

REPORTS OF COMMITTEES

1. Committee of the Whole – February 16, 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 m² 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

3.1 Rezoning Application No. 00516 for 1120 – 1128 Burdett Avenue and Development Permit with Variances Application No. 000462 for 1120-1128 Burdett Avenue (Fairfield)

Committee received a report dated February 2, 2017 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application for the property located at 1120-1128 Burdett Avenue in order to increase density and allow for multi-unit residential uses.

Committee discussed:

- Ensuring housing agreements are in place to prohibit future strata councils from prohibiting children.
- The difference between traditional residential and urban residential.

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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.

Committee discussed:

- Finding a compromise between traditional residential and urban residential.

Amendment: It was moved by Mayor Helps, seconded by Councillor Madoff, that the motion be amended as follows:

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 put a section 219 covenant on the property to not prohibit occupancy by age.**

Committee discussed:

- Ensuring that the units will not allow short term vacation rentals.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main Motion as amended:

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:

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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 work with the applicant to put a section 219 covenant on the property to not prohibit occupancy by age.

CARRIED 17/COTW

FOR: Mayor Helps, Councillors Alto, Coleman, Lucas, and Thornton-Joe
AGAINST: Councillors Isitt, Madoff, and Young

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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 m2 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 17/COTW

FOR: Mayor Helps, Councillors Alto, Coleman, Lucas, and Thornton-Joe
AGAINST: Councillors Isitt, Madoff, and Young



Committee of the Whole Report

For the Meeting of February 16, 2017

To: Committee of the Whole **Date:** February 2, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00516 for 1120 – 1128 Burdett Avenue

RECOMMENDATION

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.

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 a Rezoning Application for the property located at 1120-1128 Burdett Avenue. The proposal is to rezone from the R1-B and R3-AM1 Zones to a modified version of the R3-AM1 Zone in order to increase the density and allow multi-unit residential uses at this location.

The following points were considered in assessing this application:

- the application is consistent with the OCP Urban Residential, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations for the advancement of plan objectives
- the application meets the objectives of the Placemaking policies and Density Bonus policy in the *Official Community Plan* (OCP) which supports density towards the upper end of the scale in areas designated Urban Residential that significantly advance the plan objectives and are within 200m of the Urban Core
- the applicant has opted for the fixed rate density bonus amenity contribution, which equates to a financial contribution of \$56,656.85.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the maximum density from 1.2:1 floor space ratio (FSR) in the R3-AM-1 Zone (Mid-Rise Multiple Dwelling District) for a portion of 1128 Burdett Avenue to 1.83:1 FSR and to rezone the remainder properties (1120 and 1124 Burdett Avenue) from the R1-B Zone (Single Family Dwelling) to a modified version of the R3-AM1 Zone.

Under the requirements of Schedule C of the *Zoning Regulation Bylaw*, a parking variance is associated with the Application and is addressed in the concurrent Development Permit Application report. Additionally, a number of differences from the standard R3-AM-1 Zone (Mid-Rise Multiple Dwelling District) are being proposed and will be discussed in relation to the concurrent Development Permit Application.

Affordable Housing Impacts

The applicant proposes the creation of 36 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future strata bylaws could not prohibit the rental of units.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant has identified a number of measures to support active transportation, which will be reviewed in association with the concurrent Development Permit Application for this property.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The surrounding properties are all four-storey buildings. 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 presently occupied by a single-family dwelling at 1120 and 1128 Burdett Avenue and a triplex at 1124 Burdett Avenue.

1120 and 1124 Burdett Avenue are currently in the R1-B Zone (Single Family Dwelling), which could be developed as a single-family dwelling with a secondary suite. 1128 Burdett Avenue is in the R1-B and R3-AM-1 Zones (Mid-Rise Multiple Dwelling District). Technically half of the site could be developed up to 1.2:1 FSR and four storeys; however, this would not be practical given the lot size, yet a single-family dwelling with secondary suite could be achieved on the site.

