



October 12, 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC



Mayor and Members of Council

Re: 1120, 1124 and 1128 Burdett Avenue Design Revisions

As a follow-up to our DP submission made on April 14, 2017, we decided to reconsider the project as a rental apartment building, rather than a condominium. In the process, we made revisions to the building design to reduce the overall size/density and increase some of the building setbacks, which we believe improves the buildings relationship to the surrounding neighbourhood. In summary, the following revisions were made with our rezoning and development permit resubmission, dated August 10, 2017:

- Revision Notes 1, 2, 10, 11 & 12 – Reduced the size of suites to be compatible with rental apartment sizes, thereby reducing the overall building area and density. Converted 2 large two-bedroom units into 1 smaller two-bedroom, 1 one-bedroom and 2 studio units, which increased the unit count to 44 for the whole building.
- Revision Note 3 – Reduced the floor plan at the rear middle portion of the building and increased the rear yard setback in that area by over 2m, which resulted in three balconies remaining flush with the main north façade, resulting in a zero balcony projection in that area.
- Revision Note 4 – Reconfigured north east exit stair from parkade to eliminate L-shape stair, keep stair aligned with east side of building, thus increasing the stair setback from east property line and increasing distance from root zone of existing trees.
- Revision Note 5 – Modified orientation of stair two on east side, eliminating need for a recessed exit landing and exterior stairs.
- Revision Note 6 – The building façade on the south side, facing Burdett Ave., was moved further north, increasing the building setback by 1.1 m, without decreasing the rear yard setback.
- Revision Note 7 – The south west corner of the building was modified to increase the setback of unit B1 & B2 from the parkade ramp, allowing for a larger landscape buffer at the side of the ramp. This change also allowed for an additional south facing window from units C1 and C2, improving building articulation and access to views and street oversight from these units.

- Revision Note 8 – Modified C1 and D units on the ground floor by moving the top edge of the parkade overhead structure further north, improving the head clearance at the parkade ramp.
- Revisions Note 9 – The overall project development statistics were reduced, as reflected in the August 10th resubmission.
- Revision Note 13 – The shadow studies were updated to reflect the smaller building footprint.
- Revision Note 14 – The average grade calculations were updated to incorporate additional grade elevation points along the north wall recess.
- Revision Note 15 – The landscape drawings were updated to account for the smaller building footprint, increased building setbacks and increased landscape buffer at east side for parkade ramp.

In response to comments received from the planning department regarding our August 10, 2017 resubmission, updated drawings were subsequently resubmitted on October 6, 2017, containing the following revisions:

- Revision Note 1 – In response to planning department request, we added an additional window on the west façade from unit C1 on the ground floor.
- Revision Note 2 - We clarified that the four (4) ground oriented, walk-up suites facing Burdett Avenue would have solid wood swing doors and glass sidelights, to ensure they would be clearly visible as primary suite entrances from the sidewalk.

We trust that the above noted revisions to the building design compliments the original proposal submitted for Rezoning & DP.

Sincerely,

Empresa Properties Ltd.

Per: Karl Robertson
Karl Robertson