

December 16, 2019

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Re: Caledonia Affordable Housing Resubmission (v 2.0)

Dear Leanne:

In response to the October 15 *Application Review Summary* we have made extensive changes to the proposed site plan, massing, character, circulation, and landscaping. These changes have been made to address all of the review comments as much as possible. Please see the following list of comments and their associated response. For the sake of clarity I've summarized and numbered all pertinent comments and excluded comments related to future milestones. Please note the following:

	ARS Planning Comment	Design Response
1	Relocate south parkade entrance to the east side of the building.	The parkade entrance has been kept on the west side of the site, but shifted closer to Grant and located within the building footprint. This maximizes green space and leaves a wide buffer of native soil around the mature trees of Heagart park.
2	Provide a main entrance / lobby facing Grant Street	The south apartment building now has a double-fronting lobby that addresses both Grant Street and the internal courtyard, providing both street presence and site connectivity.
3	Enhance ground-level units facing the street and greenway with distinct front entryways	Apartment elevations have been reworked to provide more townhouse character at the lower levels with prominent individual entries and pathway connections to the sidewalk/ greenway.



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4	Reduce the visual impact and perceived massing of the rooftop mechanical equipment. Soften and reduce the upper storey projection.	Apartment roofs have been redesigned for better functionality and more residential scale and character. Elevator overruns and other rooftop equipment will be unseen from most vantage points.
5	Consider a stand-alone amenity room/pavillion that is integrated with the townhouse elevator / stair.	The amenity space functions best in the proposed location. The architecture has been refined so that the residential floors sit more conformably atop the amenity space.
6	Review townhouse #3 window placement relative to the privacy and overlook of adjacent houses.	The length of building 3 facing the townhouses has been reduced by 50%. There is a 22.0m separation between these houses and the townhouses, which is a very deep buffer.
7	Remove the west-facing balconies of townhouse block #3	All units will be granted private outdoor space, including the stacked townhouses in in block #3. But the amount of decks has been reduced and the setback is very large as identified above.
8	Refine and simplify the materiality on all the buildings, especially the apartments	The form and character of both apartments has been been refined and simplified.
9	Shift the north parking ramp closer to Caledonia Street	Done. We have also included a small hammerhead turnaround area which is needed here.
10	(Misc Comments)	"gravel surfacing" is loose gravel. Human-scaled landscape lighting with dark sky shielding is intended.
11	Provide a view analysis demonstrating that the proposal does not impact the views of Vic High	Perspectives are included that show the minimal impact on views. The strict alignment of buildings with existing street ROWs has been done specifically for this reason.
ARS Parks Comment		Design Response



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12	Design details needed for the public path including lighting.	City-standard greenway sections have been promised by the city many times but never provided! The proponent can provide more detail once city standards have been provided.
13	Walkways to private residences should not be located within the easement / public path.	This is understood to be retracted.
14	Arborist report requires more details.	See attached revised arborist report. A further iteration is pending based on the recent site plan changes.
15	Grades information required.	Grades information is shown.
16	Widen SRW along Gladstone.	There is no SRW on Gladstone.
17	Third party servicing will impact trees - provide details, show transformers.	See tree retention plan. Transformer details will be worked as the project moves forward.
18	Boulevard trees not shown on landscape plan and site plan.	Boulevard trees now shown on landscape and site plans.
19	Tree species need to be reviewed in parkade area.	Meaning unclear. All retained and proposed tree species carefully considered for long term viability relative to soil depth, root zones, etc.
	END	

Regards,

Rob Whetter
Architect AIBC RAIC

The City of Victoria
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File No: 119.18

Attention: **Mayor & Council**

Dec. 13, 2019

Re: Caledonia Redevelopment
Itemized Landscape Revisions

1. The project team has made substantial changes to the site plan, which has resulted in the redesign of many of the landscape areas. Major changes to the site plan include architectural building revisions and revised firelane/drop-off access from Vining Street.
2. The space west of the townhouses is revised to a large green space that connects to Haegert Park.
3. Fire access and handi-dart drop-off is now shown from Vining Street. This design proposes a 6m pedestrian-oriented lane that fits within the currently available ROW.
4. The playground is revised to the southern courtyard, where it is adjacent to the units that are more family-oriented.
5. Bollard lighting is now included on the mixed use pathway and along major pedestrian paths.
6. Tree Retention & Removal Plan has been included, and coordinated with arborist's report. Replacement trees are now clearly defined and some additional grades have been included.
7. Grant Street boulevard with trees has been included where possible.

Yours Truly,



Scott Murdoch

Registered Landscape Architect (RLA), R.P.Bio., CSLA



Paul de Greeff

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