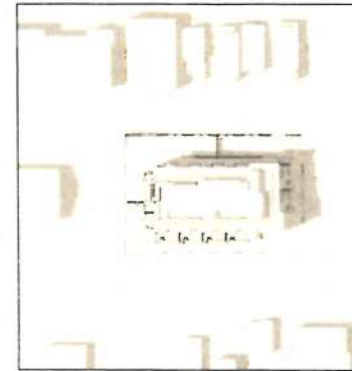




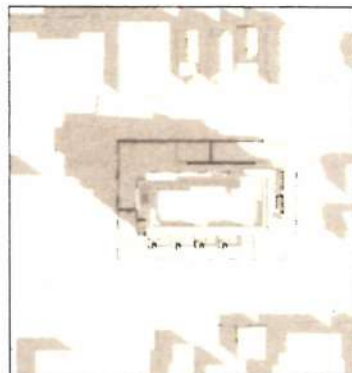
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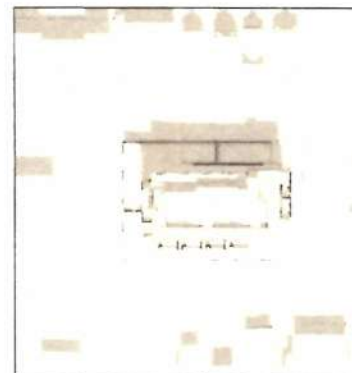
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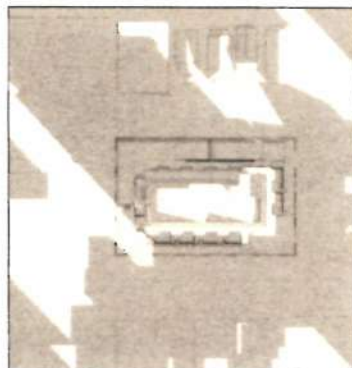
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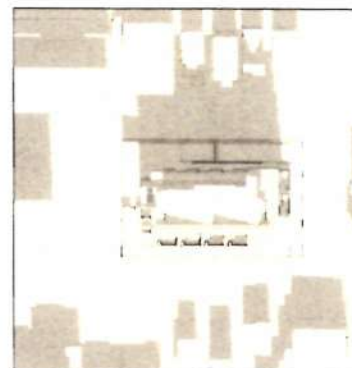
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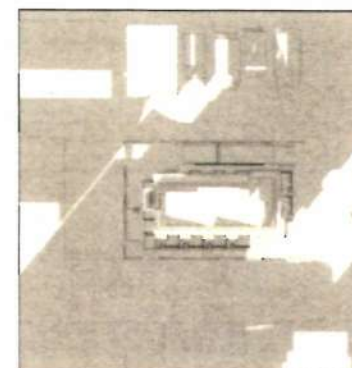
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1. SHADOW STUDY - DECEMBER 21 9:00 AM



2. SHADOW STUDY - DECEMBER 21 12:00 PM



3. SHADOW STUDY - DECEMBER 21 03:00 PM

koka

val: )  
koka architecture + design inc  
8, 1000 Elm Road  
Vancouver, BC  
V6E 2V9

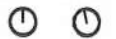
mp: )  
1 604 415 7407 1 604 415 8811

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info kokaarchitecture.co

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project north: true north:



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companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural  
members.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number:  
1425

project:

johnson +  
chambers

owner:  
KANG & KUI

client address:  
1144-1154 Johnson Street  
& 1404 Chambers Street  
Vancouver BC

legal description:  
LOT 1036, VICTORIA CITY,  
LOB 8, DISTRICT LOT 1037  
VICTORIA CITY PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DO 4545-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1036 &  
1037, VICTORIA CITY PLAN  
8773

issue: Issue date:  
REV/OP SET 12 Dec 2014

title:  
Shadow Studies

revision:

sheet:

A.028



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST



VIEW FROM SOUTH EAST



VIEW FROM SOUTH WEST

koka

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koka architecture + design inc.  
8-1708 Expo Boulevard  
Vancouver, BC  
V6E 2W9

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1-844-418-7449 1-844-433-8913

type: )  
info@kokaarchitecture.ca

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kokaarchitecture.ca

lead:

scale:  
Not to Scale

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authority having jurisdiction.

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companies for locations of  
underground services.

Refer to structural engineer's  
drawings for sizing of all structural  
members.

Refer to survey for all grade  
elevations.

All dimensions to be verified  
on site.

project number:  
1625

project:

johnson +  
chambers

owner:  
KANG & GILL

client address:  
1144-1154 Johnson Street  
& 1408 Chambers Street  
Victoria BC

legal description:  
LOT 1035, VICTORIA CITY,  
LOT 8, DISTRICT LOT 1037,  
VICTORIA CITY, PLAN 8773  
PART OF LOT 1036, VICTORIA  
CITY,  
PARCEL A, (DD 49145-1) OF  
LOT 1036, VICTORIA CITY,  
LOT A, DISTRICT LOTS 1036 &  
1037, VICTORIA CITY, PLAN  
8773

issue: 12 Dec 2016  
REV/DP SET

title:  
Renderings

revision:

sheet:

A.029