Data Table

The following data table compares the proposal with the R3-AM-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R3-AM-1
Site area (m ²) - minimum	1673.70	920.00
Site area per unit (m ²) - minimum	52.49	33.00
Density (Floor Space Ratio) - maximum	1.83:1*	1.2:1
Total floor area (m ²) - maximum	3061.15	N/A
Height (m) - maximum	13.54*	12.00
Storeys - maximum	4	4
Site coverage % - maximum	57.16*	40.00
Open site space % - minimum	42.06*	50.00
Setbacks (m) - minimum		
Front (Burdett Avenue)	4.51* 3.00* (steps/canopy)	10.50 4.50
Rear	4.73* (balcony) 6.73* (building)	6.77
Side (east)	3.75*	6.77

Zoning Criteria	Proposal	Zone Standard R3-AM-1
Side (west)	0.00* (parkade) 2.22* (balcony) 4.22* (building)	6.77
Open site space setback from a street (m) - minimum	1.00*	3.00
Parking - minimum	37*	43
Visitor parking (minimum) included in the overall units	3*	4
Bicycle parking Class 1 (minimum)	37	36
Bicycle parking Class 2 (minimum)	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales Community Association CALUC at a Community Meeting held on February 15, 2016. A letter dated April 21, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the subject property as being located in the "Urban Residential" designation which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported when the proposal significantly advances Plan objectives and are located within 200m of the Urban Core, which the subject sites are consistent with. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans.

The OCP encourages a range of housing types, forms and tenures across the City and the proposal would provide 36 new dwellings in a combination of one and two-bedroom units, contributing towards the housing need for the home ownership end of the housing spectrum. Although no rental units are proposed, staff are recommending a Housing Agreement to ensure that future strata bylaws could not prohibit strata owners from renting residential strata units.

The proposal is consistent with the place-character features envisioned for the Urban Residential designation through the provision of primary doorways for the four ground-oriented units facing the street and provision of parking located underground. The proposal also furthers other objectives in the OCP related to climate change and energy through a commitment to a minimum BUILT GREEN® "Bronze" standard.

Third Party Economic Analysis

The applicant proposes a FSR of 1.83:1. The contribution of a public amenity may justify extra density above the base density of 1.2:1 FSR. The proposal is eligible for the fixed-rate amenity contribution under the Council approved density bonus policy. This would result in a bonus density of 1052.71m² or \$56,656.85. The applicant also has the option of conducting an independent third-party economic analysis but has opted for the fixed rate amount. The financial contribution would be payable at the time of building permit and would be allocated for future community amenities in the Fairfield neighbourhood.

Sustainability Features

A number of sustainability features are proposed, and are discussed in the concurrent Development Permit Application report. These features would be secured through a Section 219 covenant to ensure construction achieving a minimum of BUILT GREEN® "Bronze" certification. The applicant is amenable to entering into this agreement.

Tree Preservation Bylaw

A number of mature trees, one of which is bylaw protected, are located on the neighbouring property to the east of 1128 Burdett Avenue, and the critical roots extend into the subject site. The underground parkade structure has been pulled back from the eastern boundary edge to mitigate impact to the trees, although a stair access to the parkade is noted as having the potential to impact the large bylaw protected Douglas fir tree. The applicant has included an arborist report that provides further details for protecting these trees including fencing during the construction phase, which would be monitored by City staff.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to low-rise multi-unit residential development within the Urban Residential areas and furthers the goals in the OCP. Staff recommend that Council advance the Application to a Public Hearing, subject to the preparation of legal agreements.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00516 for the properties located at 1120-1128 Burdett Avenue.

