

03 May 2017

Committee of the Whole
 City of Victoria
 1 Centennial Square
 Victoria, BC
 V8W 1P6



Dear Committee of the Whole,

Re: Conditions to be met prior to Committee of the Whole for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street per Zoning No. 00487 and Development Permit No. 00434

Thank you for taking the time to review our proposed project response to the application review process for the subject site encompassing 1144 -1154 Johnson Street and 1406 Chambers Street. The following are the questions or comments identified by City Staff along with our corresponding responses. For visual clarity, this letter is intended to be read with the corresponding drawings titled: Johnson + Chambers, Rezoning / DP Application Set – R.01, 22 March 2017 (and follow up set R.02, 28 April 2017).

Development Services Division Comments:

1) Please explore ways to further emphasize the main residential entrance on Johnson Street. It will be important to ensure a straight line of sight into the lobby.

- Per sheets A.031, A.013, A.010, A.020, and A.022, the residential entry has been further emphasized in the following manner:
 - The concrete signage plinth supporting the entry element fins has been extended southwards to further distinguish the primary building entry with the numeric address and building name.
 - Direct lines of sight into the lobby have been enhanced with additional glazing provided to the East of the glazed entry doors.
 - The planter at the exterior of the amenity room has been extended to the West in order to tie the common area of the building entry to the common area of the amenity room.
 - In-ground LED lighting has been added along the entry path to the entry lobby.
 - The distinct metal and glass entry canopy has been designed with a light appearance above the entry door consistent with the project's material palette to help denote the primary building entry.

2) Please consider some detailing of the entrances to the individual townhouse units. This could be accomplished through accent materials or a different material for the front doors.

- Per sheets A.013, A.029, and A.020, the individual townhouses have received additional detailing in the form of wood-finish entry doors with glass inserts, lighting bollards designating each unit adjacent to unit's entry gate, an entry light fixture adjacent to each entry door, and accent lighting to highlight the extensive vegetation and approach along each stair and terrace.

3) Please provide more extensive context elevations (streetscape) showing the proposal in relationship to the neighbouring properties on Johnson Street and Chambers Street.

- Per sheets A.027, A.028, and A.031, extensive context elevations (streetscapes) have been provided identifying the relationships of the neighbouring properties on Johnson and Chambers Streets. In addition, please refer to the bird's eye massing views of the proposed project in context, per sheet A.033.

4) Please consider enlarging the window and/or adding spandrels to the blank wall on the north elevation to break it up.

- Per sheet A.030, windows have been enlarged at the upper wall of the North elevation. The lower portion of the wall remains reserved for vegetative screening.
- Note that overlooks towards the Northern neighbours was originally identified by City Staff as a concern that should be addressed. As a result the quantity of glazing was consciously limited to avoid the perception of overlooks.

- 5) Please ensure floor plans and elevations are consistent with respect to window placement and size, and balconies. Some inconsistencies have been discovered on the majority of floor plans.
- *The floorplans and elevations are now consistent with respect to the window placement and size, as well as the balconies. Please refer to sheets A.013, A.014, A.015, A.016, A.017, A.018, A.019, A.021, A.022, and A.023.*
 - *Planters at the level 5 roof have also been added in the level 6 plan for consistency. Please refer to sheet A.018.*
- 6) Please ensure the materials are consistent on the renderings and elevation drawings.
- *Per sheets A.029, A.030, and A.031, the materials are consistent on the renderings and elevation drawings.*
- 7) Please provide a lighting plan.
- *A lighting plan has been provided. Please refer to sheet A.035.*
- 8) Please consider permeable patio pavers for the ground floor terraces.
- *Permeable patio pavers have been noted at the ground floor terraces. Please refer to sheet A.036.*

Engineering and Public Works Department Comments:

- 9) Location of proposed bicycle parking does not appear to be easily accessible. Reducing the distance and door access to bike parking is strongly recommended.
- *Per sheet A.011, the proposed bicycle parking is easily accessible from the parking entry ramp after one passes through the security gates. The corridor to the bicycle room includes two security doors for occupant safety, both of which are accessible via automatic door operators.*
 - *Note that the proposed bicycle room locations and access from the exterior is far shorter than most conventional buildings since bicycle rooms are typically found at the furthest reaches of the parkades within most projects.*
 - *The proposed bicycle parking is also easily accessible from the elevators.*

Parks Division Comments:

- 10) No objection to application.
- *No response required.*
- 11) The new boulevards on Johnson Street and Chambers Street have significantly increased in size in this proposal, adding 7 new trees and 150m² grass, an increase from three existing trees. The larger grass and treed boulevard areas will require more parks maintenance resources, on the proposed right-of-way. The City will consider this "untaxed" existing boulevard becoming a "taxed" boulevard as all of the surrounding properties are taxed and this could simply be added to the City inventory and maintained by the City in perpetuity. The proposed boulevard is a great improvement over the existing one, as it adds a safer sidewalk environment with landscaping that separates pedestrians from a busy arterial street.
- *No response required.*

