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October 27, 2022

City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6

ATTN: Patrick Carroll, Senior Planner
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RE: Application: DP000615 Review summary (ADP)

Commercial Development, 1555 Hillside Avenue, Victoria BC, V8T 2C1 **Our Project No. 5129**

Motion:

1. Consideration for a storm water management system
 - **Permeable pavers added to the parking row on the south of building.**
 - **Underground tank for storm water management will be provided as part of BP.**
2. Improvement of pedestrian experience from the parking area to the entrance on the Hillside frontage
 - **A canopy above the second entrance added in the back for weather protection and the hollow metal door in the back changed to glass to become more inviting and closer to the parking area.**
3. Further consideration to the colour palette
 - **We would like to keep the red as per national branding of the tenant "Sleep Country". Tenant had the opportunity to design their building for their new branding, since this is a free-standing building and not part of the shopping centre that force them to follow the design of the centre. We changed the Cedar colour at the north east corner of the building with gray that is more neutral and ties in with the pylon sign.**

In addition please consider following:

- **We will provide high performance pre-fabricated Nexii panels as a sustainable alternative to conventional building materials. Nexii solution reduces on-site construction waste to near zero through a combination of precision manufacturing, flat-pack transportation, and on-site assembly. Panels are fire and disaster-resilient, and are highly resistant to water, mold, mildew, and insects. Nexii's well-sealed building envelopes have air change rates ~40% better than conventional construction. EPS bonds covalently with Panel during manufacturing, reducing the need for adhesives or sealants. It can also be recycled at many stages of its life cycle. The off-site manufacturing process offer lower embodied carbon emissions than traditional concrete and steel building materials.**
- **Please refer to attached technical manual and link below for more information: <https://issuu.com/nexiibuilds/docs/nexii-green-metrics-highlights-211029>**
- **This building have been vacant for the past 4-5 years and this was an opportunity for our client to utilize the site and avoid having it vacant.**

Niki Sharoodi, Intern Architect AIBC

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(NS/bh)