Respectfully submitted,



Charlotte Wain
Senior Planner, Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

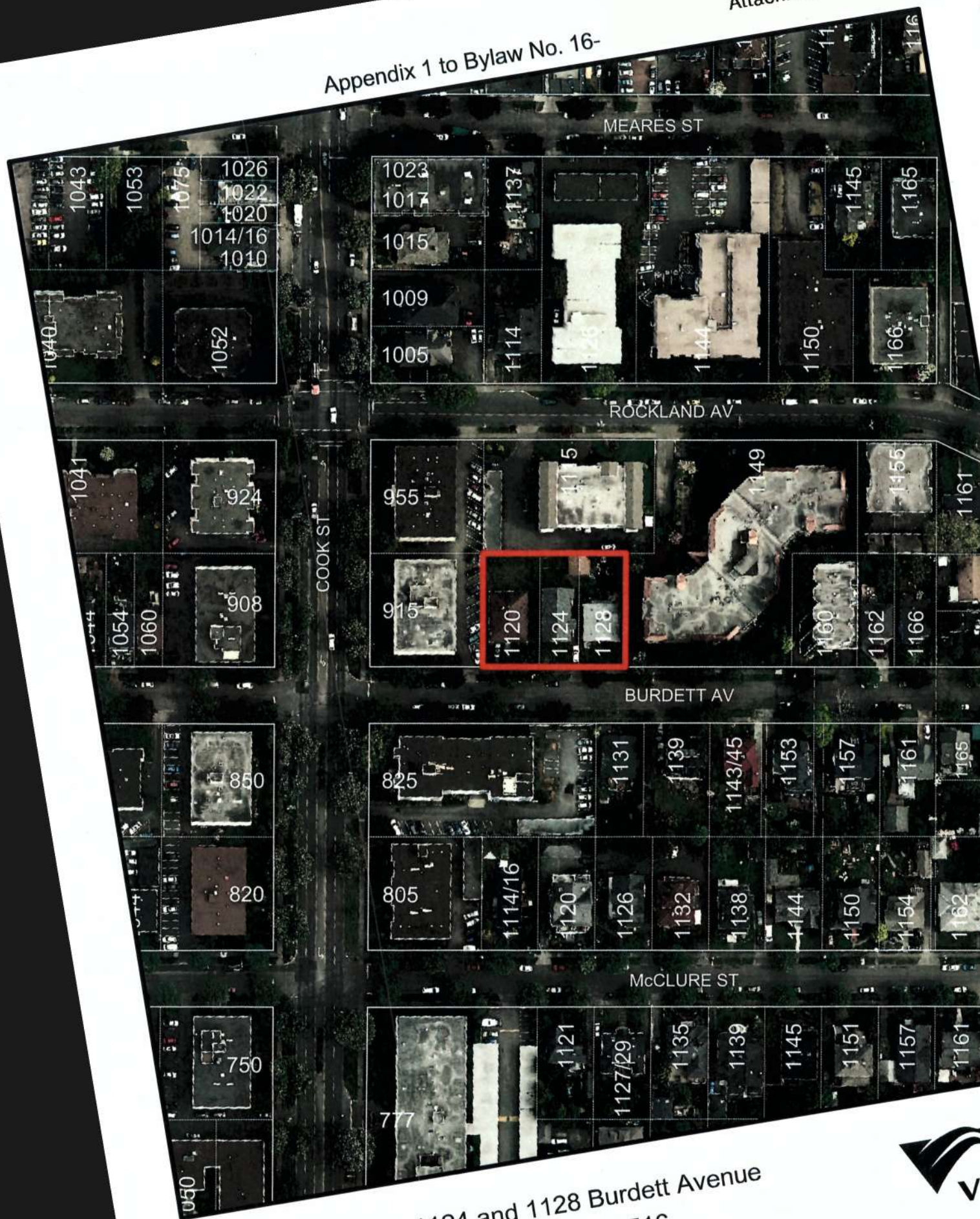


Date: February 8, 2017

List of Attachments:

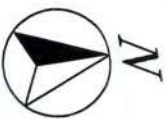
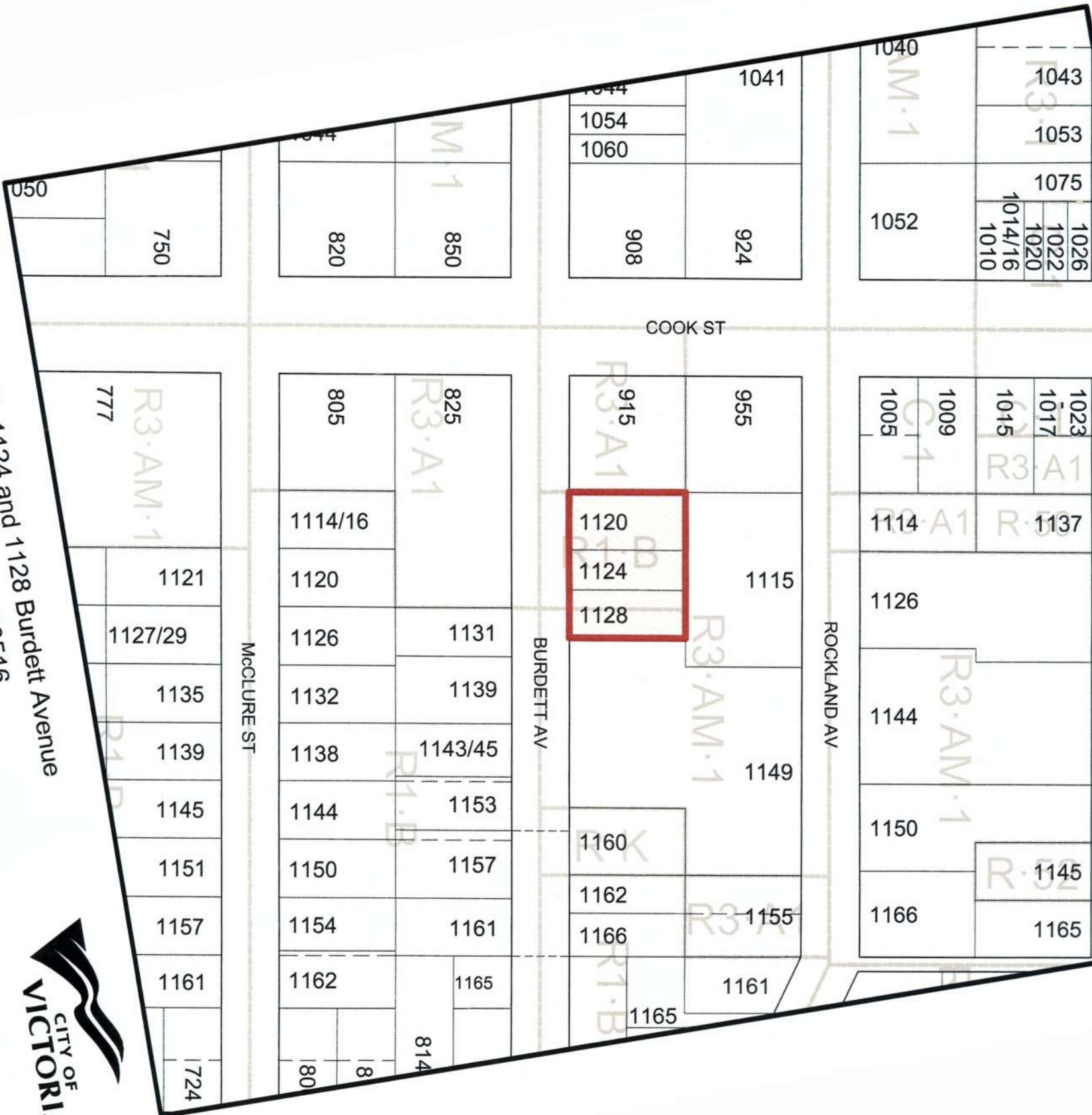
- Aerial photo
- Zoning map
- Letter from applicant, date stamped January 31, 2017
- Arborist letter, date stamped September 2, 2016
- Letter from Fairfield Gonzales Community Association CALUC date stamped April 21, 2016
- Staff report and associated plans to Advisory Design Panel, dated August 10, 2016
- Minutes of August 24, 2016 Advisory Design Panel meeting
- Letter from applicant in response to Advisory Design Panel, dated September 26, 2016
- Plans for Rezoning Application No. 00516 and Development Permit Application No. 000462, dated December 5, 2016
- Correspondence.