Zoning Plan Check Comments:

- 12) Provide the average setback for the street wall at Johnson Street.
- *Please refer to sheets A.002 and A.010 for the average street wall setback at Johnson Street.*
- 13) The proposal requires 6 visitor parking for the residential units. Please identify these spaces on the parking plan.
- *Per sheet A.012, 6 residential visitor parking spaces have been identified on the parking plan.*
- 14) Provide open site space calculation.
- *Please refer to sheet A.002 for the open site space calculation.*

15) Bicycle parking spaces do not match the numbers shown. (Page A.011 notes 26+31 = 57 & Page A.012 notes 67 bicycle stalls).

- *Per sheets A.002 and A.011, the typo identifying the number of bicycle parking spaces has been corrected. The total number of bicycle parking spaces is 53 in the bicycle rooms, with 6 additional spaces at the building entry.*

16) Update Project Data table to reflect new data (eg. Counted 53 Class 1 bicycle stalls, Data Table shows 48 parking stalls)

- *Per sheet A.002, the Project Data table have been updated to reflect the new data.*

17) Show entryway canopy on site plan and dimension to property line.

- *Per sheet A.010, the entryway canopy has been identified on the site plan with dimensions to the South property line along Johnson Street.*

18) To determine whether the parkade is subject to setbacks, provide a section that shows existing grade and the relationship between the parkade.

- *Please refer to sheet A.034 for a section that identifies the existing grade and the relationship to the parkade structure.*

19) Provide dimensions for the clearances in the parkade area and ramp areas.

- *Please refer to sheet A.024 and A.034 for dimensions identifying clearances in the parkade area and ramp areas.*

20) Provide the slope of the ramp and aisle on the west side of the parkade.

- *Please refer to sheet A.011 for the slope of the ramp and aisle on the West side of the parkade.*

Advisory Design Panel Discussion Points that Resulted in Modifications to the Proposed Project:

21) Consider matching the upper eaves of the building at levels 5 and 6 with the mid-tone grey of the level 4 and 5 walls below. This will add emphasis to the line of the level 3 horizontal beam, as well as the townhouse brick typology at levels 1 and 2.

- *Per sheets A.029 and A.030, the eave at level 5, as well as level 6, have been changed to the mid-tone grey to match the walls of levels 4 and 5.*

22) Consider enhancing the landscaping and modifying the 90 degree angled sidewalk intersection at the Southeast corner of the property.

- *Per sheet A.036, the landscaping has been enhanced to further define the building corner and a bench has been added adjacent to the intersection of the two sidewalks.*

23) The planting of the fins possibly choking off the entryway, could possibly be more successful if they were removed to open it up a bit more and additional hardscaping.

- *Per sheets A.010 and A.036, additional hardscape has been integrated into the landscaping in order to open up the entryway.*
- *Windows were added along the ground floor and also extended the planter across the exterior of the amenity room to reach out towards the primary building entry doors. As the vertical wall fins pass by the glass and the planter, they now have a lesser and lighter presence during the entry sequence owing to the removal of the solid wall between them.*
- *The wall fins were retained at the ground floor because: they are intended to be structural elements that help support the large balconies at the corner units above; they help thermally break the balconies from the primary building face as part of the design intent to help maximize the energy efficiency of the building through better detailing; they help block heat gain from the late afternoon Westerly Summer sun to the corner bedrooms and the living room areas above; and they block views between adjacent units or private areas within the same unit. In addition, after testing numerous options before and after the ADP to define the corner entry, we found the architectural expression of the building corner was most successfully achieved with the retention of the vertical fins to the ground floor rather than truncating the structure at the second floor.*



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Advisory Design Panel Recommendations that Resulted in Modifications to the Proposed Project:

- 24)** Strengthening the expression of the building entranceway.
- *The expression of the building entryway has been strengthened to open up the entry towards the public interface with hardscape and softscape improvements that are integrated into the landscape, as well as refinements to the entry canopy. Please refer to Item 1 noted above for a more detailed accounting of the improvements.*
- 25)** Clarifying the expression of the Johnson and Chambers Street corner of the building.
- *The expression of the Johnson and Chambers Street corner of the building has been clarified with: hardscape and softscape improvements that are integrated into the landscape, as well as refinements to the entry canopy and wall detailing that lighten up the building structure. Please refer Items 1, 22, and 23 noted above for a more detailed accounting of the improvements.*
- 26)** Investigating further daylighting of the stairwells.
- *Per sheet A.030, windows have been enlarged at the North and West building elevations in order to allow for increased daylight into the stairwells.*

Once again, thank you for taking the time to review our responses. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Joseph Kardum ARCHITECT AIBC LEED AP

Principal

koka architecture + design inc.