BYLAWS

Councillor Isitt withdrew from the meeting at 9:53 p.m. due to a potential non-pecuniary conflict of interest, as his mother resides at an adjacent property.

2. **Bylaws for Rezoning Application No. 00487 for 1144, 1148, 1152, & 1154 Johnson Street and 1406 Chambers Street**

Motion:
It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw **be given first and second reading:**

a. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1108) No. 17-075*

Carried Unanimously

Motion:
It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw **be given first, second, and third reading:**

b. *Housing Agreement (1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street) Bylaw (2017) No.17-076*

Carried Unanimously

Councillor Isitt returned to the meeting at 9:54 p.m.

CITY OF VICTORIA

Council Report
For the Meeting of July 27, 2017

To:	Council	**Date:**	July 13, 2017
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street** – Application Ready to Proceed to Public Hearing		

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (Bylaw No. 17-075), and first, second and third reading to Bylaw No. 17-076 to authorize the Housing Agreement.

Following consideration of the Rezoning Application No. 00487, that Council consider this updated motion with respect to Development Permit Application No. 000434:

"That Council authorize the issuance of Development Permit Application No. 00434 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, in accordance with:

1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. Part 3.112.5: reduce the rear yard setback from 10.0m to 9.15m;
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the properties located at 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street. The proposal is for a six-storey, multiple dwelling consisting of approximately 48 dwelling units, ten of which would be secured as rental in perpetuity (letter attached).

In accordance with Council's amended motion of May 25, 2017 included below, the necessary conditions that would authorize the approval of the rezoning for the subject properties have been fulfilled. The Committee of the Whole report dated, May 11, 2017 together with the meeting minutes, are attached. The amended motion from the May 25, 2017, COTW meeting was:

Rezoning Application No. 00487

1. *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.*
2. *Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:*
    a. *Housing Agreement to secure the rental of 10 units in perpetuity and that future strata bylaws cannot prohibit from renting residential strata units*
    b. *Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.*
3. *The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the City of Victoria Density Bonus Policy and to the satisfaction of City Staff.*
4. *Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m^2 of exposed shored face during construction, to the satisfaction of the City staff.*

Development Permit Application No. 000434

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:
1. *Plans date stamped March 24, 2017*
2. *Development meeting all Zoning Regulation Bylaw requirements*
3. *The Development Permit lapsing two years from the date of this resolution."*

New Standard Zone

Staff have created a new standard zone called the URMD Zone, Urban Residential Multiple Dwelling District that coincides with the Urban Place Guidelines and density provisions established for properties designated *Urban Residential* in the Official Community Plan. This approach has the benefit of reducing the number of site specific zones as well as ensuring that specific siting requirements associated with this proposal are not entrenched in the *Zoning Regulation Bylaw*. Any deviations from the new URMD Zone would be treated as variances.

With respect to this proposal, a variance to reduce the rear yard setback from 10m to 9.15m would be required and has been identified in the updated motion for Council's consideration. The proposed rear yard setback is supportable given the proposed building articulation, extensive landscaping along the rear property line and the significant elevation change between the subject properties and the properties to the north. This setback has not changed from what was presented to Council, as noted above, it is simply a matter of addressing it through a variance process rather than entrenching it in the zone.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this Application, staff can report that:

- a Statutory Right-of-Way along Johnson Street and Chambers Street frontage has been registered on title
- a Housing Agreement to secure the rental of 10 units in perpetuity with no prohibition on the rental of the other dwelling units in the building has been prepared and will be registered on title following the adoption of the Bylaw to authorize the Housing Agreement.

The recommendation provided for Council's consideration contains the appropriate language to advance this Application to a Public Hearing.

Respectfully submitted,

Leanne Taylor
Senior Planner, Development
Services Division

Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

Date: July 18, 2017

List of Attachments

- Attachment A: Minutes from the Council Meeting dated May 25, 2017
- Attachment B: Minutes from the Committee of the Whole Meeting dated May 25, 2017
- Attachment C: Letter form the Applicant dated June 8, 2017
- Attachment D: Committee of the Whole report dated May 11, 2017.

REPORTS OF COMMITTEES

2. Committee of the Whole – May 25, 2017

2. Update on Rezoning Application No. 00487 and Development Permit Application No. 000434 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto:

Rezoning Application No. 00487

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.
2. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
   a. Housing Agreement to secure the rental of 10 units in perpetuity and that future strata bylaws cannot prohibit from renting residential strata units
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.
3. The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* and to the satisfaction of City Staff.
4. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m^2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit Application No. 000434
That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:
1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

4.2 Update on Rezoning Application No. 00487 and Development Permit Application No.000434 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street (Fernwood)

Committee received a report dated May 11, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the Rezoning and Development Permit Applications for the properties located at 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street which was postponed by Council on February 25, 2017 pending review and recommendations by the Advisory Design Panel.

Committee discussed:

- Concerns with the shading on neighbouring homes.
- Council's ability to lengthen the time the 10 rental units will be available.

Motion: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe,

Rezoning Application No. 00487

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.
2. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
   a. Housing Agreement to secure the rental of 10 units for a minimum of 10 years and that future strata bylaws cannot prohibit from renting residential strata units
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.
3. The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* and to the satisfaction of City Staff.
4. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit Application No. 000434

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The Development Permit lapsing two years from the date of this resolution."

Amendment: It was moved by Councillor Loveday, seconded by Mayor Helps, that the motion be amended as follows:

Rezoning Application No. 00487

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.
2. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
   a. Housing Agreement to secure the rental of 10 units ~~for a minimum of 10 years~~ **in perpetuity** and that future strata bylaws cannot prohibit from renting residential strata units
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.
3. The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* and to the satisfaction of City Staff.
4. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit Application No. 000434

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The Development Permit lapsing two years from the date of this resolution."

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Creating a policy which will lock in rental units below market rate to secure housing that is affordable.
- Concerns with the loss of single family homes in the area.

Councillor Loveday withdrew from the meeting at 10:11 a.m. and returned at 10:11 a.m.

Committee discussed:

- Ensuring that staff reports include whether the zoning allows for transient uses.
- Possibility for the houses in the area to be heritage designated.

Main motion as amended:

Rezoning Application No. 00487

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.
2. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
   a. Housing Agreement to secure the rental of 10 units for a minimum in perpetuity and that future strata bylaws cannot prohibit from renting residential strata units
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.
3. The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* and to the satisfaction of City Staff.
4. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit Application No. 000434

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The Development Permit lapsing two years from the date of this resolution."

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

Councillor Lucas withdrew from the meeting at 10:17 a.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel that holds a liquor licence.

Councillor Coleman withdrew from the meeting at 10:17 a.m.

ATTACHMENT C

KANG&GILL
CONSTRUCTION LTD.

PROPOSED DEVELOPMENT

1144, 1148, 1152, AND 1154 JOHNSON STREET | 1406 CHAMBERS STREET

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

CURRENT ZONING R3-1 | SITE SPECIFIC ZONING

June 8, 2017

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Helps and the City of Victoria Counsel:

Re: The Landis - 1144, 1148, 1152, 1154 Johnson Street / 1406 Chambers Street
Development Permit No.: 00434 | Zoning No.: 00487

Please accept this letter as part of our Rezoning and Development Permit Application for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street, a proposed forty-eight (48) unit, residential condominium.

Further to the meeting of the Committee of the Whole on the 25th day of May, 2017, Kang and Gill Construction Ltd. agrees to dedicate a total of twenty percent (20%) of the total units, as rental dwellings in perpetuity. The same would be secured by way of a Covenant.

We thank you for your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams
Development Manager

CITY OF VICTORIA

Committee of the Whole Report

For the Meeting of May 25, 2017

To:	Committee of the Whole	**Date:**	May 11, 2017
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	**Update on Rezoning Application No. 00487 and Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street.**		

RECOMMENDATION

Rezoning Application No. 00487

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.
2. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
   a. Housing Agreement to secure the rental of 10 units for a minimum of 10 years and that future strata bylaws cannot prohibit from renting residential strata units
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment.
3. The applicant provide an amenity contribution in the amount of $43,056.00 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* and to the satisfaction of City Staff.
4. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m^2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit Application No. 000434

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00487, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped March 24, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an update to Council regarding the Rezoning and Development Permit Applications for the properties located at 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street. In accordance with Committee of the Whole's (COTW) motion of February 25, 2016 (minutes attached), the application has been referred to the Advisory Design Panel with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.

In response to the direction above, the applicant chose to redesign the building, and overall, the new building design addresses the concerns raised by Council and staff. The Advisory Design Panel (ADP) also reviewed the application and recommended to Council that the applicant strengthen the expression of the building entranceway, clarify the expression of the Johnson and Chambers Street corner of the building, and investigate further daylighting of the stairwells.

BACKGROUND

On February 25, 2016, COTW considered the staff reports related to Rezoning Application No. 00487 and Development Permit Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street. Council passed a motion postponing consideration of the Rezoning and Development Permit Applications, and referred the Applications to the Advisory Design Panel for review and recommendation.

Description of Proposal

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. This rethink of the building occurred prior to attending the ADP meeting on February 22, 2017. Further revisions from the feedback provided by the ADP have also been incorporated in the design.

The proposal is still for a six-storey, multiple-dwelling consisting of approximately 48 dwelling units; however, the applicant is proposing the following changes with respect to site planning, architecture and landscape design:

- 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/aluminium frame, transparent glass guardrail, translucent glass guardrail, and natural fir wood
- stepping back the building at the third and sixth storeys
- floor to ceiling windows and pre-formed metal panels to accentuate the south east corner of the building (Johnson and Chambers)
- two levels of underground parking with access off of Chambers Street
- main residential entryway fronting Johnson Street
- exterior entrances and large patios for all ground-oriented units

- pedestrian access from Johnson Street to the ground-oriented units located on the north side of the building via 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.

The following differences from the existing zone are being proposed and would be accommodated in either the new zone or variances as part of the concurrent Development Permit Application:

- increase the maximum FSR from 1.6:1 to 2:1
- reduce the minimum front, side and rear yard setbacks
- increase maximum site coverage from 30% to 41%
- reduce the amount of open site space from 60% to 52%.

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.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- a total of 48 Class 1 bicycle parking spaces located in a secure, enclosed bicycle storage room in the parking mezzanine
- six Class 2 bicycle parking spaces located at the main entrance to the building.

Data Table

The following data table compares the new proposal with the original proposal, as well as, to 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	New Proposal	Original Proposal (February 25, 2016)	Existing Zone R3-1 Zone
Site area (m^2) - minimum	2000.07	2000.07	920.00
Number of units	48	48	N/A
Density (Floor Space Ratio) - maximum	2.00:1*	2.00:1*	1.6:1 (if parking is provided underground)
Height (m) - maximum	18.29	21.73*	18.50
Storeys - maximum	6.00	6.00 (7.00 storeys including a small mechanical penthouse)	N/A

Zoning Criteria	New Proposal	Original Proposal (February 25, 2016)	Existing Zone R3-1 Zone
Site coverage % - maximum	41.00*	41.01*	32.00
Open Site Space % - minimum	52.00*	30.00*	60.00
Setbacks (m) - minimum Front (Johnson St) Rear Side (west) Side (Chambers St)	 6.00* 9.14* 9.14* 6.00*	 4.56* 10.08 to building face or 0.79* to trellis 9.61* to building face 8.71*	 7.50 9.88 9.88 9.88
Parking - minimum	57	57	57
Visitor parking (minimum) included in the overall units	6	6	6
Bicycle parking stalls (minimum) Class 1 Class 2	 48 2 racks of 6 spaces	 48 2 racks of 6 spaces	 48 2 racks of 6 spaces

Referral to the Advisory Design Panel

The revised application was referred to the ADP at a meeting held on February 22, 2017. The Panel was asked to provide comments on the following:

- the transition to the adjacent buildings along Pandora Avenue and Chambers Street
- overall massing, architectural elements and finishes to ensure integration with the local neighbourhood.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

"It was moved by Erica Sangster, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council Development Permit Application No. 000434 for 1144 – 1154 Johnson Street & 1406 Chambers Street be approved as proposed with the following recommendations:

- *Strengthening the expression of the building entranceway*
- *Clarifying the expression of the Johnson and Chambers Street corner of the building*
- *Investigating further daylighting of the stairwells"*

The Applicant's detailed response to the Panel's recommendation (dated May 3, 2017) is attached to this report. In summary, the applicant has responded to the ADP's recommendation as follows:

- windows were added at the ground floor and planters extended across the exterior of the amenity room to reach out towards the primary building entry doors to help further distinguish the ground level semi-public spaces from the residential floors stacked above
- a glass canopy was added above the front entryway to further accentuate the main residential entryway

- additional windows were added for further daylighting of the stairwells.

In addition to the revisions specifically related to the recommendations from the ADP, the Applicant has also incorporated the following revisions:

- the individual townhouse units have received additional detailing in the form of wood-finish entry doors with glass inserts
- accent lighting bollards used to accentuate the entryways and highlight the extensive vegetation and approach along each stair and terrace have been added
- windows at the upper wall of the north elevation have been enlarged to break up the blank wall
- permeable surface treatment for the ground floor terraces has been introduced
- eaves at level 6 have been changed from the light-tone cementitious panel to the mid-tone grey to match the walls of levels 4 and 5
- hard and soft landscaping has been further enhanced to define the main residential entryway.

Staff are satisfied that the changes noted above address the recommendations made by the Panel, and the additional refinements related to the entryways, blank wall on the north elevation, surface treatment, and landscaping result in a greater level of consistency to the Design Guidelines.

ANALYSIS

Consistency with Design Guidelines

The *Official Community Plan, 2012* identifies this property in Development Permit Area 16: General Form and Character. The applicable Design Guidelines include *Advisory Design Guidelines for Buildings, Signs and Awnings (1981), Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* and *Guidelines for Fences, Gates and Shutters (2010).*

Overall, 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 stepping back the building at the third and sixth storeys in order to mitigate the visual impact of the contrast in massing between the proposed building and the existing houses, and to allow for building articulation and landscaping. The height of the building has also been reduced from 21.73m to 18.29m. 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.

Density Bonus Policy

When this Rezoning Application was presented to Council in February 2016, it was subject to a Land Lift Analysis. However, in October 2016 Council adopted the *City of Victoria Density Bonus Policy*, which would apply to this proposal. The Policy identifies an amenity contribution target (fixed rate target) for standard rezoning of properties designated "Urban Residential" in the OCP of $53.82 per m². Based on the bonus density calculation, the applicant would be required to provide an amenity contribution in the amount of $43,056.00 towards the Local Amenities Reserve Fund and to the satisfaction of City Staff. The applicant has indicated to staff that they choose to provide the fixed rate amenity contribution instead of pursuing an economic analysis.

CONCLUSIONS

The revised proposal to construct a six-storey, multiple-dwelling at 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street is consistent with the design guidelines contained in DPA 16, and includes high-quality building materials and appropriate landscape finishes. Overall, staff are satisfied that the recommendations from the ADP and staff comments have been addressed. The revised plans are an improvement from the original submission and have a greater consistency with the relevant Guidelines. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00487 and DPV Application No. 000434 for the properties located at 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: May 16, 2017

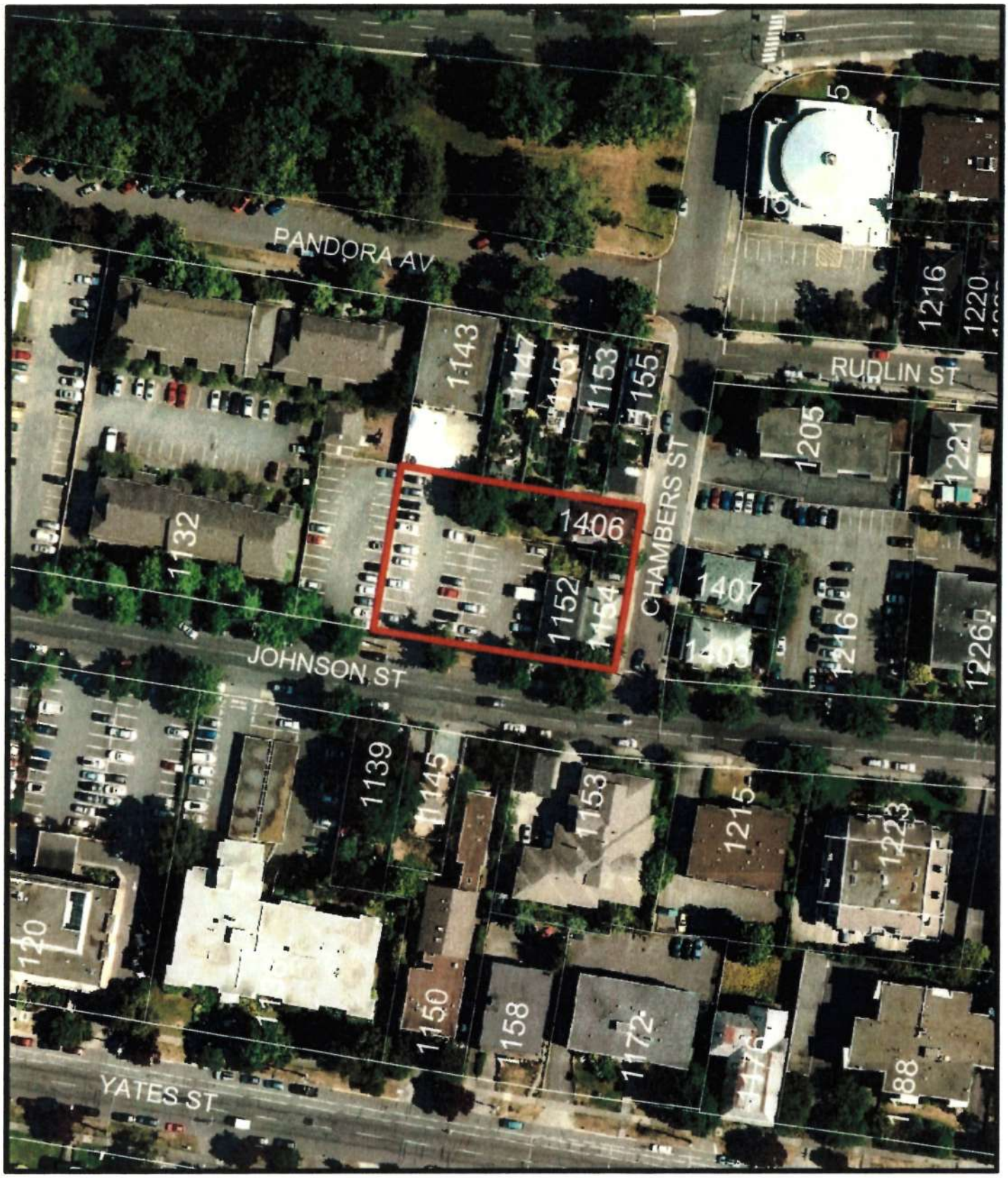
List of Attachments:

- Subject Map
- Aerial Map
- Letter from applicant to Mayor and Council dated December 20, 2016
- List of Sustainability Features dated December 20, 2016
- Staff report to Advisory Design Panel, dated February 15, 2017 and copy of plans presented to Advisory Design Panel, dated December 20, 2016
- Minutes from Advisory Design Panel meeting of February 25, 2017
- Letter from applicant with summary of changes, dated May 3, 2017
- Minutes from Committee of the Whole Minutes dated February 25, 2016
- Correspondence (Letter received from residents)
- Committee of the Whole reports dated February 11, 2016
- Plans date stamped March 24, 2017.

1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #

N

CITY OF VICTORIA



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1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #

CITY OF VICTORIA

koka architecture + design inc.

12 December 2016

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

Dear Mayor Helps and City of Victoria Council,

Re: 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 for the subject site encompassing1144 -1154 Johnson Street and 1406 Chambers Street. We are the architecture firm that has been retained by the Owner to update the project design based City Staff comments concerning the previous submission. Below is a project description that identifies the architectural design intent, the relationship to the Neighbourhood Plan and Design Guidelines, the design considerations in response to the engagement with the Fernwood Residents' Association and City Staff, and the overall benefits for the existing and evolving community within the context of the City of Victoria.

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 ½ to 2 ½ - 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, ½ to 2 ½ - storey houses, and a vast number of 3 to 6 - 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 ½ - 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 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 at the sidewalks along Johnson and Chambers Streets is punctuated with a row of 2 - storey lightly 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, Yew hedges 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 backdrops 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 at the numerous balcony and terrace locations.

Dwelling Units, Density, and Affordability

The proposed project is comprised of 48 accessible dwelling units and a strata 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^2 to 112 m^2, 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.

Neighbourhood Plan, and although limited commercial would be consistent with the OCP, they may not be viable in this location. Consider eliminating the retail in favour of residential. Townhouse style units at grade fronting Johnson may be better suited to this frontage.

Response: No retail units are include in the proposal. Townhouse-like units have been incorprooted along Johnson and Chambers Streets.

- Comment: Consider providing garage entrance closer to Chambers in order to reduce or eliminate the driveway behind the building.

  Response: A garage entrance was providing per City of Victoria Engineering requirements and BC Transporattion Act regulations.

- Comment: Please reconsider the transition between the building with the lower scale residential buildings on Pandora by introducing stepbacks at the upper levels similar to the front elevation.

  Response: The building is set back at multiple levels in response to the concern. Note that the 'lower scale' houses to the North of the subject site are at a higher elevation than the proposed building, which also mitigates the difference in building scales. Please refer to the building elevations for additional clarity.

- Comment: Please reconsider the transition at the corner of Chambers and Johnson by introducing a stepback at the upper levels.

  Response: The proposed building is set back at the upper level to give the appearance that it is a 5 - storey building instead of 6 - storeys. In addition, each stacked floor is set back at the Southeast corner and the building is given a sense of visual lightness through the use of glass guardrails and windows wall that visually wrap the building corner.

- Comment: Please consider redesigning the entrance to the residential lobby to ensure a positive street relationship and to address potential CPTED issues.

  Response: The entrance to the residential lobby has been completely redesigned for a positive street relationship and the clear line of sight mitigates any CPTED issues.

- Comment: Please consider providing additional landscaping space around the building. It is noted that currently the majority of ground level outdoor space is dedicated to circulations.

  Response: The ground level outdoor space has been redesigned and the bulk of the areas is now dedicated to landscaping space.

- Comment: Please consider increasing the amount of space and bins dedicated to recycling and garbage bins to ensure the area will be functional for the size of building.

  Response: The amount of space and bins dedicated to recycling and garbage bins has been redesign to provide increased area that will be functional for the building size.

- Comment: Please provide additional details regarding the treatment of the rooftop garden and the mechanical penthouse.

  Response: The top floor has been redesigned with greater setbacks to reduce opportunities for undesirable overlooks to the neighbouring properties and as a result no longer includes a rooftop garden. In lieu, planter boxes have been provided along the guardrails of the two uppermost suites.

- Comment: Please provide a lighting plan.

  Response: A detailed lighting plan will be provided with consideration to CPTED and the mitigation of urban light pollution.

- Comment: Please ensure that all hard and soft surface treatments are labelled on the landscape plan.

  Response: Hard and soft surface treatments are indicated on the landscape plan.

- Comment: Please show the proposed Class-2 bicycle racks on the site plan. The location should be easily accessible.

  Response: Six Class-2 bicycle racks are indicated on the site plan adjacent to the primary building entrance.

- Comment: Please label all materials on the elevation plans. Please confirm that the windows are clear glass.

  Response: All materials are labeled on the elevation drawings. Windows are clear glass.

- Comment: Please ensure that the renderings and elevation plans are consistent with respect to building materials, windows, etc.

  Response: The renderings and elevation plans are consistent with respect to building materials, windows, etc.

- Comment: A site specific zone will be created for this proposal. Please consider removing the "proposed variances" section from the letter to Mayor and Council.

  Response: No "proposed variances" section is included in this letter.

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 planting, 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.

Response to Development Services Division Comments from Previous Application

- Comment: Please consider obtaining the property at 1039 Johnson Street to ensure that this property is not "orphaned" making future development difficult.
  Response: In spite of best efforts, the property was not available for purchase.
- Comment: Retail units in this area of Fernwood, are not anticipated in the Fernwood

koka architecture + design inc.

Conclusion

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 has addressed the previous comments from City Staff, in addition to acknowledging community considerations that are in the purview of the Architect and Owner to address.

We thank you for taking the time to review and consider the details of our proposed project. Should you have any questions, please do not hesitate to contact us.

Respectfully,

Joseph Kardum ARCHITECT AIBC LEED AP

Principal

koka architecture + design inc.

KANG&GILL
CONSTRUCTION LTD.

SUSTAINABILITY STATEMENT

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-I
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

This development incorporates environmentally sustainable landscaping. The same will include pervious paving and the addition of drought tolerant plants and trees.

Green Design and Construction

This development will be built to meet a BUILT GREEN™ Standard.

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. This development will incorporate the following to help conserve water usage within the building:

- All toilets will be low-flow, dual flushing, and Energy Star® approved.
- All fixtures will be low-flow, water efficient, and Energy Star® approved.

Materials and Resources

With careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. This development will incorporate the following to help with waste management and sustainability:

- When possible, demolition and construction waste will be recycled.

- Materials with high recycled content and from rapidly renewable resources will be donated for reuse by others.
- Materials with high recycled content and from rapidly renewable resources will be used wherever possible. Examples: insulation and flooring material.
- Kitchens and the parkade will include areas for recycling and composting.
- Durable materials will be used to prolong lifespan.

Indoor Environmental Quality

Reducing emissions is essential for the protection of human health and the environment. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. This development will incorporate the following to improve air quality:

- A proper selection of non-off-gassing materials. Examples: carpet underlay and insulation.
- Only paints, adhesives and sealants with low VOC's will be used.
- Carbon monoxide detectors will be provided.
- All HVAC systems will include proper filters.
- Ventilation throughout all hunits will be improved and all ventilation fans will be Energy Star® approved.
- Programmable humidistats will control ventilation, conserve energy and better regulate temperatures.

Energy

This development will incorporate the following to help conserve energy within the homes:

- Programmable thermostats will conserve energy and better regulate temperatures.
- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

Community Character and Liveability

This forty-eight (48) unit, six (6) storey building, would provide a diverse mix of housing options, including various rental units which would benefit both a growing neighbourhood and aging population. This development would provide a pedestrian friendly streetscape, enhanced sidewalks, and would encourage the use of pre-existing bicycle transit. The result of efficient land use would create a development that is attractive, energy efficient, and affordable; a gateway for sustainable living. This site is well situated to take advantage of existing retail, entertainment, neighbouring parkland, and public transportation.

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ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.

CITY OF VICTORIA

Advisory Design Panel Report
For the Meeting of February 22, 2017

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**		

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 R3-1 Zone	OCP Policy
Site area (m^2) - minimum	2000.07	920.00	
Number of units - maximum	48	N/A	
Density (Floor Space Ratio) - maximum	2.00:1*	1.6:1 (if parking is provided underground)	1.2:1 (base) 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) Rear Side (west) Side (Chambers St)	 6.00* 9.14* 9.14* 6.00*	 7.50 9.88 9.88 9.88	
Parking - minimum	57	57	
Visitor parking (minimum) included in the overall units	6	6	
	48 2 racks of 6 spaces	48 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 site 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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johnson + chambers

rezoning / dp application set

17 december 2016

koka

PROJECT TEAM:

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koka

Johnson + chambers

CONTACT LIST AND TABLE OF CONTENTS

A.001

PROJECT DATA

Addressing

Civic Address:	1144-1154 Johnson Street + 1406 Chambers Street, Victoria, BC
Legal Address:	LOT 1036, VICTORIA CITY, LOT 5, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773. PART OF LOT 1036, VICTORIA CITY, PARCEL A, (DD 485-45-I) 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:	2,000m²
Floor Space Ratio	2:1
Total Floor Area:	3,999.3m²
Site Coverage:	40% (811.1m²)
Open Site Space	52% (1,047m²)
Height of Building:	18.29m
Average Grade:	26.45m
Number of Storeys:	6

Building Setbacks

Street Boundary (Johnson St):	6.30m
Internal Boundary (North):	9.14m
Street Boundary (Chambers St):	6.00m
Internal Boundary (West):	9.14

Parking

Parking Stalls (Below Grade)	58 (48 Units x 1.2)
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

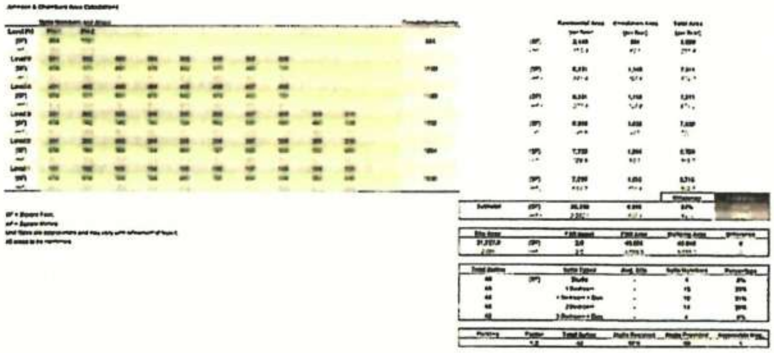
Total No. of Units:	48	
Unit types:	Studio	3
	1 Bedroom	17
	1 Bedroom + Den	12
	2 Bedroom	7
	2 Bedroom + Den	9
Ground-Oriented Units:	10	
Minimum unit floor area (m²):	43.0m (Studios 407 & 507)	
Total residential floor area (m²):	3362.0m	

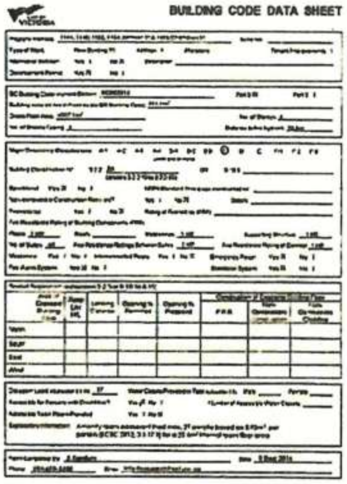
PERMIT NUMBERS

Zoning No. 00487

Development Permit No. 00434

Johnson & Chambers Area Calculations





BUILDING CODE DATA SHEET

koka

johnson + chambers

PROJECT DATA

A.002

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 acknowledgement of existing and future contextual considerations, the project provides positive impact for the community that strives 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 famoused neighbourhood in Victoria. Bordering both Johnson and Chambers streets, the proposed project is sited on a sloped geography with 1½ to 2½-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 have 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 mixed number of parking lots, ½ to 2½-storey houses, and a varied 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 3½-storey multi-unit residential building. At the far East-end of the block (intersection of Johnson and Cook Streets) a large parking lot revealing 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 massive 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 in order 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 offering 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 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 from a site stand at the lowest end of the building. The ground level interface of the proposed building facing the sidewalks along Johnson and Chambers Streets is punctuated with a row of 2 - storey lightly 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 a distinguish the rhythm on the 2 - storey townhouse-like modules below. The metal framework extends to the Southwest corner of the building where it changes orientation and forms light and airy 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 homes 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 (18 ft. height) to a more modest five storeys (15 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 facile surfaces for both the inhabitant and pedestrian along the newly proposed water-green strips of the sidewalk boulevard.

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 Northwest 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 walls lined with a warm wood fence, a series of trees, new hedges strips, tall ornamental grasses, ferns, and shade-accepted shrubs to facilitate pleasant screening relations between properties.

