

## BYLAWS

### **b. Bylaws for Rezoning Application No. 00516 for 1120, 1124, and 1128 Burdett Avenue**

#### **Motion:**

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following bylaw **be given first and second reading:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1100) No. 17-047*

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
**Opposed:** Councillors Madoff and Young

#### **Motion:**

It was moved by Councillor Alto, seconded by Councillor Coleman, that the following bylaw **be given first, second, and third reading:**

2. *Housing Agreement (1120, 1124, and 1128 Burdett Avenue) Bylaw (2017) No.17-048*

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe, and Young  
**Opposed:** Councillor Madoff



## Council Report

For the Meeting of May 25, 2017

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**To:** Council **Date:** May 12, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Update Report – Rezoning Application No. 00516 and Development Permit with Variances Application No. 000462 for 1120, 1124 and 1128 Burdett Avenue

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### RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (Bylaw No. 17-047) and first, second and third reading to authorize the Housing Agreement (Bylaw No. 17-048) and set a Public Hearing date for Rezoning Application No. 00516 for 1120, 1124 and 1128 Burdett Avenue.

Following consideration of Rezoning Application No. 00516 that Council consider this updated motion with respect to Development Permit with Variances No. 000462:

“That Council authorize the issuance of Development Permit with Variances Application No. 000462 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped April 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 12m to 13.55m;
  - ii. increase the site coverage from 40% to 57.06%;
  - iii. reduce the open site space from 50% to 42.16%;
  - iv. reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
  - v. reduce the east side yard setback from 6.77m to 3.75m for the building;
  - vi. reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
  - vii. reduce the front yard projection setback for the canopy from 4.5m to 3m;
  - viii. reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
  - ix. reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the

underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.

5. The Development Permit lapsing two years from the date of this resolution.”

## EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of February 23, 2017 (minutes attached), the necessary Zoning Regulation Bylaw Amendment that would authorize Rezoning Application No. 00516 (and concurrent Development Permit with Variance Application No. 000462) for the property located at 1120, 1124 and 1128 Burdett Avenue has been prepared.

With regard to the preconditions that Council set in relation to these applications, staff can report that a Section 219 covenant for achieving a minimum BUILT GREEN® “Bronze” certification has been executed. In addition, a Housing Agreement has been completed to ensure that future strata bylaws cannot prohibit owners from renting residential strata units or the age of occupants.

## Design Revisions

Design changes have been prepared to increase the rear yard setback to meet the minimum zoning requirements and the recommendation has been updated accordingly to reflect the new variances. This includes removal of the rear yard setback variance, a reduction in site coverage from 57.16% to 57.06% and an increase in open site space from 42.06% to 42.16%. Additional privacy measures were incorporated to reduce the proportion of glazing on the east and west elevations, with the lower portion being replaced with fibre cement board (charcoal). The secondary stair access from the parkade was reviewed by the applicant and determined necessary based on the requirements for the BC Building Code. Revised plans are attached for Council's consideration.

The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application can proceed to a Public Hearing.

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



For  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 16, 2017

## List of Attachments

- Council minutes dated February 23, 2017
- Revised plans dated April 10, 2017



**8. Rezoning Application No. 00516 and Development Permit with Variances Application No. 00462 for 1120-1128 Burdett Avenue (Fairfield)**

**Motion:**

It was moved by Councillor Alto, seconded by Councillor Coleman:

**Rezoning Application No. 00516**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00516 for 1120-1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include:
  - a. increasing the rear yard setback, consistent with the zoning requirements;
  - b. elimination of the secondary stair access from the parkade if feasible and if compliant with the BC Building Code;
  - c. clarification of the privacy mitigation measures and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
  - b. Housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - c. ask staff to work with the applicant to place restrictions on the properties to not prohibit occupancy by age.

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, and Thornton-Joe  
**Opposed:** Councillor Isitt, Madoff, and Young

**Development Permit with Variances Application No. 00460**

**Motion:**

It was moved by Councillor Alto, seconded by Councillor Coleman, 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. 00516, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000462 for 1120-1128 Burdett Avenue, in accordance with:

1. Revised plans as noted in concurrent Rezoning Application No. 000462.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Increase the height from 12m to 13.55m
  - ii. Increase the site coverage from 40% to 57.16%;
  - iii. Reduce the open site space from 50% to 42.06%;
  - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
  - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
  - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
  - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
  - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;
  - ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
  - x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
5. The Development Permit lapsing two years from the date of this resolution."

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, and Thornton-Joe  
**Opposed:** Councillor Isitt, Madoff, and Young



#### DRAWING LIST

	COVER SHEET
A1	LOCATION MAP & CONTEXT PHOTOS
A2	LOCATION MAP & CONTEXT PHOTOS
A3	EXISTING SITE SURVEY
A4	EXISTING SITE PLAN
A5	EXISTING SITE PLAN w/ PROPOSED Bldg
A6	PROPOSED SITE CONTEXT PLAN
A7	PROJECT DATA AND CODE DATA
A8	PARKADE PLAN (LEVEL 0)
A9	FLOOR PLAN (LEVEL 1)
A10	FLOOR PLAN (LEVELS 2 & 3)
A11	FLOOR PLAN (LEVEL 4)
A12	ROOF PLAN
A13	ELEVATIONS
A14	ELEVATIONS
A15	STREET ELEVATIONS & SECTIONS
A16	STREET ELEVATIONS & SECTIONS
A17	RENDERINGS
A18	RENDERINGS
A19	RENDERINGS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
S1	SUN STUDY
S2	WINDOW OPENING STUDY
S3	AVERAGE GRADE CALCULATION
S4	PARKADE PROTRUSION PLAN & SECTIONS

300 - 1590 CEDAR HILL X ROAD  
VICTORIA, BC V8P 2P5

T: 250.472.8013  
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LHRA.CA



**Burdett Condo**  
1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING / DEVELOPMENT PERMIT RESUBMISSION  
April 10, 2017





1 (ADJACENT PROPERTY) 915 Cook St. Four-storey residential building.



2 (SUBJECT SITE) 1120 Burdett Ave. Single Family Residential.



3 (SUBJECT SITE) 1124 Burdett Ave. Single Family Residential.



4 (SUBJECT SITE) 1128 Burdett Ave. Single Family Residential. (ADJACENT PROPERTY) 1149 Rockland Ave Four-storey residential.



5 1149 Rockland Ave Four-storey residential building.



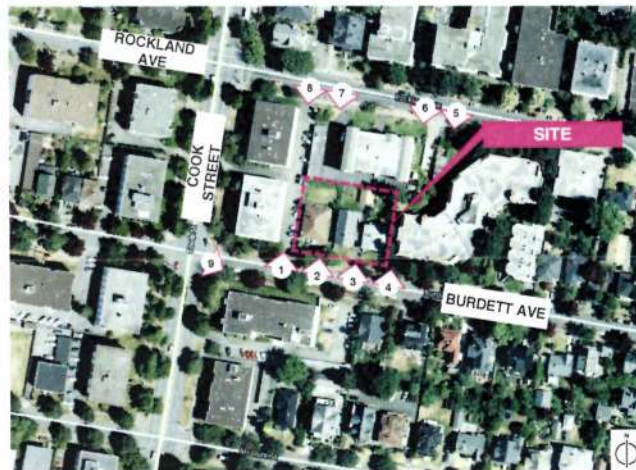
6 1115 Rockland Ave Four-storey residential building.



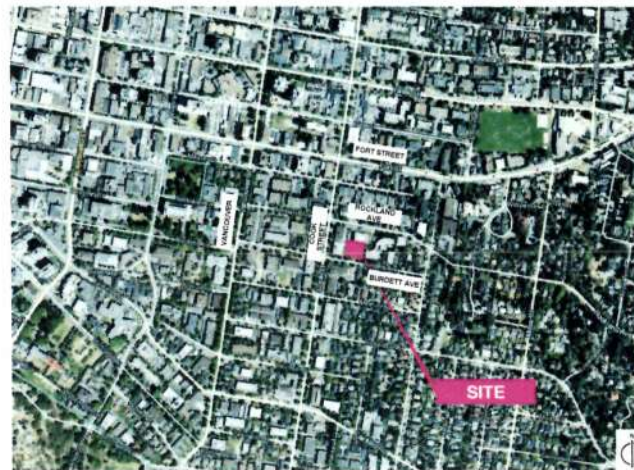
7 View of subject site from Rockland Ave



8 955 Cook Street Four-storey residential building.



CONTEXT MAP 1:1000



LOCATION MAP 1:5000



9 825 Cook Street Four-storey residential building.





1 1131 Burdett Ave. Single Family Residential.



2 1139 Burdett Ave. Single Family Residential.



3 1145 Burdett Ave. Single Family Residential.



4 Single Family Residential at corner of Burdett Ave. & Linden Ave.



5 1144 Rockland Ave Four-storey residential building.



6 1115 Rockland Ave Four-storey residential building.



7 View of subject site from west of site



8 Four-storey residential building at corner of Burdett Ave. & Linden Ave.



CONTEXT MAP 1:1000



LOCATION MAP 1:5000



9 1011 Burdett Ave. Four-storey residential building.



# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1120, 1124 & 1128 Burdett Avenue

- Legal** - Lot 11, Fairfield Farm Estate, Lot Area 669.6 m<sup>2</sup>  
Victoria City, Plan 392
- Parcel B (DD 177944) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392 Lot Area 457.5 m<sup>2</sup>
- Parcel A (DD 81442) of Lots 12 & 13, Fairfield Farm Estate, Victoria City, Plan 392 Lot Area 546.6 m<sup>2</sup>

Total Area all parcels 1673.7 m<sup>2</sup>

Parcel Identifiers: 000-188-778, 008-975-020 & 000-049-891  
in the City of Victoria

The following non-financial charges are shown on the current title and may affect the property.  
1176250 - Right of Way  
1173610 - Right of Way

## LEGEND

Deviations 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 m<sup>2</sup>

B of  
12  
457.5 m<sup>2</sup>

No.1120  
peak=27.75  
inter elev=21.55

No.1124  
peak=27.61  
inter elev=22.55

No.1128  
peak=28.44  
inter elev=28.01

Strata Plan  
VIS248

Scale - 1:15.0 Distances are in metres.  
0 2 5 10 15  
The intended print size is 24" by 18".

October 28, 2015

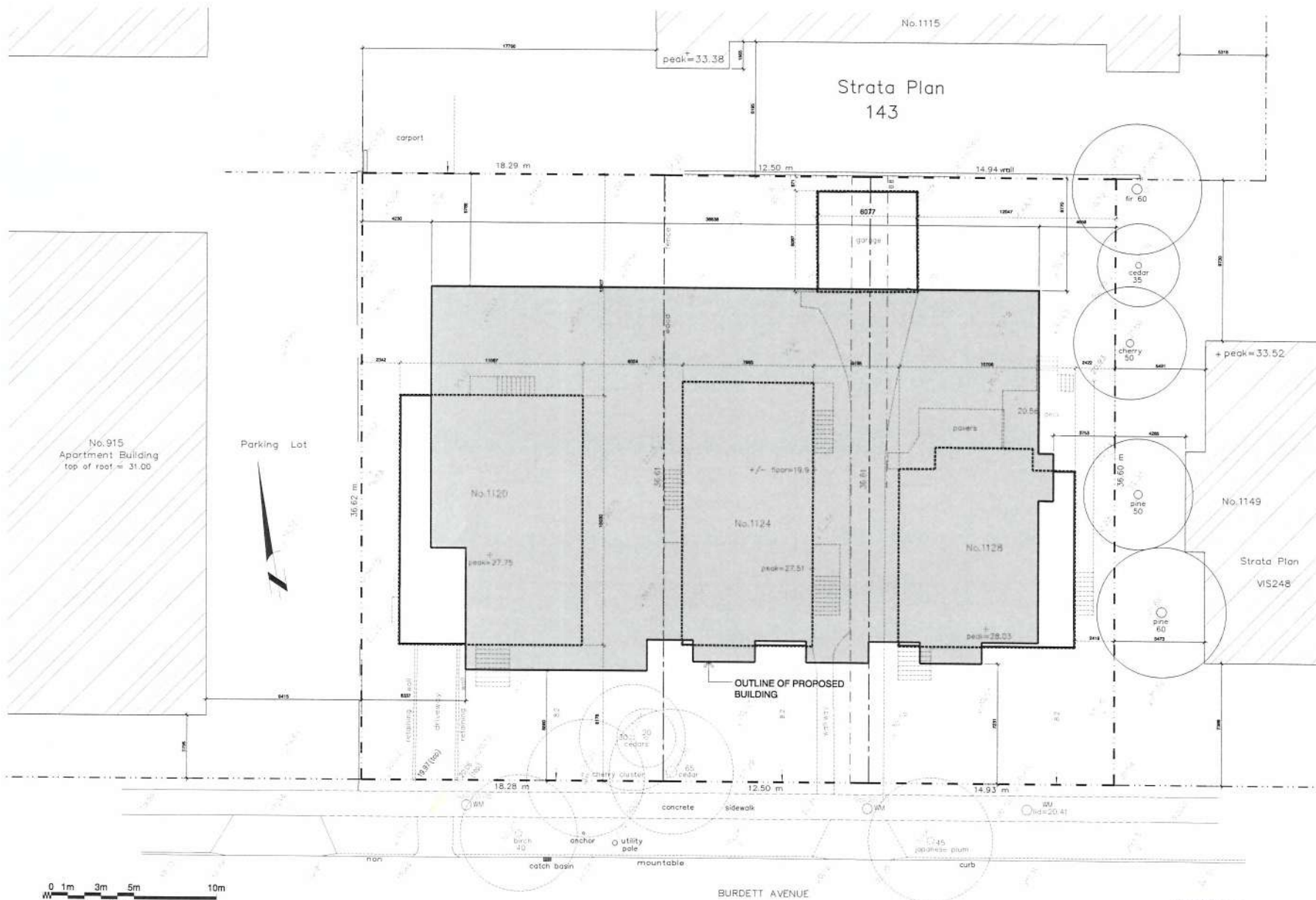
File: 12.203 - 9  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

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.







0 1m 3m 5m 10m  
2m 4m  
SCALE



LOW HAMMOND ROWE ARCHITECTS



**Proposed Burdett Condo**  
1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

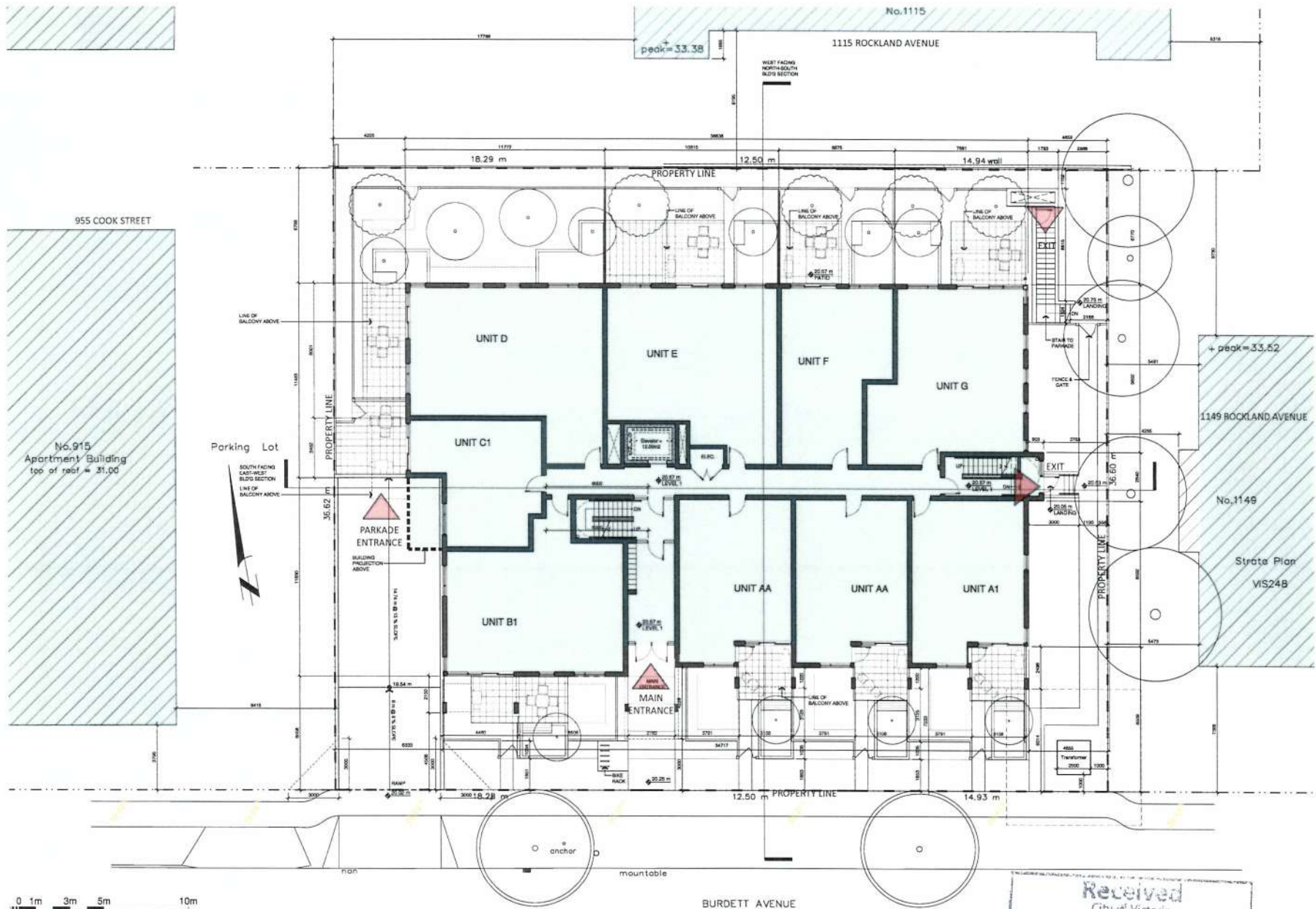
Existing Site Plan w/ Proposed Blds 1:100

APR 10 2017

Planning & Development Department  
Development Services Division



**A5**



LOW HAMMOND ROWE

IMPRESA  
PROPERTIES

**Proposed Burdett Condo**  
1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Received  
City of Victoria

Proposed Site Plan 1:100

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**A6**



## PROJECT DATA

PROJECT DATA - Four Storey Wood Frame Condominium  
Burdett Avenue, Victoria

ZONING: R1-B (Lot# 1120 & 1124), R3-AM-1 (Lot#1128)

A	SITE AREA:	1673.7 m <sup>2</sup>	18015.71 sf		
B	DENSITY: (Floor Space Ratio)	Allowed: Lot# 1120 1.2 :1 Lot# 1124 1.2 :1 Lot# 1128 1.6 :1 Total: 2227.016 m <sup>2</sup>	803.46 m <sup>2</sup> 549.012 m <sup>2</sup> 9413.59 sf 23971.60 sf	Lot Area: 669.55 457.51 546.59	
C/A	*Proposed:	1.83 :1 3054.96 m <sup>2</sup>	32883.59 sf	area excludes elevator shaft (12)-per floor	
C	BLD'G SETBACKS:	Burdett 9 Rear (N.) 6.77 Side (E.) 6.77 East Stair 4.5 Side (W.) 6.77 *Proposed (m): 4.51 4.66 (To Building Face) 3.75 (To Stairwell)		4.22 (To Building Face) 0 (To Parkade)	
	BUILDING HEIGHT:	Maximum: 4 Storeys Average Grade 20.22 m Geodetic *Proposed: Top of parapet	12.00 m 13.12 m	Half Height of Sloped Pop-up Bay 13.54 m	
	NET AREAS:	Unit Type Description Unit Area	Units/FL # of FL Total Units Area		
		Type A 2 bedrm 81.98 m <sup>2</sup>	1 3 3 245.94 m <sup>2</sup>	2647.30 sf	
		Type AA 1 bedrm 62.55 m <sup>2</sup>	1.25 4 5 312.75 m <sup>2</sup>	3366.44 sf	
		Type A1 1 bedrm 61.37 m <sup>2</sup>	1 4 4 245.48 m <sup>2</sup>	2642.35 sf	
		Type B1 2 bedrm 84.59 m <sup>2</sup>	1 4 4 338.36 m <sup>2</sup>	3642.11 sf	
		Type C1 1 bedrm 49.49 m <sup>2</sup>	1 1 1 49.49 m <sup>2</sup>	532.71 sf	
		Type C2 1 bedrm 61.02 m <sup>2</sup>	1 3 3 183.06 m <sup>2</sup>	1970.46 sf	
		Type D 2 bedrm 99.1 m <sup>2</sup>	1 4 4 396.4 m <sup>2</sup>	4266.85 sf	
		Type E 2 bedrm 92.43 m <sup>2</sup>	1 4 4 373.72 m <sup>2</sup>	4022.72 sf	
		Type F 1 bedrm + 2 bedrm 63.36 m <sup>2</sup>	1 4 4 253.44 m <sup>2</sup>	2728.03 sf	
		Type G 2 bedrm 85.54 m <sup>2</sup>	1 4 4 342.16 m <sup>2</sup>	3683.01 sf	
D	55 bedrms	** Net Suite Areas include interior of suite demising walls	Net Totals**:	36 2740.8 m <sup>2</sup>	29501.97 sf
E	TOTAL FLOOR AREA:	Floor			
F		1st 755.7 m <sup>2</sup>	8134.35 sf	area excludes elevator shaft (12)	
		2nd 766.42 m <sup>2</sup>	8249.74 sf	area excludes elevator shaft (12)	
		3rd 766.42 m <sup>2</sup>	8249.74 sf	area excludes elevator shaft (12)	
		4th 766.42 m <sup>2</sup>	8249.74 sf	area excludes elevator shaft (12)	
G	Total Area:	3054.96 m <sup>2</sup>	32883.59 sf	(to City of Victoria Zoning Calculations)	
	SITE COVERAGE %:	Maximum: 40%	669.48 m <sup>2</sup>	7206.28 sf	Building Projection: 844.1 m <sup>2</sup>
H/A	*Proposed:	37.06 %	954.97 m <sup>2</sup>	10279.30 sf	Porches: 92.56 m <sup>2</sup> Stairs: 18.31 m <sup>2</sup> H 954.97 m <sup>2</sup>
	OPEN SITE SPACE %:	Required: 50%	836.85 m <sup>2</sup>	9007.85 sf	Ramp: 116.21 m <sup>2</sup>
A-(I)+(K)	*Proposed:	42.16 %	705.55 m <sup>2</sup>	7594.54 sf	Building: 851.94 m <sup>2</sup>
	PARKING:	Stall / Unit Total Unit Unit Stalls Visitors Total Stalls			
		Required: 1.20 36			43.2
	*Proposed:	1.03 36	34	3	37
	BICYCLE SPACES:	Space / Unit Total Unit Total Stalls			
	Class 1 (Secured)	Required: 1 36			36
		Proposed: 1 36			37
	Class 2 (Visitor)	Required: 6			6
		Proposed: 6			6

\* Italicized values denote variances



## BUILDING CODE DATA SHEET

Property Address: 1120 1128 Burdett Avenue Suite No.:  
Type of Work: New Building ☒ Addition ☐ Alterations ☐ Tenant Improvements ☐  
Alternative Solution: Yes ☐ No ☒ Description:  
Development Permit: Yes ☒ No ☐

BC Building Code (current Edition): BCBC2012 Part 3 ☒ Part 9 ☐  
Building Area (s) (as defined by the BC Building Code): 814.2 sqm  
Gross Floor Area: 3054.96 sqm No. of Storeys: 4  
No. of Streets Facing: 1 Distance to fire hydrant: 70m

Major Occupancy Classifications: A-1 A-2 A-3 A-4 B-1 B-2 B-3 ☒ D E F-1 F-2 F-3  
(circle one or more)  
Building Classification (s): 3.2.2 - 50 OR 9.10.8  
(articles 3.2.2.19 to 3.2.2.88)  
Sprinklered: Yes ☒ No ☐ NFPA Standard (that it was constructed to):  
Non-combustible Construction Required? Yes ☐ No ☒ Details:  
Firewalls (s): Yes ☐ No ☒ Rating of Firewall (s) (FRR):  
Fire Resistance Rating of Building Components (FRR):  
Floors: 1.0hr Roofs: --- Mezzanines: 1.0hr FRR Supporting Structure: 1.0hr FRR  
No. of Suites: 36 Fire Resistance Ratings Between Suites: 1.0hr Fire Resistance Rating of Corridor: 1.0hr  
Mezzanine: Yes ☐ No ☒ Interconnected Floors: Yes ☐ No ☐ Emergency Power: Yes ☐ No ☐  
Fire Alarm System: Yes ☒ No ☐ Standpipe System: Yes ☐ No ☐

Spatial Separation (subsection 3.2.3 or 9.10.14 & 15)								
	Area of Exposed Building Face	Ratio LH H/L	Limiting Distance	Opening % Permitted	Opening % Proposed	Construction of Exposed Building Face		
						F.R.R.	Non-Combustible Construction	Non-Combustible Cladding
North	424.2	--	6.77m	62.2%	38.4%	45min	C or NC	NonComb
South	450.1	--	>10.00m	100.0%	45.5%	N/A	N/A	N/A
East	284.3	--	3.753m	28.0%	21.1%	60min	C or NC	NonComb
West	281.8	--	4.227m	32.3%	32.3%	45min	C or NC	C or NC

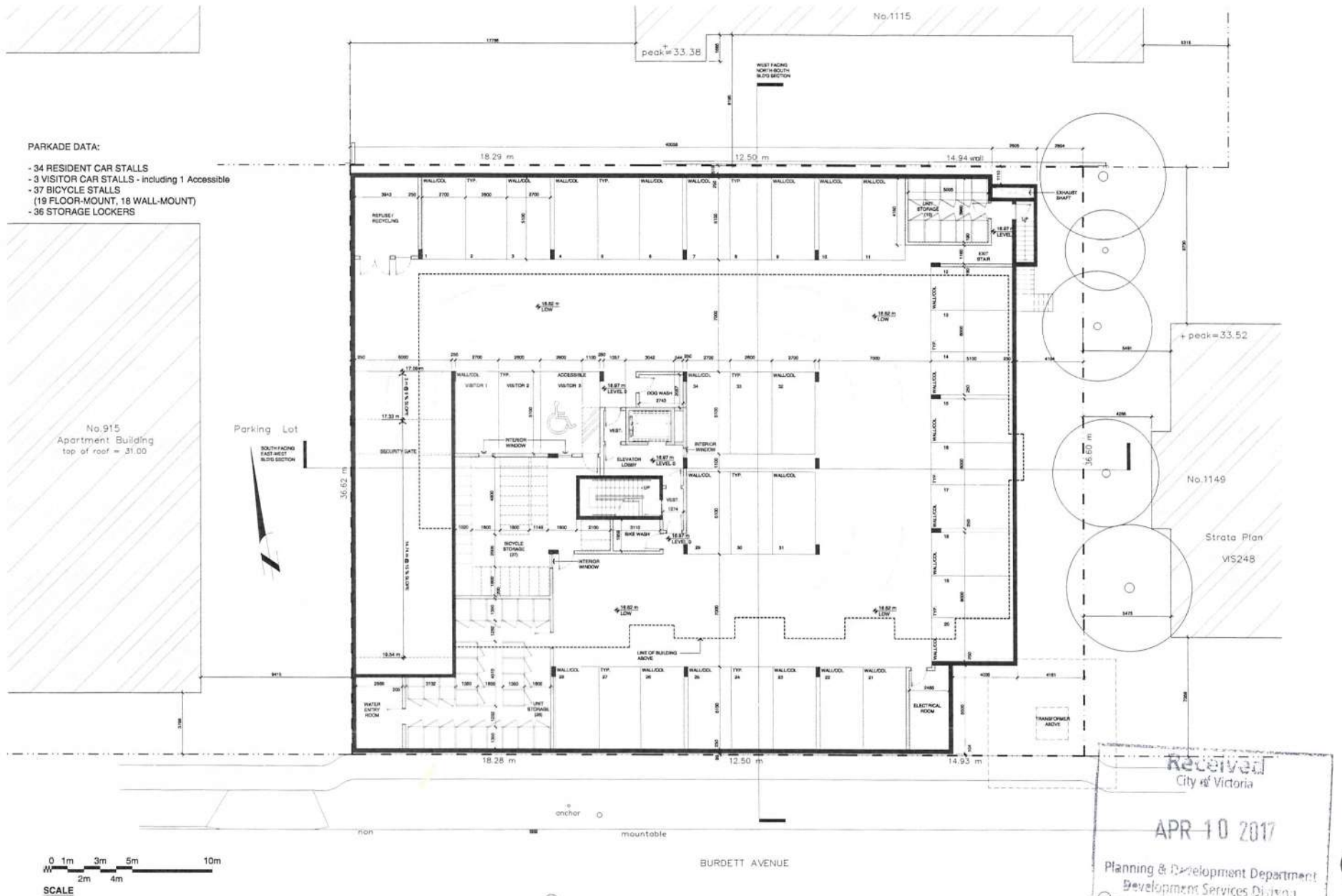
Occupant Load: (Subsection 3.1.10): 110 Water Closets Provided in Total (subsection 3.7): Male: Female:  
Accessible for Persons with Disabilities? Yes ☒ No ☐ Number of Accessible Water Closets:  
Accessible Toilet Room Provided: Yes ☒ No ☐  
Explanatory Information:

Form Completed By: Low Hammond Rowe Architects Date: 14 APRIL 2016  
Phone: 250 472 8013 Email: paulhammond@lhra.ca

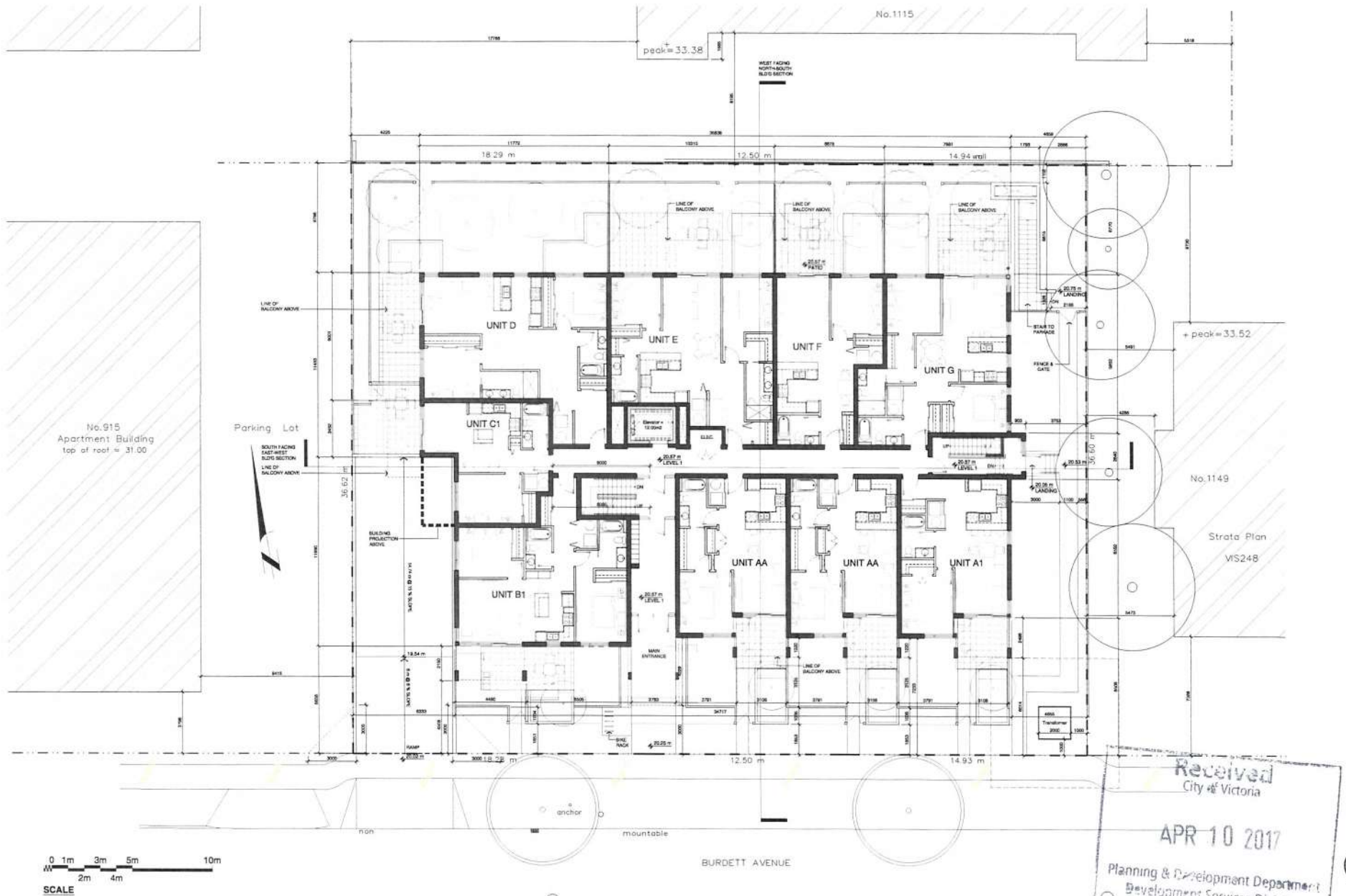


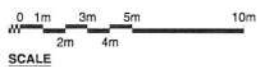
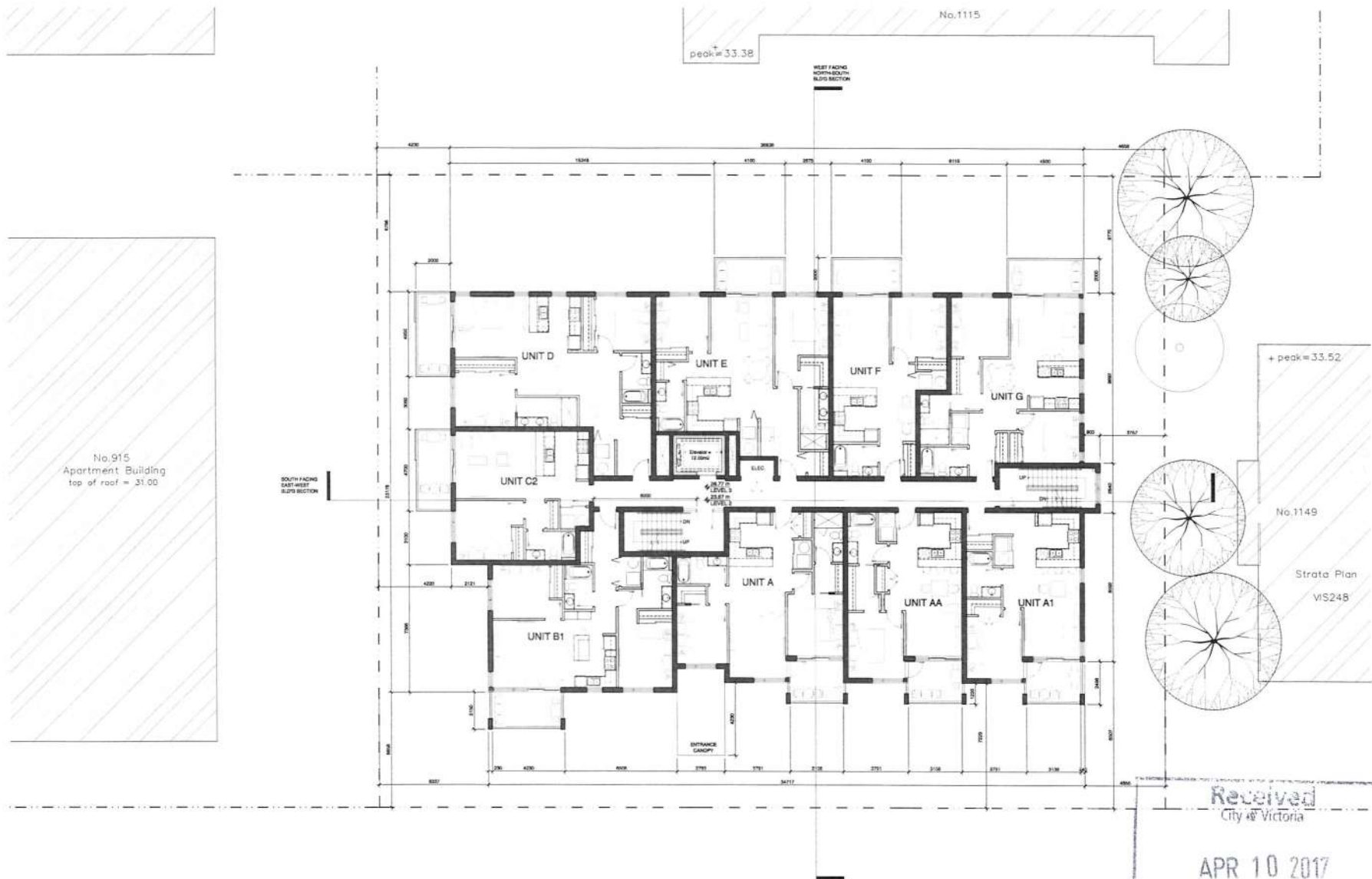
# PARKADE DATA:

- 34 RESIDENT CAR STALLS
- 3 VISITOR CAR STALLS - including 1 Accessible
- 37 BICYCLE STALLS
- (19 FLOOR-MOUNT, 18 WALL-MOUNT)
- 36 STORAGE LOCKERS





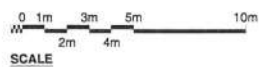
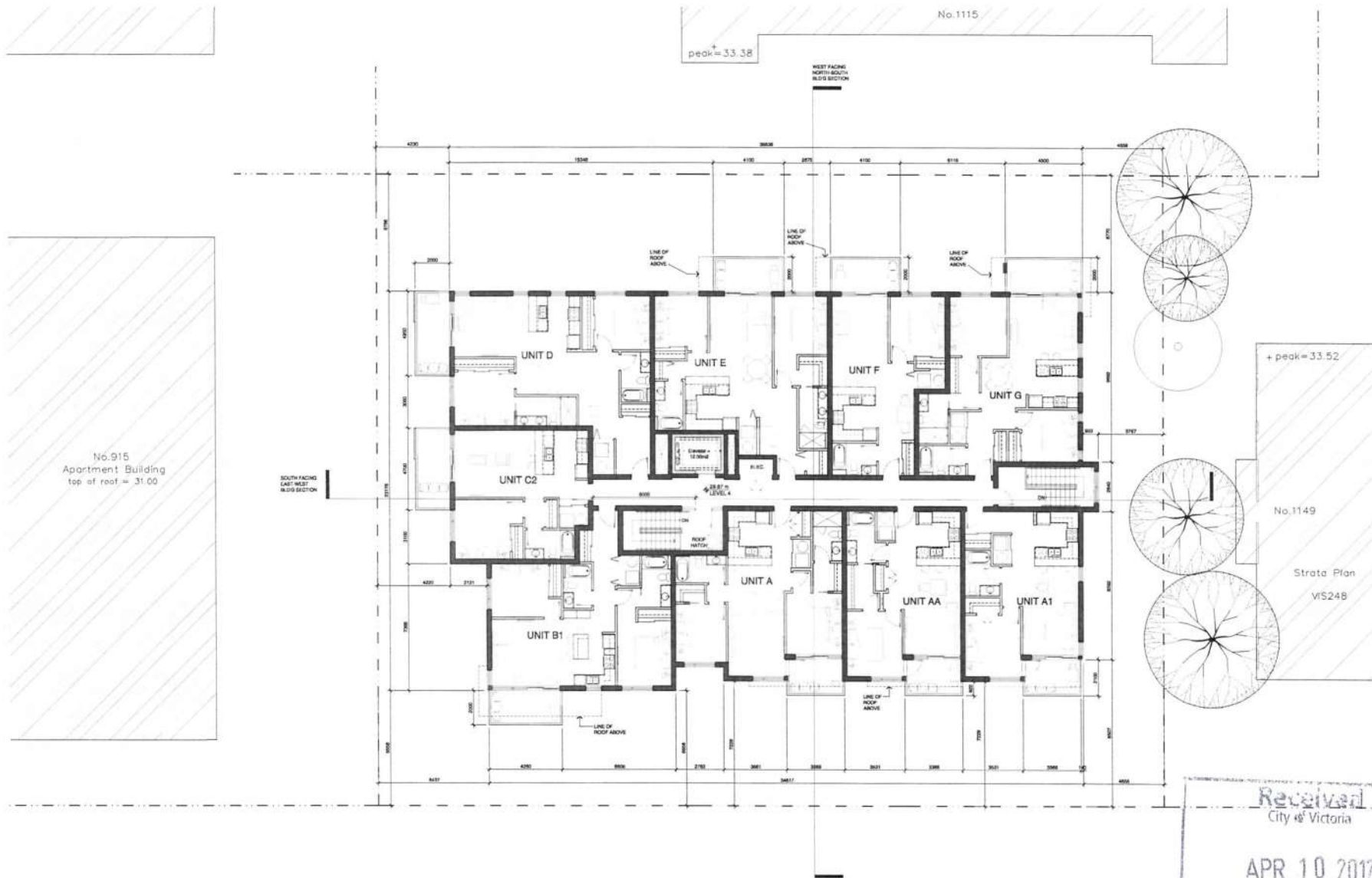


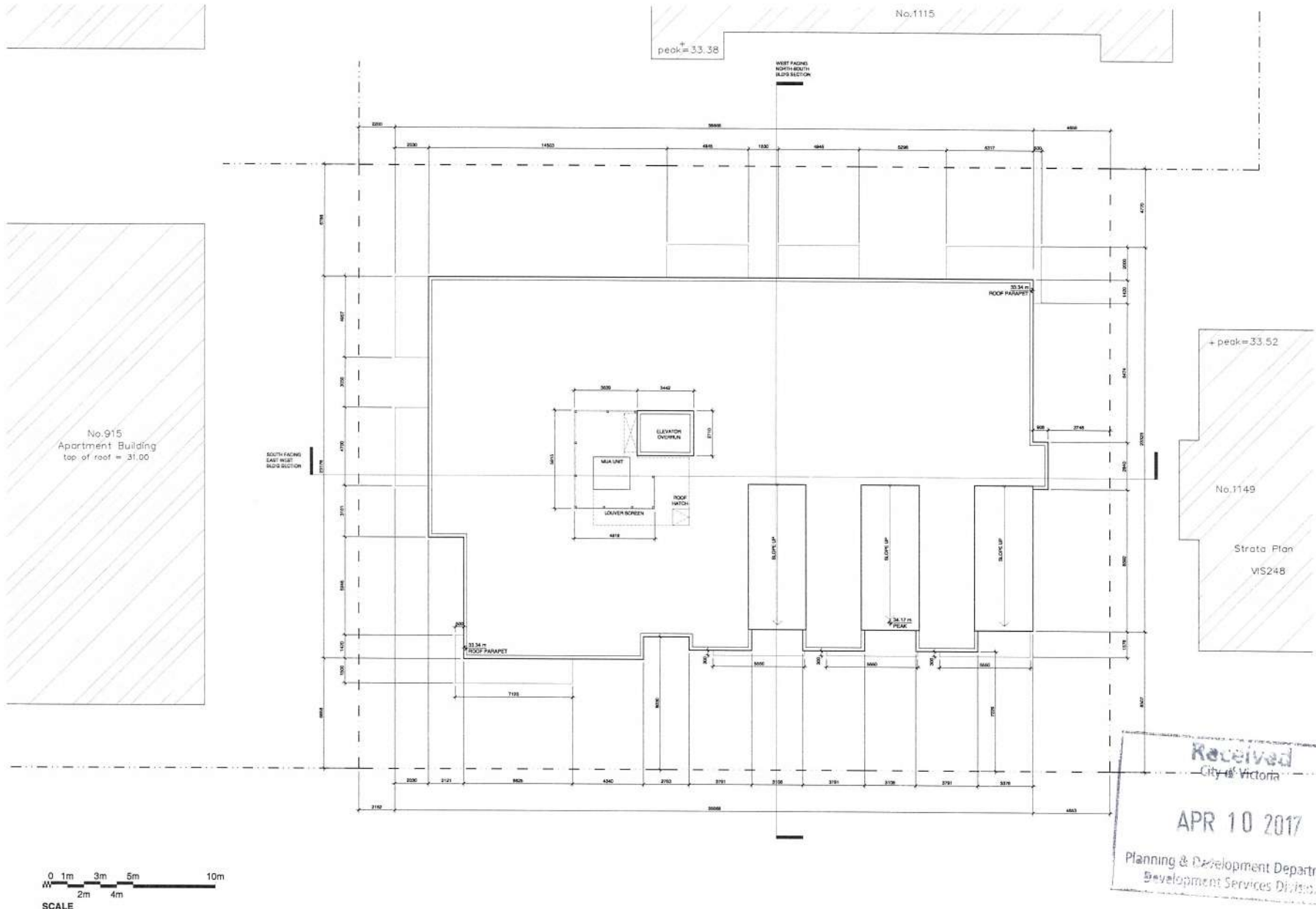


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EAST ELEVATION 1:100



WEST ELEVATION 1:100

**MATERIAL LEGEND**

- 1 - FIBRE CEMENT BOARD, WHITE
- 2 - FIBRE CEMENT BOARD, LIGHT GREY
- 3 - FIBRE CEMENT BOARD, CHARCOAL
- 4 - STAINED CEDAR SIDING & SOFFIT
- 5 - THIN STONE VENEER
- 6 - WOOD SCREEN
- 7 - BLACK VINYL WINDOWS
- 8 - PREFINISHED METAL TRIM
- 9 - METAL SCREEN (@ ROOF)
- 10 - ARCHITECTURAL CONCRETE
- 11 - METAL & GLASS RAILING \* FROSTED PANELS @ NORTH ELEVATION

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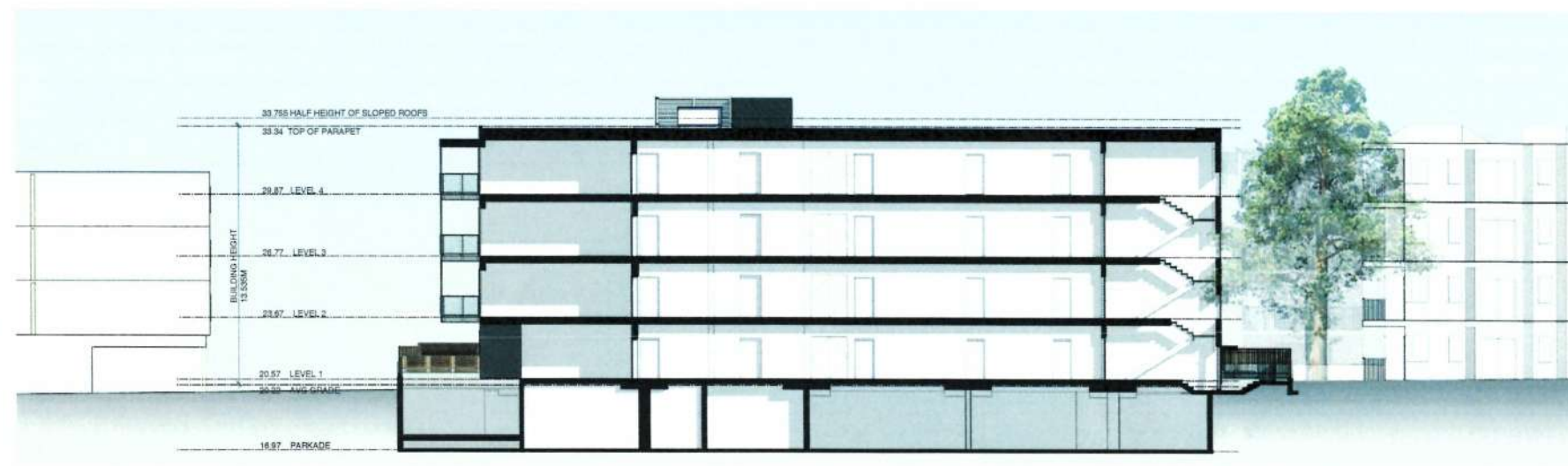
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SOUTH STREET CONTEXT ELEVATION 1:100



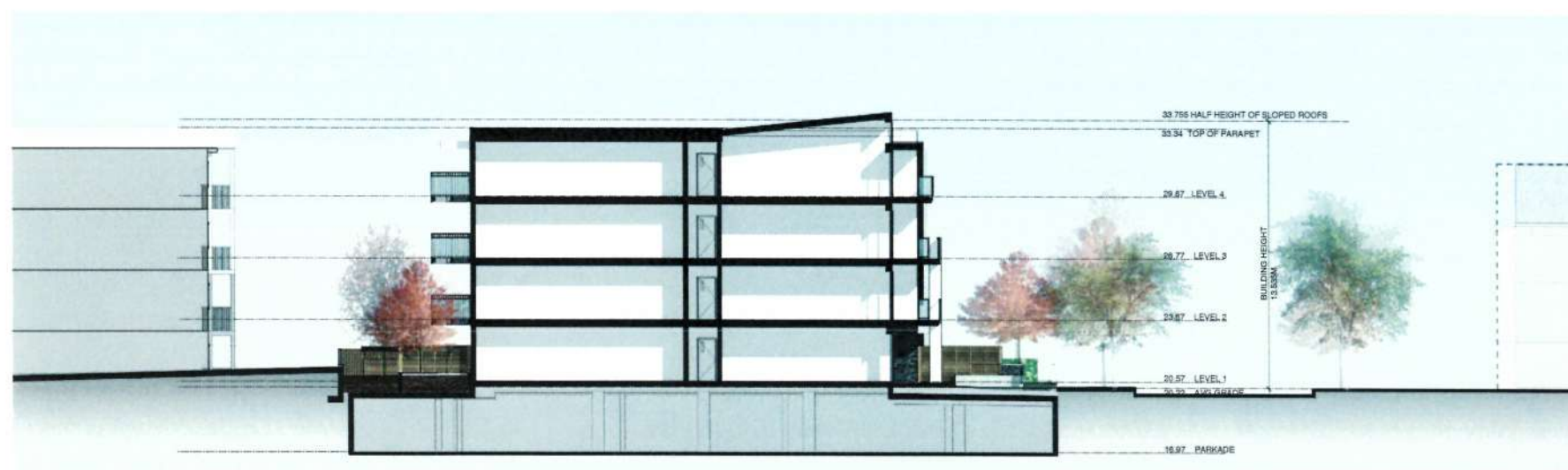
SOUTH FACING EAST-WEST BLD'G SECTION 1:100

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WEST CONTEXT ELEVATION 1:100



WEST FACING NORTH-SOUTH BLD'G SECTION 1:100





VIEW FROM THE WEST



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VIEW FROM BURDETT AVENUE



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VIEW FROM BURDETT AVENUE



VIEW FROM BURDETT AVENUE



VIEW FROM THE NORTH WEST

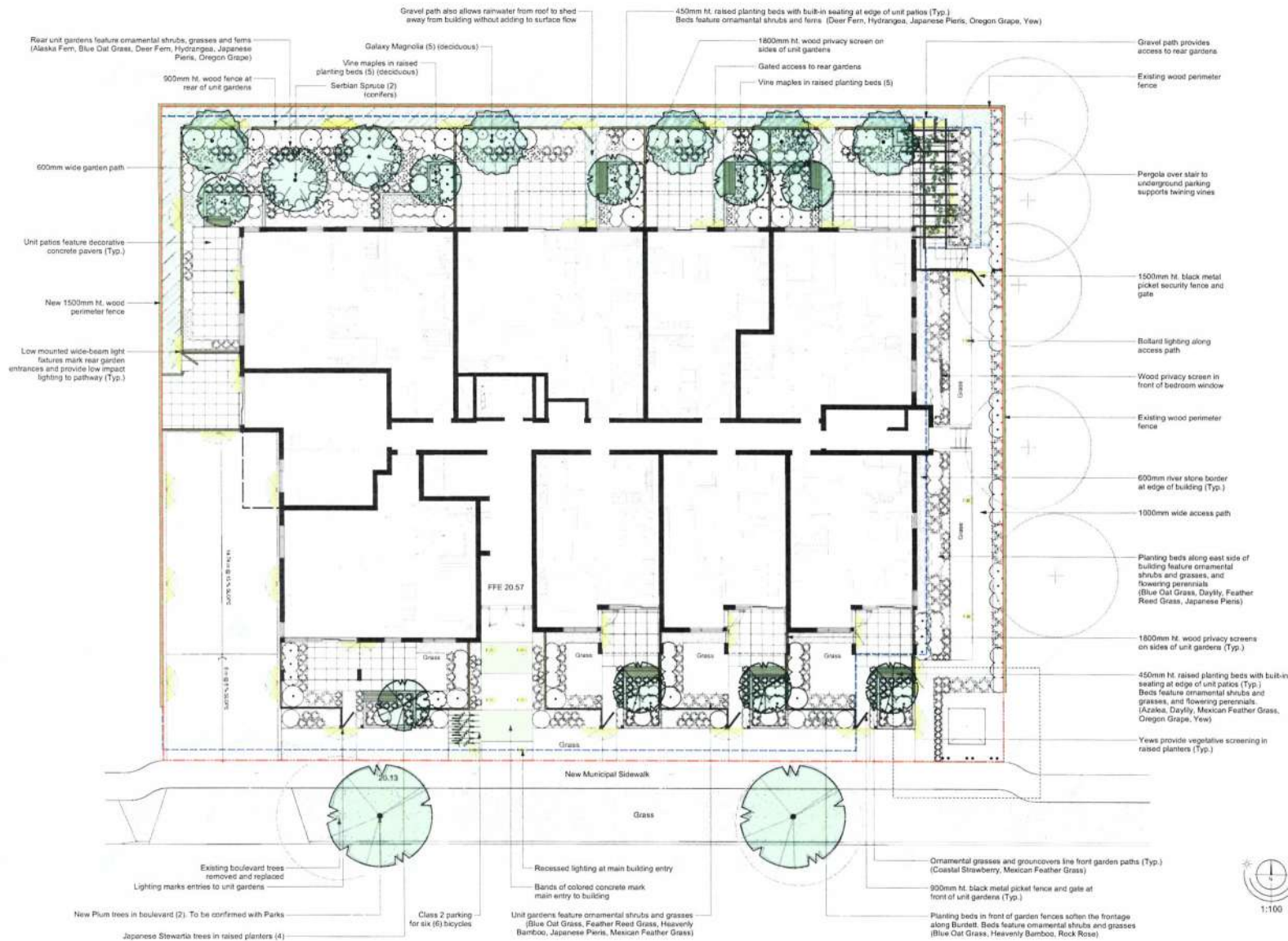


VIEW FROM THE NORTH EAST

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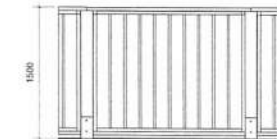


# 1120-1128 Burdett Avenue | Landscape Plan

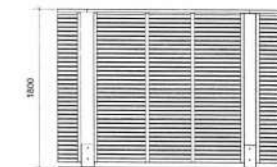




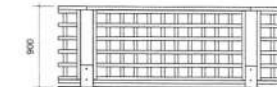
900mm Black Metal Picket Fence  
1:20



1500mm Wood Perimeter Fence  
1:20



1800mm Wood Privacy Screen  
1:20



900mm Wood Fence  
1:20



## Rear Path Section (Facing East)

1:50

### Recommended Nursery Stock

#### Trees

Total: 16

Botanical Name	Common Name	Size
<i>Asar crinitatum</i>	Vine Maple	6cm cal, 3 stems
<i>Magnolia 'Galley'</i>	Galley Magnolia	6cm cal
<i>Prunella 'Imvoka' 'Shun'</i>	Bruna Sorbus Spruce	425 pot, 2.5m tall
<i>Prunus coronaria</i>	Purple Leaf Plum	6cm cal
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal

#### Large Shrubs

Total: 31

Botanical Name	Common Name	Size
<i>Pieris 'Forest Flame'</i>	Forest Flame Pieris	#15 pot
<i>Taxus 'nivalis' 'Hicks'</i>	Hicks Yew	1.5m tall

#### Medium Shrubs

Total: 61

Botanical Name	Common Name	Size
<i>Celastrus 'hybridus'</i>	White Rockrose	#3 pot
<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	#5 pot
<i>Nandina domestica 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	#1 pot
<i>Nandina domestica 'Plum Passion'</i>	Plum Passion Heavenly Bamboo	#1 pot

#### Small Shrubs

Total: 134

Botanical Name	Common Name	Size
<i>Azalea japonica 'Herbert'</i>	Herbert Evergreen Azalea	#5 pot
<i>Malva nana</i>	Low Oregon Grape	#1 pot
<i>Pieris japonica 'Thalita'</i>	Pruska Pieris	#3 pot
<i>Sarcococca hookeriana var. 'Tunika'</i>	Dwarf Sweet Box	#1 pot

### Perennials, Annuals and Ferns

Total: 901

Botanical Name	Common Name	Size
<i>Blechnum sparrmannii</i>	Deer Fern	#1 pot
<i>Colymbastris x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1 pot
<i>Holcus lanatus 'serratus'</i>	Blue Oak Grass	#1 pot
<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	#1 pot
<i>Polystichum aculeatum</i>	Alaska Fern	#1 pot
<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot

### Groundcovers

Total: 11

Botanical Name	Common Name	Size
<i>Fragaria chiloensis</i>	Coastal Strawberry	#8P3 pot

### Vines

Total: 2

Botanical Name	Common Name	Size
<i>Clematis armandi</i>	Evergreen Clematis	#1 pot

### Notes:

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

Nov 30 -16  
May 27-16

# 1120-1128 Burdett Avenue | Landscape Details



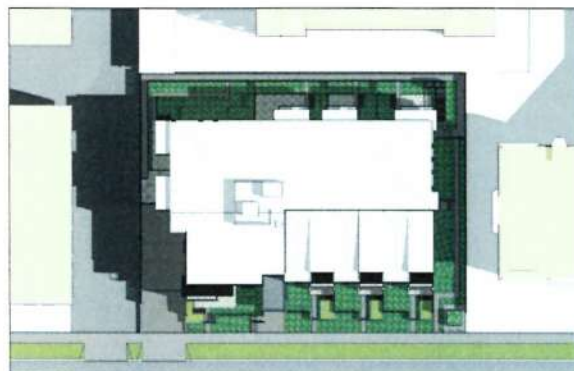
Proposed Burdett Condo  
1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

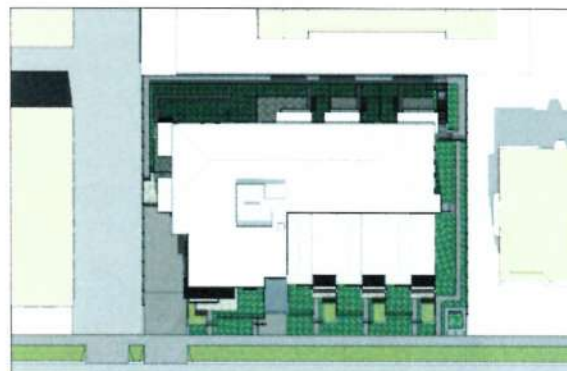
Landscape Details **L2**

APR 10 2017

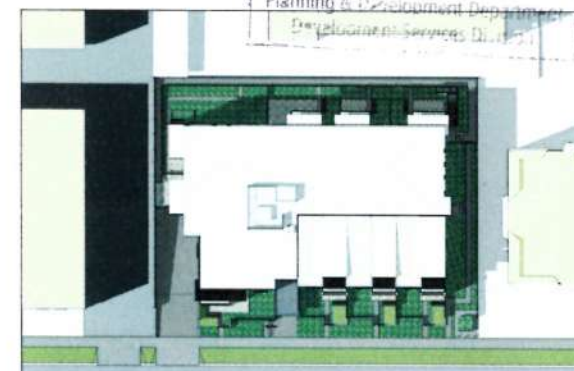
Planning & Development Department  
Development Services Division



