



Planning and Land Use Committee Report

For the Meeting of August 27, 2015

To: Planning and Land Use Committee **Date:** August 13, 2015

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 000426 for 951 Johnson Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

- The appropriateness of the height of the street walls, with particular emphasis on the transition to the adjacent building to the west of Johnson Street.
- The height of the podium corner at the intersection of Johnson Street and Vancouver Street, with opportunities to increase the building mass in this location.
- Potential CPTED concerns associated with the primary residential entrance on Johnson Street.
- The appropriateness of the building separation distances between the proposed building and the adjacent four-storey residential building to the west.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000426 with Variances for 951 Johnson Street, in accordance with:

1. Plans date stamped August 4, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 3.67.5(2) - increase the building height from 30m to 50m;
 - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 17 storeys;
3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City staff.

4. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City staff.
5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 951 Johnson Street. The proposal is to construct a mixed-use building comprising of two towers, one at 15 storeys and one at 17 storeys, with ground-floor retail fronting Vancouver Street and Johnson Street with residential above. The variances are related to an increase in the building height and number of storeys.

The following points were considered in assessing this Application:

- The proposed building is subject to regulation under Development Permit Area 3 (HC) and is generally consistent with the applicable Design Guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP).
- Although the proposal is largely consistent with the relevant design guidelines, it would benefit from a review by the Advisory Design Panel with specific reference to the height of the street walls on Johnson Street and Vancouver Street, the height and massing of the podium corner, the primary residential entrance on Johnson Street, and the building separation distances on the west elevation as it relates to the adjacent building.
- The proposed increase in building height and number of storeys is considered to be appropriate as the theoretical density under the R-48 Zone (Harris Green District) is not being exceeded and the proposal is consistent with the height limits of the DCAP. In addition, the location of the proposed towers would be offset from other recently approved developments within the same neighbourhood block.

BACKGROUND

Description of Proposal

The proposal is to construct a mixed-use building comprised of two towers, one at 15 storeys and one at 17 storeys, with ground-floor retail fronting Vancouver Street and Johnson Street with residential above. The building has a floor space ratio (FSR) of 6.05:1, although the

current zone does not prescribe a maximum density. Specific details include:

- a total of 807m² for two commercial-retail units on the ground floor
- three residential units at grade, located behind the commercial retail unit on Johnson Street
- 209 residential units above the commercial retail units
- four levels of underground parking accessed off Vancouver Street
- a total of 214 bike storage lockers (210 residential and 4 commercial) comprised of:
 - 169 bicycle storage lockers located at Level 1 of the underground parkade
 - 7 bicycle storage lockers located at Level 2 of the underground parkade
 - 38 stalls for commuter bikes located on the ground floor, with provision of a work bench for bike maintenance
- a total of 12 publicly accessible bike racks located at the residential entrance on Johnson Street
- a total of 18 storage lockers located in the underground parkade
- streetscape improvements to the frontages adjacent to the property on Johnson Street and Vancouver Street consistent with the Harris Green standards and the proposed new separated cycling facilities
- replacement of the five street trees on Johnson Street and two street trees on Vancouver Street to meet City standards
- an interior courtyard consisting of hard and soft landscaping and raised yoga deck, as noted on the landscape plan
- exterior building materials consisting of:
 - a mixture of brick cladding, metal facia and wood soffits for the podium level
 - aluminium windows with white and grey metal spandrel panels, accent colour panels in dark blue and fritted spandrel panels
 - glass guardrails
 - custom designed security gate for the main residential entrance on Johnson Street.

The proposed variances are related to:

- an increase in the building height from 30m to 50m
- an increase in the number of storeys from 10 to 17.

Sustainability Features

As indicated in the applicant's letter dated June 23, 2015, the following sustainability features are associated with this Application:

- building constructed using LEED standards as a guideline (certification will not be achieved)
- high-quality finishes for long-term durability and building lifecycle
- meeting or exceeding the EngerGuide80 rating or equivalent
- low flow plumbing fixtures

Active Transportation Impacts

The Application supports active transportation by the inclusion of bicycle storage facilities in the parkade and a bicycle commuter room with work bench at grade.

Public Realm Improvements

The Vancouver Street corridor has been identified as an All Ages and Ability (AAA) bike route which will require physically separated cycling facilities. Council has approved AAA projects on these corridors as a priority project to be completed within the next few years. Development of detailed concept plans is underway. Detailed drawings for Building Permit submission will need to reflect this future alignment and new facility. The applicant is financially responsible for frontage works adjacent the property and has indicated their commitment to working with the City to achieve these upgrades. The attached plans demonstrate sidewalk upgrades along Johnson and Vancouver Streets consistent with the Harris Green Standards.

Existing Site Development and Development Potential

The site is presently occupied by a surface parking lot currently used for the McCall Funeral Directors at 1400 Vancouver Street. There are no legal agreements requiring parking to be maintained on the subject property for the use of 1400 Vancouver Street, although it is subject to the parking regulations under Schedule C of the *Zoning Regulation Bylaw*. Any redevelopment of the subject property would result in 1400 Vancouver Street being non-compliant with parking provisions. The lease is due to expire in September 2016 and it is anticipated that the current tenant at 1400 Vancouver Street will vacate the building prior to the commencement of development on the subject property, should it be approved.

Under the current R-48 Zone (Harris Green District), the property could be developed at a height of 10 storeys to accommodate a range of uses, including but not limited to retail, office, restaurant, theatres or daycares. The current zone does not prescribe a maximum density.

Data Table

The following data table compares the proposal with the existing R-48 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m ²) - minimum	2761.00	n/a
Total floor area (m ²) - maximum	16,700.00	n/a
Height (m) - maximum	50*	30
Storeys - maximum	17*	10
Setbacks (m) - minimum		
Front (Vancouver Street)	0.50	0.50
Rear (west)	3.00	n/a
Side (north – Johnson Street)	0.00	n/a
Side (south)	0.00	n/a
Parking - minimum	202	n/a
Bicycle storage (Class 1) - minimum	214	213
Bicycle rack (Class 2) - minimum	12	9

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 24, 2015, the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. A letter dated July 25, 2015, is attached to this report.

A Development Permit Application does not require a meeting with the CALUC. However, the applicant exceeded consultation requirements and volunteered to arrange a CALUC meeting, which was held on March 18, 2015. The comments from the meeting are attached to this report in a letter from the CALUC dated July 25, 2015.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. The OCP also identifies this property in Development Permit Area 3 (HC) Core Mixed-Use Residential. The objectives of this DPA are to transform the form and character of the area through mid-to-high-rise residential mixed use and commercial buildings, with the greatest heights along Yates Street. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA. The proposed development at 951 Johnson Street is consistent with DPA 3 (HC) objectives for redevelopment and overall high-quality design.

Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the Residential Mixed District (RMD) includes the 900-block of Johnson Street, noted as a transitional zone from high-to-medium density, in the "Cross Town Concept" and where height transitions from high-rise to mid-rise buildings in the "Urban Amphitheatre Concept" with the concentration of tall buildings along Yates Street, east of Douglas Street. Although Yates Street is identified as the preferred location for taller buildings, the maximum height identified for Johnson Street is 50m, which is consistent with the maximum height for Yates Street within this neighbourhood block.

Multi-unit residential development is encouraged in the RMD with higher density focussed along Yates Street. The RMD encourages multi-residential development appropriate to the context, respecting the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged to help increase pedestrian activity. The current proposal is generally consistent with these objectives as it contributes new street-level commercial space in the RMD, which is further supported by residential uses above. Although a height variance is proposed from the current zone, the proposed 50m maximum building height is consistent with the building height limits within the guidelines.

The DCAP provides both broad urban design objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the

design of buildings. Overall, the proposal is consistent with these policies, however, some inconsistencies with the design policies are discussed below.

Building Setbacks and Street Walls

DCAP contains policies for street wall heights and setbacks that are appropriate for the context of each street. The intent of these guidelines is to:

- minimize the effects of shading and wind
- maintain views to the open sky
- avoid the visual presence of bulky upper building mass.

Vancouver Street fits the category “wide street” in the DCAP, where the front setback should be less than 3m in order to create a sense of animation. The proposed site plan for the residential mixed-use development is consistent with this guideline, although minor deviations exist for other aspects of the building design.

The primary street wall on Vancouver Street ranges from 7.35m to 10.5m in height, which is slightly shorter than the recommended 15m to 20m range. The applicant has indicated in the supporting letter that the intention of this design response is to respond to the geometries and heights of adjacent buildings. In addition, the secondary street wall for the building is 43.5m, which is 15m taller than recommended in the guidelines. The design response to mitigating the taller secondary street wall is providing articulation at the roof of the building with complementary white metal panels within a cantilevered roof at Level 15 and Level 17 of the towers.

Similar deviations from the guidelines exist for the frontage along Johnson Street. There are modulations in the height of the primary street wall but, at its shortest location on the corner of the building (at the Johnson Street and Vancouver Street intersection), the street wall is only 8.1m high which is approximately 2m shorter than the recommended range of 10 to 15m. Given the prominent location of the building on a corner site, staff have expressed concern with the height of the glass podium on the corner of the building and note that a taller podium would help to balance out the overall mass of the 17-storey tower. In addition, the street wall to the west of Johnson Street is proposed at five storeys (16.3m). The applicant responded to staff comments by reducing the street wall by one storey, which helps to provide a more sensitive transition from the adjacent building.

For the reasons noted above, staff suggest the Application would benefit from a review by the Advisory Design Panel (ADP) on street walls, building separation and articulation of the upper storeys through exterior finishes and materials.

Building Separation

DCAP prescribes building separation guidelines based on the principle of increasing building separation in relation to increased building height. The intent of this is to enhance privacy and open up views in between buildings. The proposal is consistent with the tall building guidelines by offsetting the proposed two towers from the recently approved 18-storey building at 960-962 Yates Street, directly to the rear of the subject property. In addition, the proposal is generally consistent with the residential building separation guidelines, which provide minimum distances from property lines and between tall buildings located on the same parcel. The only aspect where the Application does not comply with the guidelines is on the west elevation, where five balconies from Levels 11 to 15 have a setback of 4.75m, instead of the recommended 5.5m

from the side property line (a projection of 0.75m). As these balconies are on the upper floors, the direct privacy impact on the adjacent building is considered to be minimal. In addition, at the request of staff, the applicant has revised the design to enhance the landscaping along this property line with the provision of a yew hedge which will enhance privacy for the residents on the lower floors of the adjacent building. Staff recommend that the ADP review this aspect of the design for any further refinement opportunities.

Additional clearances for windows are encouraged where feasible to enhance liveability for residential uses. The proposal is consistent with the guidelines for minimum separation distances between the two towers on the subject property. This distance ranges from 10m (at Level 10) to 14m (Levels 11 to 15) between balconies, which is in excess of the minimum requirements in the guidelines.

Building Design

Overall, the proposed form and massing is organized to demarcate the building base, body and top. Commercial units provide multiple entrances off the street with canopies giving weather protection for pedestrians. Staff have raised concerns regarding the recessed residential entrance on Johnson Street which could become a Crime Prevention Through Environmental Design (CPTED) challenge. The applicant has responded to this by stating that the area will be well lit and finished with high-quality materials, although no lighting strategy has been provided at this date. Staff recommend that the Application be forwarded to the Advisory Design Panel for consideration of this issue.

Building and Street Interface

In the DCAP Appendix 5 "Building and Street Interface Guidelines", this block of Johnson Street is identified as an "Avenue". In these locations, public realm improvements should be designed to relate to adjacent residential uses and the street's transportation function through the provision of comfortable, safe and animated pedestrian environments. The proposal includes commercial uses at grade and this would contribute to street animation through multiple entrances, extensive glazing and awnings for weather protection for pedestrians. Also, seven replacement street trees are proposed along with sidewalk improvements consistent with the Harris Green standards for both the Johnson Street and Vancouver Street frontages.

Advisory Design Guidelines for Buildings Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: comprehensive design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, detailing, street relationship, vistas, landscaping plan, colours and textures. The Application is consistent with these Guidelines.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes to introduce high-quality custom security fencing, details of which are included in the Application package.

Proposed Variances

Three variances to the *Zoning Regulation Bylaw* are being proposed as part of this Application.

Height and Number of Storeys

An increase in the height from 30m to 50m and an increase in the number of storeys from 10 to 17 is being requested. The R-48 Zone does not prescribe a maximum density through a FSR calculation. In the case of a height variance in this Zone, standard practice is to determine the "theoretical" FSR based on the height and setback regulations as they relate to the subject property. This determines the building envelope that can be achieved. The theoretical density for the subject property is 7.4:1 FSR and the proposal is for a building within this limit at 6.05:1 FSR.

As the building complies with the recommended height guidelines in the DCAP and appropriate measures have been taken to offset the towers from adjacent buildings, staff recommend for Council's consideration that the height variance is supported.

CONCLUSIONS

The proposed high-rise mixed-use development at 951 Johnson Street would support the planning objectives for the Downtown found in the OCP and the DCAP. The proposal is generally consistent with the design guidelines contained within the DCAP and includes high-quality building materials and landscape finishes. The proposed height and number of storeys variance is recommended for consideration given the consistency with guidelines and the design measures taken to integrate the buildings into the surrounding context. The front yard setback variance is recommended for consideration due to the relatively minor nature of the variance and the provision for additional measures to help animate the street frontage (outdoor patio). However, the Application would benefit from a review by the ADP in relation to the street walls and podium height at the corner of the building, potential CPTED concerns for the residential entrance and opportunities to refine the design on the west elevation as they relate to the building separation guidelines.

ALTERNATE MOTION

That Council decline DP Application No. 000426 for the property located at 951 Johnson Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division




Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:



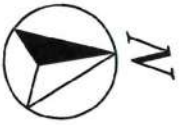
Jason Johnson

Date:

August 21, 2015

List of Attachments

- Zoning map
- Aerial photo
- Letter from applicant, dated July 30, 2015
- Letter from Downtown Residents Association, dated July 25, 2015
- Plans for Development Permit Application with Variances No. 000426 dated 4 August 2015.



951 Johnson Street
Development Permit #000426



City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



July 30th, 2015

Attention: **Mayor Helps and Councillors**

Re: **951 Johnson Street**

Dear Mr. Mayor and Councillors,

We are excited about the opportunity to continue to contribute to the growth of Victoria's Downtown Core, and are pleased to present this development at the corner of Johnson Street and Vancouver Street. As with every development site, we see both opportunities and challenges on this site, and are proudly offering a unique development, which will enhance Victoria's Downtown Core.

The redevelopment of the McCall's Funeral Home parking lot is a significant opportunity to help establish a vibrant community in Harris Green neighbourhood. Although the property has provided an important service for the past forty years as a parking lot for the funeral home service, the site has remained undeveloped for many decades. The neighbourhood has seen significant change over the past few years, and we've looked closely at how to contribute in a positive way to this growth.

The property is approximately 28,800 square feet, and zoned R-48, which has simple setback and height guidelines without limiting floor space ratio. Also, R-48 is the only zone that is specifically mentioned in the Downtown Core Area Plan where the allowable density will be unaffected. Since this zone is not based on floor space ratio, the only way to calculate the allowable density under this zoning is to determine and understand the maximum building envelope based on the setbacks and height. We established the allowable density with a massing model. This totaled over 212,000 square feet of buildable with a 7.4 FSR. (See attached.) However, after looking closely at both existing buildings and proposed developments in the area, it was more fitting that we applied the Downtown Core Area Plan design and height guidelines. We started manipulating the density and form of the building and established a new square footage number that was less than the ten-story scheme. This totaled over 195,000 square of building with an FSR of 6.78. (See attached.) Under this scheme, however, we seek a height variance that is within the allowable height guidelines of the Downtown Core Area Plan. This is also beneficial, as it helps maximizes separation distances, and is much more complimentary to the neighbourhood than what is permitted under the R-48 zone. This massing model became our new base which we then continued to sculpt and design the building to its current proposed gross floor area of 179,437 square feet, which reflects 85% of the density attainable under the current zoning and an FSR of just over 6.

Massing & Composition

The adjacent properties are a mixture of low-rise commercial as well as mid to high-rise residential. Particular care was taken to fit this development into the neighbouring context. In particular, it was important to maintain views from the recently approved 18-storey tower on the adjacent site fronting Yates street. The mass is primarily arranged in two towers, 15 and 17-storeys, located to permit views through the site from the adjacent tower. The towers have been sculpted and angled to maximize views through the site and from within the suites.

A key element of the DCAP design guidelines is the incorporation of a continuous street wall. This is a departure from how Harris Green traditionally developed with towers surrounded by green space. The lower floors have been carefully articulated and composed to respond to geometries and heights of adjacent buildings, which sets-up the two required street walls. The overall composition steps up from the corner, which will be a clean and bold glass volume for high retail exposure and a feature metal canopy. Along Johnson, the mass steps to 4 and 6 stories, and down to 5 stories adjacent to the neighbouring residential.

Considerable articulation is proposed within the building façade. The palette of building materials includes masonry at the base with both white, gray and midnight blue metal panels incorporated into the glazing system. A feature element is the incorporation of glass frit within the towers and some balcony dividers. Balconies have been playfully arranged along some of the facades. A playful approach to the overall composition gives a sense of vibrancy and vitality to the development and neighbourhood.

Building Details

The proposed development is approximately 180,000 square feet, which is 85% of the maximum allowable density and will consist of 209 strata titled units including 3 home occupation units on the ground floor and approximately 8700 square feet of commercial space. The building will have 219 parking stalls. Storage lockers will be provided for every unit and bike parking for every unit will also be provided.

The entry lobbies of the two residential towers are located off a shared south-facing courtyard. This entry is marked with feature entry gate, warmly lit wood soffit, and illuminated signage on a prominent brick pier. The gated entrance will be well lit in the evening and glazing will help activate the commercial units during the day. The shared courtyard is a major amenity to the residents and an opportunity for community building. Locating the elevator lobbies off this shared courtyard provides immediate access to all residents and promotes social interaction, a key element to developing 'happy' and livable cities. The two angled street wall components on Johnson gesture towards the main entrance, which is reinforced by paving patterns in the sidewalk along Johnson Street.

The commercial space will have 15-foot ceilings with storefronts activating both Johnson and Vancouver. The main commercial space will be prominent on the corner of Johnson and Vancouver and will feature double height glass and give any tenant an opportunity to have major exposure on a major corner. The second space will be featured under the West tower and will have a large outdoor amenity space. The exterior façade of the ground floor will have a robust masonry and glass finish.

Green Features

The Canada Green Building Council LEED rating system will guide the development of sustainable features within the building. To date, the design team has focused on incorporating features which provide long life cycle benefits for durability and efficiency, including a high performance envelope, finishes with 50+ year durability. We will be meeting or exceeding the EnerGuide 80 rating, or equivalent. In addition to all washers, dryers and dishwashers being EnerGuide rated, we will also incorporate low flow toilets and showerheads. We believe most residents will be able to walk to work or amenities due to the central downtown location. The building site is close to several bus routes and has been designed to encourage the use of bicycles. To promote cycling we have made it easy for bikers with the provision of a separate bike ramp directly off the street into the secure underground bike garage. A number of bike stalls will be provided in a secure enclosure at grade along with a bike repair workshop.

CEPTED

There are several locations where the development is accessible to the community during the day. The commercial base will enliven the sidewalk and encourage interaction within the community. Placement of the residential lobbies off the courtyard will provide 'eyes on the street' and a sense of ownership of this area, which reduces risk of crime. Elimination of blind spots and careful placement of lighting also helps in reducing unwanted activity.

Community Dialogue & Livability Design

A neighbourhood meeting was held in March of 2015. The overall reception of the development was positive and the residents, including the downtown residents association were in general support. Most residents felt the tall, narrow and well-articulated towers were a favourable solution, which kept buildings, separated and retained existing views.

The 'building separation' guidelines in the Downtown Core Area Plan was a starting point to establish separation distances between the two new towers as well as between existing buildings. The design goes above and beyond the minimum separation requirements in an effort to retain existing views as well as maximize views of the new units in this project. The distance between the two towers is 150% wider than the separation guidelines. In addition, the living areas are oriented away from the adjacent tower, with only bedrooms located facing each other. The two towers are positioned to permit views between from the proposed adjacent development at 960 Yates. This separation is further enhanced by flaring the walls toward the south for an even greater opening.

The building is setback 6.75m and 8.3m at the south property, which is greater than the 3m and 6m minimum, and steps back to 21m where the buildings are directly opposite each other.

Similarly, along the West property line we are setback 4.6m from the adjacent four-storey building [160% improvement over the 3.0m min]. Also, along this side of the building for the first 4 floors, most suites are oriented North or South, away from the adjacent building to the west. Bedroom windows from buildings may face each other but living areas do not. Additional landscape has also been introduced on the West property line to improve privacy.

The existing 'Manhattan' building at 930 Yates was also considered in the development of the form and massing. At our two closest points of buildings, we are separated by more than 21 meters.

Summary

Much dialogue with the neighbours and city staff is reflected in the design of this proposed development. Our design response ensures that views of neighbouring buildings are affected as little as possible, which is achieved by reducing overall mass and density but increasing height and setbacks. We believe the design closely reflects the Downtown Core Area Plan and is a positive step for the future development of the Harris Green neighbourhood.

Sincerely,



Daniel Cox



1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

Mayor and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

July 25, 2015

Re: CALUC Meeting-951 Johnson Street

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings and hosted a CALUC meeting on March 18th, 2015 for the above-mentioned application. The applicant proposed the meeting, as it was not a requirement of the CALUC process. The applicant should be commended for undertaking this higher level of public consultation. Twenty-nine people registered their attendance at the door.

Based on the information presented by the applicant, the purpose of the rezoning is to create two residential towers over a single four-storey podium, with ground floor commercial space fronting Johnson and Vancouver Streets. There will be 205 condominiums with the parking entry off Vancouver Street. The two buildings would share an underground parking structure. Units would range in size from <500 sq ft up to 1800 sq ft with the standard sizes of 600-800 sq ft.

The applicant outlined how they had responded to early DRA LUC concerns regarding the viability of marginal, interior ground floor commercial spaces and had adapted the design to convert those spaces to work/live units.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- A range of comments were heard regarding the street wall configuration for the podium levels and the setbacks for the building at the sidewalk. There were both concerns and complements from various attendees as to the City policy of no setback from the street.
- Concerns were voiced regarding shadowing. The applicant provided shadow studies indicating the impacted areas to the north. It was pointed out that the applicant also owned much of the impacted property to the north.
- Attendees suggested that visitor parking would be beneficial but would need to be controlled and monitored.

- Attendees also expressed concerns that not enough parking was proposed. Other attendees pointed out that many downtown residents don't have cars.
- Concerns were voiced regarding that the eventual use proposed for the ground floor commercial space be compatible with the residential use above. For example, no late night pubs or restaurants.
- Several attendees commented that the proposed cladding materials were of a high quality and the articulation of the buildings provided visual interest

No attendees of the CALUC meeting voiced opposition to the proposal.

The DRA generally supports this proposal as it appears to be of very high quality, conforms to the OCP and will bring vitality to the Harris Green precinct.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized flourish at the end.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc Planning and Development Department

SCALE = 1:200

All distances are in metres. AIS denotes throat.

LEGEND

Donations are gratefully noted to City of Victoria
Integrated Survey Account 10-111 (tax # 23-0364)

Grain stalks are taken at the point marked a, grain stalks at a curve line are in pattern.

tree sizes and canopies appropriately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist

- U/L ○ - denotes Utility Pole with sign
 □ ■ - denotes Cul-de-Sac
 M/L ○ - denotes Mainline (Left/Right)
 M/R ○ - denotes Mainline (Left/Right)
 M/CX ○ - denotes Mainline (Left/Right)
 D/V ○ - denotes Drive Valve
 V/W ○ - denotes Water Valve
 L/E ○ - denotes Light Pole
 T/S ○ - denotes Traffic Sign
 C/S ○ - denotes Close-out

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and areas must be confirmed by a proper ~~survey~~ ~~surveyor~~.

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CERTIFIED CORRECT

STRATA PLAN VIS3061
(PLAN 19298)
Adjacent Building
15 storeys
Elev Penthouse 60.7

Brady V. Curtis, RLI
Field Survey - 25 August, 1964
Sent via 25th day of August, 1964

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Victoria
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2-48

SITE AREA
27648
29717 s.f.

PDR No.

809-302-492 Lot 822
 809-302-514 Lot 823
 809-302-476 Rm Lot 824
 809-302-538 Ely 29 Feet
 809-302-879 Lot 825

J H H N S U N S I R F I I (66')

PARKING	LOT
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STRATA PLAN VIS3533

Adjacent Building

Lot 825

Rem Lot 824

Lot 82

Lot 822

PLAN 7579

LOT 814

Building
Call for details

LOT 813

LOT 813

Atlas Audio / Video
Roof Ridge = 28.04
LDT 812

LDT 812

CEI

Architecture

280 - 844 TYEE ROAD
VICTORIA, BC V8A 8Z9
T: 250-368-6088 F: 250-361-8416



209 - 484 CLIFTON ROAD
VICTORIA, BC V8Z 1B8
T. 250 598 0170 F. 250 412 1990

989
JOHNSON

VICTORIA, BC

Re-Submission:
19/06/2015

989 Johnson
Properties Ltd.

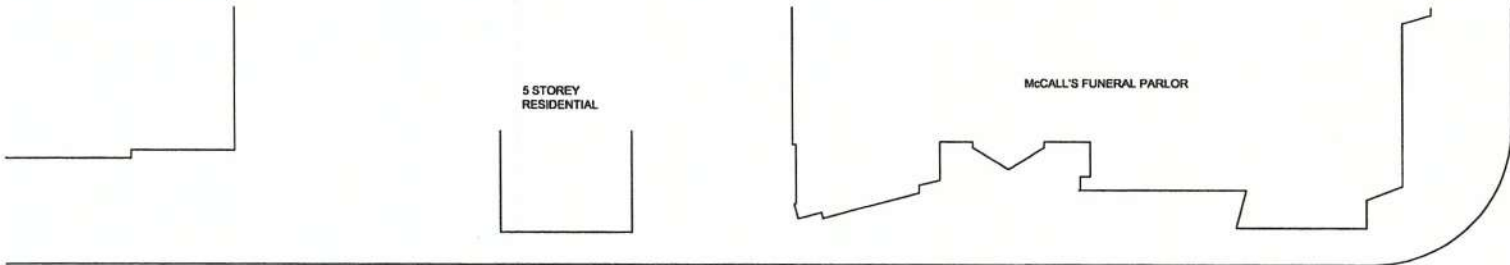
**SURVEY
(EXISTING)**

A1.00

Received
City of Victoria

AUG 04 2015

Planning & Development Department
Development Services Division

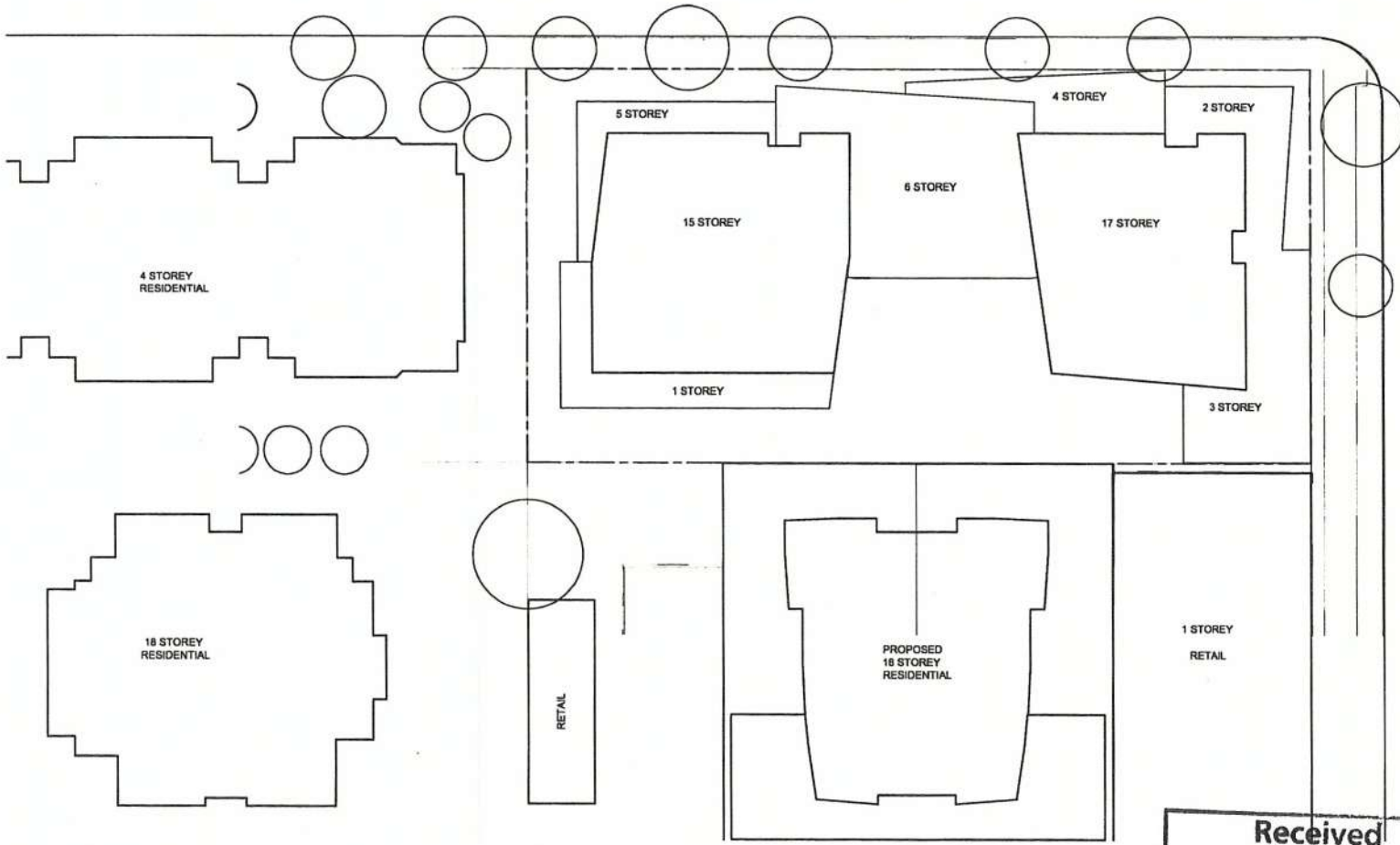


CEI
Architecture

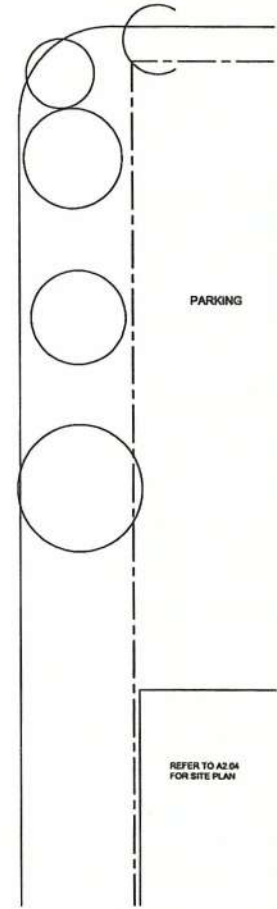
303 - 888 FIVE ROAD
VICTORIA, BC V8W 4G3
1.250.588.6105 7.250.367.8419

