

March 6th, 2024
City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

**Attn.: Permits & Inspections -
Application: 1885 Government Street**

Re: 1885 Government Street – Revisions

The revisions included within this drawing package have been undertaken since the Proposal was presented in a pre-application meeting with City Planning and Heritage Staff. Please see itemized revisions and rationale in response to comments provided below;

RESPONSE TO PLANNING COMMENTS:

1. *COMMENT*

The cornice detail and roof overhang (particularly at the northwest corner) seemingly creates an odd building style juxtaposition with a 60's building feature (large, flat overhanging roof) – featuring prominently at a conspicuous corner, mixed with a raked cornice detail.

RESPONSE

The treatment of the roof overhang at prominent corners has been revised in response to this comment. The metal cornice treatment no longer extends beyond the building face with a sloped glazed roof treatment in these locations. Instead simple metal canopies project over balconies and are expressed as an architecturally distinct element separate from the cornice line.



2. *COMMENT*

The alternating balcony positions create a varied elevation but the design guideline objectives would encourage the applicant to play with a more contemporary interpretation of the artistic and decorative approach seen in late Italianate architecture. For the latter, symmetry, repetition, curves, and ornamentation may feature more prominently. The alternating balcony approach fits well with the context at Cascadia's Meares site application, but in Old Town, an adherence to a standard grid with interest derived from materiality, shifting planes and decoration would be more consistent with design guideline intents.

CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC, V8W 1E4
Canada

T 250 590 3223

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership
Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNV Germany

RESPONSE

The alternating balcony and glazing positions are a central element of the design concept as it relates to the long edge of the Project site along Government Street, providing visual interest and a dynamic façade while simultaneously embracing a design language of pilasters and structural bays. In response to this comment, as the building comes into direct visual proximity with the two storey masonry structure on the site (along Chatham Street, and set back into the site's internal courtyard), the alternating floor to floor patterning has been removed, allowing the heritage structure to remain the primary point of architectural emphasis along this elevation.

RESPONSE TO HERITAGE COMMENTS:

3. *COMMENT*

Use a less dominant colour or lighter shade of colour to reinforce the hierarchical relationship between the two buildings. In this case, I would use colours/tones similar to the historic building and lighter than the other Spencer Development, to complement the historic building and distinguish it apart from the other development, as a relief and to provide variation on the street.

RESPONSE

The neutral and understated brick colour proposed was carefully selected specifically to complement the historic building and distinguish it apart from the Spencer Block as described within the body of this comment. It is our position that the proposed colour palette is especially successful at complementing the colour of the existing Chatham Street facing elevation without overpowering it. Proposing a colour/tone similar to the heritage structure could effectively reduce the visual impact of the historic structure due to the larger mass of the proposed six storey structure.

4. *COMMENT*

The height envisioned for this area is 15m, and this proposal is for 6 storeys. As per the Old Town Design Guidelines, façade height of a new building should not exceed the façade height of a directly adjacent lower scale heritage building by more than 3 storeys. In this case, we have an adjacent building that is 4 storeys higher than the historic building, however there is a significant entry court between the historic building and the new building, which helps with this transition. Please consider lowering the height of the new development where it transitions to the lower 2 storey heritage building.

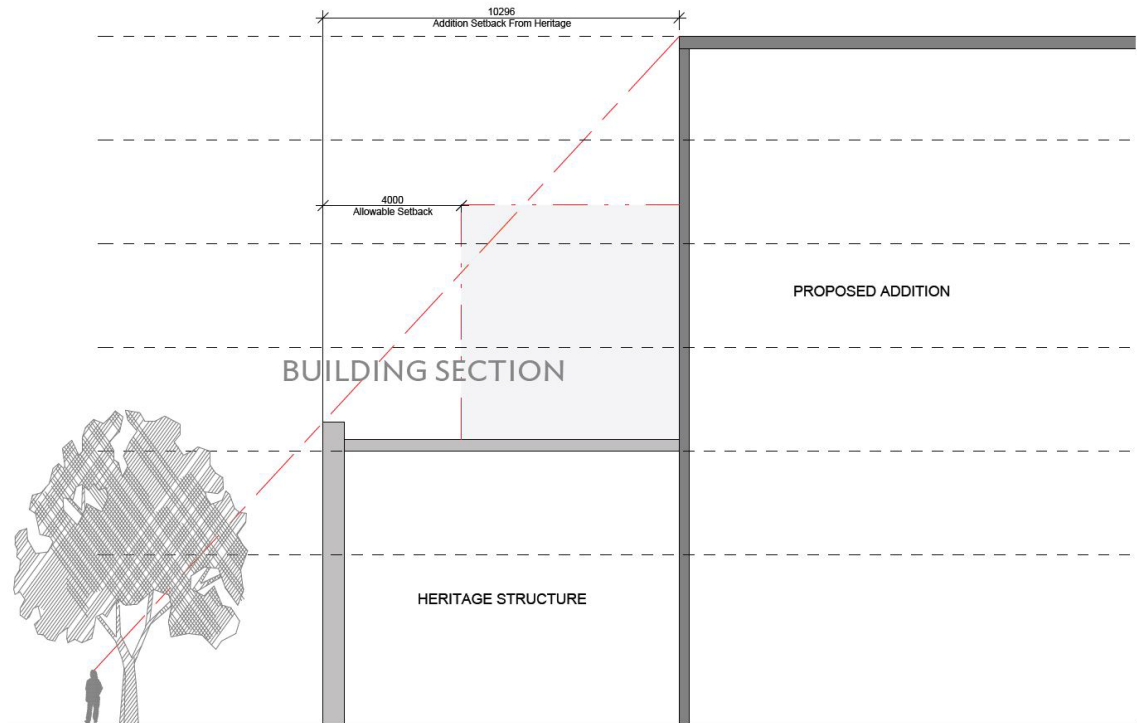
As per the Old Town Design Guidelines, rooftop additions should be physically smaller in scale than the buildings they are connected to. In this design the roof top addition is 4 storeys, double the historic building, however this proposal significantly steps back the addition (more than the recommended 4m), which is recognized.

RESPONSE

The proposed massing has been developed to celebrate the heritage structure on the site in three dimensions, expressing large portions of its masonry sidewall as well as its Chatham Street facing elevation. The perspective and section below illustrate the visual impact of the increased setback to the proposed experience of the existing masonry structure. The significant setback increase balances the effect of the additional proposed building mass beside and behind the two storey historic structure and more effectively incorporates it into the everyday experience of both the building's residents and those experiencing the Project from the public realm.



Perspective Illustrating Setback

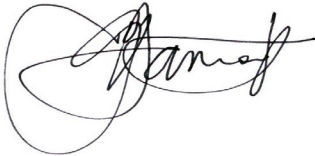


Section Diagram Illustrating Setback

We trust that this submission provides the City with information needed to proceed with a comprehensive review of the Project, and we look forward to future feedback on our design. If any further information is required, please do not hesitate to reach out to our office.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Gregory Damant', written over a large, faint circular watermark or stamp.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal