

June 23, 2020

City of Victoria
No.1 Centennial Square
Victoria BC V8W 1P6

Attn.: Rob Bateman

Application: REZ No. 00694 & DP No. 000551

RE: 1920 Oak Bay Avenue – Listed Description of Changes

Changes from Previous Submission:

1.

The at grade façade on the western elevation has been changed from a perforated artistic metal screen to a climbing vine (Virginia Creeper). This change is a result of continued dialogue and consultation with members of the Oak Bay Gospel. After contemplating their preference for several weeks, they communicated to us that they would prefer a green buffer along our shared property line, as this most closely matches the existing condition. Please refer to Sheet A3.01, A3.02, L1.01, and L3.01.

2.a

In light of the COVID-19 pandemic and subsequent impacts to how businesses operate, we felt it would be prudent to augment our retail glazing to allow for take-out windows at each CRU. This will provide flexibility for future tenants should they want to incorporate this into their operations or wait until such a time is necessary for its use. Please refer to Sheet A3.00 and A9.00.

2.b

To facilitate a functional take-out and pick-up window layout, there has been a minor reduction in size to the bench at the corner unit patio. Please refer to Sheet A1.03.

3.

The adjacent building across Redfern Street has now been built. The block massing in the 'View from Oak Bay Avenue Looking West' rendering has been updated to include its more detailed geometry. Please refer to Sheet A3.02.

4.a

The rooftop garden space had originally been included in our design as a response to a late request from staff during our comment review. Although we appreciate the merits of this and the value of urban agriculture, there is no policy that supports its inclusion in our design. Also, in discussion with members of the South Jubilee Neighbourhood Association, we felt it was appropriate to keep our proposal consistent with what was presented to them previously (no rooftop garden). Please refer to Sheet A2.05, A3.00, A3.01, A3.02, and L1.02.

4.b

Due to the removal of the stair to the rooftop amenity space, an access hatch has been reintroduced to the roof. Please refer to Sheet A2.04, A205.

4.c

Due to the removal of the stair to the rooftop amenity space, its associated floor area has been excluded from the building's Total Floor Area and FSR calculation. Please refer to Sheet A0.00 and Sheet A2.05.



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4.d

The removal of the rooftop amenity space reduces the number of storeys from five to four and reduces the height of the building. Please refer to sheet A0.00, A3.00, A3.01, and A4.00.

5.

A 0.6m parapet exemption for flat roofs has been confirmed with CoV Planning staff. The building height is therefore reduced by 0.28m from the highest parapet to 15.30m, providing a 0.32m height buffer for unknowns in the construction documentation phase. Please see Sheet A0.00, A3.00, A3.01, and A4.00.

6.

The CoV has provided feedback recommending the removal of four short term bike parking stalls at the public right of way along Oak Bay Avenue. This has been noted and is complete. Please refer to Sheet A2.01.

7.

The CoV has requested the incorporation of a note stating that materials and design of the R.O.W. are to be determined. This has been noted and is complete. Please refer to sheet A1.03 and LI.01.

8.

Sheet LI.01 labelling has been clarified as requested by the CoV. Please refer to Sheet LI.01.

9.

The landscape drawings have been updated to include the rain planter along the east facade. Please refer to Sheet LI.01, LI.03, and L3.01.

10.

The existing note 'seating area under separate sidewalk café seating permit by tenant' has been replaced with 'seating to be permitted in accordance with the terms of the SRW.' Please refer to sheet A1.03

11.

The contact information for the project arborist has been included on the cover sheet. Please refer to Sheet A0.00.

Zoning Plan Check:

ZPC1.

Comment:

Include the stairs on the top storey in the total floor area. The FSR was revised, but not the Total Floor Area.

Response:

The stair is no longer required as the rooftop amenity space has been removed for this resubmission (please refer to Item 4 of this list). Therefore, the FSR has been recalculated and the Total Floor Area does not include a stair at the rooftop level. Please refer to Sheet A0.00 and A2.05.

ZPC2.

Comment:

Revise the short-term bicycle parking count in the project data table. Bicycle racks on the city property does not count towards off-street bicycle parking.

Response:

Noted and complete. Please refer to Sheet A0.00

ZPC3.

Comment:

Dimension the distance that the off-street short-term bicycle parking is from each public entrance.

Response:

Complete. Please refer to Sheet A2.01

Cascadia has carefully reviewed the City's feedback regarding the proposed design. The subsequent changes resulting from this review are bubbled and itemized in the drawing set as requested. If you have any questions or require further clarification of any part of the application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, RAIC, LEED AP
Principal



Gregory Damant, Architect AIBC, RAIC, LEED AP
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