LADR
LANDSCAPE ARCHITECTURE

20 - 455 DUFFIN ROAD
VICTORIA, BC V8E 1B9
1.250.588.6105 7.250.417.0888



VANCOUVER STREET



989 JOHNSON

VICTORIA, BC
DP Re-Submittal
4 August, 2015

989 Johnson Properties Ltd.

CONTEXT PLAN

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2015-08-04

A1.01

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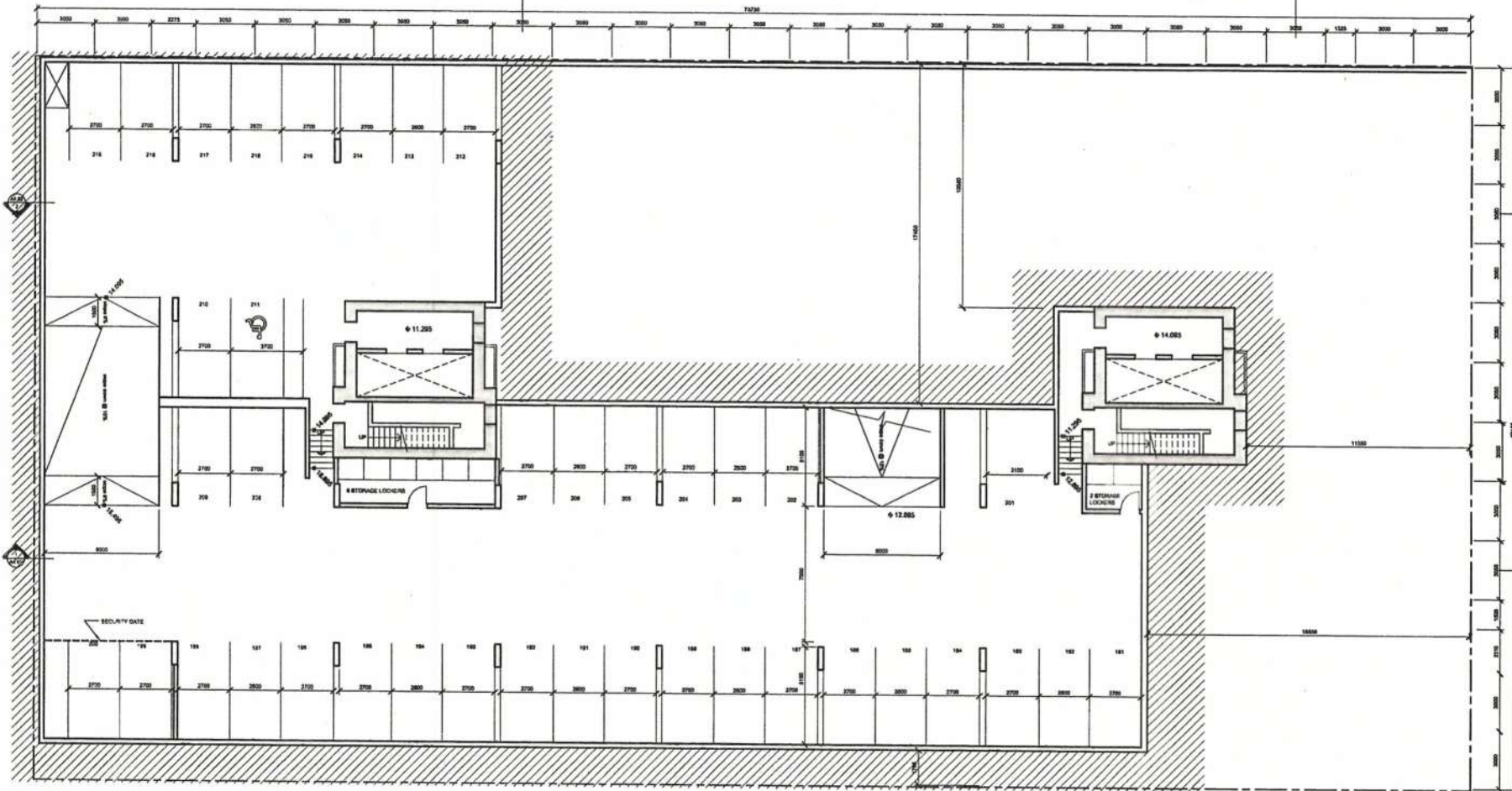
AUG 04 2015

Planning & Development Department

REFER TO A2.04 FOR SITE PLAN

JOHNSON (66')

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Architecture

201 - 484 WEST ROAD
VICTORIA, BC V8A 6G5
T: 250.366.5555 F: 250.361.8414



30 - 484 DUFFIN ROAD
VICTORIA, BC V8P 1M4
T: 250.366.5733 F: 250.412.0968

989
JOHNSON

VICTORIA, BC

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4 August, 2015

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Properties Ltd.

LEVEL P4

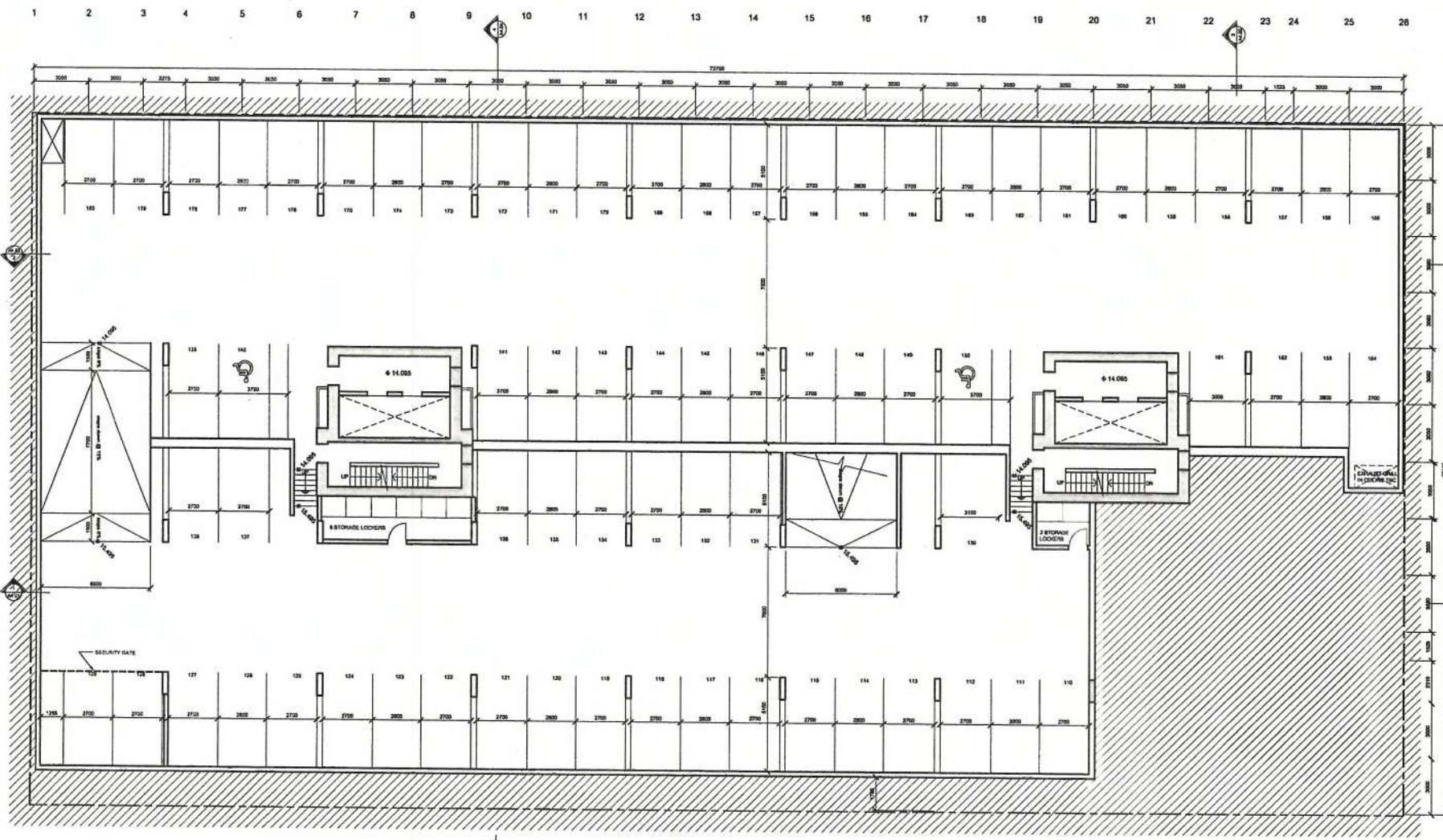
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2015 - 08 - 05

A2.00

Received
City of Victoria
AUG 04 2015
Planning & Development Department
Development Services Division

JOHNSON (86)



Architecture

203 - 888 THE ROAD
VICTORIA, BC V8A 6T5
T 250 385 1555 F 250 381 5118



20 - 485 DUFFY PL ROAD
VICTORIA, BC V8P 1M8
T 250 588 6100 F 250 417 2888

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JOHNSON

VICTORIA, BC
DP Re-Submittal
4 August, 2015

989 Johnson
Properties Ltd.

LEVEL P3

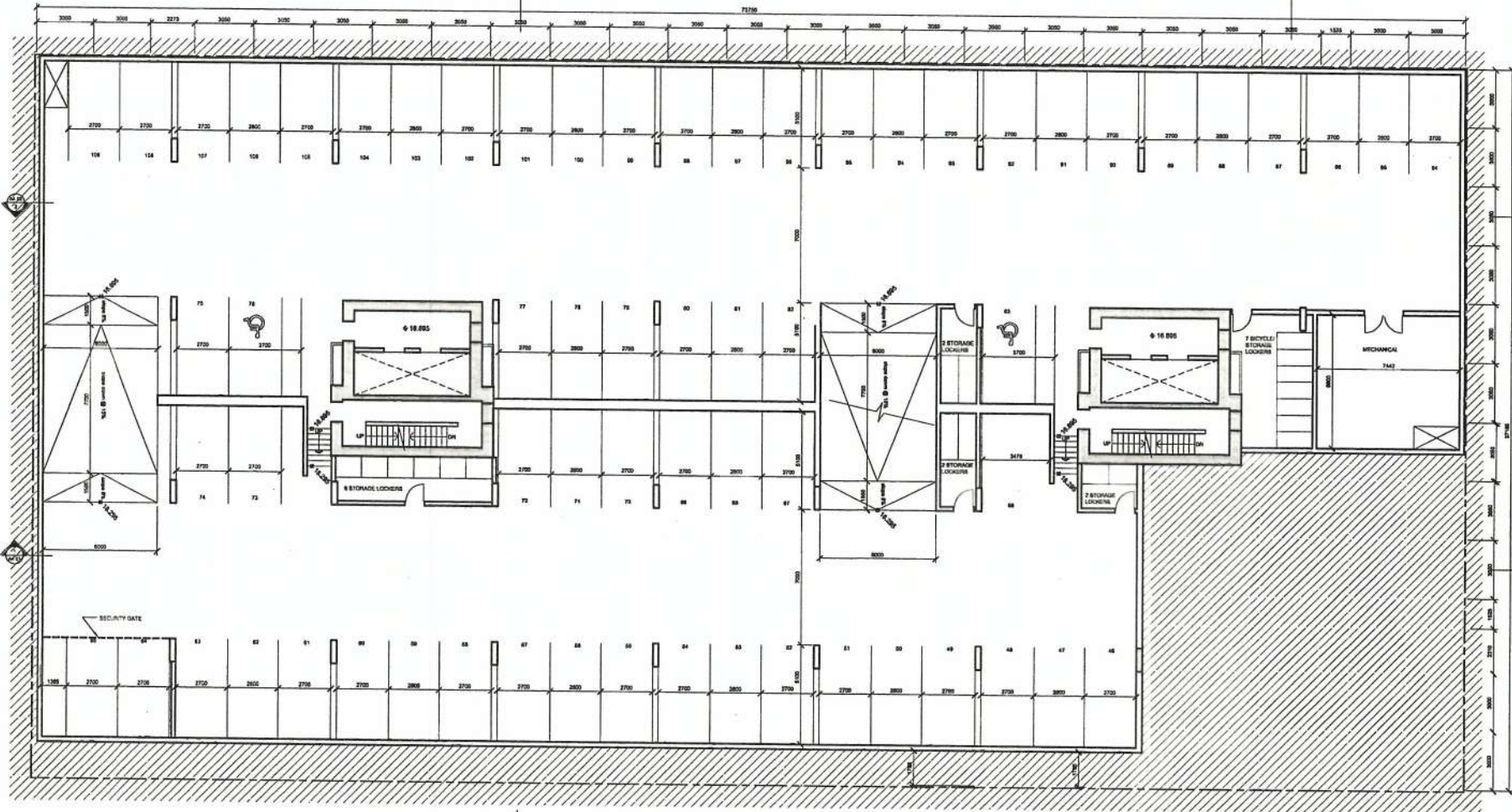
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City of Victoria
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Planning & Development Department
Development Services Unit

JOHNSON (66')