Appendix 1 to Bylaw No. 16-



1120, 1124 and 1128 Burdett Avenue
Rezoning No.00516







January 27, 2017

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

Mayor and Members of Council,

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

Introduction

Empresa Properties Ltd. in conjunction with *Low Hammond Rowe Architects* ("the applicant") is pleased to submit this letter and the enclosed documents in support of the rezoning and development permit application at 1120, 1124 and 1128 Burdett Avenue ("the Site"). Located in the Fairfield neighbourhood, the Site totals 1,674 square metres fronting onto Burdett Avenue. The Site contains three deprived 1920's houses on individual parcels, none of which have heritage designation. All flanks of the Site are comprised of midrise strata and rental buildings ranging from four to five storeys in height. The unique infill proposal presents a strategic opportunity to advance the City's policies and objectives while enhancing the surrounding community.

Goals and Guiding Principles

Since the project's conception, the applicant design team led by *Low Hammond Rowe Architects* has set out to exceed City objectives. Our team believes that it is very important to create a set of guiding principles for each new project and below we have established guidelines for the project.

- The project should be heavily inclusive of the urban design parameters of Victoria's Official Community Plan (OCP), while responding in a sensitive and complementary way to the adjacent neighbours and community, thereby contributing to the visual streetscape.
- The project should protect the privacy of neighbours and residential owners while putting eyes on the street through environmental design to ensure an attractive and highly livable setting.
- The Site should include generous landscaping on both the front and backsides of the project to maintain a high level of connection with nature for both the owners and the Fairfield community.
- The Site should promote alternative means of travel through walkability and extensive bike storage while placing all parking spaces underground.
- The Site should be designed, built, and operated in unison with assessing the long-term environmental impact by incorporating energy efficiencies, waste minimization, and pollution prevention.

After reviewing many design iterations, consulting with City of Victoria staff, the Fairfield Community Association, and key stakeholders, we believe that this development proposal meets the above principles.

The Proposal

The Site is currently zoned to RB-1 and R3-AM-1 situated in the center of a midrise residential area. Our team is proposing to build a 4 storey strata multi-unit boutique project with full underground parking to fit with the context of the neighbourhood and to better align with the community vision. There are four to five storey buildings on all four sides of this infill project, lending the Site proposal as a natural addition to the prevailing urban fabric. The existing structures will need to be removed from the Site; however, our team, in conjunction with *Habitat for Humanity*, will work on deconstructing and reusing the homes where possible, with potential viability to move the middle home.

The proposed building has been reduced to a density of 1.83:1 FSR in order to construct a mix of 36 units consisting of 1 bedroom and 2 bedroom layouts. The development proposal reflects an increase in permissible density that exceeds that of current zoning density RB-1 (N/A) and R3-AM-1 (1.6:1 F.S.R.) zones. The requested increase in density advances on City and community objectives, as highlighted throughout the context of this application summarized in the *Project Benefits, Green Building Features, Governing Policies and Neighbourhood Demand* sections.

Extensive examination of the project's impact on neighbouring views as well as the sightlines and building shadows gives us confidence that the massing and density strategy accurately embodies the OCP. While reviewing the impact of this project on the community, we determined it was paramount that we continually focus on the surrounding context to ensure that our design stayed true to our core principles while achieving the best use of the Site. In addition, a significant number of units within this proposal have adaptable housing features. Our due diligence has reaffirmed the plans that have transpired to date.

