

**I.1.d 1120-1128 Burdett Avenue: Rezoning Application No. 00734 and
Development Permit with Variances Application No. 00146 (Fairfield)**

Councillor Isitt recused himself at 8:33 p.m. due to a non-pecuniary conflict of interest as a family member lives near the location of the application.

Moved By Councillor Andrew
Seconded By Councillor Alto

Rezoning Application No. 00734

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00734 for 1120, 1124 and 1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include three new boulevard trees to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, for the following:
 - a. to secure all of the dwelling units in the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 - b. to secure a minimum of thirteen two-bedroom and three three-bedroom units within the building, to the satisfaction of the Director of Sustainable Planning and Community Development
 - c. to restrict strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff.

Development Permit with Variances Application No. 00146

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00734, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00146 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped October 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the site coverage from 40% to 53%
 - ii. reduce open site space from 50% to 44%
 - iii. reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
 - iv. reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
 - v. reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)

- vi. reduce the parking requirement from 47 stalls to 40 stalls.
- 3. The Development Permit with Variances lapsing two years from the date of this resolution.”

FOR (6): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (2): Councillor Dubow, and Councillor Young

CARRIED (6 to 2)

Councillor Isitt returned to the meeting at 8:35 p.m.

E. LAND USE MATTERS

Councillor Isitt withdrew from the meeting at 9:06 a.m. due to a non-pecuniary conflict of interest with the following item, as a family member lives nearby.

E.1 1120-1128 Burdett Avenue: Rezoning Application No. 00734 and Development Permit with Variances Application No. 00146 (Fairfield)

Committee received a report dated April 14, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application No. 00734 and Development Permit with Variances Application No. 00146 for 1120-1128 Burdett Avenue in order to construct a five-storey rental building with approximately 42 dwelling units, and is recommending that it move forward to a Public Hearing.

Moved By Mayor Helps
Seconded By Councillor Loveday

Rezoning Application No. 00734

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00734 for 1120, 1124 and 1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

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3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff.

Development Permit with Variances Application No. 00146

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00734, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00146 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped October 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- a) increase the site coverage from 40% to 53%
 - b) reduce open site space from 50% to 44%
 - c) reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
 - d) reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
 - e) reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)
 - f) reduce the parking requirement from 47 stalls to 40 stalls.
3. The Development Permit with Variances lapsing two years from the date of this resolution.”

Committee discussed:

- *Current tenants’ cost of rent and concerns regarding affordability;*
- *How the market rent prices may be unaffordable to low wage workers;*
- *Support for rental units in perpetuity, as well as the building’s design*
- *Graffiti tagging on hydro boxes*
- *Right of refusal offered prior to occupancy*
- *Concerns that the building is overly large for the site*
- *Access to transit and cycling infrastructure in the area*

FOR (6): Mayor Helps, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Andrew, and Councillor Alto

OPPOSED (2): Councillor Young and Councillor Dubow

CARRIED (6 to 2)

Councillor Isitt returned to the meeting at 9:43 a.m.



Committee of the Whole Report

For the Meeting of May 6, 2021

To: Committee of the Whole **Date:** April 14, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00734 for 1120 - 1128 Burdett Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00734 for 1120, 1124 and 1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include three new boulevard trees to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, for the following:
 - a. to secure all of the dwelling units in the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 - b. to secure a minimum of thirteen two-bedroom and three three-bedroom units within the building, to the satisfaction of the Director of Sustainable Planning and Community Development
 - c. to restrict strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to

apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for the Rezoning Application for the properties located at 1120, 1124 and 1128 Burdett Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District to a new zone in order to increase the density to 1.9:1 floor space ratio and allow for a five-storey rental building with approximately 42 dwelling units at this location.

The following points were considered in assessing this application:

- the proposed use and density are consistent with the *Official Community Plan, 2012* (OCP) Urban Residential Urban Place Designation, which supports multi-unit residential buildings up to six storeys and density ranging from 1.2:1 floor space ratio (FSR) to 2:1 FSR where a proposal significantly advances OCP strategic objectives, such as the provision of rental housing
- the proposal is consistent with the *Fairfield Neighbourhood Plan* (2019), which identifies the site within the Rental Retention Sub-Area and supports buildings up to six storeys and 2:1 FSR where new rental housing is secured through legal agreements, consistent with the *Inclusionary Housing and Community Amenity Policy*
- the applicant has provided a Tenant Assistance Plan which exceeds the expectations of the *Tenant Assistance Policy*.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density to 1.9:1 FSR and allow for a five-storey rental building with approximately 42 dwelling units. The new zone would allow for increased density, height and site coverage, as well as reduced setbacks and open site space in comparison to the current zones. It would also include provisions to secure the dwelling units as rental housing as a community amenity contribution in order to achieve the maximum density specified in the zone. Variances related to parking and setbacks are also associated with this proposal and will be reviewed in relation to the concurrent Development Permit with Variance Application (No. 00146).

Affordable Housing

The applicant proposes the creation of 42 new residential rental units which would increase the overall supply of housing in the area. Legal agreements are proposed to secure the rental tenure of the units in perpetuity, restrict strata titling of the building and secure the provision of at least 13 two-bedroom units and three three-bedroom units.

The current proposal includes the following unit mix:

- 16 studio
- 10 one-bedroom
- 13 two-bedroom
- 3 three-bedroom.

Tenant Assistance Policy

The proposal is to demolish three existing single-family dwellings which would result in a loss of what are presently five residential rental units, including one one-bedroom, two two-bedrooms, and two three-bedroom units. In total there are 8 tenants eligible for assistance, and 7 tenants currently residing in the units. Consistent with the *Tenant Assistance Policy*, the applicant has provided a Tenant Assistance Plan which is attached to this report. This Tenant Assistance Plan exceeds policy expectations. The applicant has provided eligible tenants with right of first refusal to return to the proposed new building at the same rental rate they are currently paying, even if lower than 10% below market rent level, which exceeds policy expectations and ensures greater affordability for the tenants when they return to the new building.

Sustainability

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property. There is a covenant on title relating to achieving Built Green Bronze Certification which is associated with a previous development proposal for the site. The covenant would be discharged with this Application because the current proposal would meet the requirements of *BC Energy Step Code* 3, which is a higher standard than Built Green Bronze. The appropriate wording has been added to the recommendation for Council's consideration.

Active Transportation

The Application proposes additional long-term bicycle parking, including three stalls for larger cargo bikes, which supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by four-storey residential buildings with multiple dwelling units. The properties to the immediate north, east and west of the site are developed as four-storey buildings as is the property to the south on the opposite side of Burdett Avenue. Further east along Burdett Avenue is a mixture of two- and three-storey residential buildings including two heritage designated buildings at 1139 and 1143/1145 Burdett Avenue.

Existing Site Development and Development Potential

The site is comprised of 1120, 1124 and 1128 Burdett Avenue, which are all presently developed as single-family dwellings. Under the current R1-B Zone, Single Family Dwelling District, each property could be developed with a single-family dwelling with either a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone and standard Urban Residential Multiple Dwelling (URMD) District. An asterisk is used to identify where the proposal does not meet the requirements of the standard URMD Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	R1-B Zone	URMD Zone	OCP & Fairfield Neighbourhood Policy
Site area (m ²) – minimum	1673.70*	460	1840	Encourages lot consolidation
Density (Floor Space Ratio) – maximum	1.9:1	-	2:1	1.2 – 2:1
Height (m) – maximum	16.46	7.6	18.50	13 – 20 (Fairfield Plan)
Storeys – maximum	5	2	6	3 – 6 (OCP) 4 – 6 (Fairfield Plan)
Site coverage (%) – maximum	53*	40	40	-
Open site space (%) – minimum	44*	-	50	-
Setbacks (m) – minimum				
Front (Burdett Avenue)	4.25	7.5	4	Variable
Rear (N)	5.87* (building) 5.03* (balcony)	9.2 (25% of lot depth)	10	-
Side (E)	3.75* (building) 2.90* (balcony)	1.5 (or 10% of lot width)	6	-
Side (W)	3.50* (building) 2.57* (balcony)	1.5 (or 10% of lot width)	6	-

Zoning Criteria	Proposal	R1-B Zone	URMD Zone	OCP & Fairfield Neighbourhood Policy
Combined side yard	7.25 (building)	4.5	-	-
Vehicle parking – minimum	40*	-	47	-
Bicycle parking stalls – minimum				
Long term	56	-	49	-
Short term	6	-	6	-

Relevant History

A previous rezoning application (Rezoning No. 00516) for these properties to allow for a four-storey building with multiple dwellings was declined by Council on February 22, 2018.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on February 27, 2020. A summary of the meeting is attached to this report.

ANALYSIS

Official Community Plan

The subject site is designated as Urban Residential in the *Official Community Plan, 2012* (OCP), which envisions low and mid-rise multi-unit buildings up to six-storeys in height with density up to 1.2:1 floor space ratio (FSR). Increased density up to 2:1 FSR may be considered in strategic locations for the advancement of Plan objectives. Strategic locations are identified as sites within 200m of the Urban Core, Town Centres or Large Urban Villages, sites adjacent to arterial or secondary arterial roads or as identified in neighbourhood plans. In this case, the *Fairfield Neighbourhood Plan* identifies this site as a suitable location for density up to 2:1 FSR for proposals that provide purpose built rental housing. The site is also located within 125m walking distance from the Urban Core. The OCP also encourages a range of housing types, forms and tenures across the City. The proposed five-storey rental building with a density of 1.9:1 FSR would provide approximately 42 new rental dwelling units in a combination of studio, one-, two- and three-bedroom units and is therefore considered consistent with the OCP.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) also identifies the site as Urban Residential and within the Rental Retention Sub-Area. As mentioned, the plan envisions new development up to six-

storeys and 2:1 floor space ratio for purpose built residential rental buildings. This Application is considered consistent with these policies.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received after October 24, 2019, so it falls under *Tree Preservation Bylaw No. 05-106* consolidated on November 22, 2019. The tree inventory for the proposal, outlined in the attached arborist report, includes 14 trees in proximity to the development area. Nine trees are proposed for removal: three on-site bylaw-protected trees, four on-site non-bylaw protected trees and two trees on the municipal frontage. Five off-site bylaw-protected trees are located on the property to the east. The proposed underground parkade is set back from the property line and the arborist report indicates that shoring techniques will be used to limit the extent of excavation and preserve the trees.

The landscape plan indicates a total of 20 trees to be planted on the subject lot, including six designated replacement trees for the intended removal of bylaw-protected trees. New trees will be planted above the underground parkade structure. In addition, three new municipal trees are proposed in the boulevard.

The following table provides a summary of tree related considerations:

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
On site trees, bylaw protected	3	3	6	+3
On site trees, non-bylaw protected	4	4	14	+10
Municipal trees	2	2	3	+1
Neighbouring trees, bylaw protected	5	0	0	0
Neighbouring trees, non-bylaw protected	0	0	0	0
Total	14	9	23	+14

Resource Impacts

The applicant is proposing one new street tree, which will have an annual maintenance cost of \$60.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to higher-density multi-unit residential development and advances OCP housing objectives. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00734 for the properties located at 1120, 1124 and 1128 Burdett Avenue.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated March 27, 2020 (revised May 15, 2020)
- Attachment E: Community Association Land Use Committee Meeting Summary dated February 27, 2020
- Attachment F: Arborist Report dated March 27, 2020
- Attachment G: Tenant Assistance Plan
- Attachment H: Advisory Design Panel minutes dated August 26, 2020



Committee of the Whole Report For the Meeting of May 6, 2021

To: Committee of the Whole **Date:** April 14, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00146 for 1120 - 1128 Burdett Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00734, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00146 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped October 8, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the site coverage from 40% to 53%
 - ii. reduce open site space from 50% to 44%
 - iii. reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
 - iv. reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
 - v. reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)
 - vi. reduce the parking requirement from 47 stalls to 40 stalls.
3. The Development Permit with Variances lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the properties located at 1120, 1124 and 1128 Burdett Avenue. The proposal is to construct a five-storey rental building with approximately 42 dwelling units at an overall density of 1.9:1 floor space ratio (FSR). The variances are related to increased site coverage and reduced open site space, setbacks and parking.

The following points were considered in assessing this application:

- the proposed building is consistent with the guidelines contained in Development Permit Area 16, General Form and Character, and with the Urban Residential Place Designation in the *Official Community Plan*
- the application is consistent with Form and Character objectives for sites designated as Urban Residential in the *Fairfield Neighbourhood Plan*
- the proposed site coverage, open site space and setback variances are considered supportable as the proposal is generally consistent with the applicable design guidelines, fits the existing context and the building design, and landscaping helps to mitigate potential negative impacts on the adjacent properties
- the proposed parking variance is considered supportable due to the provision of high-quality bicycle parking that exceeds the *Zoning Regulation Bylaw* requirements, and given the site is located in close proximity to frequent transit and the All Ages and Abilities bicycle network.

BACKGROUND

Description of Proposal

The proposal is to construct a five-storey rental building with multiple dwellings. Specific details include:

- five-storey courtyard style building with a mix of studio, one-, two- and three-bedroom units
- building massing that steps down to the south and east
- ground floor units with separate entrances onto Burdett Avenue
- 40 underground parking stalls accessed via a ramp at the southwest corner of the site
- ground floor bike parking room located at the front of the building with direct access to Burdett Avenue.

Exterior materials include:

- cementitious board and batten
- dark brick
- stucco soffits and façade bands
- aluminium picket balcony rails.

Landscape elements:

- private outdoor amenity space for each unit in the form of patios, decks and balconies
- extensive front and rear yard planting
- front courtyard that provides semi-public social space
- perimeter screen fence

- permeable surfaces and storm water retention areas.

The proposed variances are related to:

- increased site coverage
- reduced open site space
- reduced rear yard setback
- reduced side yard setbacks
- reduced parking.

Sustainability

The applicant's letter to Mayor and Council dated March 27, 2020 (revised May 15, 2020) identifies a number of sustainability measures associated with this proposal, which include:

- meeting Step 3 of the *BC Energy Step Code*
- exterior materials are highly durable, and detailing will suit life-span management of components
- solar ready conduit from electrical room to roof
- LED lighting throughout
- secure, heated bike storage at ground level
- electrical outlets for electric bicycle charging locations within bicycle storage
- rough-in electrical for future electric vehicle charging stations.

Data Table

The following data table compares the proposal with the existing R1-B Zone and standard Urban Residential Multiple Dwelling (URMD) District. An asterisk is used to identify where the proposal does not meet the requirements of the standard URMD Zone. Additionally, the key City policy that pertains to the area has been included in this table.

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Storeys – maximum	5	2	6	3 – 6 (OCP) 4 – 6 (Fairfield Plan)
Site coverage (%) – maximum	53*	40	40	-
Open site space (%) – minimum	44*	-	50	-

Zoning Criteria	Proposal	R1-B Zone	URMD Zone	OCP & Fairfield Neighbourhood Policy
Setbacks (m) – minimum				
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Side (W)	3.50* (building) 2.57* (balcony)	1.5 (or 10% of lot width)	6	-
Combined side yard	7.25 (building)	4.5	-	-
Vehicle parking – minimum	40*	-	47	-
Bicycle parking stalls – minimum				
Long term	56	-	49	-
Short term	6	-	6	-

ANALYSIS

Development Permit Area and Design Guidelines

The subject site is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions low and mid-rise multi-unit buildings. The OCP also identifies the site within Development Permit Area (DPA) 16: General Form and Character, which supports multi-unit residential development that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA.

Design guidelines that apply to DPA 16 are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and *Guidelines for Fences, Gates and Shutters* (2010). The proposal is consistent with these Guidelines as follows:

- the courtyard building form and massing complements other multi-unit residential buildings in the area
- building entrances and windows face the street
- the proposed building is setback from the street to align with adjacent buildings and allow for extensive front yard landscaping

- the fourth and fifth storeys are stepped back on the south and east elevations to provide a sensitive transition in scale with lower density residential development to the south and east along Burdett Avenue
- the proposed exterior materials are durable and complementary to the character of the area
- open space has been landscaped with a combination of native, pollinator and drought resistant plants.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) identifies the site as Urban Residential, consistent with the OCP, and within the Rental Retention Sub-Area. The plan envisions new development up to six storeys and 2:1 floor space ratio in this location. The proposal complies with the specific form and character objectives for this area as follows:

- the proposal maintains the character of multi-unit buildings with street-facing facades fronted by landscaped front yards that frame the street, provide access to sunlight and create pedestrian-friendly environments
- the terraced façade and ground-oriented units are neighbourly, mitigate the visual presence of the upper storeys and transitions sensitively to nearby lower scale development
- variation in building heights and massing helps avoid uniformity in building design along the street block
- the underground parking minimizes the impacts of parking on the quality of the design and the pedestrian realm
- the proposed landscape includes several new trees, drought tolerant plantings and courtyard amenities that contribute to urban forest objectives, provide environmental benefits, and support sociability and livability.

Advisory Design Panel Referral

The application was referred to the Advisory Design Panel (ADP) on August 26, 2020. The minutes from the meeting are attached for reference and the Panel recommended that Council consider approving the application subject to changes to the courtyard features and fourth floor landscaping.

The applicant has responded to the Panel's recommendation as follows:

- the surface of the courtyard has changed from concrete to crushed granite to differentiate the amenity space from the adjacent walkways
- additional seating and tables at varying heights have been added to the courtyard to add opportunities for socializing
- planters have been added to the fourth-floor terraces.

In addition to the revisions specifically related to the ADP recommendation, the applicant has also changed some of the windows on the fourth and fifth storey east elevation to clerestory windows to reduce the potential for overlook on the neighbouring building at 1149 Rockland Avenue.

Regulatory Considerations

The URMD Zone, Urban Residential Multiple Dwelling District, which was created as a standard zone for properties designated as Urban Residential in the OCP, is proposed as a base zone to create a new zone for the proposal. As a result, a number of variances are proposed as part of this Application. This approach is recommended to ensure that reduced zoning provisions are not entrenched in the new zone, so that any future alternative development proposals for the site would need to apply to Council to achieve similar variances. The proposed variances relate to increase site coverage and reduce open site space, setbacks and parking.

Site Coverage and Open Site Space

While the zone standard allows for six-storeys with 40% site coverage and 50% open site space, the proposal would be five-storeys and is seeking variances to increase the site coverage to 53% and reduce the open site space to 44% in order to achieve a density of 1.9:1 FSR. These variances are considered supportable because the building has been positioned to maintain a generous front yard setback that is similar to the setbacks of the adjacent buildings and extensive landscaping, including the addition of new trees along the rear property line, would help to soften the appearance of the building and provide privacy screening with adjacent properties.

Setbacks

The proposal requests the following setback variances:

- reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
- reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
- reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies).

The rear yard setback variance is considered supportable as the building separation with the neighbouring building to the north would be approximately 12m. Additionally, the majority of the windows on the north elevation are offset from those on the adjacent building to reduce potential privacy impacts. Trees along the north property line would also help to soften the appearance of the building and further reduce potential privacy impacts for the neighbouring building.

The potential impacts of the reduced west side yard setback are considered minimal as the adjacent four-storey building is setback approximately 9.5m from the property line. The window overlay analysis demonstrates that the proposed windows on the west elevation would be offset from the neighbouring building windows to further reduce any potential privacy impacts. On the east side of the proposed building, mature trees and shrubs on the adjacent property would provide visual screening between the two buildings. The proposed building has been setback from the critical root zones of the trees and the supporting arborist report includes recommended measures to ensure the retention of these trees. As noted, the applicant has also reduced the size of the upper storey windows to minimize the potential for overlook. Given these measures, the proposed setback variances are considered supportable.

Parking

The applicant is proposing a seven-stall parking variance. The variance is considered supportable because the applicant has provided good quality bicycle parking which also

exceeds the minimum requirement for long term parking by seven stalls. The project is also located near most amenities, the Frequent Transit Network (FTN) and All Ages Abilities (AAA) bicycle network which will help future residents consider reducing the number of motor vehicles they own.

CONCLUSIONS

The proposal for a 42-unit rental development is generally consistent with the applicable guidelines and includes high-quality, durable building materials and landscape finishes. The contemporary design is supportable and complementary to the existing character along Burdett Avenue. The variances related to site coverage, open site space and setbacks are supportable because of appropriate building articulation, fenestration, and landscape screening, which mitigate any privacy impacts on adjacent buildings. The proposed parking variance is supportable based on the provision of additional bicycle parking and the proximity to transit and the bicycle network. Staff, therefore, recommend for Council's consideration that Council support this Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 00146 for the properties located at 1120, 1124 and 1128 Burdett Avenue.

Respectfully submitted,

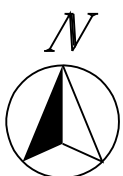
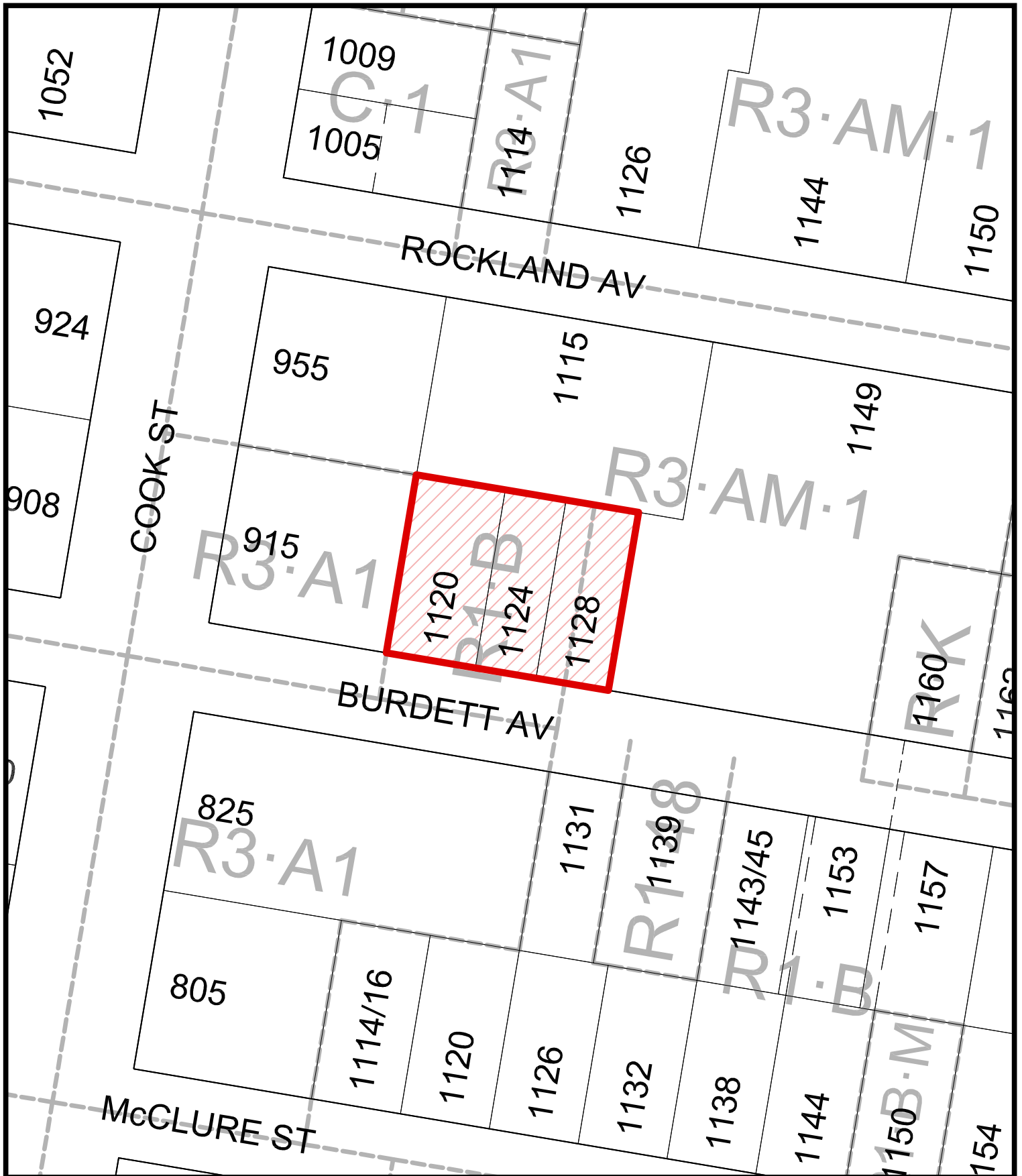
Alec Johnston
Senior Planner
Development Services Division

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

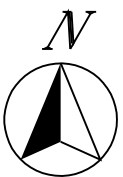
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated March 27, 2020 (revised May 15, 2020)
- Attachment E: Community Association Land Use Committee Meeting Summary dated February 27, 2020
- Attachment F: Arborist Report dated March 27, 2020
- Attachment G: Tenant Assistance Plan
- Attachment H: Advisory Design Panel minutes dated August 26, 2020



1120, 1124, and 1128 Burdett Avenue
Rezoning No.00734



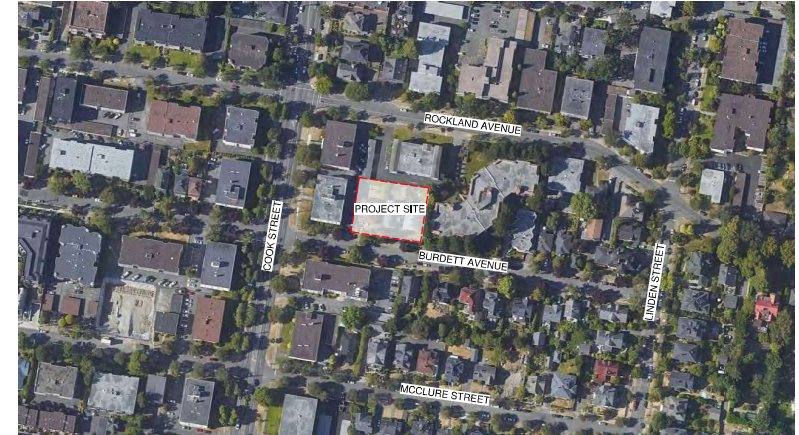


1120, 1124, and 1128 Burdett Avenue
Rezoning No.00734

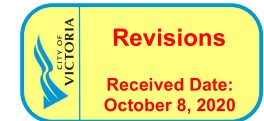




VIEW FROM SOUTH



SITE CONTEXT PLAN



PROJECT TEAM

APPLICANT

Empresa Properties
204-655 Tyee Road
Victoria BC
V9A 6X5
778.678.2561

Karl Robertson
krobertson@empresaproperties.com

Curate Developments
Curate Developments
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Sam Ganong
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250.589.3254

ARCHITECT

Cascadia Architects
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Contacts:
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greg@cascadiaarchitects.ca

Peter Johannknecht, Architect AIBC
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Hayley Johnson, Intern Architect AIBC
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CIVIL ENGINEER

Herold Engineering
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Contact:
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SCampden@heroldengineering.com

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LADR Landscape Architects
3-864 Queens Avenue
Victoria BC
V8T 1M5
250.598.0105

Contact:
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cwindjack@ladra.ca

Bev Windjack, BCSLA, AALA, CSLA, ASLA, LEED
AP BD+C, ERPCS
bwindjack@ladra.ca

ARBORIST

Talbot Mackenzie & Associates
Box 48153 RPO Uptown
Victoria BC
V8Z 7H6
250.479.8733

Contact:
Graham Mackenzie
tmtreehelp@gmail.com

Architectural DP

- A000 COVER
- A001 SURVEY + PROJECT DATA
- A002 BUILDING CODE REVIEW
- A004 3D VIEWS
- A005 3D VIEWS
- A006 MATERIALS
- A007 MASSING DIAGRAMS
- A008 SETBACK DIAGRAMS
- A100 SITE PLAN
- A200 FLOOR PLAN - UNDERGROUND PARKING
- A201 FLOOR PLAN - GROUND FLOOR
- A202 FLOOR PLAN - LEVELS 2 + 3
- A204 FLOOR PLAN - LEVEL 4
- A205 FLOOR PLAN - LEVEL 5
- A206 ROOF PLAN
- A300 ELEVATIONS
- A301 ELEVATIONS
- A400 BUILDING SECTIONS
- A401 BUILDING SECTIONS
- A900 SHADOW STUDIES
- A910 ELEVATIONS - WINDOW OVERLAY

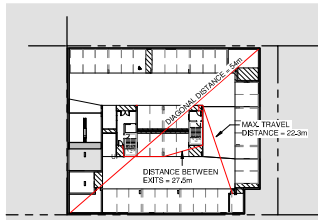
Civil DP

- C100 GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
- C200 SITE SERVICING PLAN
- C300 GRADING PLAN

Landscape DP

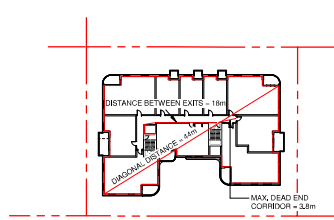
- L-1 LANDSCAPE CONCEPT PLAN
- L-2 TREE PRESERVATION PLAN





① Level 0 - Parkade Code Plan
SCALE = 1 : 500

PARKADE
Min. Separation of Exits: 27m
Max. Travel: 45m
Occupancy: Storage Garage
Occupant Load: 1420 m²
49 sqm/person
1420/49 = 31 people
Min. Exit Width: 6mm/person x 28 = 171mm
Stairs: 8mm/person x 31 = 246mm
Min. Separation of Exits: 9m
Area: 760 m²



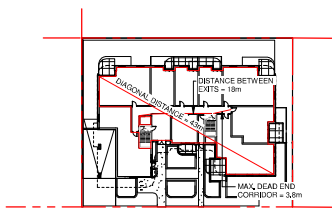
④ Level 3 Code Plan
SCALE = 1 : 500

LEVEL 3
Occupancy: Group C
Occupant Load: 14 Bedrooms x 2 people/bedroom = 28 people
Min. Exit Width: 6mm/person x 28 = 171mm
Stairs: 8mm/person x 24 = 192mm
Min. Separation of Exits: 9m
Area: 760 m²

BUILDING CODE ANALYSIS

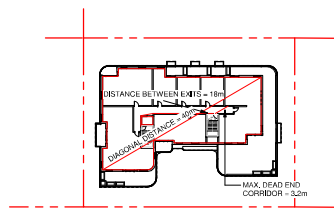
GENERAL INFORMATION		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART <input type="text" value="3"/>	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.
MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.2.
BUILDING AREA (BCBC 1.4.1)	<input type="text" value="763"/> m ²	1.4.1.2.
AVG. GRADE (COV ZONING BYLAW 2018)	<input type="text" value="20.3"/> m	
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="5"/> STOREYS ABOVE GRADE <input type="text" value="16.5"/> m <input type="text" value="1"/> STOREYS BELOW GRADE	1.4.1.2.
HIGH BUILDING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.4.
FIRE ALARM & DETECTION SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.4.
AUTOMATIC SPRINKLER SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.2.18, 3.2.5.12
MEZZANINE(S) / AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.4.
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.2.
NUMBER OF STREETS FACING	<input type="text" value="1"/>	3.2.2.10
FIRE DEPARTMENT ACCESS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.5.4.
ROOF ACCESS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.5.3.
STANDPIPE SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.4.6.
LIGHTING AND EMERGENCY POWER	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.7.A.
EMERGENCY GENERATOR	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.7.B.
BARRIER-FREE DESIGN	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.8.2.
ALTERNATIVE SOLUTION(S)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> EXITING THROUGH LOBBY	3.1.2.

BUILDING CONSTRUCTION CLASSIFICATION																	
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.2A.															
MAX. BUILDING AREA PERMITTED	MAX 1,800 m²	3.2.2.2A.															
CONSTRUCTION TYPE PERMITTED	NONCOMBUSTIBLE <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/>	3.2.2.50.															
FIRE RATINGS AND SEPARATIONS																	
HORIZONTAL SEPARATIONS	<table border="1"> <tr> <td>N/A</td><td>BETWEEN STORAGE GARAGE & RESIDENTIAL</td><td>3.2.1.2.</td></tr> <tr> <td>1 HR</td><td>FLOORS</td><td>N/A</td></tr> <tr> <td>1 HR</td><td>MEZZANINE</td><td>1 HR</td></tr> <tr> <td>1 HR</td><td>ROOF</td><td>3.2.2.50.</td></tr> <tr> <td>N/A</td><td>ROOF THAT SUPPORTS OCCUPANCY</td><td>3.2.2.13.</td></tr> </table>	N/A	BETWEEN STORAGE GARAGE & RESIDENTIAL	3.2.1.2.	1 HR	FLOORS	N/A	1 HR	MEZZANINE	1 HR	1 HR	ROOF	3.2.2.50.	N/A	ROOF THAT SUPPORTS OCCUPANCY	3.2.2.13.	
N/A	BETWEEN STORAGE GARAGE & RESIDENTIAL	3.2.1.2.															
1 HR	FLOORS	N/A															
1 HR	MEZZANINE	1 HR															
1 HR	ROOF	3.2.2.50.															
N/A	ROOF THAT SUPPORTS OCCUPANCY	3.2.2.13.															
LOADBEARING STRUCTURE	FUEL NOT LESS THAN SUPPORTED ASSEMBLY	3.2.2.4R.															
BETWEEN SUITES	1 HR	3.3.1.1.															
BETWEEN SUITES & PUBLIC CORRIDOR	1 HR	3.3.1.1.															
STORAGE ROOMS	1 HR	3.3.4.3.															
STORAGE GARAGE FROM OTHER OCCUPANCIES	1.5 HR	3.3.5.6.															
DOIT ENCLOSURES	1 HR	3.4.4.1.															
ELEVATOR HOISTWAY	1 HR	3.5.2.1.															
SERVICE ROOMS (CONTAINING FUEL-BRED APPLIANCES)	1 HR	3.5.2.1.															
COMBUSTIBLE REFUSE STORAGE	1 HR	3.6.2.5.															
VERTICAL SERVICE SPACES	1 HR	3.6.3.1.															
FIREWALL(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.3.2.4.															



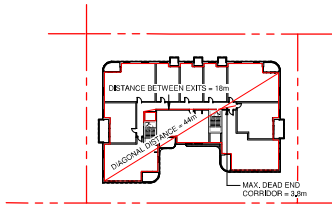
② Level 1 Code Plan
SCALE = 1 : 500

GROUND FLOOR
Occupancy: Group C
Occupant Load: 11 Bedrooms x 2 people/bedroom = 22 people
Min. Exit Width: 6mm/person x 22 = 134mm
Stairs: 8mm/person x 22 = 176mm
Min. Separation of Exits: 9m
Area: 613 m²



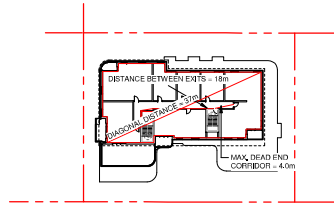
⑤ Level 4 Code Plan
SCALE = 1 : 500

LEVEL 4
Occupancy: Group C
Occupant Load: 12 Bedrooms x 2 people/bedroom = 24 people
Min. Exit Width: 6mm/person x 24 = 144mm
Stairs: 8mm/person x 24 = 192mm
Min. Separation of Exits: 9m
Area: 554 m²



③ Level 2 Code Plan
SCALE = 1 : 500

LEVEL 2
Occupancy: Group C
Occupant Load: 14 Bedrooms x 2 people/bedroom = 28 people
Min. Exit Width: 6mm/person x 28 = 171mm
Stairs: 8mm/person x 28 = 224mm
Min. Separation of Exits: 9m
Area: 760 m²



⑥ Level 5 Code Plan
SCALE = 1 : 500

LEVEL 5
Occupancy: Group C
Occupant Load: 10 Bedrooms x 2 people/bedroom = 20 people
Min. Exit Width: 6mm/person x 20 = 120mm
Stairs: 8mm/person x 20 = 160mm
Min. Separation of Exits: 9m
Area: 501 m²

Revised for Proposed and CP Period		Rev. 1/1/2020
NO.	DESCRIPTION	DATE

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Project

Burdett Apartments

Empresa Properties
1120 - 1128 Burdett Avenue
Victoria, BC

Drawn by

BUILDING CODE REVIEW

Date: September 11, 2020

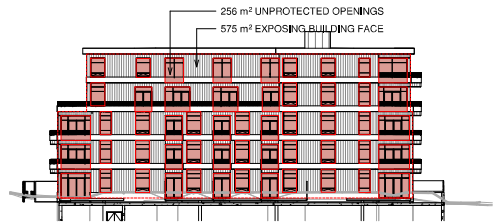
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Project # 1922

Position

Sheet #

A002



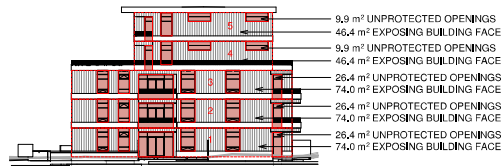
1 North Elevation
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)

EXPOSING BUILDING FACE:	575 m²
LIMITING DISTANCE:	5.87m (FROM EXPOSING FACE TO PROPERTY LINE)
ACTUAL AREA OF OPENINGS:	256 m²
MAX. % AREA OF OPENING PERMITTED:	50.4% <i>INTERPOLATED</i>
ACTUAL % AREA OF OPENINGS:	44.5%

TABLE 3.2.3.7 (BCBC 2018)

MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE



2 East Elevation
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE (FROM EXPOSING FACE TO PROPERTY LINE)	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.75 m	74 m²	40.6 % <i>INTERPOLATED</i>	35.7%
2	3.75 m	74 m²	40.6 % <i>INTERPOLATED</i>	35.7%
3	3.75 m	74 m²	40.6 % <i>INTERPOLATED</i>	35.7%
4	6.9 m	46.4 m²	100%	21.3%
5	6.9 m	46.4 m²	100%	21.4%

TABLE 3.2.3.7 (BCBC 2018)

COMPARTMENTS 1-3	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE

COMPARTMENTS 4-5	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE



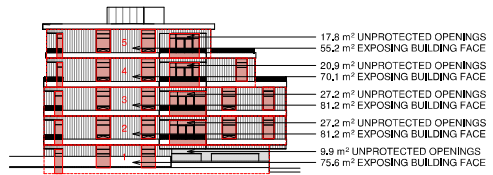
3 South Elevation
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)

EXPOSING BUILDING FACE:	579.7 m²
LIMITING DISTANCE:	8.84m (TO CENTRE LINE OF BURDETT AVE)
ACTUAL AREA OF OPENINGS:	214.4 m²
MAX. % AREA OF OPENING PERMITTED:	100%
ACTUAL % AREA OF OPENINGS:	37.0%

TABLE 3.2.3.7 (BCBC 2018)

MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE



4 West Elevation
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE (FROM EXPOSING FACE TO PROPERTY LINE)	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.5 m	75.6 m²	36.2 % <i>INTERPOLATED</i>	13.1%
2	3.5 m	81.2 m²	34.8 % <i>INTERPOLATED</i>	33.5%
3	3.5 m	81.2 m²	34.8 % <i>INTERPOLATED</i>	33.5%
4	3.5 m	70.1 m²	38 % <i>INTERPOLATED</i>	29.8%
5	3.5 m	55.2 m²	43.5% <i>INTERPOLATED</i>	32.2%

TABLE 3.2.3.7 (BCBC 2018)

ALL COMPARTMENTS	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

Revised for Permitting and QP Reviews 2	June 11, 2020
Revised for Permitting and QP Reviews 1	June 11, 2020

NO.	DESCRIPTION	DATE
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Project	
Burdett Apartments	
Empresa Properties	
1120 - 1128 Burdett Avenue	
Victoria, BC	
LIMITING DISTANCE	
Date	September 11, 2020
Scale	1 : 250
Project #	1922
Person	
Sheet #	A003



VIEW FROM SOUTHEAST



VIEW FROM SOUTH

Revised for Permitting and QP Reviewers 1	Sept. 11, 2020
Revised for Permitting and QP Reviewers 2	Sept. 11, 2020
Revised for Permitting and QP Reviewers 3	Sept. 11, 2020
Revised for Permitting and QP Reviewers 4	Sept. 11, 2020
Revised for Permitting and QP Reviewers 5	Sept. 11, 2020

NO.	DESCRIPTION	DATE
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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	3D VIEWS
Date September 11, 2020	
Scale	Project # 1922
	Person
	Sheet # A004

9/11/2020 5:31:58 PM



VIEW FROM SOUTH



VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM NORTHEAST

Revised for Approval and/or Permit			Rev. 11/2020
NO.	DESCRIPTION	DATE	



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Client Name	3D VIEWS
Date	September 11, 2020
Scale	Project # 1922
	Position
	Sheet # A005

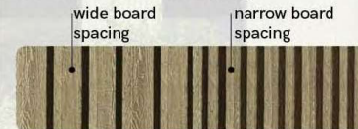


Stucco - Facade Bands + Soffits
2' wide facade bands



Picket Guardrail
Aluminum powder coat - Tiger Drylac 9007 Silver

Cementitious Board and Batten
width of boards vary, tighter spacing around rounded corners of the building



Clove Brown Mushroom Olive Brown
Variation of 3 James Hardie Dream Collection colours

Brick
Mutual Materials: Redondo Gray
- Mission texture



NO.	DESCRIPTION	DATE
	Revised for Permitting and CIP Review 1	May 11, 2020
	Revised for Permitting and CIP Review 2	May 11, 2020



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name MATERIALS	
Date September 11, 2020	
Scale	Project # 1922
	Position
	Sheet # A006

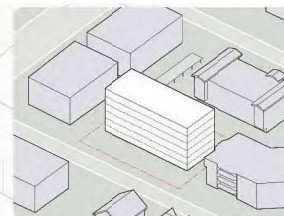
9/11/2020 5:31:43 PM



Massing Logic Step 1

Addition

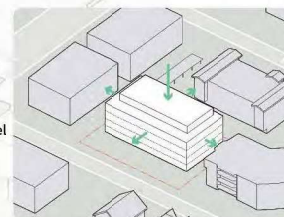
- LAP Maximum Zoning Envelope
- 6 storeys
- FSR= 2:1



Massing Logic Step 2

Subtract

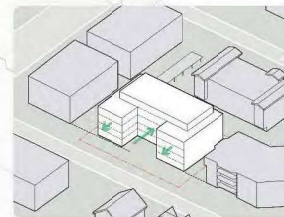
- Reduce to 5 storeys
- Increase setbacks at upper level



Massing Logic Step 3

Subtract

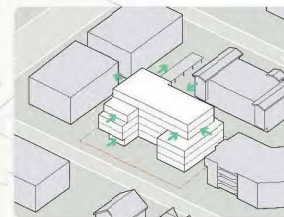
- Introduce courtyard garden
- Align setbacks with neighbouring buildings



Massing Logic Step 4

Subtract

- Setback level 5 from neighbouring buildings

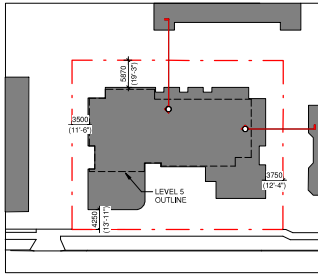


Revised for Planning and CP Permit		Rev. 11/2020
NO.	DESCRIPTION	DATE

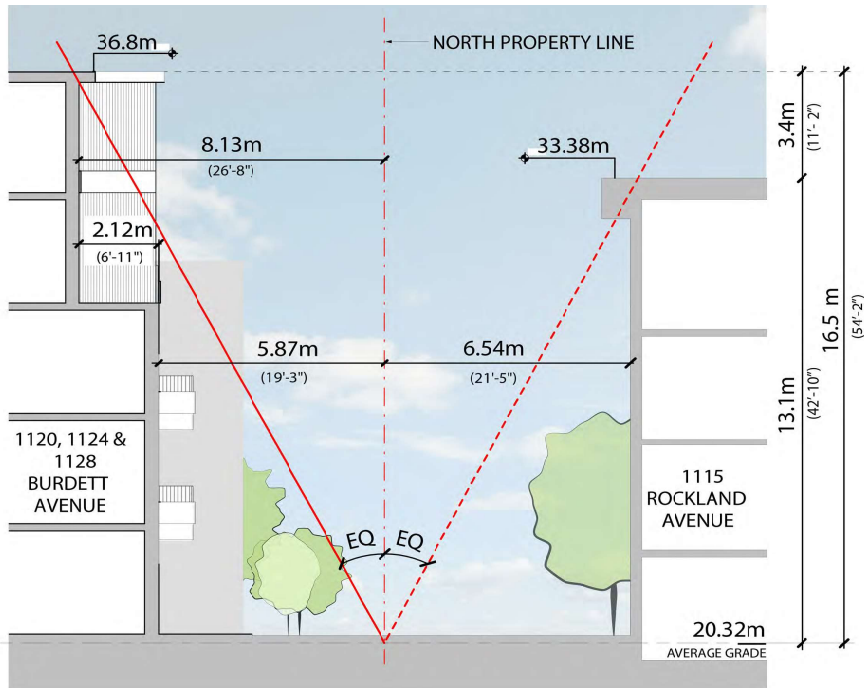


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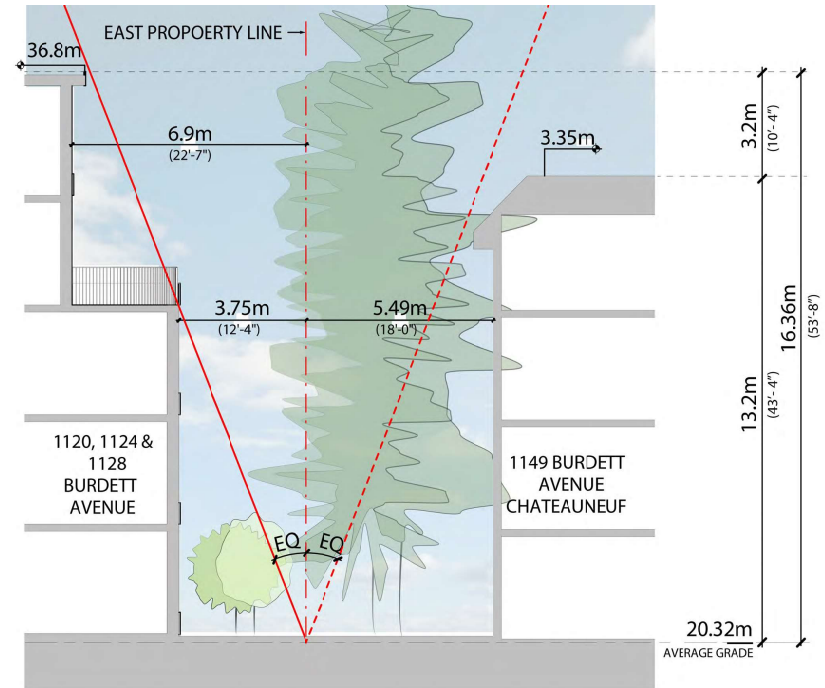
Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name MASSING DIAGRAMS	
Date September 11, 2020	
Scale	Project # 1922
	Position
	Sheet # A007



KEY PLAN



NORTH PROPERTY BOUNDARY SECTION DIAGRAM



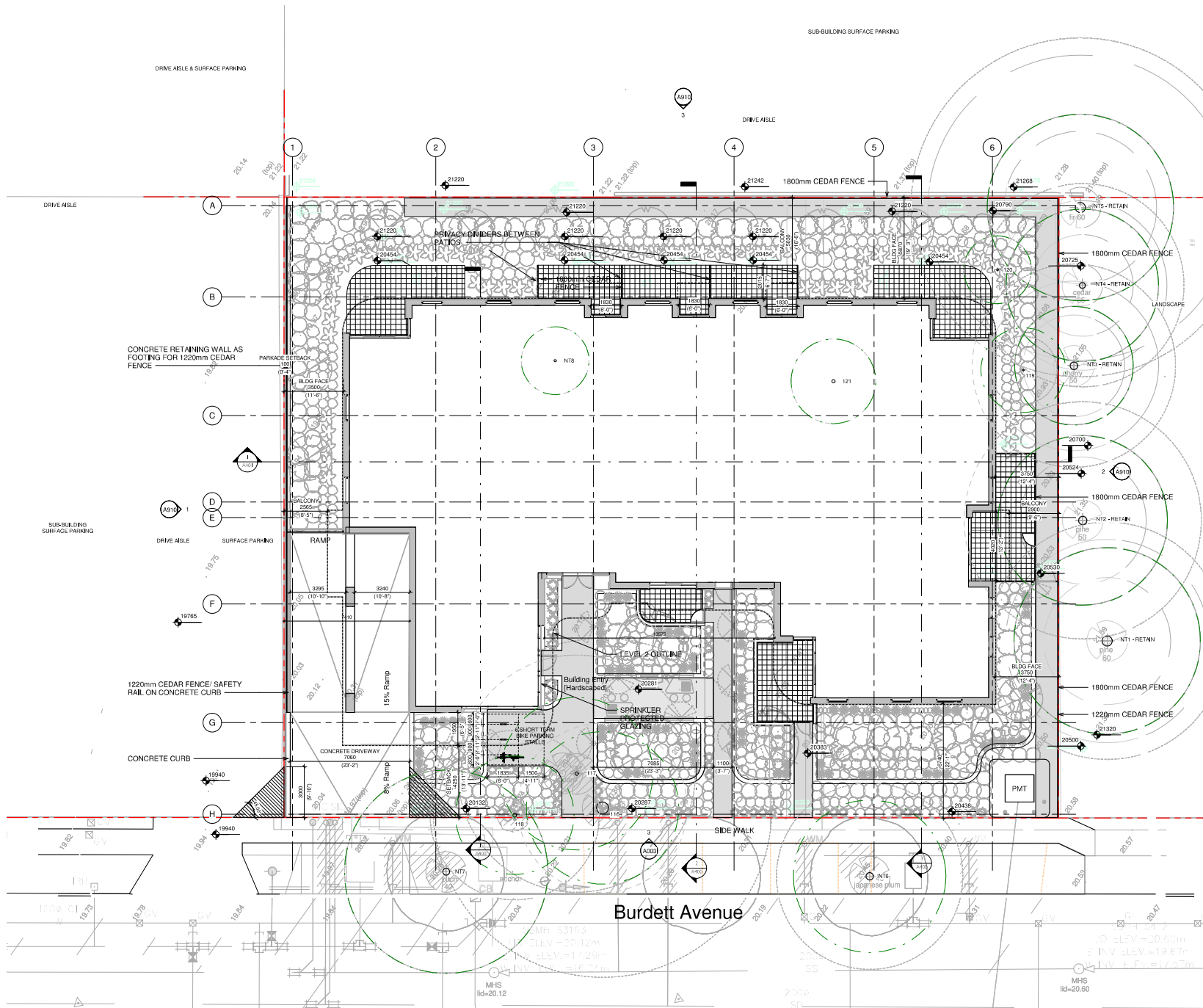
EAST PROPERTY BOUNDARY SECTION DIAGRAM

Revised for Proposed 2D Format			Rev. 1/1/2020
NO.	DESCRIPTION	DATE	



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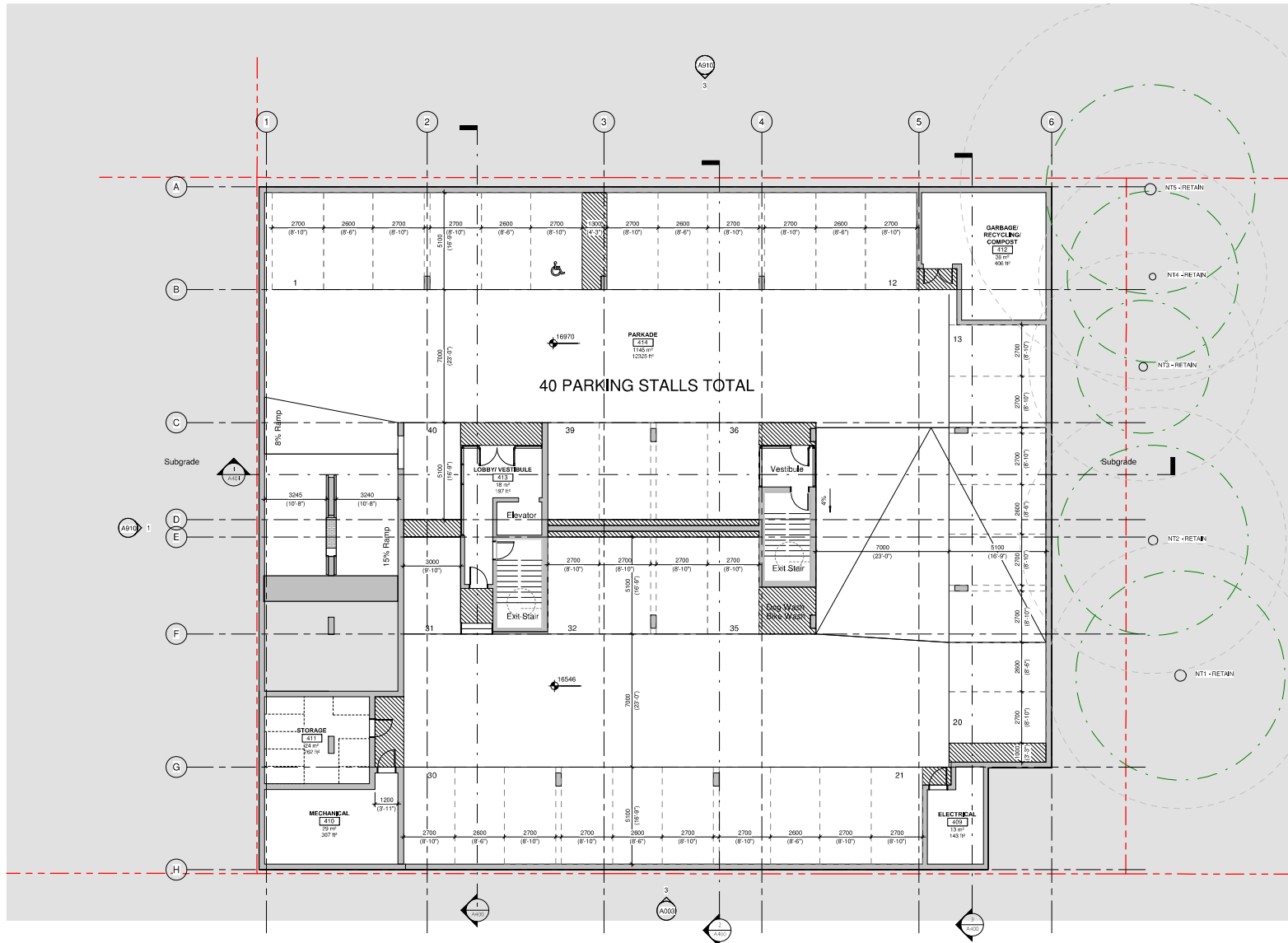
Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Street Name SETBACK DIAGRAMS	
Date September 11, 2020	Project # 1922
Scale 1 : 500	Position Sheet # A008



	Issued for Recording and QP Revisions 2	Sept. 11, 2020
	Issued for Recording and QP Revisions 1	May 15, 2020
	Issued for Recording and QP Permit	Dec. 27, 2020
NO.	DESCRIPTION	DATE



Project	
Burdett Apartments	
Empresa Properties	
1120 - 1128 Burdett Avenue	
Victoria, BC	
Sheet Name	SITE PLAN
Date	September 11, 2020
Scale	1 : 100
Project #	1922
Position	
Sheet #	A100



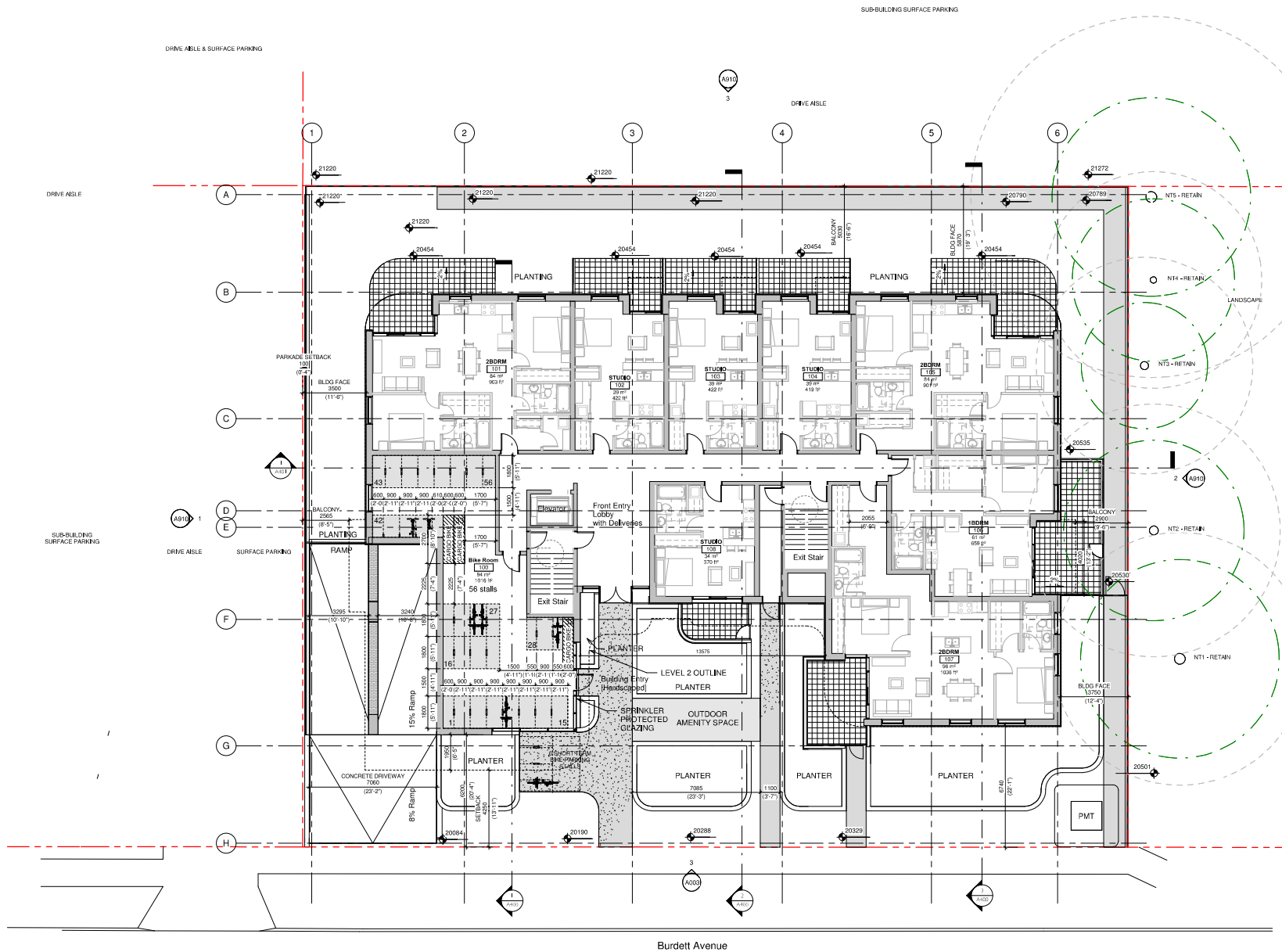
Revised for Proposed 2020 Period			Rev. 1/1/2020
NO.	DESCRIPTION	DATE	



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	FLOOR PLAN - UNDERGROUND PARKING
Date	September 11, 2020
Scale	1 : 100
Project #	1922
Position	
Sheet #	A200

9/11/2020 5:31:58 PM



	Issued for Recording and QP Revisions 2	Sept. 11, 2020
	Issued for Recording and QP Revisions 1	May 15, 2020
	Issued for Recording and QP Permit	Dec. 27, 2020
NO.	DESCRIPTION	DATE

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Burdett Apartments

Empresa Properties
1120 - 1128 Burdett Avenue
Victoria, BC

Project Name: **FLOOR PLAN - GROUND FLOOR**

Date: **September 11, 2020**

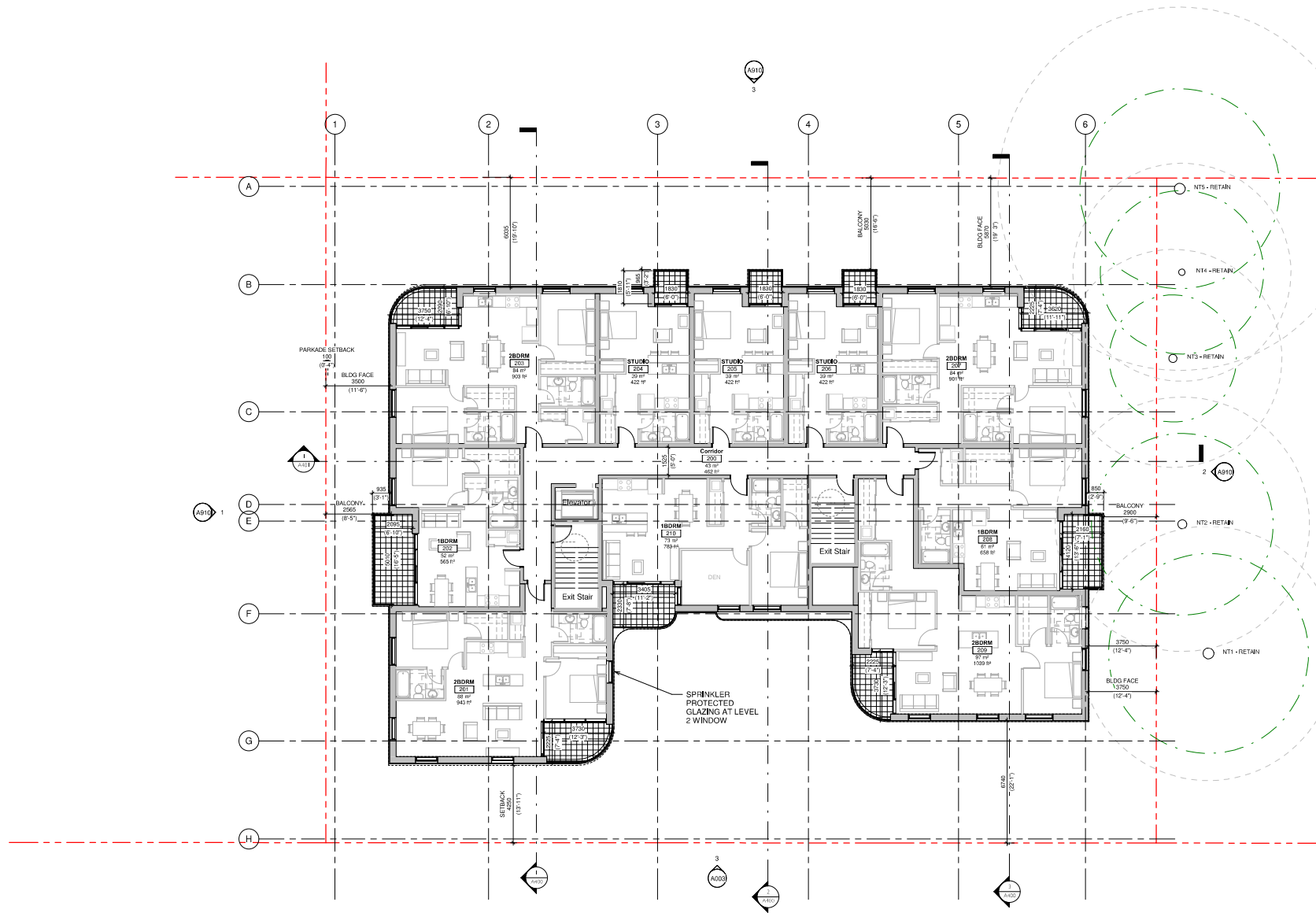
Scale: **1 : 100**

Project #: **1922**

Position:

Sheet #: **A201**

9/11/2020 5:32:03 PM

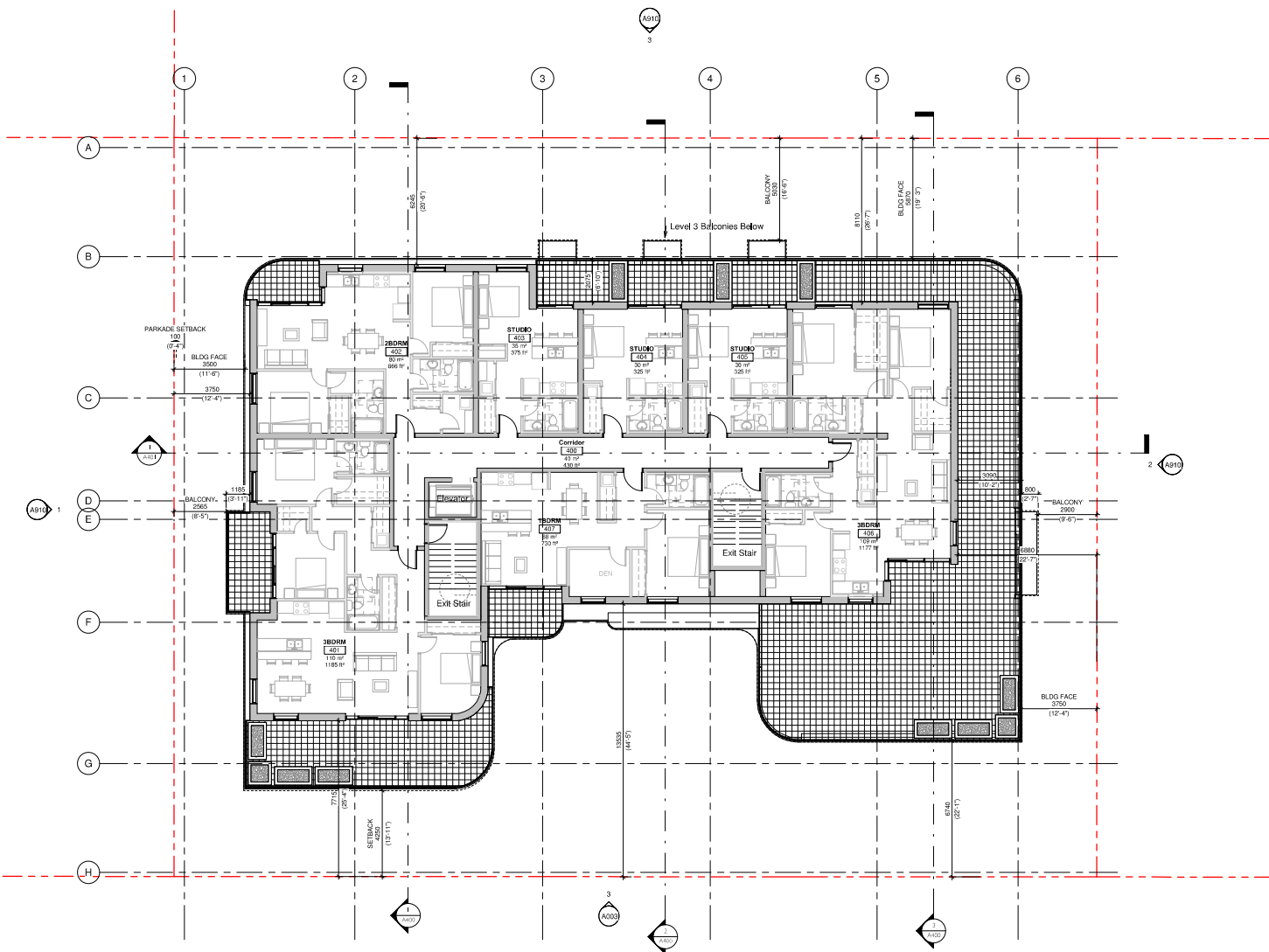


Revised for Permitting and CIP Reviews		Drawn By
NO.	DESCRIPTION	DATE



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Drawn Name	Project #
FLOOR PLAN - LEVELS 2 + 3	1922
Date	Project #
September 11, 2020	1922
Scale	Position
1 : 100	
Sheet #	
A202	



	Issued for Reasoning and QP Revisions 2	Sept. 11, 2020
	Issued for Reasoning and QP Revisions 1	May 15, 2020
	Issued for Reasoning and QP Permit	May 27, 2020
NO.	DESCRIPTION	DATE

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Burdett Apartments

Empresa Properties
1120 - 1128 Burdett Avenue
Victoria, BC

FLOOR PLAN - LEVEL 4

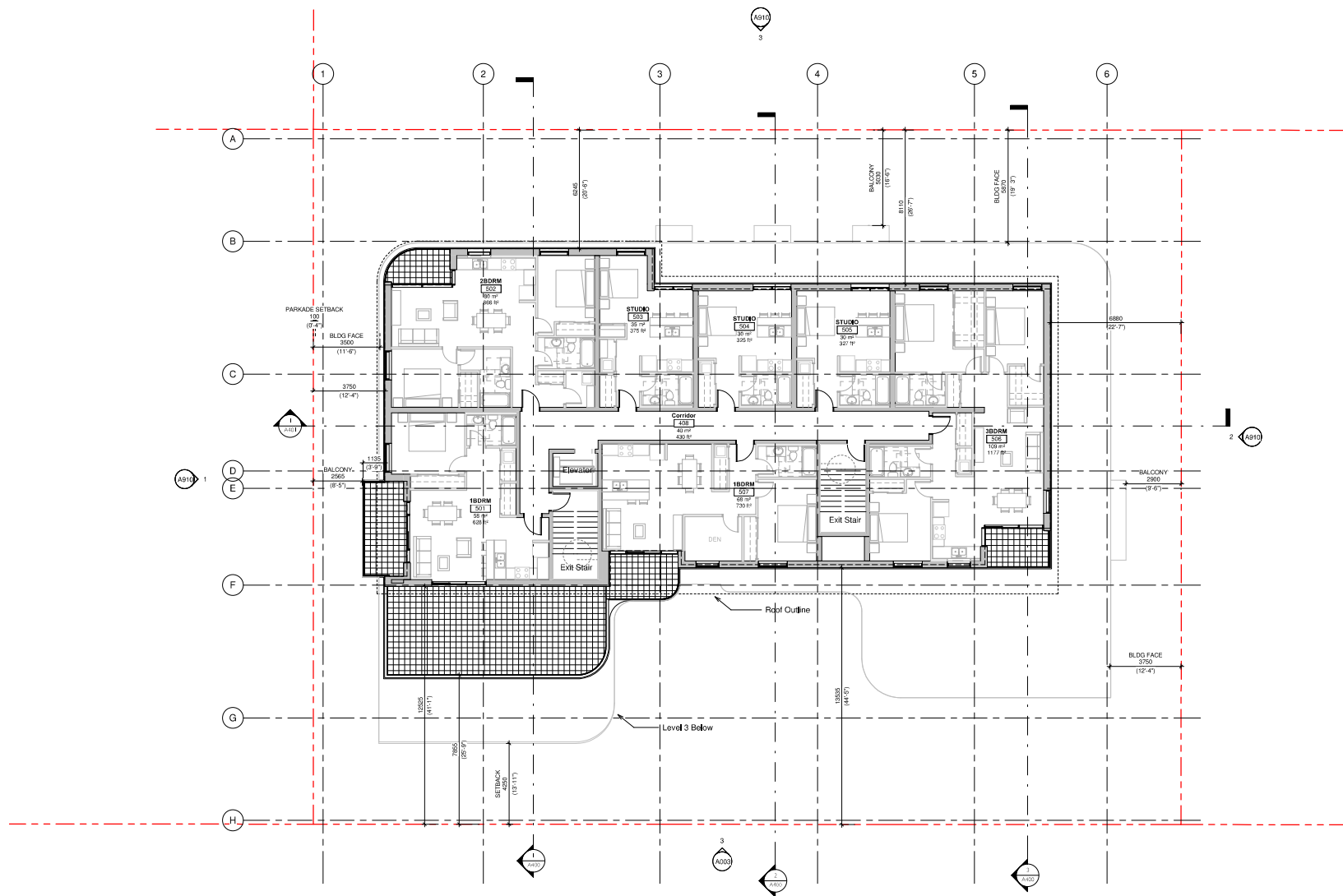
Date: September 11, 2020

Scale: 1 : 100

Project #: 1922

Position:

Sheet #: **A204**



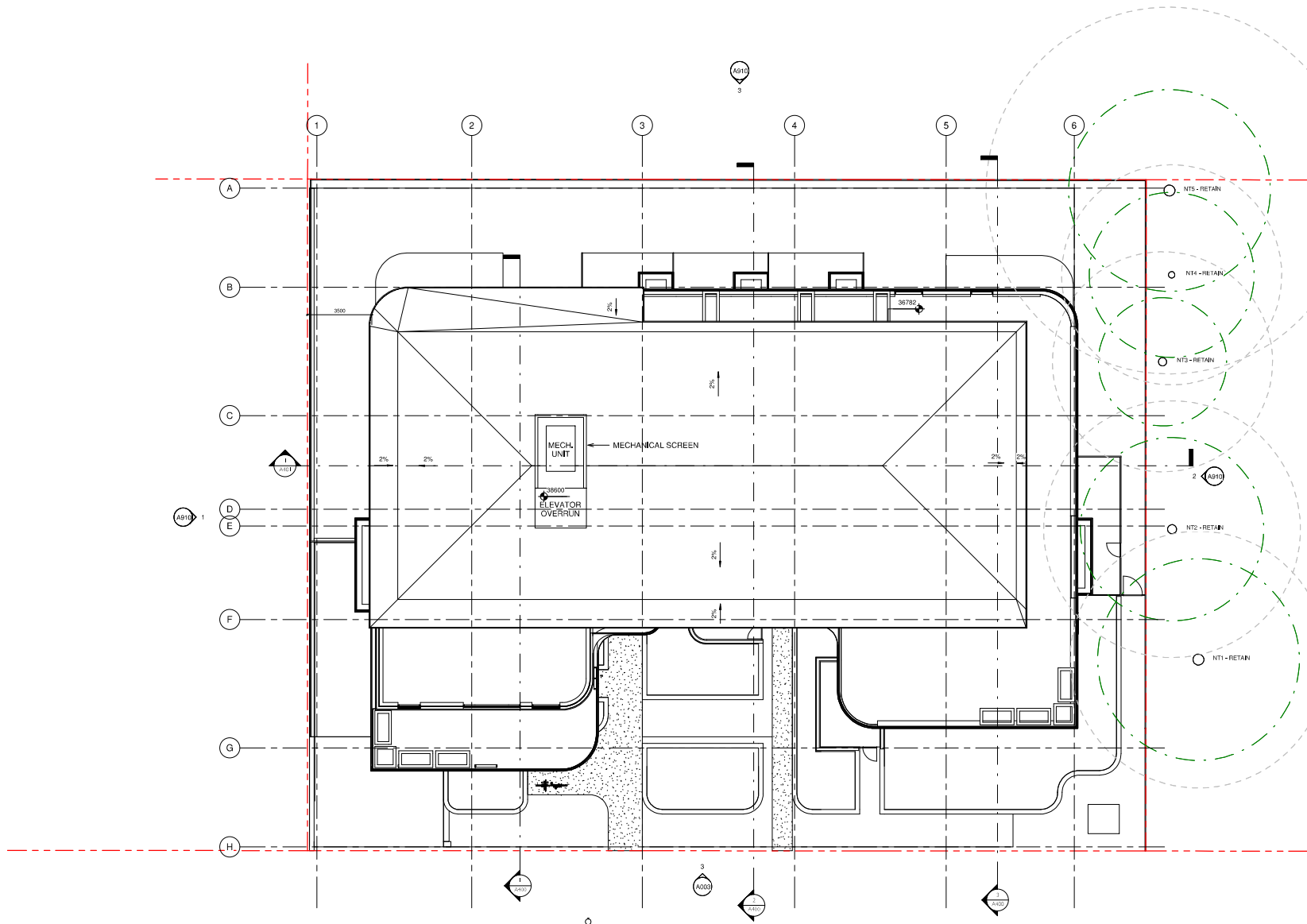
Revised for Permitting and QP Review 1		Rev #1, 2020
NO.	DESCRIPTION	DATE



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Project	
Burdett Apartments	
Empresa Properties	
1120 - 1128 Burdett Avenue Victoria, BC	
Street Name	
FLOOR PLAN - LEVEL 5	
Date	
September 11, 2020	
Scale	Project #
1 : 100	1922
Position	Sheet #
	A205

9/11/2020 5:32:08 PM



Revised for Approval (if Applicable)			Rev. 1/1/2020
NO.	DESCRIPTION	DATE	



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	
ROOF PLAN	
Date	
September 11, 2020	
Scale	Project #
1 : 100	1922
Position	Sheet #
	A206

9/11/2020 5:32:57 PM



MATERIALS LIST

- ① CEMENTITIOUS BOARD - BATTEN - WIDE BOARD SPACING
- ② CEMENTITIOUS BOARD - BATTEN - NARROW BOARD SPACING
- ③ METAL PANEL
- ④ PREFINISHED ALUMINUM PICKET
- ⑤ LIGHT STUCCO SOFFITS
- ⑥ VINYL WINDOW SYSTEM
- ⑦ DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
- ⑧ PREFINISHED METAL FLASHING
- ⑨ ARCHITECTURAL CONCRETE
- ⑩ CEDAR FENCE

1 South Elevation Building
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	Revised for Permitting and CIP Review 1	May 31, 2020
2	Revised for Permitting and CIP Review 2	May 31, 2020



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Street Name	
ELEVATIONS	
Date	September 11, 2020
Scale	As indicated
Project #	1922
Position	
Sheet #	A300

9/11/2020 5:32:22 PM



Context Elevation
SCALE = 1 : 200



1 West Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100



3 North Elevation
SCALE = 1 : 100

MATERIALS LIST

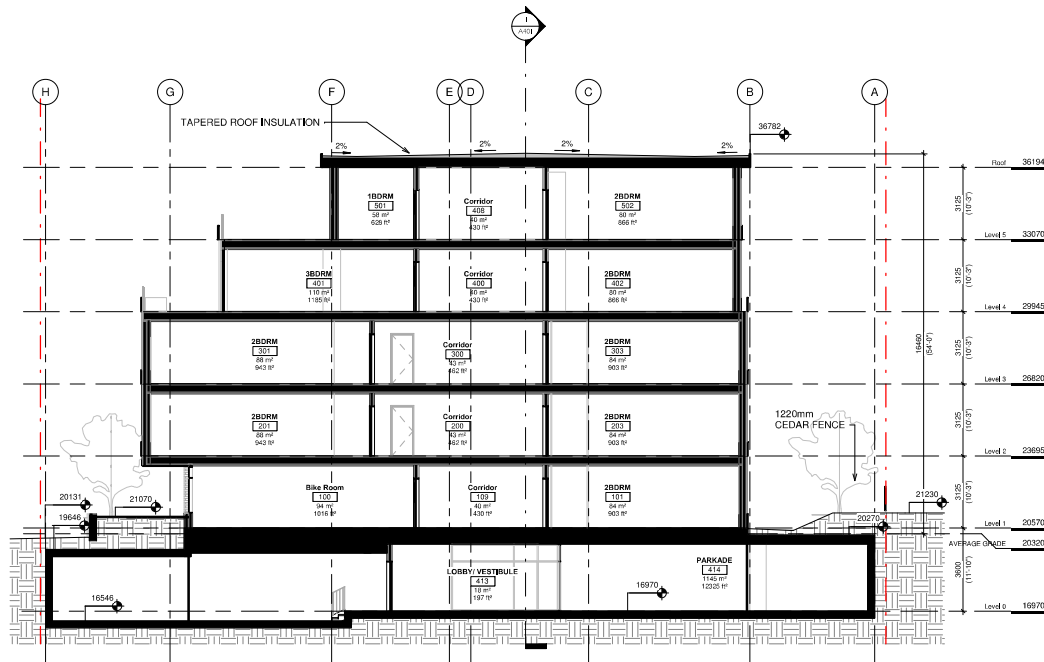
- ① CEMENTITIOUS BOARD + BATTEN + WIDE BOARD SPACING
- ② CEMENTITIOUS BOARD + BATTEN + NARROW BOARD SPACING
- ③ METAL PANEL
- ④ PREFINISHED ALUMINUM PICKET
- ⑤ LIGHT STUCCO SOFFITS
- ⑥ VINYL WINDOW SYSTEM
- ⑦ DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
- ⑧ PREFINISHED METAL FLASHING
- ⑨ ARCHITECTURAL CONCRETE
- ⑩ CEDAR FENCE

	Issued for Reviewing and DP Revisions 2	Sept. 11, 2020
	Issued for Reviewing and DP Revisions 1	May 15, 2020
	Issued for Reviewing and DP Permit	May 27, 2020
NO.	DESCRIPTION	DATE

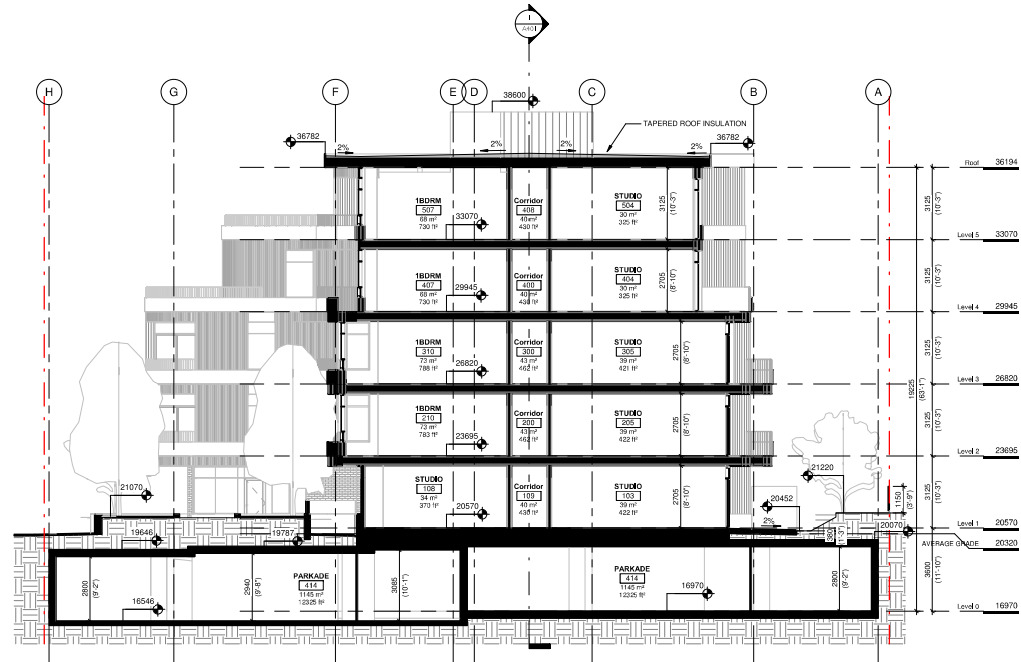


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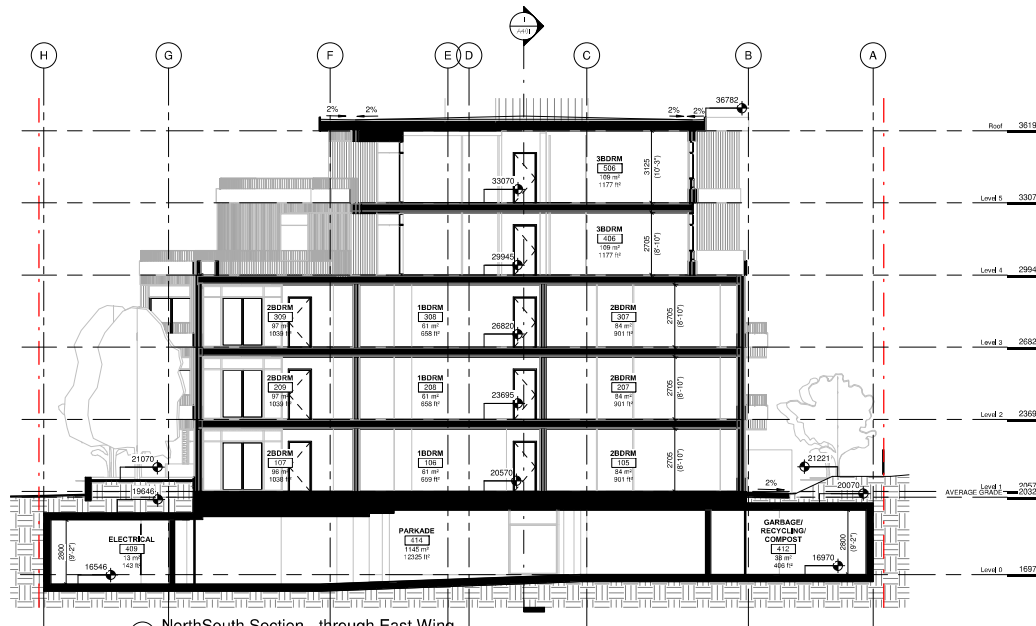
Project	
Burdett Apartments	
Empresa Properties	
1120 - 1128 Burdett Avenue	
Victoria, BC	
ELEVATIONS	
Date: September 11, 2020	
Scale:	Project #
As indicated	1922
Position	
Sheet #	A301



1 NorthSouth Section - through West Wing
SCALE = 1 : 100



2 NorthSouth Section - through front courtyard
SCALE = 1 : 100



3 NorthSouth Section - through East Wing
SCALE = 1 : 100

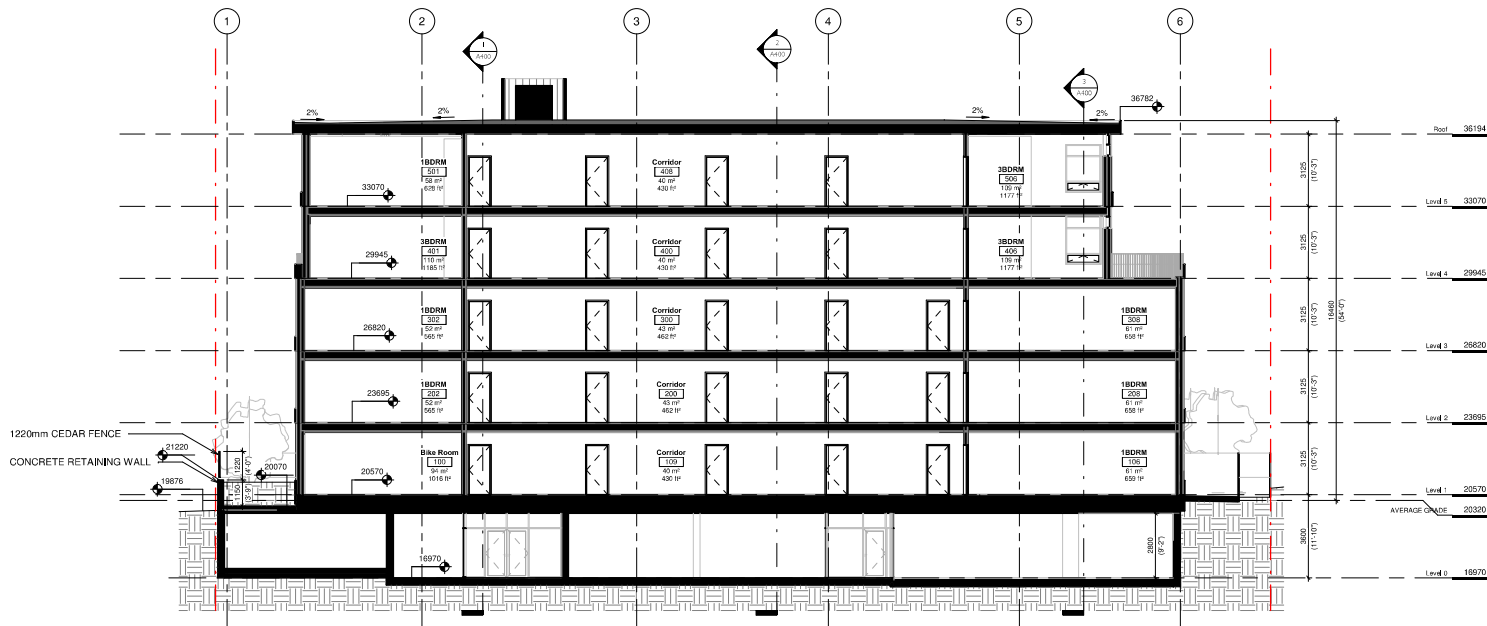
Revised for Approval (RFP Period)			Rev. 1/1/2020
NO.	DESCRIPTION	DATE	



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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
BUILDING SECTIONS	
Date	September 11, 2020
Scale	1 : 100
Position	1922
Sheet #	A400

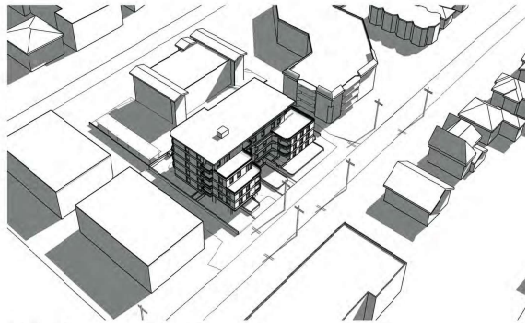
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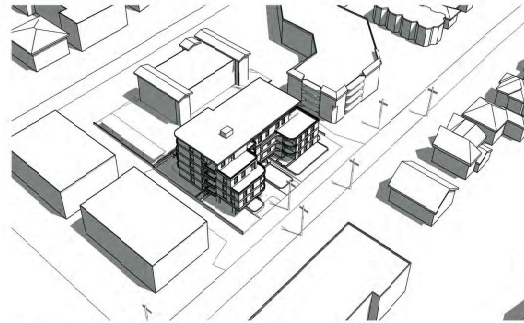
Revised for Approval and/or Permit			Rev. 11/2020
NO.	DESCRIPTION	DATE	



Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name BUILDING SECTIONS	
Date September 11, 2020	
Scale 1 : 100	Project # 1922
Position 	Sheet # A401



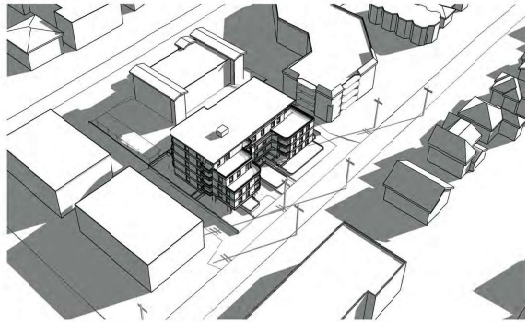
9 am Summer Solstice



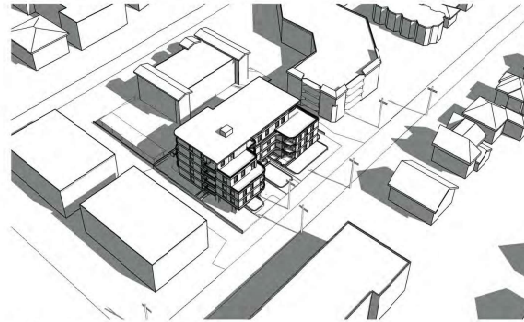
Noon Summer Solstice



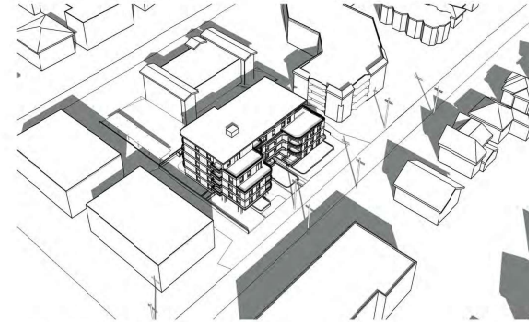
3 pm Summer Solstice



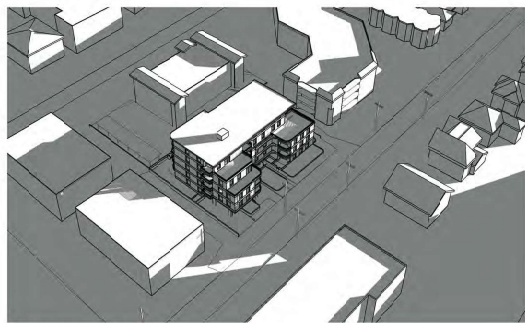
9 am Equinox



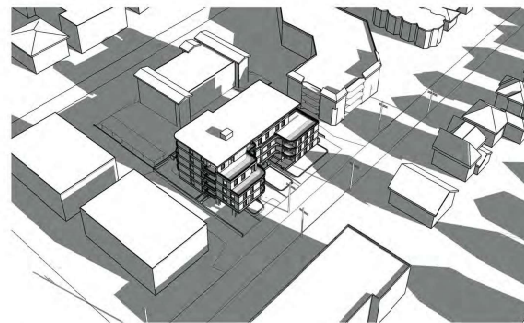
Noon Equinox



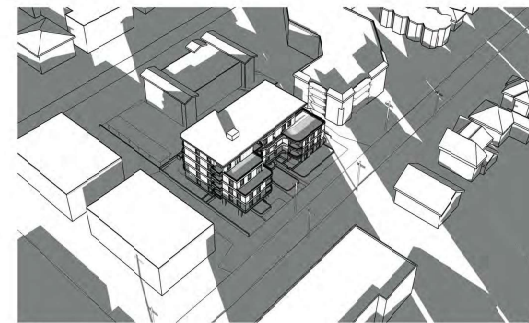
3 pm Equinox



9 am Winter Solstice



Noon Winter Solstice



3 pm Winter Solstice

Revised for Approval and/or Permit		Rev. 1/1/2020
NO.	DESCRIPTION	DATE

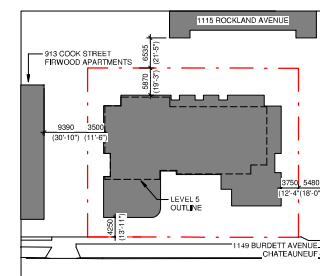
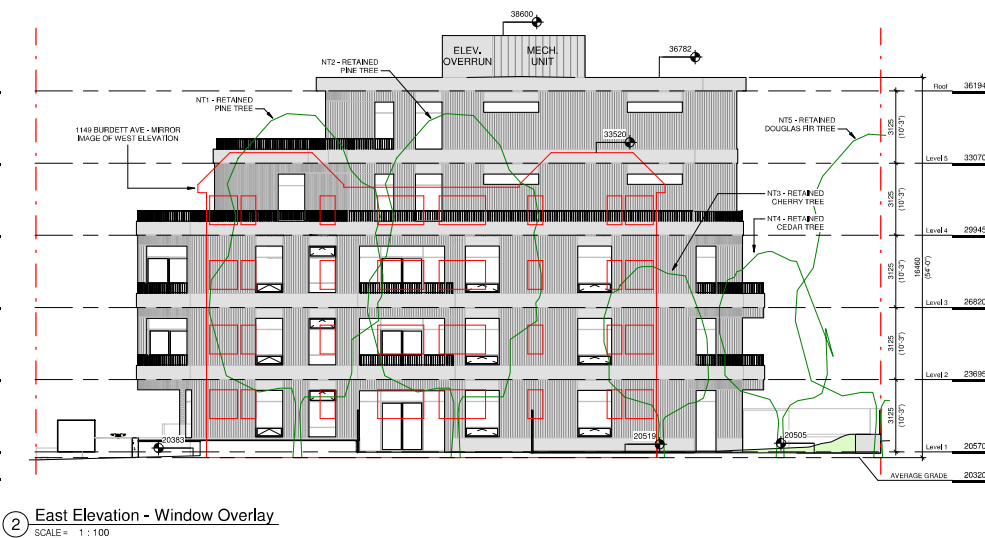
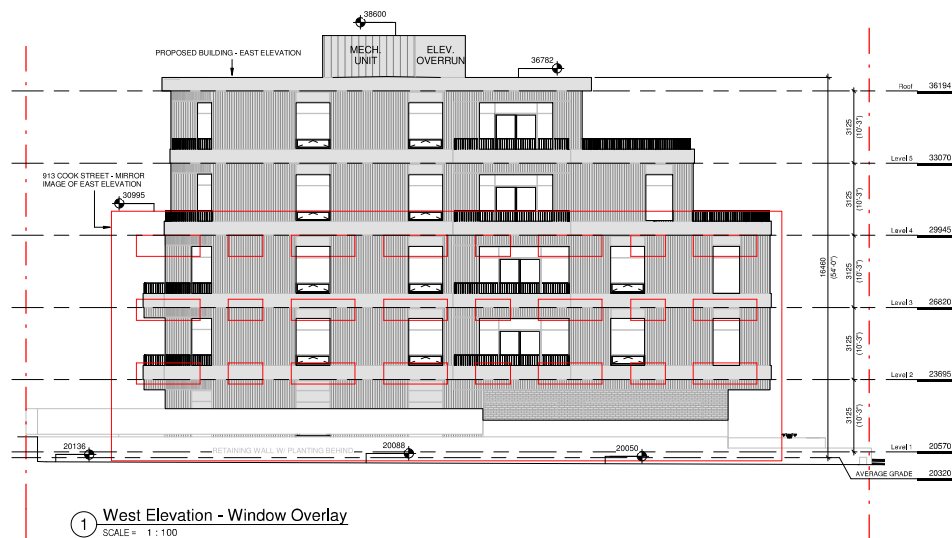


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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name SHADOW STUDIES	
Date September 11, 2020	
Scale	Project # 1922
	Position
	Sheet # A900

9/11/2020 5:32:49 PM



NO.	DESCRIPTION	DATE
1	Revised for Permitting and CIP Reviews 2	Sept 11, 2020
2	Revised for Permitting and CIP Reviews 4	Nov 11, 2020

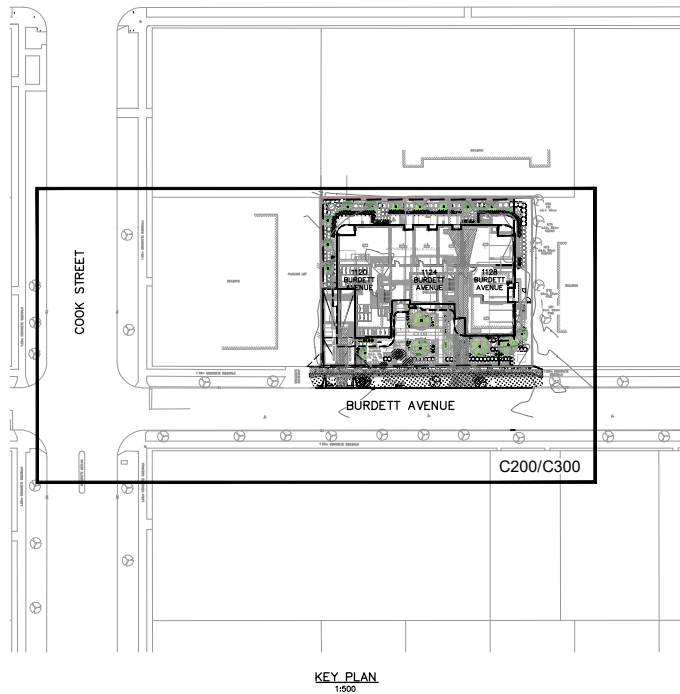


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Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Drawn by	Project #
As indicated	1922
Position	Sheet #
	A910

9/11/2020 5:32:58 PM

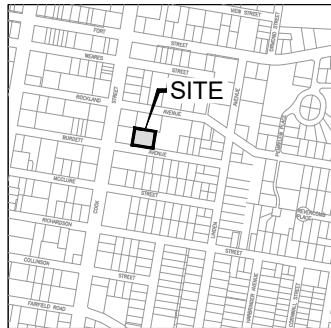
LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	EDGE OF PAVEMENT	---	---	REDUCER
---	---	CURB AND GUTTER	---	---	FENCE
---	---	EDGE OF GRAVEL	---	---	DITCH/SWALE
---	---	TOP/BOTTOM OF BANK	---	---	WATERMAN (SIZE AND MATERIAL NOTED)
---	---	CATCH BASIN	---	---	SANITARY SEWER (SIZE AND MATERIAL NOTED)
---	---	WATER VALVE	---	---	STORM DRAIN (SIZE AND MATERIAL NOTED)
---	---	FIRE HYDRANT	---	---	UNDERGROUND TELEPHONE
---	---	UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/L/S ETC.)	---	---	UNDERGROUND HYDRO
---	---	MANHOLE	---	---	MONUMENT
---	---	CLEANOUT	---	---	PROPERTY LINE
---	---	SANITARY/STORM INSPECTION CHAMBER (200# RISER)	---	---	CENTERLINE AND STATIONING
---	---	JUNCTION BOX	---	---	SANITARY SEWER SERVICE CONNECTION AT MAIN
---	---	AIR VALVE	---	---	ELEVATIONS
---	---	WATER METER	---	---	PAVEMENT REMOVAL
					NEW ASPHALT



0 15 45m
1:750

LIST OF DRAWINGS

DWG. No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
C200	SITE SERVING PLAN
C300	GRADING PLAN



LOCATION PLAN NTS

ADDRESS: 1120, 1124 AND 1128 BURDETT AVENUE
LEGAL: LOT 11, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL B (DD 177944) OF LOT 12, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL A (DD 81442) OF LOTS 12 & 13 FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
ZONING: R1-B AND R3-AM-1
LAND USE: RESIDENTIAL
PROPOSED: 42 UNIT 5 STOREY CONDOMINIUM
SITE AREA: 1673m²
DWELLING FOOTPRINT AREA: 763m²
MAIN FLOOR ELEVATION: 20.5m
PLAN TO ACCOMPANY REZONING AND DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. THESE PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VALVES, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT 16-102 AT THE CORNER OF VANCOUVER AND JOHNSON. ELEVATION = 23.488m.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY BRAD CUNNING LAND SURVEYING, APRIL 21 2014.
 - DIGITAL ASBLUTS PROVIDED BY CoV.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MMCD.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG BURDETT AVENUE DURING CONSTRUCTION.
- ROAD RESTORATION FOR BURDETT AVENUE TO CoV SUPPLEMENTAL DWG. No. SD 056.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON ARCHITECTURAL DRAWINGS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY, SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.

STORM DRAIN AND SANITARY SEWER NOTES:

- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 150# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- SANITARY SEWER CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- STORM DRAIN CATCH BASIN TO BE AS PER CoV STD. DWG. No. S11a SS.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CoV LAMP STANDARDS TO BE REPLACED AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX, TO BE COORDINATED WITH CoV FORCES.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL
3	2020.05.14	DEVELOPMENT PERMIT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA
EMPRESA PROPERTIES

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: herold@heroldengineering.com

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GENERAL NOTES,
LOCATION PLAN,
LEGEND AND KEY PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE N= AS NOTED N= AS NOTED	PERMIT No.
HEL DRAWING No. C100	REVISION 1 of 3 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



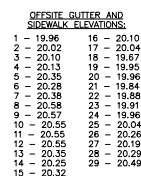
ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE
CITY OF VICTORIA
EMERALD PROPERTIES

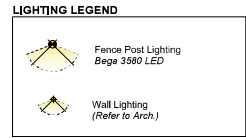


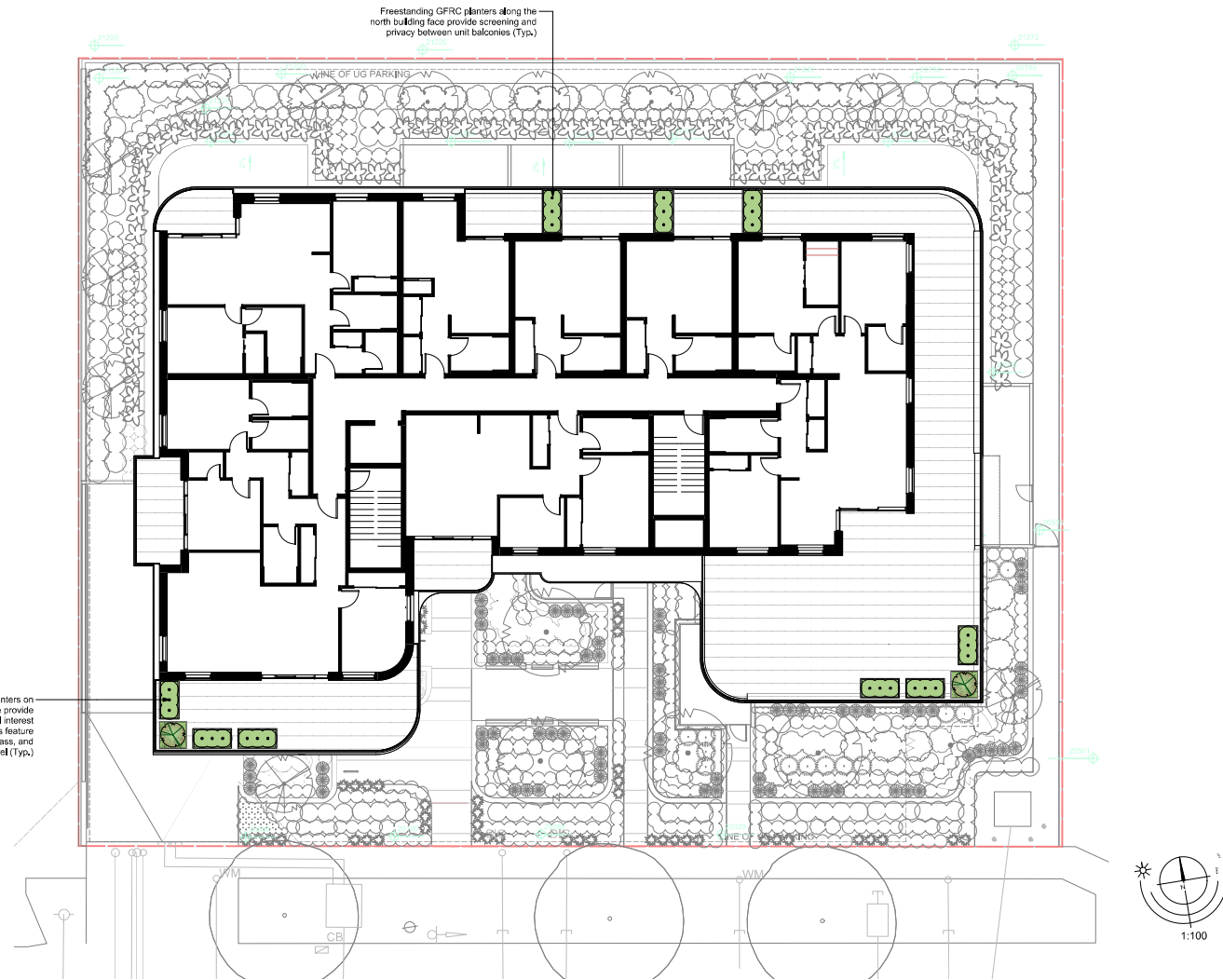
GRADING PLAN

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISIONS





L2 1120 Burdett Ave | Level 4 Concept Plan + Details



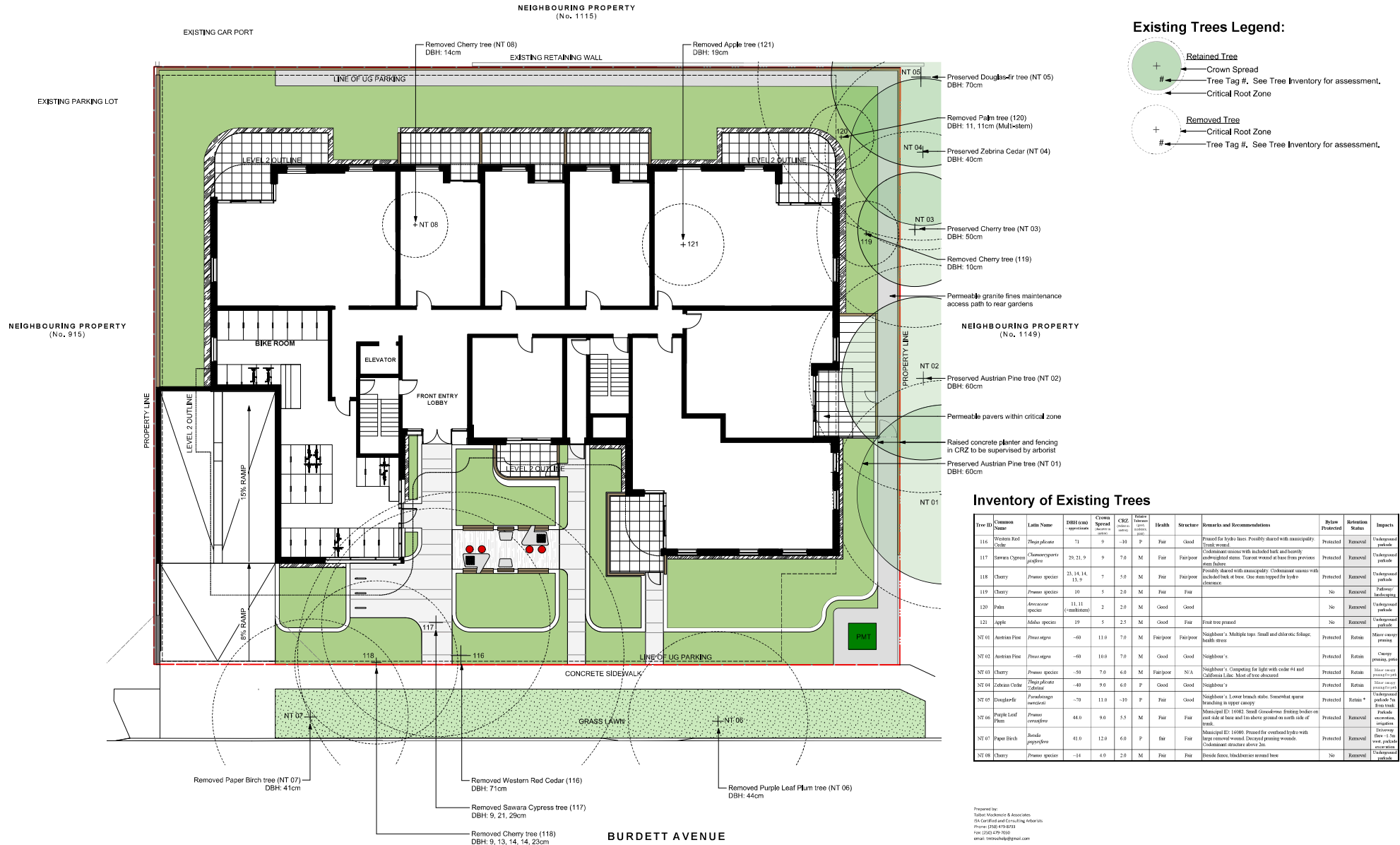
LADR LANDSCAPE ARCHITECTS

Project No: 1948 May 15-20

#5-854 Queens Ave, Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Sept 10-20

1120 Burdett Ave | Tree Preservation Plan



March 27th, 2020

Revised May 15, 2020

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

Attn.: Mayor & Council

Re: 1120, 1124, 1128 Burdett Avenue Rezoning and Development Permit Application

Cascadia Architects is pleased to assist Empresa Properties and Curate Developments to submit this Rezoning and Development Permit application for the construction of a 5-storey 42-unit rental apartment building. The site is comprised of 3 properties: 1120, 1124 and 1128 Burdett Avenue. The details of the proposal described in this application carefully respond to the relevant OCP directions, Fairfield Neighbourhood Plan, and City of Victoria Design Guidelines for Multi-Unit Residential. In preparing this application, the design team has received preliminary input from neighbours, City planning and engineering staff, and specialist consultants including a certified arborist, landscape architect, and civil and geotechnical engineers. The consultation and review process to date includes the following meetings:

- Burdett Neighbour Group Meeting – October 4th, 2019
- 1115 Rockland Neighbours Presentation (November 17, 2019)
- Preliminary Community Land Use Committee Meeting (November 21, 2019)
- 1149 Rockland Neighbours Presentation (December 2nd, 2019)
- Fairfield Gonzales Community Land Use Committee Meeting (February 27, 2020)

Existing Zoning, Site Characteristics, and the Fairfield Neighbourhood Plan:

The three parcels encompassed by the proposal are 1673.7m² in total area. Two of the lots, 1120 and 1124 Burdett Avenue, are currently zoned R1-B single family lots while 1128 Burdett is an R3-AM-1 mid-rise multiple dwelling lot. Located in a designated Urban Residential area of the Fairfield Neighbourhood Plan, the proposal neighbours three existing 4-storey buildings along its west, north and east property line with a mix of 4-storey buildings and 2-storey single family homes across Burdett Avenue to the south.

The site is also a designated rental retention area, where development is encouraged to increase the overall supply of rental stock and consider buildings 4-6 storeys in height. As a rental building, this proposal considers the site's proximity to both the frequent transit route of Fort Street, and local route of Cook Street in suggesting a 5-storey building.



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A Corporate Partnership

Principals

GREGORY DAMANT
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Architect AIBC, LEED AP,
Interior Architect AKNW Germany

Description of the Proposal:

The proposed development is a 42-unit building with a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. By providing a variety of unit sizes, with some larger units having generous secure outdoor areas via large balconies and terraces, this project will help to support a diverse population including families in a walkable neighbourhood with easy access to goods and services. The building references the architectural forms of the many mid-century walk-up buildings found in the area, and expresses a refined exterior palette using high-quality, durable and traditional finishes including brick, clear glass windows, metal cladding and cementitious board and batten siding.

The primary design initiatives which reference the **Official Community Plan and Fairfield Neighbourhood Plan** can be summarized as follows:

- The proposal reflects the intent of the Official Community Plan as well as the Fairfield Neighbourhood Plan with a height of 5-storeys, underground resident parking, and a density (FSR) of 1.9:1.
- The massing and material finish have been crafted to suit the neighbourhood's mix of multi-unit buildings and traditional single-family homes.
- This building bolsters Fairfield as a neighbourhood with a significant portion of Victoria's multi-family housing stock and contributes to rental retention north of Cook Street Village with units of varying size appealing to a diversity of tenants.
- This proposal introduces eight ground-oriented units which increases the visible activity and community connection around the building.
- Through thoughtful massing, with upper levels stepping back and terracing, the building provides transition from the multi-unit buildings on the west and north of the avenue towards the traditional residential part of Burdett to the east and south.
- Contributing to Fairfield's active transportation network, this proposal provides more bicycle parking than required and a ground level bike room to promote the use of cycling and provide tenants with easy and secure access to bicycle storage.
- With deep planters and 11 additional trees (remove 7 existing, replace with 18 new), this project will bolster the city's urban forest.
- This proposal strives to bridge between the neighbourhood's historic context and a modern future, providing strong architectural design that is compatible in character and quality with the Fairfield environment.

Design and development guidelines:

The project responds to the guidelines laid out in the City of Victoria's **Design Guidelines for Multi-Unit Residential, Commercial & Industrial Development** in the following areas:

Massing & Siting:

The building is setback from Burdett Avenue, matching the setbacks of the neighbouring buildings to maintain the character and continuity of the street 'wall'. The front courtyard typology of the building matches similar traditional multi-unit buildings in the neighbourhood and presents a friendly face to the street with large trees and landscaping along Burdett Avenue. While the building is 5-storeys at the northwest corner of the lot, the south west corner is 4 storeys and east is 3 storeys. The building's stepped massing and courtyard serve to reduce the scale of the building where it is closer to the single-family housing across the street. In this way it is

designed to fit in with the varied scale of its immediate neighbours, while creating terraces with outdoor space for tenants and opportunities for potted landscaping and play areas at upper floors. As shown on Sheet A008, this proposal mirrors and approximately reflects the typical 4-storey of the neighbouring buildings, creating an equivalent condition. The bulk of the upper floors is pushed towards the Northwest corner of the lot, where the drive aisles and parking of neighbouring buildings are located. By strategically setting upper floors back where it is beneficial for neighbouring buildings, this building concentrates its mass where it is best suited.

Streetscape/ Relation to street:

A level of underground parking is accessed on the west end of the property beside the ground level parking of the neighbouring building at 915 Cook Street. Locating the parkade entrance at the west end of the site and closer to Cook Street will reduce traffic at the east end of the site which is closer to the traditional residential part of Burdett Avenue.

In response to the OCP Design Guidelines Section 2 which states “residential use at street level should have strong entry features and building designs that encourage interaction with the street” (2.4), the building street frontage at grade has been carefully designed: The building’s main entrance is reached through a landscaped entry courtyard which “enable(s) sunlight penetration to ... open space” at the center of the site and frontage (as per items 3.3 and 3.5 of the design guideline. Also fronting the landscaped front courtyard is the glazed front of the bike room, which has a direct and convenient connection to the street. Inclusion of 8 ground-oriented units with exterior doors, gardens and patios increases the ground-level activity. [Unit 108 opens into a private patio in the courtyard and Unit 107 has a private entrance to the street, these features respond to guideline 2.5.1 which notes that “individual entrances with direct connections the public sidewalk are encouraged”](#). Raised landscape planters in the courtyard feature lighting to illuminate pathways for safety and visibility. This lighting will be shielded and kept at a low mounting height in order to avoid glare and light pollution to neighbouring units and properties.

[An outdoor amenity space has been included in the courtyard, providing sunny outside space for all occupants of the building. This move further connects the building to the streetscape, animating the pedestrian experience along Burdett Avenue.](#)

Exterior Finishes:

The building draws on historical inspiration in a site-specific response to achieve an elegant and timeless expression that addresses the OCP guidelines for exterior finishes which state that “exterior building materials should be high quality, durable and capable of weathering gracefully”.

The building’s materials reflect the architectural features of the neighbourhood and will enhance the public realm along Burdett via the quality of design, materials and detailing. Durable cementitious “board and batten” cladding reflects the traditional wood siding palette of the neighbourhood homes, and metal façade spandrel panels create a continuous organic pattern of bands around the building, in keeping with the guideline that “quality materials used on the principal façade should be continued around any building corner or edge which is visible from the public realm”. These materials also create “rhythm and visual interest” as desired by the design guidelines. The base of the building, parkade entrance and ground level bike room are slightly recessed and clad with dark brick for formal distinction and visual appeal.

Raised planters provide ample green space and soil depth to maximize tree size, contributing to Victoria’s urban forest and the design complements the mature landscaping and historic architectural character of the Fairfield neighbourhood.

Transportation and Infrastructure:

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available both downtown and in Cook Street Village, along Fort Street, Five Points Village and Moss Street Village make this site suitable for an increased population density. This population will be well serviced with regard to transportation options, including immediate proximity to transit routes on Fort Street and Cook Street as well as vehicle and bicycle parking and storage provisions.

The project will include 40 resident underground parking stalls accessed from the driveway at the west end of the lot. The parkade entrance has been located for easy access to Cook Street, keeping the majority of traffic away from the traditional residential homes east of the site. The parkade also features a bike and pet wash station for use by tenants. Long-term bicycle parking is located in a bike room at ground level which serves as a point of interest for the building. With 53 standard long-term bicycle stalls and 3 cargo bike stalls, these provisions will service individuals as well as family cyclists. Short-term bicycle parking is in front of the building, by the bike room and under an overhang to provide shelter for visiting cyclists.

Project Benefits and Amenities:

This project will bring 42 new units of rental housing stock to the City. With a terraced design that suits the neighbourhood and front courtyard, the building will contribute significantly to the green space on the street. The parkade is designed to retain the existing trees to the east of the site. While 7 trees require removal, 18 new trees will be planted contributing 11 new trees to the urban forest. [In the landscaped courtyard, an outdoor amenity space has been provided. This space brings activity to the courtyard and connects users to the green space and streetscape.](#)

Safety and Security:

The creation of resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Ground floor units have individual front doors and patios, re-enforcing the sense of the street and landscaped areas as active and shared space. Site lighting illuminates the areas between buildings with ambient light to promote safety and visibility of landscaped areas. It is important to note that this lighting will be shielded and kept at a lower mounting height in order to avoid glare and light pollution to neighbouring properties.

Green Building Features:

The following is a list of green building initiatives that will be deployed within the project:


- Meeting Step 3 of the BC Energy Step Code
- Exterior materials are highly durable, and detailing will suit life-span management of components.
- Directly metered suites with multiple thermostatically controlled heating zones within each residence.
- Solar Ready Conduit from Electrical Room to roof.
- LED lighting throughout.
- Low-VOC paint in all interior areas.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage at ground level.
- Provide electrical outlets for electric bicycle charging locations within bicycle storage.

- Rough-in electrical for future electric vehicle charging stations.
- Heat Recovery Ventilation for the building.
- High efficiency centralized domestic hot water boiler system.
- Construction waste diverted from landfill during construction through smart on-site waste management.

In preparing this development permit application package the team has carefully considered community concerns, the relevant OCP objectives, the Fairfield Neighbourhood Plan and Multi-Unit Residential Design Guidelines. The design is respectful of neighbouring properties and proposes an elegant and timeless architecture that responds to the unique character of the location. We believe that it will add to the strength and character of the Fairfield neighbourhood, and we look forward to presenting this project to ADP and Council. If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'G. Damant', with a large, stylized circular flourish on the left side.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

A handwritten signature in black ink, appearing to read 'P. Johannknecht', with a large, stylized circular flourish on the left side.

Peter Johannknecht, Architect AIBC, RAIC, LEED AP
Principal

Fairfield Gonzales Community Land Use Committee Meeting Report

Date: February 27, 2020
7:00 PM to 8:15 PM

Address: 1120, 1124, 1128
Burdett Avenue

Developer: Empresa Properties
Presenter: Greg Damant, Cascadia Architects Inc.
Architect: Cascadia Architects Inc.

Attendance: 19



Role of Fairfield Gonzales Community Association Land Use Committee

- The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project.
- There is no decision by the CALUC to support or oppose an application made at, or after, community meetings.
- Community members are encouraged to share their views with City Council via email (mayorandcouncil@victoria.ca).
- If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

Project Summary

- The developer proposes to construct a 5-storey purpose-built rental building. The use as a rental building would be protected in perpetuity by a covenant placed on title of the property.
- The proposed building would include 42 units including studio, 1-bedroom, 2-bedroom and 3-bedroom suites.
- The design of the proposed building is intended to reflect the architectural features of surrounding homes and buildings. The proposed building will have a front courtyard and use natural appearing materials.
- The proposed building is within the Urban Residential area of the Official Community Plan, which provides up to 6 storeys in height and 2.0 floor space ratio. The proposed design is for 3 storeys on the east side and 5 storeys on the west side.

- The proposed building is surrounded by existing 4-storey buildings on the north (same) side of the street, a mix of 4-storey buildings and 2-storey homes on the south side.
- Vehicle access to the underground parking is proposed to be on the west end of the building where there is an existing parking lane for the neighbouring building
- The landscape is proposed to enhance the urban forest. 3 trees require removal. 12 trees will be planted to replace the removed trees. All plantings will include native species selected for the environmental conditions on each side of the building. There may be changes to the trees on the boulevard; however, that is a City of Victoria jurisdiction.

Project Element	Current	Proposed
Current Zoning	1120 – RB1 1124 – RB1 1128 – R3-AM-1	Site specific zone
Variances	NA	Reduced parking from 46 (42 Res and 4 Visitor) to 40 stalls. No visitor parking.
OCP Amendment required?	NA	No
Number of Units	NA	42
Car Parking Stalls	NA	40; proposed plan for e-cars, no car share spaces
Bike Parking Stalls	NA	56 long term, 6 short term
Set Back East	NA	3.75 m
Set Back West	NA	3.50 m
Set Back South	NA	4.25 m (SW); 6.74 m (SE)
Set Back North	NA	6.02 m
FSR (Floor Space Ratio)	NA	2.0
Height	NA	16.36 m

Community Questions and Answers

Theme	Question/Comment	Response by Proponent
Density and Growth Areas	Two separate attendees questioned: Is the proposal too large to be consistent with its position between urban residential and traditional residential zones as defined in the Official Community Plan?	The proposed building is consistent with the requirements of the Official Community Plan. A number of design features such as setting back higher floors, creating the front courtyard and choice of exterior materials will soften the proposed building's presence.
	Two separate attendees commented: The proposed building is too large relative to the size of the surrounding buildings	The design of the building has been adjusted to improve it visually fitting-in with the other buildings. It is important to recognize that the community is continuing to evolve, and the designs should be focused on balancing existing buildings, but also have an eye to the future needs of the community. The City of Victoria has also been clear that it is seeking more density and height in this area.
	Comment that the OCP allows up to 2.0 FSR, but the base FSR is 1.2 unless the developer meets certain conditions. The zoning across the street is residential (RB1), so this proposal is a very aggressive increase in density.	It is recognized that 1.2 FSR is the base. Going above is reasonable in this case in that it is a purpose-built rental building in perpetuity. The City of Victoria has recognized the challenge of building these types of developments and wants to encourage more purpose-built rental developments.
	This proposal has a larger number of units than the previously proposed development. Why did they increase?	When the proposed building was converted from a strata title development to a rental building, the number of units was increased to ensure economic viability of the project. A purpose-built rental building is more challenging to develop since the developer needs to finance the project until the project is completed, and the renters have moved into the project.

Theme	Question/Comment	Response by Proponent
Zoning	What exact zoning variances are being requested?	<p>Developer indicated that it is unclear at this time since a zoning has not been determined. The City of Victoria planner advised that there would be a new “spot” zone for the project. It anticipated that a parking variance would be requested to bring the number of parking spots down from 46 to 42.</p> <p><i>The CALUC advised that any significant changes to the proposal as a result of the final zoning would be brought back to the community through a subsequent public meeting.</i></p>
	A number of follow up comments were made that the approach by the City of Victoria to provide “spot” zoning on a project-by-project basis is deceptive and creates a lack of certainty for the community	The developer appreciated the concern and has used reasonable assumptions to make the proposed building consistent within the existing context of the building.
	Comment that the notification process has been insufficient. 100 metres capture area is too small and there is no public notice information on the properties.	<p>The City of Victoria sets the criteria to be used for notification and the developer follows those criteria.</p> <p><i>CALUC comment: Public notice on the property is only erected once the project has been submitted to the City of Victoria.</i></p>
	How long will the re-zoning take?	The re-zoning will take approximately 12 months. If the zoning is approved, the developer will begin seeking permits to allow work.
Children’s Area	Comment that with the building being designed for families, it doesn’t appear that there are any spaces designated for children play areas. Are there any amenities specifically for children?	2 and 3-bedroom units have been designed with larger balconies and ground patio space to provide more room for children. In an urban context, these are more family friendly units.

Theme	Question/Comment	Response by Proponent
Affordability	Question from a current tenant in one of the existing properties. What are the expected rental rates?	Response from proponent was the anticipated rental rates would be approximately \$3/square foot. This would translate to a \$1,200/month rental rate for a studio suite (350 square feet).
	In response to information, it was further commented that rental rates were not affordable.	The developer commented that new buildings are more expensive than the older buildings they are replacing. Compared to a new building in Cook St Village, \$3/square foot is at least \$1/square foot less expensive.
Parking	Question: Why there is so much parking in the proposal? Could it be reduced further? Suggested there should be no parking for studio suites.	The number of parking spaces are reduced from anticipated zoning requirements. It is anticipated that the parking demand in the building could be lower given the number of studio suites in the building. The developer also commented that there is only space for 40 parking stalls on the single parking level.
	Will there be bike storage, car share and e-car parking?	Bike storage for 56 bikes is planned on the ground floor, accessed by a separate secured entrance near the front of the building. The room will have access into the lobby. There is a plan for a bike maintenance area. No plans for car sharing specific to the building. There will be space for 6 bikes to be parked outside the building for visitors. Some parking spaces will be dedicated to e-car parking with details to be determined at a later date.
Light & Noise	Several questions from meeting attendees living in adjacent buildings about the impact of shadowing from the proposed building.	The project developers demonstrated videos from shadowing studies and offered to meet one-on-one to review the information in greater detail
Traffic	What is the expected impact on traffic?	The City of Victoria will undertake a traffic study for Cook Street.



Talbot Mackenzie & Associates

Consulting Arborists

Burdett Apartments Development

1120-1128 Burdett Ave, Victoria

Construction Impact Assessment & Tree Preservation Plan

Prepared For: Empresa Properties
204 - 655 Tyee Road
Victoria, BC V9A 6X5

Prepared By: Talbot, Mackenzie & Associates
Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Date of Issuance: March 27, 2020

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
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Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1120, 1124 and 1128 Burdett Ave, Victoria

Date of Site Visit(s): March 20, 2020

Site Conditions: No ongoing construction activity.

Summary:

- The proposal includes constructing a 5-storey apartment building.
- All 7 trees on the subject property will be removed (#116-121 and NT#8), including 3 bylaw protected trees (2 of which have fair/poor structure).
- The two municipal boulevard trees are proposed for removal and replacement (NT#6, a 44cm DBH Purple Leaf Plum and NT# 7, a 41cm DBH Birch).
- All 5 neighbour's trees (NT#1-5) near the east property line can be retained. The applicant has indicated they will use shoring techniques to restrict over-excavation for the underground parkade in order to limit root loss. Health impacts are possible to NT#5 Douglas-fir, but there is a higher likelihood the tree can be retained successfully. Some canopy pruning will be required for NT#2 Austrian Pine.
- The retaining wall around the planting bed within the CRZ of NT#1 Austrian Pine could have significant health impacts on the tree if a conventional footing with 1m of working room is constructed. To avoid potential impacts, excavation should be completed under the direction of the project arborist and the footings will have to be designed around any significant roots encountered (reduced depths, pilings suspended above grade, etc.).

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line.
- Review the proposal to demolish the existing houses on the three lots and construct a 5-storey apartment building. The proposal will include the installation of new services, sidewalks and curb.
- Comment on how construction activity may impact existing trees.
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology:

- We visually examined all trees with a DBH of 10cm or greater on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached plans from Cascadia Architects (dated March 26, 2020) and LADR Landscape Architects (dated March 25, 2020)
- Tree protection comments were added to the Landscape Plan provided.

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations, observations of site conditions, and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- Where trees were not surveyed on the plans provided, we have added their approximate locations.
- We have not gained access to the neighbour's property to measure the size of their trees. The diameter sizes are estimated from the subject property and from using the diameters listed on the survey.
- BC Hydro and telecommunications design drawings have not been assessed. The location of the underground hydro on private property has not been shown on the plans, but the electrical room is located in the south-east corner of the building and therefore there should be no impacts to NT#1 if the hydro line connects to the south side of the building. We recommend the project arborist or municipal arborist be consulted during the design of these items to minimize impacts to the municipal trees within the boulevard and NT#1.

Summary of Tree Resource: Only 7 trees exist on the subject properties (#116-121 and NT#8), 3 of which are bylaw protected (#116-118). 5 neighbour's trees are located adjacent to the east property line (NT#1-5) and 2 municipal trees are located on the boulevard (NT#6 and 7).

Trees to be Removed

All trees on the subject property: #119 is a small cherry tree (10cm DBH) which will be removed for the new pathway and landscaping in this area. All the remaining trees on the subject property will require removal due to the underground parkade excavation (including the three bylaw protected trees, two of which have fair/poor structure).

NT#6 Purple Leaf Plum (44cm DBH) – This municipal boulevard tree is located approximately 2m from the proposed irrigation water service. Root loss is also possible as a result of the parkade excavation (the extent of excavation and shoring on the south side of the parkade has not been confirmed). We have therefore listed the tree as to be removed and replaced. If retention were to be attempted, we would recommend shifting the location of the irrigation service and the excavation depths for the sidewalk and curb would likely need to be reduced under the direction of the supervising project arborist.

NT#7 Paper Birch (41cm DBH) – This municipal boulevard tree will be located less than 2m from the proposed driveway let-down. Root loss is likely to occur in this area as well as for the underground parkade excavation (extent unknown). Birch trees have a low tolerance to root loss. We have therefore listed the tree as to be removed and replaced. If retention were to be attempted, the driveway, curb and sidewalk excavations would have to be limited and supervised by the project arborist.

Potential Impacts to Trees

Parkade Excavation:

The underground parkade is proposed 4m from the east property line. The applicant has indicated they are willing to use shoring techniques where necessary to reduce the root loss to the neighbour's trees NT#1-5. This will likely require shotcrete, steel plating or similar shoring techniques to restrict the amount of over-excavation necessary for safe working practices to 3m from the property line (we have allowed 1m of working room for installing the shoring and foundation footings).

We anticipate the root loss to trees NT#1-4 to be minor. The existing building foundation is 2.5m from the property line adjacent to Pines #1 and 2 and therefore we expect their roots have been restricted away from the proposed area of excavation within the existing building footprint. The project arborist should supervise the removal of the existing foundation adjacent to these trees and the excavation associated with the underground parkade.

- **NT#5 Douglas-fir (~70cm DBH)** – The proposed parkade is 5m west from the trunk of this tree and 4m from the estimated extent of excavation. A patio constructed of paving stones currently exists in this location. A retaining wall exists immediately north of the trunk along the north property line, which could be restricting root growth resulting in an increase in the amount of root growth east, south and west of the tree. If the retaining wall has forced a significant amount of roots to grow 4m west of the tree, it is possible there could be a health impact on the tree, despite the shoring techniques used. In the absence of exploratory excavations, we have listed the tree as to be retained as we believe there is a higher likelihood the root loss will be minor. Assuming the retaining wall has not restricted root growth, the estimated portion of critical root zone impacted is approximately 15%.

Pathway and patio grading near east property line: In discussions with the architect and landscape architect, the amount of fill material was reduced within the CRZ of NT#5. The gravel pathway along the east property line will be at grade and the finished grade of the east patio (east side of building) has been raised above existing grade to ensure no excavation into existing grade is necessary (the architect has confirmed the patio finished grade is 7cm above existing grade in this area; 20.605m is finished grade and existing grade is 20.53m. We recommend the patio be constructed as per our specifications in the “Paved Surfaces” section below.

NT#1: Planting Bed and Retaining Wall

There will be approximately 0.5m of fill soil (associated with the new planting bed) placed within a small portion of the CRZs of NT#1 and 2 Austrian Pines (finished grade within the planting bed is proposed at 21.07m, existing grade is 20.53m). The proposed planting bed only extends 1.1m east of the existing house foundations. However, the greater potential impact is the excavation associated with constructing the retaining walls around the planting bed. If excavation for a conventional footing with 1m of working room occurs, this could result in excavation almost to the property line and significant health impacts to NT#1. It should be noted that during our site visit, we observed signs of health stress with the canopy of the tree having small and browning foliage.

If these retaining walls are kept as part of the final design, we recommend excavation be completed under the direction of the project arborist and that the footings be designed to avoid significant root loss. This may result in footings with reduced depths or hand-dug pilings with the footings suspended above existing grade in sections.

Canopy Pruning Impacts

The majority of the building façade is 3.75m from the east property line. Pruning should be completed during the framing stage of construction and final cuts should be made by an ISA Certified Arborist.

- **NT#1 Austrian Pine (~60cm)** – Canopy pruning to this tree is expected to be minor as the building face is located at the edge of the dripline, so the only pruning required will be 0.5m to 1m of clearance.
- **NT#2 Austrian Pine (~60cm)** – A balcony protrudes from the building to 2.9m from the property line, south-west of the canopy of this tree. Slightly more canopy pruning will therefore be required than NT#1, but the total canopy loss is expected to be less than 15% of the overall canopy removed and therefore relatively minor.
- **NT#3 and 4:** Minor canopy raising will be required for pedestrian clearance over the gravel pathway along the east property line.

Mitigation Measures

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under the direction or supervision of the project arborist. This includes (but is not limited to) the following activities within CRZs:
 - NT#1-2: Demolition of the existing building (removal of foundation)
 - NT#1-5: East parkade excavation
 - NT#1-5: Gravel pathway along east property line and east patio excavation
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Ideally, the area surrounding exposed roots should be watered; this is particularly important if excavation occurs or the roots are exposed during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and watering the area periodically throughout the construction process.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one or a combination of the following methods (depending on the size of machinery and the frequency of use):
 - Placing a layer of geogrid (such as Combigrid 30/30) over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top or a layer of hog fuel or coarse wood chips at least 30 cm in depth and maintaining it in good condition until construction is complete.

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing two layers of 19mm plywood.
 - Placing steel plates
- **Demolition of the existing building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
 - **Paved Surfaces Above Tree Roots:**

If the new paved surfaces within the CRZ of retained trees require excavation down to bearing soil and roots are encountered in this area, this could impact the health or stability of the retained trees. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

Within the CRZs, the project arborist should supervise any excavation associated with constructing these hard surfaces, including the removal of the existing paving or turf. If an excavator machine is used, the project arborist may recommend this be completed in combination with hand-digging and using a flat-edged bucket to avoid accidental root damage.

If significant roots are encountered, excavation should be stopped and a geogrid material (such as CombiGrid 30/30 or similar) placed over the area to reduce compaction and to disperse weight over soils high in organics and roots. The base material for the paving should be placed above this material and should be well-draining (filter cloth or geotextile fabric may be recommended to separate coarse and fine layers in order to ensure this layer is well-aerated). Ultimately, a geotechnical engineer should be consulted and in consultation with the project arborist, may specify their own materials and methods that are specific to the site's grading, soil conditions and requirements, while also avoiding root loss, reducing compaction to the sub-grade and ensuring long-term permeability.

To allow water to drain into the root systems below, the project arborist may recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces (not dyed) and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Attached:

- 1-page tree resource spreadsheet
- 1-page Tree Protection Site Plan (mark-up)
- 22-page architectural plans
- 2-page Servicing Plans
- 2-page Landscape Plans
- 1-page paved surfaces specification
- 1-page barrier fencing specifications
- 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
116	Western Red Cedar	<i>Thuja plicata</i>	71	9	~10	P	Fair	Good	Pruned for hydro lines. Possibly shared with municipality. Trunk wound.	Protected	Removal	Underground parkade
117	Sawara Cypress	<i>Chamaecyparis pisifera</i>	29, 21, 9	9	7.0	M	Fair	Fair/poor	Codominant unions with included bark and heavily endweighted stems. Tearout wound at base from previous stem failure.	Protected	Removal	Underground parkade
118	Cherry	<i>Prunus</i> species	23, 14, 14, 13, 9	7	5.0	M	Fair	Fair/poor	Possibly shared with municipality. Codominant unions with included bark at base. One stem topped for hydro clearance.	Protected	Removal	Underground parkade
119	Cherry	<i>Prunus</i> species	10	5	2.0	M	Fair	Fair		No	Removal	Pathway/landscaping
120	Palm	<i>Arecaceae</i> species	11, 11 (+multistem)	2	2.0	M	Good	Good		No	Removal	Underground parkade
121	Apple	<i>Malus</i> species	19	5	2.5	M	Good	Fair	Fruit tree pruned	No	Removal	Underground parkade
NT 01	Austrian Pine	<i>Pinus nigra</i>	~60	11.0	7.0	M	Fair/poor	Fair/poor	Neighbour's. Multiple tops. Small and chlorotic foliage; health stress	Protected	Retain	Minor canopy pruning
NT 02	Austrian Pine	<i>Pinus nigra</i>	~60	10.0	7.0	M	Good	Good	Neighbour's.	Protected	Retain	Canopy pruning, patio
NT 03	Cherry	<i>Prunus</i> species	~50	7.0	6.0	M	Fair/poor	N/A	Neighbour's. Competing for light with cedar #4 and California Lilac. Most of tree obscured	Protected	Retain	Minor canopy pruning for path
NT 04	Zebrina Cedar	<i>Thuja plicata</i> 'Zebrina'	~40	9.0	6.0	P	Good	Good	Neighbour's	Protected	Retain	Minor canopy pruning for path
NT 05	Douglas-fir	<i>Pseudotsuga menziesii</i>	~70	11.0	~10	P	Fair	Good	Neighbour's. Lower branch stubs. Somewhat sparse branching in upper canopy	Protected	Retain *	Underground parkade 5m from trunk
NT 06	Purple Leaf Plum	<i>Prunus cerasifera</i>	44.0	9.0	5.5	M	Fair	Fair	Municipal ID: 16082. Small <i>Ganoderma</i> fruiting bodies on east side at base and 1m above ground on north side of trunk.	Protected	Removal	Parkade excavation, irrigation
NT 07	Paper Birch	<i>Betula papyrifera</i>	41.0	12.0	6.0	P	fair	Fair	Municipal ID: 16080. Pruned for overhead hydro with large removal wound. Decayed pruning wounds. Codominant structure above 2m.	Protected	Removal	Driveway flare ~1.5m west, parkade excavation
NT 08	Cherry	<i>Prunus</i> species	~14	4.0	2.0	M	Fair	Fair	Beside fence, blackberries around base	No	Removal	Underground parkade

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1120, 1124 & 1128 Burdett Avenue

Legal – Lot 11, Fairfield Farm Estate, Victoria City, Plan 392

Lot Area
669.6 m2

Total Area all parcels
1673.7 m2

– Parcel B (DD 177944I) of Lot 12,
Fairfield Farm Estate, Victoria City, Plan 392

Lot Area
457.5 m2

– Parcel A (DD 81442I) of Lots 12 & 13,
Fairfield Farm Estate, Victoria City, Plan 392

Lot Area
546.6 m2

Parcel Identifiers: 000–188–778, 006–975–020 & 000–049–891
in the City of Victoria

The following non-financial charges are shown on
the current title and may affect the property.

117625G – Right of Way

117361G – Right of Way

LEGEND

Elevations are to geodetic datum.

+ – denotes – existing elevation

WM ⊗ – denotes – Water Meter

MHS ⊗ – denotes – Manhole – Sanitary Sewer

Tree diameters are in centimetres.

No.915
Apartment Building
top of roof = 31.00

Parking Lot

Strata Plan
143

A of
12 & 13
546.6 m2

B of
12
457.5 m2

No.1120

No.1124

No.1128

NT7

118

117

116

NT8

121

120

119

NT5

NT4

NT3

NT2

NT1

No.1149

Strata Plan
VIS248

Scale – 1 : 150 Distances are in metres.



The intended print size is 24" by 18".

October 28, 2015

File : 12,203 – 9
POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8855

Setbacks are derived from field survey.

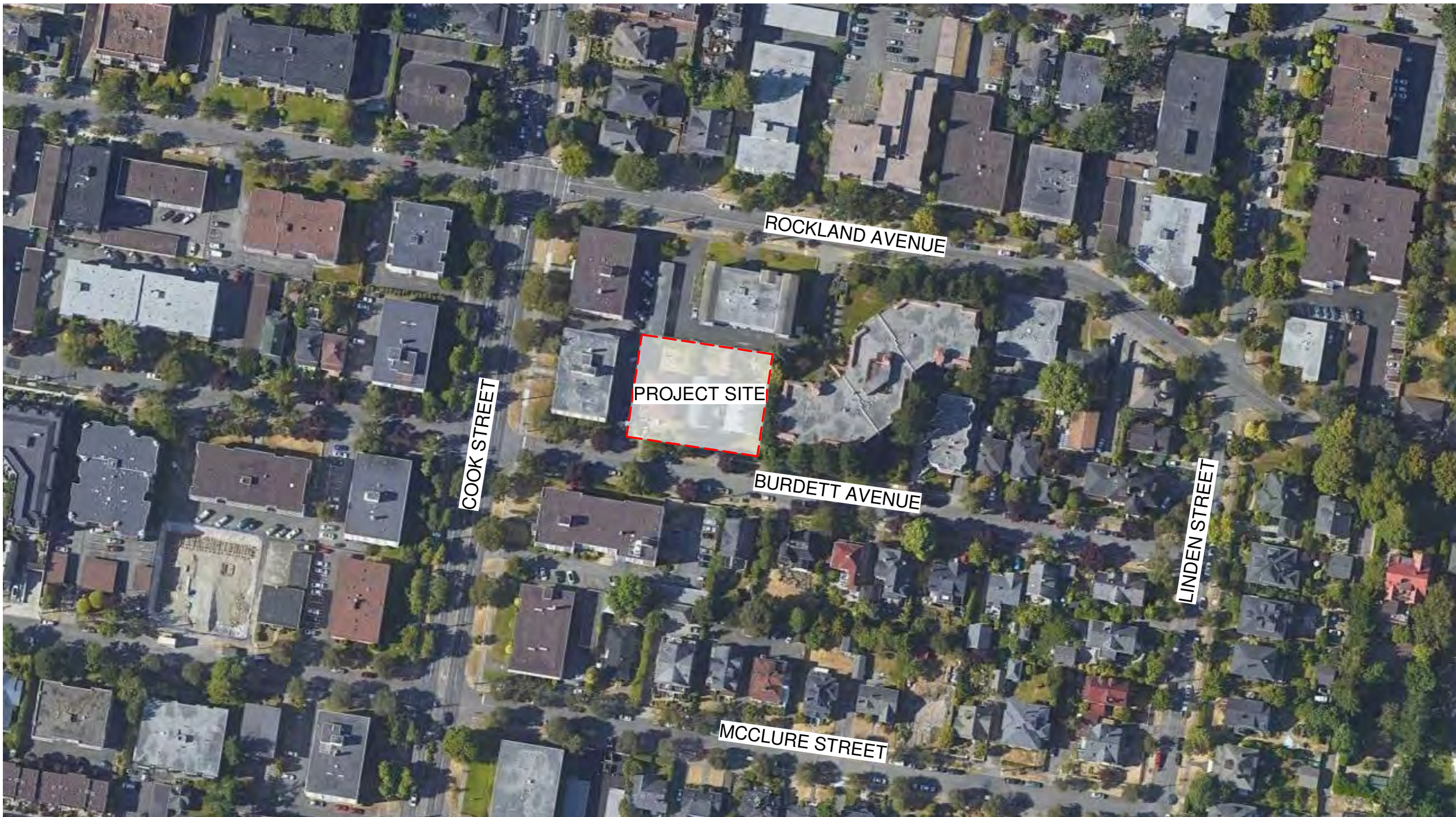
Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

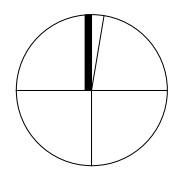


VIEW FROM SOUTH

Architectural DP	
A000	COVER
A001	SURVEY + PROJECT DATA
A002	BUILDING CODE REVIEW
A004	3D VIEWS
A005	3D VIEWS
A006	MATERIALS
A007	MASSING DIAGRAMS
A008	SETBACK DIAGRAMS
A100	SITE PLAN
A200	FLOOR PLAN - UNDERGROUND PARKING
A201	FLOOR PLAN - GROUND FLOOR
A202	FLOOR PLAN - LEVELS 2 + 3
A203	FLOOR PLAN - LEVEL 3
A204	FLOOR PLAN - LEVEL 4
A205	FLOOR PLAN - LEVEL 5
A206	Roof Plan
A300	ELEVATIONS
A301	ELEVATIONS
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS
Civil DP	
C100	GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
C200	SITE SERVICING PLAN
C300	GRADING PLAN
Landscape DP	
L-1	LANDSCAPE SCHEMATIC PLAN



SITE CONTEXT PLAN



PROJECT TEAM

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Contact:
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cwindjack@ladrla.ca

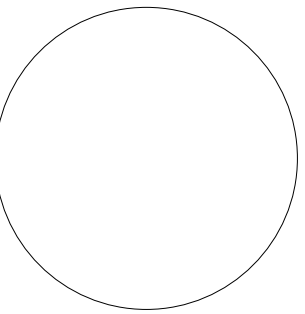
Bev Windjack, BCSLA, AALA, CSLA, ASLA, LEED
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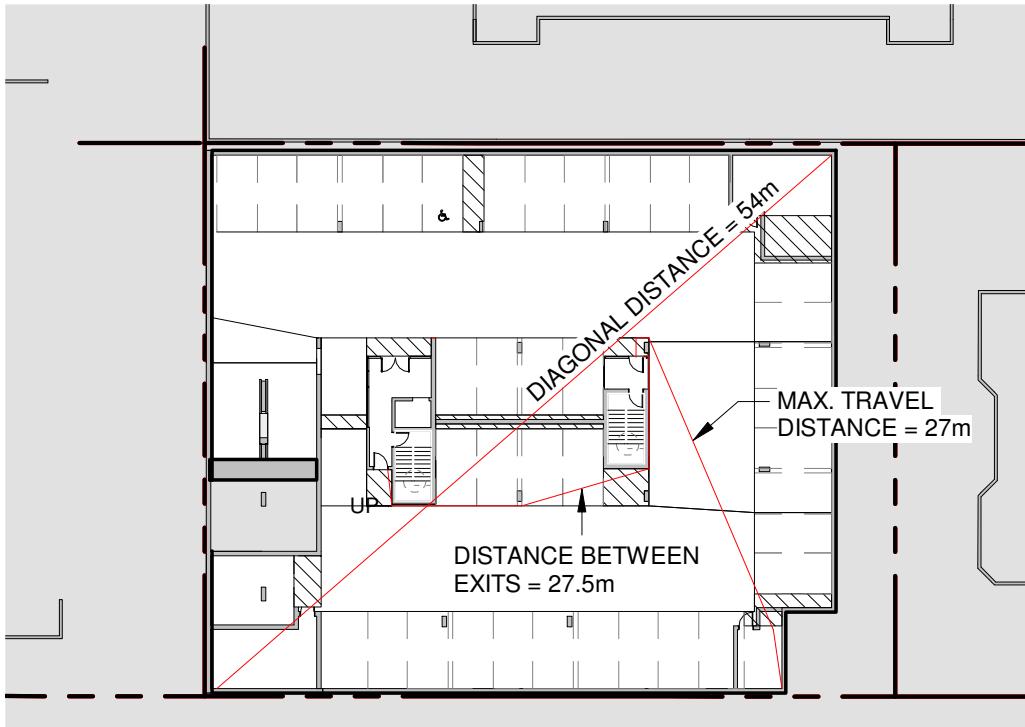
ARBORIST

Talbot Mackenzie & Associates
Box 48153 RPO Uptown
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250.479.8733

Contact:
Graham Mackenzie
tmtreehelp@gmail.com

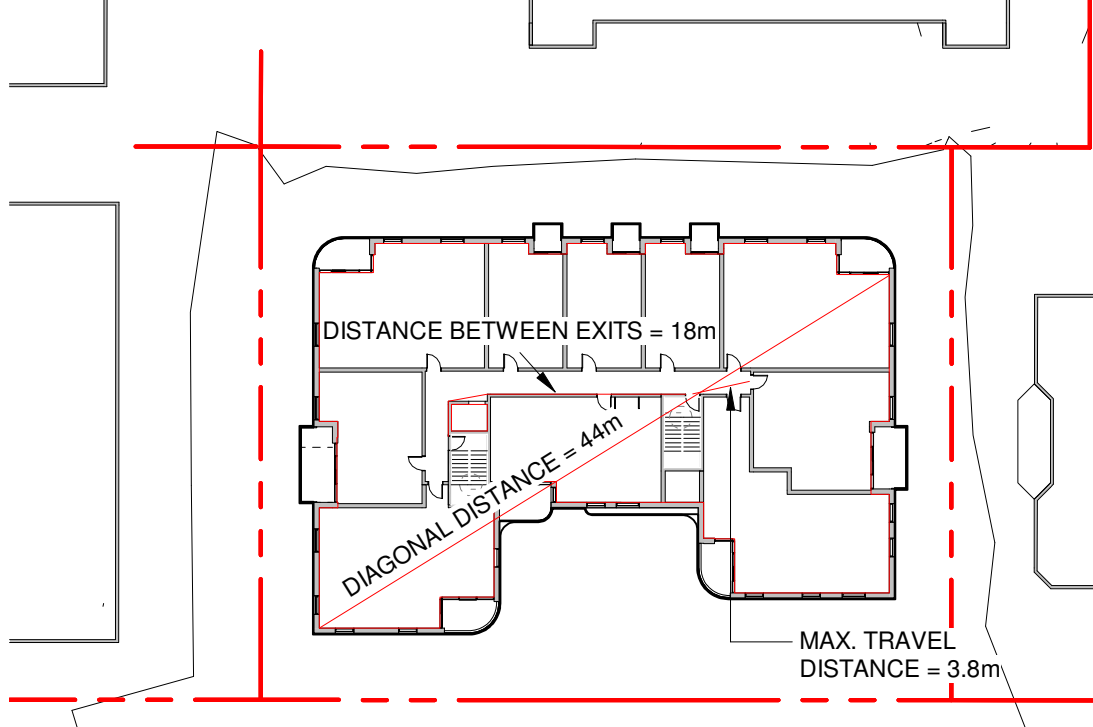
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Sheet #	1922			A000





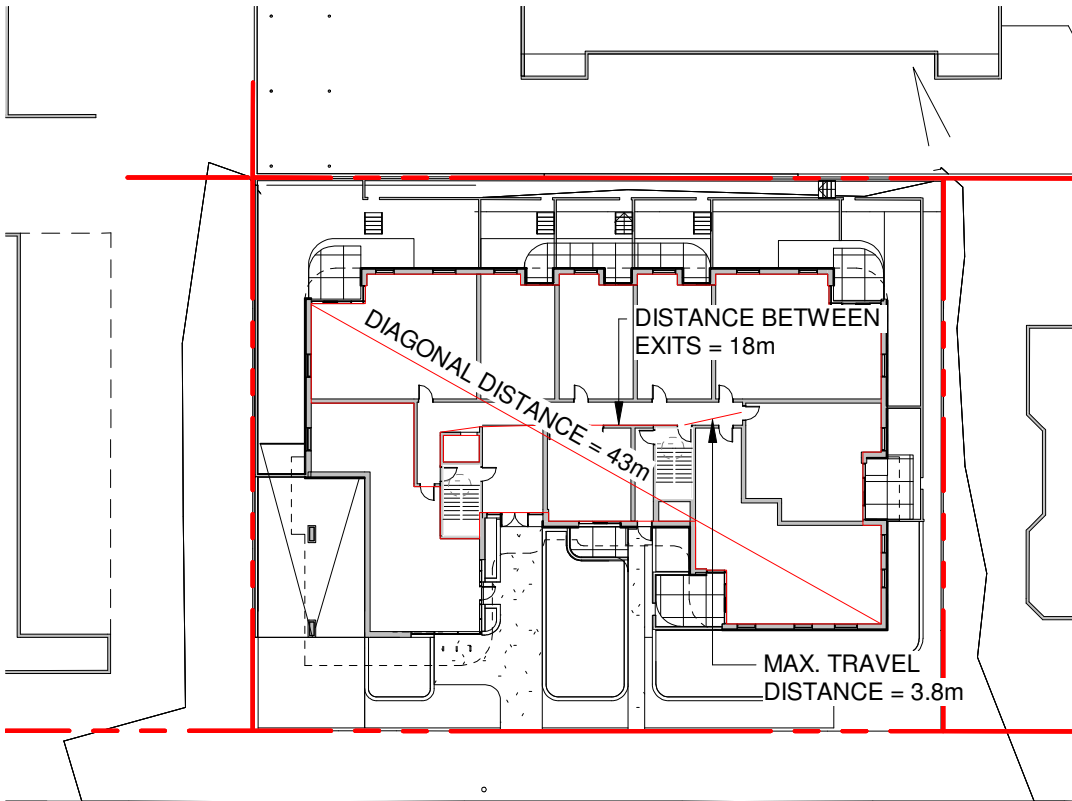
1 Level 0 - Parkade Code Plan
SCALE = 1 : 500

PARKADE
Min. Separation of Exits: 27m
Max. Travel: 45m
Occupancy: F, Div. 3 - Storage Garage
Occupant Load:
Net Area: 1420 m²
Storage Garage: 46 sq.m/person
1420/46 = 31 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 31 = 189mm
Stairs
8mm/person x 31 = 248mm



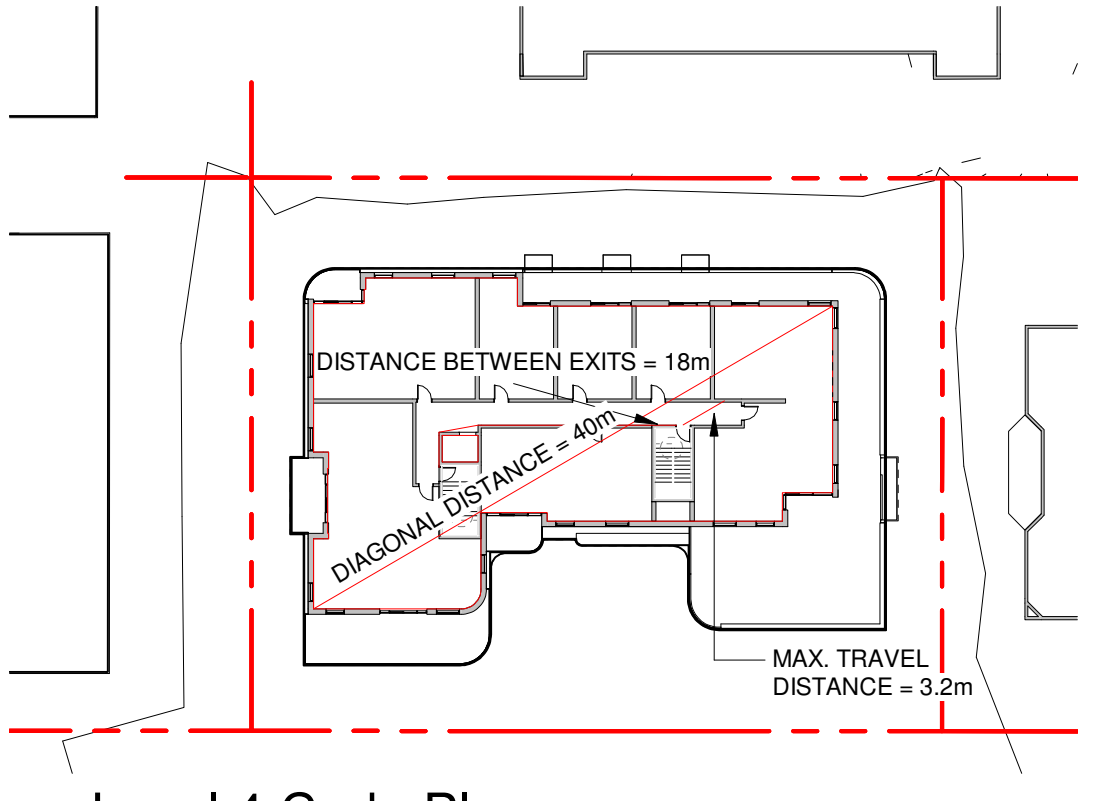
4 Level 3 Code Plan
SCALE = 1 : 500

LEVEL 3
Occupancy: Group C
Occupant Load:
14 Bedrooms x 2 people/bedroom
= 28 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 28 = 171mm
Stairs
8mm/person x 28 = 224mm
Min. Separation of Exits: 9m
Area: 760 m²



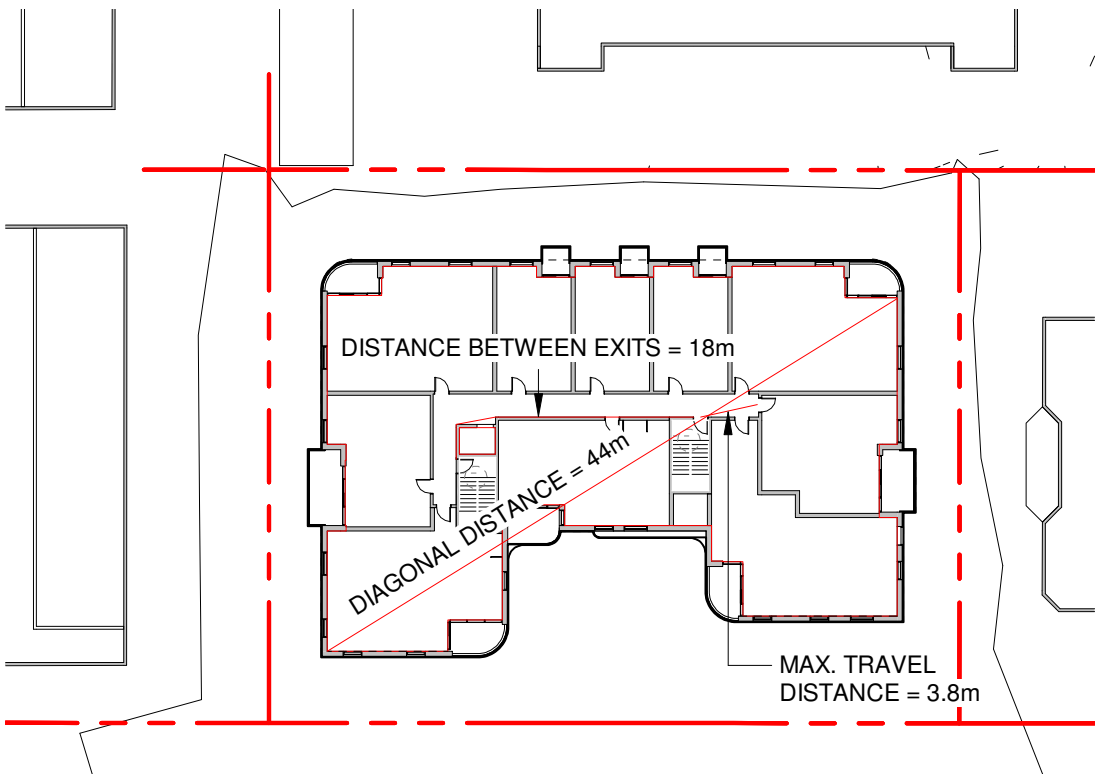
2 Level 1 Code Plan
SCALE = 1 : 500

GROUND FLOOR
Occupancy: Group C
Occupant Load:
11 Bedrooms x 2 people/bedroom
= 22 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 22 = 134mm
Stairs
8mm/person x 22 = 176mm
Min. Separation of Exits: 9m
Area: 613 m²



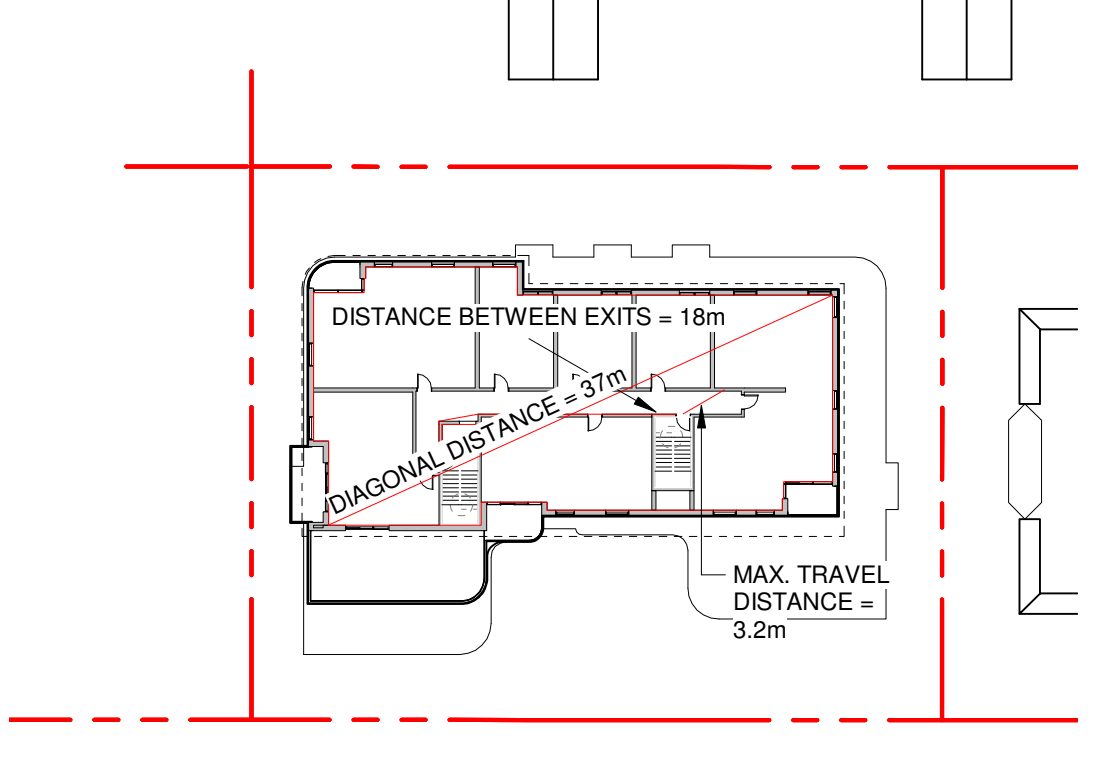
5 Level 4 Code Plan
SCALE = 1 : 500

LEVEL 4
Occupancy: Group C
Occupant Load:
12 Bedrooms x 2 people/bedroom
= 24 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 24 = 146mm
Stairs
8mm/person x 24 = 192mm
Min. Separation of Exits: 9m
Area: 554 m²



3 Level 2 Code Plan
SCALE = 1 : 500

LEVEL 2
Occupancy: Group C
Occupant Load:
14 Bedrooms x 2 people/bedroom
= 28 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 28 = 171mm
Stairs
8mm/person x 28 = 224mm
Min. Separation of Exits: 9m
Area: 760 m²



6 Level 5 Code Plan
SCALE = 1 : 500

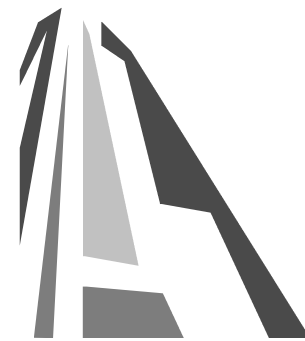
LEVEL 5
Occupancy: Group C
Occupant Load:
10 Bedrooms x 2 people/bedroom
= 20 people
Min. Exit Width:
Ramps, Corridors, Passageways
6.1mm/person x 20 = 122mm
Stairs
8mm/person x 20 = 160mm
Min. Separation of Exits: 9m
Area: 501 m²

BUILDING CODE ANALYSIS

GENERAL INFORMATION		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.
MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.2.
BUILDING AREA (BCBC 1.4.1)	763 m²	1.4.1.2.
AVG. GRADE (COV ZONING BYLAW 2018)	20.3 m	
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 16.5 m 1 STOREYS BELOW GRADE	1.4.1.2.
HIGH BUILDING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.6.
FIRE ALARM & DETECTION SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.4.
AUTOMATIC SPRINKLER SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.2.18. 3.2.5.12.
MEZZANINE(S) / AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8
NUMBER OF STREETS FACING	1	3.2.2.10
FIRE DEPARTMENT ACCESS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.5.4.
ROOF ACCESS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.5.3.
STANDPIPE SYSTEM	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.5.8.
LIGHTING AND EMERGENCY POWER	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.7.4.
EMERGENCY GENERATOR	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.7.8.
BARRIER-FREE DESIGN	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.8.2.
ALTERNATIVE SOLUTION(S)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> EXITING THROUGH LOBBY	3.1.2.

BUILDING CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50.
MAX. BUILDING AREA PERMITTED	MAX 1,800 m²	3.2.2.50.
CONSTRUCTION TYPE PERMITTED	NONCOMBUSTIBLE <input checked="" type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50.
FIRE RATINGS AND SEPARATIONS		
HORIZONTAL SEPARATIONS	N/A BETWEEN STORAGE GARAGE & RESIDENTIAL	3.2.1.2.
	1 HR FLOORS N/A MEZZANINE 1 HR ROOF	3.2.2.50
	N/A ROOF THAT SUPPORTS OCCUPANCY	3.2.2.13.
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN SUPPORTED ASSEMBLY	3.2.2.48.
BETWEEN SUITES	1 HR	3.3.1.1.
BETWEEN SUITES & PUBLIC CORRIDOR	1 HR	3.3.4.2.
STORAGE ROOMS	1 HR	3.3.4.3.
STORAGE GARAGE FROM OTHER OCCUPANCIES	1.5 HR	3.3.5.6.
EXIT ENCLOSURES	1 HR	3.4.4.1.
ELEVATOR HOISTWAY	1 HR	3.5.3.1.
SERVICE ROOMS (CONTAINING FUEL FIRED APPLIANCES)	1 HR	3.6.2.1.
COMBUSTIBLE REFUSE STORAGE	1 HR	3.6.2.5.
VERTICAL SERVICE SPACES	1 HR	3.6.3.1.
FIREWALL(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.3.4

NO.	DESCRIPTION	DATE
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CASCADIA ARCHITECTS INC

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Project	Burdett Apartments	
	Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	BUILDING CODE REVIEW	
Date	March 26, 2020	
Scale	As indicated	Project # 1922
		Revision
		Sheet # A002



TABLE 3.2.3.1.-D (BCBC 2018)

EXPOSING BUILDING FACE:	575 m²
LIMITING DISTANCE:	5.87m
ACTUAL AREA OF OPENINGS:	256 m²
MAX. % AREA OF OPENING PERMITTED:	50.4% <i>INTERPOLATED</i>
ACTUAL % AREA OF OPENINGS:	44.5%
TABLE 3.2.3.7 (BCBC 2018)	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE

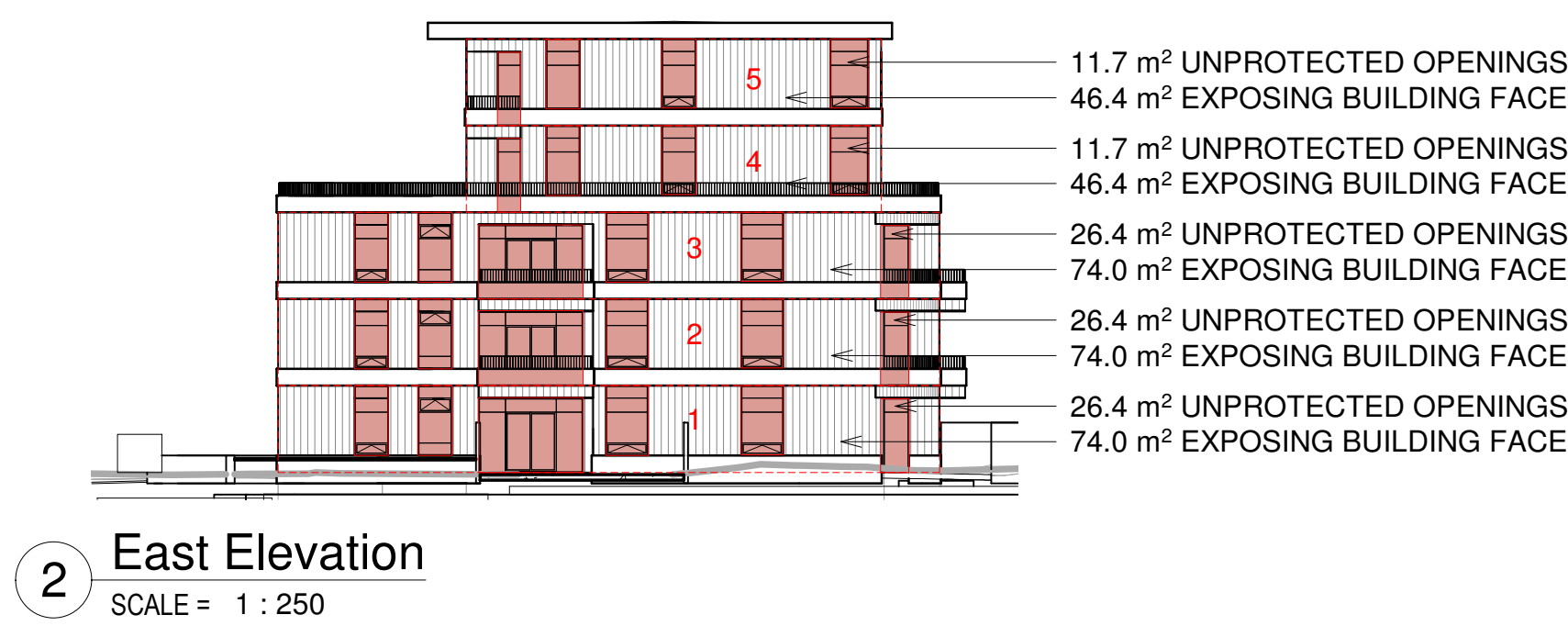


TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.75 m	74 m	40.6 % <i>INTERPOLATED</i>	35.7%
2	3.75 m	74 m	40.6 % <i>INTERPOLATED</i>	35.7%
3	3.75 m	74 m	40.6 % <i>INTERPOLATED</i>	35.7%
4	6.9 m	46.4 m	100%	25.2%
5	6.9 m	46.4 m	100%	25.2%

TABLE 3.2.3.7 (BCBC 2018)

COMPARTMENTS 1-3	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE
COMPARTMENTS 4-5	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE



TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	4.25 m	119 m²	36.8 % <i>INTERPOLATED</i>	35.3%
2	4.25 m	119 m²	36.8 % <i>INTERPOLATED</i>	35.2%
3	4.25 m	119 m²	36.8 % <i>INTERPOLATED</i>	35.2%
4	7.7 m	109 m²	92.9 % <i>INTERPOLATED</i>	43.6%
5	12.5 m	109 m²	100%	36.9%

TABLE 3.2.3.7 (BCBC 2018)

COMPARTMENTS 1-3	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE
COMPARTMENTS 4-5	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

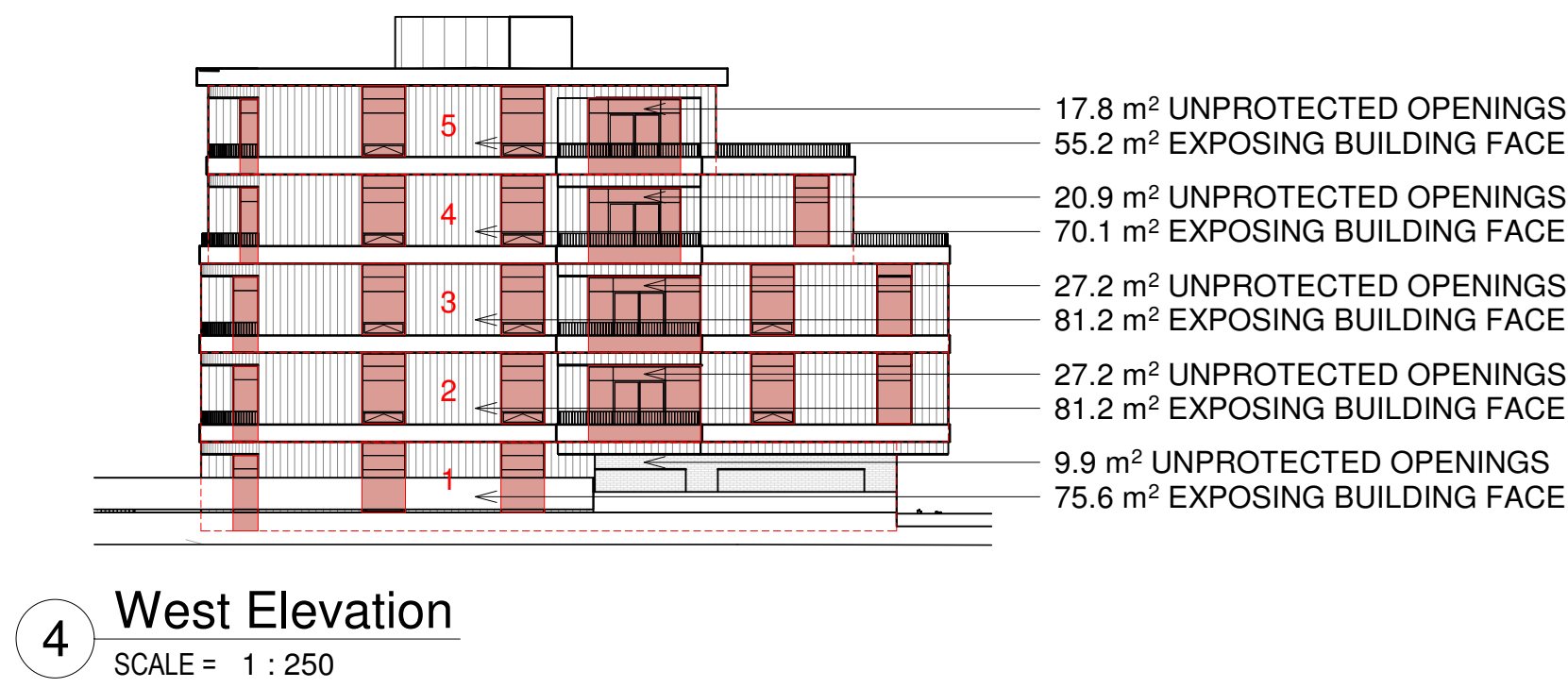


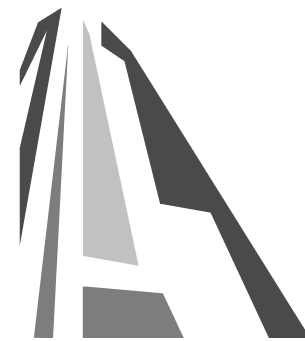
TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.5 m	75.6 m²	36.2 % <i>INTERPOLATED</i>	13.1%
2	3.5 m	81.2 m²	34.8 % <i>INTERPOLATED</i>	33.5%
3	3.5 m	81.2 m²	34.8 % <i>INTERPOLATED</i>	33.5%
4	3.5 m	70.1 m²	38 % <i>INTERPOLATED</i>	29.8%
5	3.5 m	55.2 m²	43.5% <i>INTERPOLATED</i>	32.2%

TABLE 3.2.3.7 (BCBC 2018)

ALL COMPARTMENTS	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

NO.	DESCRIPTION	DATE
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Project		Burdett Apartments	
		Empresa Properties	
		1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		LIMITING DISTANCE	
Date March 26, 2020			
Scale 1 : 250	Project # 1922	Revision 	
		Sheet # A003	

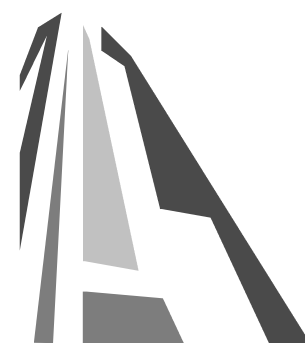


VIEW FROM SOUTHEAST



VIEW FROM SOUTH

NO.	DESCRIPTION	DATE
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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		3D VIEWS	
Date		March 26, 2020	
Scale	Project #	1922	
		Revision	
Sheet #		A004	



VIEW FROM SOUTH



VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHWEST



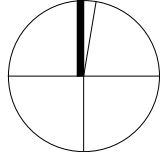
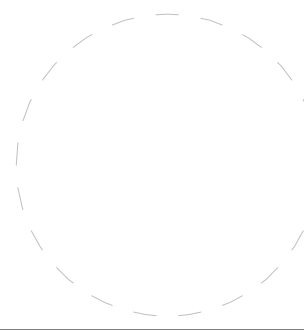
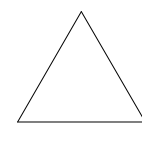
AERIAL VIEW FROM NORTHEAST

NO.	DESCRIPTION	DATE
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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		3D VIEWS	
Date		March 26, 2020	
Scale		Project #	1922
		Revision	
		Sheet #	A005



Metal Facade Panels
2' width



Cementitious Board and Batten
width of boards vary, tighter spacing around
rounded corners of the building



wide board
spacing

narrow board
spacing

Soffit
stucco



Brick
dark

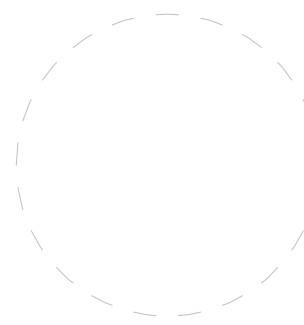


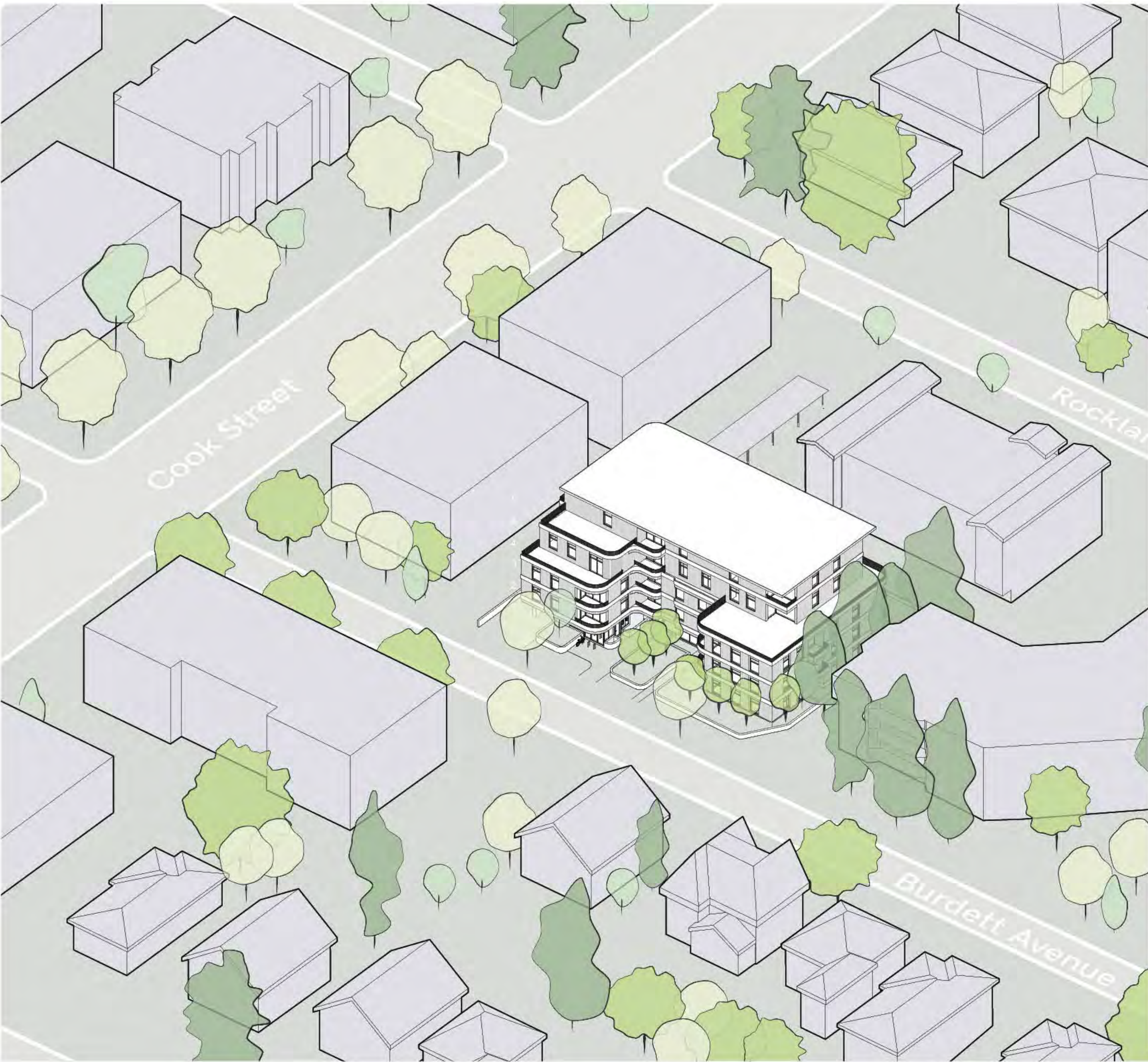
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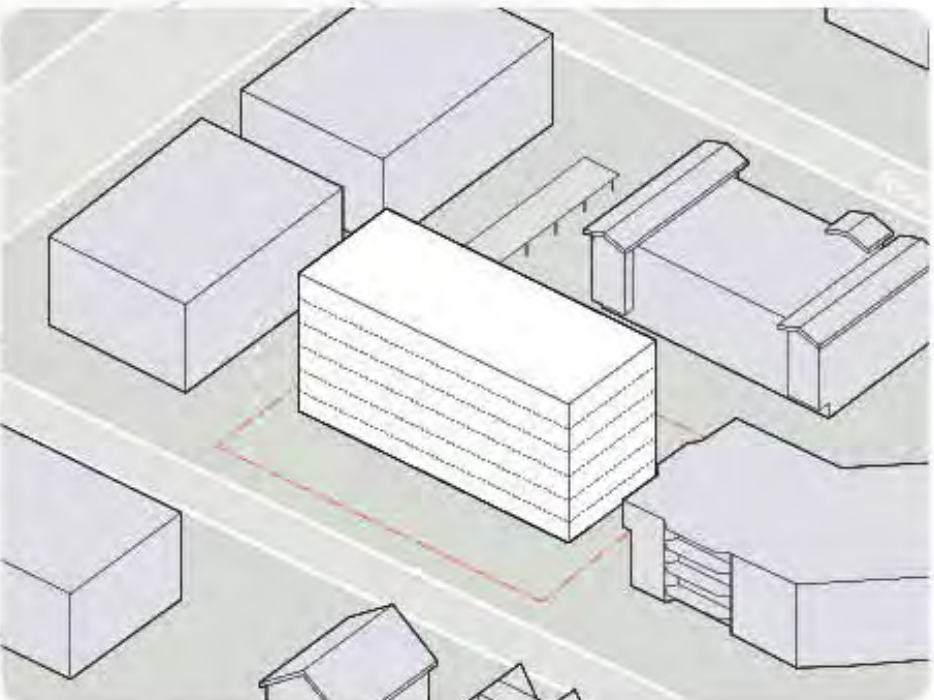
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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		MATERIALS	
Date		March 26, 2020	
Scale	Project #	1922	
	Revision		
	Sheet #	A006	



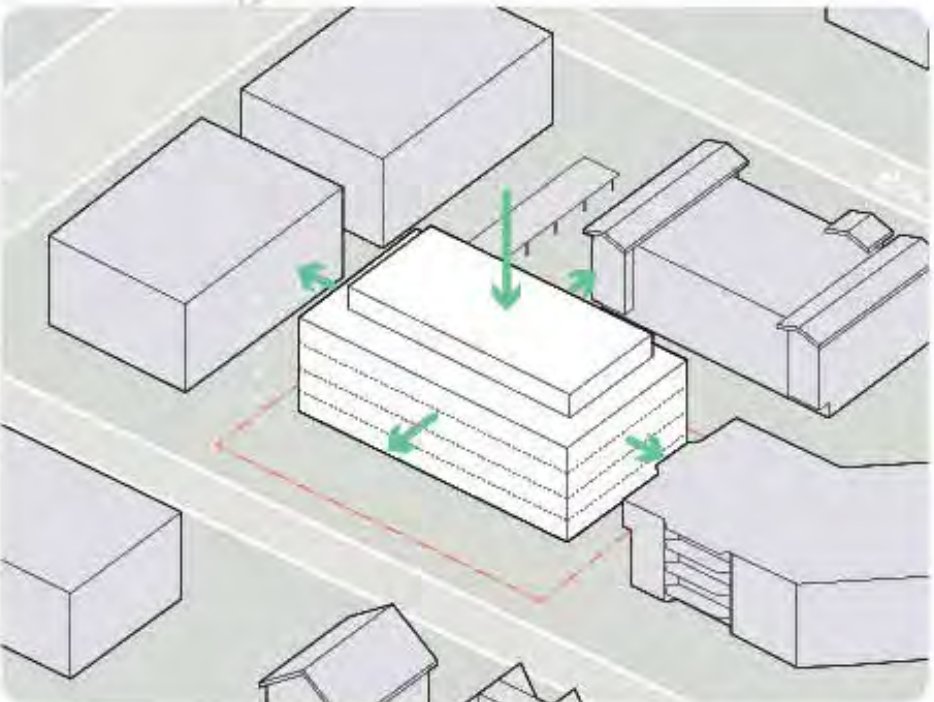
**Massing Logic Step 1
Addition**

- LAP Maximum Zoning Envelope
- 6 storeys
 - FSR= 2:1



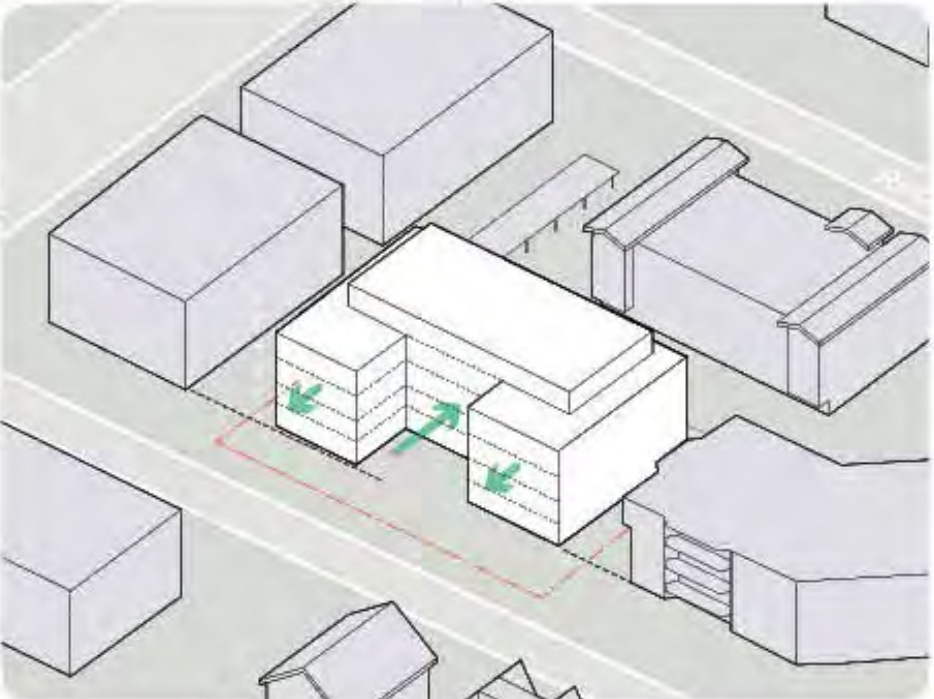
**Massing Logic Step 2
Subtract**

- Reduce to 5 storeys
- Increase setbacks at upper level



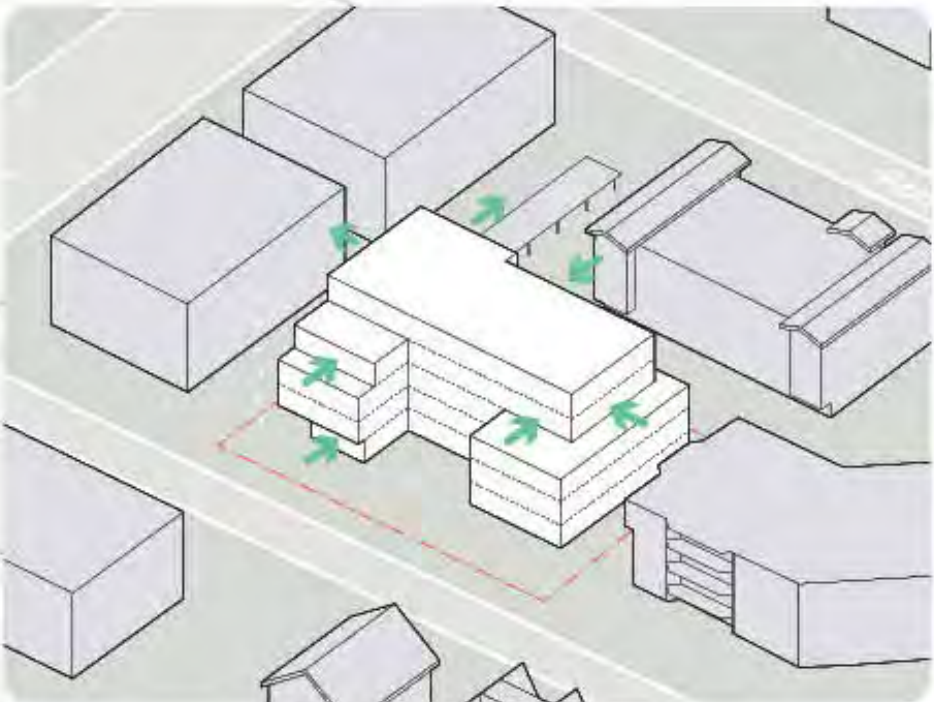
**Massing Logic Step 3
Subtract**

- Introduce courtyard garden
- Align setbacks with neighbouring buildings



**Massing Logic Step 4
Subtract**

- Setback level 5 from neighbouring buildings

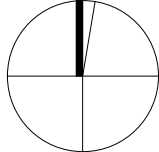
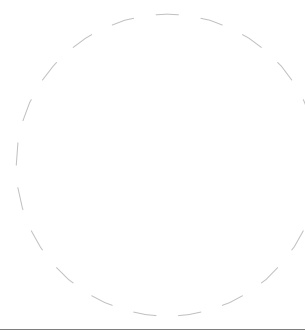
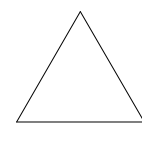


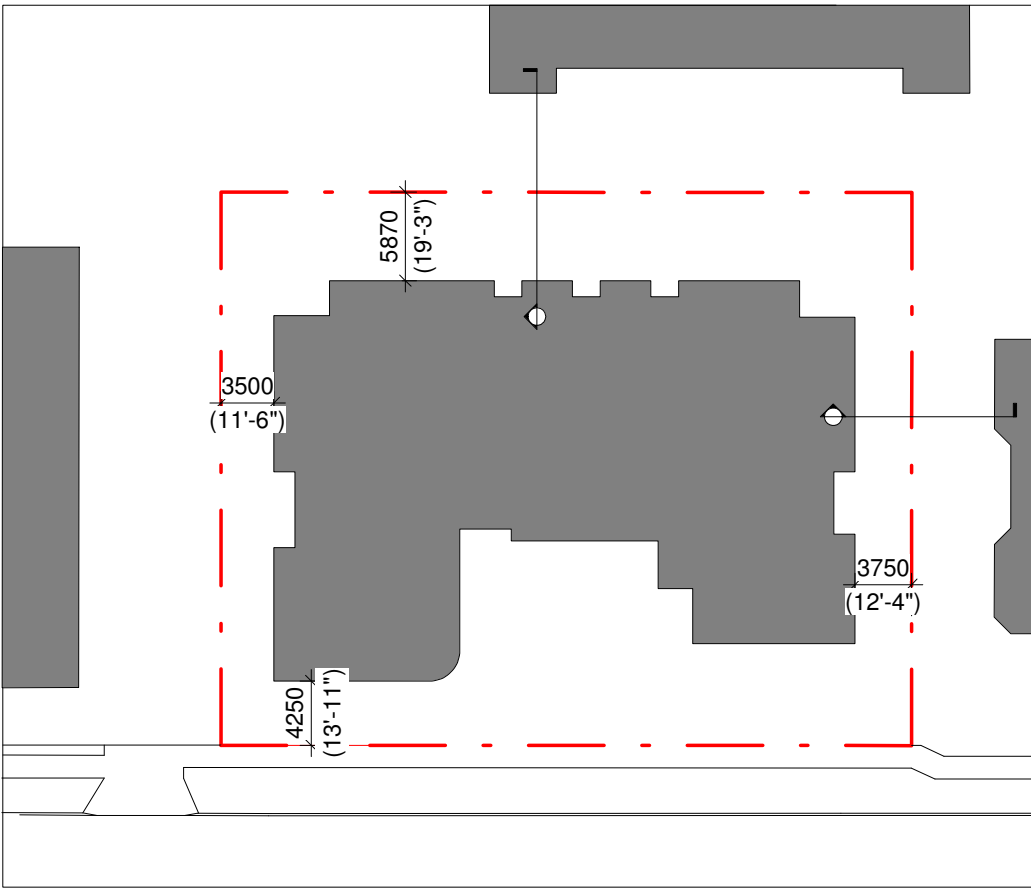
NO.	DESCRIPTION	DATE
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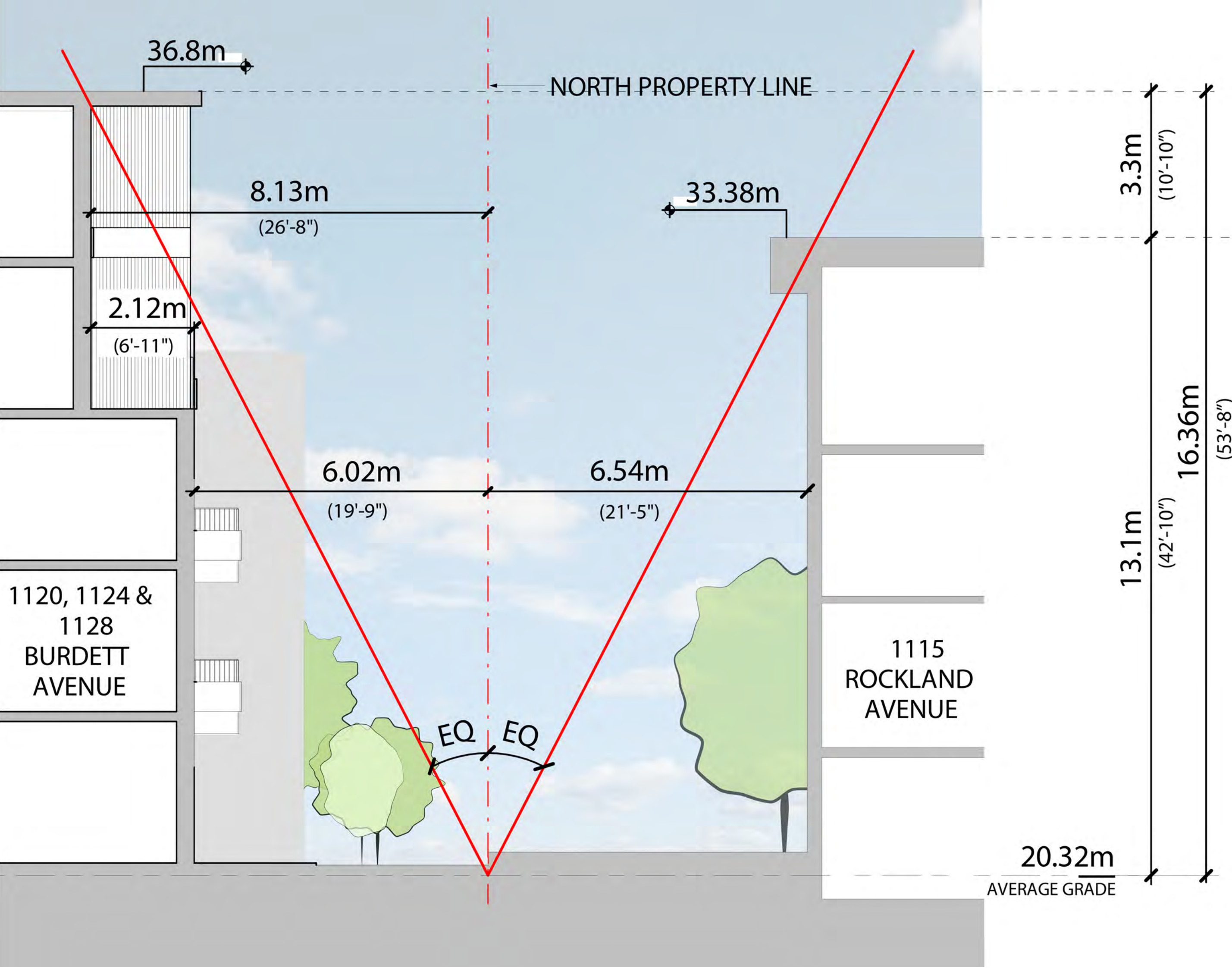
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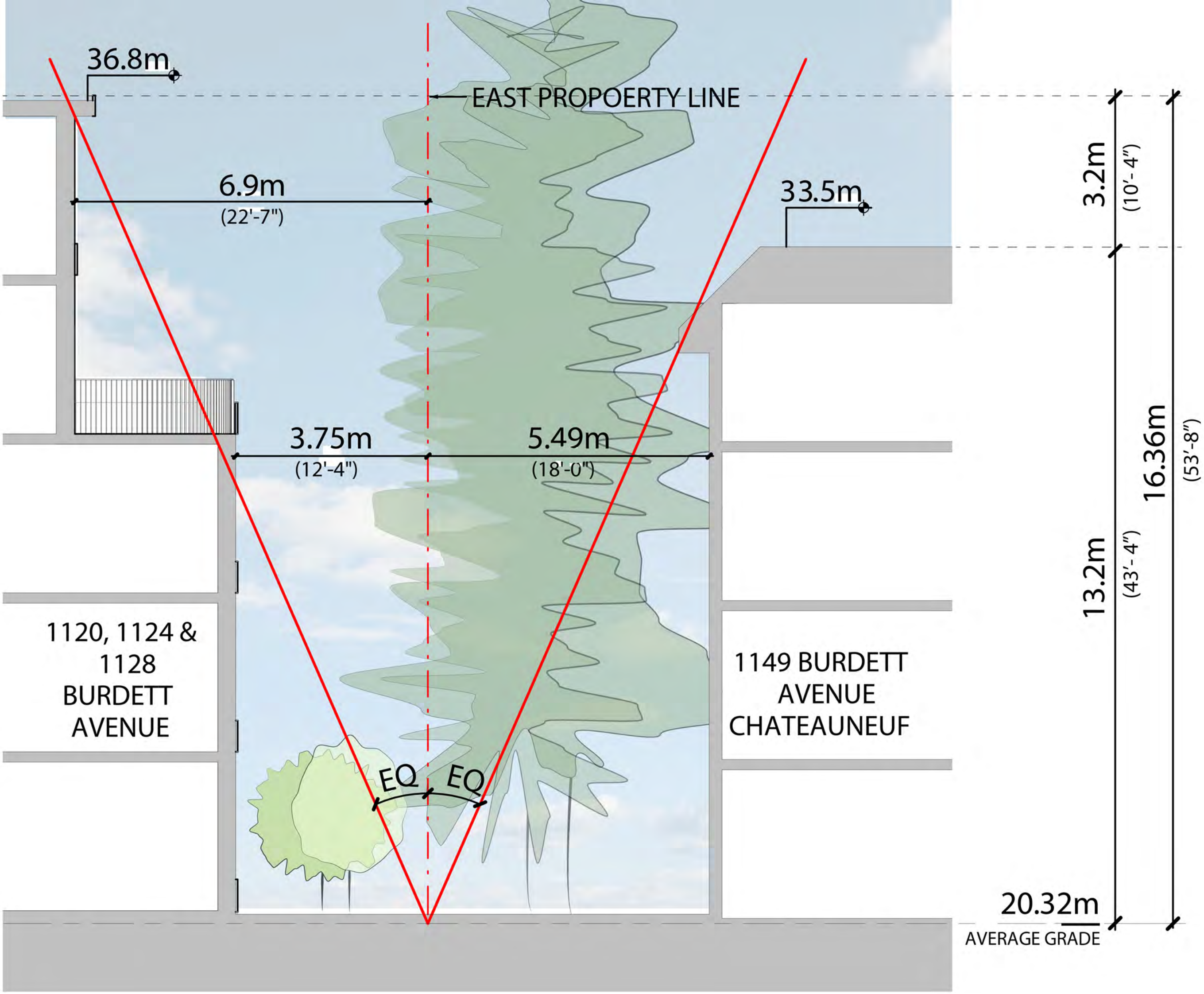
Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		MASSING DIAGRAMS	
Date		March 26, 2020	
Scale		Project #	1922
		Revision	
		Sheet #	A007



KEY PLAN

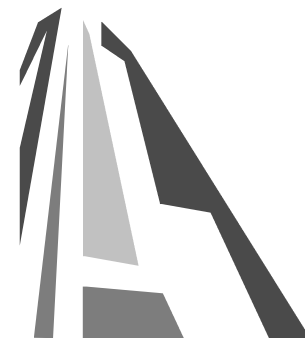


NORTH PROPERTY BOUNDARY SECTION DIAGRAM



EAST PROPERTY BOUNDARY SECTION DIAGRAM

NO.	DESCRIPTION	DATE
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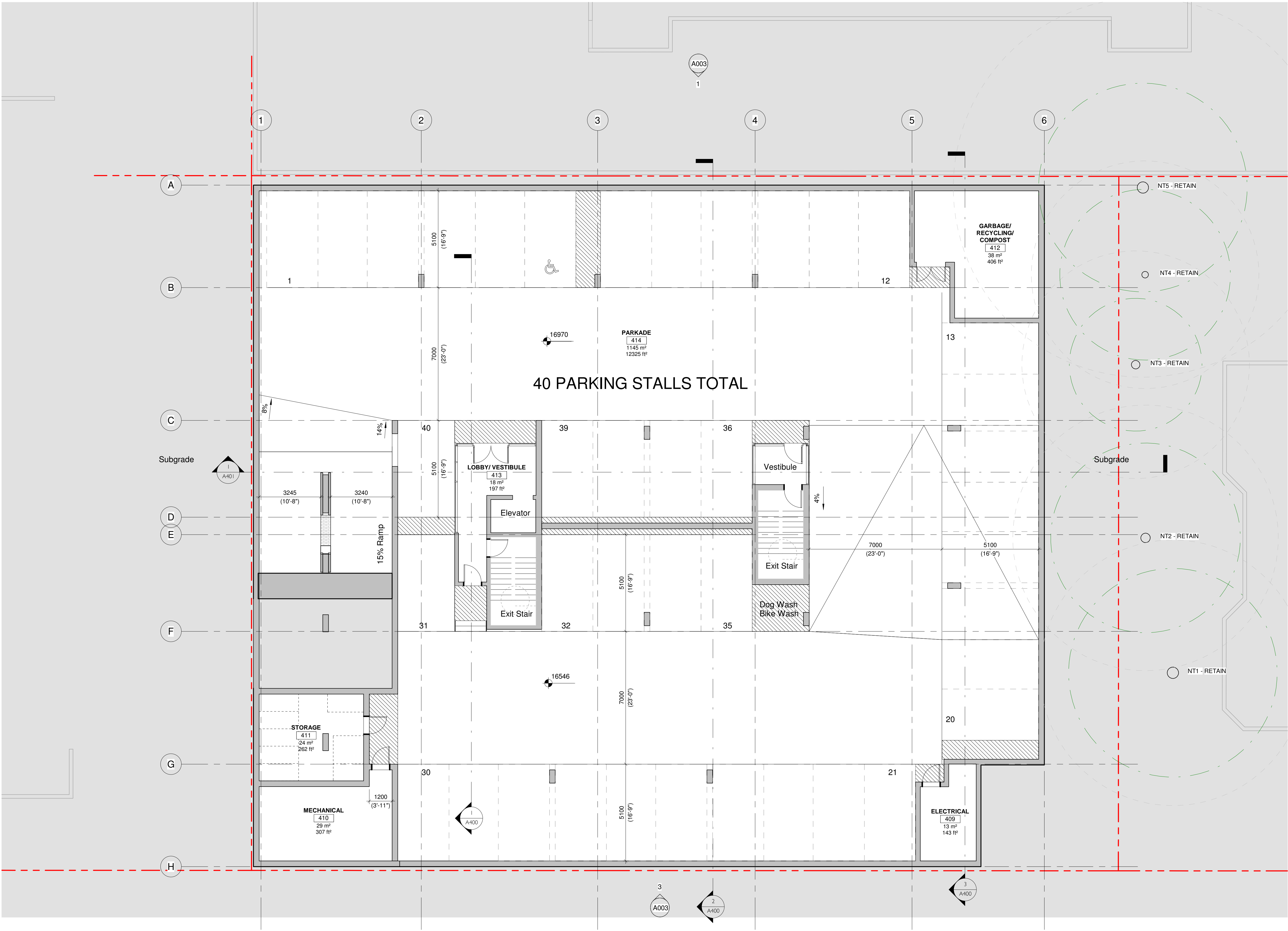


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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		SETBACK DIAGRAMS	
Date		March 26, 2020	
Scale	1 : 500	Project #	1922
		Revision	
		Sheet #	A008

26/2020 5:30:57 PM



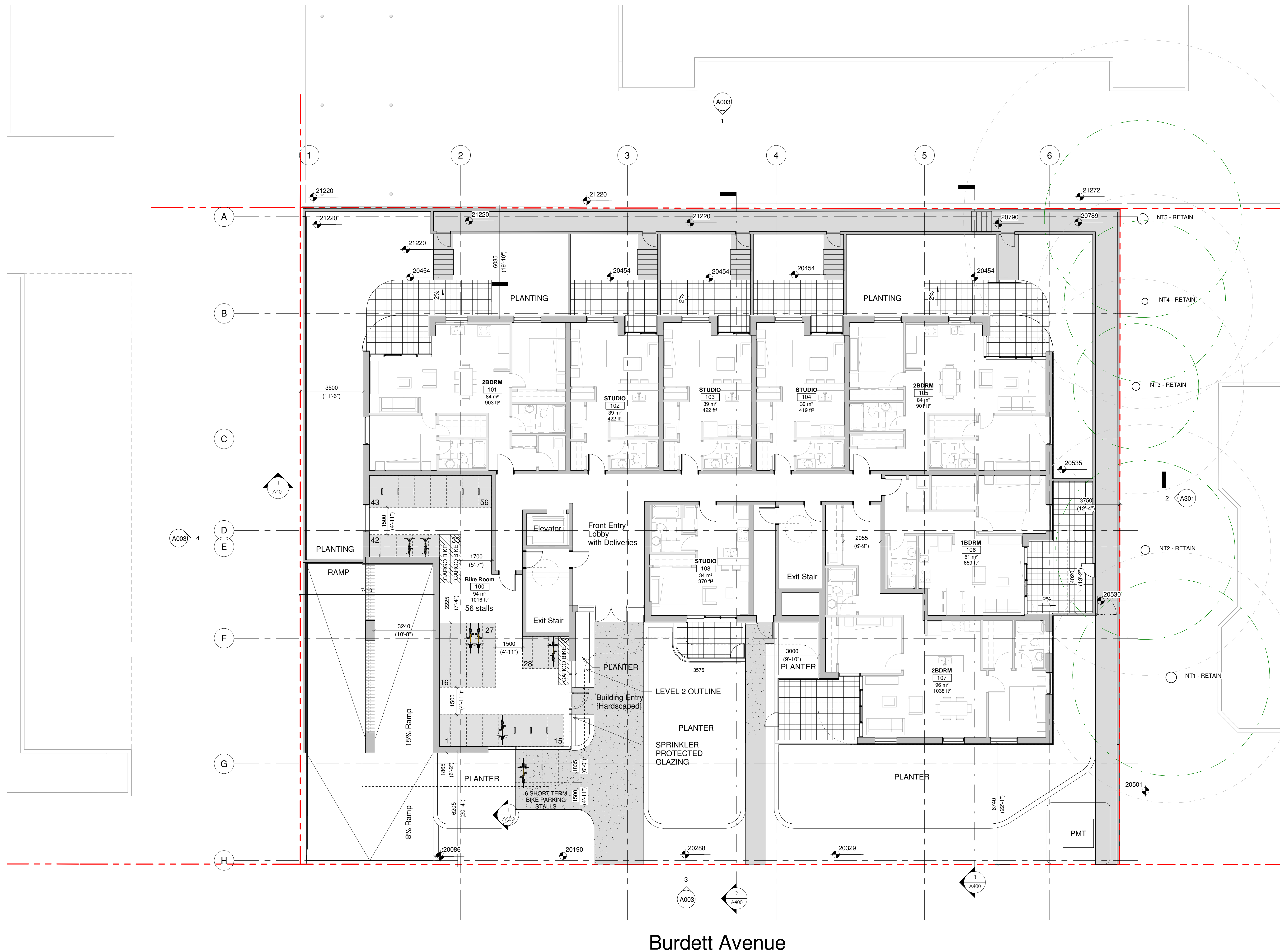
NO.	DESCRIPTION	DATE
1	Issued for Pre-CALUC	Nov. 19, 2019



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Project	Burdett Apartments	
	Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	FLOOR PLAN - UNDERGROUND PARKING	
Date	March 26, 2020	
Scale	1 : 100	Project # 1922
	Revision	
	Sheet #	A200



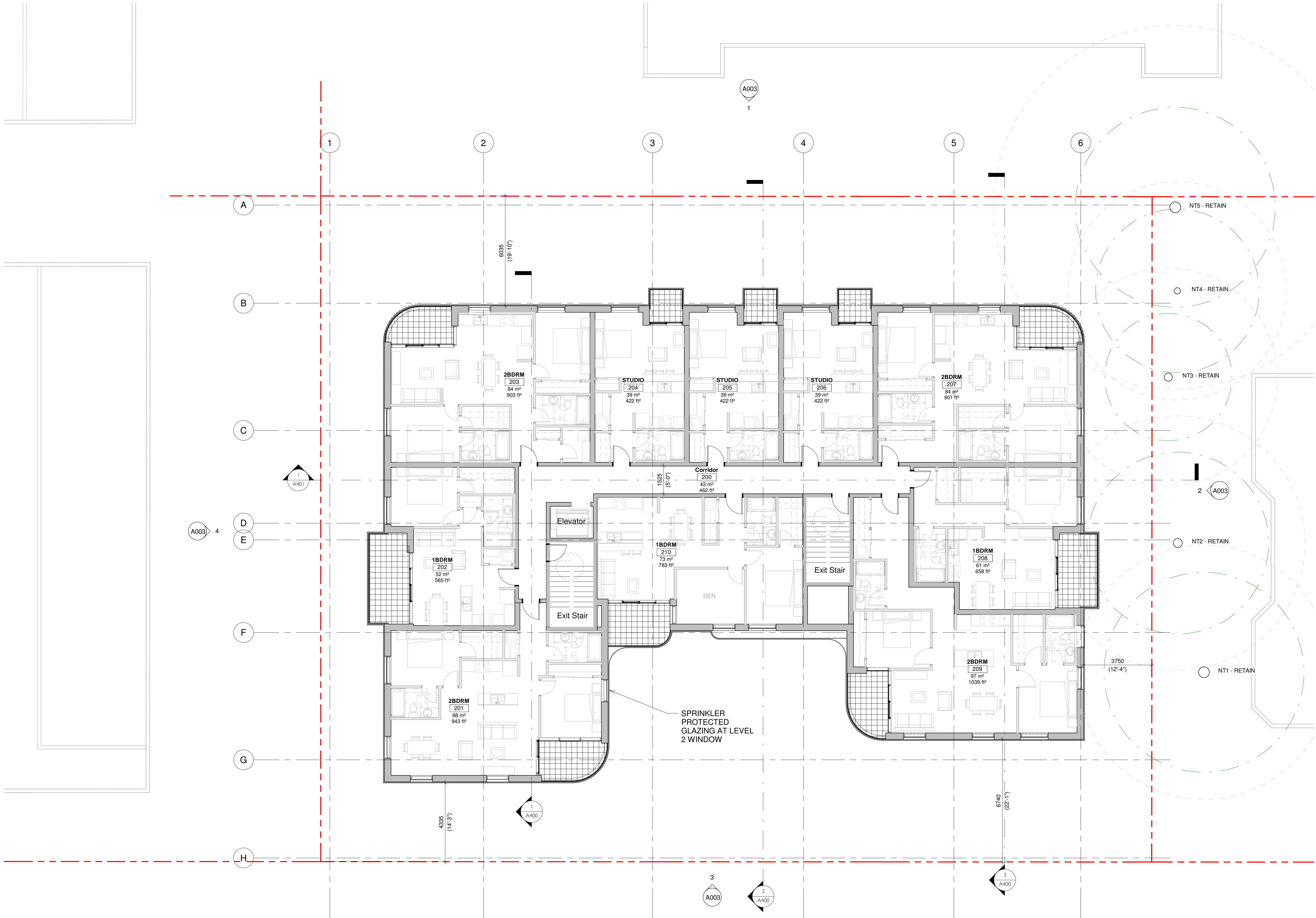
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NO.	DESCRIPTION	DATE



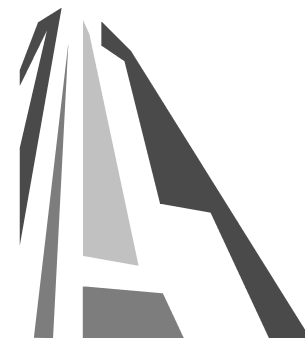
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Project		
Burdett Apartments		
Empresa Properties		
1120 - 1128 Burdett Avenue		
Victoria, BC		
Sheet Name		
FLOOR PLAN - GROUND FLOOR		
Date		
March 26, 2020		
Scale		Project #
1 : 100		1922
Revision		
Sheet #		A201



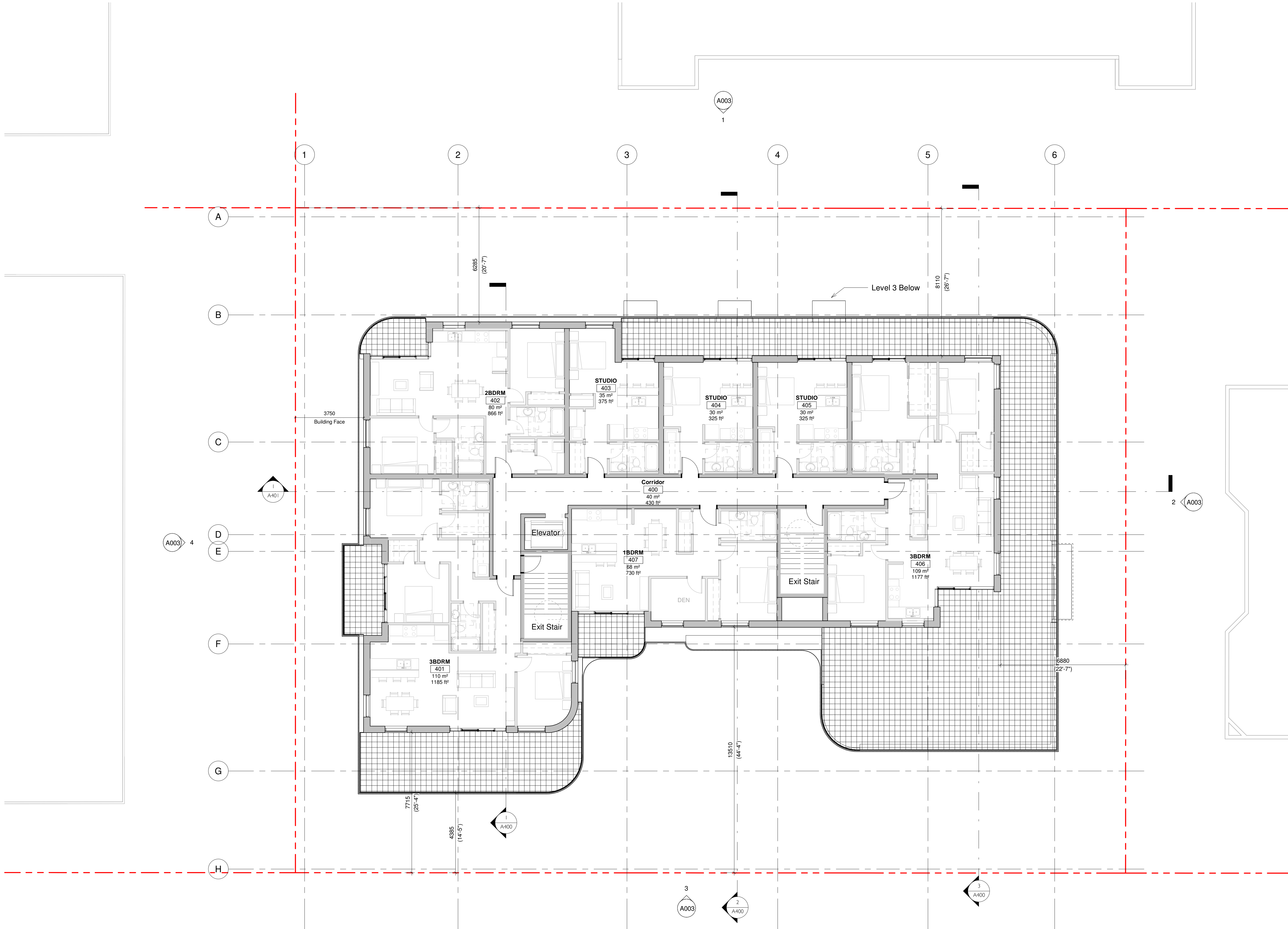
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NO.	DESCRIPTION	DATE
		Nov. 19, 2019



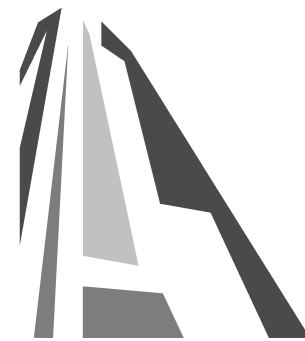
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Project		Burdett Apartments	
		Empresa Properties	
		1120 - 1128 Burdett Avenue	
		Victoria, BC	
Sheet Name		FLOOR PLAN - LEVELS 2 + 3	
Date		March 26, 2020	
Scale	1 : 100	Project #	1922
Revision		1	
Sheet #		A202	



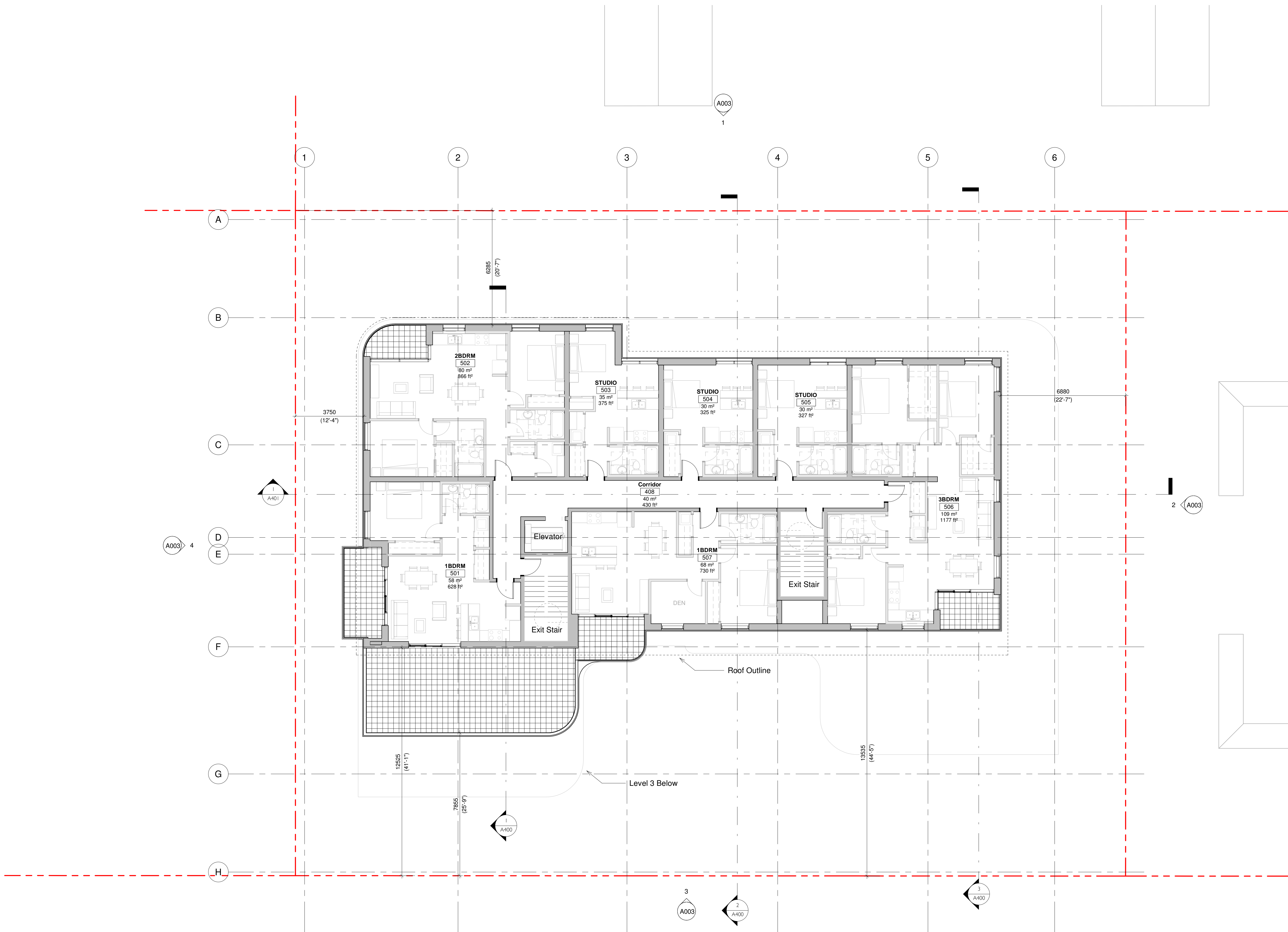
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Project		Burdett Apartments	
Empresa Properties		1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		FLOOR PLAN - LEVEL 4	
Date		March 26, 2020	
Scale	1 : 100	Project #	1922
Revision		A204	
Sheet #		A204	



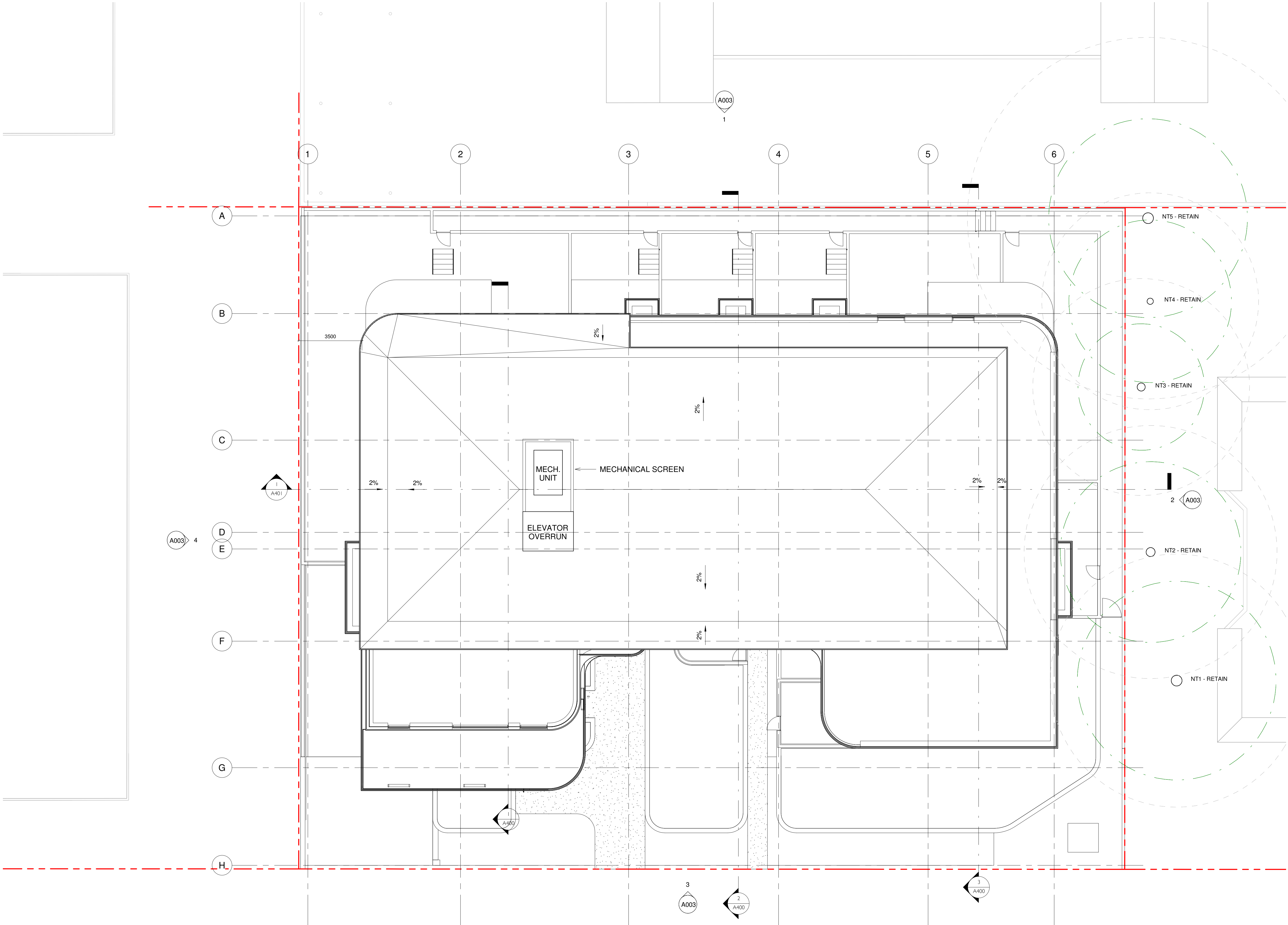
Issued for Pre CALUC		
NO.	DESCRIPTION	DATE



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Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name FLOOR PLAN - LEVEL 5		
Date March 26, 2020		
Scale 1 : 100	Project # 1922	Revision
Sheet # A205		

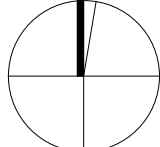
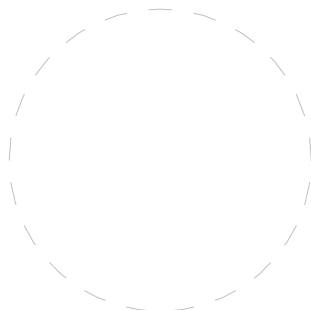
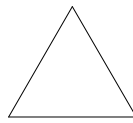


NO.	DESCRIPTION	DATE
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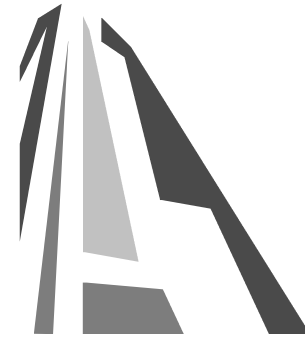
Project		Burdett Apartments	
		Empresa Properties	
		1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		Roof Plan	
Date			
		March 26, 2020	
Scale	1 : 100	Project #	1922
		Revision	
		Sheet #	A206



- MATERIALS LIST**
- 1 CEMENTITIIOUS BOARD + BATTEN - WIDE BOARD SPACING
 - 2 CEMENTITIIOUS BOARD + BATTEN - NARROW BOARD SPACING
 - 3 METAL PANEL
 - 4 PREFINISHED ALUMINUM PICKET
 - 5 LIGHT STUCCO SOFFITS
 - 6 VINYL WINDOW SYSTEM
 - 7 DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
 - 8 PREFINISHED METAL FLASHING
 - 9 ARCHITECTURAL CONCRETE
 - 10 CEDAR FENCE

1 South Elevation Building
SCALE = 1 : 100

Issued for Pre CALUC		Nov. 19, 2019
NO.	DESCRIPTION	DATE



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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		ELEVATIONS	
Date		March 26, 2020	
Scale	As indicated	Project #	1922
		Revision	
		Sheet #	A300



Context Elevation
SCALE = 1 : 200



1 West Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100

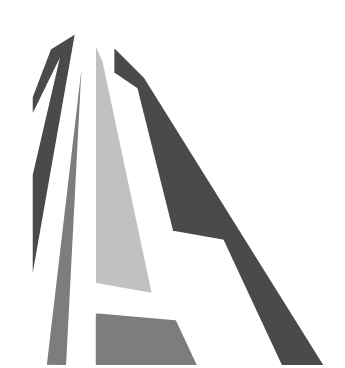


3 North Elevation
SCALE = 1 : 100

MATERIALS LIST

- 1 CEMENTITIOUS BOARD + BATTEN - WIDE BOARD SPACING
- 2 CEMENTITIOUS BOARD + BATTEN - NARROW BOARD SPACING
- 3 METAL PANEL
- 4 PREFINISHED ALUMINUM PICKET
- 5 LIGHT STUCCO SOFFITS
- 6 VINYL WINDOW SYSTEM
- 7 DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
- 8 PREFINISHED METAL FLASHING
- 9 ARCHITECTURAL CONCRETE
- 10 CEDAR FENCE

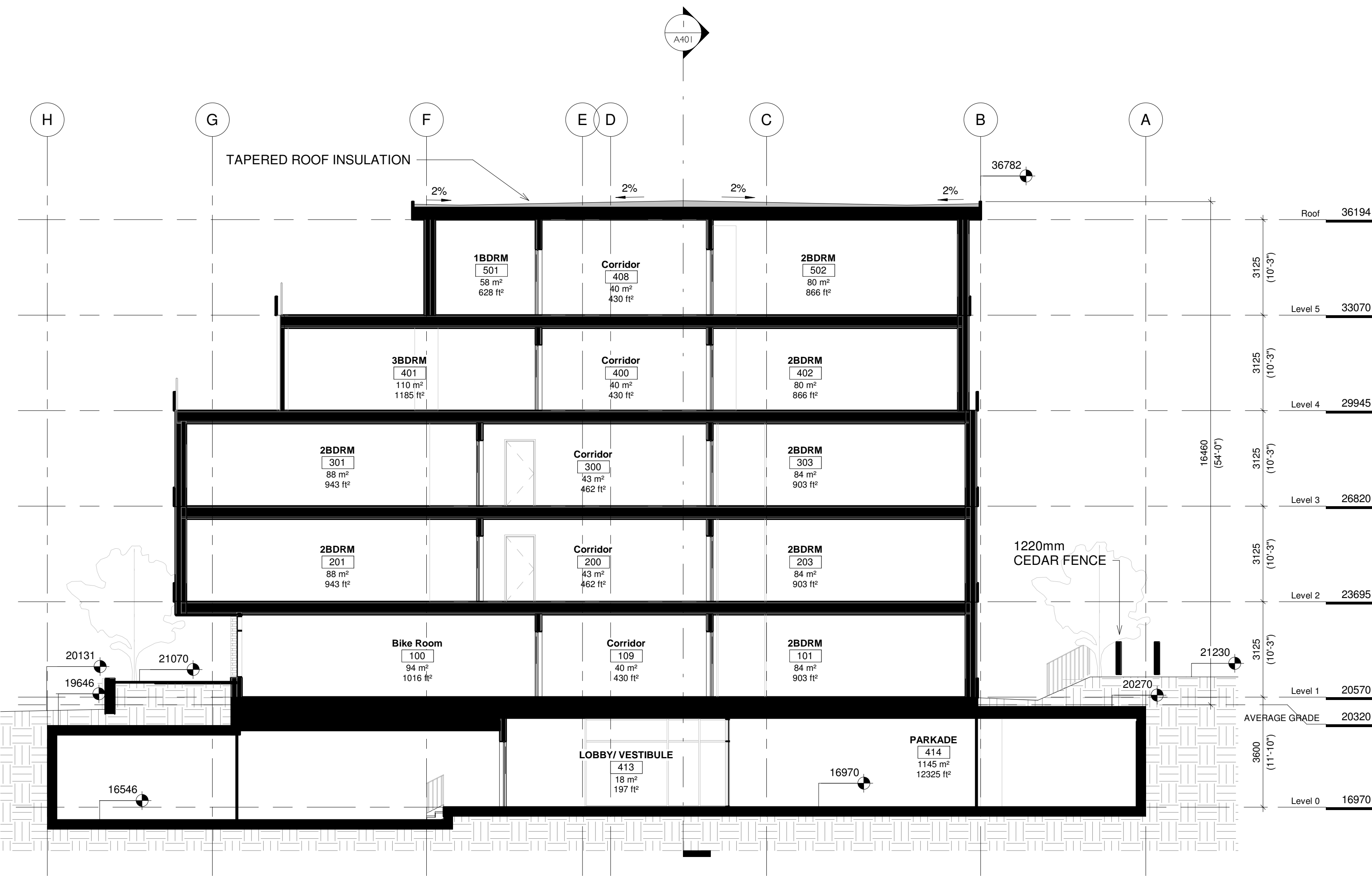
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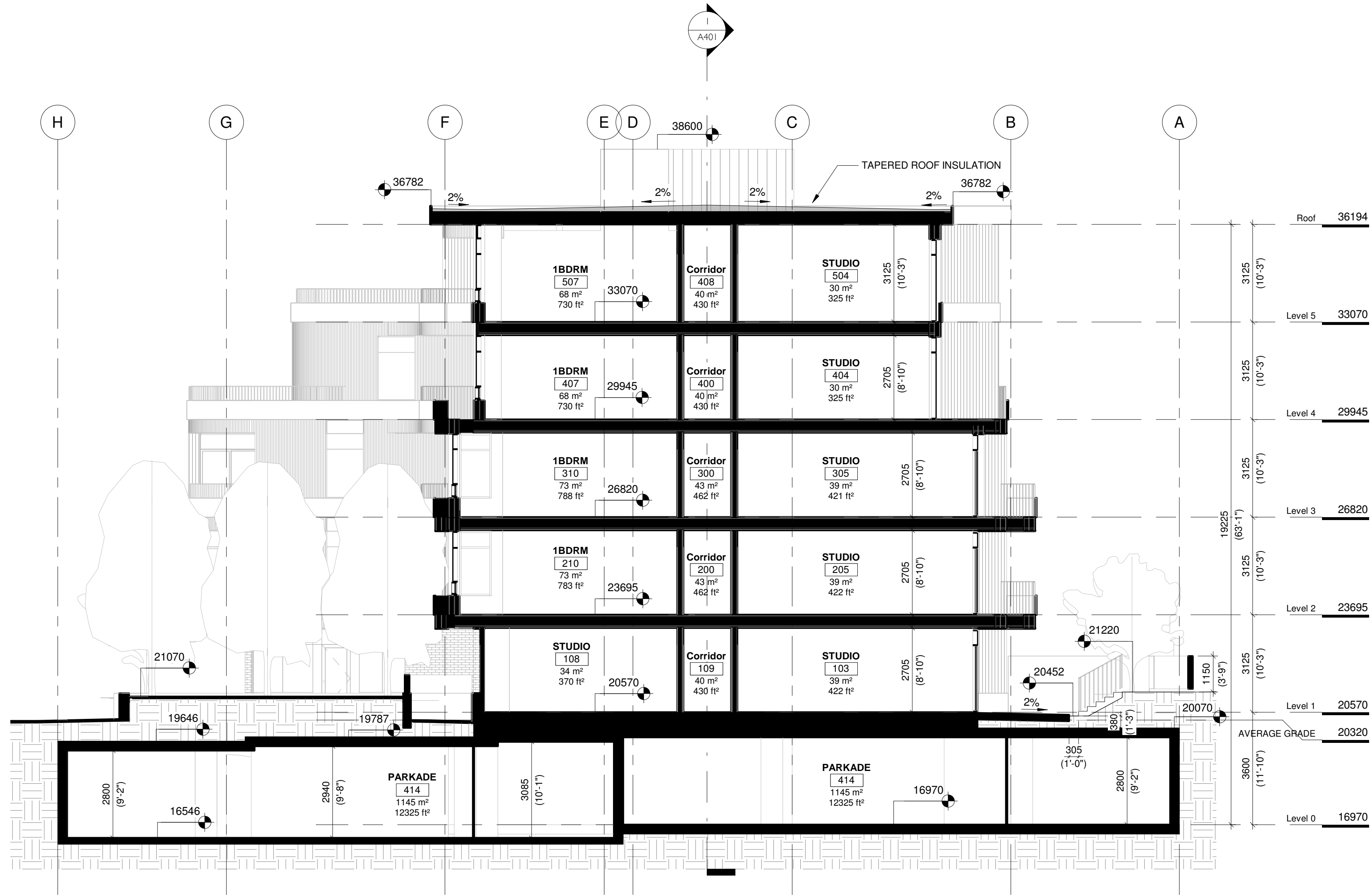
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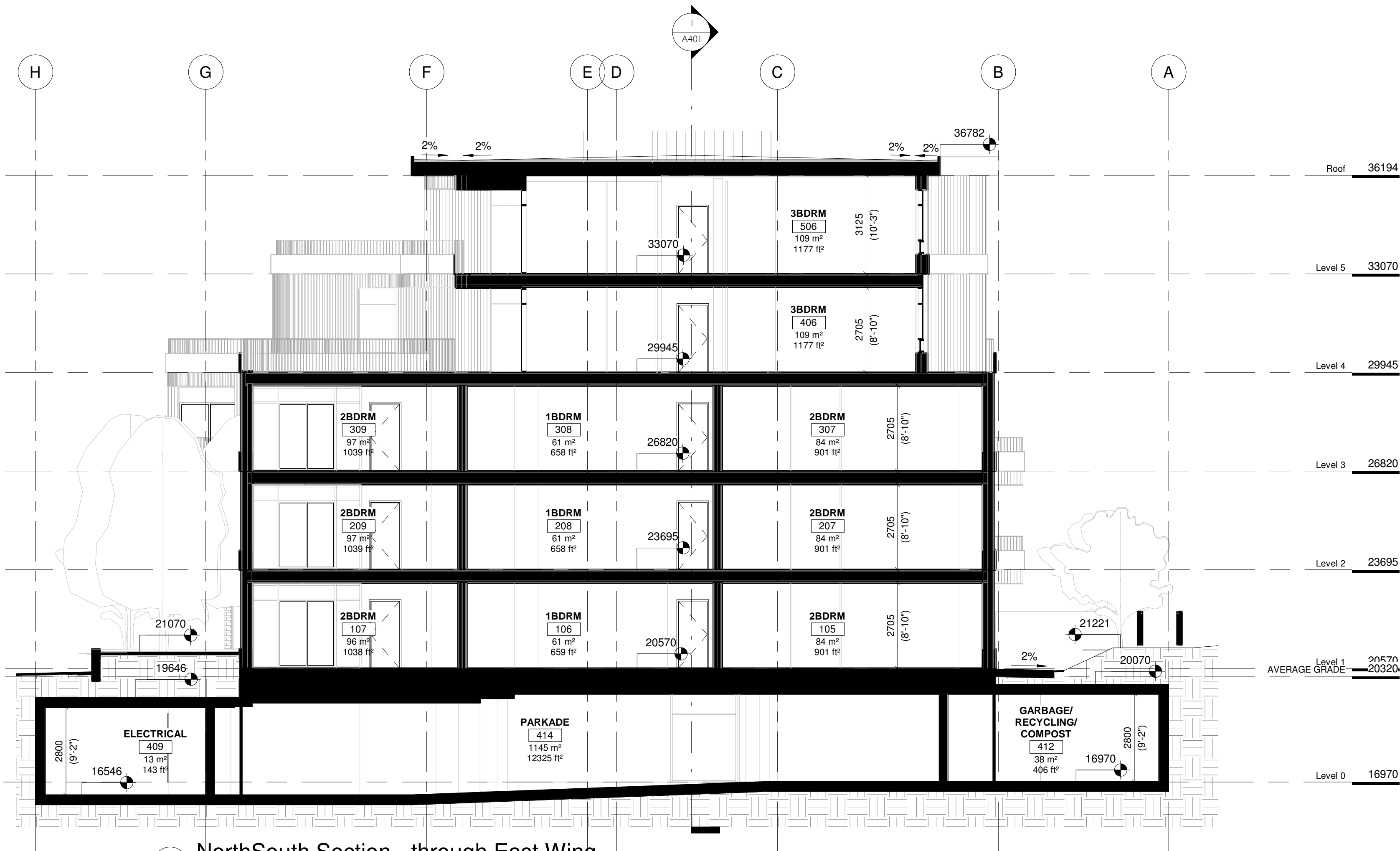
Project		Burdett Apartments	
Sheet Name		ELEVATIONS	
Date		March 26, 2020	
Scale	As indicated	Project #	1922
Revision		Revision	
Sheet #		A301	



1 NorthSouth Section - through West Wing
SCALE = 1 : 100



2 NorthSouth Section - through front courtyard
SCALE = 1 : 100



3 NorthSouth Section - through East Wing
SCALE = 1 : 100

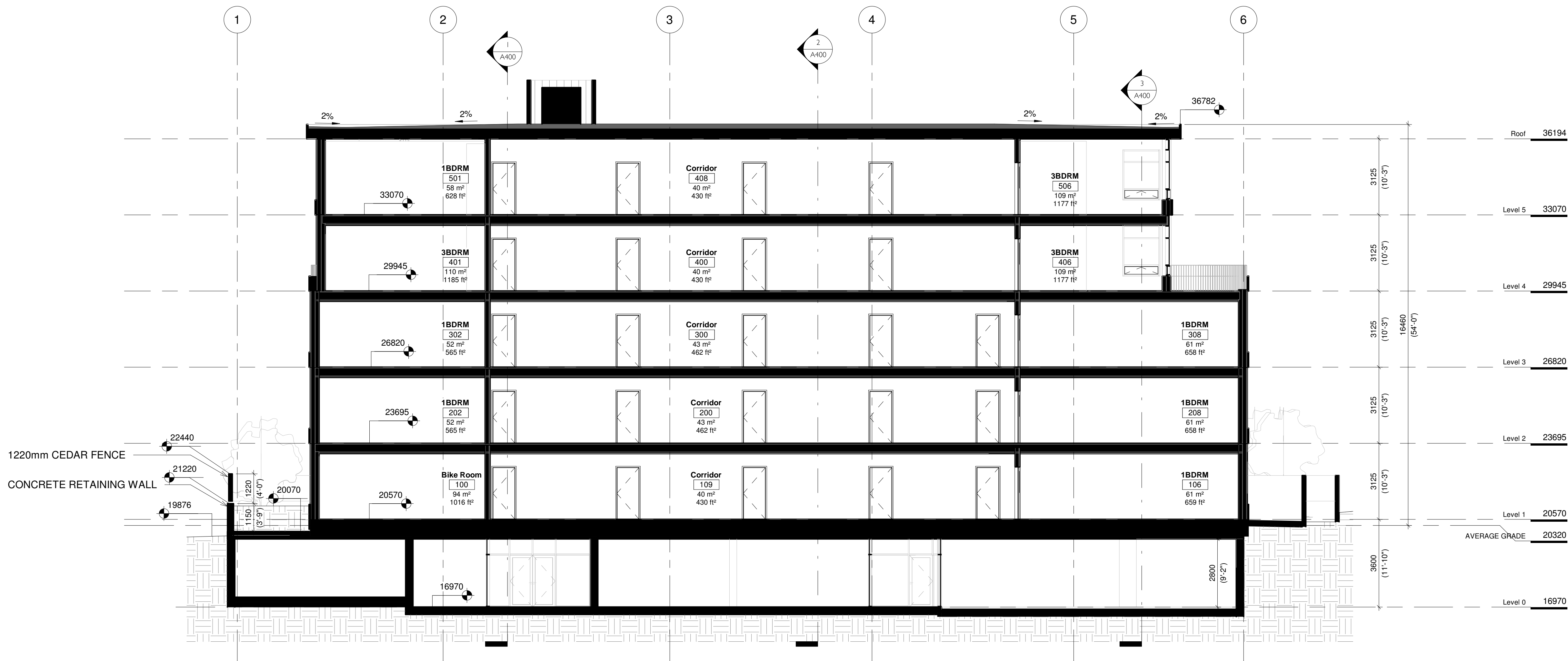
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Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name		
BUILDING SECTIONS		
Date		
March 26, 2020		
Scale	Project #	Revision
1 : 100	1922	
Sheet #		A400



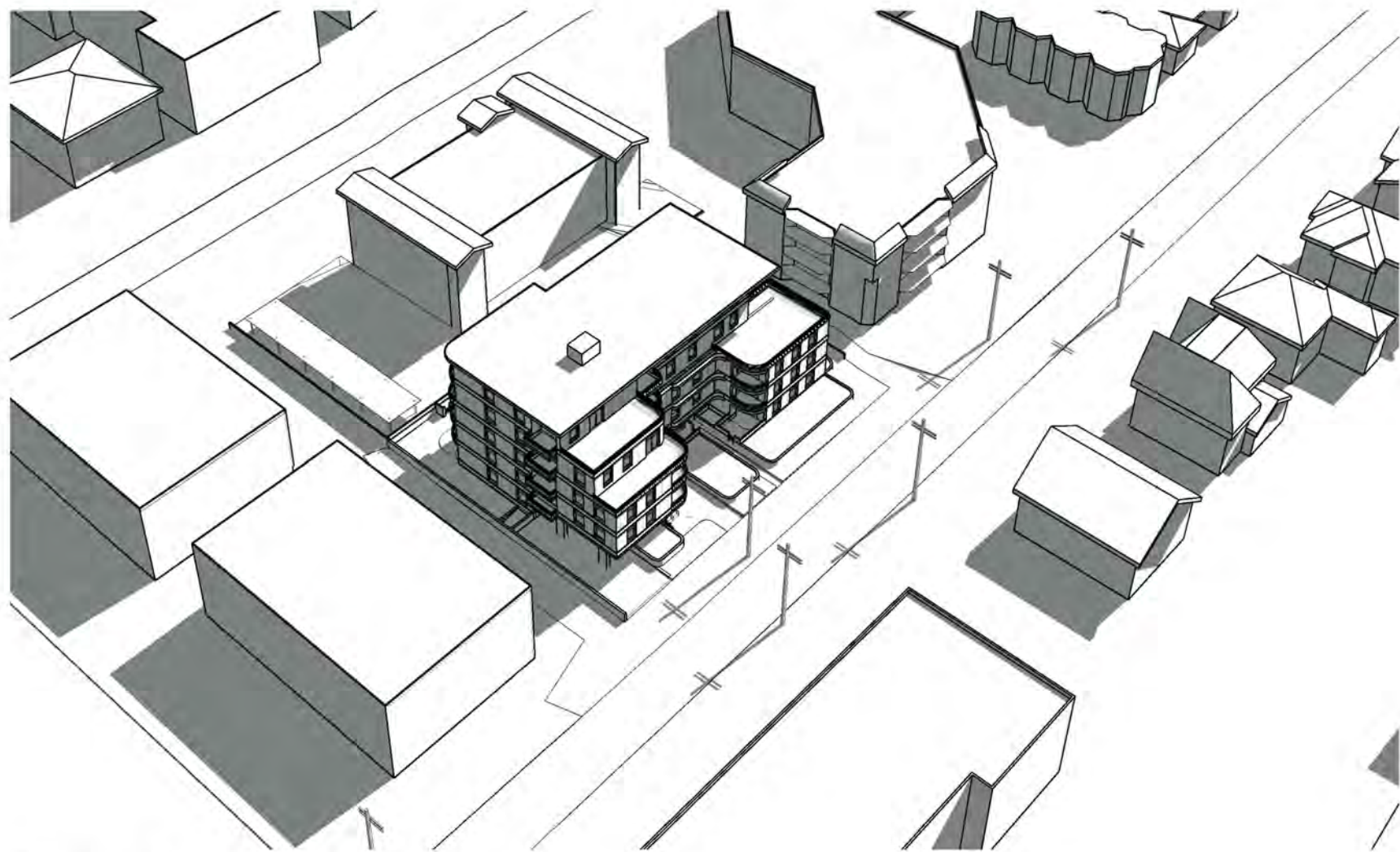
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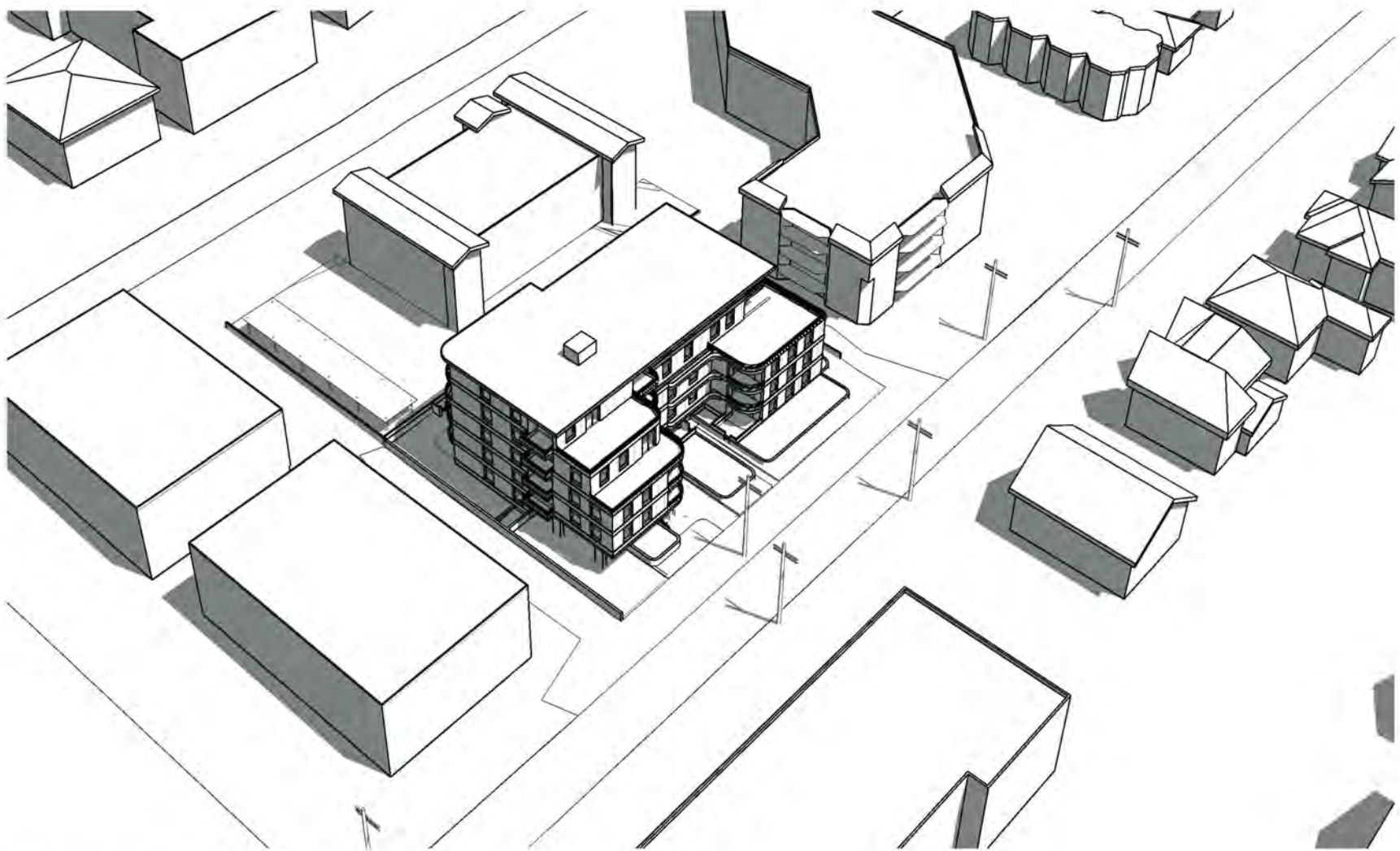
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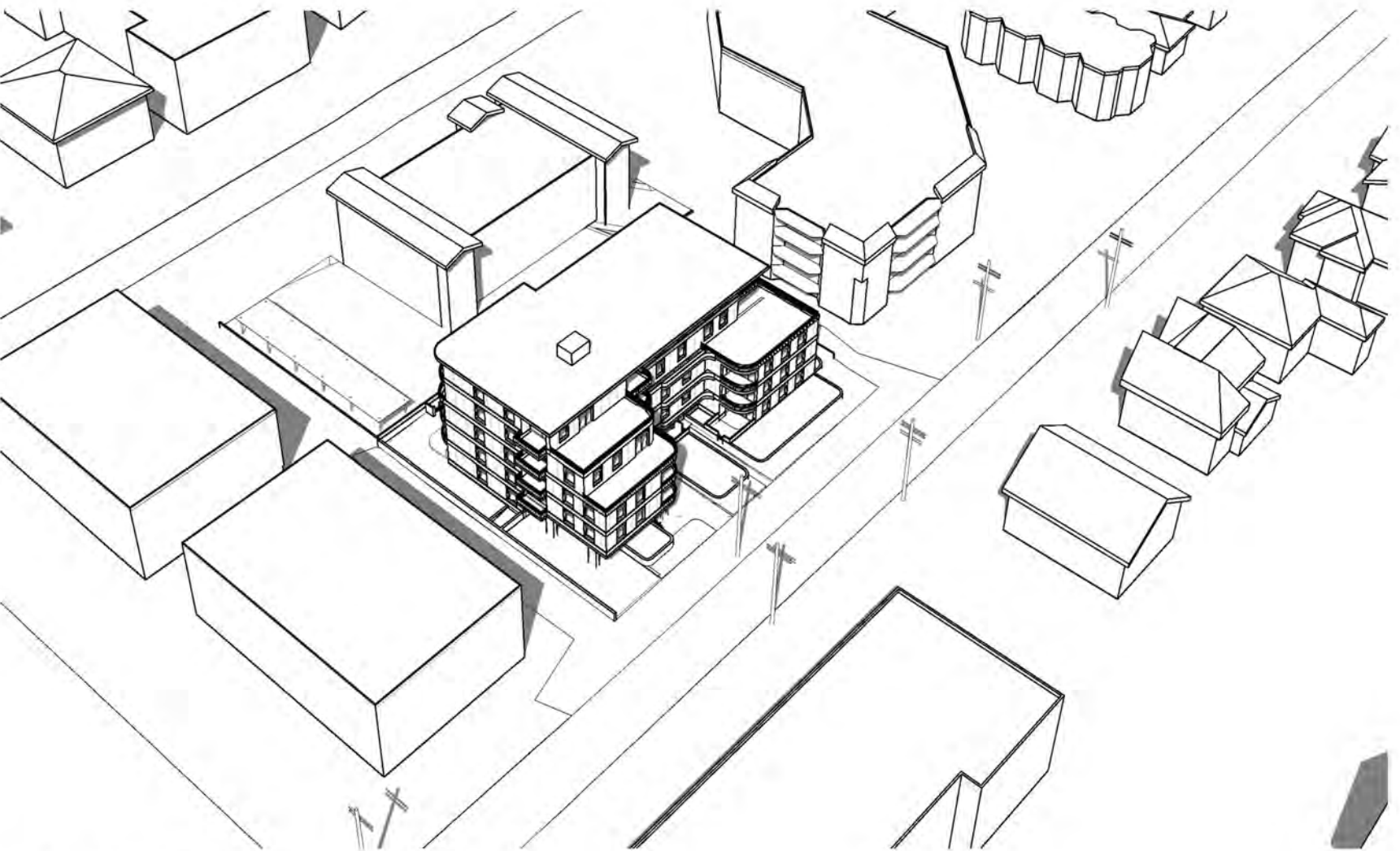
Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		BUILDING SECTIONS	
Date		March 26, 2020	
Scale	1 : 100	Project #	1922
		Revision	
		Sheet #	A401



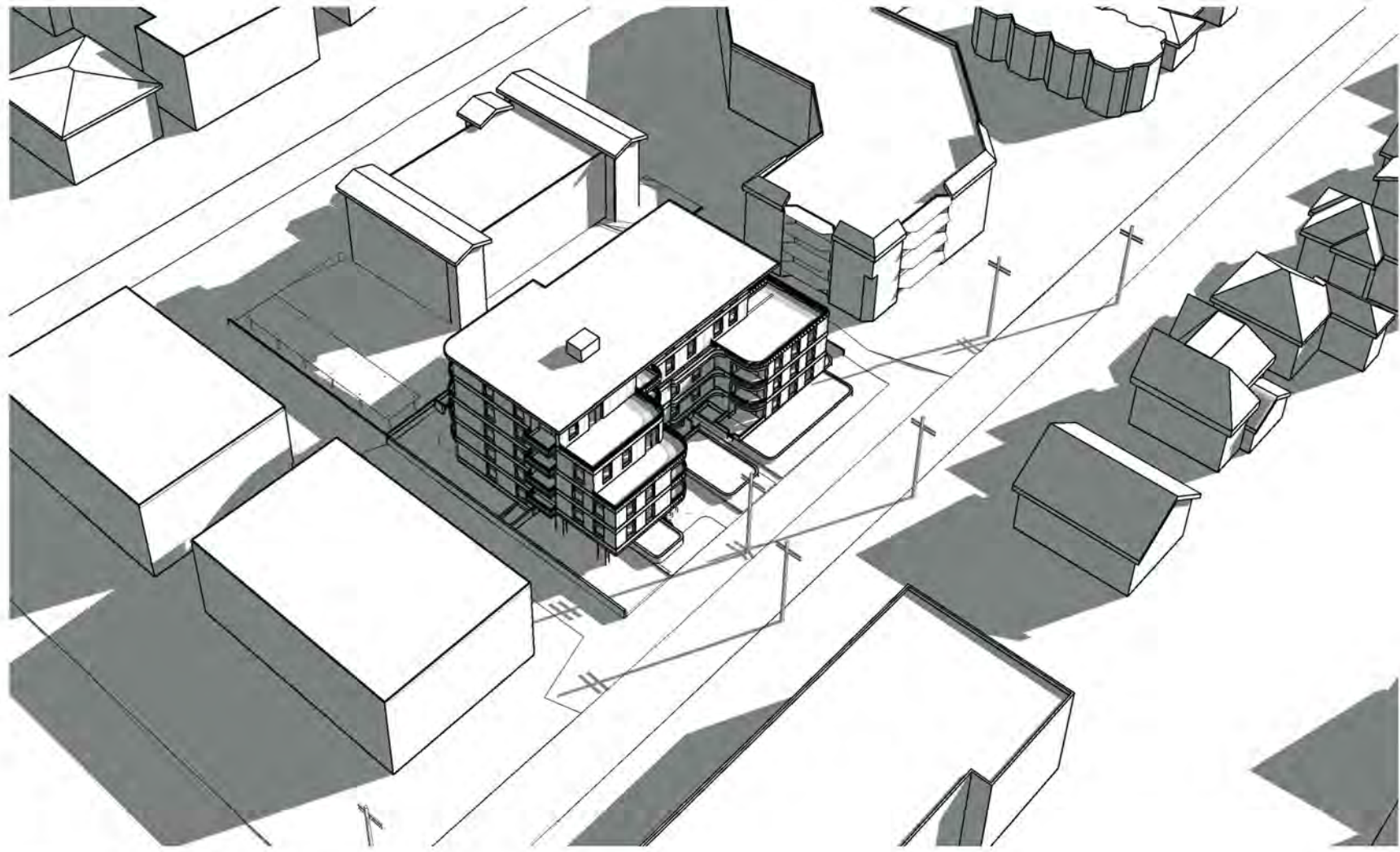
9 am Summer Solstice



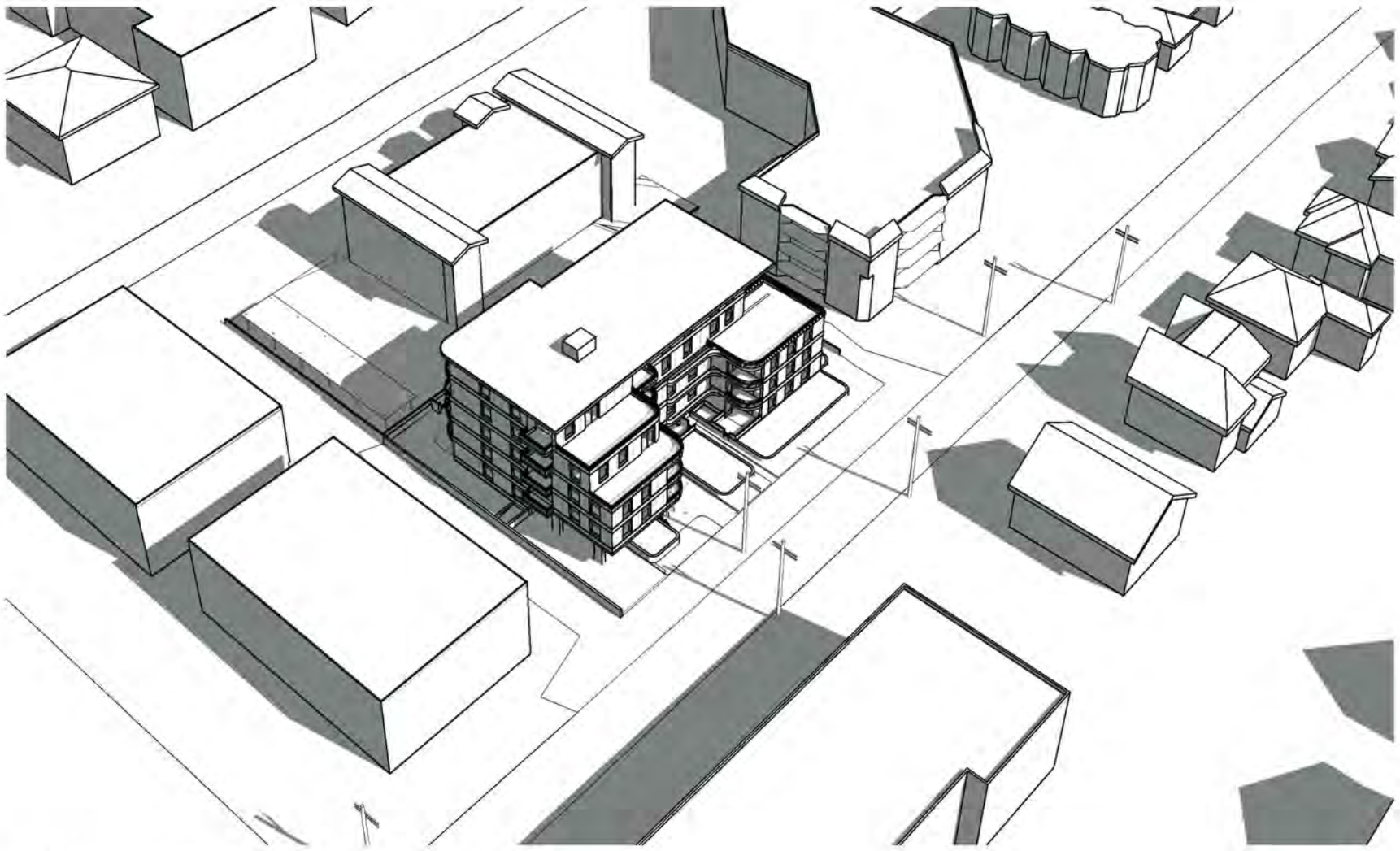
Noon Summer Solstice



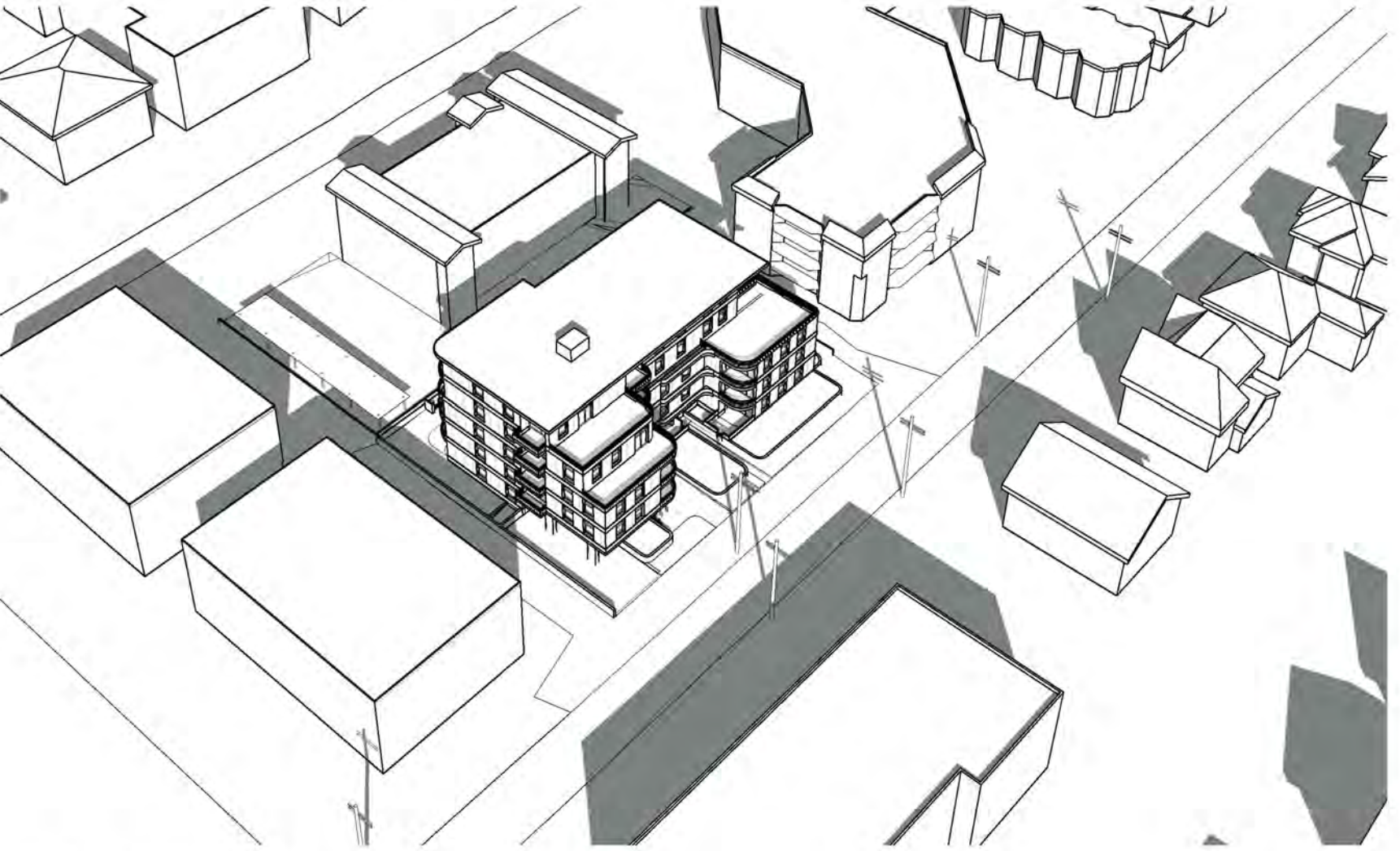
3 pm Summer Solstice



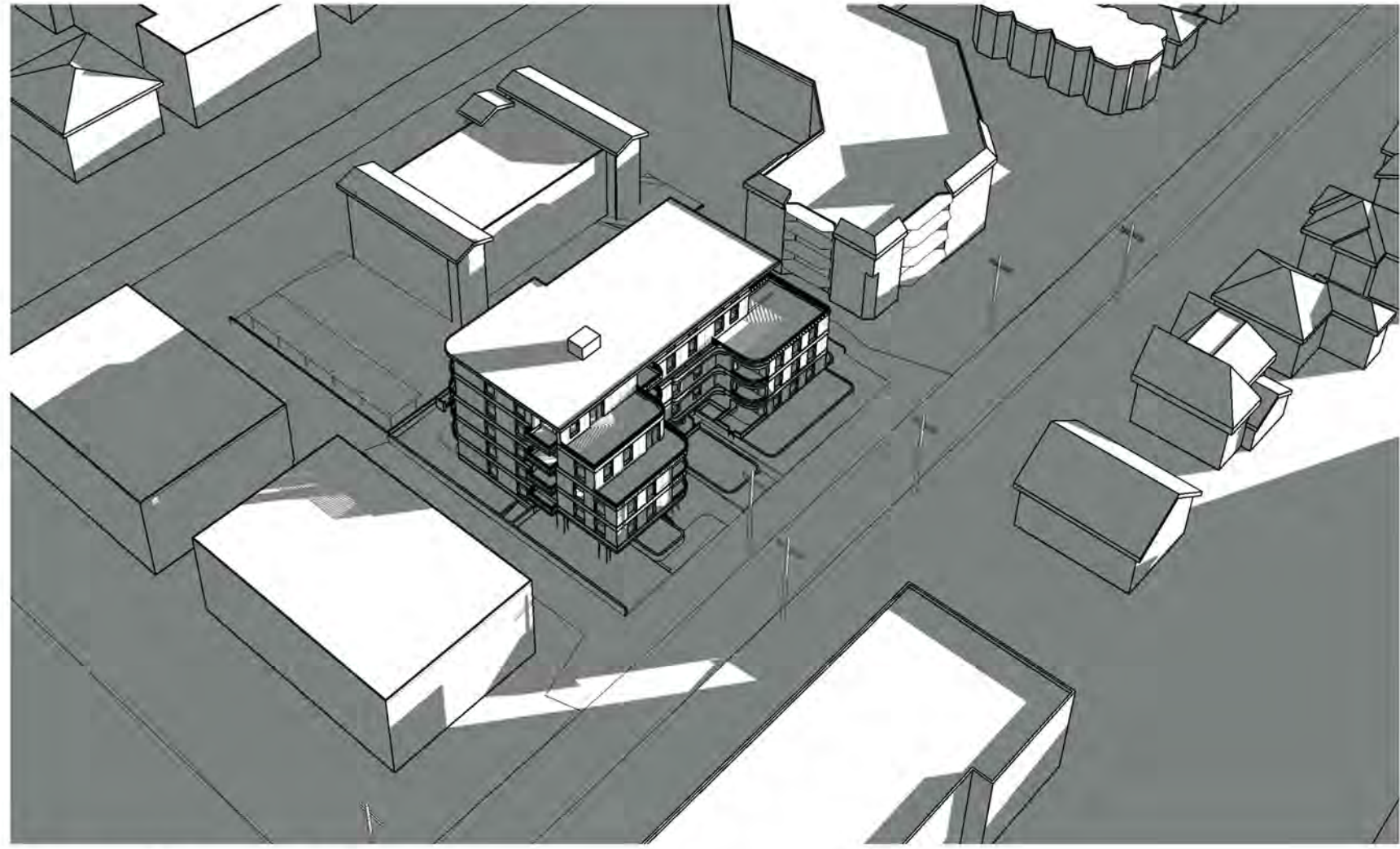
9 am Equinox



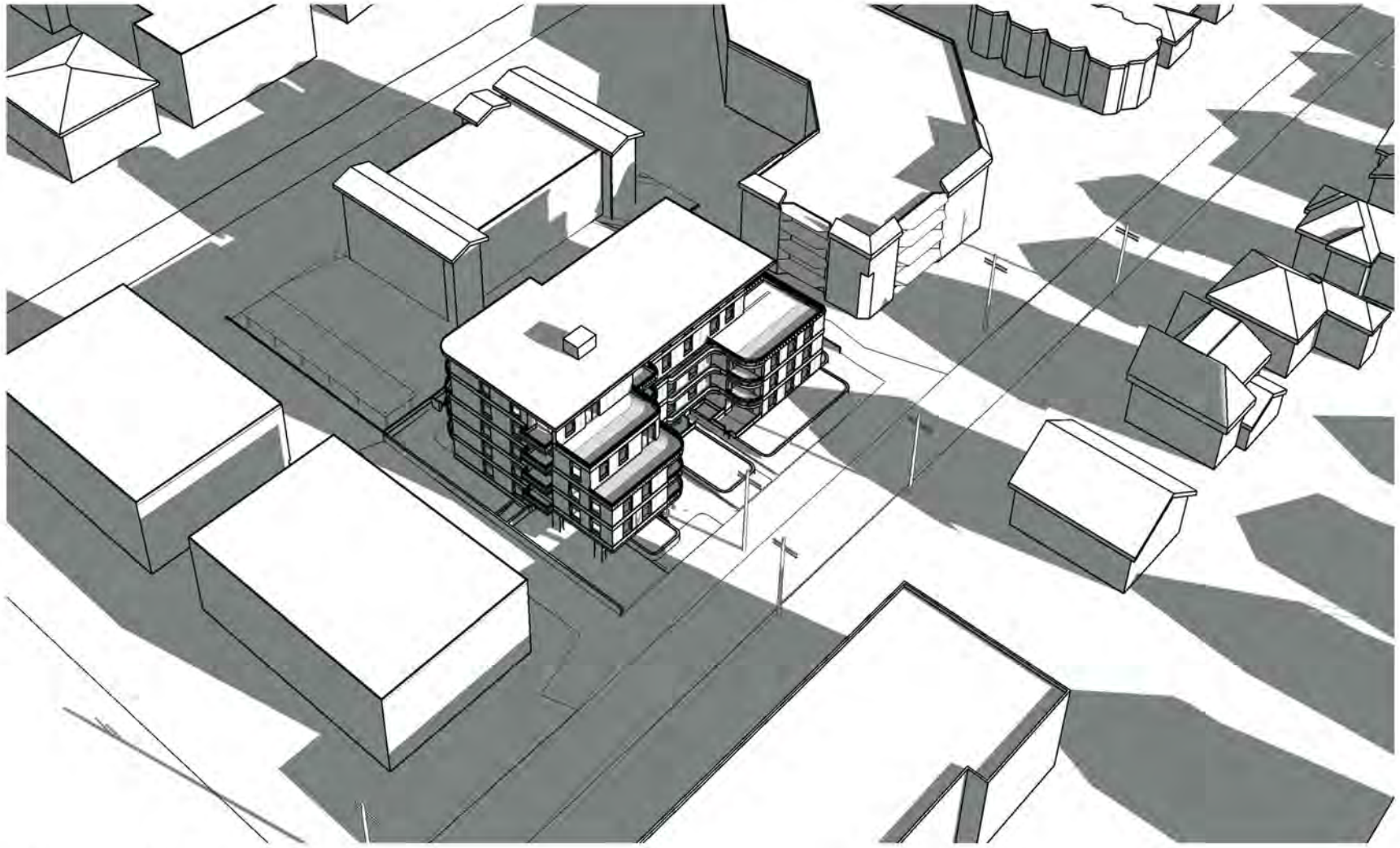
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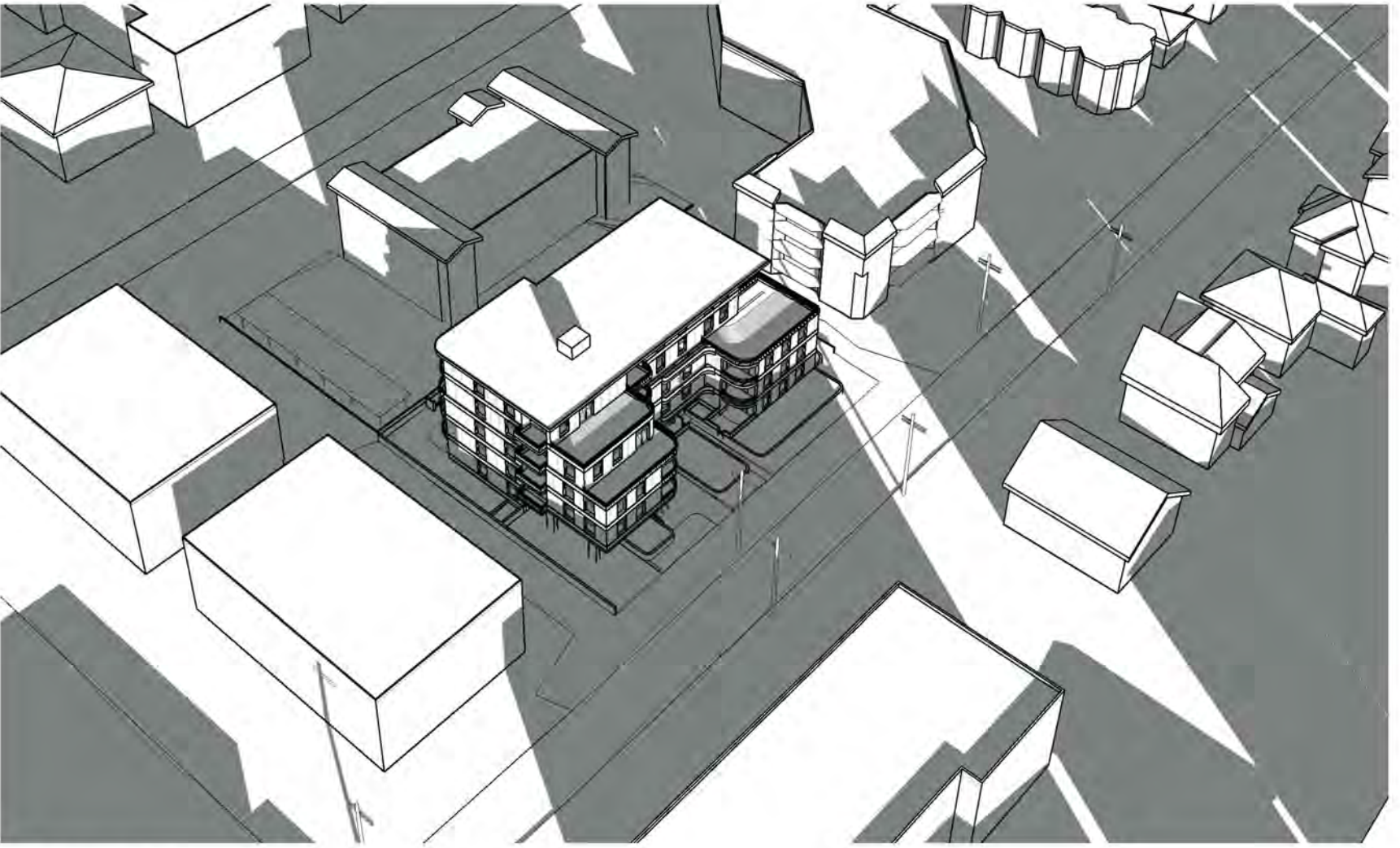
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9 am Winter Solstice

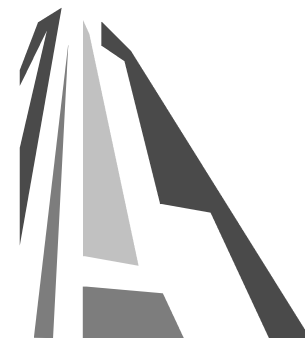


Noon Winter Solstice



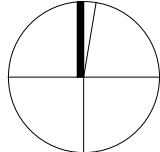

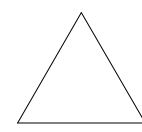
3 pm Winter Solstice

NO.	DESCRIPTION	DATE
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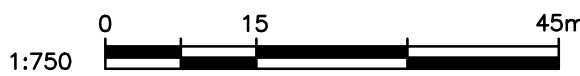
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Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		SHADOW STUDIES	
Date		March 26, 2020	
Scale	Project #	1922	
		Revision	
		Sheet #	A900

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)			MONUMENT
		MANHOLE			PROPERTY LINE
		CLEANOUT			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT

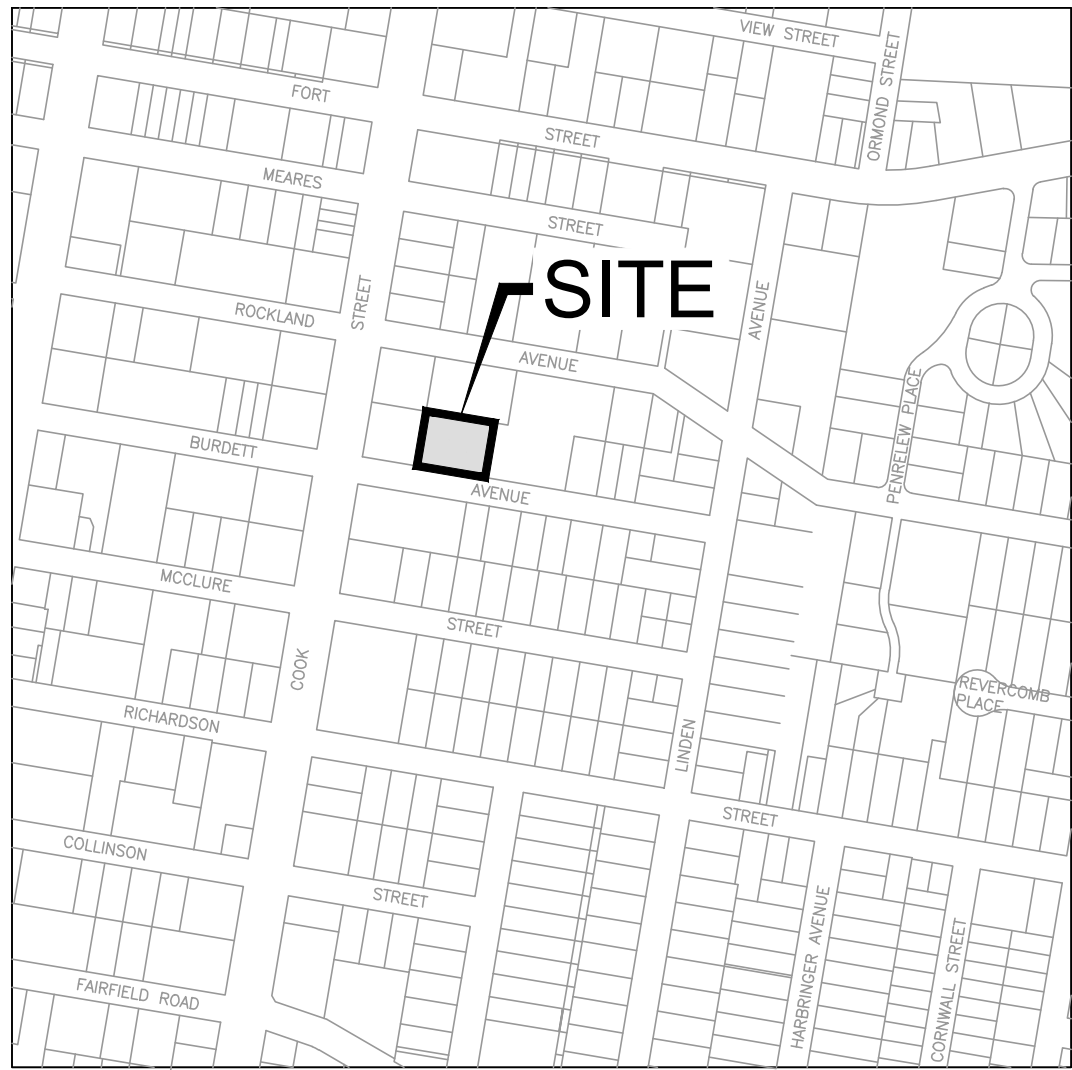


KEY PLAN
1:500



LIST OF DRAWINGS

DWG. No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
C200	SITE SERVICING PLAN
C300	GRADING PLAN



LOCATION PLAN
NTS

ADDRESS: 1120, 1124 AND 1128 BURDETT AVENUE
LEGAL: LOT 11, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL B (DD 177944) OF LOT 12,
FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL A (DD 81442) OF LOTS 12 & 13,
FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
R1-B AND R3-AM-1
ZONING: RESIDENTIAL
LAND USE: 42 UNIT 5 STOREY CONDOMINIUM
PROPOSED: 1673m²
SITE AREA: 763m²
DWELLING FOOTPRINT AREA: 20.3m
MAIN FLOOR ELEVATION: 20.3m

PLAN TO ACCOMPANY REZONING AND DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. THERE PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT 16-102 AT THE CORNER OF VANCOUVER AND JOHNSON. ELEVATION = 23.488m.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY BRAD CUNNIN LAND SURVEYING, APRIL 21 2014.
 - DIGITAL ASBUILTS PROVIDED BY CoV.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MMCD.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG BURDETT AVENUE DURING CONSTRUCTION.
- ROAD RESTORATION FOR BURDETT AVENUE TO CoV SUPPLEMENTAL DWG. No. SD G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON ARCHITECTURAL DRAWINGS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.

STORM DRAIN AND SANITARY SEWER NOTES:

- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 150# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- SANITARY SEWER CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- STORM DRAIN CATCH BASIN TO BE AS PER CoV STD. DWG. No. S11a SS.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CoV LAMP STANDARDS TO BE REPLACED AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX. TO BE COORDINATED WITH CoV FORCES.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA

EMPRESA PROPERTIES

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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GENERAL NOTES,
LOCATION PLAN,
LEGEND AND KEY PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C100	REVISION 1 OF 3 2

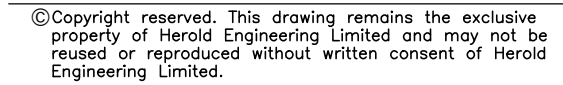


WORKS AND SERVICES CHECKLIST				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
UTILITY	HYDRO ELECTRICAL COMPANY	NAME	NAME	
	TELEPHONE COMPANY			
	GAS COMPANY			
MUNICIPAL	CABLE COMPANY			
	UNDERGROUND SERVICES			
	TRAFFIC			
	HIGHWAYS			

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

ISSUED FOR
DEVELOPMENT PERMIT

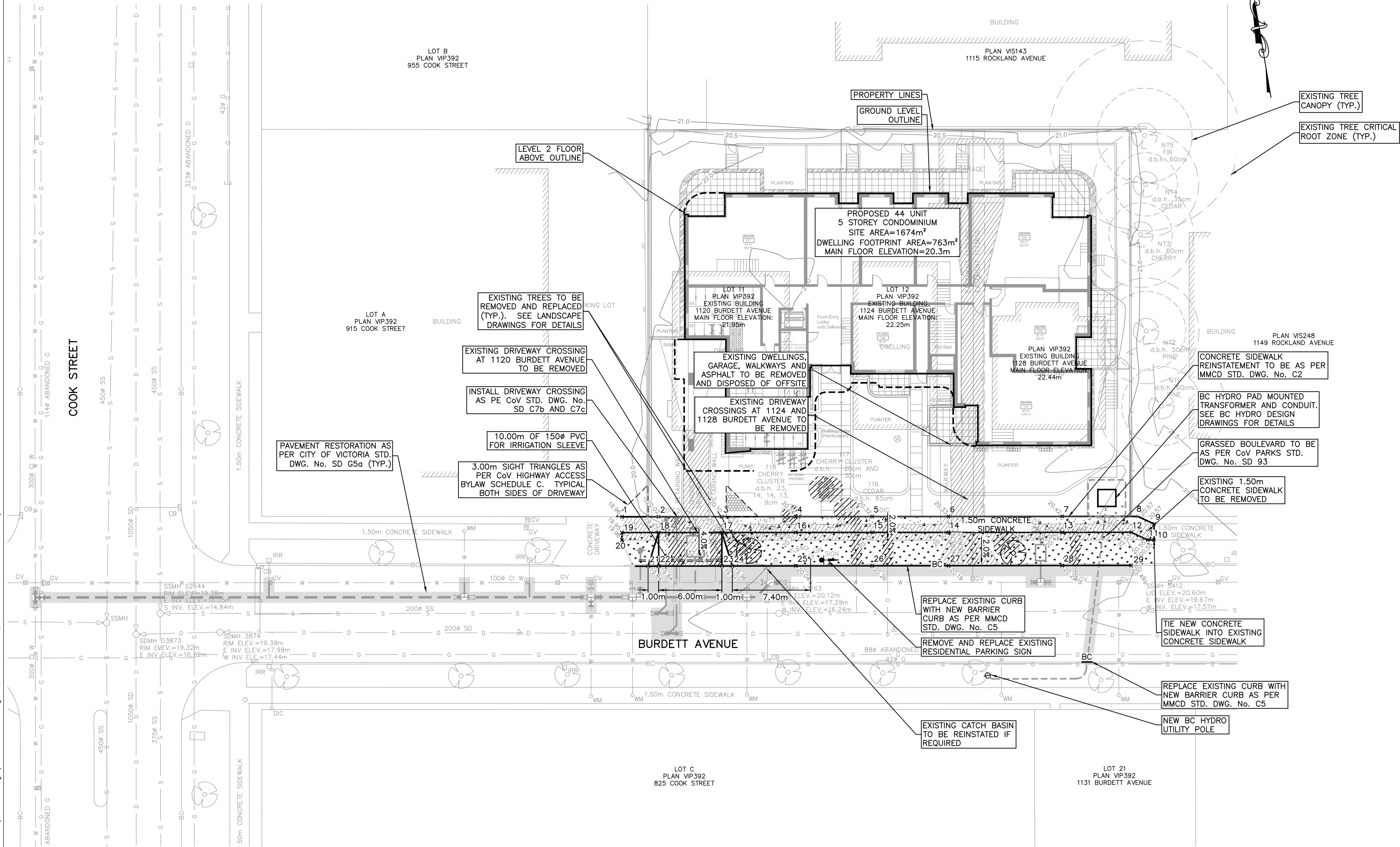
CITY OF VICTORIA
EMPRESA PROPERTIES



DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	

2 OF 3	REVISION 2
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File: J:\Projects\3836-005 1120 Burdett Avenue\04c Drawings\3836-005 Civil.dwg Plot Time: Mar. 24, 20 2:07 PM User: Sarah Compden



GRADING PLAN
1:200

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR ON-SITE HARDSCAPE AND LANDSCAPE DETAILS, SEE LANDSCAPE AND ARCHITECTURAL DESIGN DRAWINGS.
3. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT AT THE CORNER OF COOK STREET AND BURDETT AVENUE ELEVATION = 20.08m
4. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
5. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWING 5XXX-XXX-XXXXX FOR DETAILS.

ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA

EMPRESA PROPERTIES

**HEROLD
ENGINEERING**
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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GRADING PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C300	REVISION 3 OF 3 2

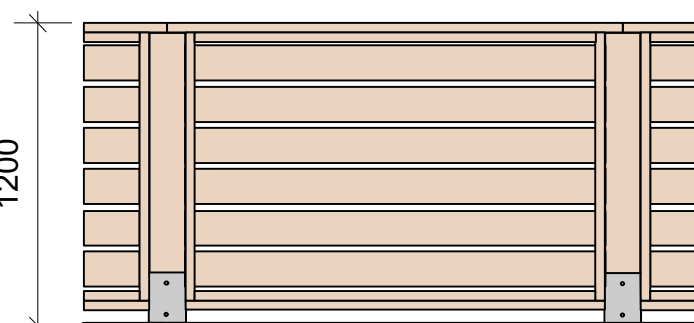
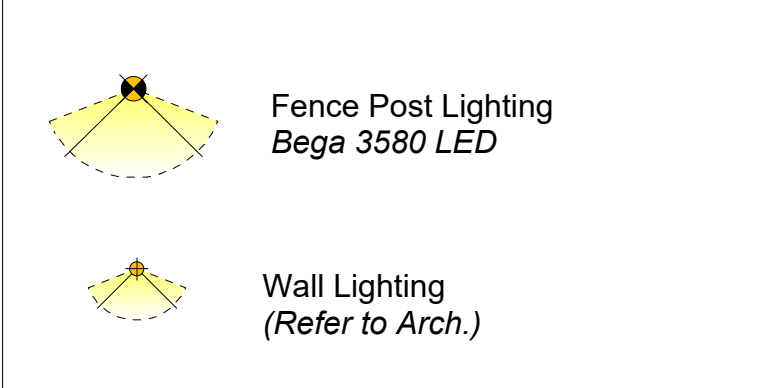




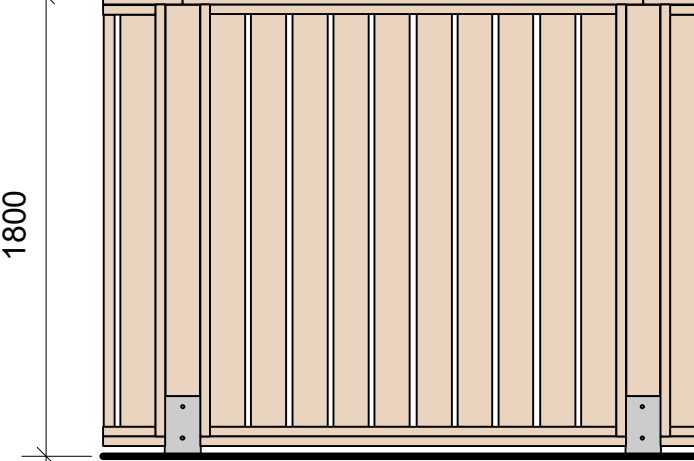
Recommended Nursery Stock

Trees			
20	Botanical Name Acer circinatum Acer palmatum 'Sango Kaku' Acer rubrum 'New World' Prunus cerasifera	Common Name Vine Maple Coral Bark Japanese Maple New World Red Maple Purple Leaf Plum	Size 2.0m ht. 6cm cal. 6cm cal. 6cm cal.
Large Shrubs			
65	Botanical Name Hydrangea arborescens 'Annabelle' Rhododendron 'Anah Kruschke' Viburnum tinus 'Spring Bouquet'	Common Name Annabelle Hydrangea Anah Kruschke Rhododendron Spring Bouquet Viburnum	Size #7 pot #7 pot #7 pot
Medium Shrubs			
57	Botanical Name Buxus 'Green Mountain' Hydrangea macrophylla 'Lanarth White'	Common Name Green Mountain Boxwood Lanarth White Hydrangea	Size #3 pot #3 pot
Small Shrubs			
475	Botanical Name Azalea japonica 'Herbert' Cornus stolonifera 'Kelsey' (N) Gaultheria shallon (N) Lavandula officinalis Mahonia repens (N) Nandina domestica 'Fire Power' Pieris japonica 'Prelude' Salix purpurea 'Nana' Sarcococca hookeriana var. humilis Sarcococca ruscifolia	Common Name Herbert Evergreen Azalea Kelsey Dogwood Salal English Lavender Creeping Mahonia Fire Power Heavenly Bamboo Prelude Pieris Dwarf Arctic Blue Leaf Willow Dwarf Sweet Box Sweet Box	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
211	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Carex 'Ice Dance' Helictotrichon sempervirens Perovskia atriplicifolia Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Variegated Sedge Blue Oat Grass Russian Sage Sword Fern	Size #1 pot #1 Pot #1 pot #1 pot #1 pot
Groundcovers			
51	Botanical Name Fragaria chiloensis	Common Name Coastal Strawberry	Size #1 pot

LIGHTING LEGEND

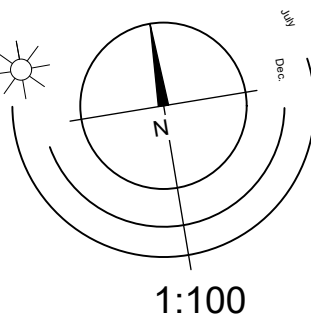


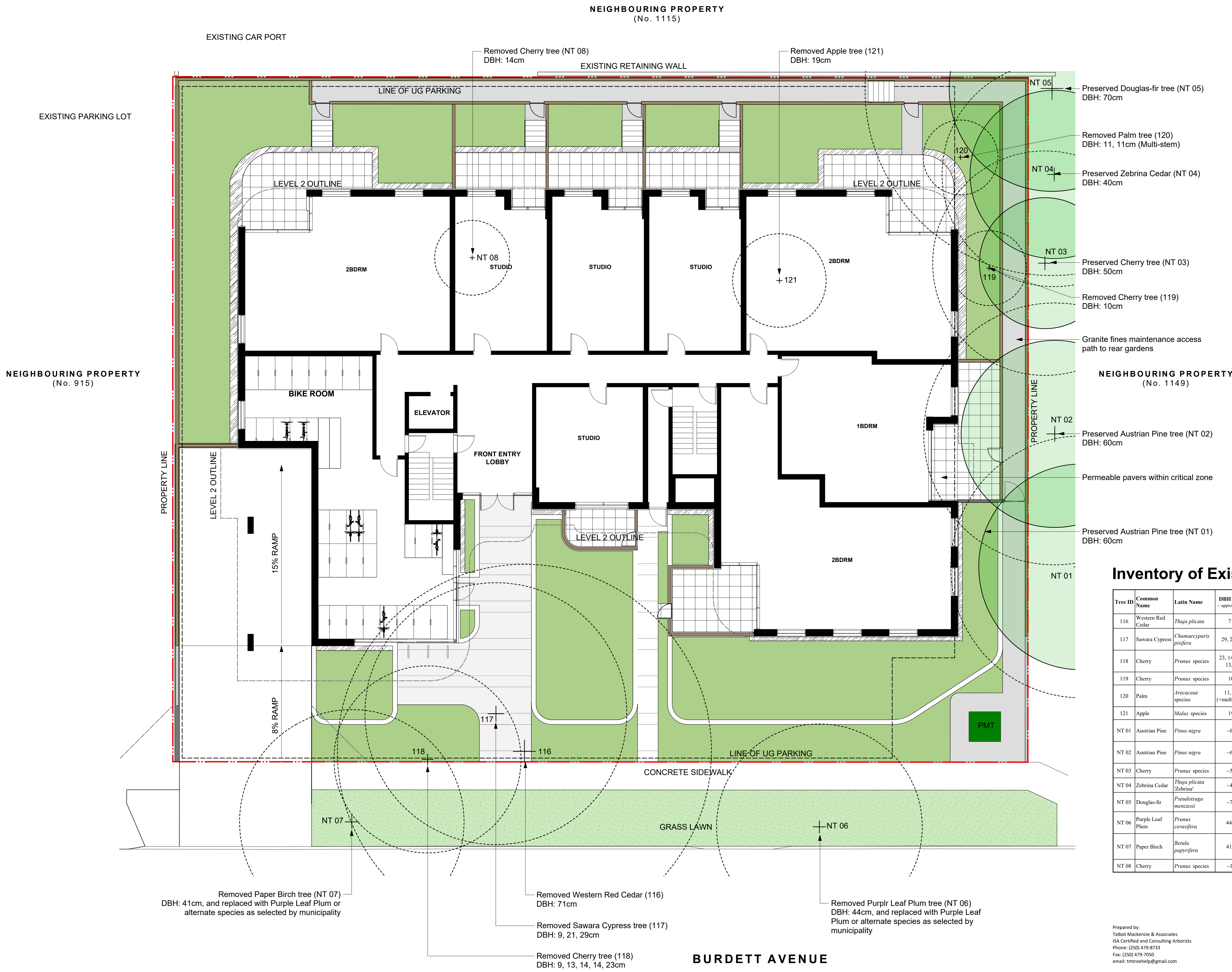
1 1.2m (4ft) High Cedar Screen Fence
Scale: 1:30



2 1.8m (6ft) High Cedar Perimeter Fence
Scale: 1:30

1120 Burdett Ave | Landscape Concept Plan





Existing Trees Legend:

Retained Tree

Crown Spread

Tree Tag #. See Tree Inventory for assessment.

Critical Root Zone

Removed Tree

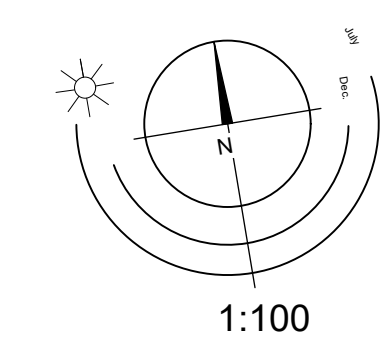
Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

Inventory of Existing Trees

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (approximate in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
116	Western Red Cedar	<i>Thuja plicata</i>	71	9	~10	P	Fair	Good	Pruned for hydro lines. Possibly shared with municipality. Trunk wound.	Protected	Removal	Underground parkade
117	Sawara Cypress	<i>Chamaecyparis pisifera</i>	29, 21, 9	9	7.0	M	Fair	Fair/poor	Codominant unions with included bark and heavily endweighted stems. Tearout wound at base from previous stem failure.	Protected	Removal	Underground parkade
118	Cherry	<i>Prunus</i> species	23, 14, 14, 13, 9	7	5.0	M	Fair	Fair/poor	Possibly shared with municipality. Codominant unions with included bark at base. One stem topped for hydro clearance.	Protected	Removal	Underground parkade
119	Cherry	<i>Prunus</i> species	10	5	2.0	M	Fair	Fair		No	Removal	Pathway/landscaping
120	Palm	<i>Arecaceae</i> species	11, 11 (+multistem)	2	2.0	M	Good	Good		No	Removal	Underground parkade
121	Apple	<i>Malus</i> species	19	5	2.5	M	Good	Fair	Fruit tree pruned	No	Removal	Underground parkade
NT 01	Austrian Pine	<i>Pinus nigra</i>	~60	11.0	7.0	M	Fair/poor	Fair/poor	Neighbour's. Multiple tops. Small and chlorotic foliage; health stress	Protected	Retain	Minor canopy pruning
NT 02	Austrian Pine	<i>Pinus nigra</i>	~60	10.0	7.0	M	Good	Good	Neighbour's.	Protected	Retain	Canopy pruning, patio
NT 03	Cherry	<i>Prunus</i> species	~50	7.0	6.0	M	Fair/poor	N/A	Neighbour's. Competing for light with cedar #4 and California Lilac. Most of tree obscured	Protected	Retain	Minor canopy pruning for path
NT 04	Zebrina Cedar	<i>Thuja plicata 'Zebrina'</i>	~40	9.0	6.0	P	Good	Good	Neighbour's	Protected	Retain	Minor canopy pruning for path
NT 05	Douglas-fir	<i>Pseudotsuga menziesii</i>	~70	11.0	~10	P	Fair	Good	Neighbour's. Lower branch stubs. Somewhat sparse branching in upper canopy	Protected	Retain *	Underground parkade 5m from trunk
NT 06	Purple Leaf Plum	<i>Prunus cerasifera</i>	44.0	9.0	5.5	M	Fair	Fair	Municipal ID: 16082. Small <i>Ganoderma</i> fruiting bodies on east side at base and 1m above ground on north side of trunk.	Protected	Removal	Parkade excavation, irrigation
NT 07	Paper Birch	<i>Betula papyrifera</i>	41.0	12.0	6.0	P	fair	Fair	Municipal ID: 16080. Pruned for overhead hydro with large removal wound. Decayed pruning wounds. Codominant structure above 2m.	Protected	Removal	Driveway flare ~1.5m west, parkade excavation
NT 08	Cherry	<i>Prunus</i> species	~14	4.0	2.0	M	Fair	Fair	Beside fence, blackberries around base	No	Removal	Underground parkade

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreelap@gmail.com

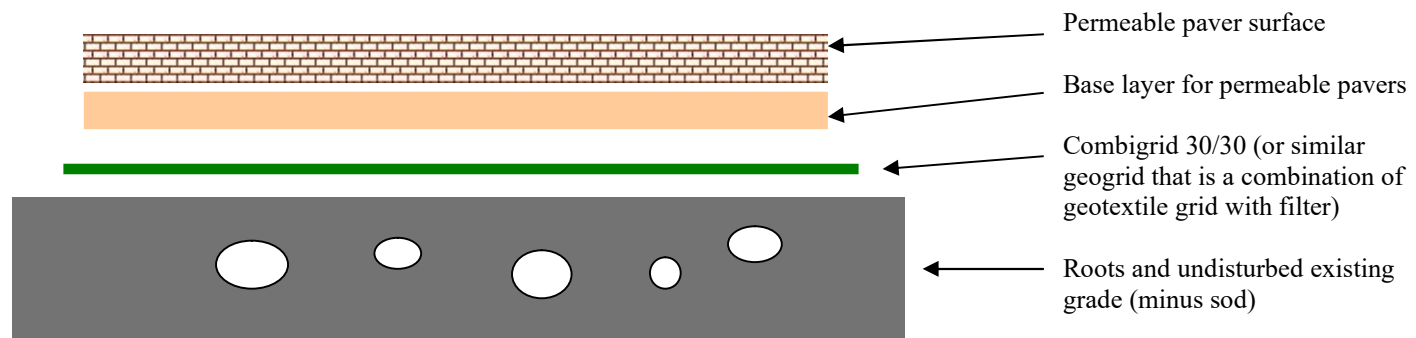


1120 Burdett Ave | Tree Preservation Plan

Talbot Mackenzie & Associates

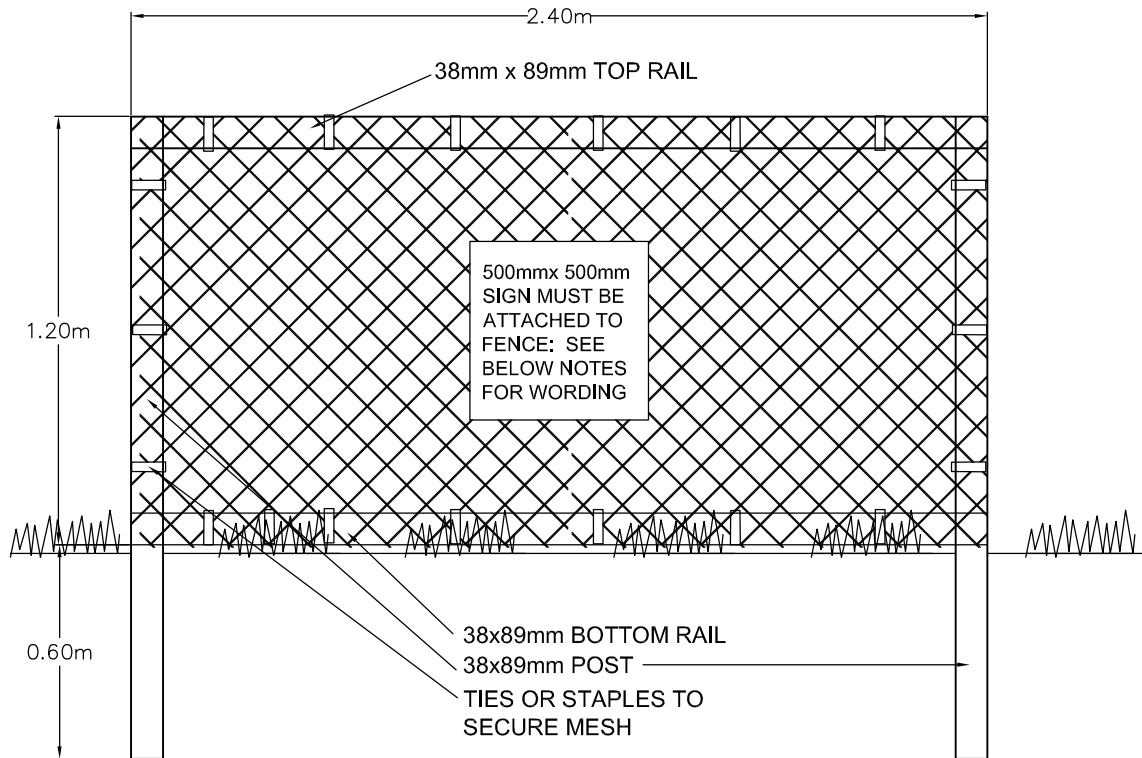
Consulting Arborists

Diagram – Permeable paver surface crossing over Critical Root Zone



Specification #1 for Paved Surfaces Over Critical Root Zones (driveway, parking or walkway areas)

1. Minimal excavation to remove turf, plant material and/or loose soil for the required permeable surface, under the supervision of the project arborist. Excavation to be stopped prior to any significant root loss.
2. A layer of Combigrd 30/30 geotextile is to be installed over the area where the paved surface overlaps with the critical root zone.
3. Construct base layer of well-draining material and permeable surface over geogrid layer to required grade.



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Revised November 28, 2019

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are generally not tagged (“NT #”).

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and local experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree’s Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book “Trees and Development: A Technical Guide to Preservation of Trees During Land Development.”

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

This method is solely a mathematical calculation that does not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean). To calculate the critical root zone of trees with multiple stems below 1.4m, the diameter is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. This however can result in multi-stem trees having exaggerated CRZs. Where noted, sometimes the CRZ for trees with multiple stems will be calculated using the diameter of the trunk below the unions. In specific cases, some CRZs will be approximate (~).

Note that in most cases, our inventories include a Level 1 Limited Visual Assessment, which only comprises a brief assessment to identify obvious defects and conditions. The inspection may have only been completed from one-side of the tree, depending on the defined scope of work, property lines and/or site conditions.

Health Condition:

- Poor – Tree is weak, under significant stress and/or declining
- Fair – Tree has average vigour for its species and site conditions
- Good – Tree is growing well and appears to be free of significant health stress

Structural Condition:

- Poor – Significant structural defects observed
- Fair – Moderate to minor structural concerns; mitigation measures likely feasible
- Good - No visible or only minor structural concerns

Retention Status:

- Removal (or “X”)- Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.



Note for Internal Use Only: This form contains confidential information and should be submitted directly to housing policy staff (housing@victoria.ca). Do not upload to Tempest.

Tenant Assistance Plan

The Tenant Assistance Plan and appendices must be submitted at the time of your rezoning application, and should be submitted directly to housing@victoria.ca. Please contact your Development Services Planner with questions or concerns.

Date of submission of Tenant Assistance Plan to Housing Policy staff: Updated 03/08/2021

Current Site Information

Site Address:	1120, 1124, and 1128 Burdett Avenue
Owner Name:	Empresa Properties
Applicant Name and Contact Info:	Empresa Properties, Karl Roberston, krobertson@empresaproperties.com , (778) 678-2561
Tenant Relocation Coordinator (Name, Position, Organization and Contact Info):	Third party relocation coordinator (TBD)

Existing Rental Units

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR	1	\$1,200
2 BR	2	\$1,575
3 BR	2	\$2,226
3 BR+		
Total		\$5,001

Current Building Type (check all that apply):

- ☐ Purpose-built rental building
- ☐ Non-market rental housing
- ☐ Condominium building
- ☒ Single family home(s), with or without secondary suites
- ☐ Other, please specify:

Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

The City of Victoria's [Tenant Assistance Policy](#) is intended to supplement the Residential Tenancy Act and offer additional support for tenants in buildings that are being considered for redevelopment. To review the full Tenant Assistance Policy and supporting documents, please refer to the City of Victoria's [website](#).

POLICY APPLICATION

If your plans to redevelop this property will result in a loss of residential rental units AND will require tenants to relocate out of the existing building(s), please submit a Tenant Assistance Plan with your application.

Do you have tenant(s) who have been residing in the building for more than one year, at the time when application is submitted?

☒ Yes ☐ No

If yes, tenants are eligible for support. Please complete the full form.

If no, please skip to and complete Appendix A: Occupant Information and Rent Roll.

When completing this form, please refer to the Tenant Assistance Policy guidelines for Market Rental and Non-Market Rental Housing Development. Please note that the form includes the required FOIPPA section 27(2) privacy notification which should be communicated to tenants.

APPLICANT: Please complete the following sections to confirm the details of the Tenant Assistance Plan:		CITY STAFF: Did applicant meet policy?
Compensation Please indicate how you will be compensating the tenant(s). Please specify whether option 1 or 2 will be provided, and whether at existing rents or CMHC average rates. (See Policy Section 4.1 or 5.1)	Based on Option 1, current rents are higher than CMHC average, therefore compensation will be based on existing monthly rents. 1120 Burdett: Up to 5 years: $(\$2,152 \times 3) = \$6,456$ 1124a Burdett: Under 1 year: \$2000 (above policy expectation) 1124b Burdett: Up to 5 years: $(\$1,500 \times 3) = \$4,500$ 1124c Burdett: Up to 5 years: $(\$1,200 \times 3) = \$3,600$ 1128 Burdett: Up to 5 years: $(\$2,300 \times 3) = \$6,900$	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance. Please specify whether option 1 or 2 will be offered. (See Policy Section 4.2)	We are proposing a flat rate based on each unit type. 1120 Burdett: 3 bedroom \$1,000 1124a Burdett: N/A 1124b Burdett: 2 bedroom: \$750 1124c Burdett: 1 bedroom: \$500 1128 Burdett: 3 bedroom: \$1,000	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance, including the staff responsible or whether a third-party will be involved. (See Policy Section 4.3 or 5.3)	In accordance with Policy 4.3, we will hire a third party relocation coordinator to provide alternate housing options and assistance. This information will be provided to the Tenants when the 4 months' notice is given.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning. (See Policy Section 4.4 or 5.5).	Our development proposal is for purpose-built rental units, therefore existing tenants will be provided Right of First Refusal on the new rental units. If an existing tenant chooses to move back into the new building, moving expenses will be covered based on the amounts indicated in Policy 4.2, and rental rates will be the lower of either: (a) 10% below starting market rents for the new units, or (b) The tenant's current rental rate.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Tenants Requesting Additional Assistance Please indicate whether tenant(s) have requested additional assistance above policy expectations, and specify what additional assistance will be provided. (See Policy Section 6.0)	One tenant has identified as requiring additional assistance but confirmed that what is being provided in the policy will meet their specific needs.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

APPLICANT:

Please complete the following sections to confirm the details of the Tenant Assistance Plan:

How and when did you inform tenants of the rezoning or development application? (Please refer to Policy Section 3.4)	Summary attached.
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)? (Please refer to Policy Section 3.4)	Through the property manager, we will be keeping the tenants up-to-date on the application and timeline. We have found the most effective way of communicating with the tenants in by way of email, and will continue to do so with any updates throughout the process. Tenants will be informed of the Tenant Relocation Plan upon approval by the City of Victoria.
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	The City's Frequently Asked Questions form was provided to the Tenants with the email sent on May 22, 2020. Should the tenants have any further questions, our contact information along with the property manager are available to assist in any way possible.

Other comments (if needed):

FINAL Tenant Assistance Plan Review - [For City Staff to complete]

Application reviewed by Margot Thomaidis (City Staff) on March 31, 2021 (Date)

Did the applicant meet TAP policy? Yes ☒ No ☐ N/A ☐

Staff comments on
final plan:

This Tenant Assistance Plan exceeds policy expectations. The applicant has provided eligible tenants with Right of First Refusal to return to the proposed new building at the same rental rate they are currently paying, even if lower than 10% below market rent level, which exceeds policy expectations and ensures greater affordability for the tenants when they return to the new building.

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY AUGUST 26, 2020

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM

Present: Marilyn Palmer (Chair), Brad Forth, Joseph Kardum,
Devon Skinner, Sean Partlow, Ben Smith, Ruth
Dollinger, Matty Jardine,

Absent: Trish Piwowar

Staff Present: Charlotte Wain – Senior Planner, Urban Design
Michael Angrove – Senior Planner
Alena Hickman – Secretary

2. PRESENTATION

- a. Adam Fawkes from AIBC – Introductory ADP presentation to Panel.

3. APPLICATIONS

**3.1 Development Permit with Variances Application No. 000555 for 349/351
Kipling Street and 1400 Fairfield Road**

The City is considering a Rezoning application to consolidate two lots and construct a duplex and six townhouses plus two rental lock-off suites for a total of ten units.

Applicant meeting attendees:

BART JOHNSON
SEBASTIEN GARON

BREIA HOLDING LTD.
SEBASTIEN GARON ARCHITECTURE AND
DESIGN

BIANCA BODLEY

BIOPHILIA DESIGN COLLECTIVE

ELIZABETH BALDERSTON BIOPHILIA DESIGN COLLECTIVE

Michael Angrove (on behalf of Alec Johnston) provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- site planning
- neighbourliness/compatibility
- exterior materials
- suite liveability
- any other aspects of the proposal on which the ADP chooses to comment.

Bart Johnson provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley & Elizabeth Balderston provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- What is the setback of the six-unit building on Kipling Street from the property line?
 - about 7m from the street
- What made the architect decide to use Hardie panelling on the Kipling Street Façade, as compared to the other articulated materials on the Thurlow street side?
 - We wanted to try to bring in different materials to create interesting patterns and bring volume.
- Was there any consideration with regards to the neighbours in having Thurlow Street treated as the back of a building and not more of a frontage?
 - There were many constraints. It was a lot about setback, so you end up with a side wall because we were trying to reduce density.
- How much daylight do the sunken suites get?
 - It will vary, they will get lighting through the light wells.
- Was there any consideration to moving unit one closer to Thurlow Road and putting the open community space further internally into the project?
 - Yes, we considered a lot of options and that would have changed the parking orientation and it didn't fit, it would have been too tight.
- Was it considered that the community space it's in a great spot and could be used solely for unit one?
 - Yes, we went back and forth on that.
- How wide is the privacy hedge row?
 - It ranges from 1.5m to 1.79m
- What dictated the 2m setback of the roof decks to the building façade of the town homes, and why wasn't the same consideration given to the neighbour to the east of the duplex on the Fairfield side?
 - The main constraint was how narrow the site is, and fitting in the drive aisle. The access is due to the stair access and it wouldn't fit to flip. The setback on the other units is to provide air conditioning system and that was one of the reasons for stepping that back.

Panel members discussed:

- No issues with height or materiality
- Concern of the neighbourliness of the Thurlow Street elevation
- Desire for more articulation to the Kipling Street side
- Concern for lack of natural light and liveability of bedrooms with deep light wells
- Appreciation of site compatibility
- Desire for softened exterior cladding options on the Kipling Street frontage
- Desire to see changes to the façade on the Kipling Street side
- Concern with the functionality and placement of the common space
- Concern with the width of a single lane into garage along with hedge size
- Concern with the fit into the neighbourhood context

Motion:

It was moved by Devon Skinner, seconded by Ruth Dollinger that the Development Permit with Variances Application No. 000555 for 349/351 Kipling Street and 1400 Fairfield Road be approved with the following changes:

- Address the Kipling Street elevation of building two and the Thurlow Street elevation of building one
- Consider improvements to privacy screening of building two at the rooftop level

- Consider alternative narrower species of planting along the drive aisle
- Evaluate increasing the access to light into lock off suites
- Improve the transparency of landscaping on Thurlow Street.

For: Ben Smith, Matty Jardine, Ruth Dollinger, Brad Forth, Devon Skinner, Joseph Kardum, Sean Partlow

Opposed: Marilyn Palmer

Carried 7:1

3.2 Development Permit with Variance Application No. 00146 for 1120, 1124, 1128 Burdett Avenue

The City is considering a Rezoning Application to consolidate three lots and construct a five storey multi-unit rental building.

Applicant meeting attendees:

KARL ROBERTSON
GREG DAMANT
CHRIS WINDJACK
SAM GANONG

EMPRESA PROPERTIES LTD.
CASCADIA ARCHITECTS INC.
LADR LANDSCAPE
CURATE DEVELOPMENTS

Michael Angrove (on behalf of Alec Johnston) provided the Panel with a brief introduction of the application.

Greg Damant provided the Panel with a detailed presentation of the site and context of the proposal, and Chris Windjack provided the Panel with details of the proposed landscape plans.

The Panel asked the following questions of clarification:

- Where did you draw the design inspiration from for this building?
 - We drew our inspiration from surrounding buildings and the overall context of the neighbourhood
- Would you be willing to consider changing the building to fit into the character of neighbourhood?
 - We feel like the building fits well currently. I think it would be a mistake, it's an expression of its own.
- Do you think the building reads as residential, or do you think it could be mistaken for industrial and or commercial?
 - I think it's residential. I think the building speaks to that with its amenities and features.
- The three-bedroom unit is extremely large, did you look into having its patio become a communal space?
 - We have a community space by the front door and would like to keep it there.
- Can you comment on the design of the windows?

- You can see we have been judicious with our glazing on the windows. In places we will be adding in horizontal mullions.
- Are the railings metal pickets?
 - Yes
- Was there consideration to put a marker or any walkway detail to further define the entrance?
 - I think that's a good point and I think that would be a nice added touch as a finer detail moving forward.
- Because the façade is quite distinguished has there been any discussion on how to deal with the venting?
 - The darker panels at the top is our venting for range exhausted, bathroom exhausted and those sorts of things.

Panel members discussed:

- Great example of thoughtful massing and form
- Disappointment in the landscaping of the courtyard
- Appreciation for the concept of the courtyard
- Desire for further articulation upon entry units
- Desire for landscaping to be provided on large private deck.

Motion:

It was moved by Bad Forth, seconded by Joseph Kardum, that Development Permit with Variance Application No. 00146 for 1120, 1124, 1128 Burdett Avenue be approved with the following changes:

- Improve the focal point features of the courtyard features on the ground level
- To address the consistency of the fourth-floor level landscaping.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of August 26, 2020 was adjourned at 3:30 pm.

Marilyn Palmer, Chair

Please print the email, James West

[REDACTED] >
Fri 4/16/2021 12:37 PM

To: The UPS Store #116 [REDACTED] a>

April 15 2021

City of Victoria
No. 1 Centennial Square
Victoria BC V8W 1P5

Attn: Mayor and Council

Re: 1120, 1124, 1128 Burdett Avenue Rezoning and Development Permit Application
DPV #00146

Victoria's Underworld

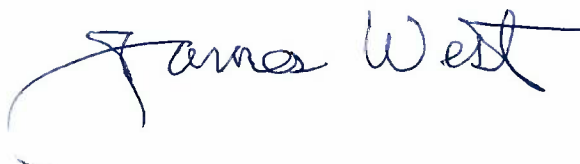
Once again the greed of the Underworld Land Developers has no bounds. There are literally many hundreds of dwelling units currently under development within one Kilometer of Burdett Avenue, yet the Underworld finds it necessary to destroy a friendly happy neighborhood, just to satisfy it's greed.

This Underworld threatened Burdett neighborhood is what makes Victoria unique and enjoyable, tree lined Streets, children playing in their yards, single family houses, People talking with people. Don't let the Underworld's greed destroy this neighborhood. Vote NO on this Variance, DPV #00146, and Development. The development will add 42 Apartments, to one block, that's twice as many living units as there are right now, and at the moment the block is jammed with parked cars, what will it be like if the Underworld's greed is satisfied?

The Underworld is now disguised as a Saviour: *Rental Units*, the poor people of Victoria can't afford to buy, so the Underworld will build rentals and save them. Anyone knows that the Underworld couldn't care less about Victoria or it's residents, the Underworld only cares about it's greed, Vote NO on this Variance, DPV #00146 and Development.

The Burdett properties could be developed by building Townhouses or renovating the three existing homes, examples of which can be found on the street today. But NO! To satisfy the Underworlds greed, A five story 42 Unit Apartment Block, the first one on Burdett East, must be built which will disrupt the neighborhood residents for years to come. Vote NO on this Variance, DPV #00146 and Development.

James West
204-1115 Rockland Avenue
Victoria BC V8V 3H8
[REDACTED]



1

Rezoning and Development Permit with Variances Application for 1120 – 1128 Burdett Avenue



1

Aerial View

2



2

Proposal

3



VIEW FROM SOUTHEAST



VIEW FROM SOUTH



3

Subject Site

4



1120 Burdett Ave



1124 Burdett Ave



1128 Burdett Ave



4

Context

5



1131 Burdett Ave

1139 Burdett Ave
(Heritage)

1149 Rockland Ave (Burdett Ave frontage)



825 Cook St

1143/45 Burdett Ave
(Heritage)1139 Burdett Ave
(Heritage)

1131 Burdett Ave



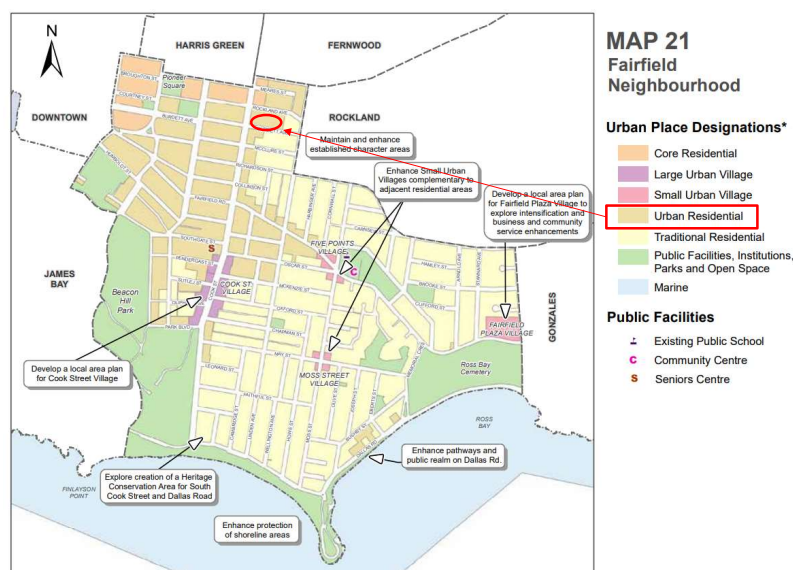
1115 Rockland Ave



5

Land Use Policy

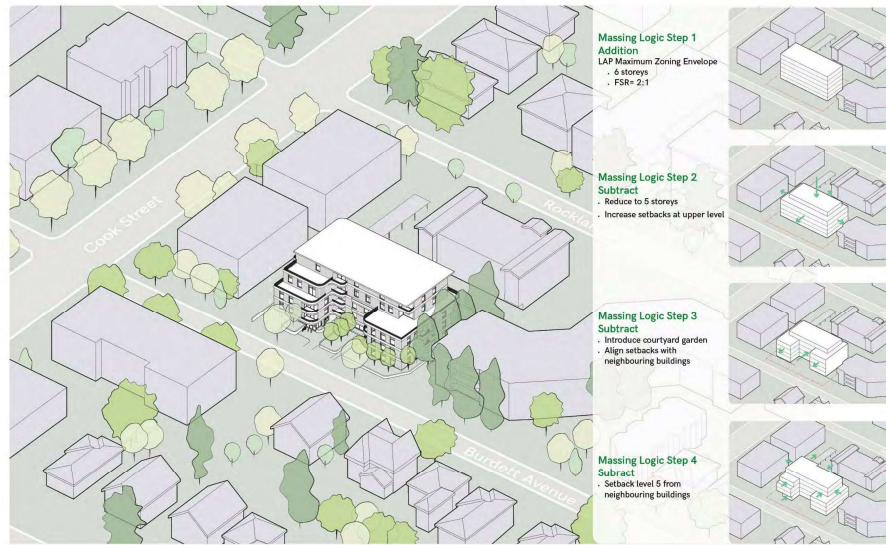
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Massing

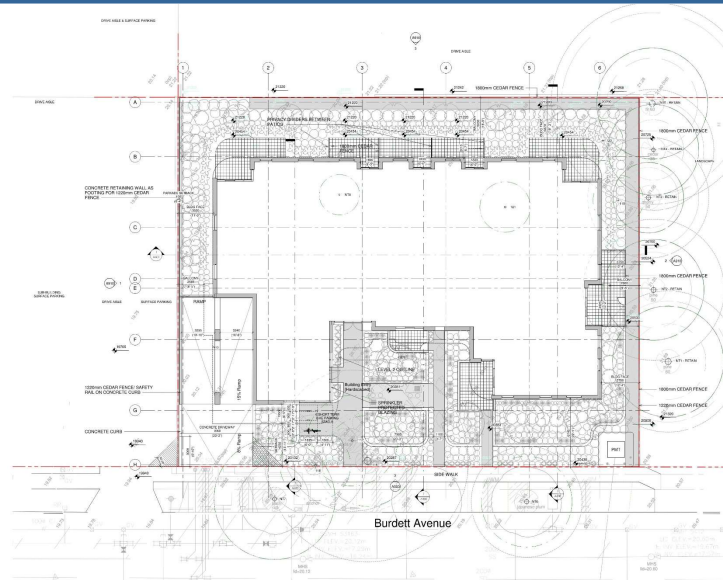
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Site Plan

8



8



STREET VIEW FROM SOUTH



Elevations

11



AERIAL FROM NORTHEAST



EAST ELEVATION



NORTH ELEVATION



11

Elevations

12



AERIAL FROM NORTHWEST



WEST ELEVATION



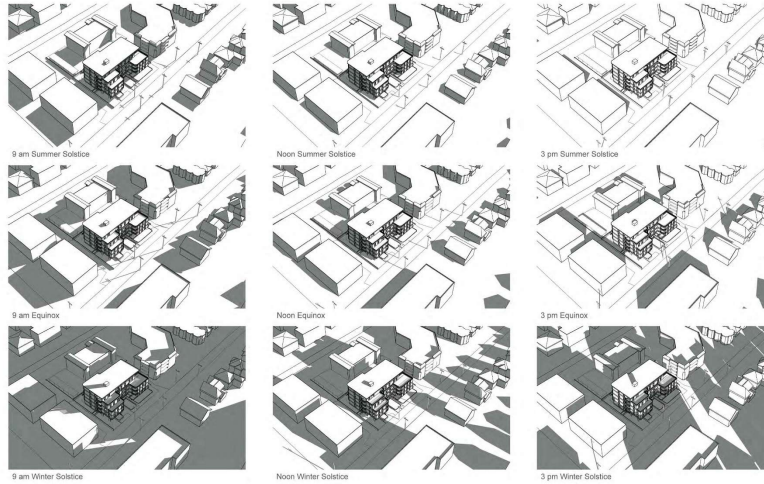
STREET VIEW FROM NORTH



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Shadow Study

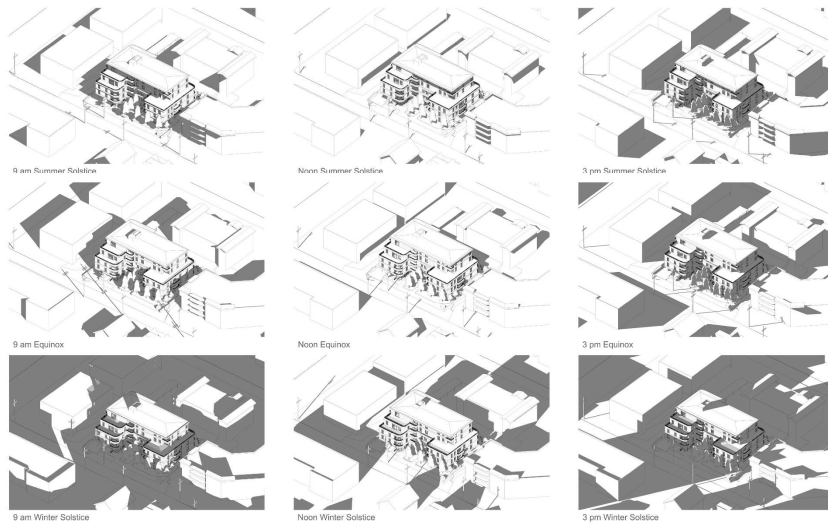
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Shadow Study

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Window Overlay

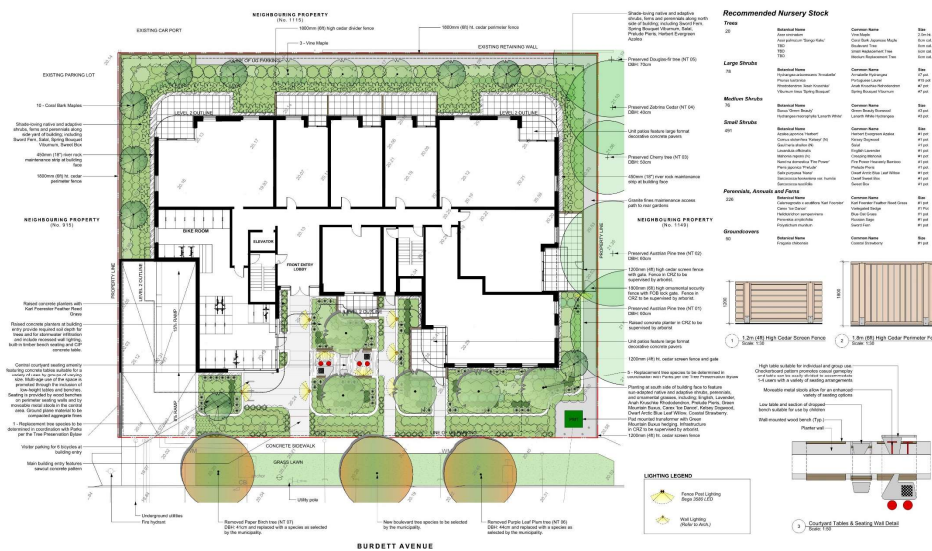
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Landscape Plan

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17



VIEW FROM SOUTHEAST



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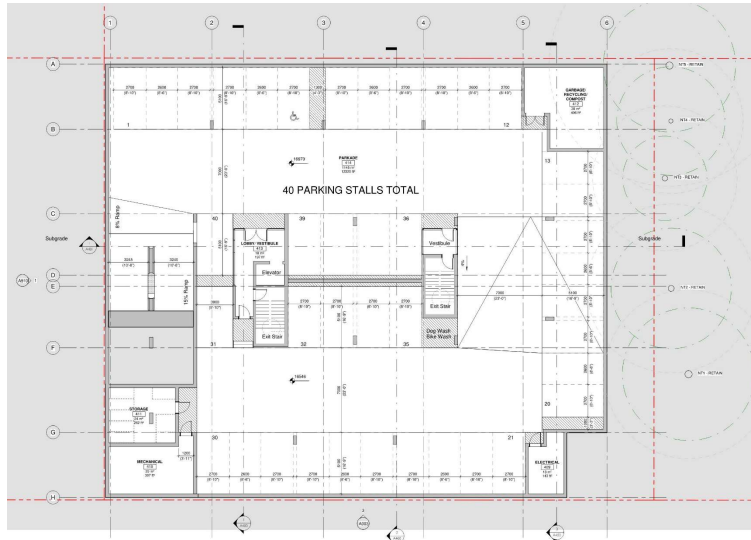
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18

Floor Plans

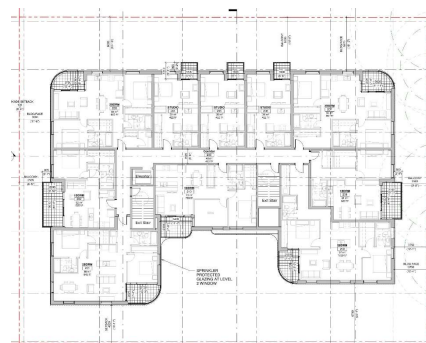
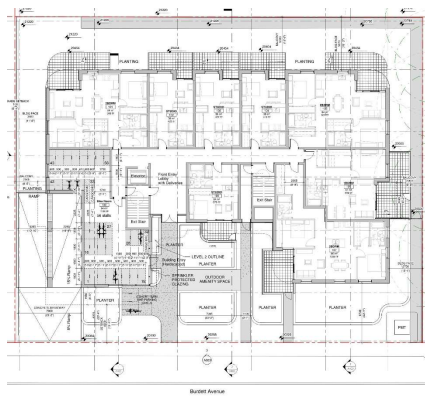
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Floor Plans

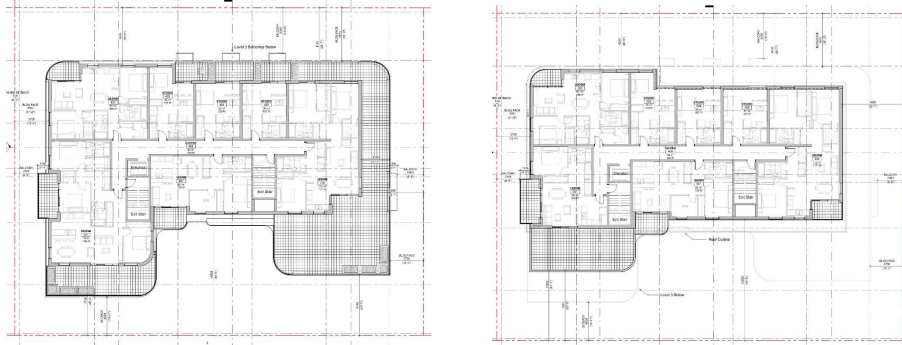
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Floor Plans

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