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

The metal panels and brick create the backdrop for two green walls of varied by 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 frames. 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 strata amenity room in the 2 - floor space/lofts. The building is composed of a healthy mix of studios, 1-bedroom and 2-bedroom suites. The units vary in sizes from approximately 43 m² to 112 m² with a range of about 1/3 two-bedroom units and approximately 2/3 one-bedroom and studio units. A commitment 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 bicycling 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 (minimum 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 provide 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 access / without access to help encourage bicycle travel, particularly given the nearby benefit of the Johnson Street bike lane. In addition a 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-oriented units with generous patios create buffers between the public and private parking interfaces while at the same time creating a sense of eyes on the street to help minimize opportunities for unseen criminal activity. Landscaping and entrances 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 extension 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 planting, 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 opportunity 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 serve 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 improvements 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:
Aluminum
Warm white

CEMENTITIOUS BOARD:
Mid-tone grey

WINDOW WALL:
Clear Glass
Aluminum Frame

GLASS GUARDRAIL:
Transparent Glass
Aluminum Frame

GLASS GUARDRAIL:
Translucent Glass
Aluminum Frame

WOOD:
Natural Fir

CEMENTITIOUS BOARD:
Light-tone grey

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DESIGN RATIONALE

A.003

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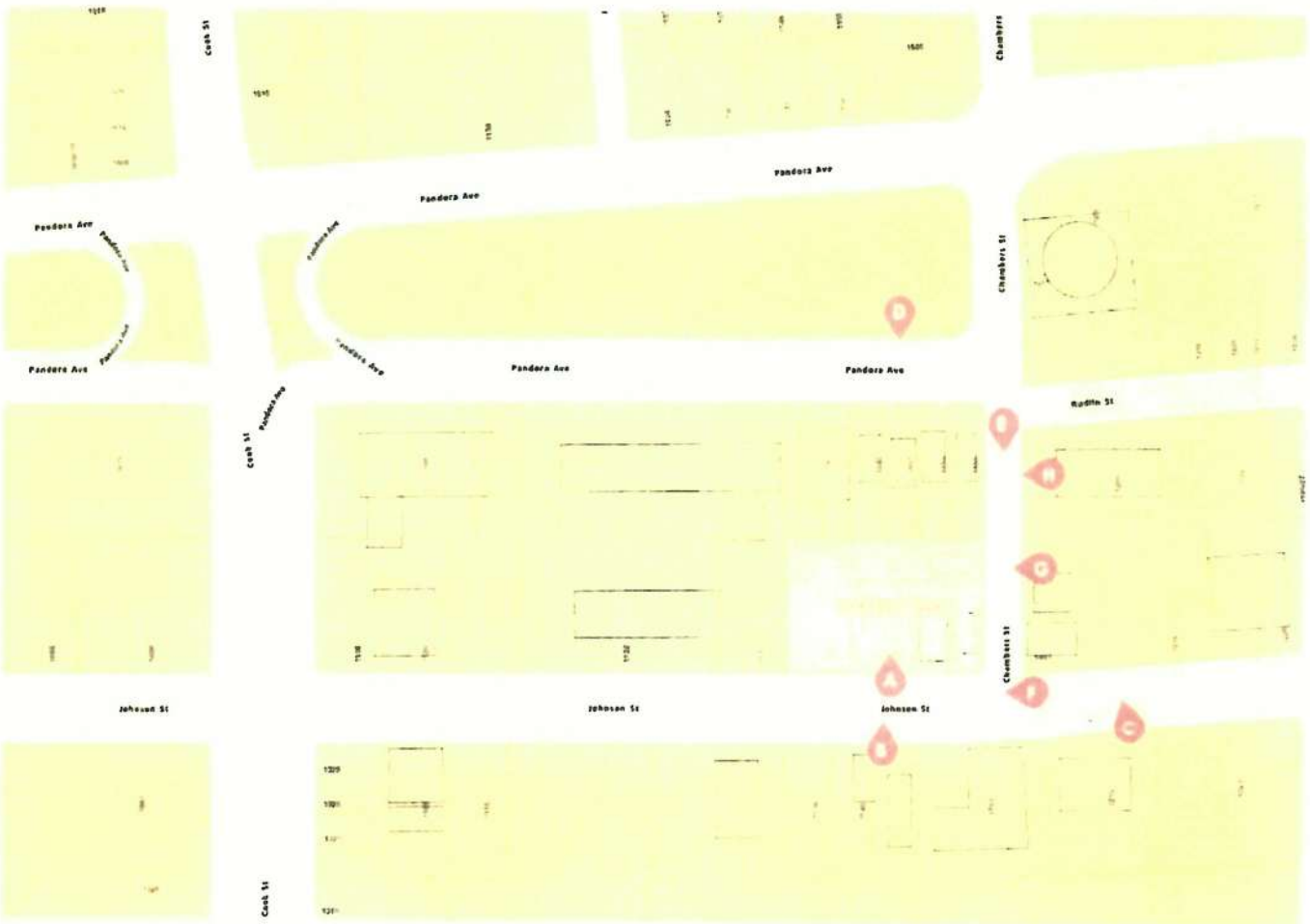
SITE CONTEXT

A.004



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Context Map

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

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Context Photos

A.006

D

View South towards neighbouring houses from Pandora St

E

View South towards subject site along Chambers St at Pandora St

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Context Photos

A.007

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

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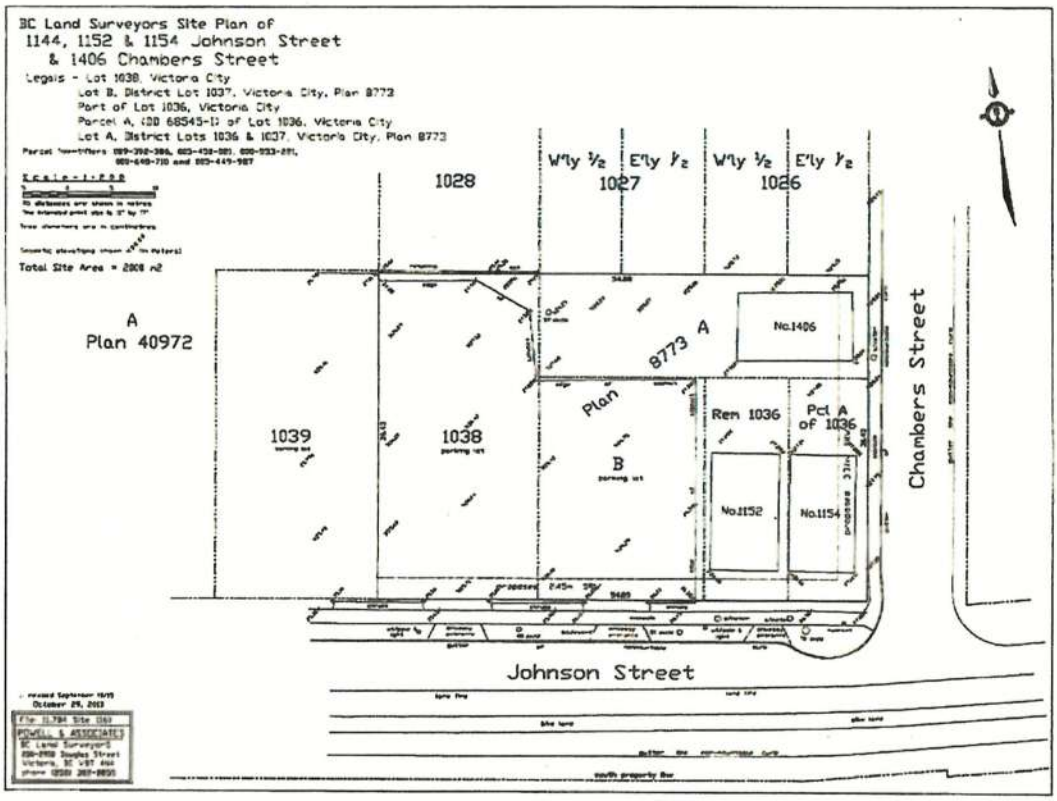
Context Photos

A.008



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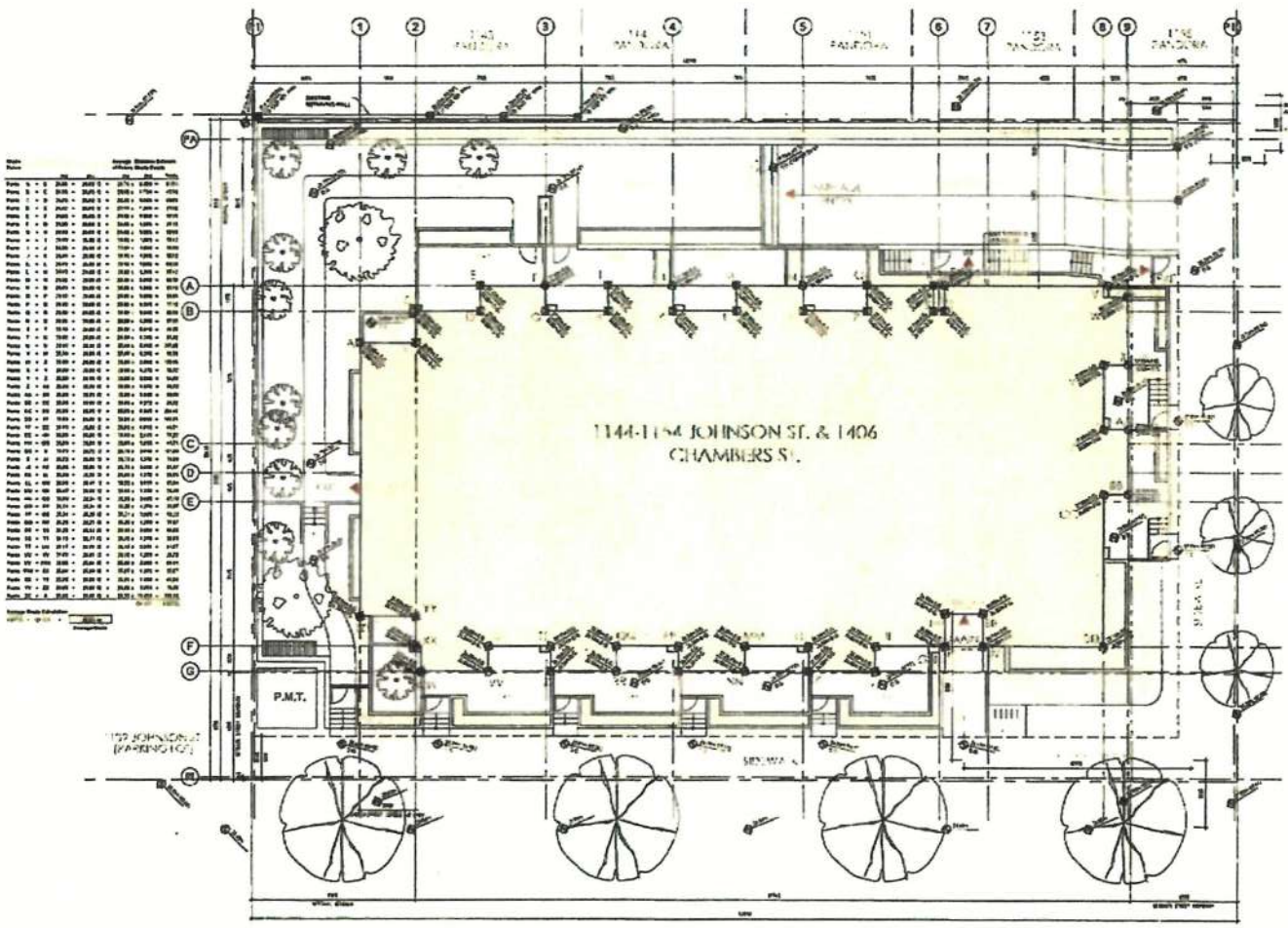
Site Survey

A.009



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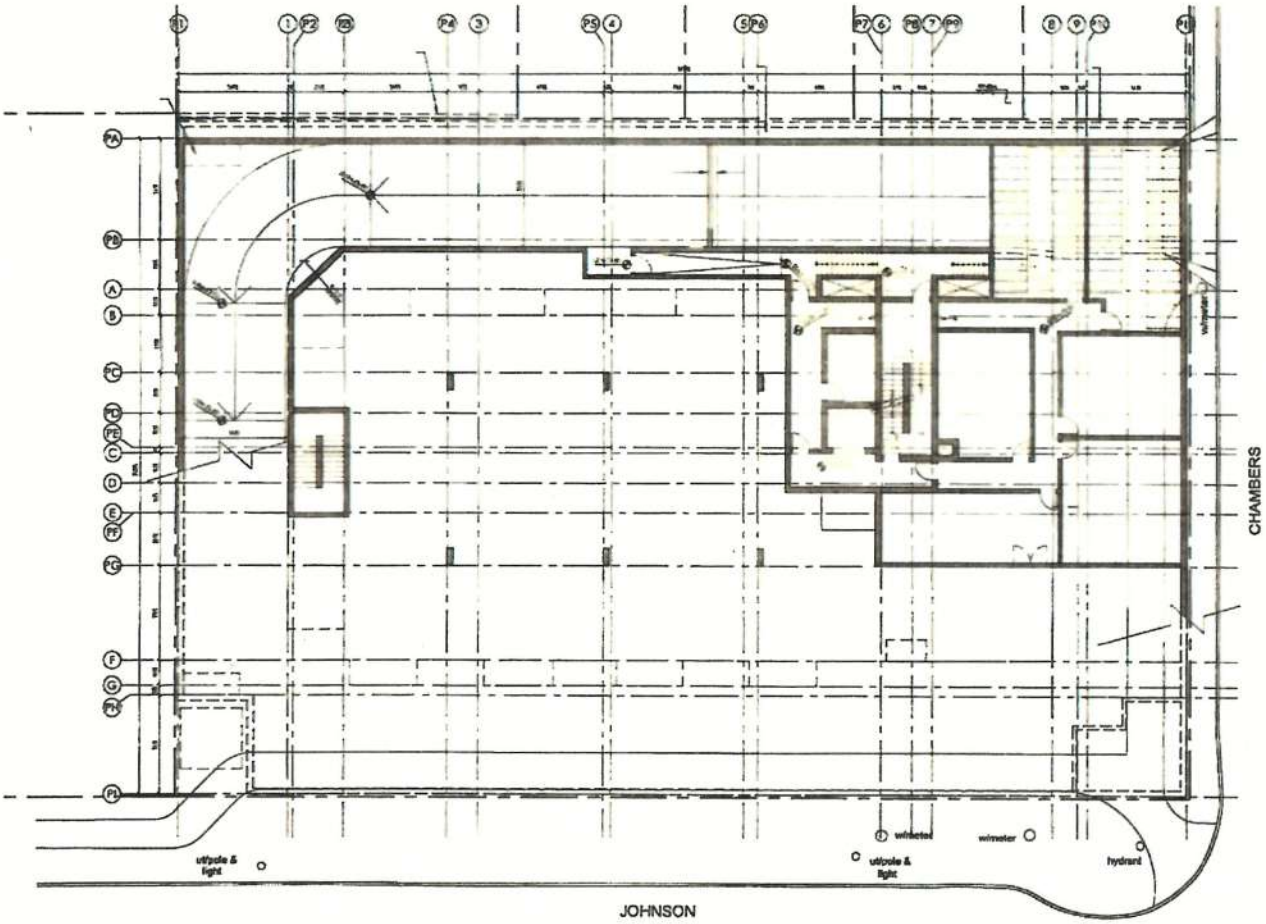
Site Plan

A.010



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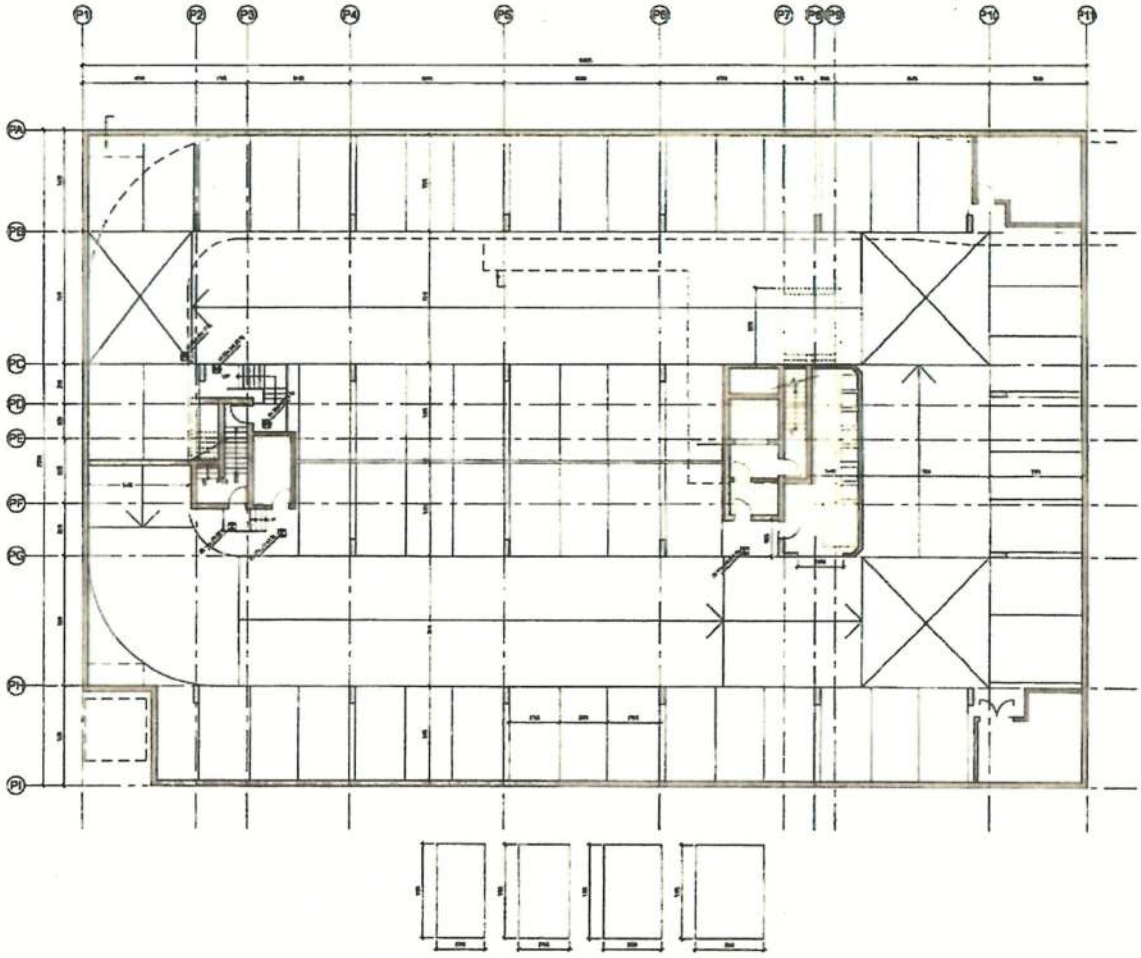
Parking Mezzanine

A.011



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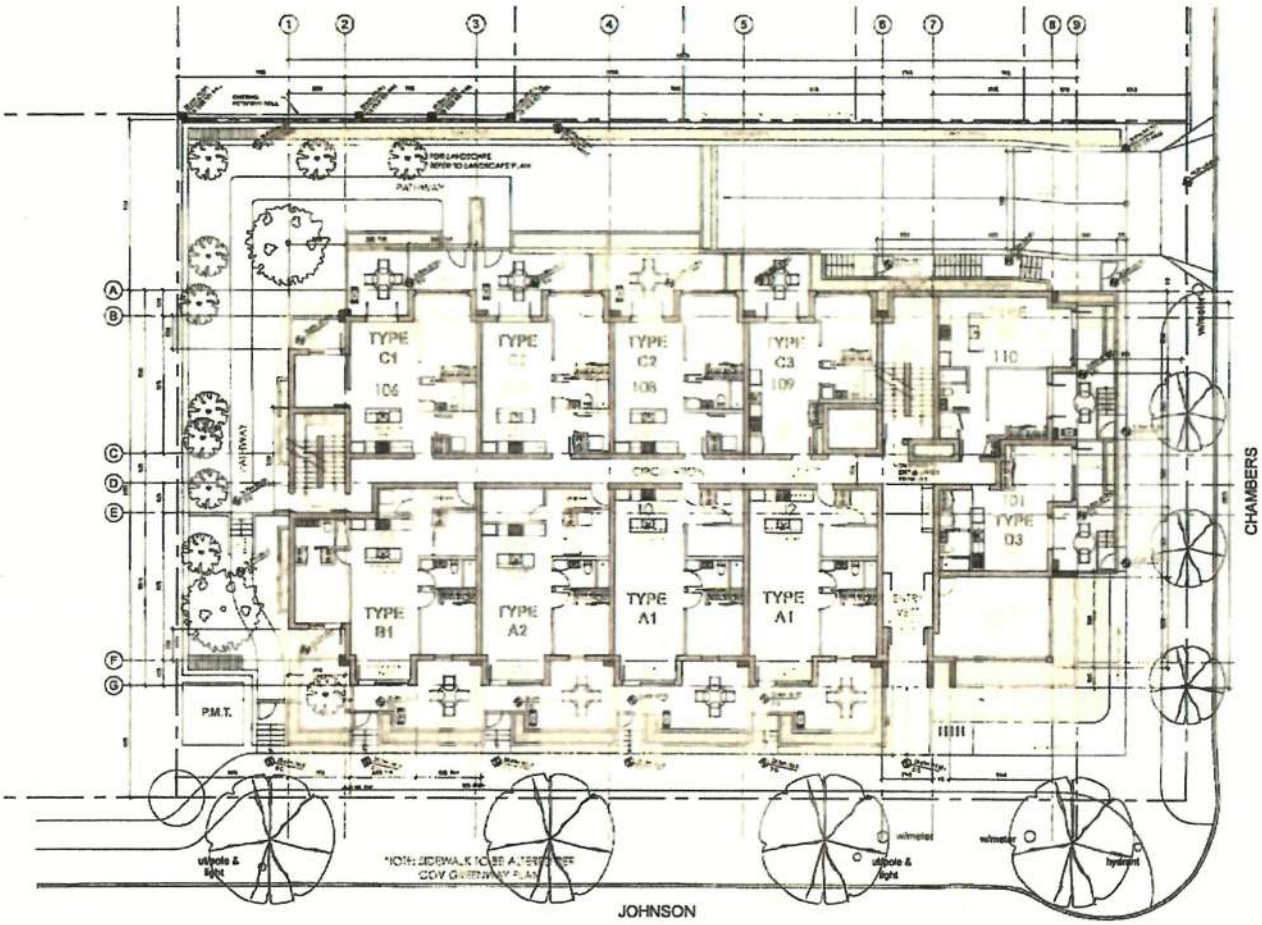
Parking

A.012



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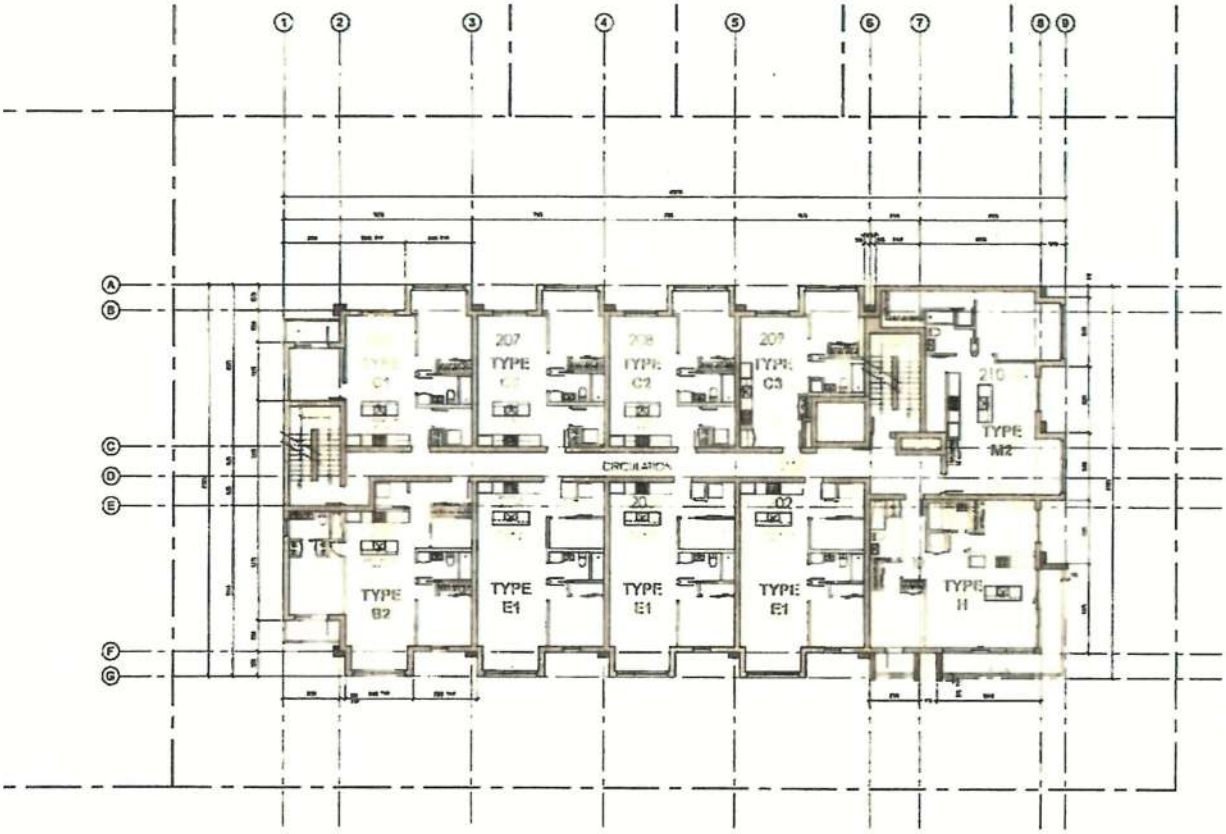
Floor Plan
Level 1

A.013



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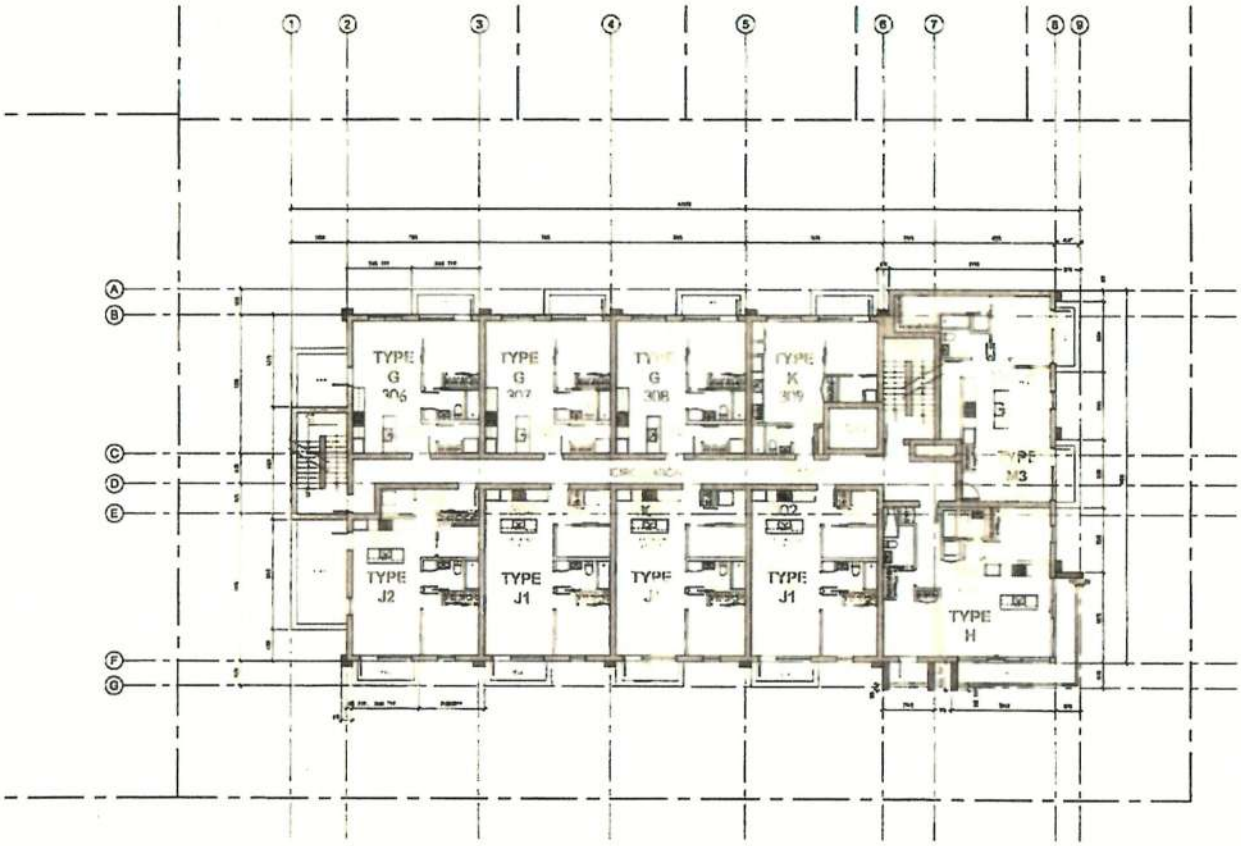
Floor Plan
Level 2

A.014



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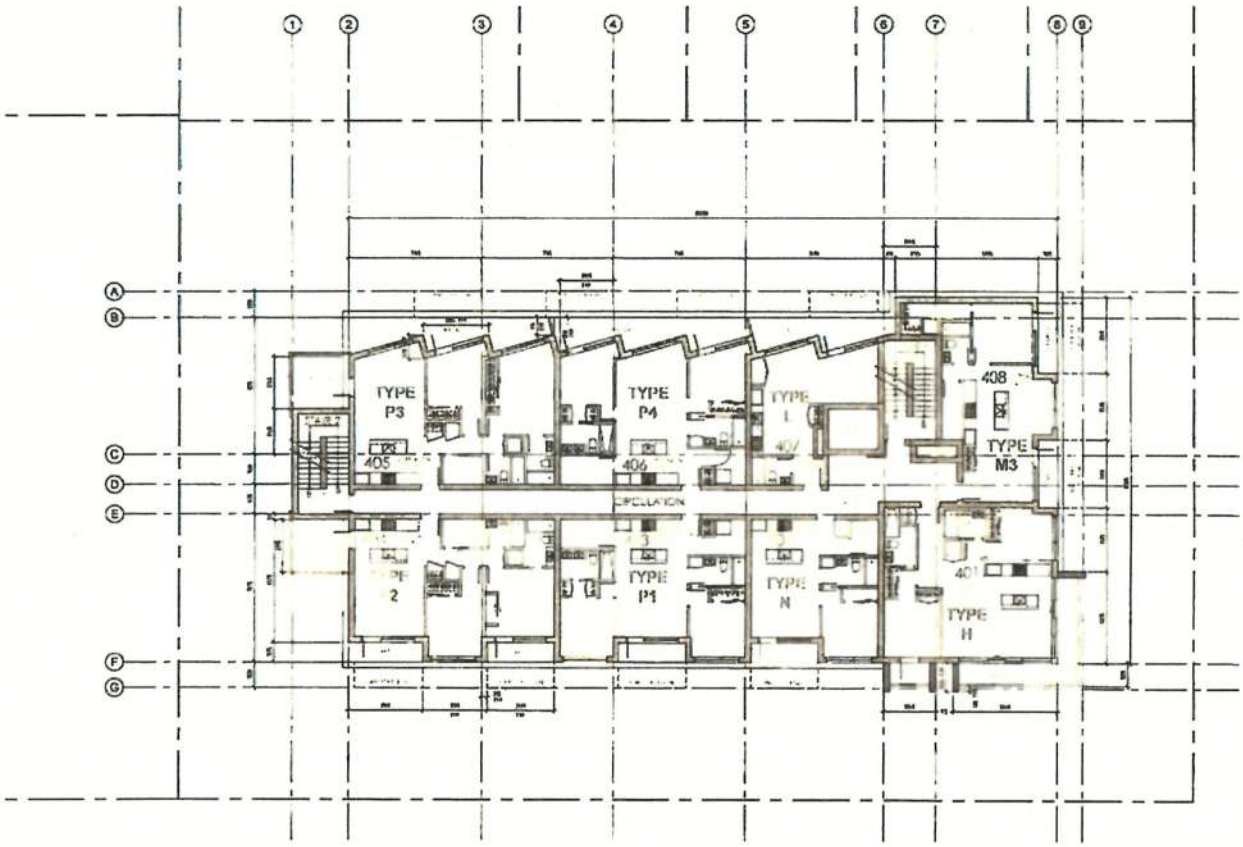
Floor Plan
Level 3

A.015



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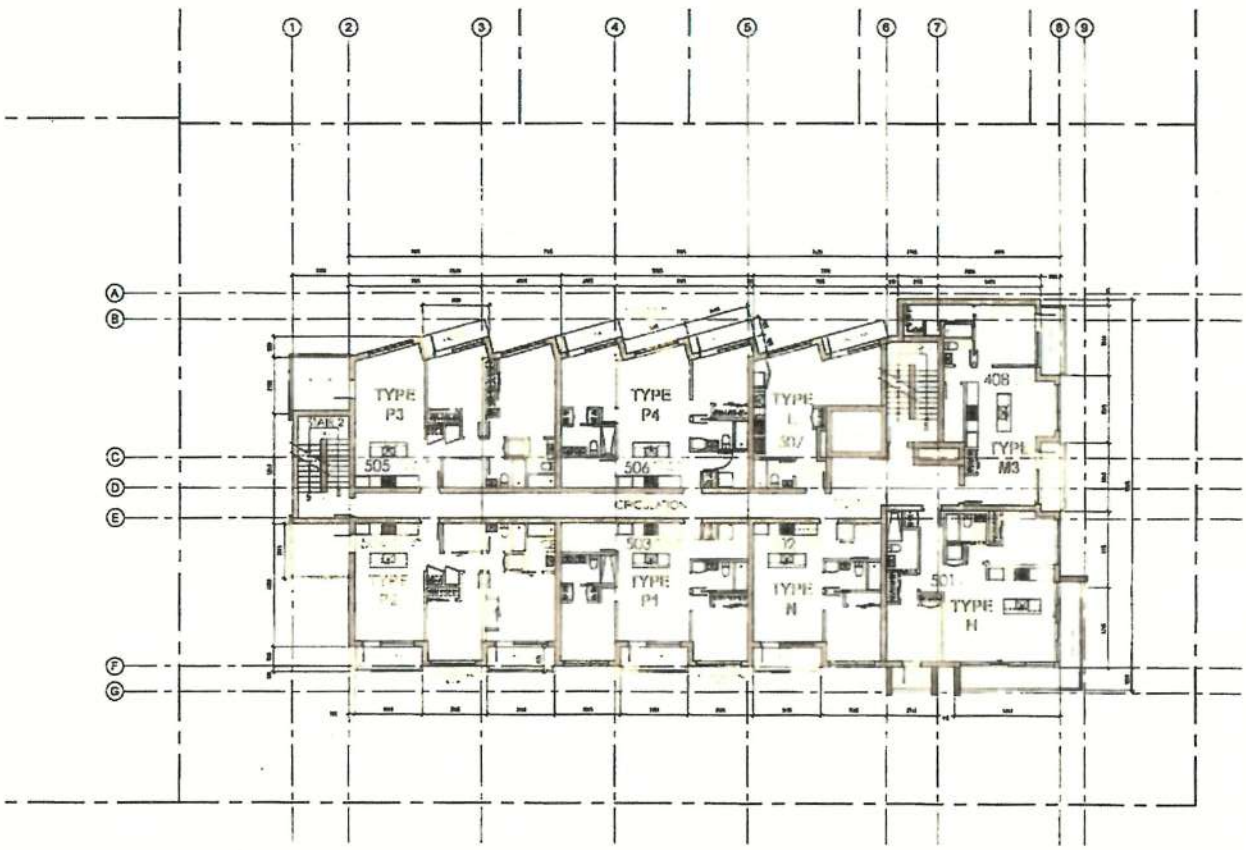
Floor Plan
Level 4

A.016



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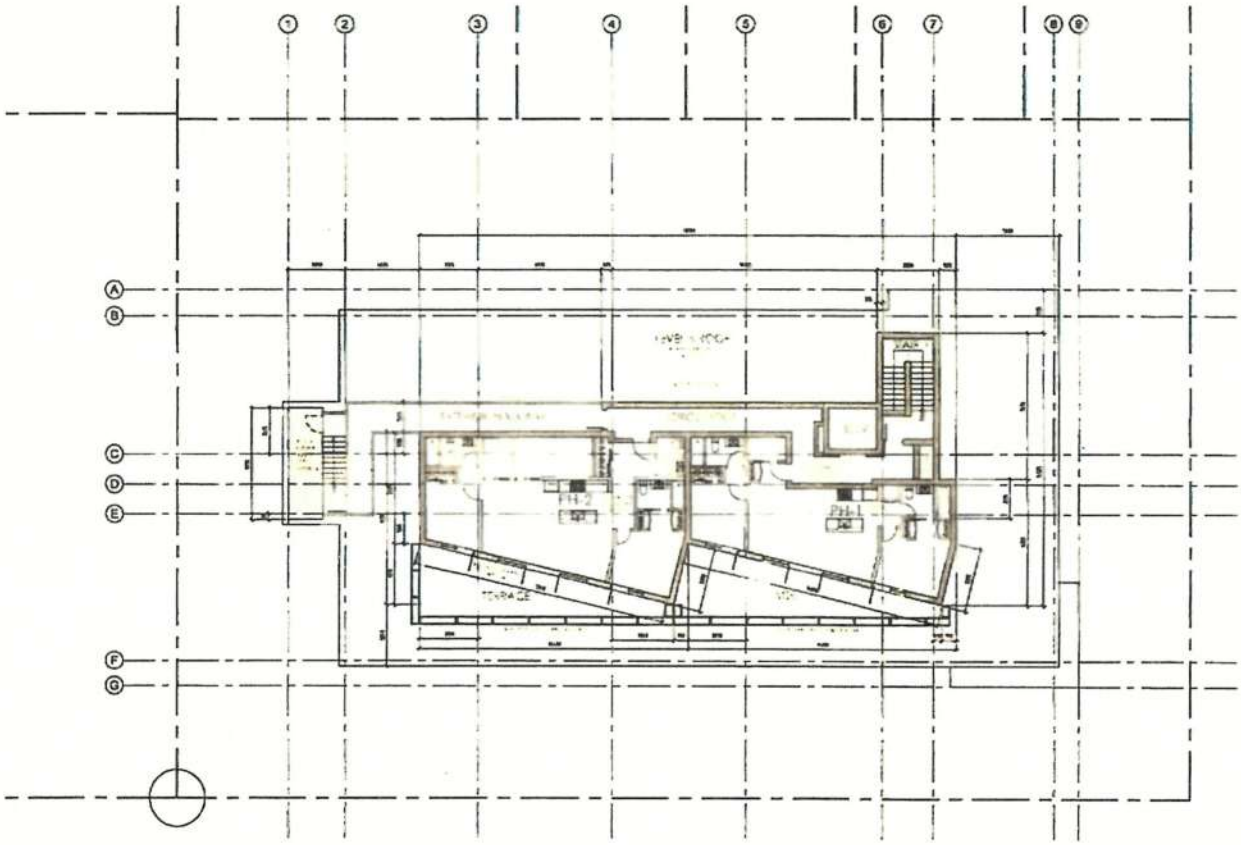
Floor Plan
Level 5

A.017



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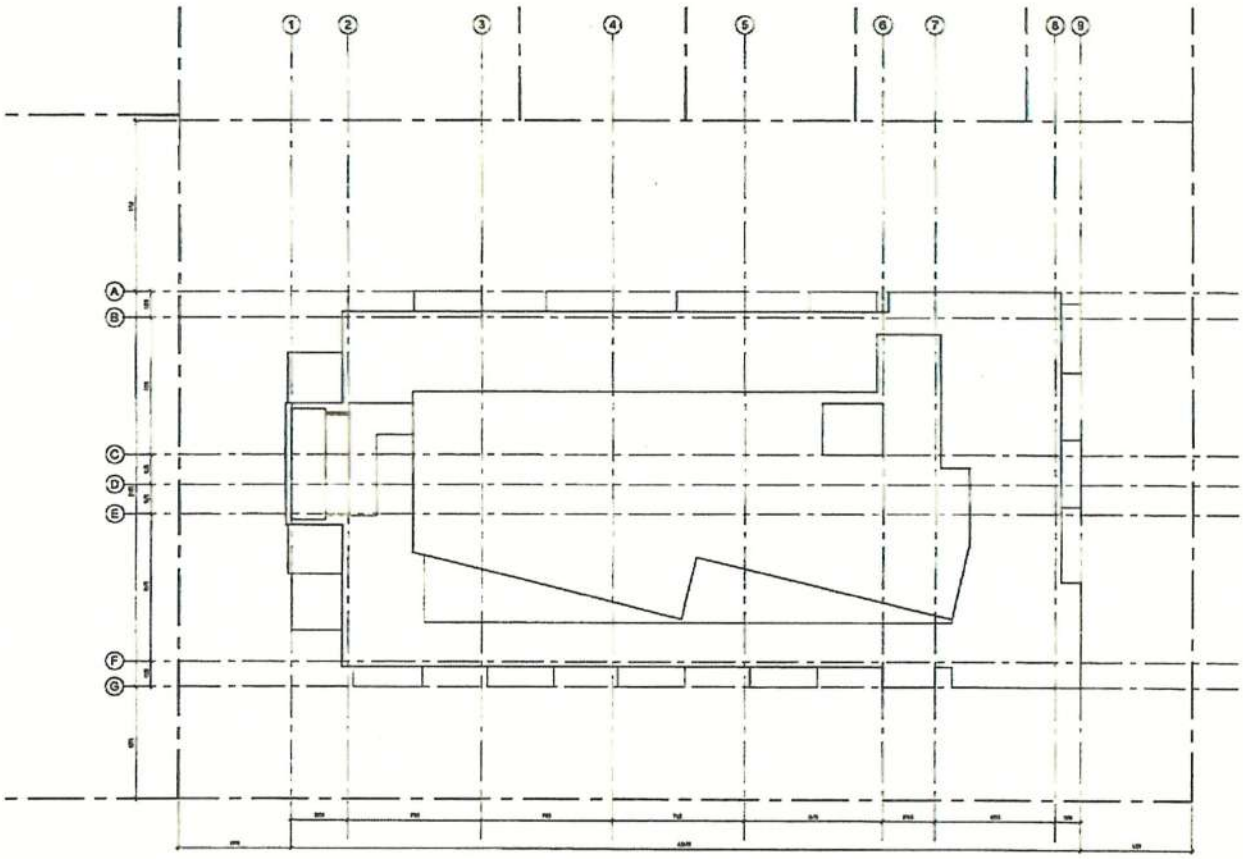
Floor Plan
Level 6

A.018



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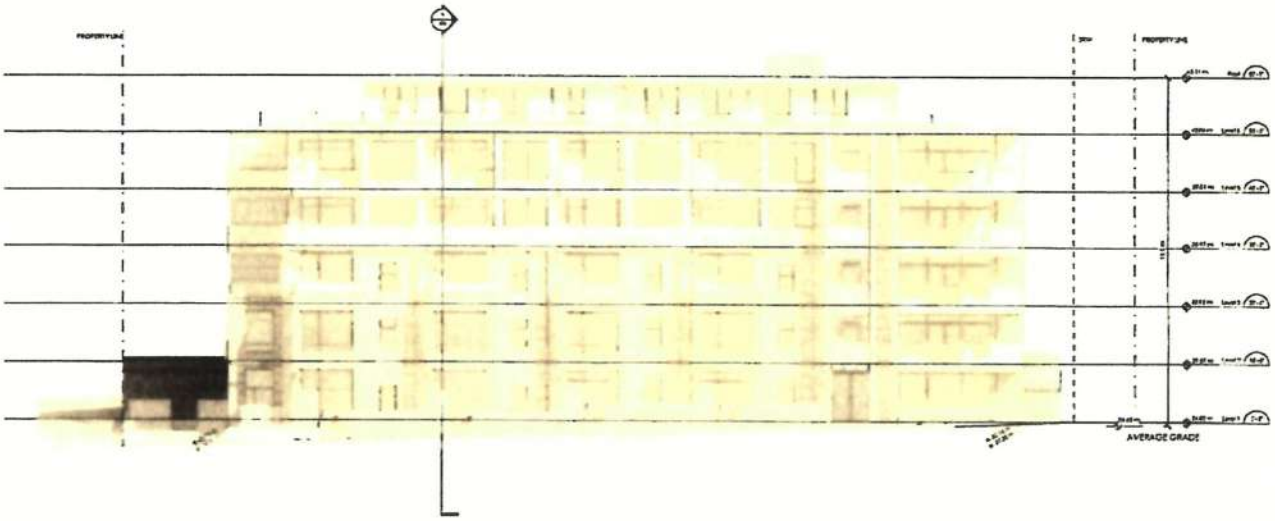
Roof Plan

A.019



1 SOUTH ELEVATION

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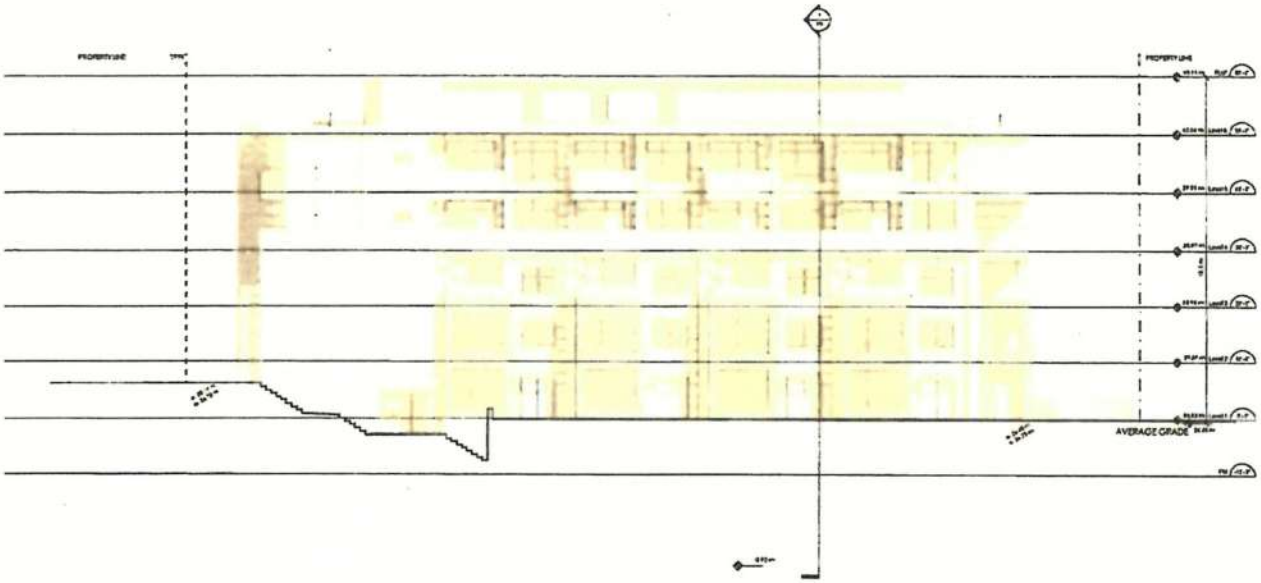
Building Elevation South

A.020



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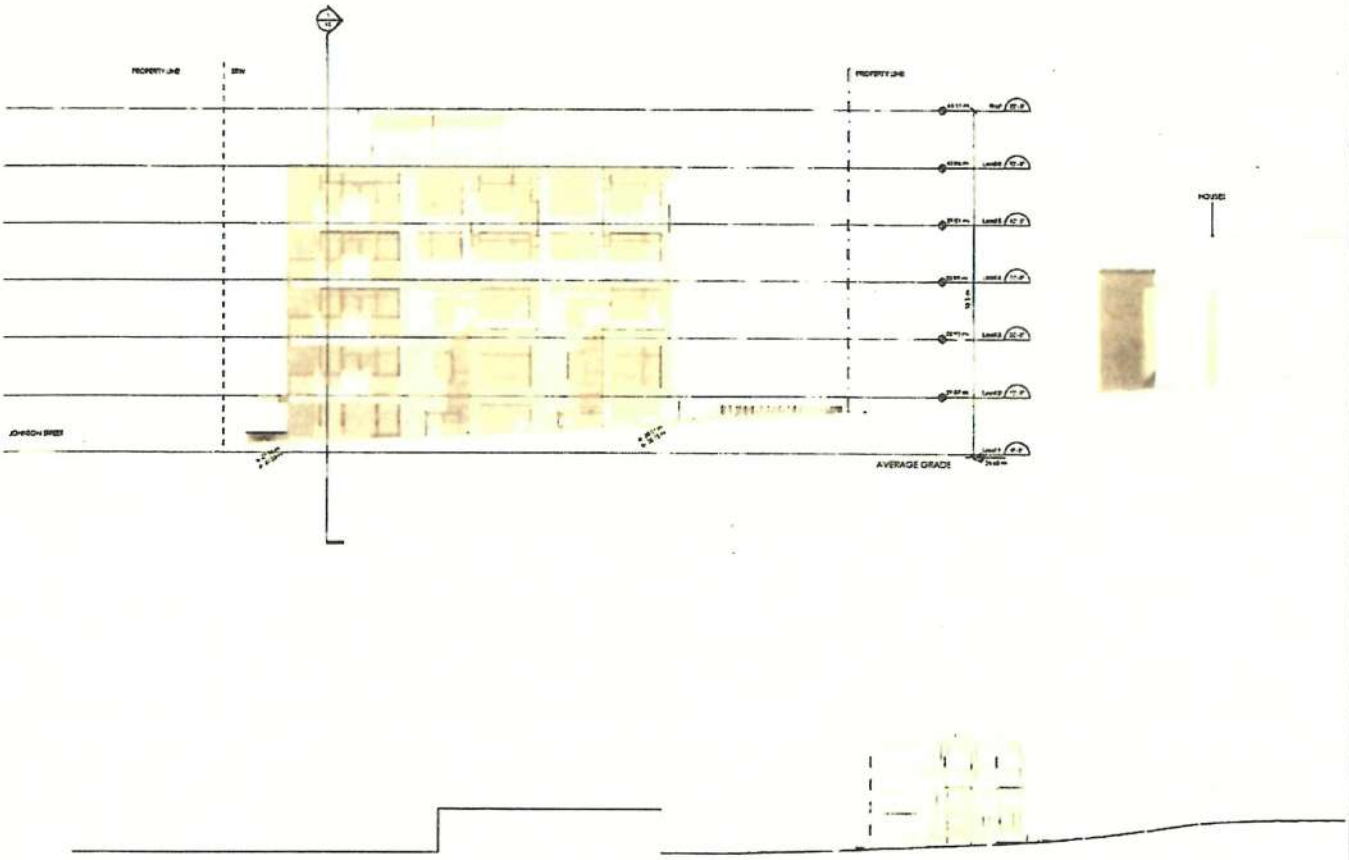
Building Elevation North

A.021



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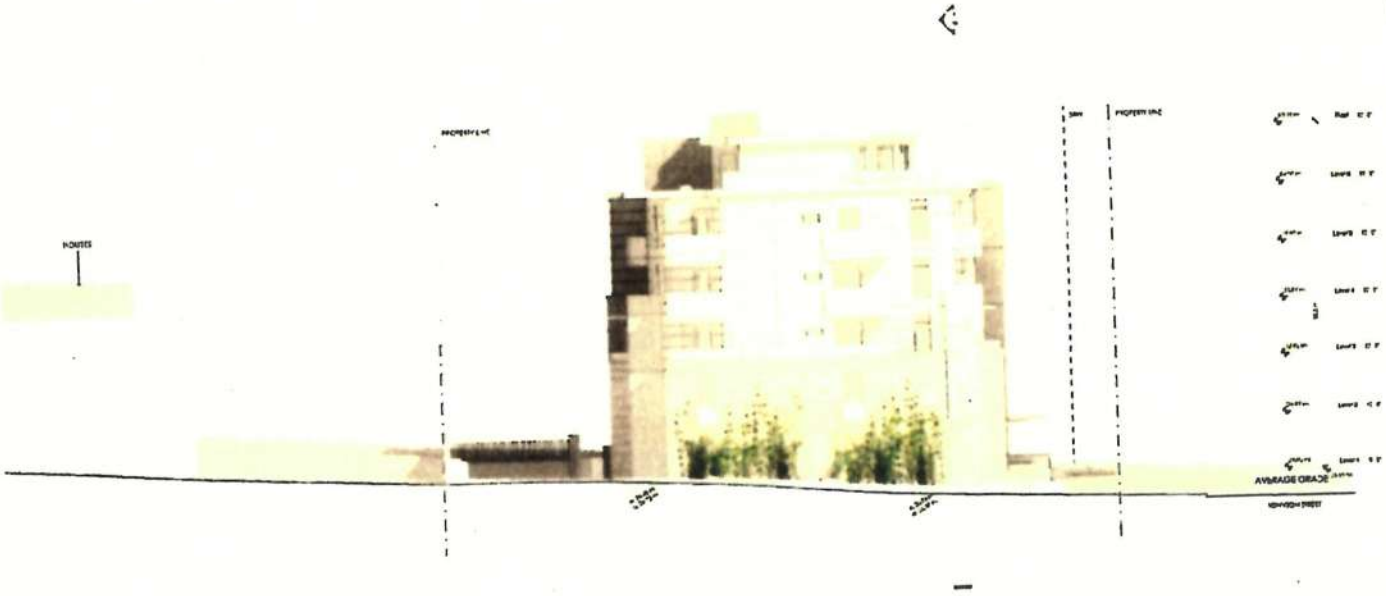
Building Elevation East

A.022



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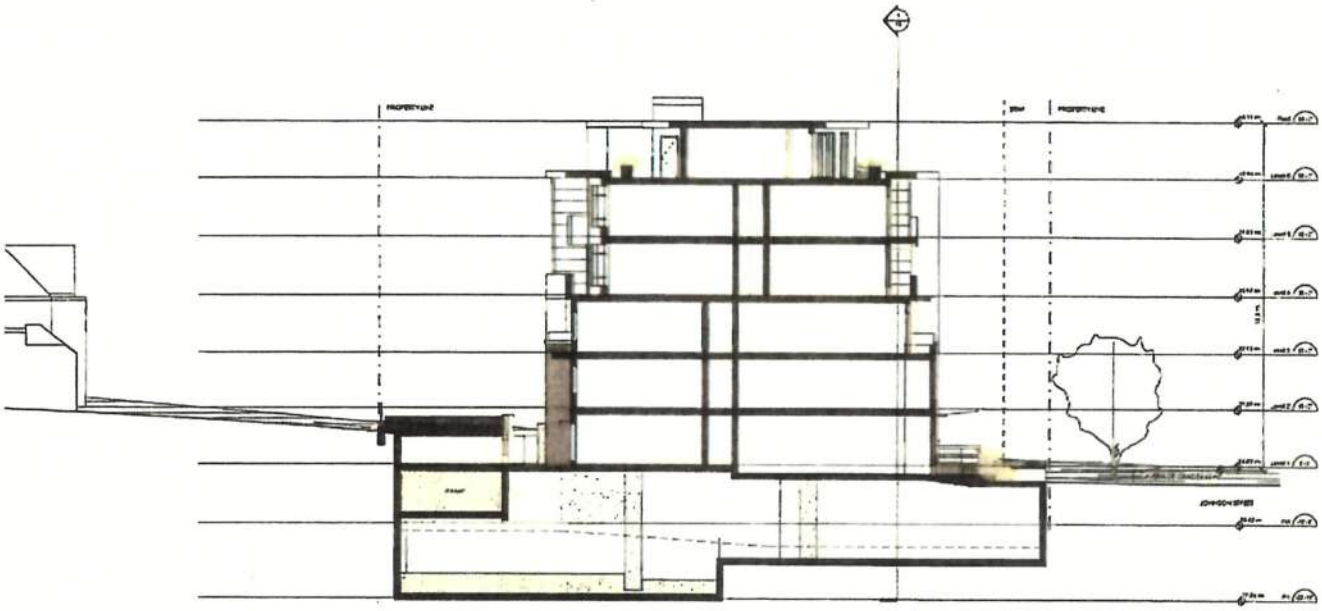
Building Elevation West

A.023



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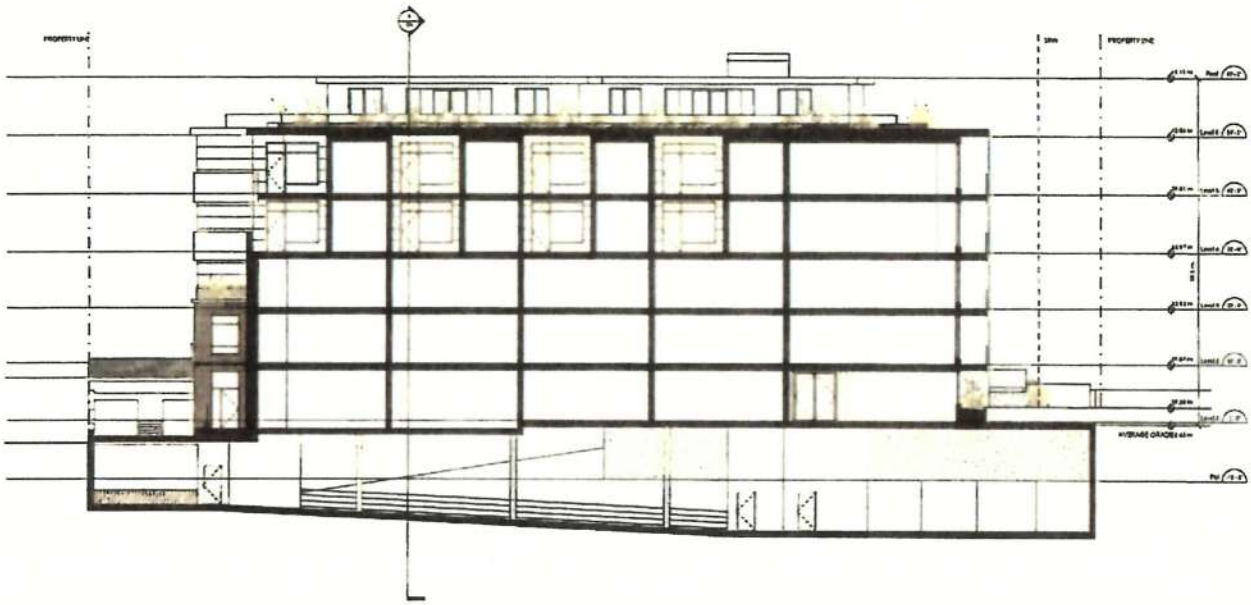
Building Section N-S

A.024



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Building Section E-W

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)

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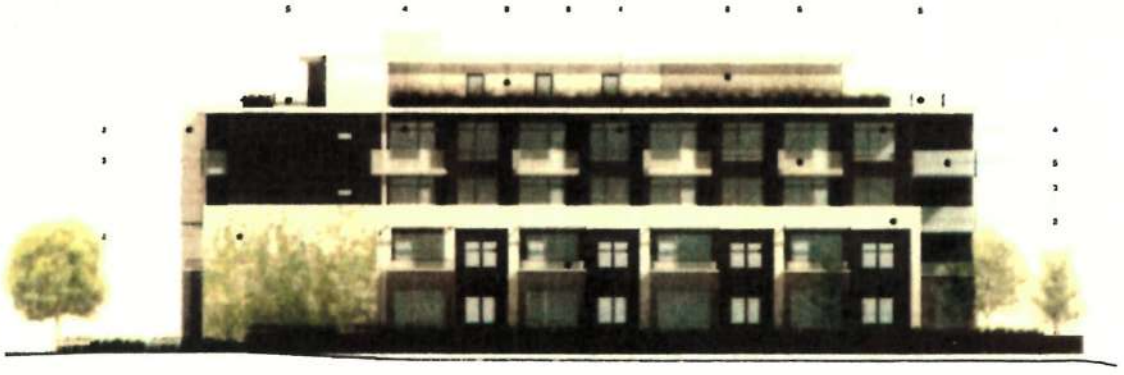
Building Elevation East & South

A.026



1. BRICK (WARM GREY)
2. PERFORATED 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)

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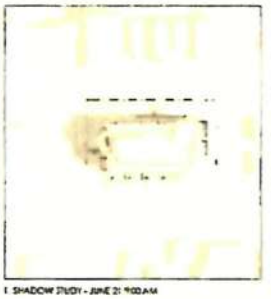
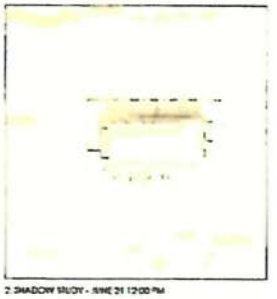
Building Elevation West & North

A.027

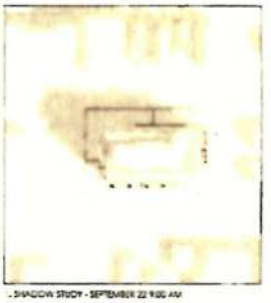


1. SHADOW STUDY - JUNE 21 9:00 AM

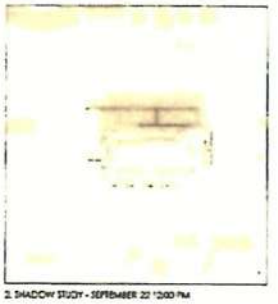


2. SHADOW STUDY - JUNE 21 12:00 PM

3. SHADOW STUDY - JUNE 21 03:00 PM



1. SHADOW STUDY - SEPTEMBER 22 9:00 AM



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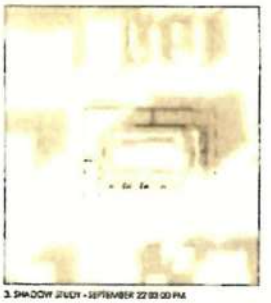
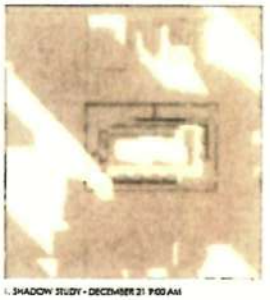


3. SHADOW STUDY - SEPTEMBER 22 03:00 PM



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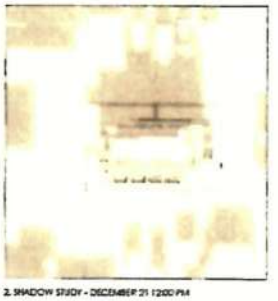

2. SHADOW STUDY - DECEMBER 21 12:00 PM

3. SHADOW STUDY - DECEMBER 21 03:00 PM

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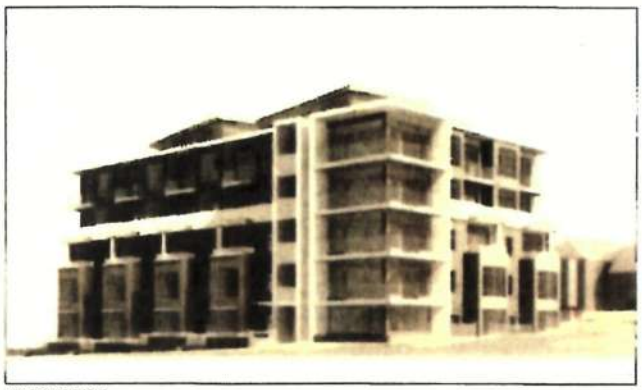
Shadow Studies

A.028

VIEW FROM NORTH WEST

VIEW FROM SOUTH EAST



VIEW FROM SOUTH EAST

VIEW FROM SOUTH WEST

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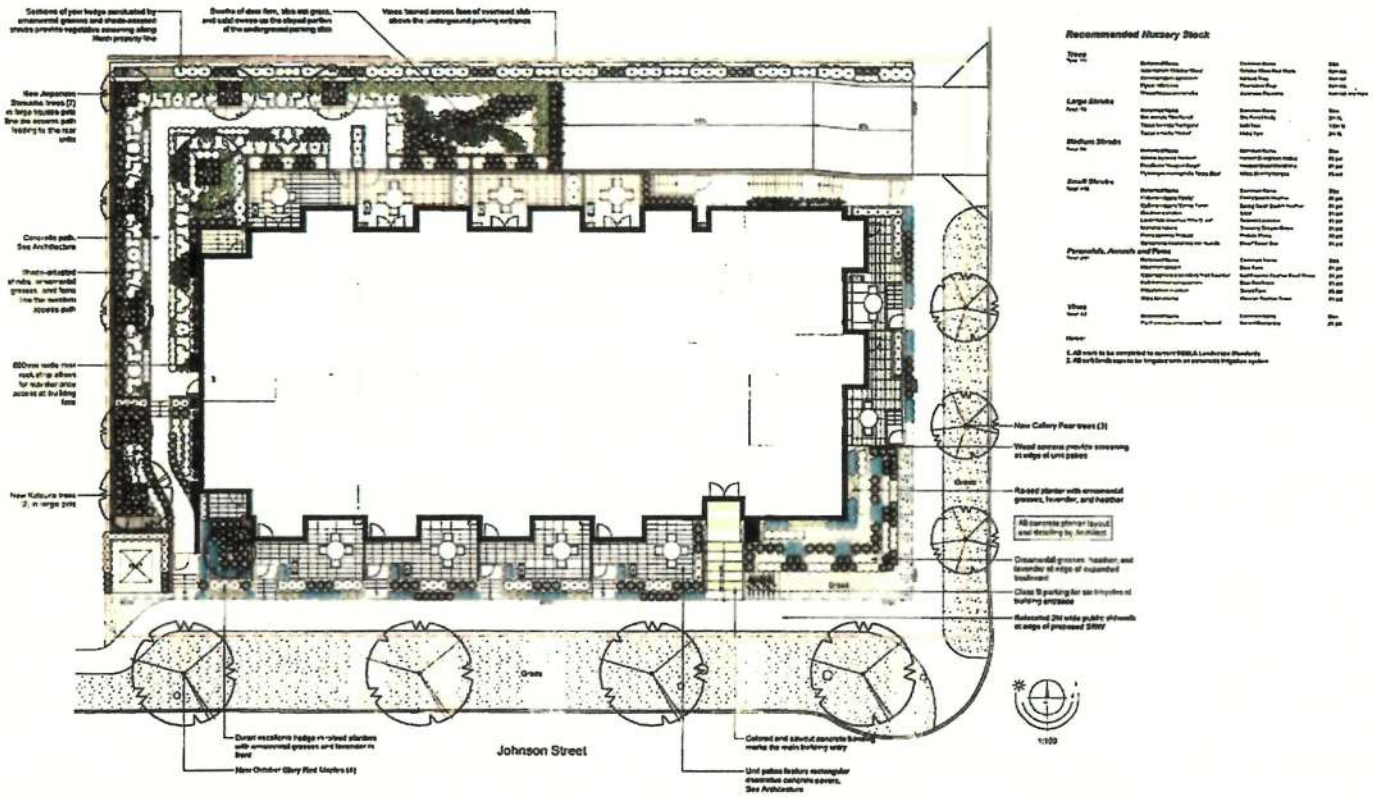
title
Renderings

A.029



Landscape Concept Plan

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Landscape Concept Plan

A.030

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY FEBRUARY 22, 2017 AT 12 P.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:04 P.M.

Panel Members Present:	Christopher Rowe; Justin Gammon; Cynthia Hildebrand; Patricia Graham; Jesse Garlick; Erica Sangster; Mike Miller
Absent:	Ann Katherine Murphy; Renee Lussier
Staff Present:	Leanne Taylor - Senior Planner Quinn Anglin - Secretary, Advisory Design Panel

2. Minutes from the Special Meeting held January 11, 2017.

Action:

It was moved by Jesse Garlick, seconded by Patricia Graham, that the Minutes of the Meeting of Advisory Design Panel held January 11, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

Minutes from the Meeting held January 25, 2017.

Action:

It was moved Jesse Garlick, seconded by Patricia Graham, that the Minutes of the Meeting of Advisory Design Panel held January 25, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

3. APPLICATIONS

1144 – 1154 Johnson Street & 1406 Chambers Street for Development Permit #000434 and Rezoning #00487

The City is considering a rezoning application to permit construction of a 6-storey, 48 unit-residential building.

Applicant Meeting attendees:

CHRISTOPHER WINDJACK	LADR LANDSCAPE ARCHITECTS
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS
CARLY ABRAHAMS	KANG AND GILL CONSTRUCTION
LUICA KALABRIC	KANG AND GILL CONSTRUCTION
HARMAN KAO	KOKA ARCHITECTURE + DESIGN INC.
JOSEPH KARDUM	KOKA ARCHITECTURE + DESIGN INC.

Ms. Taylor provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

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

Joseph Kardum then provided the panel with a detailed presentation of the site and context of the proposal

Christopher Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- What the summary of Council and City staff concerns are?
  - transitions to the buildings along Pandora Avenue and Chamber Streets, the overall massing, architectural elements and the finishes with particular attention to the relationship with the local neighbourhood
  - concerns of ground floor treatment at the corner of Johnson and Chambers Street, the main entryway off Johnson street and the materiality of the building (particularly the mid tone grey – possibility to lighten it up or another alternative)
- Design rationale of the corner expression of the building?
  - Focus was heavier on the residential single family house scale at grade through the rest of the project and wanted to break from that a little, it was also related to the massing and it was determined that the most successful place to do that was at the corner. They started with punching out with the white material to allow more light and glazing; for a contemporary feel but with a more traditional style of massing
- If there is any opportunity to have the ground floor corner units lifted out of the ground further?
  - It was examined but they ran into a struggle structurally with lifting the building up more and building higher, further to, it would have impacts on neighbouring properties to the north
- Function of the amenity unit at ground floor level?
  - It is off to the side of the lobby, a social room to be used for meetings/parties
- The rationale of planting the fins all the way down to the ground?
  - This was done to denote the entryway in respect to staff concerns
- Where is the material of wood natural fir applied?
  - The fencing

- Is the dark charcoal color applied on the top of the building the same as the bottom color?
    - Yes
- Has the ramp been approved by the Engineering Department?
    - Yes
- Are there stairwell windows?
    - Yes
- What is the programmed use of the back pathway?
    - Acts as an extension of the units and their gardens, to be a green buffer used an access point for the back units
- Are the windows in darker sections white frame? Aluminum?
    - They will be a lighter window frame and consistent throughout the building, a silvery window frame to help punch out the windows
- Was there consideration to giving exterior access to the last ground floor unit on the back?
    - Yes, and at one point it did have access but a miscalculation was made on slope and therefore it had to be removed
- Was there consideration to the idea that people may possibly just cut across or directly through the area that is soft-scaped on the corner?
    - Yes, but people do tend to stay on the sidewalk when it is an urban environment, but there may be an opportunity to expand the sidewalk there.

Panel Members discussed:

- the planting of fins choking off the entryway, could possibly be more successful if they were removed to open it up a bit more and additional hardscaping
- fins seem redundant
- stronger expression of entryway needed, the base feels like it is missing something, could potentially benefit with more definition between the ground floor and upper residential units
- corner is not performing as well as it should, not consistent with the rest of the building
- overall, is a well put together building
- consideration to elevate the entry way which could potentially help simplify the corner
- is sensitive to the neighbourhood, to residential, and streetscape
- the overlook from the building being significant, but the shadow study is minimal
- no issues with the dark palette, it helps the white areas and brick pop
- cleaning up the cornice line at the 5th floor may help the corner to be further successful
- no issues with the townhouse entryways off Johnson Street
- the windows in the stairwells could be more usable, have more light or glazing

Action:

MOVED / SECONDED

It was moved by Erica Sangster, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council Development Permit Application No. 000434 for 1144 – 1154 Johnson Street & 1406 Chambers Street be approved as proposed with the following recommendations;

- **Strengthening the expression of the building entranceway**
- **Clarifying the expression of the Johnson and Chambers Street corner of the building**
- **Investigating further daylighting of the stairwells**

CARRIED UNANIMOUSLY

3. ADJOURNMENT

The Advisory Design Panel meeting of February 22, 2017 adjourned at 1:15 pm.

Christopher Rowe, Chair

koka architecture + design inc.

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 site 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.*

koka architecture + design inc.

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,

Kardum

Joseph Kardum ARCHITECT AIBC LEED AP

Principal

koka architecture + design inc.

8 - 1009 Expo Boulevard Vancouver BC Canada V6Z 2V9 t: 604.678.5638 **koka**architecture.ca

4.1 Rezoning Application No. 00487 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

Main motion as amended:

That Council postpone consideration of the following motion pending consideration of ADP recommendations:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
   a. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.6:1 FSR with a contribution of 75% of the value of any identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, to be secured to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council consider giving the Zoning Regulation Bylaw Amendment final reading conditional upon the registration of the following:
   a. Housing Agreement to secure the rental of 10 units for a minimum of 10 years and that future strata bylaws cannot prohibit from renting residential strata units;
   b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment of to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Following consideration of Rezoning Application No. 00487, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of $750 plus $25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

On the main motion as amended:
CARRIED UNANIMOUSLY 16/COTW

4.1 Development Permit with Variances Application No. 000434 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

Main motion as amended:

That Council refer the Application to the Advisory Design Panel to provide recommendations back to Committee of the Whole, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes with particular attention to the relationship with the local neighbourhood.

Following this referral, and after the Public Hearing for Rezoning Application No. 00487, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped February 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

On the main motion as amended:
CARRIED 16/COTW

For: Mayor Helps, Councillors Alto, Loveday, and Thornton-Joe
Against: Councillors Coleman, Madoff, and Young

Leanne Taylor

From:	Michael Jones [redacted]
Sent:	March 2, 2017 10:20 AM
To:	Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); pmaddoff@victoria.ca; Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Leanne Taylor
Subject:	REGARDING HEIGHT VARIANCE FOR THE DEVELOPMENT AT:,1144, 1148, 1152, AND 1154 JOHNSON STREET &1406 CHAMBERS STREET:

REGARDING HEIGHT VARIANCE FOR THE DEVELOPMENT AT:

1144, 1148, 1152, AND 1154 JOHNSON STREET &1406 CHAMBERS STREET:

Dear Mayor, Council & Planning:

As we approach another public meeting regarding the proposed Kang & Gill development at the above address(es), we must speak out once again regarding policy at City Hall & impact on the "welfare, enjoyment and comfort" of the existing neighbourhood. Specifically, we want to discuss the perceived 'need' for a 6 story building.

The Kang & Gill project stands out among all projects east of Cook Street, either recently completed, currently under construction or in the planning stages by virtue of it's proposed height:

- The Maddison at Oak Bay & Richmond is 4 stories
- Black & White at Cook & Fort is 4 stories
- On the Park at Elford & Pandora- 4 stories
- The Wade, next door at Cook & Pandora 4 stories
- the recently completed block at Chambers & Pandora 5 stories

Somehow, each of these developers felt these heights to be adequate to render a reasonable profit.

This Council has spoken out repeatedly about the impact that development will have on existing gardens in this, 'The City of Gardens': (horticulturalists have advised that the southern portions of these properties will have to be replanted as the existing 'full sun' species die off). Additionally, there have been concerns about impact in the *'transition zones' (albeit here)* between the core and the residential community.

Even before the city mandated 1 metre move north, this building will leave the neighbouring houses to the north *completely in the dark* for several weeks around the Winter Solstice. That is: **No sunlight!**

If you care to look at these gardens, you will find among *them models of food production & highly developed aesthetics (both sought after features of this council).* These gardens will be in the dark even longer than the houses which share them.

On considering a variance for height, one cannot imagine a motive *other than avarice* for compromising the neighbourhood in this way. After all, the rest of the development community in this area have decided that maximum dollars, (either in their bank accounts of in the tax base) are not the bottom line & that aesthetics is a strong variable in this equation.

Sincerely....

The residents of 1100 Block Pandora

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of February 25, 2016

To: Committee of the Whole **Date:** February 11, 2016

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

Subject: **Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street**

RECOMMENDATION

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.

Following this referral, and after the Public Hearing for Rezoning Application No. 00487, if it is approved, that Council consider the following motion:

> "That Council authorize the issuance of Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:
>
> 1. Plans date stamped February 5, 2016.
> 2. Development meeting all *Zoning Regulation Bylaw* requirements.
> 3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street. The proposal is to construct a seven-storey multi-unit residential building consisting of approximately 48 residential dwelling units.

The following points were considered in assessing this Application:

- The proposed building is subject to the design guidelines contained in Development Permit Area 16: General Form and Character and is consistent with the Urban Place Designation in the *Official Community Plan*.
- The *Fernwood Neighbourhood Plan* supports multi-unit residential buildings up to three or four storeys while the OCP supports mid-rise, multi-unit buildings up to approximately six storeys. Furthermore, the current zoning of the subject properties (R3-1 Zone, Multiple Dwelling Unit) allows a density of up to 1.6:1 FSR provided that all the parking is located underground and also up to a height of six storeys.
- Although the building is technically seven storeys, with the seventh storey accommodating the small mechanical penthouse, the building would only contain six storeys of habitable space.

BACKGROUND

Description of Proposal

The proposal is for a seven-storey multi-unit residential building consisting of approximately 48 residential dwelling units. Specific details include:

- mid-rise building form with frontage along Johnson Street and Chambers Street
- main entrance to the building is off of Johnson Street
- exterior materials include HardiePanel siding and brick facing around the first and second storey windows and the main entryway into the building
- a mixture of clear and translucent glass balconies with aluminum guardrails
- ground- floor units would have individual patios and a large communal courtyard would be provided on the west side of the building
- a roof top terrace with wooded planters and trellis system to provide space for urban agriculture
- substantial landscaping around the perimeter of the building
- each entrance includes a publicly accessible Class 2 bicycle rack for six bikes
- three bike rooms with space for 48 bikes would be provided in the underground parking area
- provision of 57 parking spaces underground, of which six are dedicated as visitor and the driveway into the site would be accessed off Chambers Street
- a shadow study prepared by the architect demonstrates that the shadow of the building would have the most impact on the neighbouring properties to the north during the winter months.

Sustainability Features

As indicated in the applicant's letter received February 5, 2016, the following sustainability features are associated with this Application:

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

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 48 Class 1 bicycle parking spaces in bike rooms located in the underground parking area
- two Class 2 bicycle racks.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16: General Form and Character. The OCP and the design guidelines support 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. Although the building is technically seven storeys, with the seventh storey accommodating the small mechanical penthouse, the building would only contain six storeys of habitable space.

The applicant has made several design modifications to the building to bring the proposal more in line with the strategic direction in the OCP and the design guidelines for multi-unit residential, such as:

- accentuating the ground level by providing raised patio spaces and private entryways to the units and a distinctive front entryway into the main building
- adding brick facing around the windows on the first and second storeys of the building to enhance the relationship of the building with the public realm
- stepping back the fifth and sixth storeys (a small degree), and enhancing the landscaping around the perimeter of the site.

However, staff recommend for Council's consideration that further refinements to the design of the building should be considered following the review of the Advisory Design Panel. Staff recommend that the Panel should pay particular attention to:

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

Regulatory Considerations

As indicated in the rezoning report, staff is proposing to create a new standard zone that coincides with the policy direction for properties designated Urban Residential in the OCP and located on a secondary arterial road. In crafting a new standard zone, staff would take into account existing built form in the neighbourhood and key design objectives in the OCP. With this approach, deviations from the proposed *Zoning Regulation Bylaw* required to accommodate this proposal would be addressed as variances to this Development Permit Application; however, these cannot be finalized until a new standard zone is prepared. Therefore, a follow-up Council report detailing the variances will be provided at first and second reading of the Zoning Regulation Bylaw Amendment should Council choose to advance this Application.

CONCLUSIONS

The proposed multi-unit residential development at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street would support the planning objectives for the OCP and the design guidelines as they relate to built form. The proposal is generally consistent with the relevant design guidelines, however, staff recommend for Council's consideration that further refinements to the design are necessary to ensure that some key design objectives are met. The Application would therefore benefit from a review by the ADP.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000434 for the properties located at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

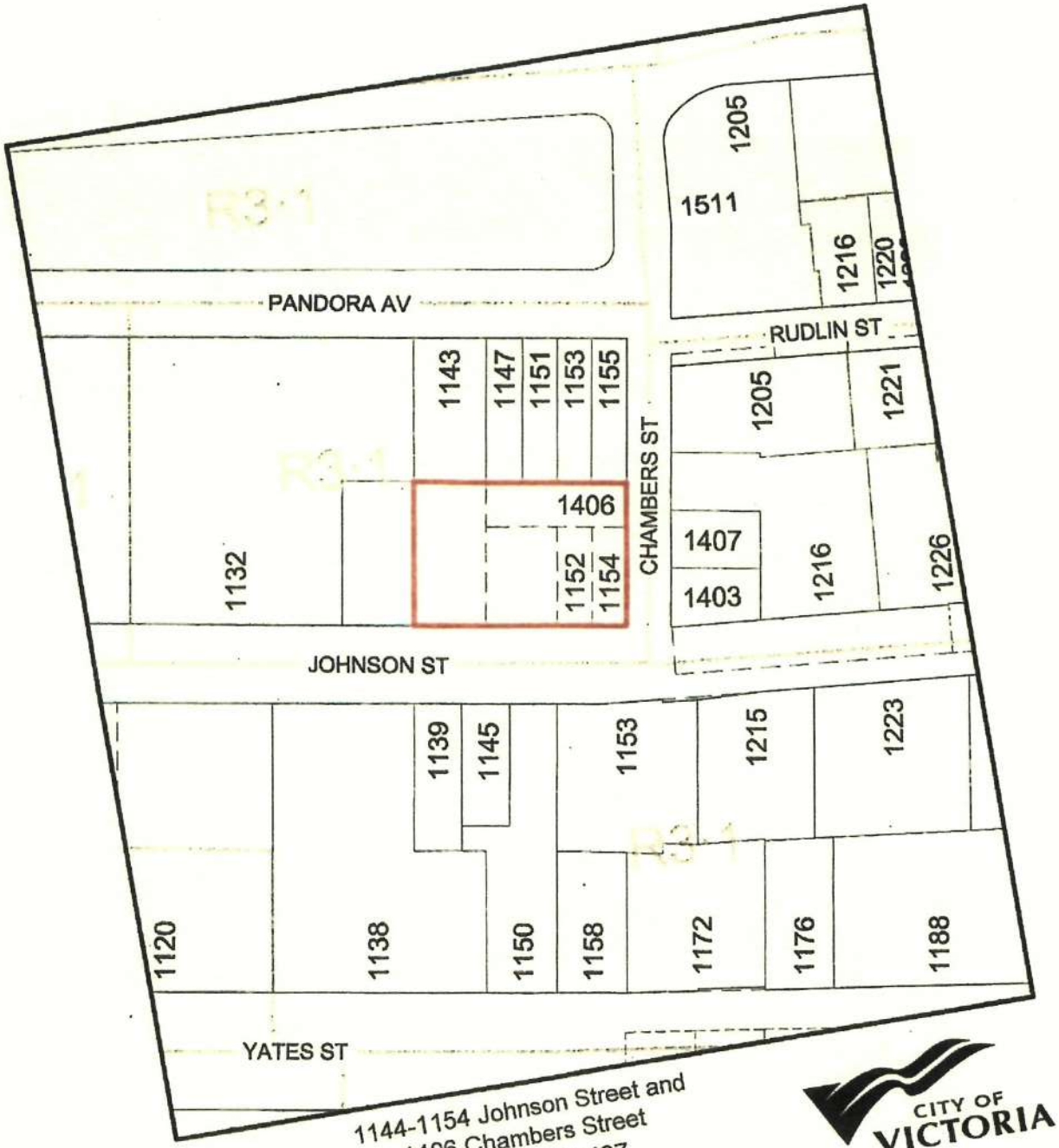
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: Feb. 17, 2016

List of Attachments

- Zoning map
- Aerial photo
- Letter to Mayor and Council dated February 4, 2016
- Sustainability Statement received February 4, 2016
- Letter from the Fernwood Neighbourhood Association received September 11, 2015
- Arborist Report by Talbot Mackenzie & Associate, received December 16, 2015
- Plans for Rezoning Application No. 00487 and Development Permit Application No. 000434 received February 5, 2016.



1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #

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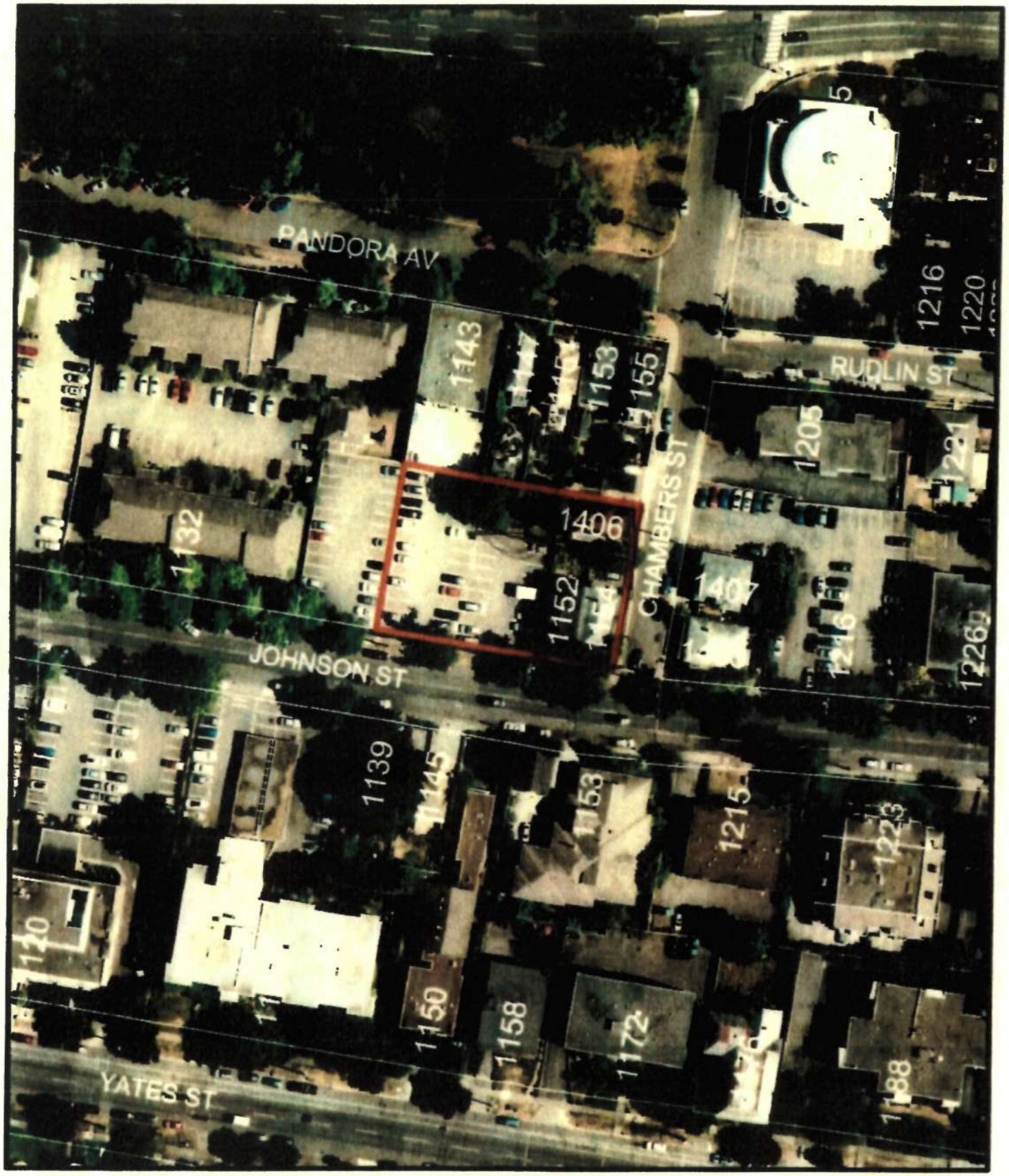
CITY OF VICTORIA



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1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #

CITY OF VICTORIA

KANG&GILL
CONSTRUCTION LTD.

PROPOSED DEVELOPMENT
(REVISED FROM 06/07/15)

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-I
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

CURRENT ZONING R3-1 | SITE SPECIFIC ZONING

February 4, 2016

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Helps and the City of Victoria Counsel:

Re: The Landis - 1144, 1148, 1152, 1154 Johnson Street / 1406 Chambers Street
Development Permit No.: 00434 | Zoning No.: 00487

Please accept this letter as part of our Rezoning and Development Permit Application for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street, a proposed forty-eight (48) unit, residential condominium. The proposed development is located within the area of Fernwood and is consistent with the *Official Community Plan, Fernwood Neighbourhood Plan,* and the *Urban Place Designations.*

Our vision is to construct a development that is both attractive and sustainable. Through a series of presentations and consultation with the Staff of the City of Victoria, the Fernwood Residents' Association, and the Community this development has taken shape.

This proposed development includes bachelor, one, two, and three bedroom units. In designing this development, Kang and Gill Construction Ltd. has considered all factors. The same includes: site coverage, setbacks, design, function, sustainability, infrastructure, transportation and parking, affordability, security, and the overall presence in the neighbourhood.

Site Coverage and Setbacks

An appropriate setback along the south property line (Johnson Street) adds key interest to the streetscape and encourages interaction at the street level. This includes street level walk-ups to various units.

Rear setbacks, privacy fencing, and enhanced landscaping along the north property line create distinct separation between the proposed building and the neighbouring residential properties.

The fifth (5th) and sixth (6th) floors along the south and north exposures are setback. This creates both a visual interest and allows for appropriate transition between the proposed building and neighbouring residential properties.

Design and Function

This development incorporates a contemporary design, with a tradition colour scheme. Varying setbacks, textures, and tones create contrast and a visual interest. Variations in roof lines compliment neighbouring residential properties. Exterior finishes include: aluminum panels, hardy plank, hard panel, and accents of tile.

This development incorporates age and disability friendly design, suited to a diverse population.

Sustainability*

This development incorporates sustainable design, green building practices and materials, and has an emphasis on energy efficiency.

**For more information, please refer to the attached Sustainability Statement.*

Infrastructure

This development would use existing municipal infrastructure and would further expand existing infrastructure and services. The expansion would enhance the streetscape and contribute to a growing neighbourhood.

Transportation and Parking

The proposed development includes fifty-three (53) secure underground parking stalls, with designated stalls for visitor and commercial use and a bicycle facility capable of accommodating fifty-one (51) bicycle racks. A separate stairwell is located on the southwest corner of the property for easy access to and from the underground parkade to the surface level.

Convenient and efficient transportation access encourages opportunities for cycling, walking, and public transit use.

Affordability

With the close proximity to the downtown core and the blend of bachelor, one, two, and three bedroom units, this development has something for everyone.

As part of this development, we propose a Covenant in which we will dedicate a minimum of twenty percent (20%)* of the total units, as rental dwellings.

Neighbourhood

This site is well situated to take advance of neighbouring parkland, galleries, museums, schools, and public transportation.

Security

Safety and security is a top priority during the design and construction process. Numerous enhanced security selections have been incorporated into this development. The same includes: secure underground parking, designated residents parking, clear and visible walkways, and a remote access system.

We thank you for your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams
Development Manager
/ca

References:

Official Community Plan
(2012)

- Pg. 36, Section 6, Map 2
- Pg. 48, Section 6, Map 3
- Pg. 145, Section 21
- Pg. 144, Map 22

Fernwood Neighbourhood Plan
(October 1994)

Urban Place Designations

937 Dunford Avenue - Suite 105, Victoria, British Columbia V9B 2S4
Phone: (250) 590-3140 Fax: (250) 590-8086 Email: info@kangandgill.com

KANG&GILL
CONSTRUCTION LTD.

SUSTAINABILITY STATEMENT

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-I
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

This development incorporates environmentally sustainable landscaping. The same will include pervious paving and the addition of drought tolerant plants and trees.

Green Design and Construction

This development will be built to meet a BUILT GREEN™ Standard.

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. This development will incorporate the following to help conserve water usage within the building:

- All toilets will be low-flow, dual flushing, and Energy Star® approved.
- All fixtures will be low-flow, water efficient, and Energy Star® approved.

Materials and Resources

With careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. This development will incorporate the following to help with waste management and sustainability:

- When possible, demolition and construction waste will be recycled.

- Materials with high recycled content and from rapidly renewable resources will be donated for reuse by others.
- Materials with high recycled content and from rapidly renewable resources will be used wherever possible. Examples: insulation and flooring material.
- Kitchens and the parkade will include areas for recycling and composting.
- Durable materials will be used to prolong lifespan.

Indoor Environmental Quality

Reducing emissions is essential for the protection of human health and the environment. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. This development will incorporate the following to improve air quality:

- A proper selection of non-off-gassing materials. Examples: carpet underlay and insulation.
- Only paints, adhesives and sealants with low VOC's will be used.
- Carbon monoxide detectors will be provided.
- All HVAC systems will include proper filters.
- Ventilation throughout all hunits will be improved and all ventilation fans will be Energy Star® approved.
- Programmable humidistats will control ventilation, conserve energy and better regulate temperatures.

Energy

This development will incorporate the following to help conserve energy within the homes:

- Programmable thermostats will conserve energy and better regulate temperatures.
- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

Community Character and Liveability

This forty-eight (48) unit, six (6) storey building, would provide a diverse mix of housing options, including various rental units which would benefit both a growing neighbourhood and aging population. This development would provide a pedestrian friendly streetscape, enhanced sidewalks, and would encourage the use of pre-existing bicycle transit. The result of efficient land use would create a development that is attractive, energy efficient, and affordable; a gateway for sustainable living. This site is well situated to take advantage of existing retail, entertainment, neighbouring parkland, and public transportation.

KANG&GILL
CONSTRUCTION LTD.

ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.

KANG&GILL
CONSTRUCTION LTD.

SUSTAINABILITY STATEMENT

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-I
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

This development incorporates environmentally sustainable landscaping. The same will include pervious paving and the addition of drought tolerant plants and trees.

Green Design and Construction

This development will be built to meet a BUILT GREEN™ Standard.

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. This development will incorporate the following to help conserve water usage within the building:

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- All fixtures will be low-flow, water efficient, and Energy Star® approved.

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- Durable materials will be used to prolong lifespan.

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- A proper selection of non-off-gassing materials. Examples: carpet underlay and insulation.
- Only paints, adhesives and sealants with low VOC's will be used.
- Carbon monoxide detectors will be provided.
- All HVAC systems will include proper filters.
- Ventilation throughout all hunits will be improved and all ventilation fans will be Energy Star® approved.
- Programmable humidistats will control ventilation, conserve energy and better regulate temperatures.

Energy

This development will incorporate the following to help conserve energy within the homes:

- Programmable thermostats will conserve energy and better regulate temperatures.
- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

Community Character and Liveability

This forty-eight (48) unit, six (6) storey building, would provide a diverse mix of housing options, including various rental units which would benefit both a growing neighbourhood and aging population. This development would provide a pedestrian friendly streetscape, enhanced sidewalks, and would encourage the use of pre-existing bicycle transit. The result of efficient land use would create a development that is attractive, energy efficient, and affordable; a gateway for sustainable living. This site is well situated to take advantage of existing retail, entertainment, neighbouring parkland, and public transportation.

ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.

Fernwood Community Association

1923 Fernwood Road,
Victoria, B.C., V8T 2Y6

(250) 384-7441
Email: landuse@thefcaca

September 10, 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

The Fernwood Community Association held three public meetings concerning this proposed development. All meetings were held in the main hall at 1923 Fernwood Road:

1. December 3, 2014, Preliminary Community Meeting;
2. February 4, 2015, community meeting organized by the developer to discuss their current thinking about their original proposal, and;
3. April 1, 2015, Official Community Meeting.

As all five of these properties are currently zoned R3-1 (Multiple Dwelling District) the immediate neighbours attending the meetings were disappointed to learn about the height of the building this zone allows for. Of the proposed variances the height of the building is already problematic for the single homes to the north. By moving the building closer to Johnson Street and stepping the building back the developer believes the building's impact on the immediate properties to the north has been slightly reduced. During their presentation the developer presented and discussed the shadow studies done.

A major issue at all three meetings was the restrictions placed on the access point to the underground parking by the City's Highway Access Bylaw. Residents and the developer would prefer to have the access be from Johnson Street rather than Chambers Street. In a meeting, attended by Mayor Helps, where I raised the issue of the Highway Access Bylaw in relation to this property, the Mayor indicated she was aware of the issue and thought some accommodation in this circumstance might be possible.

The other issue raised concerned the large commercial space on the ground floor. Discussion of this issue included limiting the commercial to service businesses rather than retail or the possibility of having no commercial space with the opportunity to have "doors on the street". This would maintain a residential feel in this area of Johnson Street as it transitions east to a more residential area. If agreeable to the City the developer expressed a willingness to consider this change.

Generally this area of the neighbourhood is undergoing significant change with the construction of a large building in the next block to the east, the removal of the former BCAA building and possible changes to the aging medical building on the south east corner of Pandora Avenue and Cook Street.

Sincerely,

Naomi Sason
per David Maxwell

David Maxwell
Chair, Land Use Committee
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,
City of Victoria

Talbot Mackenzie & Associates

Consulting Arborists

November 30, 2015

Kang and Gill Construction Ltd.
937 Dunford Avenue, Suite 105
Victoria, BC V9B 2S4

Attention: Carly L. Abrahams

Re: Trees on the municipal frontage - 1144, 1148, 1152 and 1154 Johnson Street

During our November 10, 2015 site visit, at your request, we reviewed the development proposal for the properties at 1144, 1148, and 1152 Johnson Street and 1406 Chambers street as it relates to the trees that grow along the Johnson Street municipal frontage. For this purpose, we reviewed the plans that were supplied, and visually examined the above ground portions of the trees that grow along this frontage.

During this site visit, we identified and examined the three Liquidambar trees located directly in front of the property, and a forth Liquidambar tree located in front of the adjacent property at 1139 Johnson Street, but where it could potentially be impacted by the construction activity.

The trees are located within a relatively narrow planting strip between the sidewalk and the street curb. The canopies of all three trees have been altered by pruning to provide the required clearances from the three phase hydro primary conductor that is located directly above the trees. The pruning has resulted in an unnatural form and the development of wide spreading canopies that extend out over the street and encroach over the adjacent private properties.

The three Liquidambar trees that were examined include:

Liquidambar #1 - 74 cm d.b.h. - located near the Chambers and Johnson Street corner in front of 1154 Johnson Street

- This tree has a canopy spread of 14 metres that encroaches approximately 7 metres into the property. We calculate a critical root zone that extends 7 metres out from the base of this tree. There appears to have been some recent soil and root disturbance during the house demolition that has exposed and severed large root structures within the property boundary.

Liquidambar #2 - 48 cm d.b.h. on the 1152/1148 Johnson Street frontage

- This tree has a canopy spread of 14 metres that encroaches approximately 7 metres over the property. We calculate a critical root zone extending 4 metres out from the base of this tree.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

.../2

Liquidambar #3 - 44 cm d.b.h. on the 1144 Johnson Street frontage

- This tree has a canopy spread of 12 metres and extends 6 metres into the property. We calculate a critical root zone that extends 4 metres out from the base of this tree.

Liquidambar #4 - 58 cm d.b.h. on the frontage of the adjacent property at 1139 Johnson Street

- This tree has a canopy spread of 14 metres, but does not extend into the subject development property. We calculate a critical root zone that extends 5 metres out from the base of the tree.

The plans that were reviewed show a building of five stories above ground level and one story below ground level. We anticipate that the excavation for the underground portion will extend to zero lot lines on both municipal frontages, but with the aboveground portions set slightly back from these boundaries. It is probable that the roots from the subject Liquidambar trees extend over the property boundary and into the area proposed for excavation, particularly from the large 74 cm d.b.h. Liquidambar #1 at the Johnson and Chambers Street frontage. We anticipate extensive loss of structural and other critical root structures, and, in our opinion, it is unlikely that this tree can be retained.

However, it is difficult to determine, from a visual assessment, the extent of potential root loss without first exposing and documenting the size and number of roots that are encountered within the area of the proposed excavation. We anticipate, from our visual review, that the excavation will be outside the area that contains the critical supporting roots for smaller 48 cm(#1) and 44 cm(#2) Liquidambar trees. While the excavation will encroach within the defined critical root area of these two trees, in all likelihood the roots that are encountered can be pruned, and there is a high probability that these trees can be retained if the excavation does not encroach over the property boundary. The roots of the adjacent 58 cm tree are unlikely to be impacted by the excavation.

The limbs of three of the trees extend over the property line, and where we anticipate that pruning will be required for either clearance from the buildings or for working room and construction access around these buildings. Pruning limbs back to the shared property boundary may be required along this frontage, and may result in an imbalance or asymmetry in the canopy form once pruned.

Mitigation of Impacts: To reduce the impacts on the trees that are to be retained, we have outlined the following procedures to be implemented during the development of this property.

Barrier fencing: Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. In this location, it will only be possible to fence the portions of the critical root zones that fall within the municipal frontage, between the sidewalk and the street curb. The fencing that is located on the municipal boulevard or runs along the municipal frontage must conform to the municipal specifications that require:

- 0.6 metres between the fencing and the curb to provide for opening of car doors
- 0.3 metres of clearance between the fence and the edge of a sidewalk within a grass boulevard.

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..../3

The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required

Excavation for the Building footprint: The arborist is to monitor excavation for the building footprint in the upper 1-2 metre depth of soil along the Johnson Street property boundary to observe the extent of root loss for each individual tree along this frontage. Although we anticipate that the impacts of the root loss can be addressed through root and canopy pruning, severe root loss from a specific tree could result in a recommendation to remove a specific tree or trees entirely.

Following the excavation and pruning, it will be necessary to monitor any tree where roots were pruned or severed during high wind conditions, and cyclically for several years following this loss for any indicators of an unnatural trunk lean, abnormal movement of the lower trunk during wind gusts, soil cracking or heaving within the root plate, or any other indicators of root plate instability.

Driveway Footprint: The plans show the driveway will access the underground parking on the north edge of the Chambers Street frontage, and where it will not impact the municipal trees.

Service corridors: We were not provided with and we did not review plans that showed any of the above ground or underground services for this property. It is our understanding, and it is a requirement, that the underground services can be located where there will not be encroachment within the critical root zones of the municipal trees. The project arborist must review service locations when they are defined and advise of any conflicts with the trees that are to be retained, and any possible mitigation measures that can be employed to alleviate these conflicts.

Blasting/rock removal: At this time, we are not aware of any blasting requirements for this site; however, it is possible that bedrock may be encountered. If blasting is required to level these rock areas, it should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building footprint. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials. The project arborist must meet with the blasting contractor to review and direct the blasting within the critical root zone areas of trees that are to be retained.

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..../4

Pruning: The canopies of the municipal trees extend over the property line into the subject property and where they may be in conflict with the building location and its construction. Pruning close to or back to the shared property boundary may be required. An ISA Certified arborist must conduct any pruning of the bylaw-protected or municipal trees, if required, after first obtaining permission from the Municipal Parks Department. The municipality may opt to complete the pruning of their trees to address the property line conflicts.

Offsite work: The proposal did not identify, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. The project arborist must review any changes to the municipal infrastructure or additional offsite requirements prior to their installation to determine the impacts on the bylaw-protected and municipal trees that are to be retained.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction. There must be no storage of construction material within the municipal frontages.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Supervising excavation for the building footprint and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

Review and site meeting: Once the building permit is approved, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Summary:

In summary, it is our opinion from our site review and the examination of the subject trees that it will not be possible to retain and protect the 74 cm d.b.h. Liquidambar tree #1 through the construction phase. There is a better opportunity to retain and protect the other smaller trees along this frontage if the excavation required is contained within the property boundaries.

Alternately, when considering the potential construction impacts, the tree species and their location beneath the hydro primary conductor, the city may be best served in the long term with the opportunity for the removal and replacement of all three trees with a species that is more compatible with the location under the hydro lines.

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Email: treehelp@telus.net

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified & Consulting Arborists

Enclosures – Barrier Fencing Specifications, Barrier Fencing Location Diagram

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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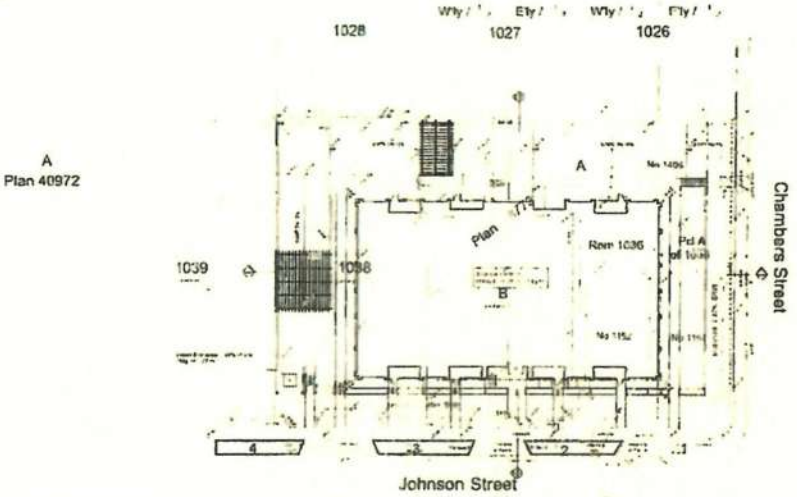
BC Land Surveyors Site Plan of
1144 1152 & 1154 Johnson Street
& 1406 Chambers Street

DESIGN DATA:

HEIGHT CALCULATIONS

CODE ANALYSIS:

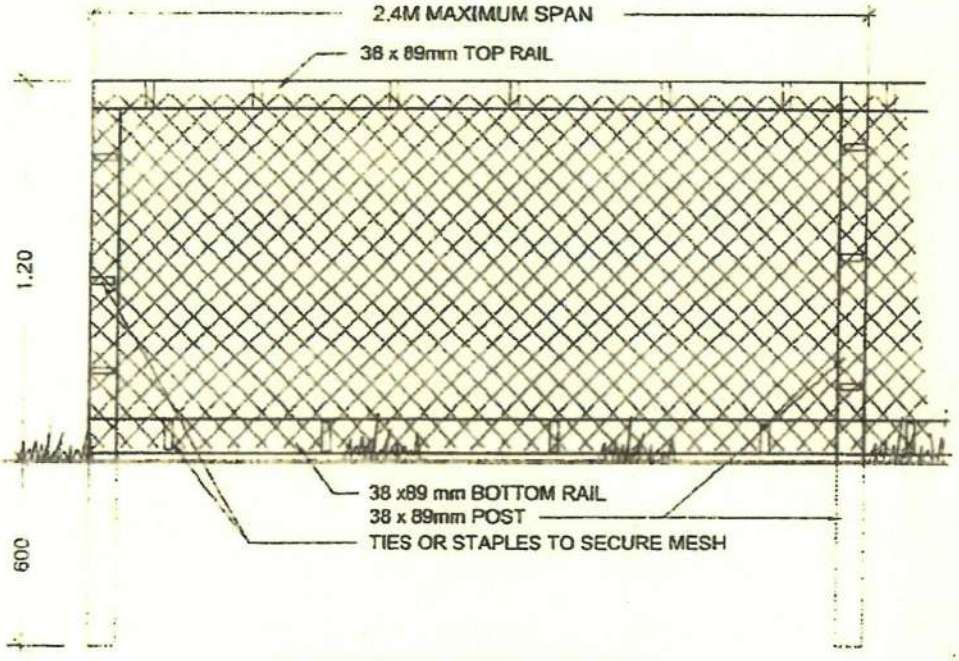


1 MAIN FLOOR PLAN

Suggested Barrier Fencing Locations

SITE PLAN & DESIGN DATA

A-101



TREE PROTECTION FENCING

FENCE WILL BE CONTRUCTED USING
38 X 89 mm (2"X4") WOOD FRAME:
TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND
SECURE TO THE WOOD FRAME WITH
"ZIP" TIES OR GALVANZIED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
OR REBAR) DRILLED INTO ROCK WILL BE
ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE	Oct 30/07
DRAWN.	DM
APP'D.	RR
SCALE:	N.T.S.

E105

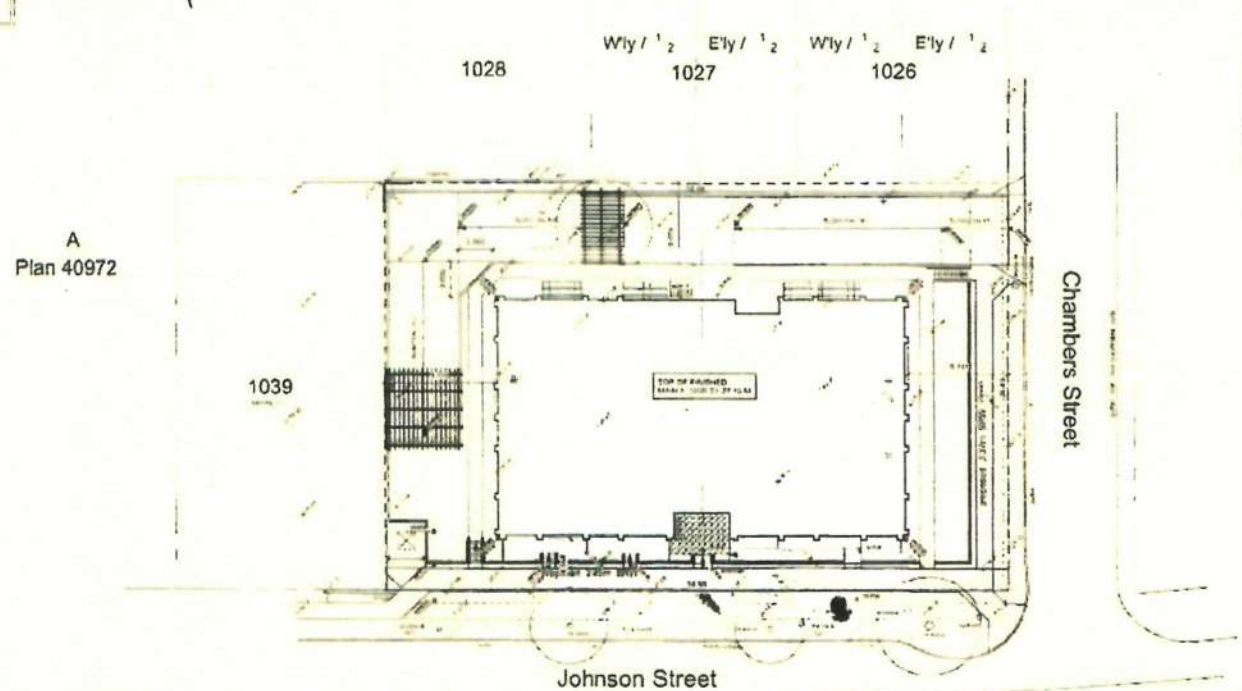
DRAWING

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 68546-I) of Lot 1036, Victoria City
Lot A, District Lots 1036 & 1037, Victoria City, Plan 8773

Total Site Area = 2600 m2

POWELL & ASSOCIATES



MAIN FLOOR PLAN
Scale 1 : 200

DESIGN DATA:

LEGAL LOT 1038, VICTORIA CITY
LOT B, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773
PART OF LOT 1036, VICTORIA CITY
PARCEL A (DD 68546-I) OF LOT 1036, VICTORIA CITY
LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 8773

CIVIC ADDRESS: 1144-1154 JOHNSON ST, 1406 CHAMBERS ST, VICTORIA, B.C.

PRESENT ZONING: R1-1, R2-2 MULTIPLE DWELLING DISTRICT

SITE AREA: 2 600.00 SQ. M. (21 524.625 SQ.FT.)

NO. OF UNITS = 48 UNITS

PROPOSED GROSS FLOOR AREA: 3 098.551 SQ. M. (43 055.446 SQ. FT.)

OPEN SITE AREA: 30%

F.S.R. = 1.99

SITE COVERAGE: 41.61 %

NO. OF STOREY: 7

SETBACKS: FRONT = 4.564 M
EXT. SIDE = 8.711 M (CHAMBERS ST.)
SIDE = 9.609 M
REAR = 10.679 M

PARKING: REQUIRED = APARTMENTS (48 X 1.1) / UNIT (52.8 CARS)
PROVIDED = 57 CARS (includes 6 visitor stalls)
BICYCLES = (48 x 1.25) (bicycle stalls) x 6 M (height)

HEIGHT CALCULATIONS

AVERAGE EXISTING GRADE
(27.60 + 26.50 + 27.80 + 28.60) / 4 = 27.50 M

TOTAL BUILDING HEIGHT: 21.73 M

CODE ANALYSIS :

REFERENCE: BRITISH COLUMBIA BUILDING CODE 2012 - 3.2.2.50(1) - (6)
USE AND OCCUPANCY: RESIDENTIAL
GROUP C
NO. OF STOREYS: 6 + BASEMENT PARKING LEVEL
CONSTRUCTION: COMBUSTIBLE
EXTERIOR FACING: NON COMBUSTIBLE - 3.1.5.5(3) or
MINIMUM FIRE RATING: 45 MIN
FIRE FIGHTING: 2
BUILDING AREA: 4,000.00 SQ. FT. (371.61 SQ. M.)
FIRE SEPARATIONS: NO
FLOORS: NO (1 HOUR RATING)
WALLS: VERTICAL (2 HOUR RATING) + 2 HRS
(CONSTRUCTION WALLS & COLUMNS - 1 HR)
MAX. TRAVEL DISTANCE: RESIDENTIAL = 30 M
BASEMENT PARKING = 45 M

LEGEND:
FINISHED GRADE
EXISTING GRADE

REVISED FOR

SIGMA ARCHITECT LTD.

THE LANDIS
PROPOSED
RESIDENTIAL DEVELOPMENT
ON 1154 JOHNSON STREET,
VICTORIA, B.C.

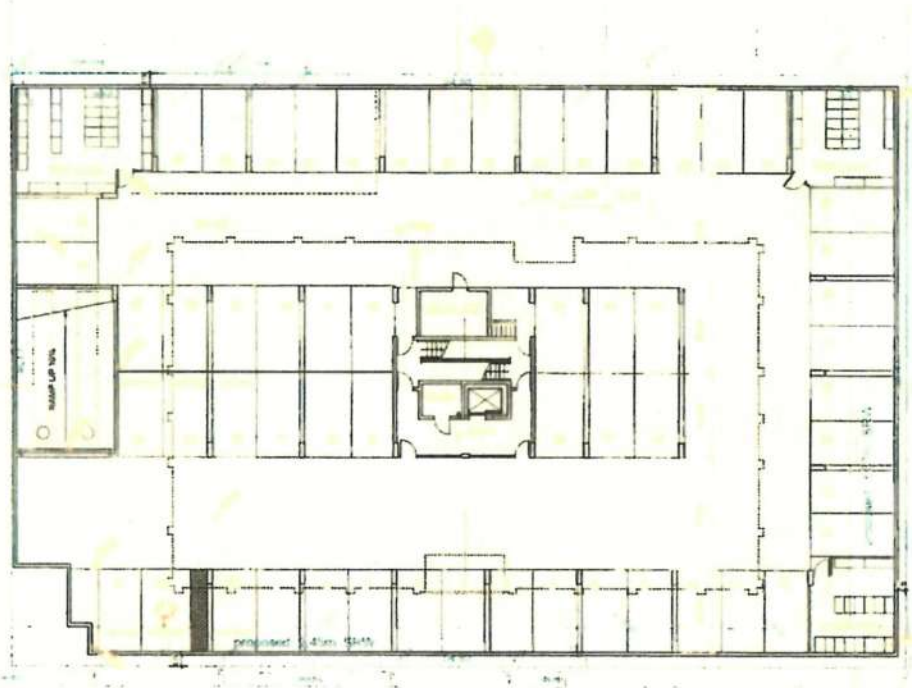
FOR BANK AND CMHC CONSTRUCTION LTD.

SITE PLAN
& DESIGN DATA

SCALE AS NOTED
SEPT 30, 2013
DRAWN: TMM

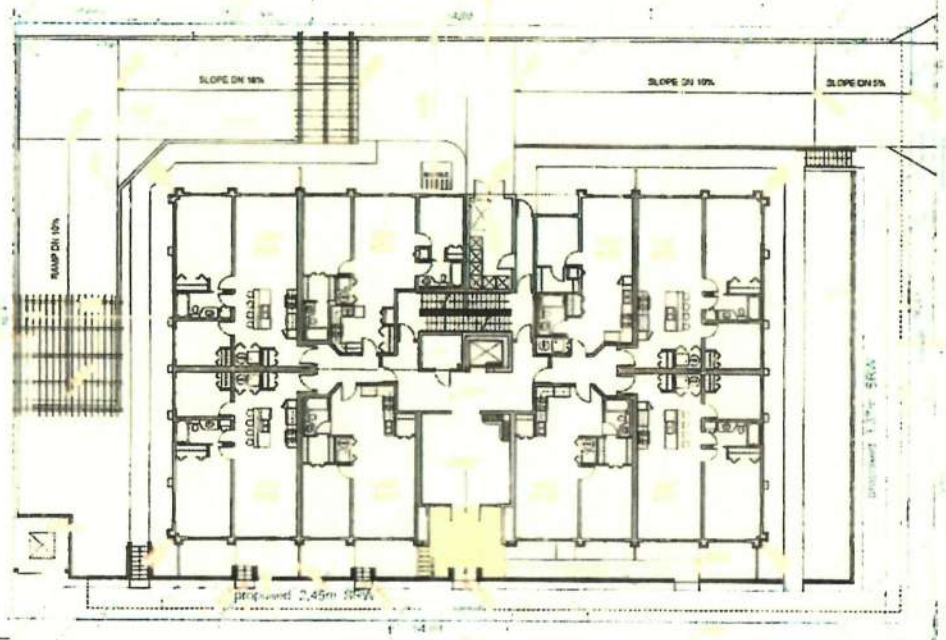
PROJECT NO. 13-10

A-101



A-201

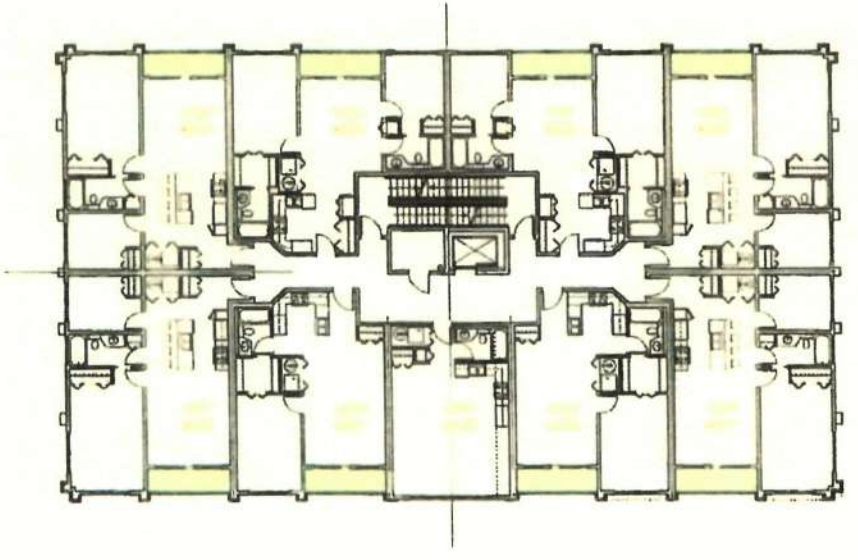
1039



Chambers Street

Johnson Street

A-202



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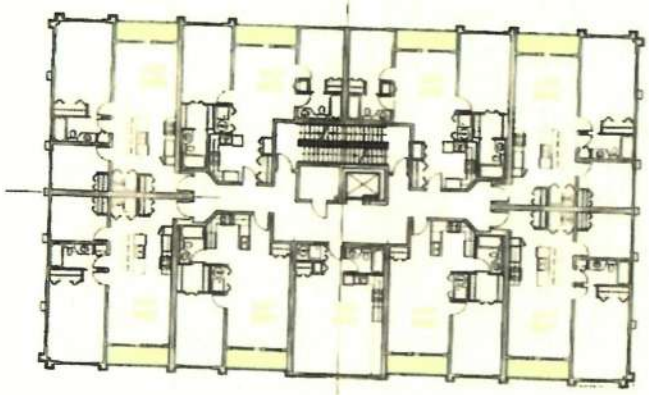
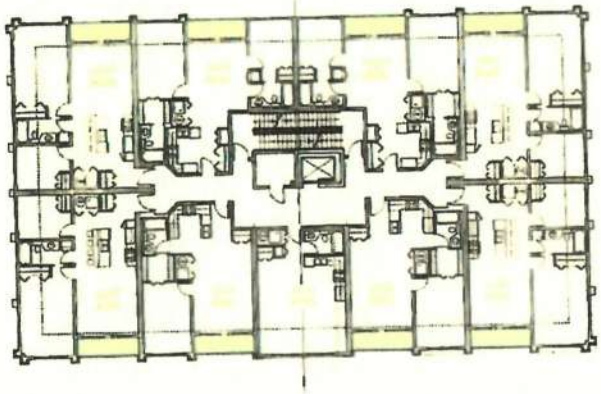
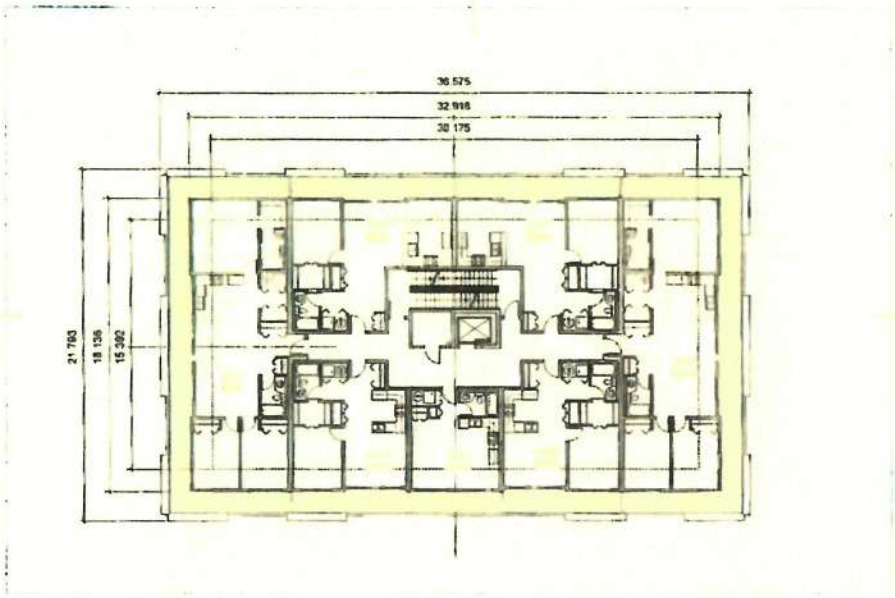


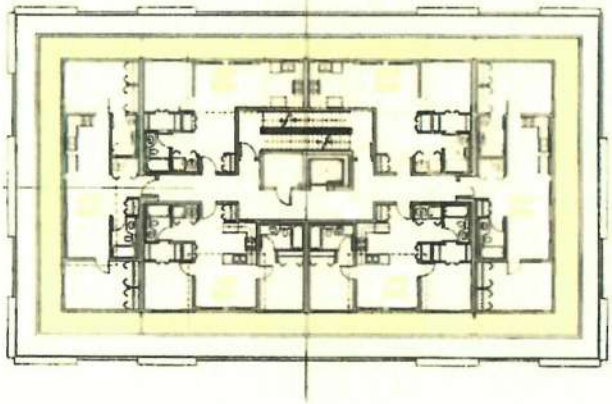
A-204



A-205



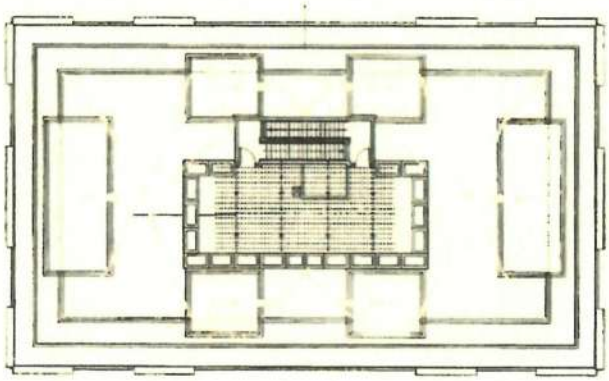
A-206



2 BEDROOM UNITS = 4
1 BEDROOM UNITS = 2

GROSS FLOOR AREA = 459.42 SQ. M. (4 999.50 SQ. FT.)

A-207



A 208

SOUTH ELEVATION

EAST ELEVATION

SOUTH & EAST ELEVATIONS

PROJECT NO. 12-10

A-301

NORTH ELEVATION

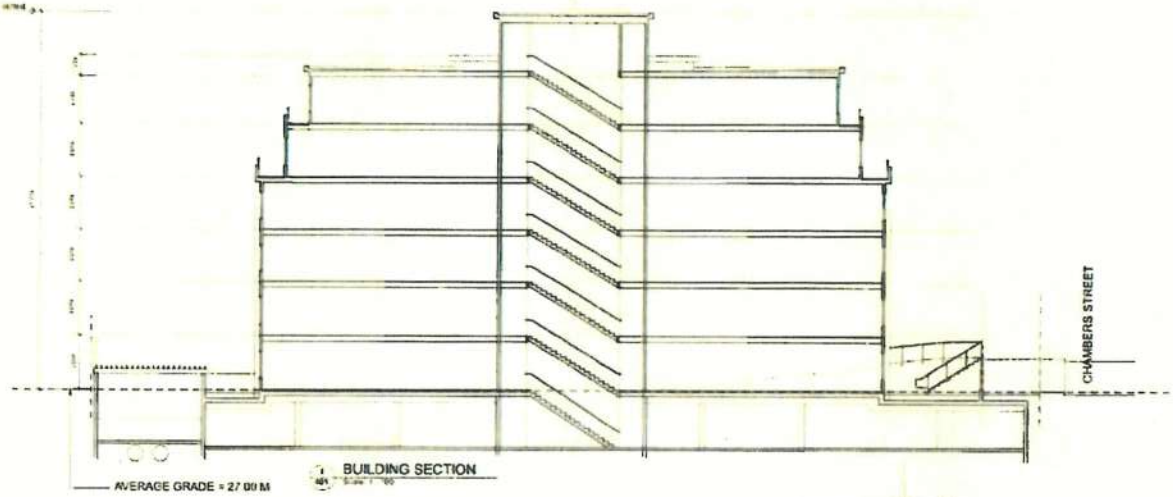
WEST ELEVATION

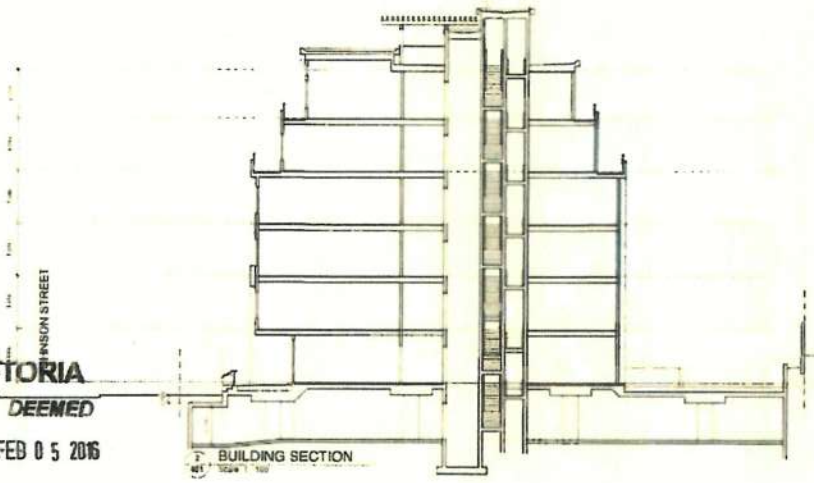
LEGEND:

NORTH & WEST ELEVATIONS

PROJECT NO. 13-19

A-302

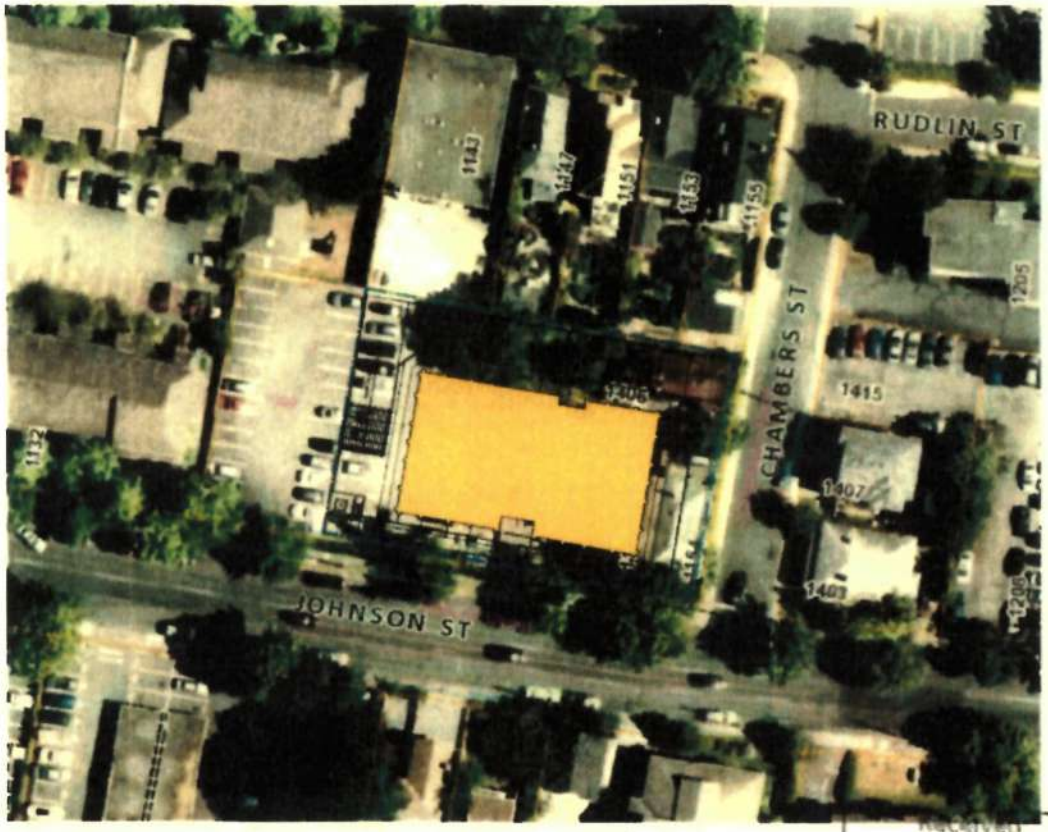




BUILDING SECTIONS

PROJECT NO. 13-18

A-401



SITE PHOTO

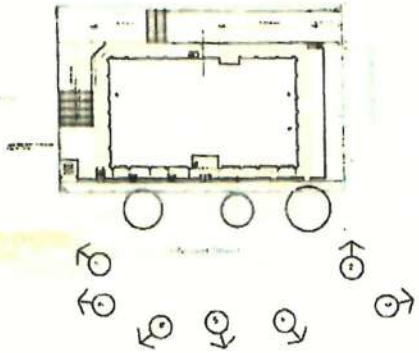
SITE PHOTO

P1

1

2

7



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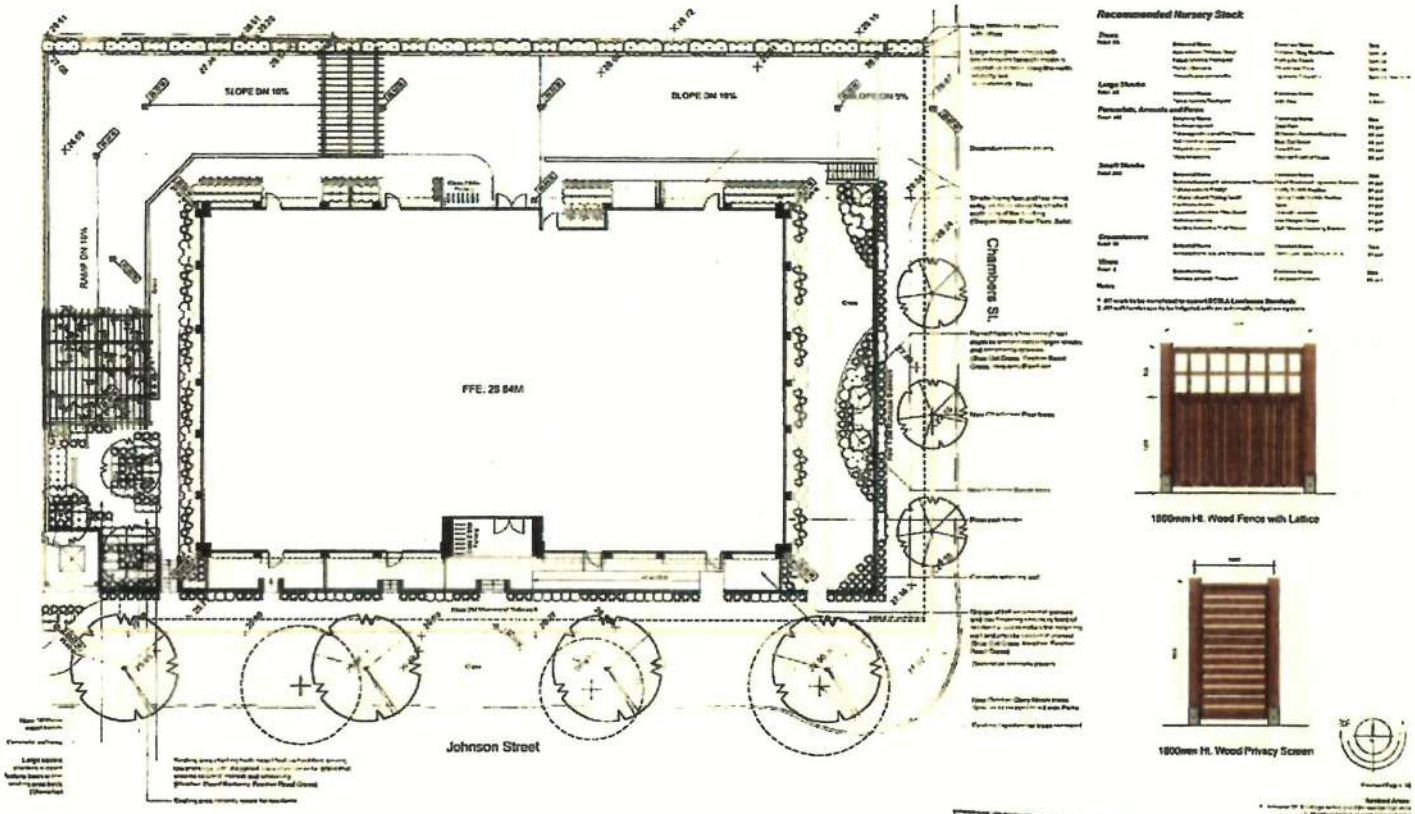
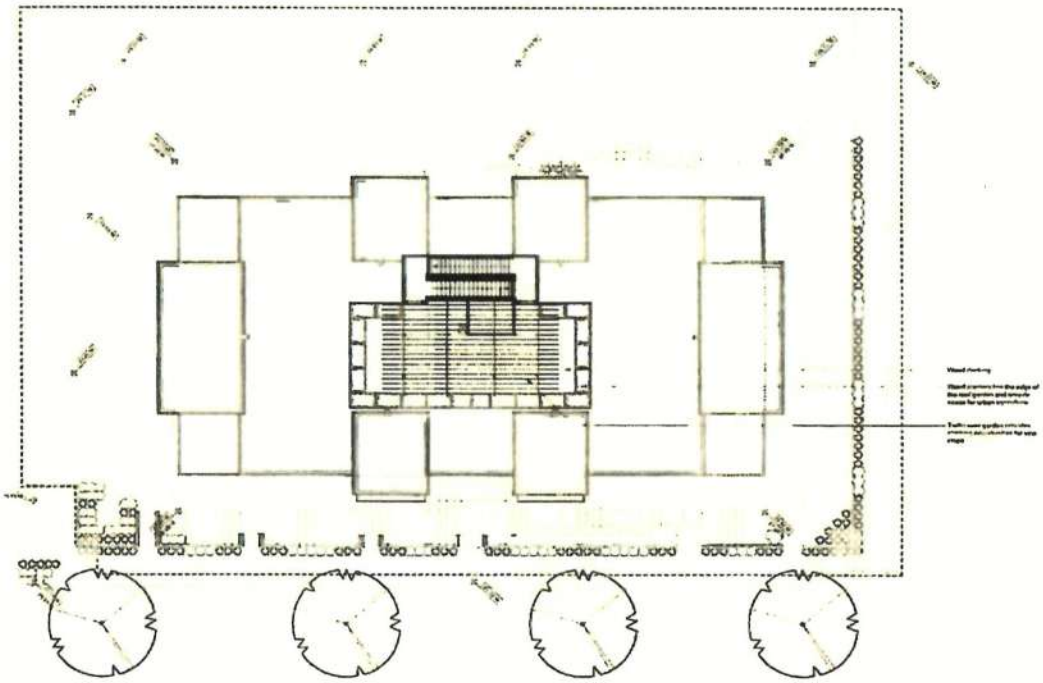
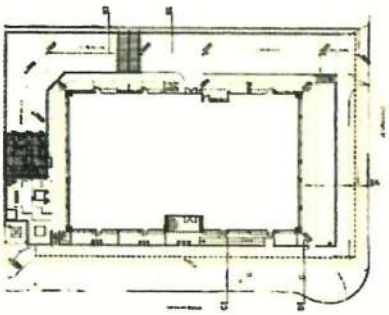


The Landis | Main Floor Landscape Concept Plan



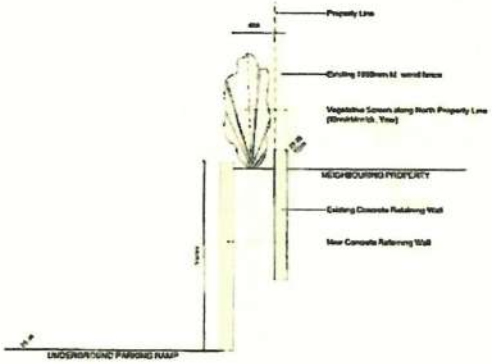
The Landis | Roof Garden Landscape Concept Plan

1:100

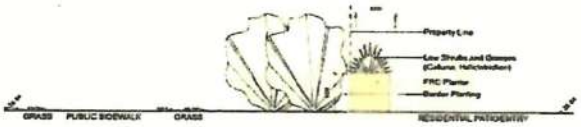


SECTION CONTEXT PLAN

SECTION A



SECTION D



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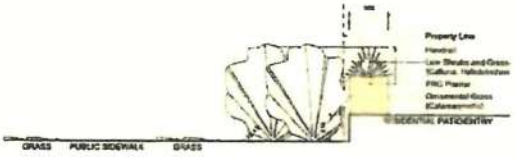
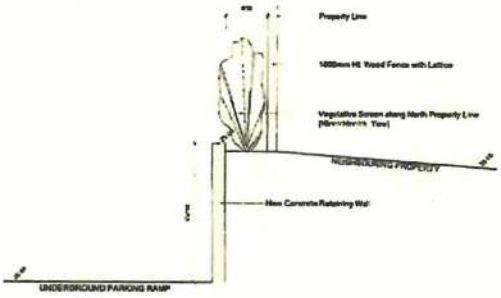


SECTION C



SECTION E

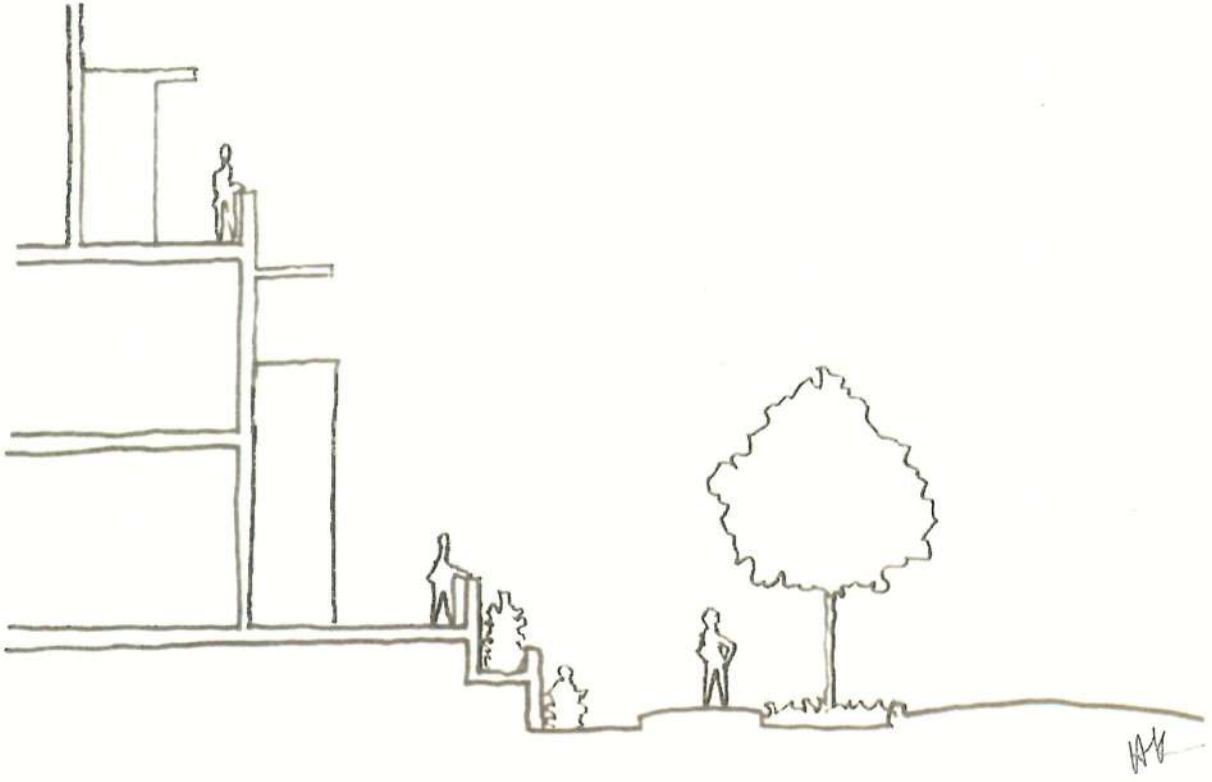
The Landis | Site Sections

johnson + chambers

koka

rezoning / dp application set - R.01

22 march 2017



PROJECT TEAM:

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TABLE OF CONTENTS

koka

visit:)

eng:)

type:)

browse:)

seal:

scale:
Not to Scale

notes:

All dimensions to be verified on site.

project number:

project:
johnson + chambers

owner:
KANG & GILL

civic address:

legal description:

issue: | issue date:

title:
CONTACT LIST AND TABLE OF CONTENTS

Revision: 01

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:	2,000 m²
Floor Space Ratio:	2.1
Total Floor Area:	3,999.3 m²
Site Coverage:	40% (811.1 m²)
Open Site Space:	52% (1,047 m²)
Height of Building:	18.29 m
Average Grade:	26.55 m
Number of Storeys:	6

Building Setbacks

Street Boundary (Johnson St):	6.10 m
Internal Boundary (North):	9.15 m
Street Boundary (Chambers St):	6.18 m
Internal Boundary (West):	6.1 m (building face)
Average Street Wall Setback:	7.1 m

Parking

Parking Stalls: (Below Grade)	58 (48 Units x 1.2)	
Visitor's Stalls:	6 (10% of Total Stalls)	
Handicapped Stalls:	1	
Bicycle Parking:	Class 1 - 53 Class 2 - 6 (at Entry) Total: 59	

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 (m²):	43.0 m² (Studios 407 & 507)	

Total residential floor area (m²): 3362.0 m²

PERMIT NUMBERS

Zoning No. 00487

Development Permit No. 00434

BUILDING CODE DATA SHEET

CITY OF VICTORIA

Property Address: 1144, 1148, 1152, 1154 Johnson St & 1406 Chambers St — Suite No.:

Type of Work: New Building ☒ Addition ☐ Alterations ☐ Tenant Improvements ☐

Alternative Solution: Yes ☐ No ☒ Description:

Development Permit: Yes ☒ No ☐

BC Building Code (current Edition): BCBC2012 — Part 3 ☒ Part 9 ☐

Building Area (s) (as defined by the BC Building Code): 811.1m²

Gross Floor Area: 4097.1m²

No. of Storeys: 6

No. of Streets Facing: 2

Distance to fire hydrant: 23.5m

Major Occupancy Classifications: A-1 A-2 A-3 A-4 D-1 D-2 D-3 (circle one or more) D E F-1 F-2 F-3

Building Classification (s): 3.2.2: 50 (articles 3.2.2.10 to 3.2.2.88) OR 9.10.A

Sprinklered: Yes ☒ No ☐ NFPA Standard (that it was conducted to):

Non-combustible Construction Required? Yes ☐ No ☒ Details:

Firewall (s): Yes ☐ No ☒ Rating of Firewall (s) (FRR):

Fire Resistance Rating of Building Components (FRR)

Floors: 1 HR Roofs: Mezzanines: 1 HR Supporting Structure: 1 HR

No. of Suites: 48 Fire Resistance Ratings Between Suites: 1 HR Fire Resistance Rating of Corridor: 1 HR

Mezzanine: Yes ☐ No ☐ Interconnected Floors: Yes ☐ No ☒ Emergency Power: Yes ☒ No ☐

Fire Alarm System: Yes ☒ No ☐ Standpipe System: Yes ☒ No ☐

Spatial Separation (subsection 3.2.3 or 9.10.14 & 15)

	Area of Exposed Building Face	Ratio L/H, H/L	Limiting Distance	Opening % Permitted	Opening % Proposed	Construction of Supporting Building Face: F.R.R.	Non-Combustible Construction	Non-Combustible Cladding
North								
South								
East								
West								

Occupant Load (subsection 3.1.17): 27 Water Closets Provided in Total (subsection 3.7): Male: Female:

Accessible for Persons with Disabilities? Yes ☒ No ☐ Number of Accessible Water Closets:

Accessible Toilet Room Provided: Yes ☐ No ☒

Rationale/Interpretation: Amenity room occupant load max. 27 people based on 0.93m² per person (BCBC 2012, 3.1.17.1) for a 25 m² internal room floor area.

Form Completed By: J. Fordum Date: 8 Dec 2014

Phone: 604-678-1638 Email: info@kokaarchitecture.ca

AVERAGE STREET WALL DETERMINATION (REFER TO SITE PLAN A.010)

Johnson Street Wall Average Setback Determination

Distance between (midlines GL)	(mm)
GL 1 to 2	3050
GL 2 to 3	7185
GL 3 to 4	7185
GL 4 to 5	7185
GL 5 to 6	7470
GL 6 to 7	2745
GL 7 to 8	4555
Total Length of Street Wall From GL 1 to 8	41395

Distances to Street Wall Segments

No. 1	6100 (from PL to GL G)
No. 2	7470 (from PL to GL F) - 1170mm = 1370mm
No. 3	6170 (from PL to GL F + 1700mm)

Building Face	Distance to Face	Length of Face	No. 1 Subtotal	No. 2 Subtotal	No. 3 Subtotal
C	No. 2	3355			3355
A1	No. 1	3050	3050		
B1	No. 2	3505		3505	
A2	No. 1	3550	3550		
B2	No. 2	3505		3505	
A3	No. 1	3050	3050		
B3	No. 2	3505		3505	
A4	No. 1	3550	3550		
B4	No. 2	12805 - (3505+3355+4555)		12805	
	Total Length of Face	41395	14600	22320	3355
	Percentage of Total Length of Face		35.44%	53.44%	8.12%
	Distance to Face	6100	7470	6170	
	Weighted Average	2162	4218	501	7123 mm (Average Setback)

OPEN SITE SPACE CALCULATIONS

Open Site Space - Lot - Zone Standard - 60% Min

	SQ.FT	SQ.M
BLDG	6716.25	609.77
DRIVE	1531.61	142.31
Total	10248.06	952.08
LOT AREA	21527.82	2000
- (BLDG + DRIVE)	10248.06	952.08
OPEN SITE SPACE	11279.76	1047.92
OPEN SITE SPACE	11279.76	1047.92
LOT AREA	21527.82	2000
%	52.396	52.396

Johnson & Chambers Area Calculations

	Suite Numbers and Areas												Circulation/Amenity
Level PH	PH-1	PH-2											
(SF)	984	1195											884
(m²)	90.6	110.9											
Level 5	501	502	503	504	505	506	507	508					
(SF)	874	871	881	876	842	870	465	701					1160
(m²)	81.2	80.9	81.8	81.4	78.2	80.8	43.2	65.1					
Level 4	401	402	403	404	405	406	407	408					
(SF)	874	871	881	876	842	870	465	701					1160
(m²)	81.2	80.9	81.8	81.4	78.2	80.8	43.2	65.1					
Level 3	301	302	303	304	305	306	307	308	309	310			
(SF)	874	742	740	740	728	580	580	580	495	525			1022
(m²)	81.2	68.9	68.7	68.7	67.6	53.9	53.9	53.9	46.0	48.8			
Level 2	201	202	203	204	205	206	207	208	209	210			
(SF)	874	795	794	794	689	757	633	633	633	633			1004
(m²)	81.2	73.8	73.8	73.8	64.0	70.3	58.8	58.8	58.8	58.8			
Level 1	101	102	103	104	105	106	107	108	109	110			
(SF)	874	814	794	794	689	758	634	634	633	640			1030
(m²)	81.2	75.6	73.8	73.8	64.0	70.4	58.9	58.9	58.8	59.5			

SF = Square Feet.
m² = Square Meters
Unit Sizes are approximate and may vary with refinement of layout.
All areas to be confirmed.

		Residential Area (per floor)	Circulation Area (per floor)	Total Area (per floor)
	(SF)	2,145	884	3,029
	(m²)	199.3	82.1	281.4
	(SF)	6,151	1,160	7,311
	(m²)	571.4	107.8	679.2
	(SF)	6,151	1,160	7,311
	(m²)	571.4	107.8	679.2
	(SF)	6,900	1,022	7,922
	(m²)	641.0	94.9	735.9
	(SF)	7,755	1,004	8,759
	(m²)	720.5	93.3	813.7
	(SF)	7,086	1,630	8,716
	(m²)	658.1	151.4	809.5
			Efficiency	Total Area
Subtotal	(SF)	36,188	84%	43,048
	(m²)	3,362.5	84%	3,999.3

Site Area		FSR (max)	FSR Area	Building Area	Difference
21,527.8	(SF)	2.0	43,055	43,048	8
2,000	(m²)	2.0	4,000.0	3,999.3	1

Total Suites		Suite Types	Avg. Size	Suite Numbers	Percentage
48	(SF)	Studio	-	4	8%
48		1 Bedroom	-	16	33%
48		1 Bedroom + Den	-	10	21%
48		2 Bedroom	-	14	29%
48		2 Bedroom + Den	-	4	8%

Parking	Factor	Total Suites	Stalls Required	Stalls Provided	Accessible Req.
	1.2	48	57.6	58	1

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Victoria, BC
V8V 2K1

ring:
T. 604.678.1638

type:
info@kokaarchitecture.ca

browse:
kokaarchitecture.ca

seal:

project north: true north:

scale:
As indicated

notes:
All work to conform to applicable building codes, bylaws, etc.

All dimensions to be verified on site.

project number:
1625

project:
johnson + chambers

owner:
KANG&GILL

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

legal description:
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

issue: issue date:
REZONING 12 Jan 2015
DEVELOPMENT PERMIT 22 Mar 2015

title:
PROJECT DATA

Revision: 01

sheet:
A.002

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 ½ to 2 ½ - 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, ½ to 2 ½ - storey houses, and a vast number of 3 to 6 - 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 ½ - 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 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 at the sidewalks along Johnson and Chambers Streets is punctuated with a row of 2 - storey lightly 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, Yew hedges 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 backdrops 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 at the numerous balcony and terrace locations.

Dwelling Units, Density, and Affordability

The proposed project is comprised of 48 accessible dwelling units and a strata 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 m2 to 112 m2, 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 planting, 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
Aluminum Frame

GLASS GUARDRAIL:
Transparent Glass
Aluminum Frame

GLASS GUARDRAIL:
Translucent Glass
Aluminum Frame

WOOD:
Natural Fir

koka

visit: [illegible]

ring: [illegible]

type: [illegible]

browse: [illegible]

seal:

scale:
Not to Scale.

notes:

All dimensions to be verified on site.

project number:

project:

johnson + chambers

owner:
KANG+GILL

civic address:

legal description:

issue:	issue date:
[illegible]	[illegible]
[illegible]	[illegible]

title:
DESIGN RATIONALE

Revision: 01

sheet:

A.003

koka

vist :)

ring :)

type :)

browse :)
koka.architecture.ca

seal

project north

true north

scale
Not to Scale.

notes:

project number

project:
johnson + chambers

owner
KANG&GILL

civic address

legal description

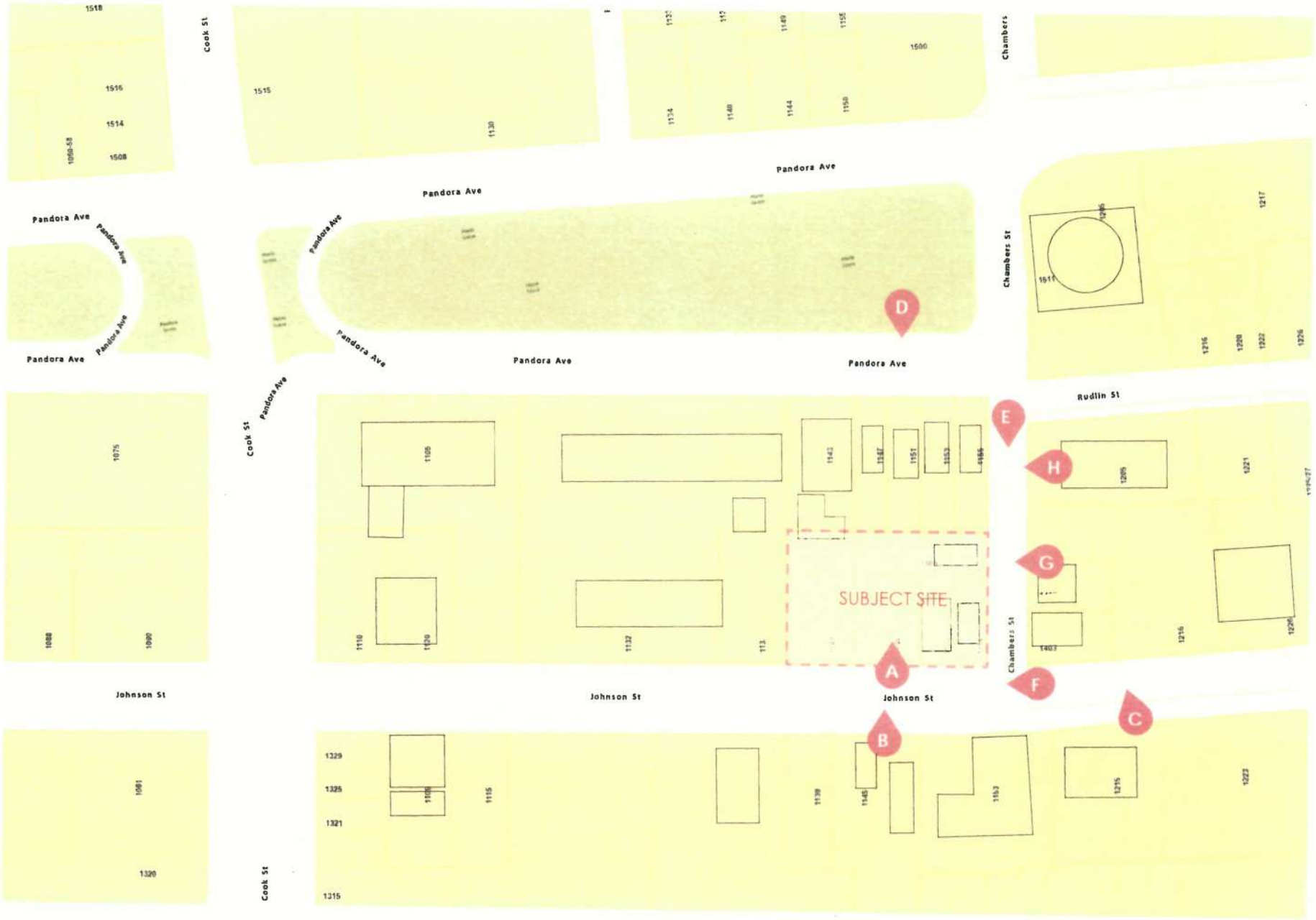
issue:

issue date:

title:
SITE CONTEXT

Revision 01

sheet
A.004



koka

vist:
koka
ring:
type:
info@kokaarch.ca
browse:
koka.arch-lecture.ca

seal

project north
true north

scale:
Not to Scale.

notes:

All dimensions to be verified on site

project number
1826

project
johnson + chambers

owner
KANG&GILL

civic address
1144-1151 Johnson Street
& 1406 Chambers Street
Victoria, BC

legal description
LOT 1095, VICTORIA CITY
LOT 1096, VICTORIA CITY
VICTORIA CITY PLAN 6172
PART OF LOT 1095, VICTORIA CITY
PARCEL A (DD 143143 I) OF LOT 1096, VICTORIA CITY
PARCEL A (DD 143143 I) OF LOT 1097, VICTORIA CITY PLAN 6172

issue:
REZ/DP SUBMISSION
issue date:
22 Mar 2021

title:
Context Map

Revision 01

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

visit :)

eng :)

type :)

browse :)

seal:

scale

notes:

project number

project

johnson + chambers

owner

civic address:

legal description:

issue: | issue date:

title:

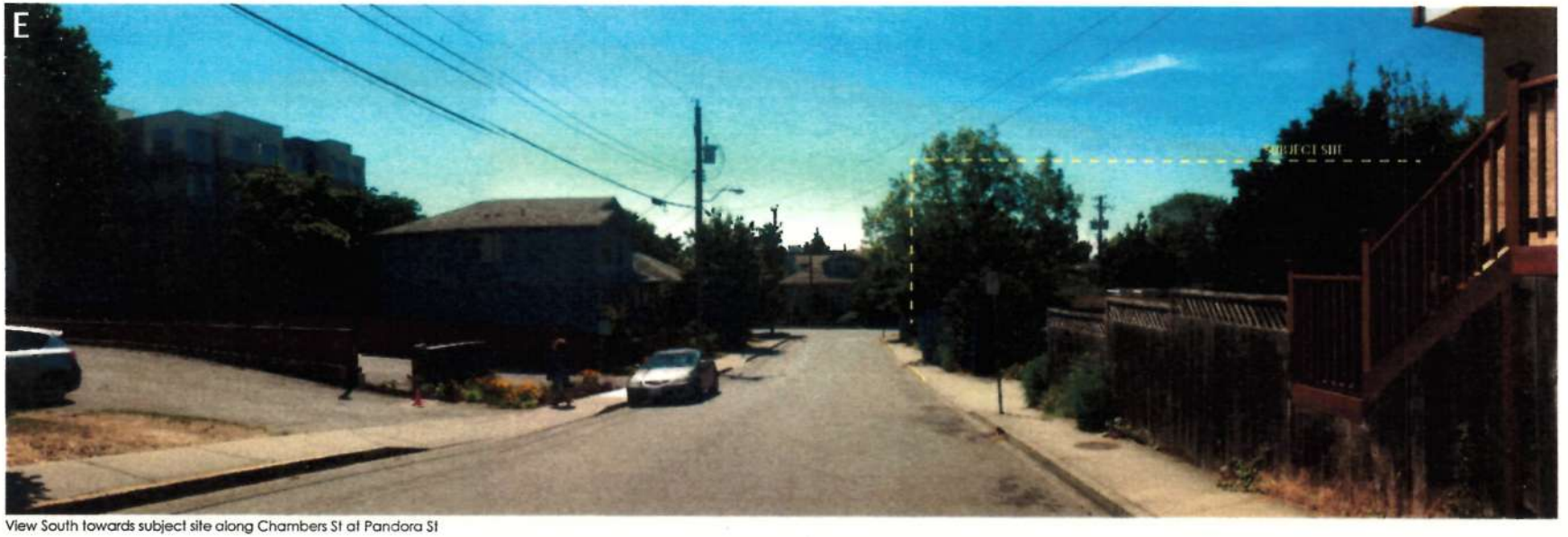
Context Photos

Revision: 01

sheet

A.006

View South towards neighbouring houses from Pandora St



View South towards subject site along Chambers St at Pandora St

koka

visit:

ring:

type:

browse:

sed:

scale:

notes:

All dimensions to be verified on site

project number:

project

johnson + chambers

owner

KANG+GILL

civic address:

legal description:

issue: **issue date:**

title:

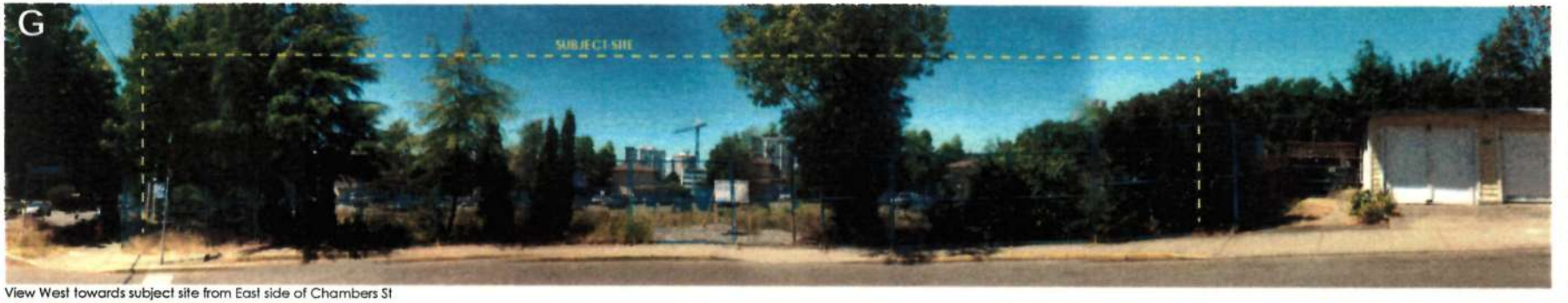
Context Photos

Revision: 01

sheet

A.007

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

visit :)

ring :)

type :)

browse :)

seal:

scale:

notes:

project number

project

johnson + chambers

owner

KANG&GILL

civic address:

legal description:

issue:	issue date:

title:

Context Photos

Revision: 01

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-I) 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

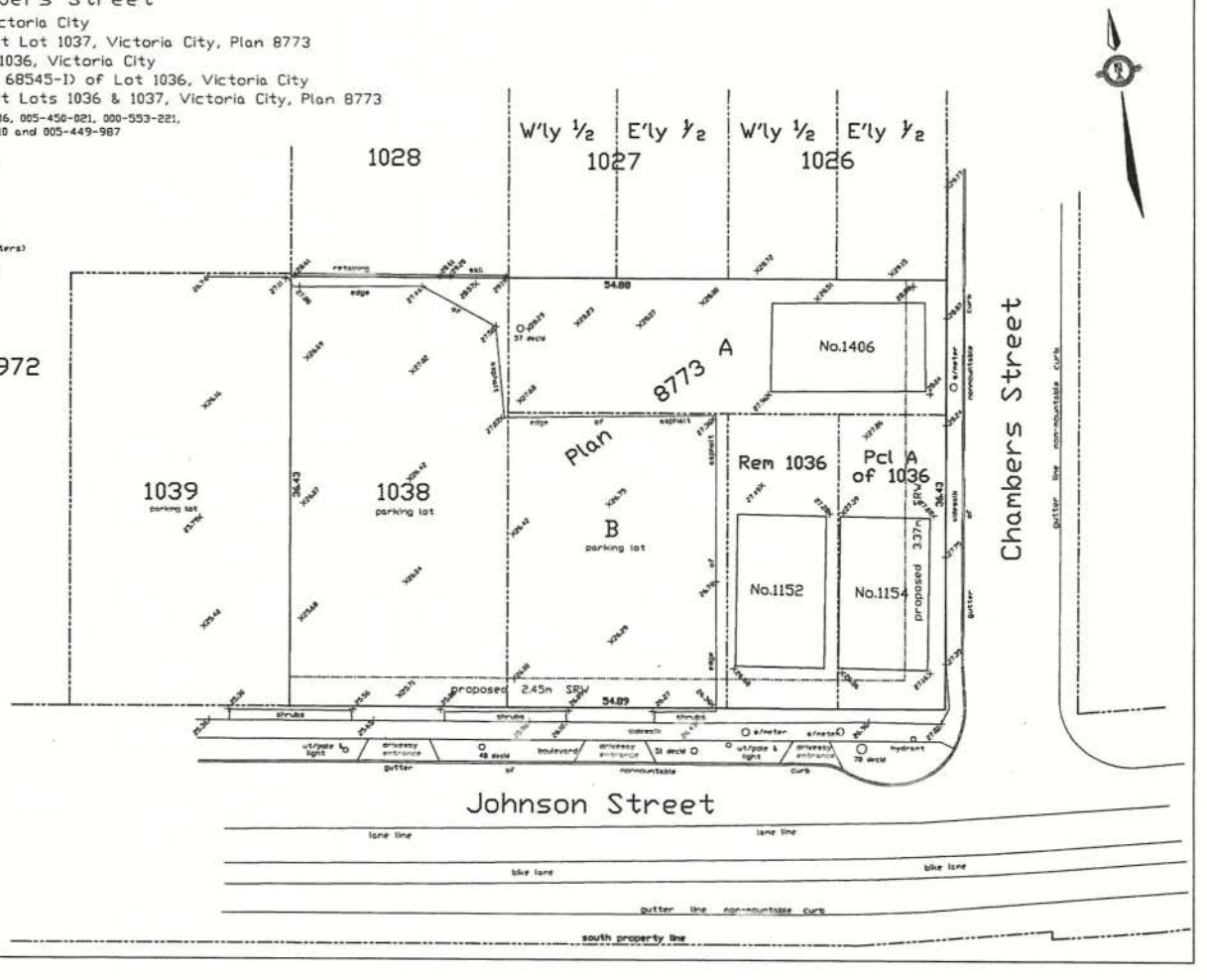
Scale - 1:200

All distances are shown in metres.
The intended print size is 11" by 17".

Tree diameters are in centimetres.

Geodetic elevations shown +00.00 (in Meters)

Total Site Area = 2000 m2



revised September 10/15
October 29, 2013

File: 11,704 Site (16)

POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

koka

visit:
koka studio
architecture + design
1-1011 Fort Street
Victoria, BC V8V 3K3

ring:
1.604.677.9068

type:
info@kokaarch.com

browse:
koka.net/lecture-13

seal:

scale:
Not to Scale.

notes:
This drawing, parking plan and design are the property of koka studio architecture + interiors inc.

All items to conform to applicable building codes, standards, authority having jurisdiction.

Refer to mechanical drawings for mechanical information.

Refer to structural drawings for structural information.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:
1625

project:
johnson + chambers

owner:
KANG & GILL

civic address:
1144-1151 Johnson Street
& 1406 Chambers Street
Victoria, BC

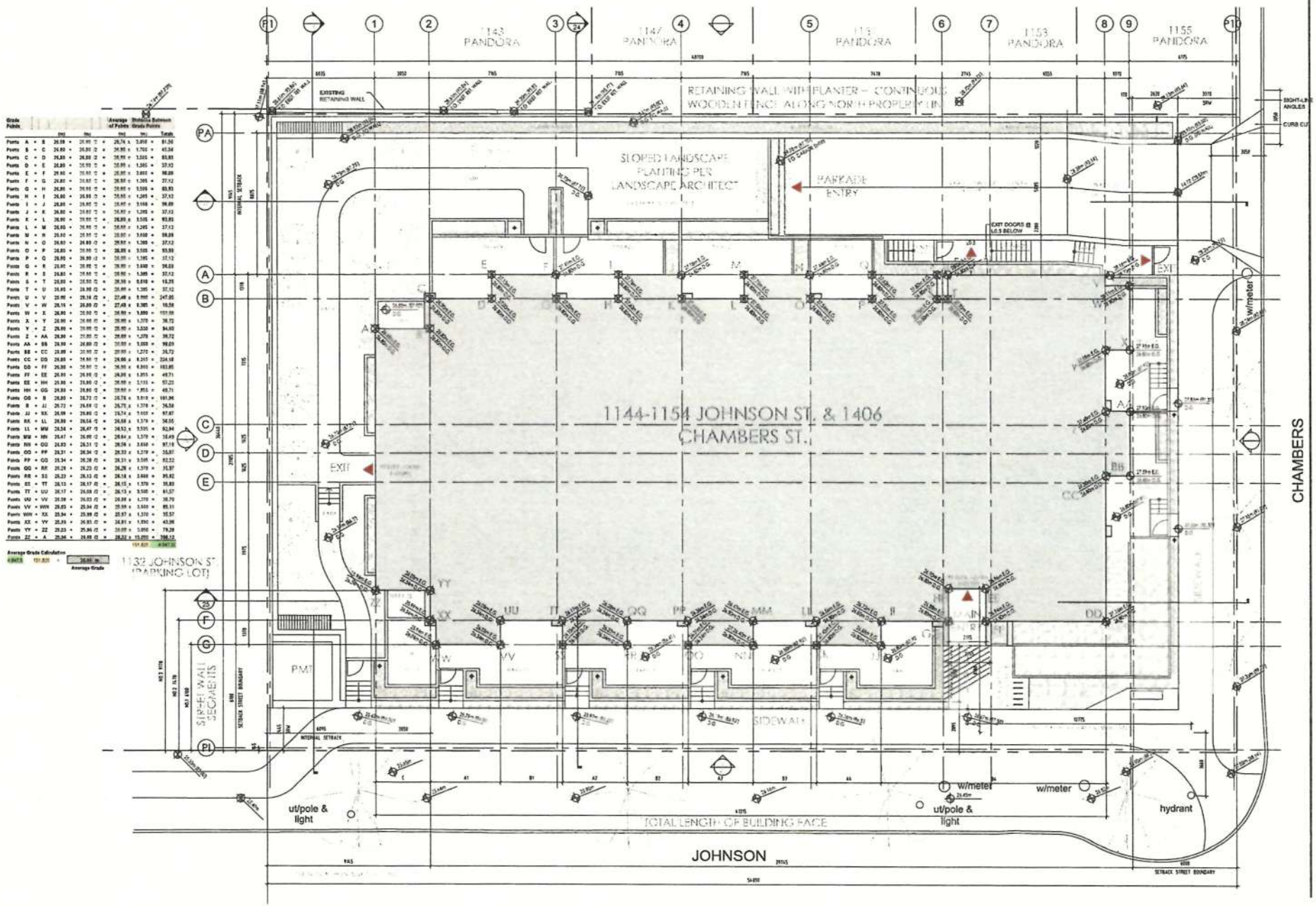
legal description:
LOT 1038, VICTORIA CITY
LOT B, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773
PART OF LOT 1036, VICTORIA CITY
PARCEL A, (DD 68545-I) OF LOT 1036, VICTORIA CITY
LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 8773

issue: issue date:
REZ/DP SET 1.01 22 Mar 2013

title:
Site Survey

Revision: 01

sheet:
A.009



Grade Points		(m)	(m)	(m)	(m)	Average Distance Between of Points	Grade Points	Totals
Points	A + B	26.69 +	26.90 /2 =	26.74 x	2.050 =			54.81
Points	B + C	26.80 +	26.80 /2 =	26.80 x	1.700 =			45.56
Points	C + D	26.80 +	26.80 /2 =	26.80 x	1.305 =			35.00
Points	D + E	26.80 +	26.90 /2 =	26.85 x	1.305 =			35.02
Points	E + F	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	F + G	26.90 +	26.80 /2 =	26.85 x	1.305 =			35.02
Points	G + H	26.80 +	26.90 /2 =	26.85 x	1.305 =			35.02
Points	H + I	26.80 +	26.80 /2 =	26.80 x	1.305 =			35.02
Points	I + J	26.80 +	26.80 /2 =	26.80 x	1.305 =			35.02
Points	J + K	26.80 +	26.80 /2 =	26.80 x	1.305 =			35.02
Points	K + L	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	L + M	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	M + N	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	N + O	26.90 +	26.80 /2 =	26.85 x	1.305 =			35.02
Points	O + P	26.80 +	26.90 /2 =	26.85 x	1.305 =			35.02
Points	P + Q	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	Q + R	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	R + S	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	S + T	26.90 +	26.90 /2 =	26.90 x	0.610 =			16.39
Points	T + U	26.90 +	26.90 /2 =	26.90 x	1.305 =			35.09
Points	U + V	26.90 +	26.90 /2 =	26.90 x	9.900 =			266.19
Points	V + W	26.90 +	26.90 /2 =	26.90 x	0.305 =			8.20
Points	W + X	26.90 +	26.90 /2 =	26.90 x	5.850 =			157.30
Points	X + Y	26.90 +	26.90 /2 =	26.90 x	1.370 =			36.85
Points	Y + Z	26.90 +	26.90 /2 =	26.90 x	3.550 =			95.47
Points	Z + AA	26.90 +	26.90 /2 =	26.90 x	1.370 =			36.85
Points	AA + BB	26.90 +	26.90 /2 =	26.90 x	3.550 =			95.47
Points	BB + CC	26.90 +	26.90 /2 =	26.90 x	1.370 =			36.85
Points	CC + DD	26.90 +	26.90 /2 =	26.90 x	9.305 =			250.28
Points	DD + FF	26.90 +	26.90 /2 =	26.90 x	6.900 =			185.61
Points	FF + EE	26.90 +	26.90 /2 =	26.90 x	1.855 =			49.89
Points	EE + HH	26.90 +	26.90 /2 =	26.90 x	2.135 =			57.42
Points	HH + GG	26.90 +	26.90 /2 =	26.90 x	1.855 =			49.89
Points	GG + II	26.90 +	26.73 /2 =	26.76 x	5.810 =			155.46
Points	II + JJ	26.73 +	26.69 /2 =	26.70 x	1.370 =			36.58
Points	JJ + KK	26.69 +	26.66 /2 =	26.67 x	3.550 =			94.67
Points	KK + LL	26.66 +	26.54 /2 =	26.60 x	1.370 =			36.45
Points	LL + MM	26.54 +	26.47 /2 =	26.51 x	3.505 =			92.94
Points	MM + NN	26.47 +	26.40 /2 =	26.44 x	1.370 =			36.19
Points	NN + OO	26.40 +	26.31 /2 =	26.36 x	3.660 =			97.18
Points	OO + PP	26.31 +	26.34 /2 =	26.33 x	1.370 =			35.97
Points	PP + QQ	26.34 +	26.28 /2 =	26.31 x	3.505 =			92.22
Points	QQ + RR	26.28 +	26.23 /2 =	26.26 x	1.370 =			35.97
Points	RR + SS	26.23 +	26.13 /2 =	26.18 x	3.660 =			95.82
Points	SS + TT	26.13 +	26.17 /2 =	26.15 x	1.370 =			35.83
Points	TT + UU	26.17 +	26.08 /2 =	26.13 x	3.505 =			91.57
Points	UU + VV	26.08 +	26.03 /2 =	26.06 x	1.370 =			35.70
Points	VV + WW	26.03 +	25.94 /2 =	25.99 x	3.660 =			95.11
Points	WW + XX	25.94 +	25.99 /2 =	25.97 x	1.370 =			35.57
Points	XX + YY	25.99 +	26.01 /2 =	26.01 x	1.830 =			47.58
Points	YY + ZZ	26.01 +	25.96 /2 =	26.00 x	3.050 =			79.30
Points	ZZ + A	25.96 +	26.69 /2 =	26.32 x	15.000 =			394.80
							151.820	4,047.35

Average Grade Calculation

4,047.35 / 151.820 = 26.66 m

Average Grade

koka

visit:)

call:)

type:)

browse:)

seal:

project north: true north:

scale:

notes:

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:

project:

johnson + chambers

owner:

KANGGILL

civic address:

legal description:

Lot 1898, VICTORIA CITY

Lot 1899, VICTORIA CITY

PARCEL A (DD 448411-I) OF LOT 1898, VICTORIA CITY, EXCEPT THAT PART SHOWN ON PLAN VIP 77373

issue: issue date:

REZ/DP SET 01 22 Mar 2019

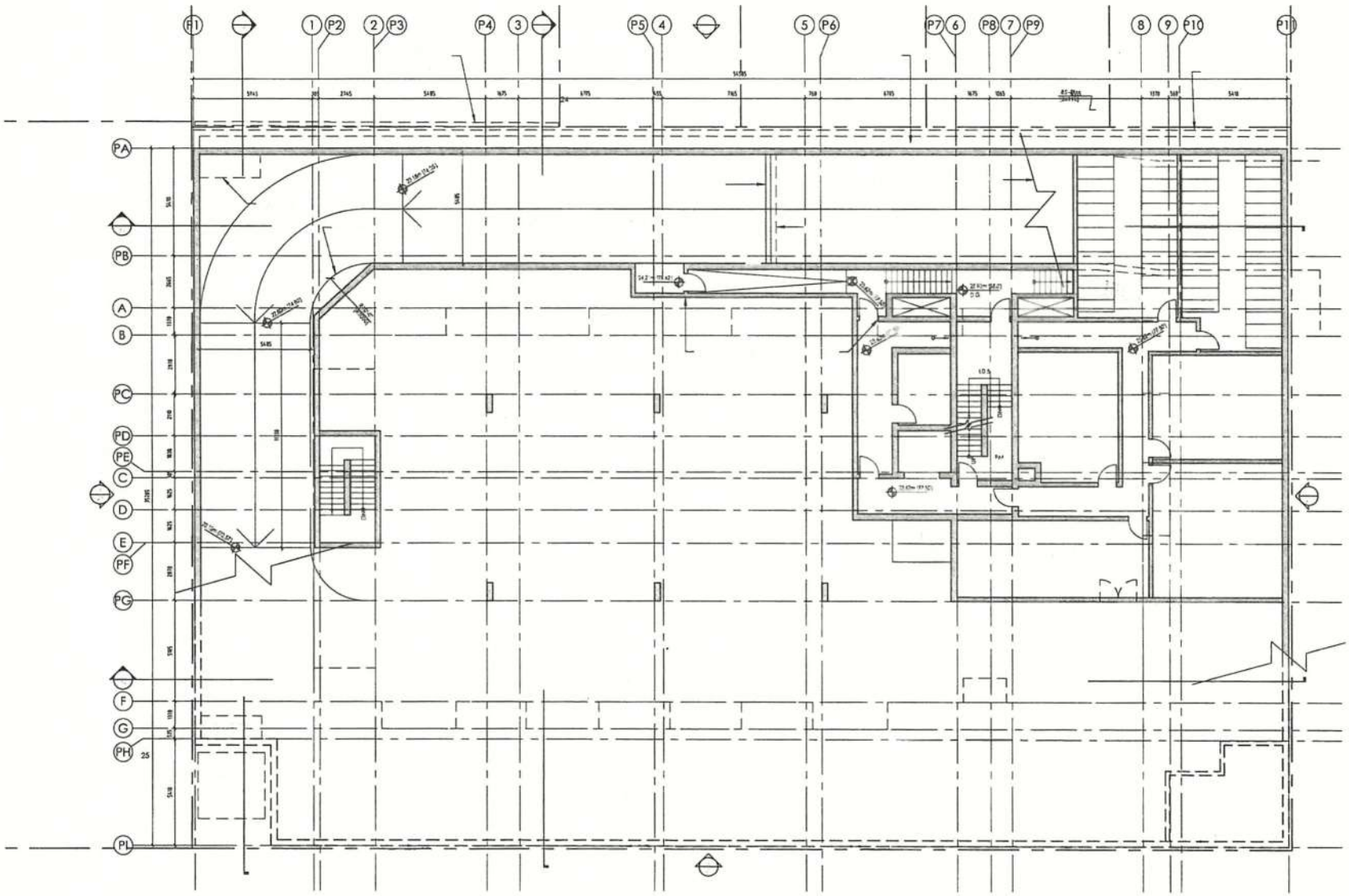
title:

Site Plan

Revision: 01

sheet R.01

A.010



koka

visit :)

ring :)

type :)

browse :)

seal:

project north: true north:

scale:

notes:

All work to conform to

Refer to structural

Refer to survey for all grade

All dimensions to be verified

project number:

project:

johnson + chambers

owner:

KANG & GILL

civic address:

legal description:

issue: issue date:

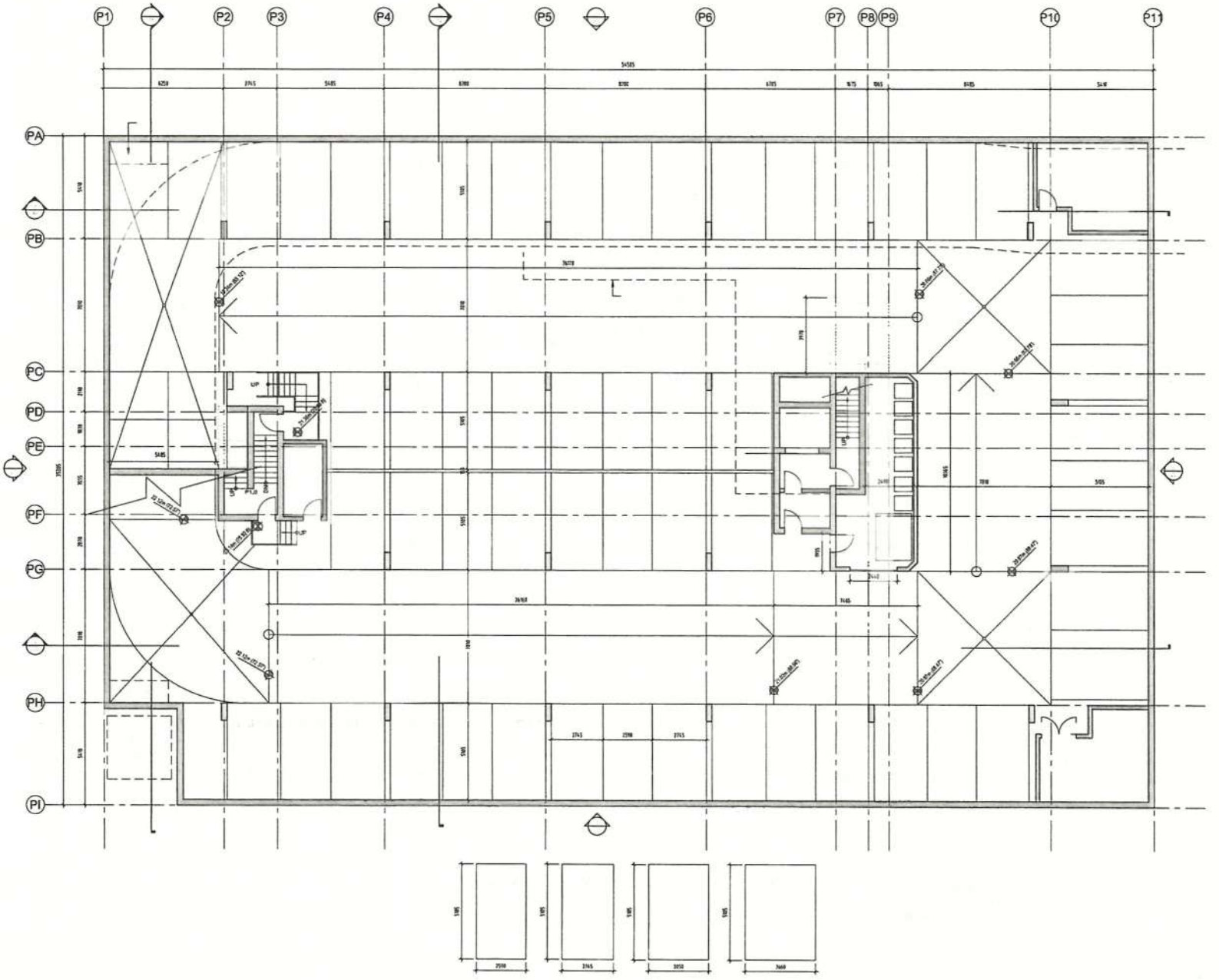
title:

Parking Mezzanine

Revision: 01

sheet:

A.011



koka

visit:)

ring:)

type:)

browse:)

seal:

project north: true north

scale:
Not to Scale.

notes:

All dimensions to be verified on site.

project number:

project:

johnson + chambers

owner:
KANG+GILL

civic address:

legal description:

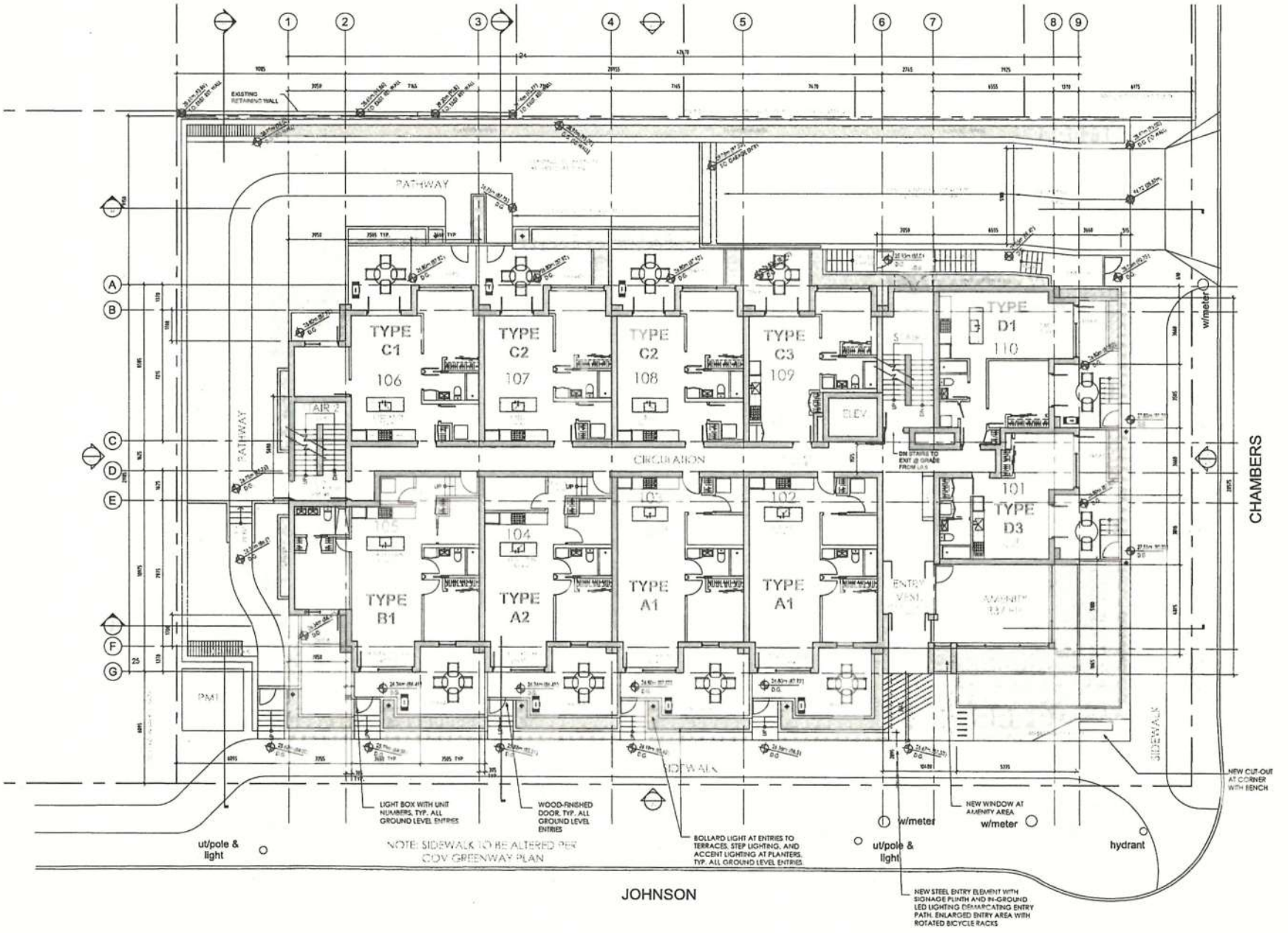
issue: | issue date:

title:
Parking

Revision: 01

sheet:

A.012



koka

visit: }

ring: }

type: }

browse: }

seal:

project north: true north:

scale:

notes:

project number:

project:

johnson + chambers

owner:

KANG&GILL

civic address:

legal description:

issue: issue date:

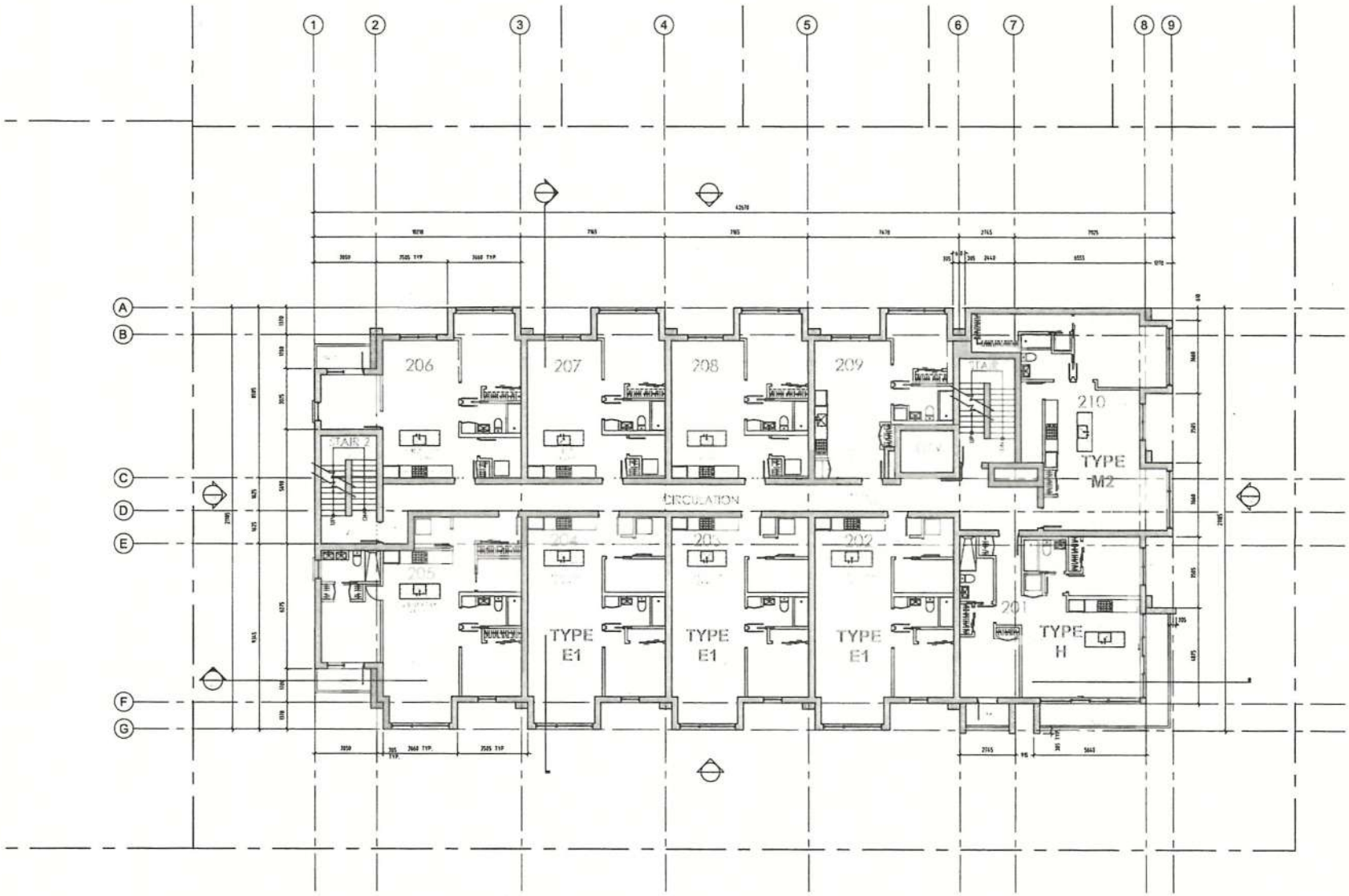
title:

Floor Plan
Level 1

Revision: .01

sheet:

A.013



koka

visit:

ring:

type:

browse:

seal:

project north: true north:

scale:

notes:

All dimensions to be verified on site

project number

project

johnson + chambers

owner

KANGGILL

civic address:

legal description:

issue:	issue date:

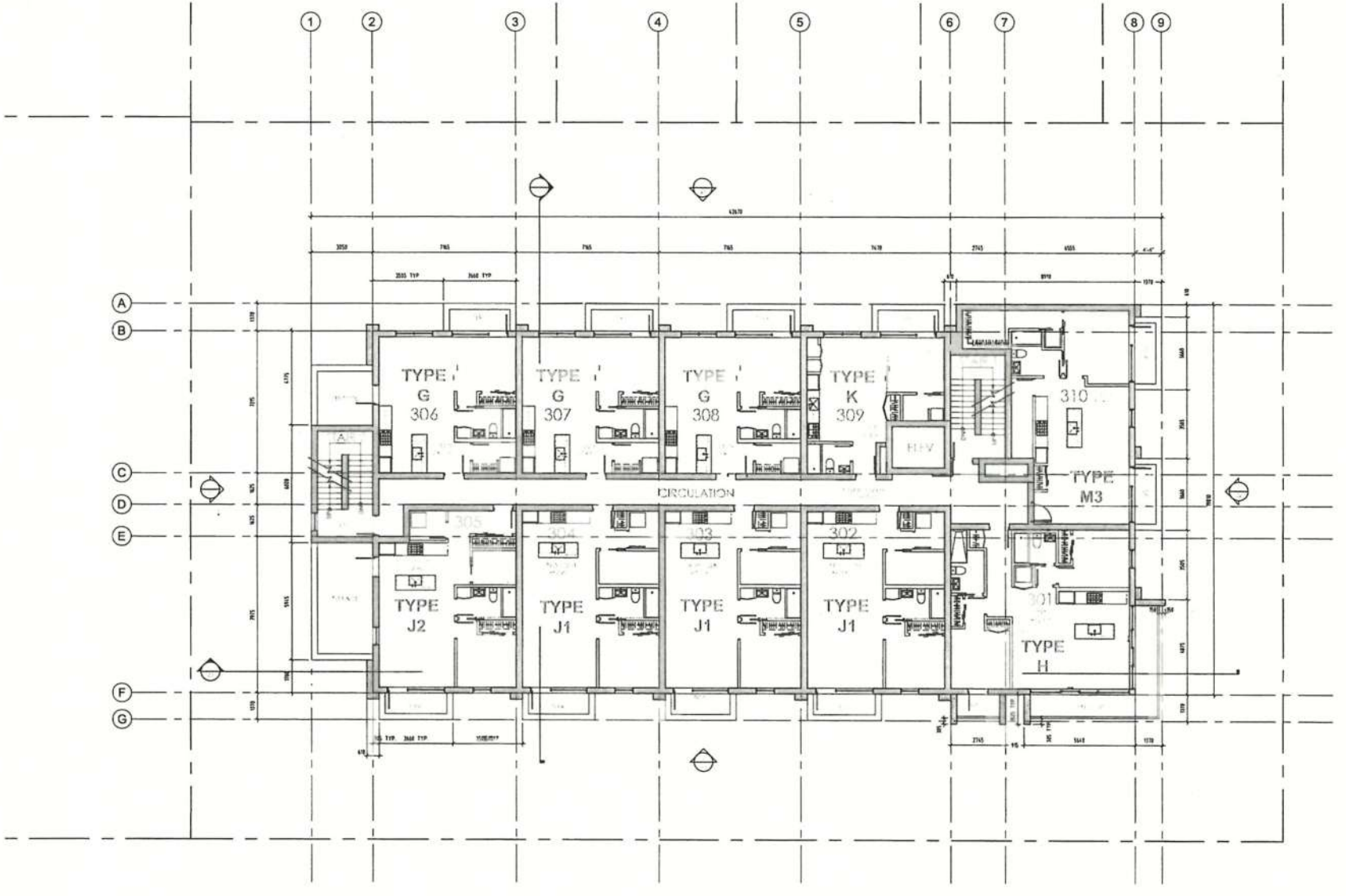
title:

Floor Plan
Level 2

Revision: 01

sheet:

A.014



koka

visit:

ring:

type:

browse:

seal:

project north: **true north:**

scale:

notes:

All dimensions to be verified on site.

project number:

project

johnson + chambers

owner

KANGGILL

civic address:

legal description:

issue: **issue date:**

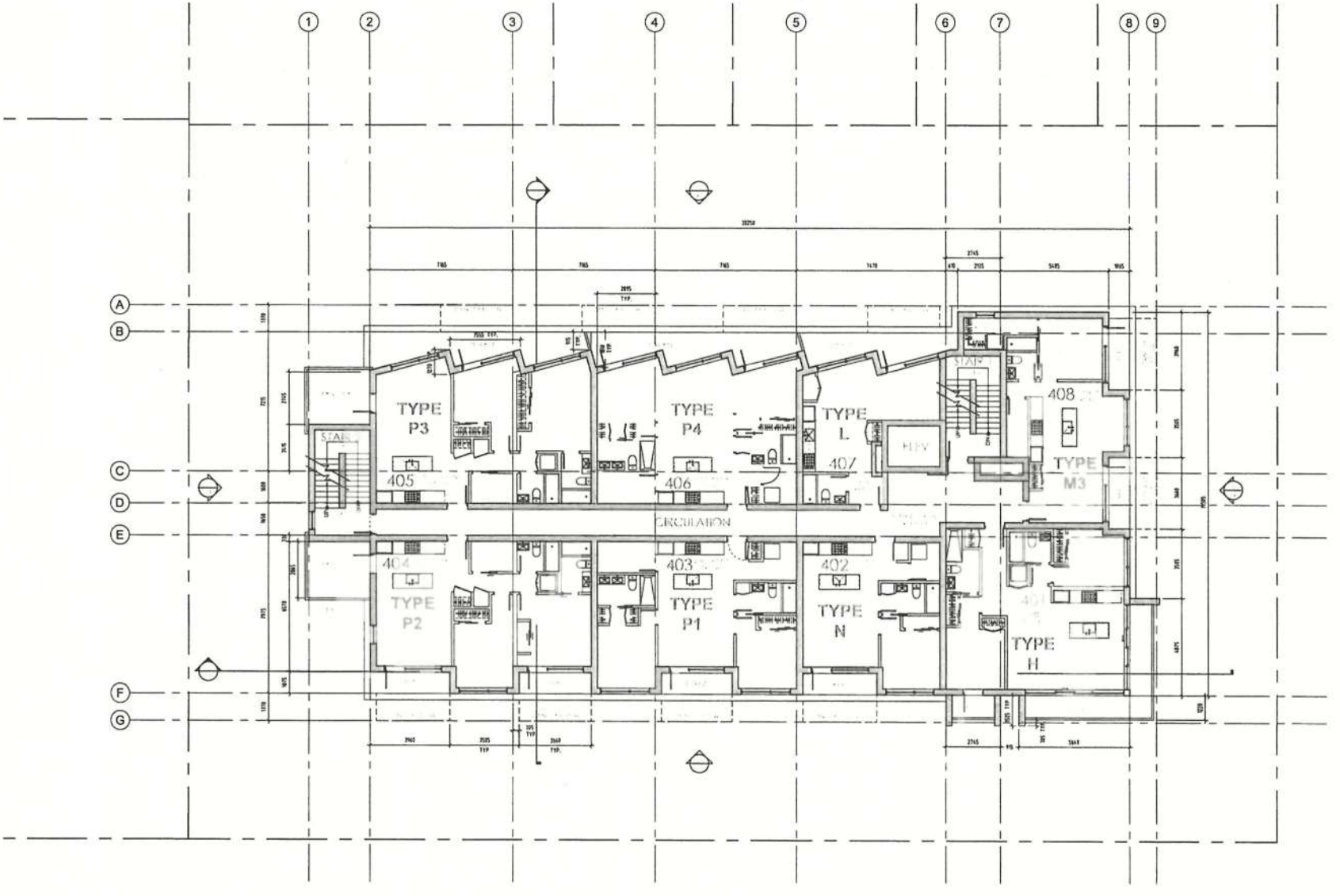
title:

Floor Plan
Level 3

Revision: 01

sheet

A.015



koka

visit:

ring:

type:

browse:

seal:

project north: true north:

scale:

notes:

All work to conform to local building bylaws and the current National Building Code.

Refer to surveys, information provided by authorities, consultants, the handbook of contractors or suppliers.

Refer to structural engineer's drawings for structural items.

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number:

project:

johnson + chambers

owner:

KANO&GILL

civic address:

legal description:

issue: issue date:

REZONING 22 Mar

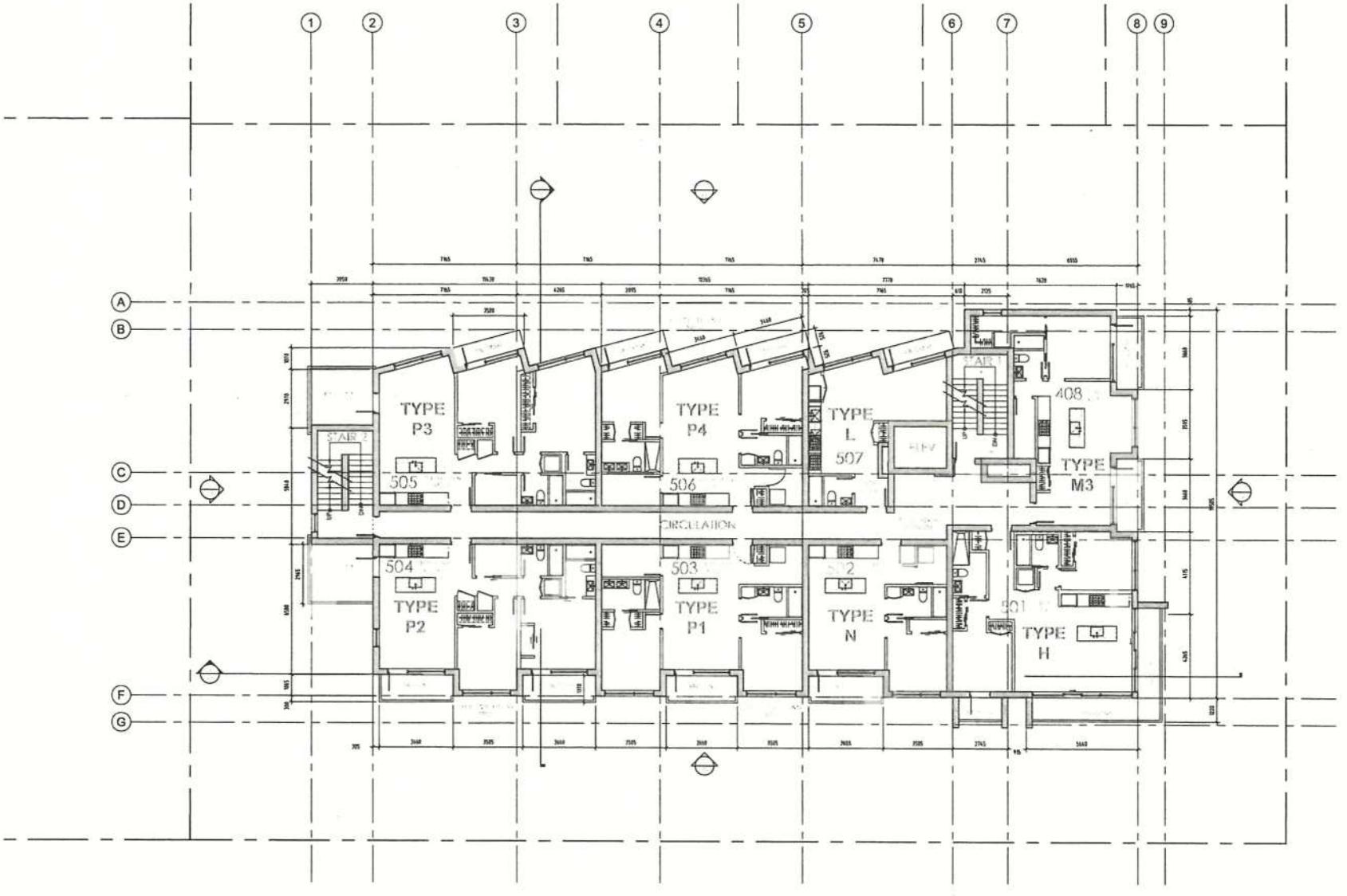
title:

Floor Plan
Level 4

Revision: 01

sheet:

A.016



koka

visit:)

ring:)

type:)

browse:)

seal:

project north: true north:

scale:

notes:

project number:

project:

johnson + chambers

owner:

KANG&GILL

civic address:

legal description:

issue: issue date:

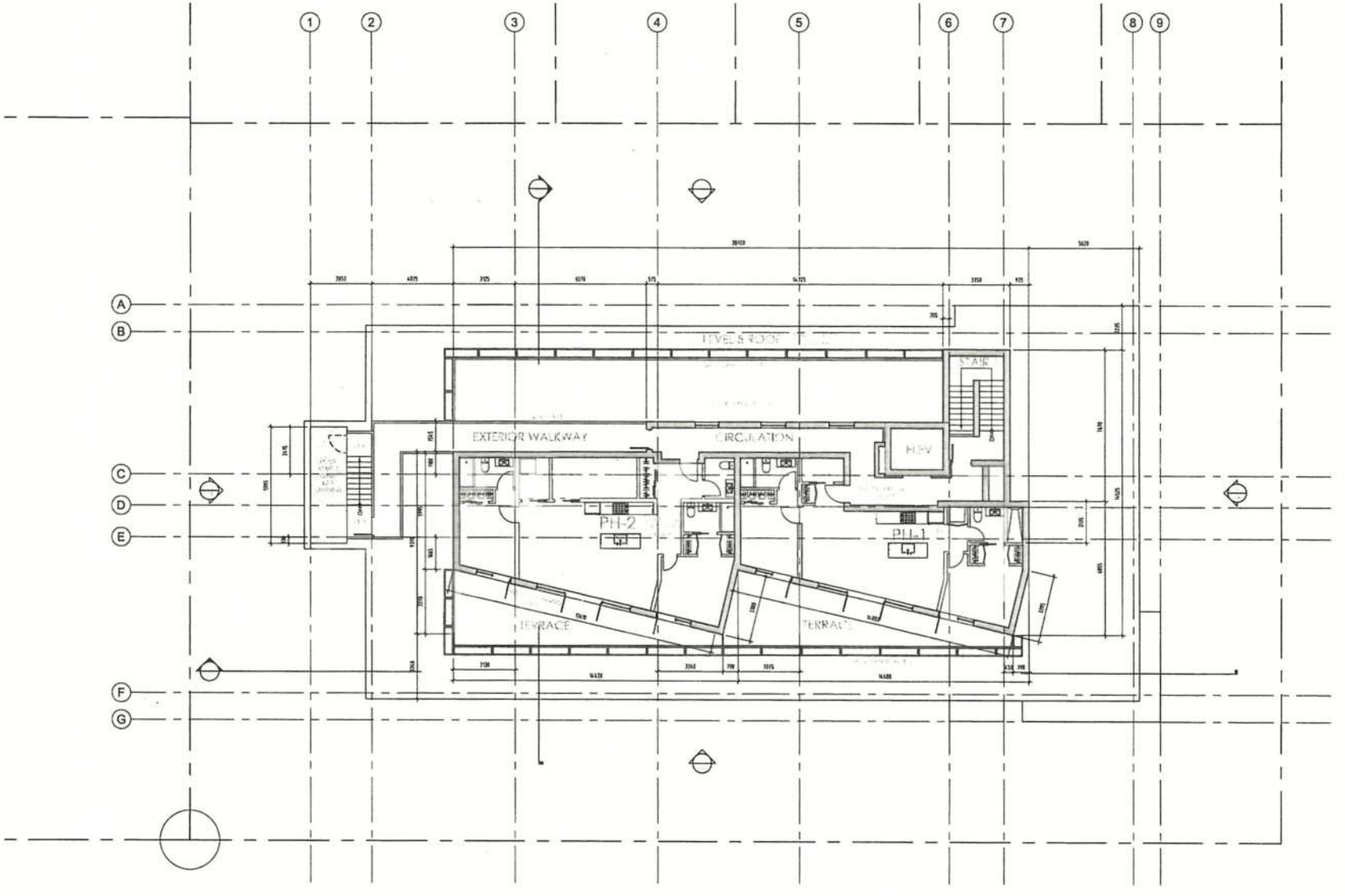
title:

Floor Plan
Level 5

Revision: 01

sheet:

A.017



koka

visit:)

dial:)

type:)

browse:)

seal:

project north: true north:

scale:

notes:

project number:

project

johnson + chambers

owner

KANGGILL

civic address:

legal description:

issue: issue date:

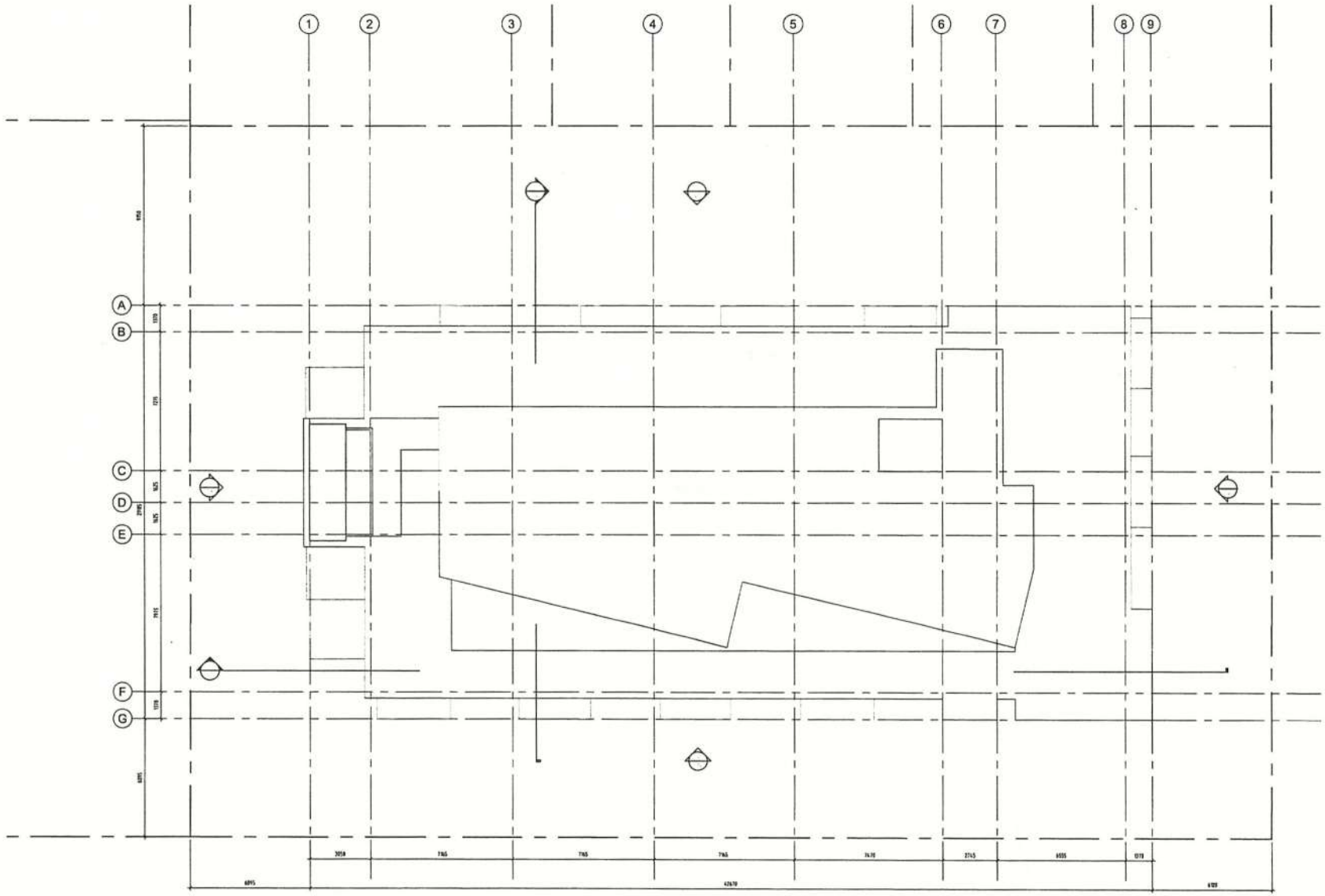
title:

Floor Plan
Level 6

Revision: 01

sheet

A.018



koka

visit :)

ring :)

type :)

brewse :)

seal:

project north: true north:

scale:

notes:

project number:

project

johnson + chambers

owner

KANG&GILL

civic address:

legal description:

issue: issue date:

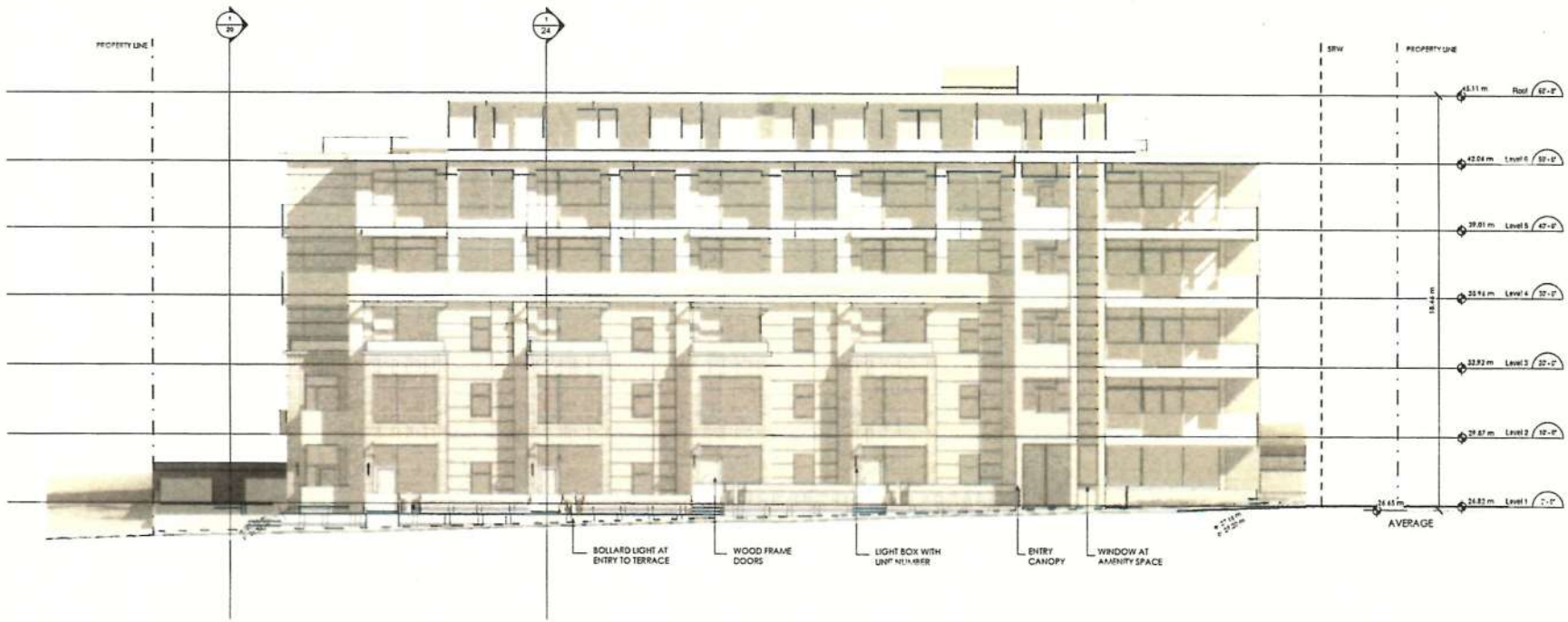
title:

Roof Plan

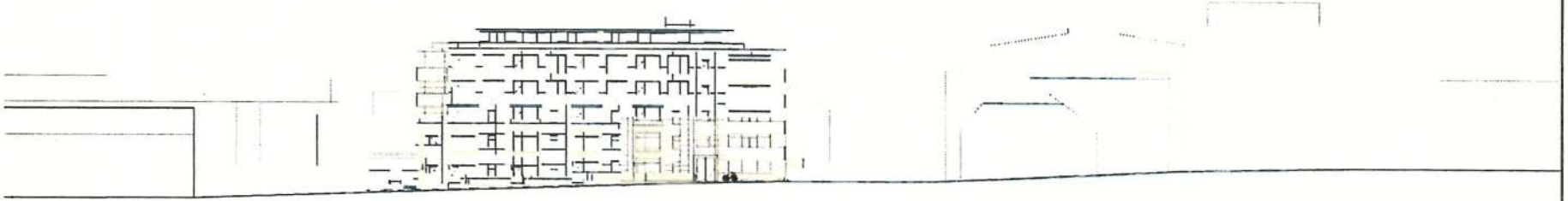
Revision: .01

sheet

A.019



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



koka

visit:)

ring:)

type:)

browse:)

seal:

project north

scale:

notes:

Refer to survey for all grade elevations

All dimensions to be verified on site

project number

project

johnson + chambers

owner

KANG & GILL

civic address:

legal description:

issue: | issue date:

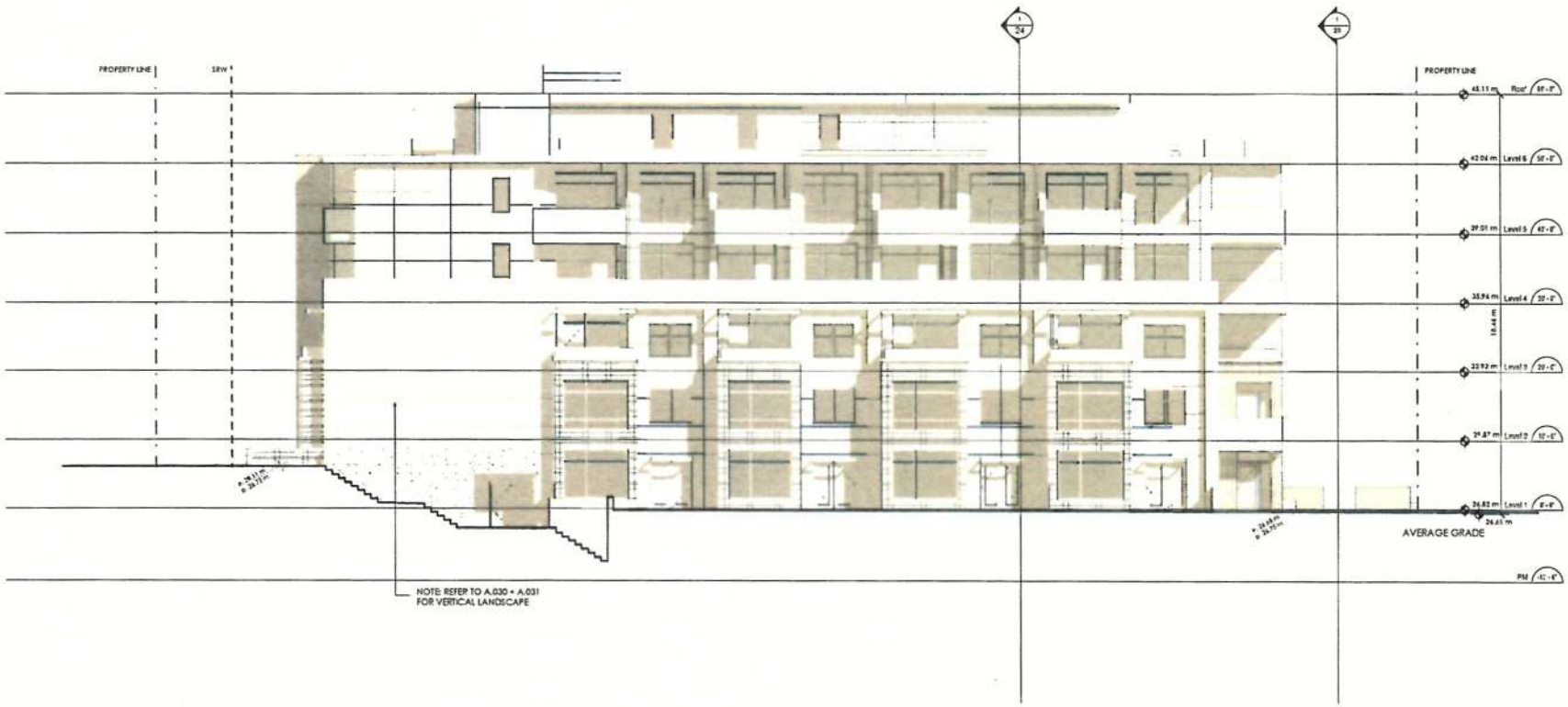
title:

Building Elevation South

Revision: .01

sheet

A.020



koka

visit :)

ring :)

type :)

browse :)

text:

project north

scale:

notes:

All dimensions to be verified on site

project number

project

johnson + chambers

owner

KANGGILL

civic address:

legal description:

issue:

issue date:

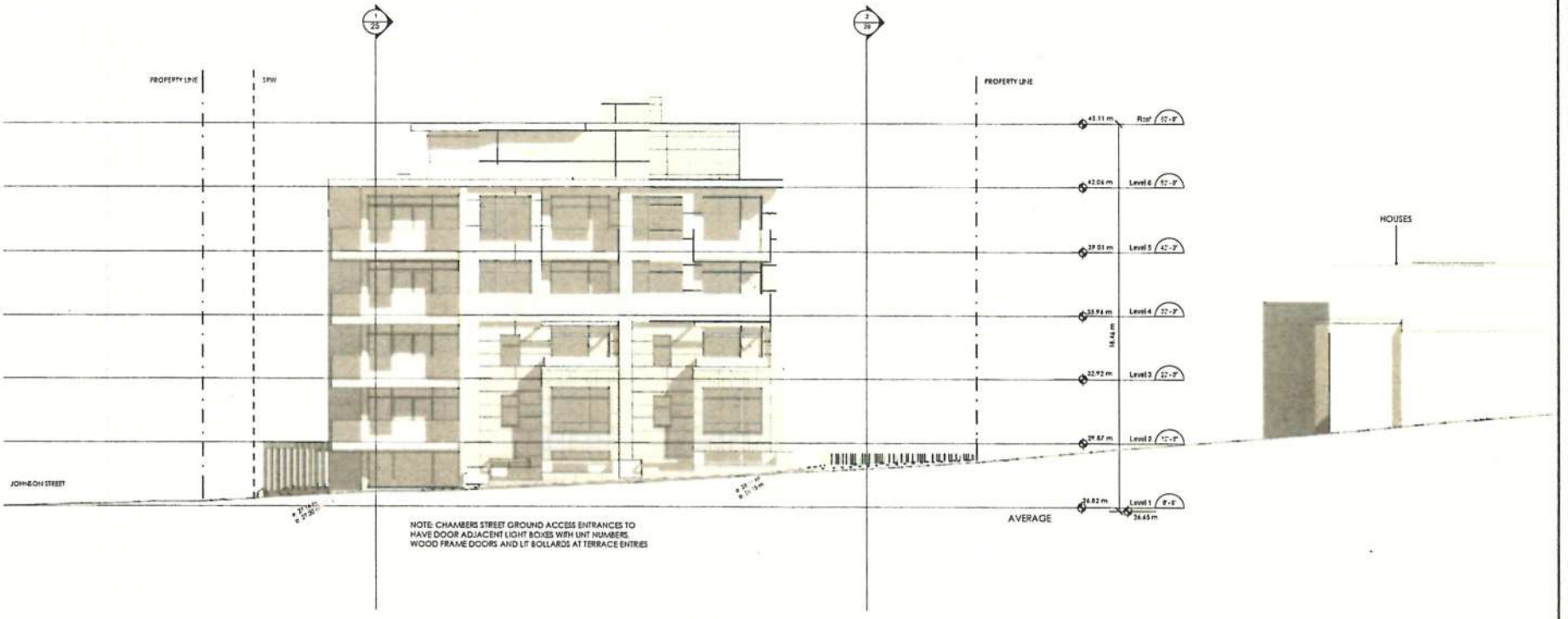
title:

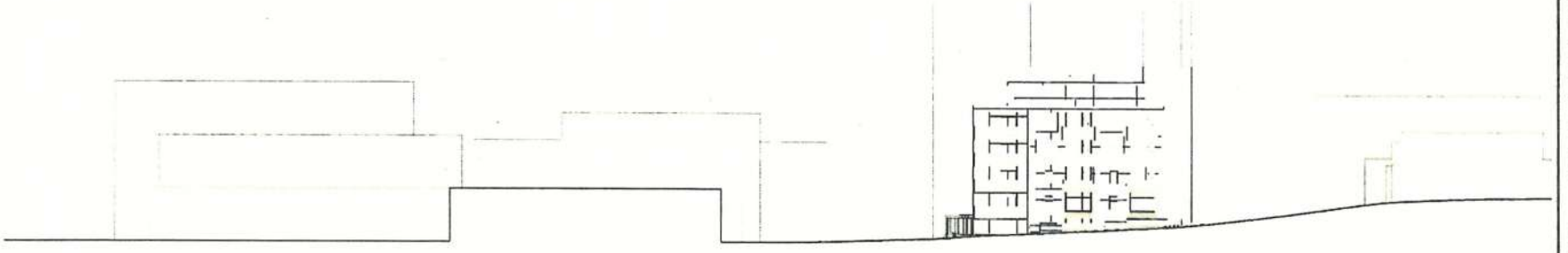
Building Elevation North

Revision: .01

sheet

A.021





koka

type:
koka@kokaarch.com

seal:

project north

notes:

project number:

project:

johnson + chambers

owner:
KANGGILL

civic address:

legal description:

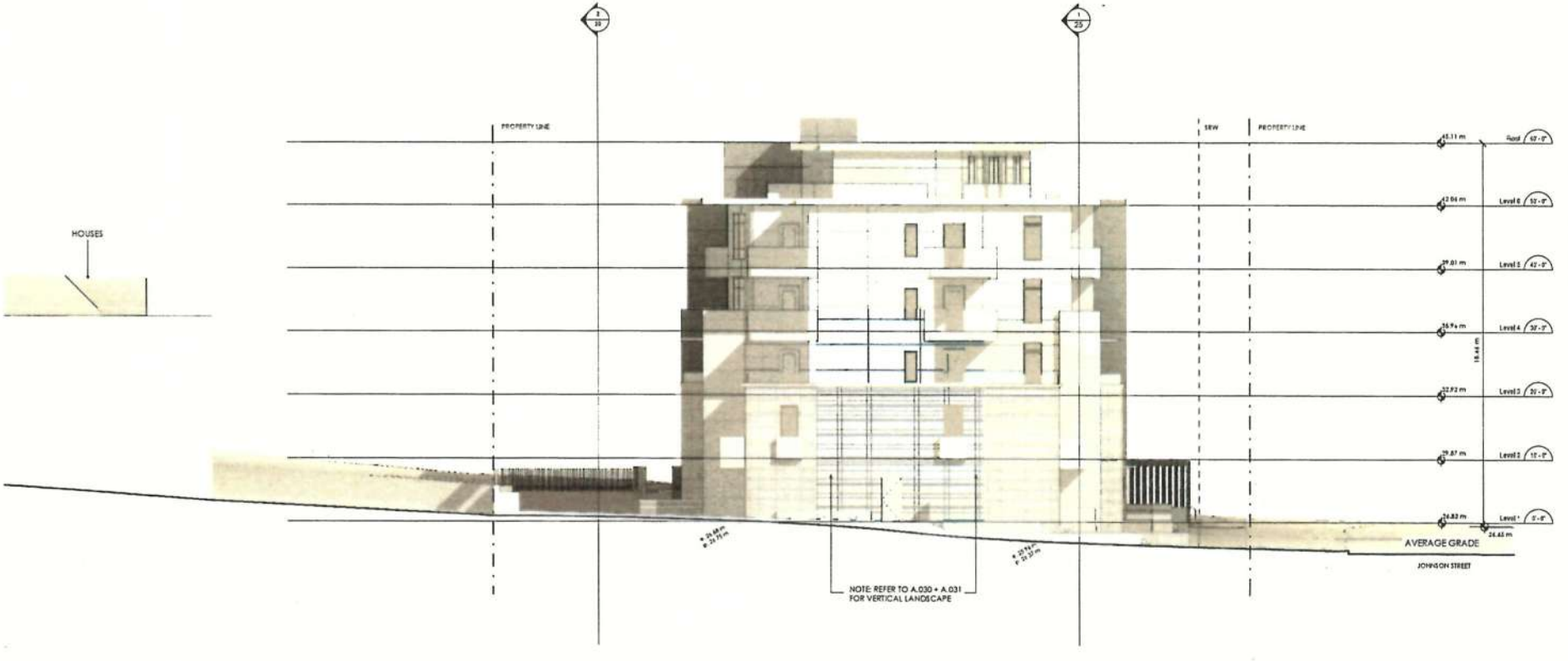
issue: | issue date:

title:
Building Elevation East

Revision: 01

sheet:

A.022



koka

visit :]

ring :]

type :]
info@kokaarchitecture.ca

browse :]
koka.architecture.ca

seal:

project north

scale:

notes:

All dimensions to be verified on site.

project number:
1825

project

johnson + chambers

owner
KANG&GILL

civic address:

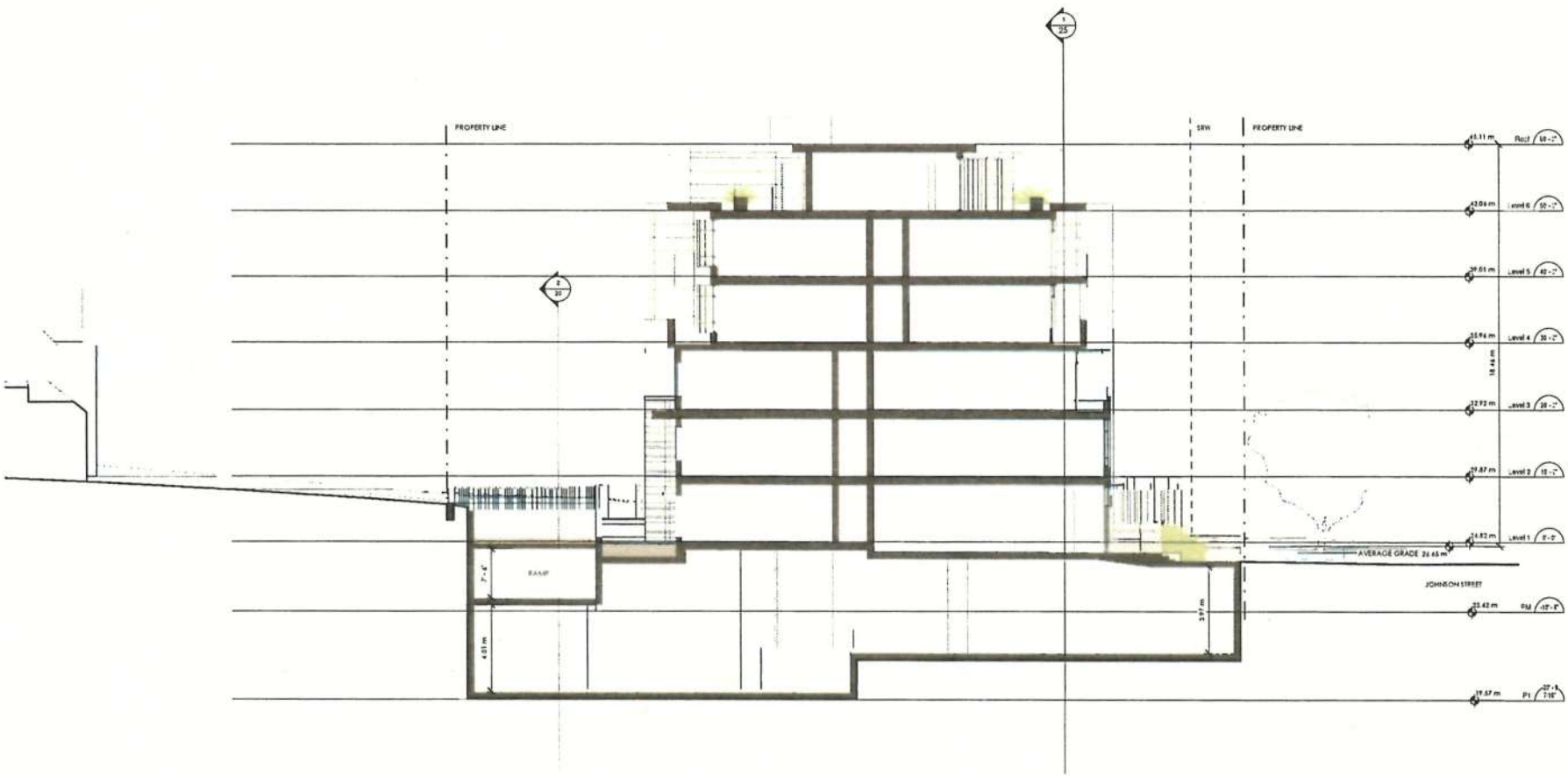
legal description:

issue: | issue date:

title:
Building Elevation West

Revision: 01

sheet:
A.023



koka

visit:)

ring:)

type:)

browse:)

seal:

scale:

notes:

All dimensions to be verified on site

project number:

project:

johnson + chambers

owner:

KANG&GILL

civic address:

legal description:

issue:	issue date:
REZONING SUBMISSION	

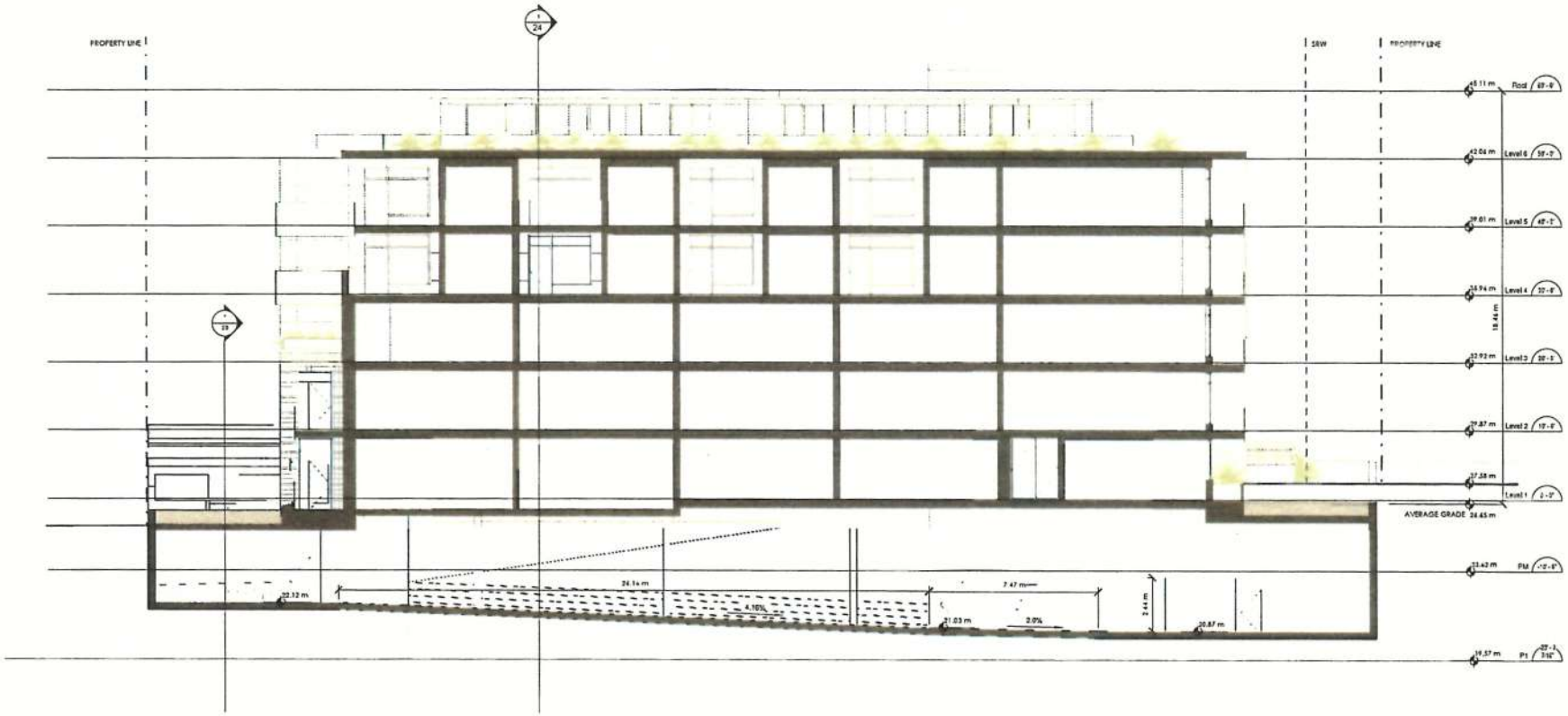
title:

Building Section N-S

Revision: .01

sheet:

A.024



koka

visit:

ring:

type:

browse:

seal:

scale:

notes:

project number:

project

johnson + chambers

owner

KANGGILL

civic address:

legal description:

issue:	issue date:

title:

Building Section E-W

Revision: 01

sheet

A.025

koka

visit :)

ring :)

type :)

browse :)

seal:

project north

true north

scale:

1:250

notes:

All dimensions to be verified on site.

project number

1625

project

Johnson + chambers

owner

KANG+GILL

civic address:

legal description:

issue:

issue date:

REZ/DP

REZ/DP SET 01

title:

Context Plan

revision: 01

sheet

A.026

THE ROW
1144 - 1154 Johnson St and 1406 Chambers St, Victoria, BC
Street Elevation

koka

project north: true north:

scale:
1:250

All dimensions to be verified on site

project number:

project
johnson + chambers

owner
KANG&GILL

civic address:

legal description:

issue: issue date:

title:
Running streetscape from Johnson St (South)

Revision: 01

sheet
A.027

THE ROW
1144 - 1154 Johnson St and 1406 Chambers St, Victoria, BC
Street Elevation (Scale: 1:250)

koka

project number:
1674

project:
johnson + chambers

owner:
KANG+GILL

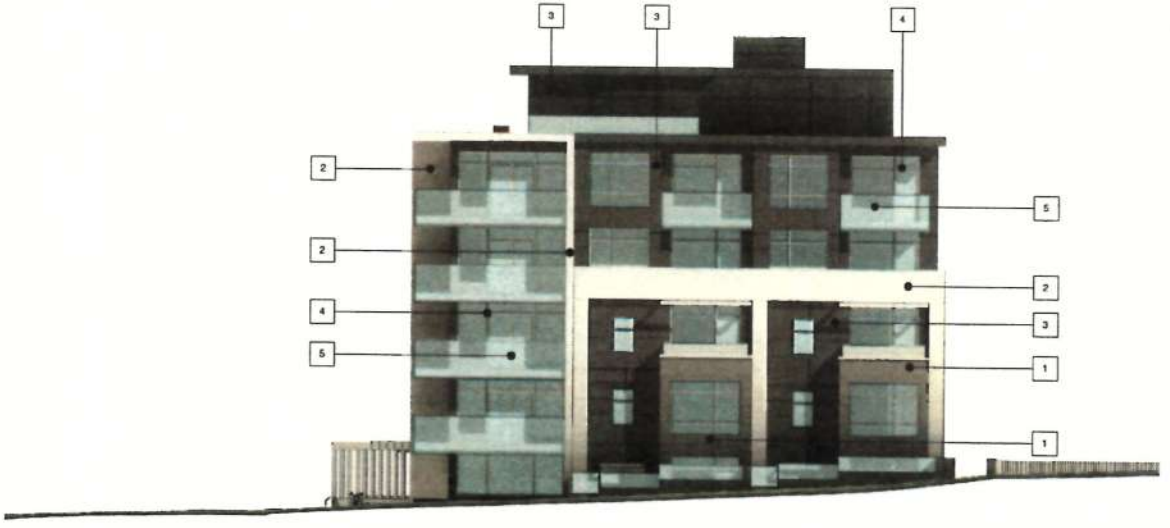
civic address:
1144-1154 Johnson Street
& 1406 Chambers Street
Victoria BC

legal description:
LOT 1658 VICTORIA CITY
LOT 1659 VICTORIA CITY
VICTORIA CITY PLAN 6172
PART OF LOT 1658 VICTORIA CITY
PARCEL A (DD 68545-I) OF
LOT 1658 VICTORIA CITY
LOT A, PARCEL C (DD 70617-I) OF
LOT 1658 VICTORIA CITY, PLAN 1973

issue:	issue date:
[illegible]	[illegible]
REZ/DP SET 5.01	22 May 2019

title:
Running streetscape from Chambers St (East)
Revision: 01

sheet
A.028



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. TRANSLUSCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
7. WOOD (NATURAL FIR)

koka

visit :)

ring :)

type :)

browse :)

seal

scale:

notes:

All dimensions to be verified on site

project number

project

johnson + chambers

owner

KANG & GILL

civic address

legal description

issue: issue date:

title

Building Elevation East & South

Revision #1

sheet

A.029

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. TRANSLUSCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME
7. WOOD (NATURAL FIR)

koka

vist :)

ring :)

type :)

browse :)

seal

scale

notes:

All work to conform to applicable building codes and the

Refer to manufacturer instructions for installation and fastening requirements for the above all

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

Refer to survey for all grade elevations.

All dimensions to be verified on site.

project number

project:

johnson + chambers

owner

KANG&GILL

civic address:

legal description:

issue: issue date

REZ/DP SET 01

title:

Building Elevation West & North

Revision 01

sheet

A.030

VIEW FROM NORTHWEST

VIEW FROM SOUTHEAST ALONG JOHNSON STREET

SKETCH OF MAIN ENTRY ALONG JOHNSON STREET

VIEW FROM SOUTHWEST ALONG JOHNSON STREET

koka

visit :)
koka architecture + design inc
B - 1009 Expo Boulevard
Vancouver, BC
V6Z 2V9

ring :)
1.604.678.5638

type :)
info@kokaarchitecture.ca

browse :)
kokaarchitecture.ca

seal:

scale:
Not to Scale.

notes:
This drawing package and design are copyright of koka architecture + design inc.

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

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

Refer to structural engineer 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

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

legal description:
LOT 1038, VICTORIA CITY, LOT B, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773
PART OF LOT 1036, VICTORIA CITY,
PARCEL A, (DD 68545-I) OF LOT 1036, VICTORIA CITY, LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 5773

issue:	issue date:
REZ/DP SET	12 Dec 2016
REZ/DP SET R 01	22 Mar 2017

title:
Renderings

Revision: .01

sheet:

A.031

Bird's Eye View from North-East

Bird's Eye View from North-West

Bird's Eye View from South-East

Bird's Eye View from South-West

koka

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koka architecture + design inc
8 - 1009 Expo Boulevard
Vancouver BC
V6Z 2V9

ring :)
1.604.678.5658

type :)
info@kokaarchitecture.ca

browse :)
kokaarchitecture.ca

seal:

project north: true north:

scale:
Not to Scale.

notes:
This drawing, package, and design are copyright of koka architecture + design inc.

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

Refer to owner, authorities 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
1625

project

johnson + chambers

owner
KANGGILL

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

legal description:
LOT 1035, VICTORIA CITY, LOB 5, DISTRICT LOT 1037, VICTORIA CITY, PLAN 5773
PART OF LOT 1036, VICTORIA CITY,
PARCEL A, (DD 65545-I) OF LOT 1036, VICTORIA CITY,
LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 5773

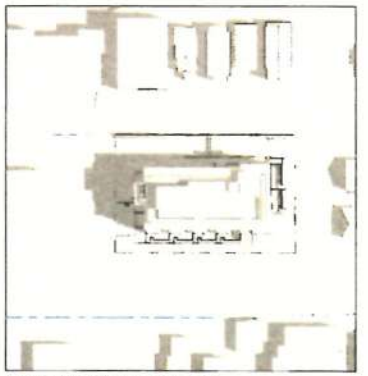
Issue:	Issue date:
REZ/DP SET	12 Dec 2016
REZ/DP SET R 01	22 Mar 2017

title:
Bird's Eye Views

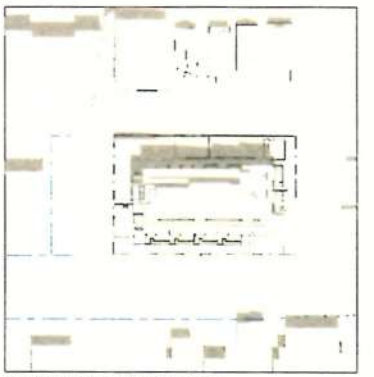
Revision: 01

sheet

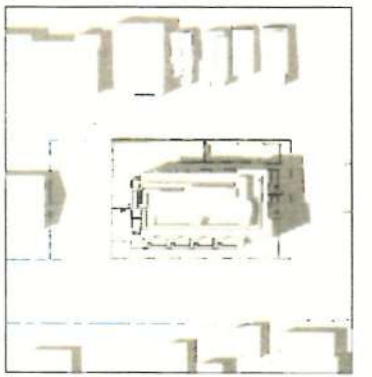
A.032



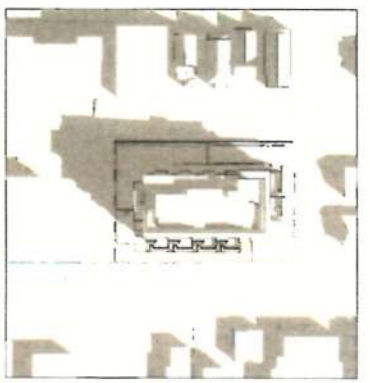
1. SHADOW STUDY - JUNE 21 9:00 AM



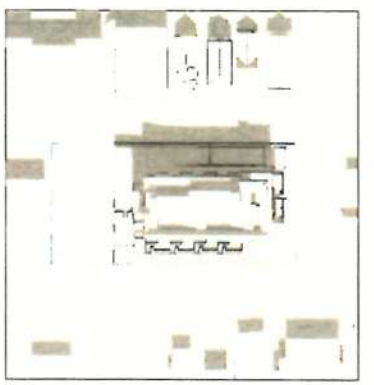
2. SHADOW STUDY - JUNE 21 12:00 PM



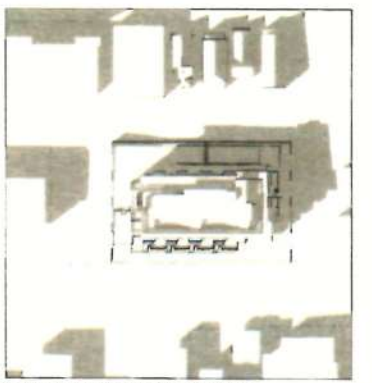
3. SHADOW STUDY - JUNE 21 03:00 PM



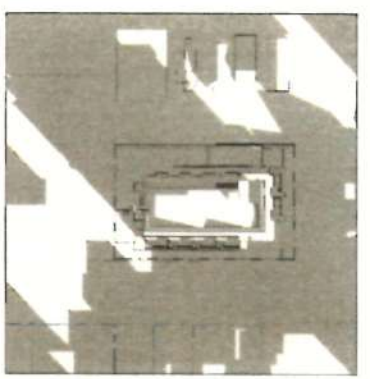
1. SHADOW STUDY - SEPTEMBER 22 9:00 AM



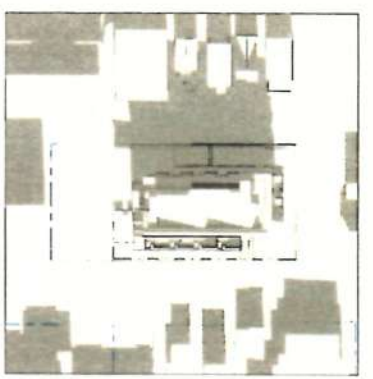
2. SHADOW STUDY - SEPTEMBER 22 12:00 PM



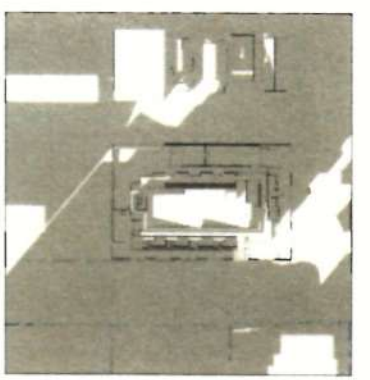
3. SHADOW STUDY - SEPTEMBER 22 03:00 PM



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

visit:)

ring:)

type:)
info@koka

browse:)
koka

seal:

project north true north

scale:
Not to Scale

notes:

All dimensions to be verified on site.

project number:

project:

johnson + chambers

owner
KANG&GILL

civic address:

legal description:

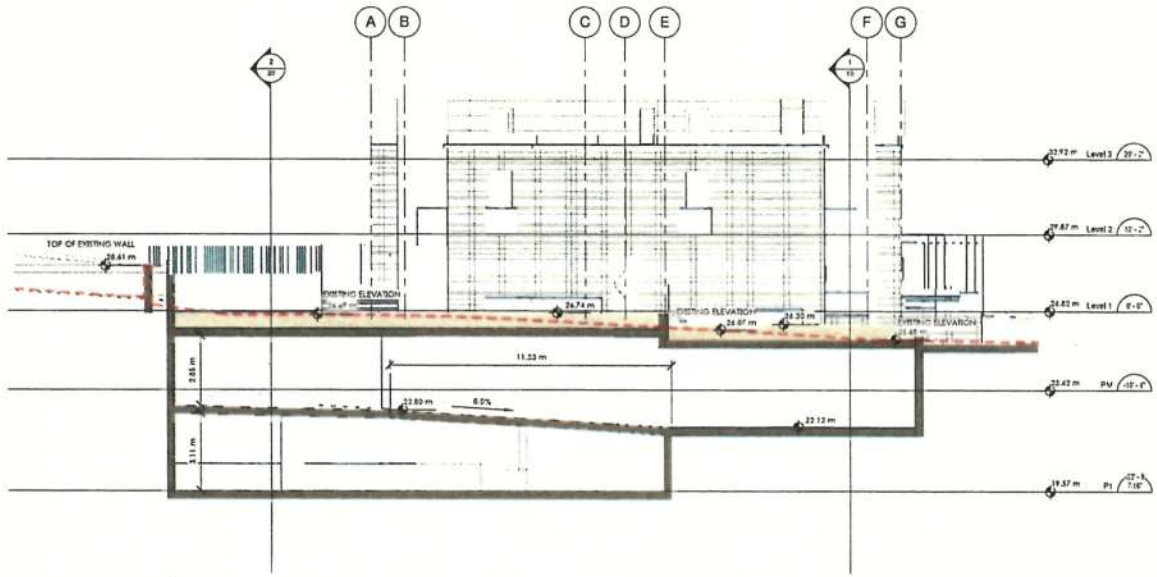
issue:	**issue date:**
REZ/DP 1	
REZ/DP SET 1.01	

title:
Shadow Studies

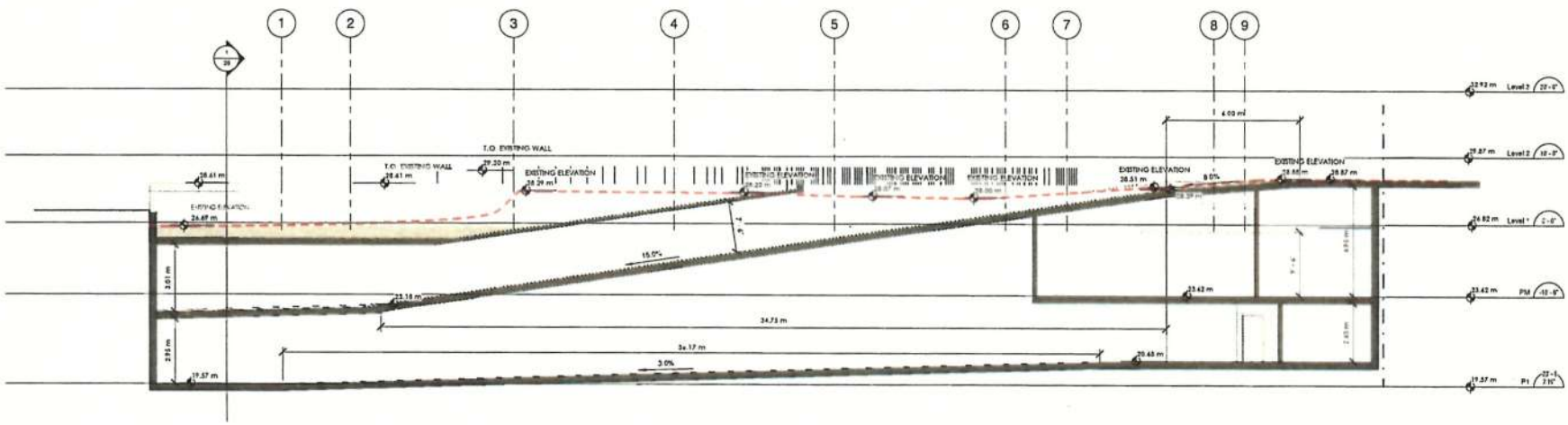
Revision: 01

sheet:

A.033



1 PARKADE SECTION FACING EAST
1/8" = 1'-0"



koka

visit:

eng:

type:

browse:

seal:

project north: true north:

scale:

notes:

All dimensions to be verified on site.

project number:

project

johnson + chambers

owner

KANG+GILL

civic address:

legal description:

issue: issue date:

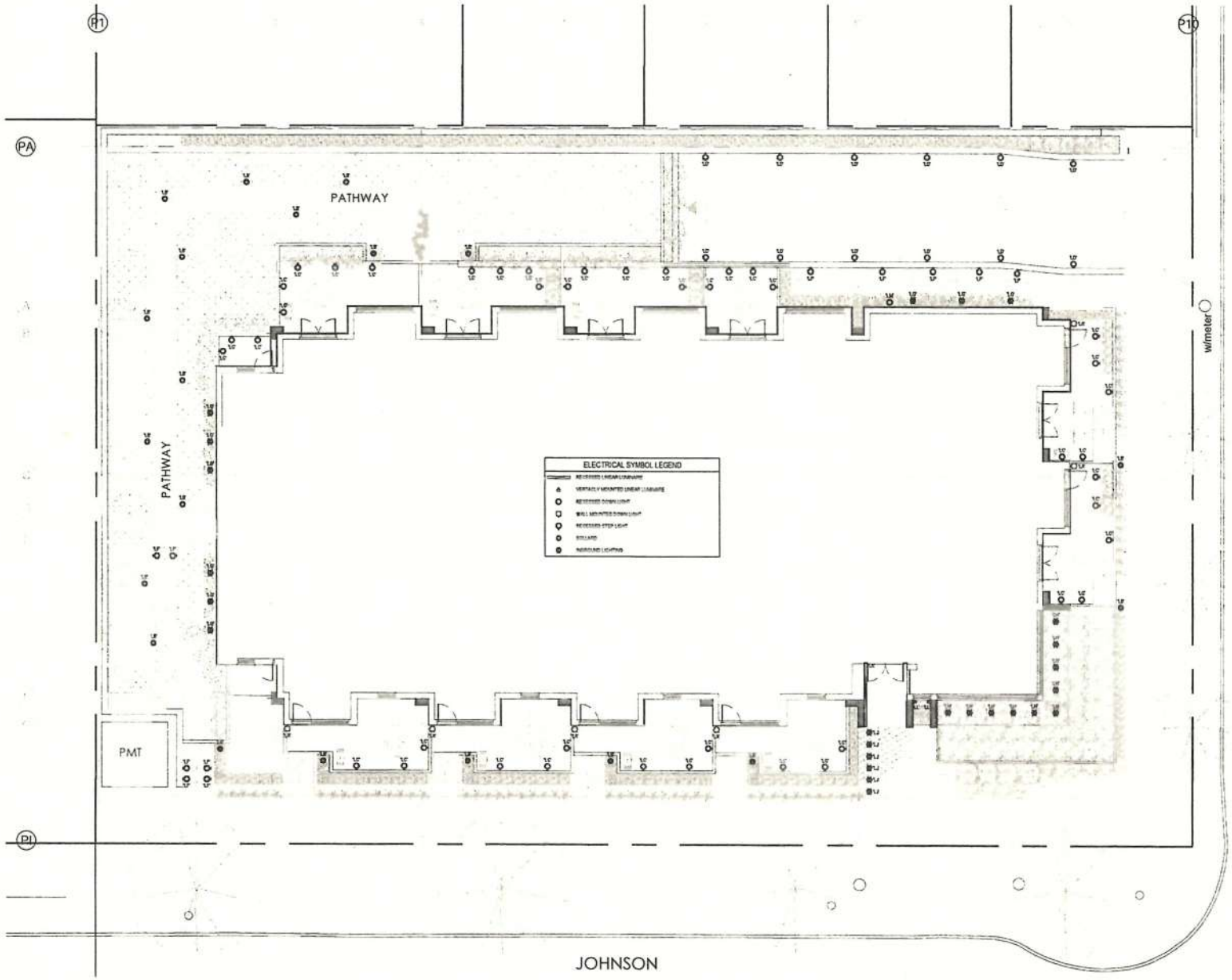
title:

Parkade Setback Determination

Revision: 01

sheet

A.034



koka

AES

visit:

ring:

type:

browse:

seal:

project north **true north**

scale:

notes:

All work to conform to applicable

All dimensions to be verified on site

project number

project

johnson + chambers

owner

KANG&GILL

civic address:

legal description:

issue: **issue date:**

title:

Lighting Site Plan

Revision: 01

sheet

A.035

Recommended Nursery Stock

Trees
Total 14

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Large Shrubs
Total 81

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Medium Shrubs
Total 89

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Small Shrubs
Total 386

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Perennials, Annuals and Ferns
Total 342

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Vines
Total 12

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]

Notes:

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

Landscape Concept Plan

Dec 8-16

LADR LANDSCAPE ARCHITECTS

Project No: 1533 Nov 29-16

28-495 Dunsin Rd. Victoria B.C. V8Z 1B8
Phone (250) 598-0105 Fax (250) 412-0696

koka

visit :)

eng :)

type :)

browse :)
koka

seal:

project north true north

scale:

notes:

All dimensions to be verified

project number

project
johnson + chambers

owner
KANGGILL

site address:

legal description:

issue: issue date:

title:
Landscape Concept Plan

Revision 01

sheet
A.036