

CASCADIA ARCHITECTS

DAMANT + JOHANNKNECHT

02 October 2018

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

Attn.: Mayor & Council

Re: REVISION 7: 1417 May Street Rezoning & Development Permit Application

Cascadia Architects, on behalf of Nila Holdings, is pleased to resubmit this *revised* application for Rezoning and Development Permit for 1417 May Street in Victoria.

The following adjustments to the application have been made in response to the comments made during the Public Hearing meeting held June 14th 2018 and the council meeting held June 28th. The applicant has taken the new design and met with neighbours individually in order to present the adjustments. The new changes are summarized in point form below and also correspond with numbered bubbles in the drawing package.

Revisions:

1. The single pitch roof has been replaced with a butterfly roof with overhangs on all sides, creating increased visual interest and a more familiar residential appearance. This change in form will still allow for future photovoltaic panels orientating to the south.
2. The board and batten fin wall between the units on the north façade has been removed.
3. The board and batten fin walls to the south have been removed and replaced with a metal screen which integrates with the existing aluminum sun shade.
4. The building height has increased to 8.3m from the previous 8.26m, a difference of 4cm.
5. The average grade has dropped to 6.45m from the previous 6.58m, a difference of 13cm.
6. The board and batten wraps around the south face of the building, softening the south façade.
7. The rain water leaders now break the continuous east and west facades. The painted ship lap siding emphasizes this break and visually separates the long building faces into smaller elements.
8. The ship lap siding now creates a continuous band of colour below the roof overhang on all faces of the building, and adding visual variety.
9. Tongue and groove cedar soffits have been introduced to the roof and patio overhangs, softening the overall appearance of the building.



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A Corporate Partnership

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10. The rain gardens located in the front yard have been removed in response to the newly positioned rain water leaders. The rain gardens in the rear yard have been enlarged to accommodate all the rain water on site.

In preparing these revisions the team has carefully considered council's and neighbours' comments and input related to the previous design, and recalibrated the project accordingly. The changes are bubbled and itemized in the drawing sets as requested.

All the other aspects of the previous submission, in regard to land use, density, area, setbacks, parking and environmental performance remain unchanged. If you have any questions or require further clarification of any part of the application please do not hesitate to contact our office.

Thank you.

Sincerely,

CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, AKNW, RAIC, LEED AP
Principal



Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal