



KANG & GILL

CONSTRUCTION LTD.

1144, 1148, 1152, AND 1154 JOHNSON STREET, VICTORIA, BRITISH COLUMBIA

1406 CHAMBERS STREET, VICTORIA, BRITISH COLUMBIA

As a neighbour of this proposed development, we invite you join the discussion! Should you have any questions or comments regarding this proposed development, we welcome you to contact our office. We take great pride in the planning and design of all our developments and are excited to include you in this discussion.

OUR HISTORY

THE BOULEVARD
4000 Shelbourne Street

THE SKYLINE
924 Esquimalt Road

HAWTHORNE
988 Dunford Avenue

DOMA LIVING
938 Dunford Avenue

STONEWOOD
2710 Jacklin Road

VIEWMONT
4536 Viewmont Avenue



PROPOSED DEVELOPMENT INFORMATION

1144, 1148, 1152, and 1154 Johnson Street, Victoria, British Columbia
1406 Chambers Street, Victoria, British Columbia

Current / Proposed Zoning	R3-1 R3.2 MULTIPLE DWELLING DISTRICT
Site Area	2,000.00 SQ. M.
Number of Stories	6 STORIES WITH UNDERGROUND
Number of Units Proposed	48 UNITS
Proposed Site Coverage	811.1 SQ M. 40.00 %
Proposed Parking Allocation	58 STALLS
Proposed Bicycle Allocation	54 BICYCLES

South Setback: 6.0 M North Setback: 9.14 M East Setback: 6.0 M West Setback: 9.14 M

DEVELOPMENT CHARACTER

Our goal is to work with the community to design and construct a development that is both attractive and sustainable. This quality development would include a mix of bachelor, one, two, and three bedroom units. In designing this development, Kang and Gill Construction Ltd. considers all factors. These include: site coverage, setbacks, design, function, sustainability, parking, affordability, the overall presence in the neighbourhood.

This site is well situated to take advantage of neighboring parkland, schools and public transportation.

KEY DEVELOPMENT FEATURES

BUILDING SETBACKS

Appropriate setbacks along the south (Johnson Street) add key interest to the streetscape and encourages interaction at the street level. This includes walk-ups to the individual residential units along Johnson Street.

Rear setbacks along the north create distinct separation between the proposed building and the neighbouring residential properties. Screening and angled balconies facilitate in providing privacy between the properties.

The sixth floor is setback creating a visual interest and allows for appropriate transition between the proposed building and neighbouring residential properties.

RENTAL OPTIONS

Twenty percent will be designated as rental units.

This development is consistent with the FERNWOOD NEIGHBOURHOOD PLAN and the URBAN PLACE DESIGNATIONS

ENVIRONMENTAL INDICATORS GREEN DESIGN AND CONSTRUCTION

This development will be constructed to meet the standards of the BUILT GREEN™ Society of Canada and Energy Star™.

The Built Green™ Society of Canada's checklist includes a rigorous set of criteria and clearly defined standards that include, among others a benchmark for energy efficiency, indoor air quality, durability, ventilation, and building materials.

Water Efficiency | Materials and Resources | Indoor Environmental Quality | Energy



EXTERIOR FINISHES

Varying setbacks, textures, and tones create visual interest. Variations in roof lines compliment neighbouring residential properties.

Potential exterior finishes include hardy plank and hardy panel, with accents of brick and metal detailing.



SOUTH (JOHNSON STREET) FAÇADE

For more information, please email: INFO@KANGANDGILL.COM

WWW.KANGANDGILL.COM