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Architecture

200 - 888 FIVE ROAD
VICTORIA, BC V8W 6S8
T. 250.588.0100 F. 250.581.9110



200 - 888 FIVE ROAD
VICTORIA, BC V8W 6S8
T. 250.588.0100 F. 250.581.9110

989
JOHNSON

VICTORIA, BC

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4 August, 2015

989 Johnson
Properties Ltd.

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2017-10-10

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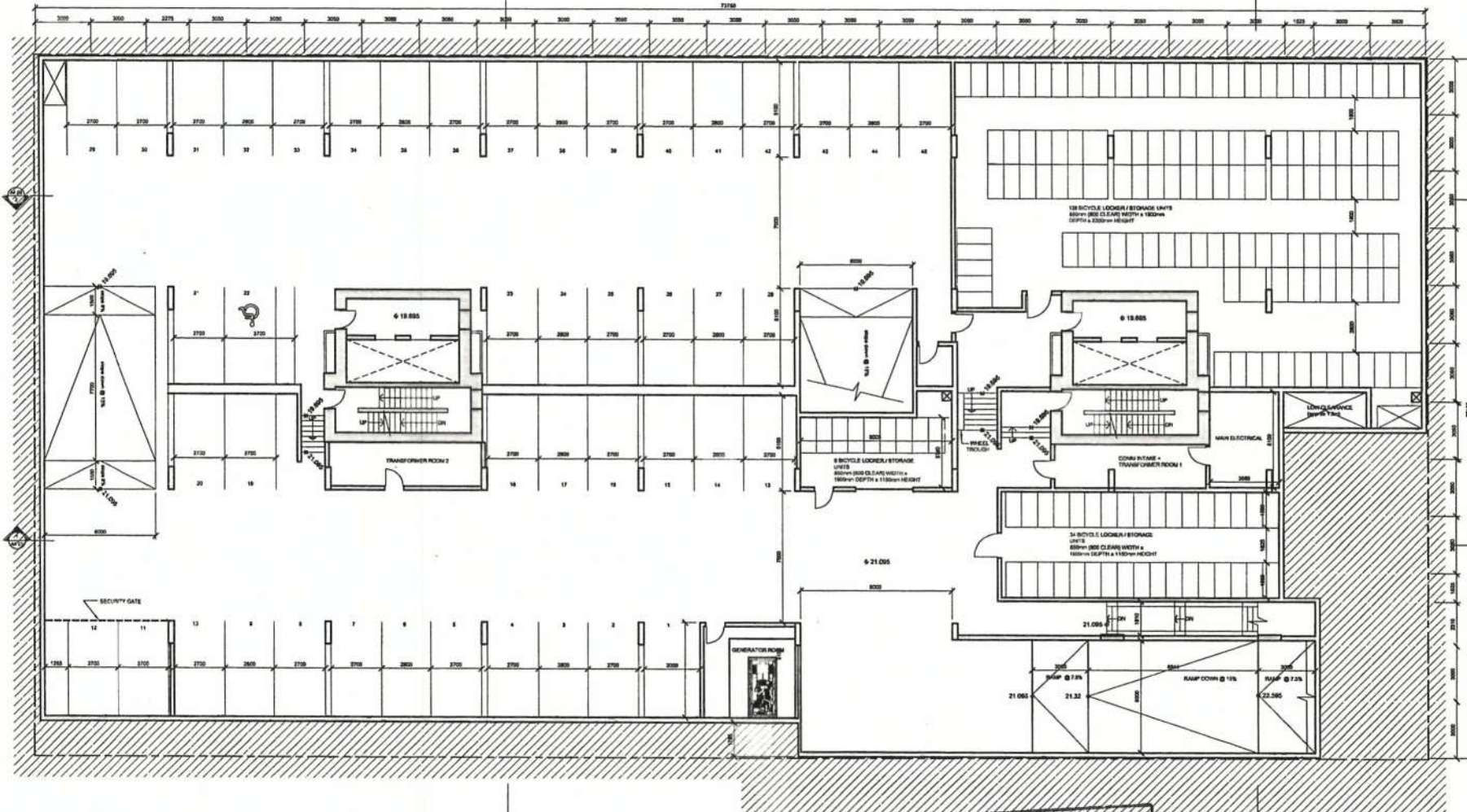
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City of Victoria

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Development Services Division

JOHNSON (66)

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Architecture

105-106 TWEED ROAD
VICTORIA, BC V8S 2G5
T: 250.566.8114 F: 250.567.8114



38 - 400 SUPPLY ROAD
VICTORIA, BC V8Z 1M6
T: 250.566.8114 F: 250.417.0000

989
JOHNSON

VICTORIA, BC

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Properties Ltd.

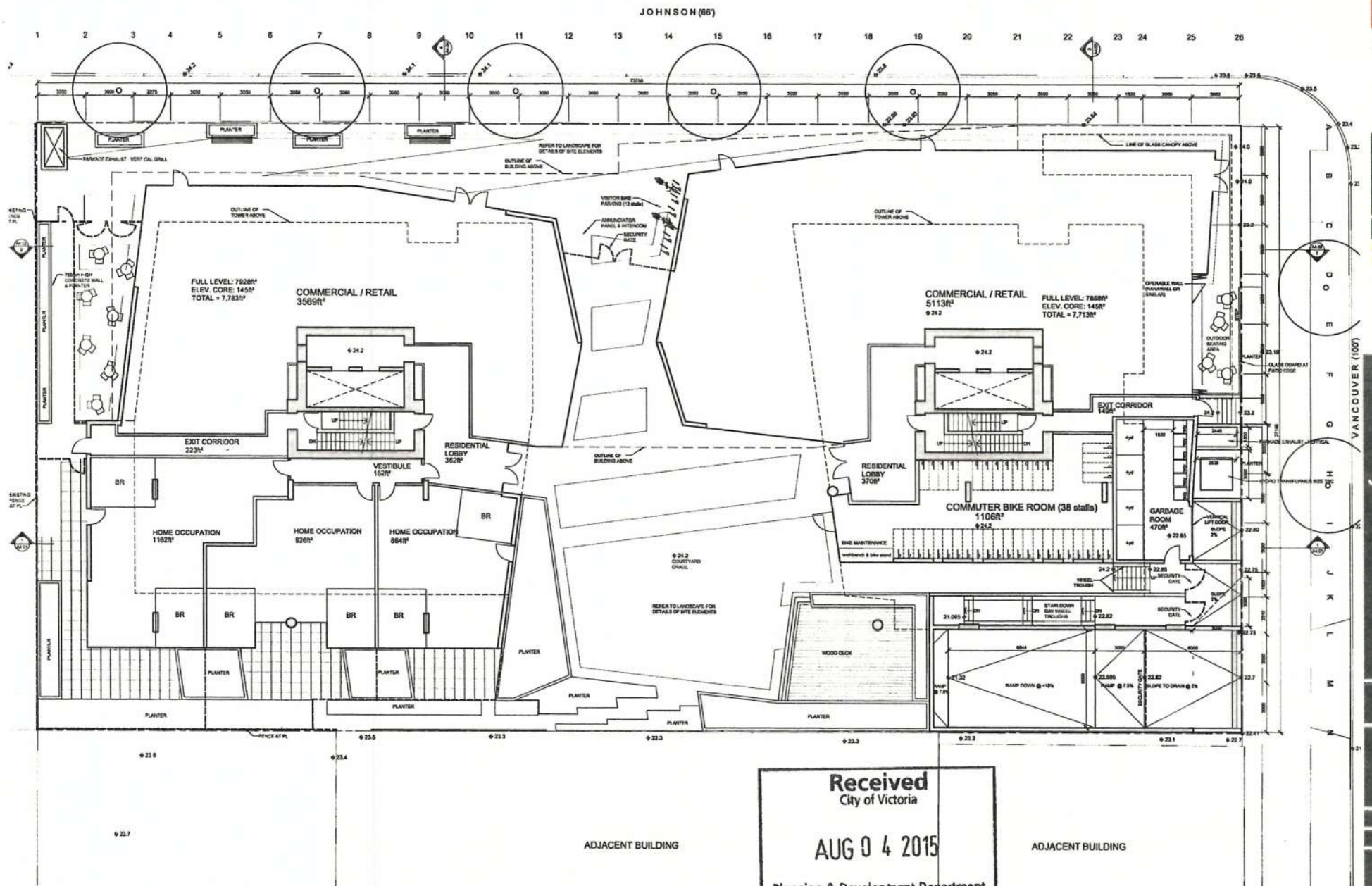
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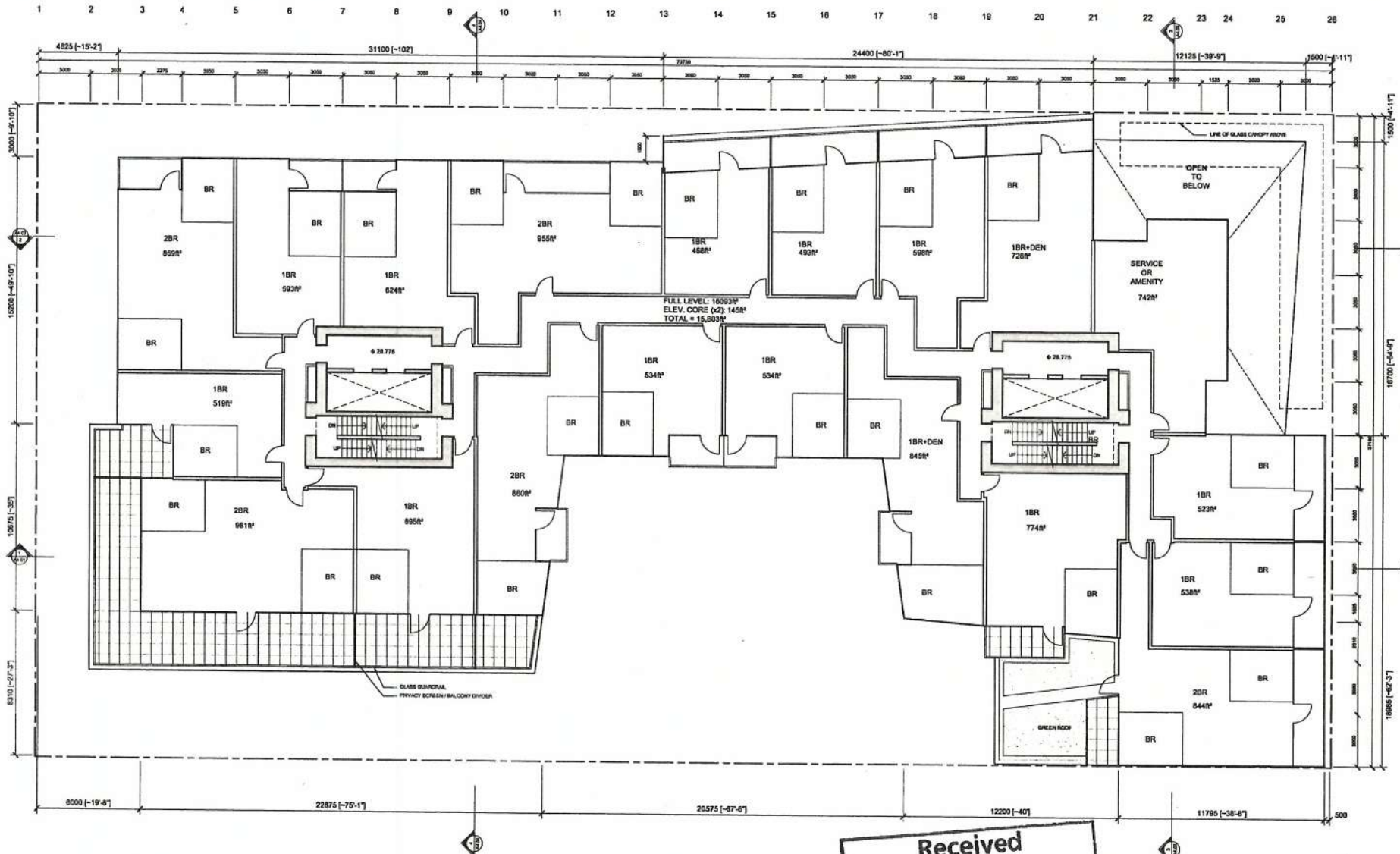
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VANCOUVER (1007)



JOHNSON (66)



Architecture

200 - 442 TYPICAL ROAD
VICTORIA, BC V8W 2G5
T: 250.388.0100 F: 250.381.6144



20 - 442 TYPICAL ROAD
VICTORIA, BC V8W 2G5
T: 250.388.0100 F: 250.381.6144

989
JOHNSON

VICTORIA, BC

DP Re-Submittal
4 August, 2015

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Properties Ltd.

LEVEL 2

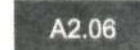
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Received
City of Victoria
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Development Services Division

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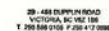
City of Victoria

Planning & Development Department
Development Services Division

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203 - 848 FIVE ROAD
VICTORIA, BC V8A 6D3
T. 250-368 5548 F. 250-361 5410



VICTORIA, BC

DP Re-Submission
4 August, 2015

989 Johnson
Properties Ltd.

LEVEL 4

2015.05.28

A2.07

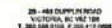
AUG 04 2015

Planning & Development Department
Development Services Division

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200 - 888 TYLE ROAD
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T. 250 386 5000 F. 250 381 9414



VICTORIA, BC

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989 Johnson
Properties Ltd.

LEVEL 5

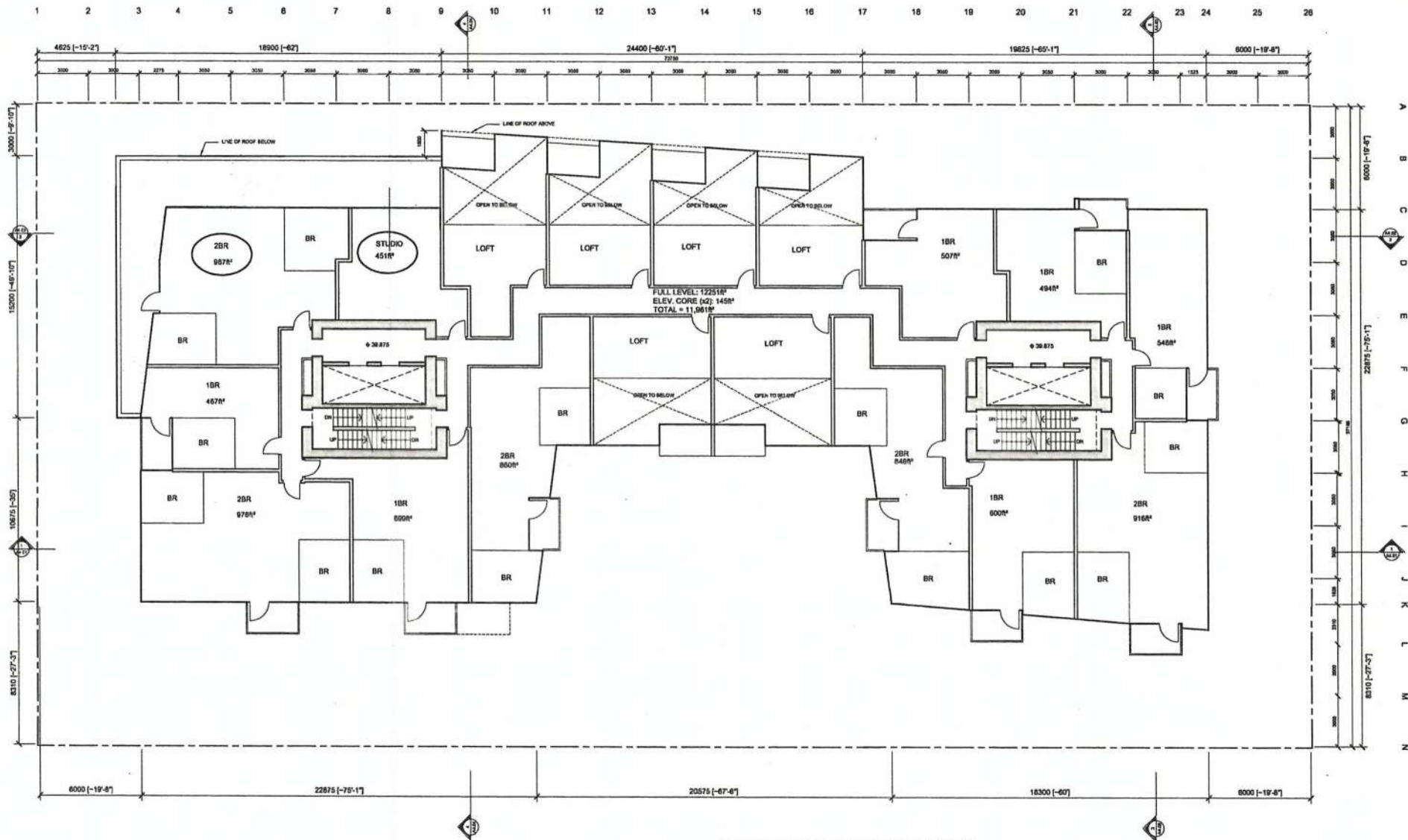
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2016-05-06

A2.08

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City of Victoria
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JOHNSON (66)



Architecture

200 - 444 FIVE ROAD
VICTORIA, BC V8W 4K5
T 250 358 5400 F 250 357 8478



200 - 444 FIVE ROAD
VICTORIA, BC V8W 4K5
T 250 358 5400 F 250 357 8478

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JOHNSON

VICTORIA, BC

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Properties Ltd.

LEVEL 6

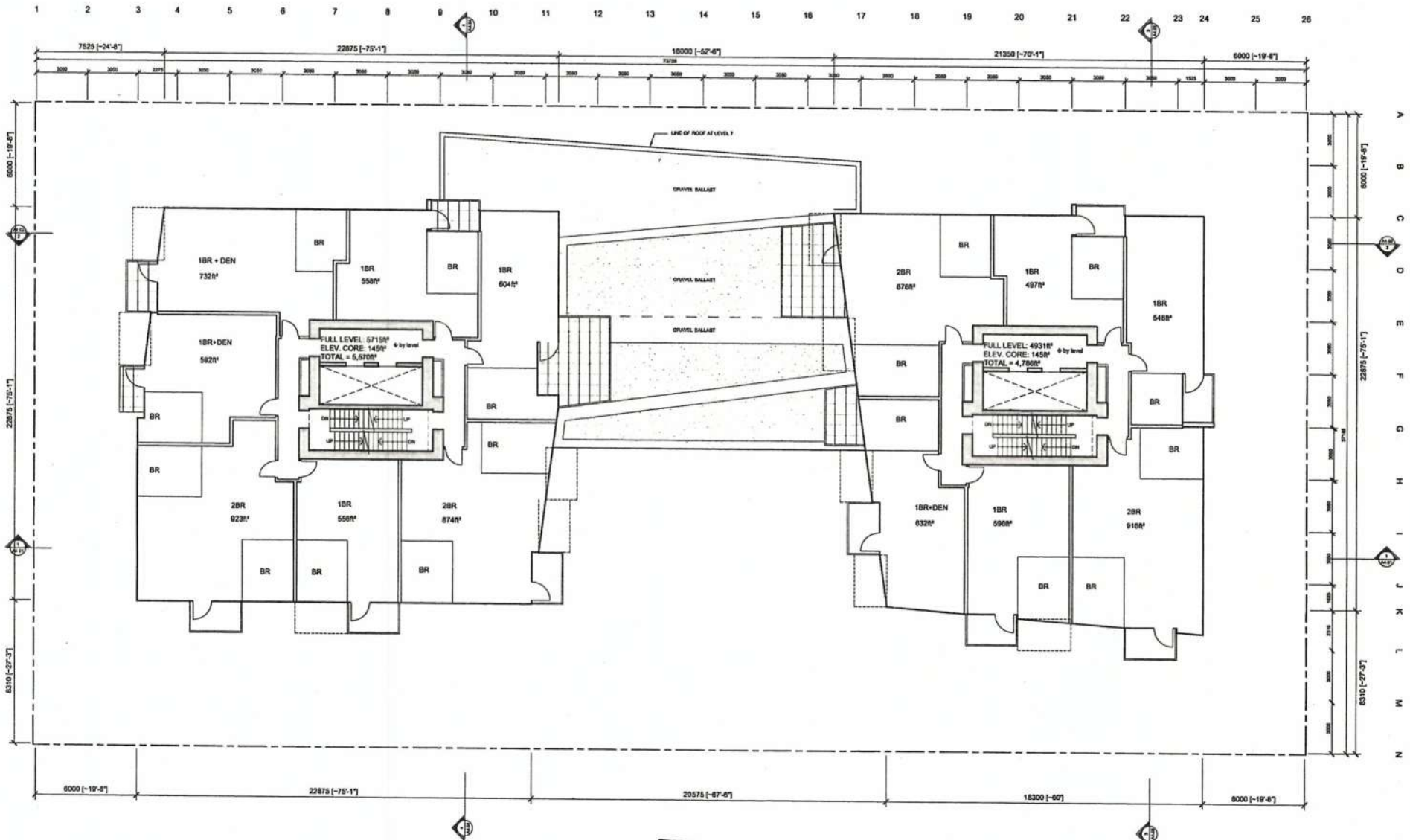
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City of Victoria
AUG 04 2015
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Development Services Division

JOHNSON (66)



Architecture

201-684-7765
VICTORIA, BC V8A 6B5
T. 250-388-6588 F. 250-261-9118



28-484 DUFFIN ROAD
VICTORIA, BC V8C 1M6
T. 250-384-6100 F. 250-412-3006

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VICTORIA, BC
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4 August, 2016

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Properties Ltd.

LEVEL 7

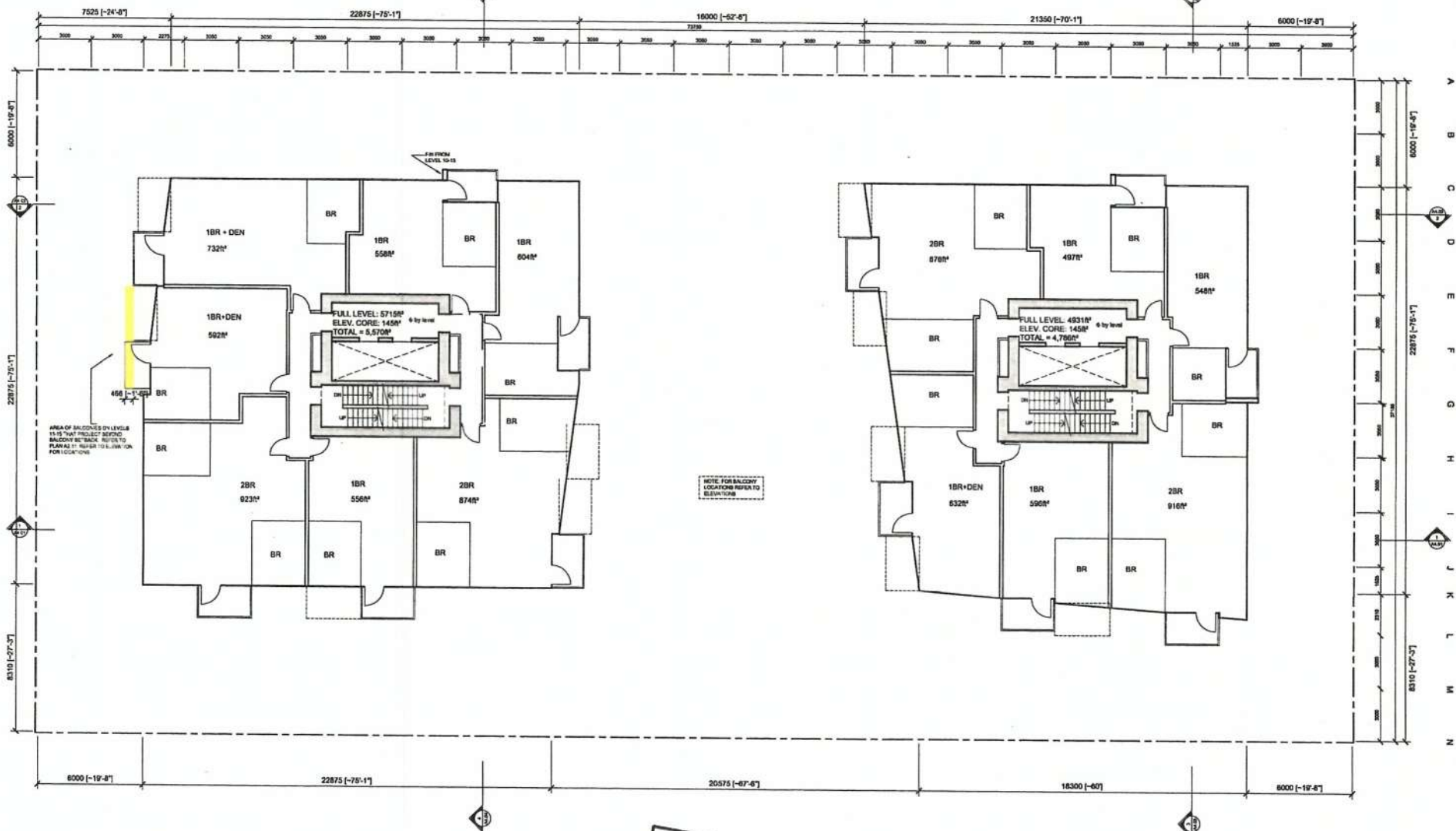
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Received
City of Victoria

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203 - 8th Tye Road
Victoria, BC V8A 6D3
T 250 388 5088 F 250 381 8411



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Properties Ltd.

LEVEL 16



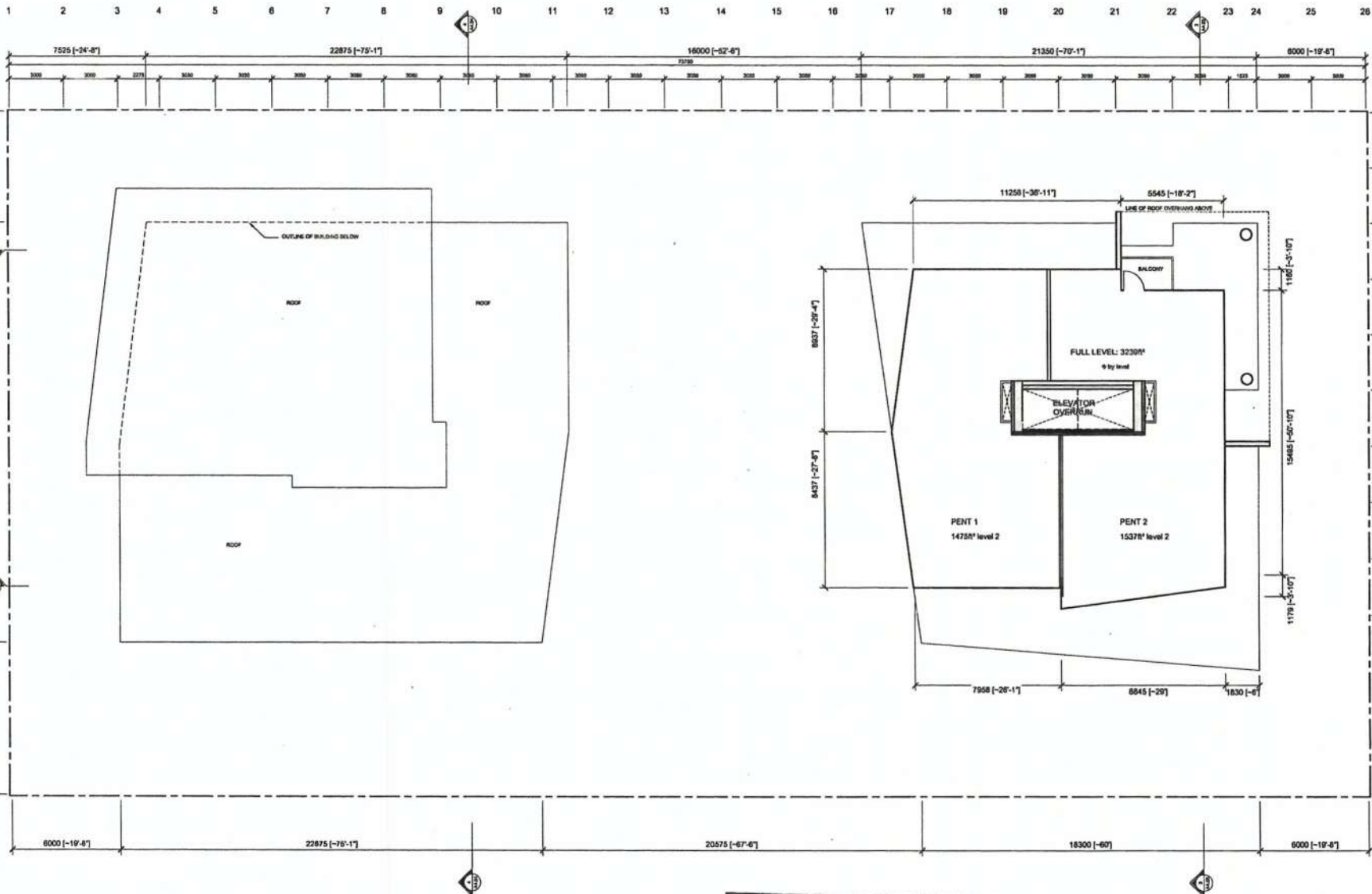
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JOHNSON (66)



