

January 26th, 2023
City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Permits & Inspections -
Application: 1733-1737 Fairfield Road

Re: 1733-37 Fairfield Road – Revisions

The revisions included within this drawing package have been undertaken since the Proposal was presented at the Advisory Design Panel Meeting held Wednesday October 26th, 2022. Our response to the Advisory Design Panel feedback and formal Motion to Council have triggered considerable design revisions and adjustments to the project statistics. Due to the comprehensive nature of revisions and for the sake of legibility, bubbled changes have not been included on architectural sets. It should be noted that the Applicant has not yet received fulsome comments from City Staff, and comments received have been limited in scope to the Parks Department. The revisions included within this resubmission drawing package therefore have been developed in response to Parks comments, and to the Advisory Design Panel's Motion to Council, and will be received by City Staff out of typical City comment and Applicant response sequence.

High level generalized Project revisions are included below. An updated Project Brief (Letter to Mayor and Council) is also included with this resubmission which includes a detailed description of the project's revised housing approach and design rationale.

RESPONSE TO ADP MOTION:

1. MOTION

Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road
be approved with the following changes;

- Consideration to simplifying the roof form to be more sympathetic to the neighbouring context.

RESPONSE

Please refer to the updated Letter to Mayor and Council for a detailed description of the changes we have made with this resubmission in response to this motion.

RESPONSE TO PARKS COMMENTS:

Please refer to separate Landscape transmittal letter for a description of responses to Parks comments.



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GENERAL DESIGN REVISIONS (Impacting Project Statistics):

2. There are minor adjustments to Project total floor area, FSR, site coverage, open site space, average grade calculation, and height.
3. The total project unit count has increased from 19 to 30 units. Unit mix, minimum residential floor area, and total residential floor area have been revised. These unit related revisions have triggered changes to required minimum Schedule C bicycle and automobile parking counts for the Proposal.
4. Unit layouts have been reconfigured throughout the Project.
5. There are minor adjustments to Project setbacks, and designation of 'front yard,' 'side yard' and 'rear yard' have been revised to match the Advisory Design Panel Report provided by City Staff to the Panel.
6. Long term bike parking has been revised to incorporate double stacked bicycle racks in order to achieve a greater number of bike parking stalls within a confined floor plate. Total long term bike parking count as follows;
 - 4 stalls oversized cargo
 - 16 stalls double stack style racks
 - 8 stalls standard ground mounted
 - 24 stalls wall mounted
 - Total long term stalls: 52 stalls

The following design criteria is provided;

- Vertical clearance of 2.4m clear of ceiling mounted services
 - Combined aisle and stall length of minimum 3.6m for double stacked bicycle racks
 - Ratio: a minimum of 1/3 of the required bicycle parking is retained as standard ground mounted
 - Oversized: a minimum of 10% of required bicycle parking is oversized ground mounted (minimum of 2.4m length by 0.75m width).
7. The project shadow study, building code review, and spatial separation analysis have been updated to suit the new project design.

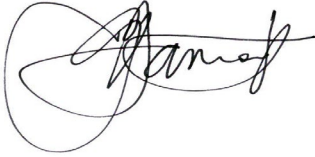
GENERAL DESIGN REVISIONS (Impacting Architectural Expression, Form, & Massing):

8. There are minor adjustments to the ground site plan and floor plan configuration including revised landscaping, ground oriented unit entrances, and mechanical room location.
9. The primary residential entrance includes a vertical wood grain finish and is protected by a projecting brick clad canopy. The wood finish creates a warm, rich quality to the residential entrance while the projecting brick canopy balances the Beechwood Avenue elevation with appropriate weight and emphasis on the pedestrian realm in relation to the stepped back metal clad volume above.
10. The material treatment of Levels 1 to 3 has been partially revised at the NE and SE facing elevations. These locations are now clad in a metal finish in keeping with the proposed treatment of Levels 3 and 4 at all elevations, more suitably tying to this newly proposed material concept and allowing for the concentrated application of brick to the Project's highly prominent aspects at Fairfield Road and Beechwood Avenue.
11. Mechanical units have been relocated to the roof adjacent to the elevator overrun. These units are screened in metal matching the Project's exterior finish, and located away from the building's edges in order to avoid significant sightlines from adjacent properties and the public realm.

We trust that this resubmission provides the City with information needed to proceed with a comprehensive review of the Project revisions, and we look forward to future feedback on our revised 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 'G. Damant', with a large, stylized loop on the left side.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

Landscape Revision List
1733 Fairfield Road, Victoria, BC

January 26, 2023



Drawing Revisions

1. The north pathway revised to be straight.
2. Front yard and patios on Fairfield revised.
Metal planters extended as a green buffer between the public and private space.
Green space at grade changed to lawn.
Unit entrance stairs extended and widened to be seating stairs.
3. Paving material for driveway and part of the parking stalls changed to concrete.
4. Boulevard trees added on Fairfield Road.
5. Planting bed between bike parking pad and building removed.
6. Paving material specifications added.
7. Plan for upper floor patios and planters revised.
8. Swedish Columnar Aspen replaced by Ruby Vase Parrotia.
9. One tree added along the north property line.
10. Replacement tree designation for one of the Ruby Vase Parrotia removed.
11. Soil volume analysis revised with the addition of structural soil detail
12. Planting plan and plant quantity revised.
13. Planting plan and plant quantity revised.
14. Root barriers added.
15. Boulevard tree pit added.
16. Tree locations changed.
17. Tree impact summary table revised with one replacement tree designation added.
18. Soil depths in legend revised.

END OF REVISIONS