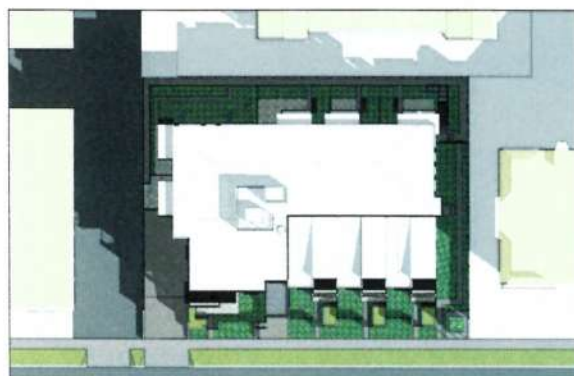
SUMMER SOLSTICE 9am



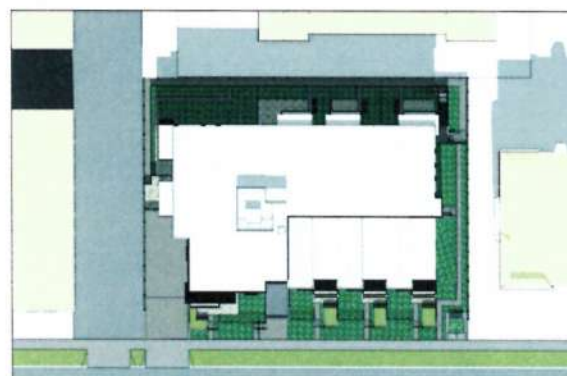
SUMMER SOLSTICE 12pm



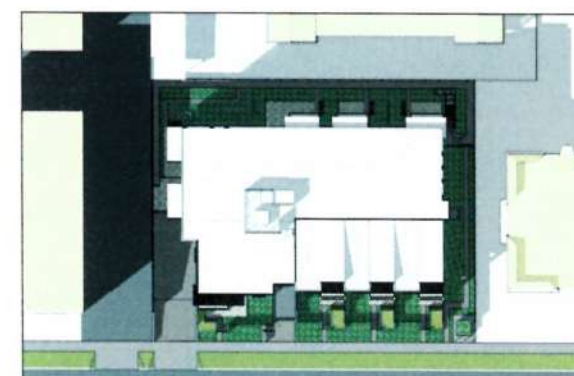
SUMMER SOLSTICE 3pm



FALL EQUINOX 9am



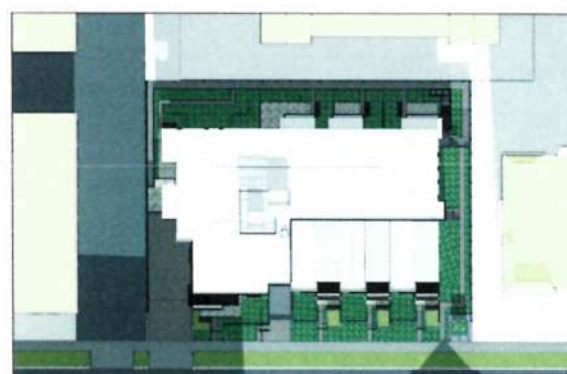
FALL EQUINOX 12pm



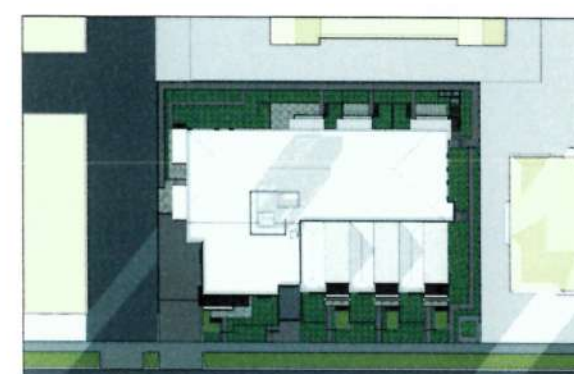
FALL EQUINOX 3pm



WINTER SOLSTICE 9am



WINTER SOLSTICE 12pm

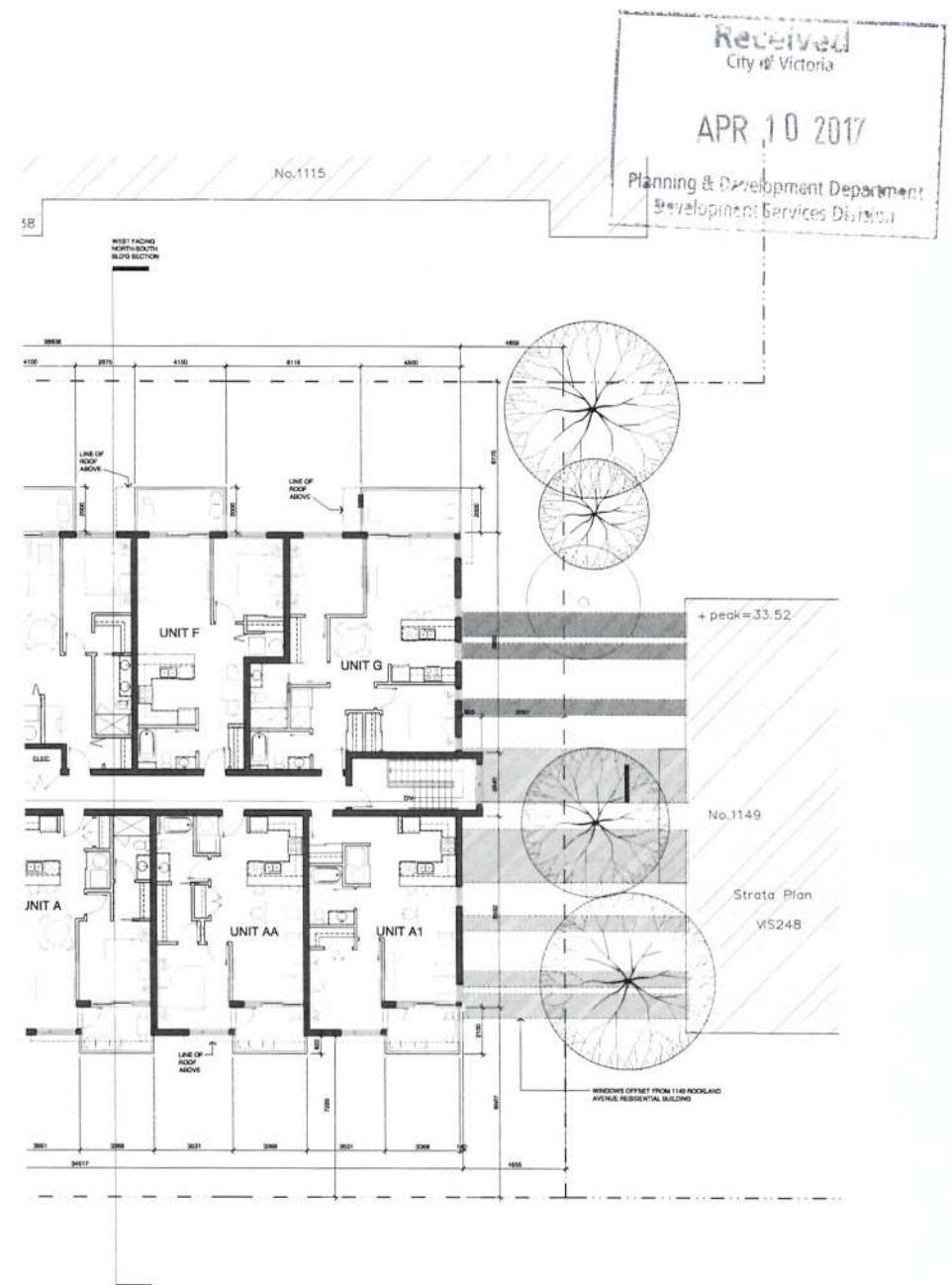


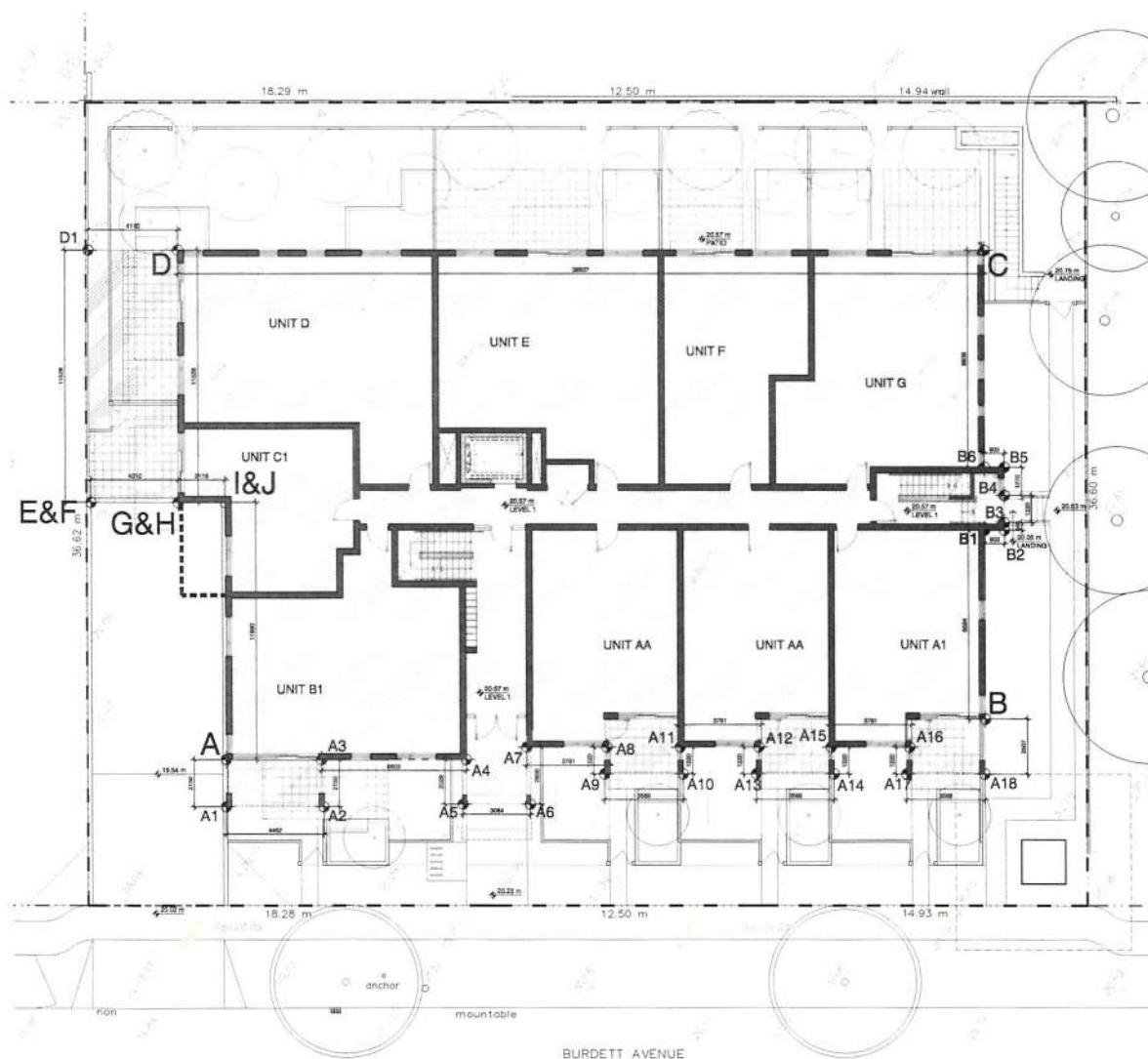
WINTER SOLSTICE 3pm





VIEW FROM WEST OF SUBJECT SITE





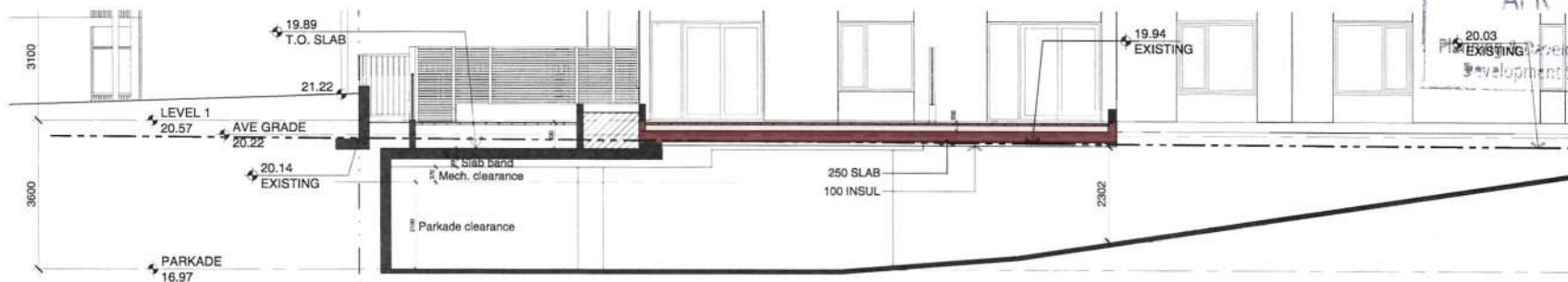
	Points	Existing GEO	Proposed GEO	Lowest GEO	Distance to Next Point	Totals
	A0	20.26	20.57	20.26	2.15	43.42 [(A+A1)/2]*Distance
	A1	20.13	20.57	20.13	4.46	89.85 [(A1+A2)/2]*Distance
	A2	20.16	20.52	20.16	2.15	43.43 [(A2+A3)/2]*Distance
	A3	20.24	20.52	20.24	6.60	133.55 [(A3+A4)/2]*Distance
	A4	20.23	20.57	20.23	2.03	41.08 [(A4+A5)/2]*Distance
	A5	20.24	20.57	20.24	3.80	77.01 [(A5+A6)/2]*Distance
	A6	20.29	20.57	20.29	2.60	52.73 [(A6+A7)/2]*Distance
	A7	20.27	20.57	20.27	3.79	77.09 [(A7+A8)/2]*Distance
	A8	20.41	20.52	20.41	1.22	24.89 [(A8+A9)/2]*Distance
	A9	20.40	20.52	20.40	3.57	72.88 [(A9+A10)/2]*Distance
	A10	20.43	20.52	20.43	1.22	24.92 [(A10+A11)/2]*Distance
	A11	20.43	20.52	20.43	3.79	77.47 [(A11+A12)/2]*Distance
	A12	20.45	20.52	20.45	1.22	24.95 [(A12+A13)/2]*Distance
	A13	20.45	20.52	20.45	3.57	73.06 [(A13+A14)/2]*Distance
	A14	20.48	20.52	20.48	1.22	24.98 [(A14+A15)/2]*Distance
	A15	20.47	20.52	20.47	3.79	77.64 [(A15+A16)/2]*Distance
	A16	20.50	20.52	20.50	1.22	25.01 [(A16+A17)/2]*Distance
	A17	20.50	20.52	20.50	3.57	73.19 [(A17+A18)/2]*Distance
	A18	20.50	20.52	20.50	2.51	51.47 [(A18+B)/2]*Distance
	B	20.51	20.57	20.51	8.60	176.64 [(B+B1)/2]*Distance
	B1	20.57	20.57	20.57	0.90	18.28 [(B1+B2)/2]*Distance
	B2	20.57	20.05	20.05	0.35	7.02 [(B2+B3)/2]*Distance
	B3	20.58	20.05	20.05	1.22	24.46 [(B3+B4)/2]*Distance
	B4	20.59	20.05	20.05	1.27	25.46 [(B4+B5)/2]*Distance
	B5	20.60	20.05	20.05	0.90	18.28 [(B5+B6)/2]*Distance
	B6	20.60	20.57	20.57	9.94	204.42 [(B6+C)/2]*Distance
	C	20.56	20.57	20.56	36.84	748.04 [(C+D)/2]*Distance
	D	20.05	20.57	20.05	4.11	82.30 [(D+D1)/2]*Distance
	D1	20.00	20.22	20.00	11.53	230.48 [(D1+E)/2]*Distance
	E	19.98	20.57	19.98	0.00	0.00 [(E+F)/2]*Distance
	F	19.98	17.60	17.60	4.01	75.35 [(F+G)/2]*Distance
High	G	19.98	20.57	19.98	0.00	0.00 [(G+H)/2]*Distance
Low	H	19.98	17.60	17.60	2.12	37.31 [(H+I)/2]*Distance
Low	I	20.04	17.60	17.60	0.00	0.00 [(I+J)/2]*Distance
High	J	20.04	20.57	20.04	11.69	235.55 [(J+A)/2]*Distance
	A	20.26	20.57	20.26		

Max Height (From Avg Grade)	12.00
Max Height (GEO)	32.22

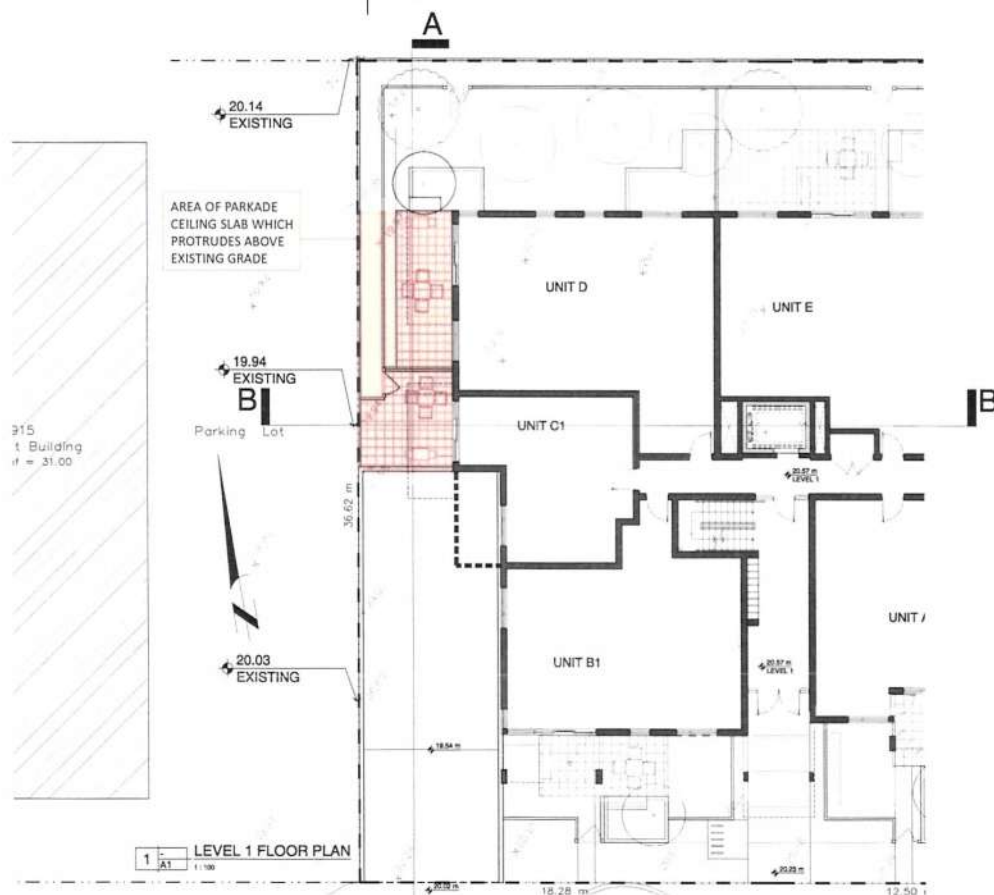


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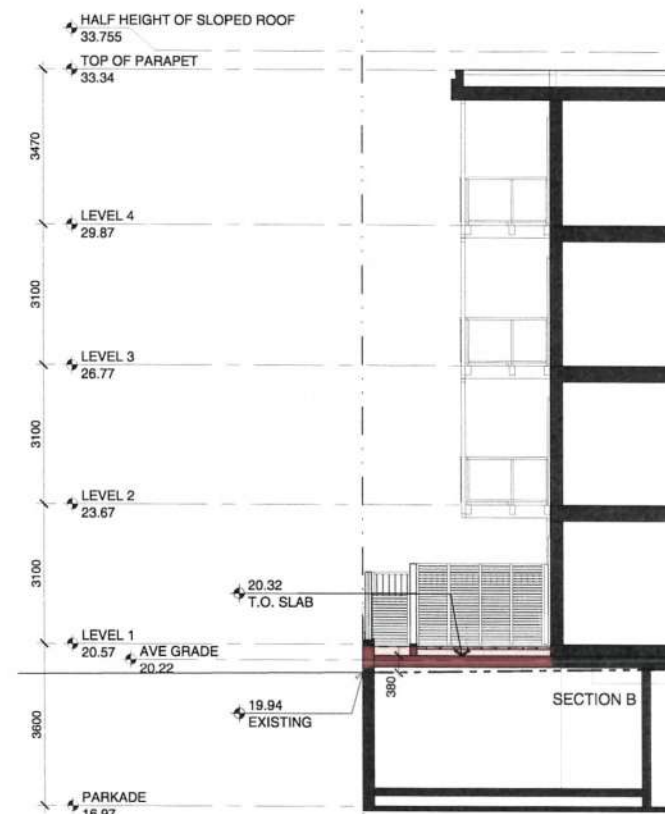
Planning & Development Department  
Development Services Division



3 SECTION A  
A1 1:100



1 LEVEL 1 FLOOR PLAN  
A1 1:100



2 SECTION B  
A1 1:100