

December 22, 2022

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

Attn.: Mayor & Council

**Re: 1516 Camosun Street, 1270 & 1286 Pandora Avenue Rezoning and Development Permit Application
Revision 2**

The following is an itemized comment by comment response to the feedback from City staff on the previous submission.

Design Comments (from email dated October 14th, 2022):

1. Building setbacks, height, and massing are composed to mitigate shadowing and overlook on adjacent properties, providing a transition to adjacent Traditional Residential Urban Place Designation
 - a. The proposed varied setbacks allow for the mitigation of privacy impacts. Maintaining the privacy between the two buildings has been extensively considered. Additional detailed design has been added to the resubmission to indicate the measures being taken. This includes:
 - i. Linear planters along balconies and guards. Refer to landscape drawings (L5) for a section of this condition.
 - ii. Installation of angled vertical picket guards to block direct views between buildings. Refer to architectural drawings (A902) for a rendering of this condition.
 - iii. The tree species along the west interior lot line have been revised to a Freeman Maple, this more robust species will help to increase height and width responding the privacy concerns at ground level and overlook impacts on the 4th and 5th floors.
 - b. The design of these north elevation units take advantage of their respective east and west elevations, while considering the privacy of neighbouring sites. They also make the most of the northern exposure with a generous setback, providing an opportunity for balconies. The neighbouring property to the north (1530 Camosun Street) also presents a generous setback, with a drive isle & parking stalls representing the immediate overlook. Existing privacy mitigation is also achieved from the minimal number of existing windows along the south frontage of the neighbour to the north (1530 Camosun Street). Tall planters along the



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 AKNW Germany

sides of the rooftop patios demonstrably reduce the privacy overlook issue by preventing residents on the rooftop from standing at the building edge where views to neighbouring properties are present. The design of the balcony guards also aids in the mitigation of overlook by angling aluminum bars balusters to appear solid when viewed head on, while still allowing for oblique light and views toward the streets and landscape. The guards also have planters that provide visual screening above the guard height. Refer to additional details on architectural drawings (A125 and A902) and on the landscape drawings (L5).

- c. The setbacks along Pandora and Camosun are significantly varied and contextual and provide an appropriate transition from the public sidewalk to private patios and front doors. Elements such as landscaping, porches, gates, and alcoves are provided. Refer to architectural drawings (1/A105) for more information.
- d. The stepping of the building from the north and south and the significant variations in setback along the east and west provide a sensitive transition to the Traditional Residential Urban Place Designation
2. The rooftop is currently designated as either private patio, mechanical equipment or 'solar ready'. The provision of a ground floor indoor/outdoor common area connected to the street is proposed as preferential to a rooftop common patio.
3. The building entrances are emphasized using architectural and landscape features. The private entrances at grade are marked with gates and landscape walls and except for one unit entrance are all weather protected with overhangs or canopies. The common building lobby and bike parking entrance is marked with landscape walls and a significant covered trellis that covers the walk from the street to the front door. Refer to architectural drawings (A902) for a rendering of this condition.
4. The significant number of trees proposed as part of this project are the most that can be provided while maintaining healthy trees and adequate soil volumes.

Land Development Review (from file dated October 14th, 2022):

1. Replacement tree location updated on the landscape drawings (L3).
 - a. Acknowledged.
2. Acknowledged.
3. Acknowledged.
 - a. This is to be included, letter of support from carsharing provider (Modo) included in resubmission.
 - b. This is to be included, letter of support from carsharing provider (Modo) included in resubmission.
 - c. This is intended to be included pending design from the City.
 - d. This is intended to be included pending design from the City.
 - e. This is intended to be included pending design from the City.
4. Acknowledged.
 - a. Acknowledged.
 - b. Acknowledged.

Transportation Review (from file dated October 14th, 2022):

5. The proposed parkade plan does not include an EV carsharing parking stall, as this will create privacy and security concerns if all Modo members from the community had access to the underground parkade and elevator. The proposal includes two (2) on-street EV carsharing parking stalls along the Camosun frontage.
6. Schematic location and configuration are shown on all plans, to be confirmed in coordination with the City.
7. Acknowledged, and the sight triangle will be maintained.
8. Acknowledged.
9. Acknowledged.
10. Acknowledged.

Underground Utilities Review (from file dated October 14th, 2022):

11. Acknowledged.
12. Acknowledged.
 - a. Acknowledged.
 - b. Acknowledged.

- c. Acknowledged.
- 13. Acknowledged.
- 14. Acknowledged.

Stormwater Management Review (from file dated October 14th, 2022):

- 15. Acknowledged.
 - a. Acknowledged.
 - b. Acknowledged.
 - c. Acknowledged.
- 16. Acknowledged.

Parks Division Comments (from file dated October 31st, 2022):

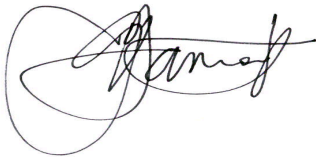
- 1. Proposed boulevard tree along the Pandora frontage location revised between two existing boulevard trees. Refer to landscape drawings (L3).
- 2. Irrigation sleaving in the northeast corner shown on preliminary civil drawings.
- 3. Indicated on landscape drawings (NOTES/L3).
- 4. Acknowledged.
- 5. Acknowledged.
- 6. Acknowledged.
- 7. Acknowledged.
 - a. Acknowledged.
- 8. Acknowledged.

Draft ADP Comments (from email dated Nov 24th, 2022):

- 1. Maintaining the privacy between the two buildings has been extensively considered. Additional detailed design has been added to the resubmission to indicate the measures being taken. This includes:
 - i. Linear planters along balconies and guards. Refer to landscape drawings (L5) for a section of this condition.
 - ii. Installation of angled vertical picket guards to block direct views between buildings. Refer to architectural drawings (A902) for a rendering of this condition.
- 2. Due to the sloping nature of the site, there is enough soil volume above the parkade to accommodate full size trees and vegetation (approximately 900-1200mm of soil depth).
- 3. The tree species along the west interior lot line have been revised to a Freeman Maple, this more robust species will help to increase height and width responding the privacy concerns at ground level and overlook impacts on the 4th and 5th floors.

Sincerely,

CASCADIA ARCHITECTS INC.



Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal



Peter Johannknecht, Architect AIBC, RAIC, LEED AP
Architekt+Innenarchitekt AKNW (GER), cert. Passive
House Consultant, Principal