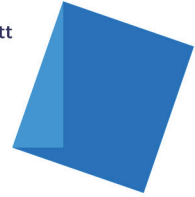


September 25, 2020

Mayor Helps and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Christine Lintott
Architects



Re: Amica at Somerset, 540 Dallas Road, Development Variance Permit

Dear Mayor Helps and Council,

The proposed variance for the above noted property seeks to add a small addition to the rear, west courtyard in order to provide a heated, convenience walkway between three adjacent amenity spaces. The referenced property is currently under construction to update the resident amenity spaces to provide opportunities for activities more in line with the interests of the population that resides there.

Included in these changes are the addition of a Craft Kitchen on the West wing looking onto the courtyard. This room is used for cooking demonstrations and to allow for residents to cook or bake with supervision. The front area of the courtyard will now host an English Pub where residents can socialize and play games. The existing Fireside Lounge and Bistro is located on the east of the courtyard.

The existing corridor in the center of the building connecting these spaces is a long route circumnavigating around these spaces, rather than tying them together. Providing a direct, enclosed connection through the present courtyard drastically decreases the distance that the residents would be required to travel. The resident's health and comfort are the foremost priority for Amica Senior Lifestyles, and this direct, convenient, enclosed connection aligns with that objective. The proposed enclosure to accomplish this connection triggers a variance to the lot coverage and open site space to account for the new walkway. While these zoning requirements were already above the maximum and minimum allowed in these categories, the walkway itself is a minimal increase of 0.7% to lot coverage. This would bring the overall lot coverage to 4.2% (124sqm.) over the allowable 40%.

The proposed addition is screened from all properties by the existing building, except for the property directly north of the site. The addition is a single storey so does not add to the overall building height and is discreet and consistent in character to the existing building architecture. It is our opinion that the impact on the surrounding properties is insignificant while the benefit to the residents of the building is substantial.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a vertical stroke, representing the name Christine Lintott.

Christine Lintott, Architect AIBC, FRAIC
Christine Lintott Architects Inc.