



# KANG & GILL

## CONSTRUCTION LTD.

August 4, 2017

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

Dear Mayor Helps and the City of Victoria Council:

Re: The Row – 1144, 1148, 1152, and 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. Accordingly, we confirm that we met with the community and the Fernwood Community Association on the following dates:

- Wednesday, the 3<sup>rd</sup> of December, 2014
- Wednesday, the 4<sup>th</sup> of February, 2015
- Wednesday, the 1<sup>st</sup> of April, 2015
- Wednesday, the 8<sup>th</sup> of February, 2016
- Wednesday, the 8<sup>th</sup> of March, 2017

This proposal was initially met with various concerns from the community and the Fernwood Community Association, the same being:

- The use of the ground floor for commercial purposes along Johnson Street and the lack of street parking associated with this use.
- The requirement for parkade access and egress from Chambers Street and the possibility of increased noise and pollution to the residents to the north from this access.
- The impact of the building shadowing on the residents to the north.
- The locations of the balconies on the northern exposure of the building and the potential lack of privacy to the residents to the north.
- The form and character of the proposed development in relation to the surrounding neighbourhood.

After reviewing the various concerns, Kang and Gill Construction Ltd. did complete multiple revisions, each time meeting with the community and the Fernwood Community Association for review and discussion. This current proposal addresses many of the concerns raised by the Community and the Fernwood Community Association, the same being:

- All commercial units were eliminated from the design and the same was replaced with additional residential units.
- The length of the drive isle into the parkade was reduced and additional landscape screening was added, along with a privacy fence to aid in the reduction of any potential for noise from the parkade entrance.
- The sixth floor was significantly reduced in size and the stepping of the additional floors was adjusted to ease the effects of any shadowing on the residents to the north.
- Balconies were eliminated from the second floor and the balconies on the fourth and fifth floors of the north exposure were angled to reduce overlook and to address the privacy concerns of the residents to the north. In addition, a 'green wall' and planters were added, and all unit windows were eliminated on the north exposure of the six floor.
- A complete redesign was completed and in this, the new design form addressed any concerns related to the form and character of the building.



# KANG & GILL

## CONSTRUCTION LTD.

---

Further meetings were held with the direct residents who reside along Pandora Avenue on the following dates:

- Wednesday, the 14<sup>th</sup> of June, 2017
- Thursday, the 27<sup>th</sup> day of July, 2017
- Monday, the 31<sup>st</sup> day of July, 2017

It was at this time that the residents were once again able to review the current proposed design form, along with a comprehensive Shadow Study Analysis and discuss any concerns they may have as we move forward with this proposal. Bev Windjack, Landscape Architect at LADR did attend the meeting on Wednesday, the 14<sup>th</sup> of June, 2017. It was at this time that Kang and Gill Construction Ltd. and Ms. Windjack did view the garden spaces and agreed that additional landscape screening would be planted in the rear yards of the residents' properties. The same could include but would not be limited to; a revised layout of the rear yard of their property, a variety of plant species conducive to varied sun, and additional trees and hedging.

It is because of the consultation of the direct residents, the community, and the staff of the City of Victoria that this proposed development has evolved in the current improved design form.

Kang and Gill Construction Ltd. takes great pride in the planning and design of all our developments and we thank you your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams  
Development Manager  
/ca

**Pamela Martin**

---

**From:** Michael Jones [REDACTED]  
**Sent:** Wednesday, August 09, 2017 1:10 PM  
**To:** Public Hearings  
**Subject:** ReZoning No. 17-075: 1144 etc. Johnson- Kang & Gill

Dear City Staff & Council:

We, along with our neighbours, have consulted with K&G several times regarding the impact of their proposal on our homes including our very Victorian gardens.

We feel that the initial impetus by City to allow a 6 STORY BUILDING IN THIS LOCATION WAS THOROUGHLY MISGUIDED FROM THE OUTSET.

There is nothing East of Cook anywhere near this locale that can meet this proposal in terms of height. R3-1 zoning does not allow many features of this proposal, such as occupying the top floor, and 20% lot coverage. So, who should this project be unfair to? The developer, who has several other projects in the works around town, or the residents, who have spent years developing the kinds of gardens that make Victoria's reputation? Sadly, most residents in Victoria feel pretty impotent in the face of City Hall's densification agenda and developers' hunger for greater profits.

We leave it up to you.

Sincerely,

Peggy Thompson & Michael Jones  
1151 Pandora

**Pamela Martin**

---

**From:** Shiri Gershuni [REDACTED]  
**Sent:** Wednesday, August 09, 2017 7:17 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Proposed changes to 1144, 1148, 1152, & 1154 Johnson Street and 1406 Chambers Street

Hi,

My name is Shiri Gershuni, I live at 404-1090 Johnson Street, Victoria BC, V8V0B3.

I have reviewed the proposal for The Row - 1144, 1148, 1152, and 1154 Johnson Street / 1406 Chambers Street. I believe the project would be a good addition to this developing neighborhood, and support the proposal.

Thanks,

Shiri

**Pamela Martin**

---

**From:** Shirley Kwan [REDACTED]  
**Sent:** Wednesday, August 09, 2017 8:10 PM  
**To:** Public Hearings  
**Subject:** Johnson and Chambers Street

Shirley Kwan  
1210 Gladstone Avenue  
Victoria, BC V8T 1G6

Dear City of Victoria:

This email is in support of the proposed development located at the corner of Johnson and Chambers Street as presented by Kang and Gill Construction Ltd. I believe this development will be a noteworthy improvement to the area and an outstanding addition to our neighbourhood. It is my opinion that the form and moral of the development positively reflects the current neighbourhood and the future of the area.

I am pleased to support this development.

Yours truly,

Shirley

\*\* Please do not share my email address.

**Pamela Martin**

---

**From:** j kwan [REDACTED]  
**Sent:** Wednesday, August 09, 2017 7:59 PM  
**To:** Public Hearings  
**Subject:** Johnson + Chambers - Public Hearing

Jerry Kwan

1210 Gladstone Avenue  
Victoria, BC V8T 1G6

To the City of Victoria:

This letter is in support of the proposed development located at the corner of Johnson and Chambers Street as presented by Kang and Gill Construction Ltd. I believe this development will be a significant improvement to the area and an excellent addition to the neighbourhood. It is my opinion that the form and character of the development positively reflects the current neighbourhood and the future of the area.

I am pleased to support this development.

Sincerely,

Jerry

**Pamela Martin**

---

**From:** Curtis Kwan [REDACTED]  
**Sent:** Wednesday, August 09, 2017 10:21 PM  
**To:** Public Hearings  
**Subject:** Public Hearing of Johnson + Chambers

\*\* Please do not share my email address.

Curtis Kwan

1210 Gladstone Avenue  
Victoria, BC V8T 1G6

To whom it may concern:

This email is in support of the proposed development located at the corner of Johnson and Chambers Street as presented by Kang and Gill Construction Ltd. I believe this development will be an important improvement to the area and an extremely addition to the neighbourhood. It's my opinion that the form and character of the development positively reflects the current neighbourhood and the future of the area.

I am pleased to support this development.

Sincerely,

Curtis