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Architecture

303 - 684 TREET ROAD
VICTORIA, BC V8A 6B6
T 250 368 5568 F 250 361 9418



29 - 454 DUFFIN ROAD
VICTORIA, BC V8Z 1B8
T 250 368 5103 F 250 412 3808

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JOHNSON

VICTORIA, BC
DP Re-Submittal
4 August, 2015

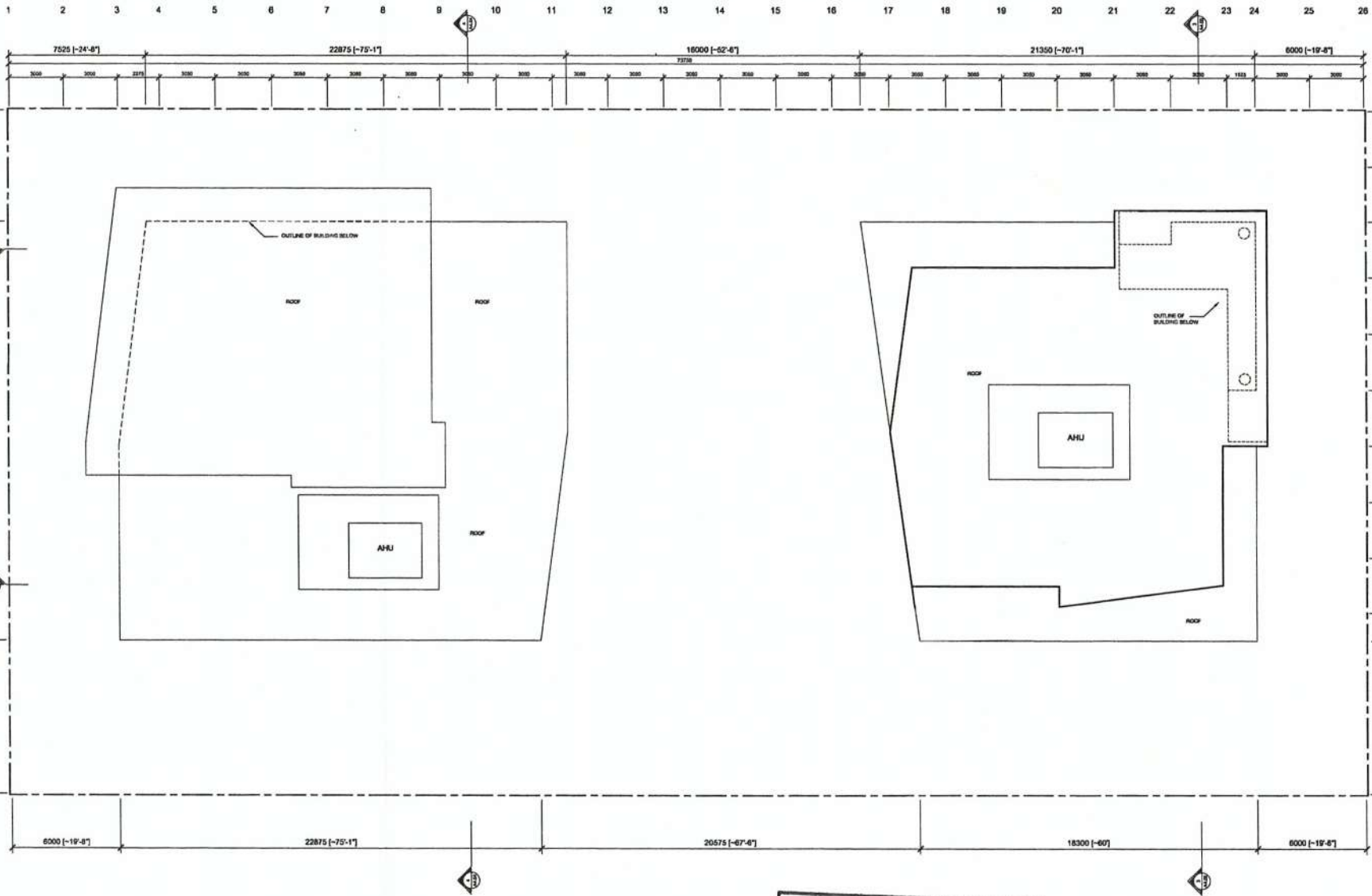
989 Johnson
Properties Ltd.

LEVEL 17

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2015-08-05

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JOHNSON (55)



Architecture

301-441 YVY ROAD
VICTORIA, BC V8S 6G3
T 250 398 5585 F 250 341 5418



28-485 DUFFIN ROAD
VICTORIA, BC V8A 1B6
T 250 398 4765 F 250 475 0988

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ROOF PLAN

1:100

2015-08-08

A2.14

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KEYNOTE LEGEND

1	CLEAR GLASS IN ALUM VERT FRAME	7	BRICK	13	METAL SECURITY GATE
2	GRANITE PANEL ACQUITT COLOR	8	CONCRETE PANEL	14	BUILDING SIGNAGE
3	SPRINKLED PANEL GREY TONE 1	9	METAL FASCIA	15	METAL CANOPY
4	SPRINKLED PANEL GREY TONE 2	10	WOOD SOFFIT/WALL FINISH	16	METAL PANEL - METAL PANELS - W/TF
5	SPRINKLED PANEL WHITE	11	BALCONY PRIVACY SCREENS	17	ROOF TOP AIR SCREEN - HORIZONTAL METAL LOUVER, W/TF
6	SPRINKLED PANEL FINE PATTERN	12	GLASS QUADRANTS		

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ELEVATION EAST 2 - EAST TOWER



ELEVATION EAST 1 - WEST TOWER

KEYNOTE LEGEND

1	CLEAR GLASS PANEL WITH VERTICAL FRAME	7	BRICK	13	METAL SECURITY GATE
2	SPRINKLED PANEL POLYESTER COLOR	8	CORNER L - PANEL	14	BUILDING SIGNAGE
3	SPRINKLED PANEL GREY TONE 1	9	METAL FASCIA	15	METAL GALLERY
4	SPRINKLED PANEL GREY TONE 2	10	WOOD SCAPE	16	METAL FRAME - METAL FASCIA - VERTICAL
5	SPRINKLED PANEL WHITE	11	BALCONY RAILING SCREENS	17	ROOF TOP SIGN SCREEN - HORIZONTAL METAL LOOPIES WHITE
6	SPRINKLED PANEL FINE PATTERN	12	GLASS GUARDRAILS		

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City of Victoria

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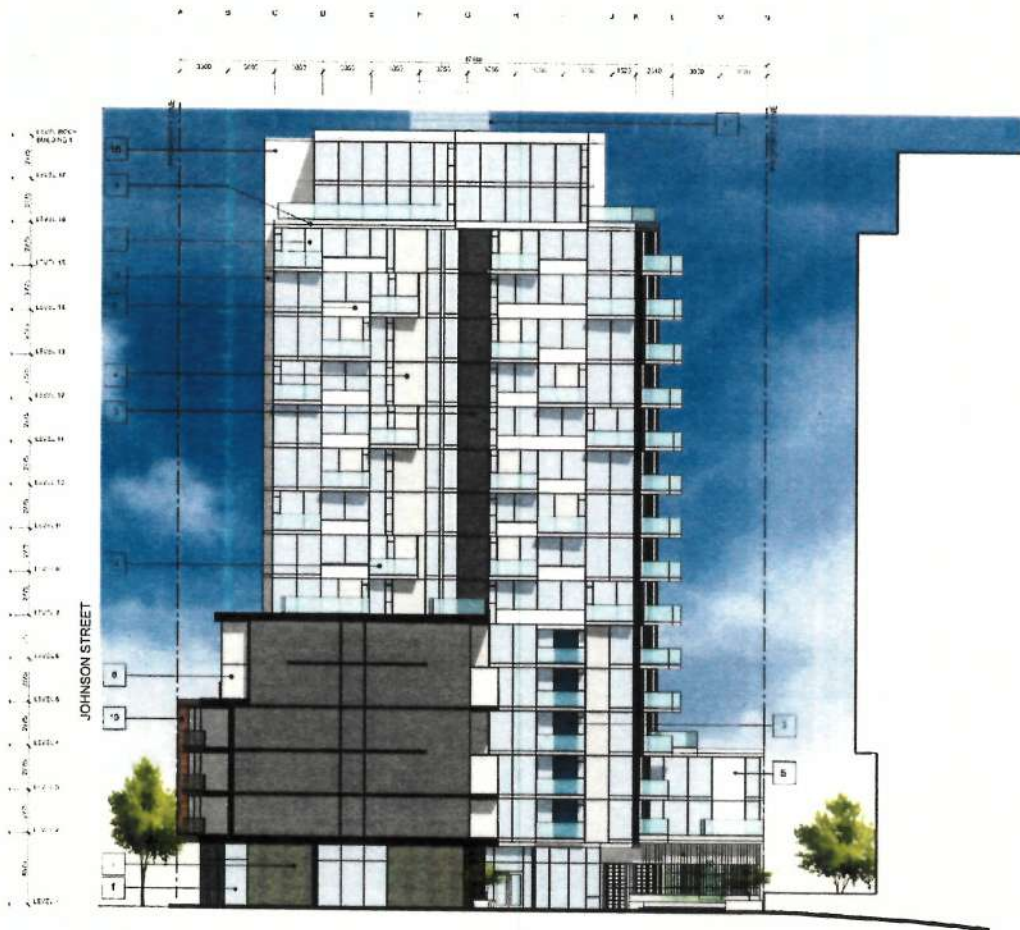
Received
City of Victoria

AUG 04 2015

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Development Services Division**

KEYNOTE LEGEND

1	CEILING (RANDOM) (MOUNTING)	7	DOOR	13	METAL CLIMBER
2	SPANDREL PANEL (ACCENT) COLOR	8	CONCRETE PAINTED	14	BUILDING SIGNAGE
3	SPANDREL PANEL (FIBER) TONE 1	9	METAL FASCIA	15	METAL CLIMBER
4	SPANDREL PANEL (FIBER) TONE 2	10	WOOD SCOFFIT	16	METAL PANEL / METAL FASCIA - WHITE
5	SPANDREL PANEL WHITE	11	BALCONY / PRIVACY SCREENS	17	ROOF TOP AIR SCREEN - HORIZONTAL METAL LOUNGER, WHITE
6	CEILING (RANDOM) (MOUNTING)	12	CEILING (RANDOM) (MOUNTING)		



ELEVATION EAST 2 - EAST TOWER



ELEVATION EAST 1 - WEST TOWER

KEYNOTE LEGEND

1	CLEAR GLASS IN ALUMINUM FRAME	7	BRICK	13	METAL SECURITY GATE
2	SPANDREL PANEL ACCENT COLOR	8	CONCRETE PAINTED	14	BUILDING SIGNAGE
3	SPANDREL PANEL GREY TONE 1	9	METAL FASCIA	15	METAL CANOPY
4	SPANDREL PANEL GREY TONE 2	10	WOOD SOFFIT	16	METAL PANEL / METAL FASCIA / GATE
5	SPANDREL PANEL WHITE	11	PALCONY PRIVACY SCREEN	17	ROOF TOP 24-H SCREEN - HORIZONTAL METAL LATTICES WHITE
6	SPANDREL PANEL 1100-1500 LUM	12	GLAZED TERRACE		

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Development Services Division



Architecture

303 - 604 YVES ROAD
VICTORIA, BC V8A 6H6
T. 250.389.8888 F. 250.381.9416



22 - 488 DUFFIN ROAD
VICTORIA, BC V8S 1S8
T. 250.389.0110 F. 250.472.8888

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4 August, 2015

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Properties Ltd.

CONTEXT
ELEVATIONS

1:100

2015.08.04

A3.05



NORTH CONTEXT ELEVATION



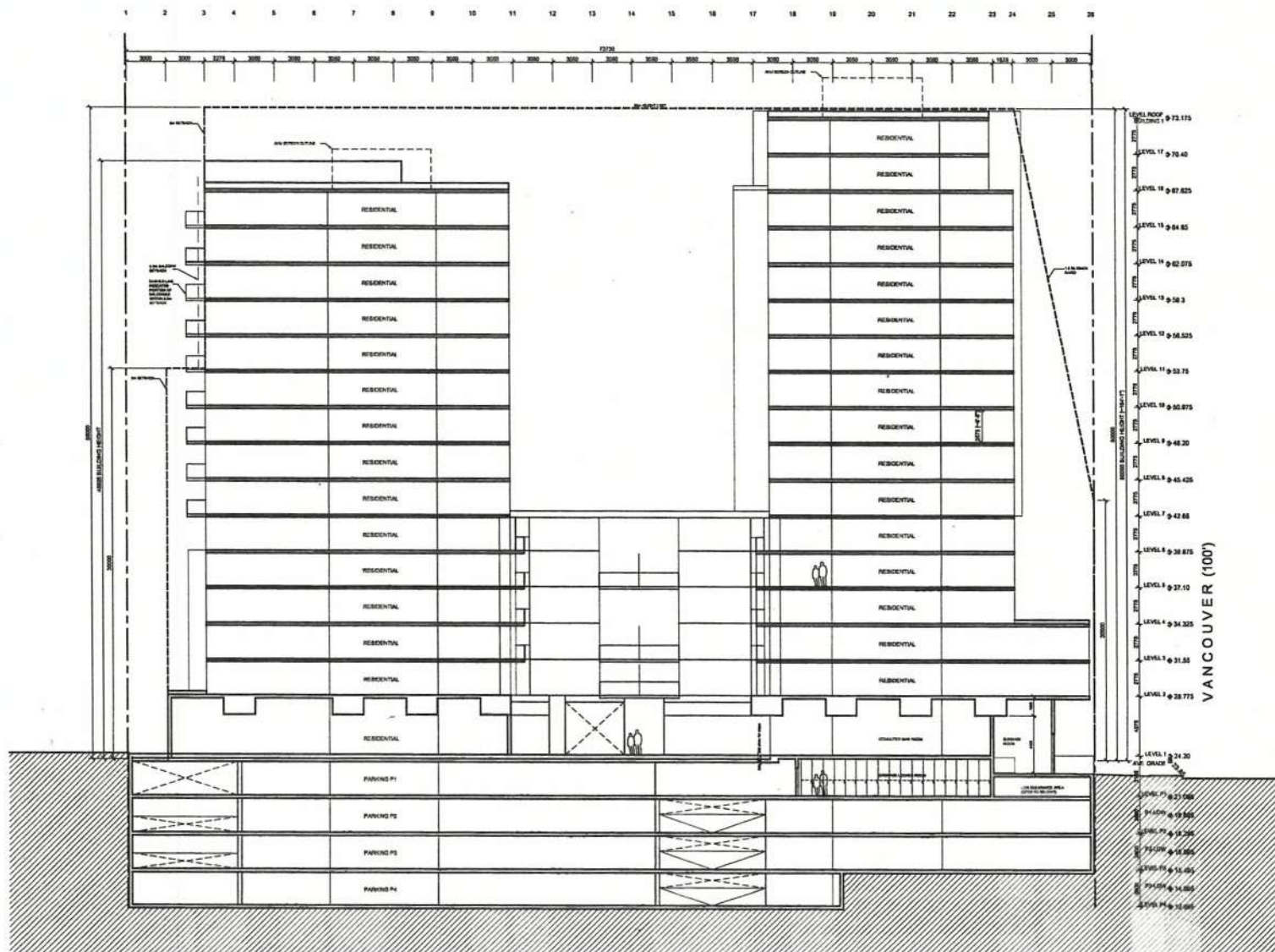
EAST CONTEXT ELEVATION



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City of Victoria

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Architecture

303-888 TREE ROAD
VICTORIA, BC V8A 6G3
T 250-388-5188 F 250-381-8418



39-480 DUFFIN ROAD
VICTORIA, BC V8P 1B5
T 250-388-5188 F 250-411-8888

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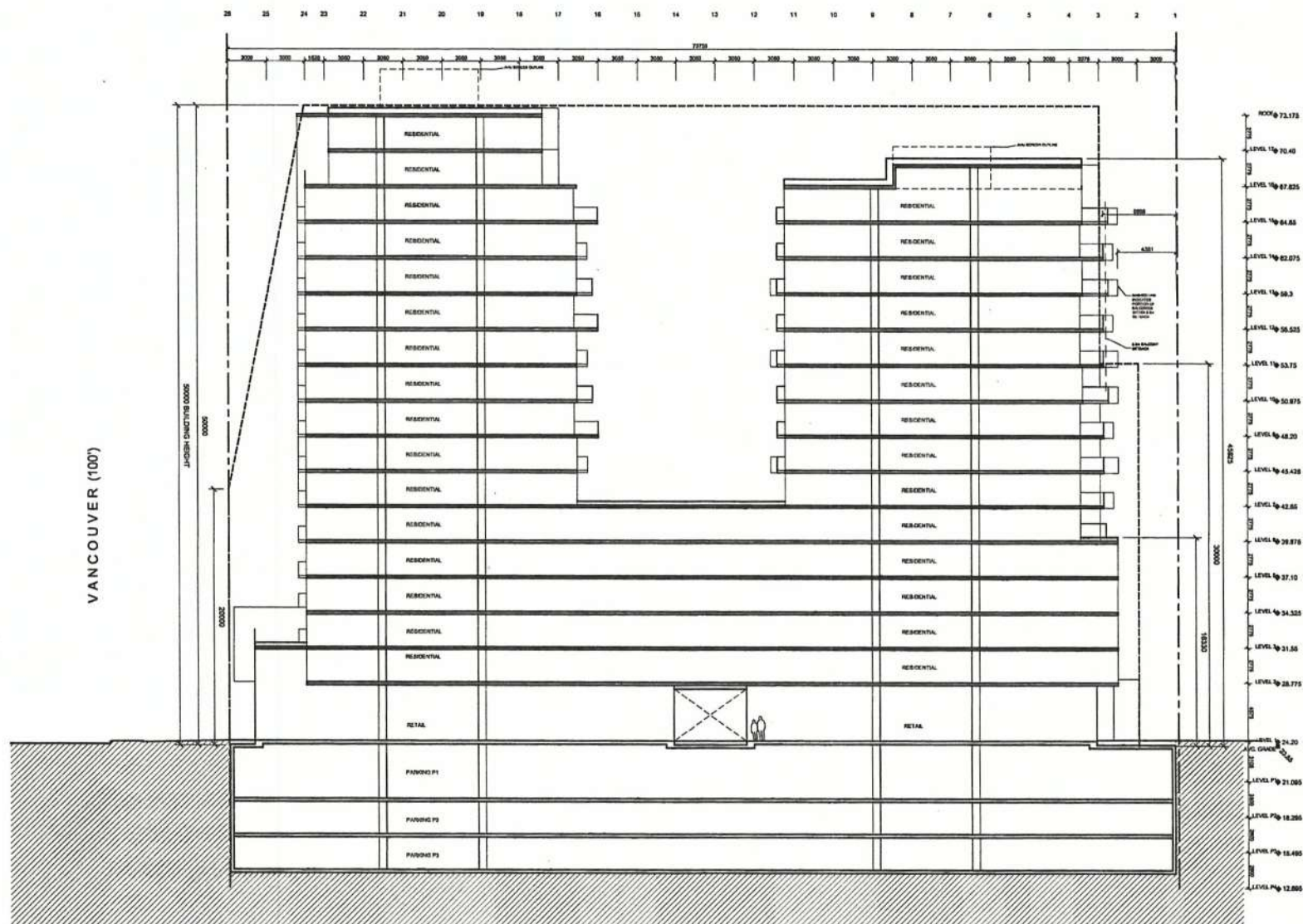
989 Johnson
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SECTION 1

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2015-08-08

A4.01



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City of Victoria
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Development Services Division



Architecture

305 - 444 FIVE ROAD
VICTORIA, BC V8S 4B5
T: 250 368 5108 F: 250 361 4118



20 - 468 DUFFIN ROAD
VICTORIA, BC V8E 1B8
T: 250 588 0118 F: 250 472 0088

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4 August, 2015

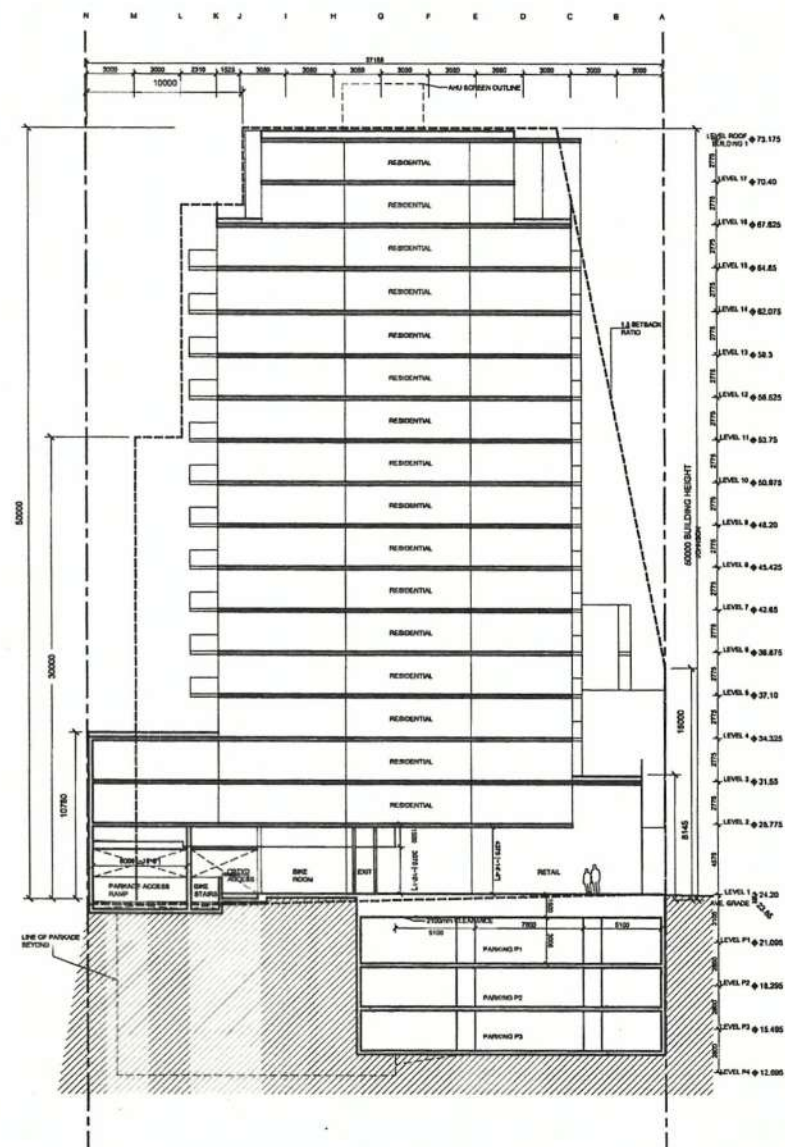
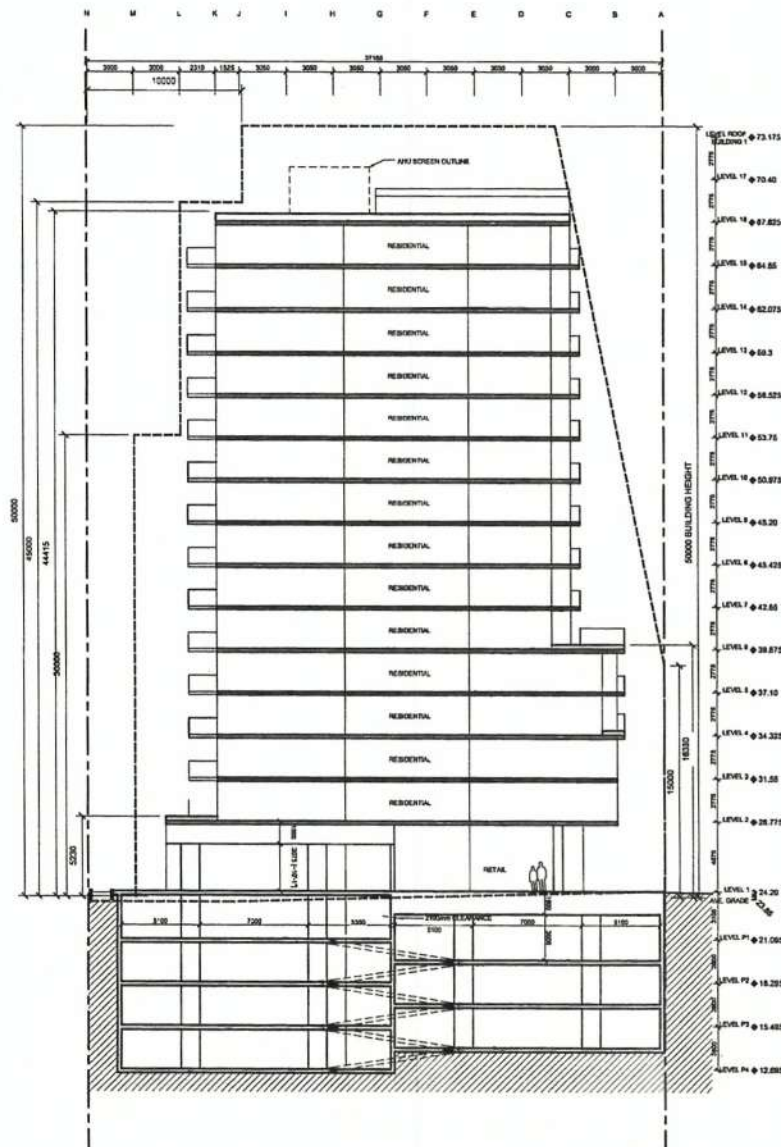
989 Johnson
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SECTION 2

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2015-08-04

A4.02



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City of Victoria

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Architecture

305-484-7107
VICTORIA, BC V8V 4B5
T: 250-365-1589 F: 250-367-8118



20-422 DUFFY ROAD
VICTORIA, BC V8P 1B8
T: 250-588-0100 F: 250-412-0889

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SECTION 3

1:100

2015-08-04

A4.03



View 2



View 3



Architecture

283-455 PIER ROAD
SUITE 200 LAKES
VICTORIA, BC V8W 2G4
T: 250.383.1000 F: 250.383.1045



283-455 PIER ROAD
SUITE 200 LAKES
VICTORIA, BC V8W 2G4
T: 250.383.1000 F: 250.383.1045

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PERSPECTIVE
VIEW
STUDIES

2015.08.04

A5.00





COURTYARD VIEW - LOOKING NORTH TOWARDS ENTRYWAY



COURTYARD VIEW - LOOKING NORTHWEST



Architecture

205 - 884 FIVE ROAD
VICTORIA, BC V8A 6G9
T 250 368 5549 F 250 321 9416



25 - 405 DUNDAS ROAD
VICTORIA, BC V8W 1A9
T 250 694 0110 F 250 412 1888

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PERSPECTIVE
VIEW
STUDIES

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2015-08-05

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EW LOOKING WEST TOWARD COURTYARD ENTRY AND PARKADE



VIEW OF BREEZEWAY AT MAIN ENTRANCE



ELEVATION - GATE AT MAIN ENTRANCE

SECURITY ENTRY GATE WITH FOLDED
PLATE "WEAVE" PATTERN



VIEW OF MAIN GATE AT MAIN ENTRANCE



Architecture

2011-125 FINE ROAD
VICTORIA, BC V8A 4A4
P: 250.708.0101 F: 250.701.6438



20 - 415 DUNDAS STREET
VICTORIA, BC V8W 2G9
P: 250.708.0101 F: 250.701.6438

989
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VICTORIA, BC

DP Re-Submittal
4 August, 2015

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PERSPECTIVE
VIEW
STUDIES

1:100

2015-10-01

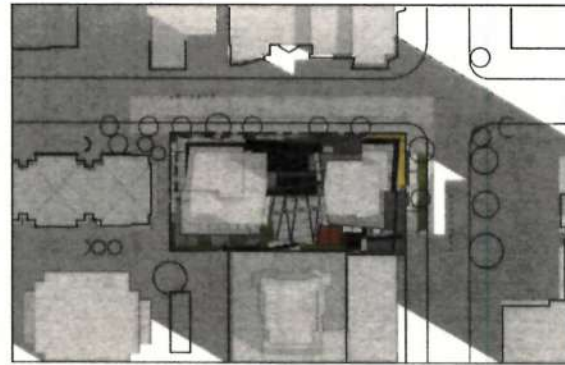
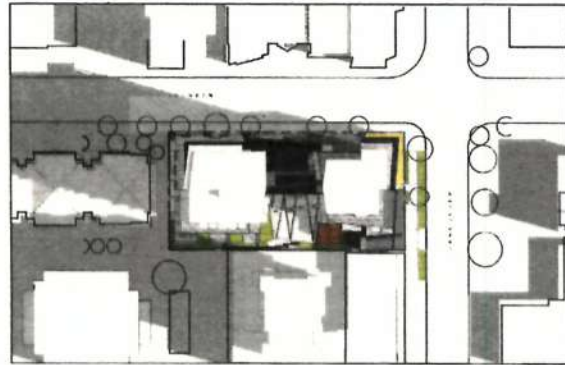
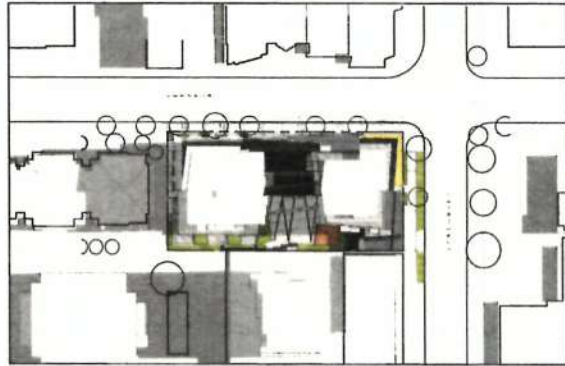
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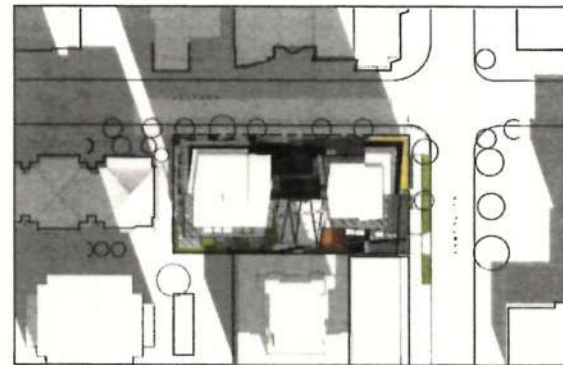
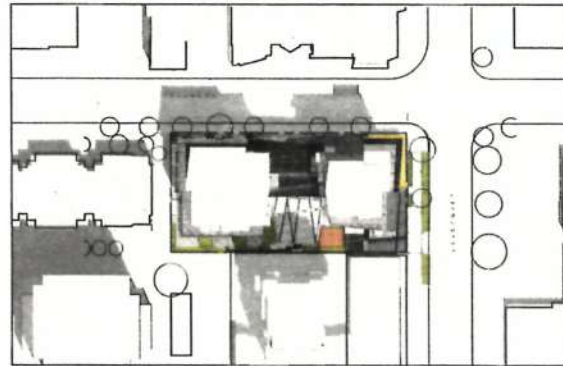
AUG 04 2015

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Development Services Division

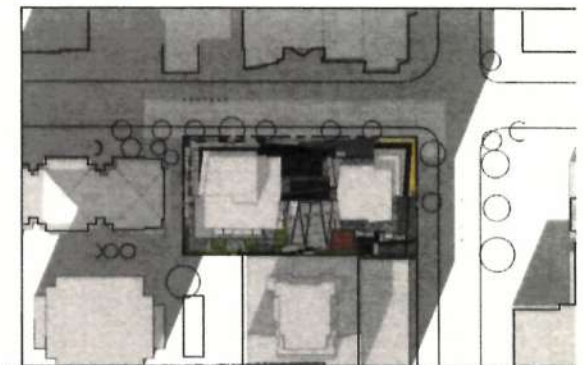
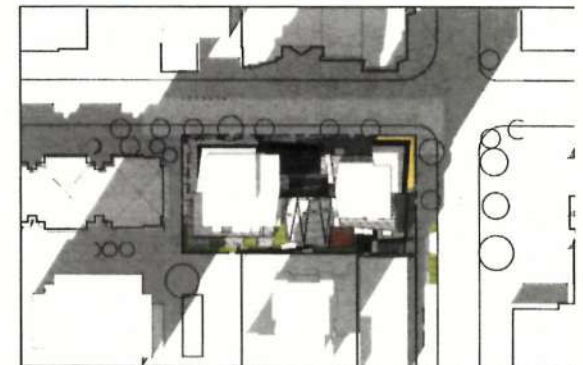
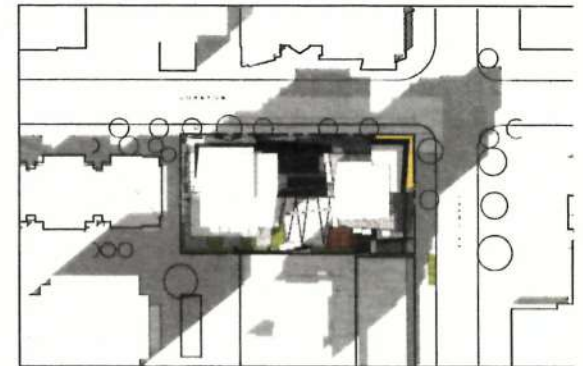
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12:00



15:00



CEI
Architectu
201 455 TYLE ROAD
VICTORIA BC V8M 4G5
T 250 388 5555 F 250 351 1111

LADI
LANDSCAPE ARCHITECTS
201 455 TYLE ROAD
VICTORIA BC V8M 4G5
T 250 388 5555 F 250 351 1111

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JOHNSON

VICTORIA, BC
DP Re-Submit
4 August, 2015
989 Johnson
Properties Ltd

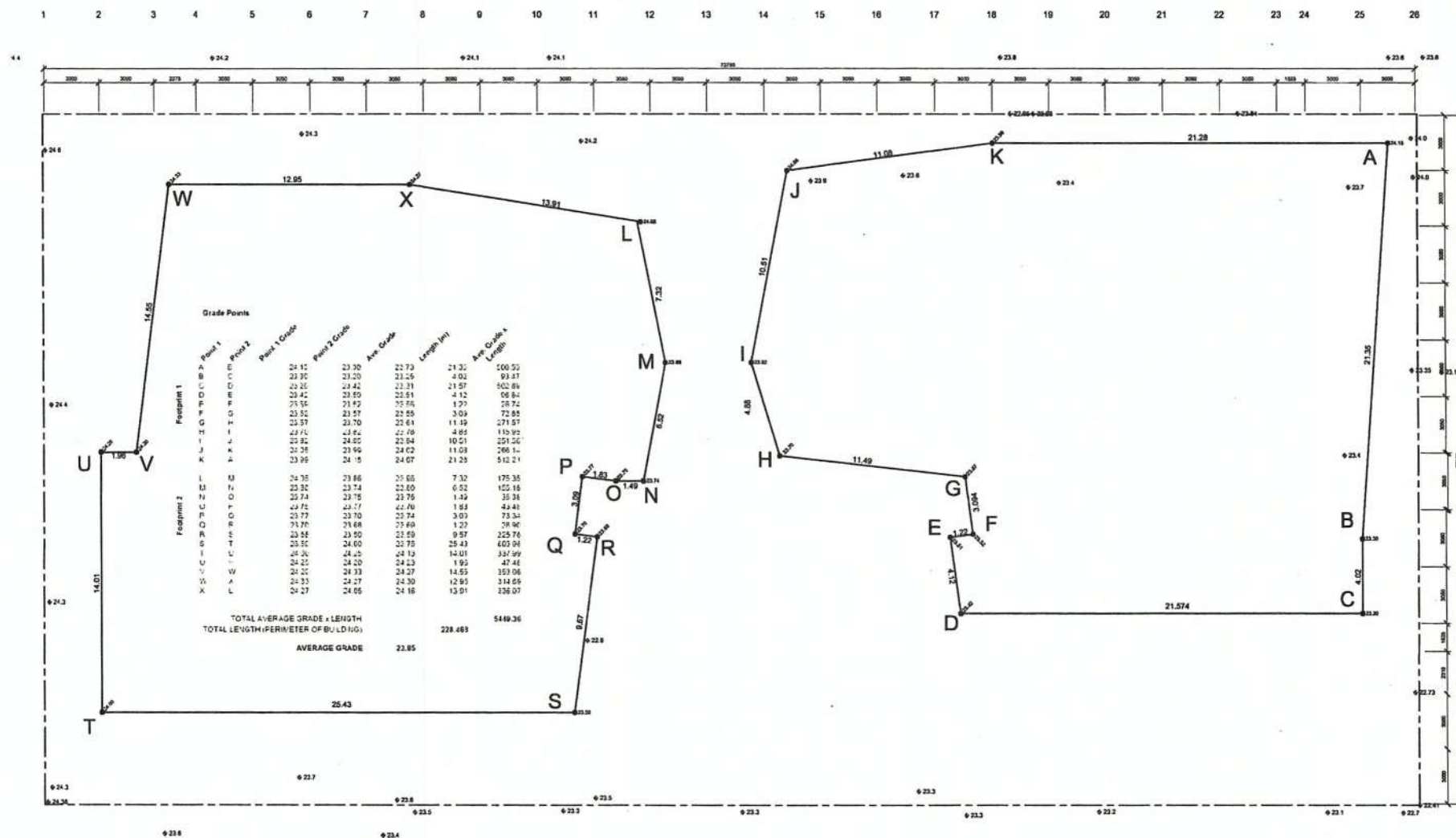
SHADOW
STUDIES

A6.00

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Development Services Division



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City of Victoria

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Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AuC	3	Acer drunculatum	Vine Maple	#10 pot
AuAB	7	Acer x 'Nimbus' 'Jefferson'	Autumn Blaze Maple	6cm cal
TaB	10	Taxus baccata 'Fastigiata'	Josh Yew	#3 pot

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoB	5	Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	#6 pot
CoK	4	Cornus sericea 'Kelsey'	Kelsey Dogwood	#2 pot
FaJ	4	Fatsia japonica	Fatsia Aralia	#5 pot
HydSQ	3	Hydrangea quercifolia 'Snow Queen'	Snow Queen Hydrangea	#3 pot
PoW	2	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Pieris	#7 pot, 1.2m Ht
ThS	26	Thuja occidentalis 'Smaragd'	Emerald Green Cedar Hedge	#6 pot, 1.5m Ht

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
BuGV	25	Buxus x Green Mountain	Green Mountain Boxwood	#7 pot
HydBS	8	Hydrangea macrophylla 'Bloomstruck'	Bloomstruck Hydrangea	#6 pot
HydSQ	4	Hydrangea quercifolia 'Snow Queen'	Snow Queen Hydrangea	#3 pot
RhJL	4	Rhododendron 'Ken Jeacock'	Ken Jeacock Rhododendron	#6 pot
SeRt	23	Sarcococca reticulata	Sweet Box	#6 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AuGW	3	Asier 'Gump's White'	Gump's White Evg. Azalea	#5 pot
HarE	18	Helleborus 'Elegance'	Red Edge Helle	#5 pot
MaN	30	Mahonia nervosa	Low Oregon Grape	#1 pot
RhJL	48	Rhododendron 'Ken Jeacock'	Ken Jeacock Rhododendron	#3 pot
HarE	8	Helleborus 'Elegance'	Helleborus Evg. Azalea	#5 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
BuS	8	Blechnum spicatum	Oak Fern	#1 pot
CaKF	15	Calliopsis x scutellaria 'Karl Foerster'	Feather Reed Grass	#1 pot
FaR	12	Fargesia nida	Blue Fountain Bamboo	#10 pot (net)
RS	17	Rosa sempervirens	Evergreen Candytuft	#1 pot
PoM	12	Polystichum munitum	Sword Fern	#1 pot
PoYs	25	Polystichum setiferum	Soft Shield Fern	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
AuK	1	Achillea tomentosa (male)	Variegated Yew	#1 pot
AuK	2	Achillea tomentosa	Five-leaf Yew	#1 pot
CA	2	Chamaecyparis nana	Evergreen Chamaecyparis	#1 pot
CPS	2	Chamaecyparis nana 'Typical'	Flush Squid Chamaecyparis	#1 pot
SMI	2	Scilla maritima 'Marianne'	Japanese Hydrangea	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Dwarf Bamboo (Fargesia)



Autumn Blaze Maple



Climbing Hydrangea



Evergreen Clematis



Prelude Pieris



Karl Foerster Feather Reed Grass



Low Oregon Grape



Sweet Box



Soft Shield Fern

Reference Images



Decorative Metal Screens



Colour Banded & Sawcut Concrete



Sawcut Concrete



Colour Banded & Grooved Concrete



Concrete Stepping Slabs in Stone & Planting



Inset Linear Lighting



Glass Panels (potential art/focal point)



Vine Maple



Architecture

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NURSERY
SCHEDULE &
REFERENCE
IMAGES

NO SCALE

2014-01-08

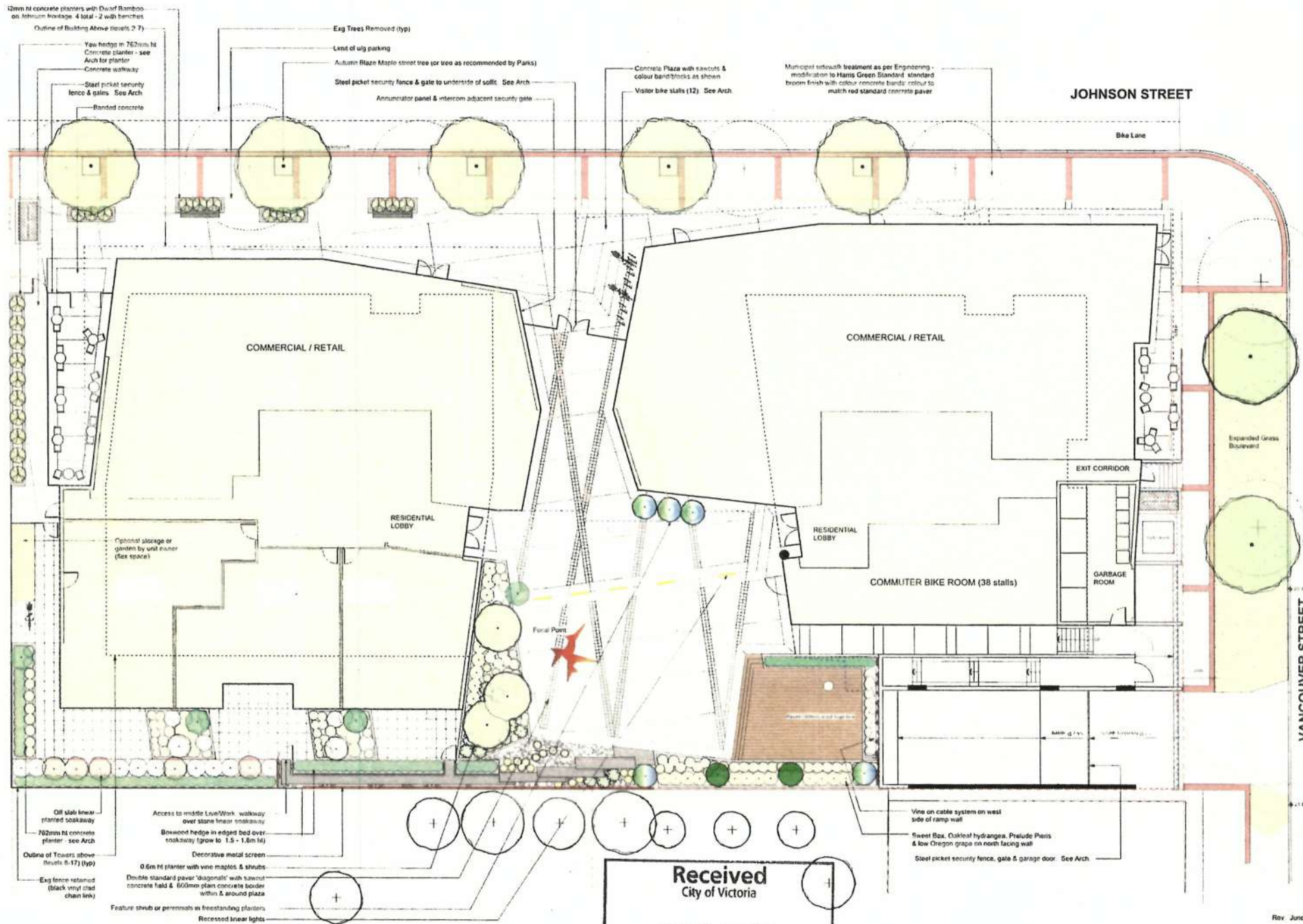
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LANDSCAPE
CONCEPT
PLAN

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