Project Benefits

Economic Benefits

- The City of Victoria predicts a growth of 20,000 residents expected to reach Victoria between 2011 and 2041. Many urban dwellers want to be close to downtown, yet do not wish to be on a busy street. The Site lends itself to larger urban homes that are steps from the urban core. The relative affordability of these new homes in a highly established neighbourhood would greatly benefit many people who aspire to live in this area.
- Due to the convenience of walking and biking to and from the Site, local businesses in the neighbourhood will thrive from the increase in foot traffic.
- This place-making concept establishes a sensitive transition by adding high quality architecture to the character of the neighbourhood, while increasing Victoria's tax base.

Social Benefits

- A community amenity contribution will be provided for the betterment of the neighbourhood.
- Integration of marginalized individuals for employment into the project in consultation with the *Cool Aid Society* and the City of Victoria.
- Relocation and/or reuse of the existing homes in consultation with *Habitat for Humanity* and *Nickel Bros Moving*.
- The proposal creates an enhanced streetscape including a new sidewalk and fire hydrant, which can service the west end of the block.

- For the benefit of the residents, the project incorporates a dog and bike wash, thereby allowing them to maintain an active lifestyle notwithstanding the weather.

Environmental Benefits

- Please refer to the 'Green Building Features' section.

Governing Policies

The project proposal is compliant with the City of Victoria's OCP designation. Guidance under this plan calls for an increase in density at the Site. Correspondingly, the design team took additional measures to ensure that the project fits the neighbourhood and streetscape, as if there were a local plan in place. As a result, the team strongly considered the height and setbacks as they relate to the surrounding context. In order to respect both current and future buildings bordering the Site, we are ensuring the appropriateness of the height transitions. Cook Street is a major arterial with lots bounded to the west and one to the south of the Site that lend themselves to an increase in height and density in the near future under current policy. This confirms that the Site design is compatible with both the current form and the evolution of this area.

The Urban Residential

- *Designates the Site, which invites properties to be developed up to 2.0:1 alongside advancing planning objectives.*
- *Policy 6.23 supports density at the upper end of the Urban Residential designation if the project is within 200m of the Urban Core, which this Site achieves.*

The City's *Regional Growth Strategy* speaks of building complete communities by placing 50% of the region's growth in the Urban Core and surrounding Urban Residential areas. The strategy further focuses on increasing the choice of transportation, as the strategy's land management vision and transportation policy focuses on walkable urban patterns with a strong downtown core. It details that residents should be able to meet daily needs including public transit within a 15-minute walk from home, which the Site greatly surpasses.

The *Fort Street Corridor* is a planning priority that aims for higher density located within a 400-meter distance of the corridor. These 36 homes will help advance the City objectives by placing 90% of all homes within 400 meters of the Urban Core. The location further helps to support the excellent transit location offering alternative modes of travel in comparison to the strict use of private vehicles. This advances the City's goal to mitigate the dependence on fossil fuels, while giving Victorians the option to move freely and safely via an integrated network of sidewalks, bike routes and public transit.

Need and Demand

The Site provides an excellent opportunity to better serve the current housing demand for quality condominium product in the Fairfield neighbourhood. Much of the new product for those downsizing is located downtown or in the Vic West neighbourhoods. Whereas this project is located in the north west Fairfield neighbourhood close to downtown amenities as well as other desirable settings including Dallas Road Waterfront, Beacon Hill Park and Cook Street Village.

Young urban dwellers are another demographic that indicates a strong necessity for this form of housing. The Site's walkability to the downtown and employment sector reduces the financial burden that comes with owning a personal vehicle. The project's wood frame structure proves far more affordable than the concrete multi-unit structures that are near the Site. Affordability for this generation is key in ensuring the growth and vibrancy of our downtown core.

Neighbourhood

This is a unique opportunity to strengthen the quickly emerging upper Fort Street neighbourhood, contributing to the employment and consumer growth along Fort Street, by adding density to a strategic location within close

proximity of this area. Businesses within and nearby this corridor will require an increase in population to service these establishments, a feat the current zoning cannot handle.

The rare assembly of this 18,016 sqft underused residential space, centrally located in a mid-rise residential community, creates a significant opportunity to strengthen housing options near the downtown core. A redevelopment of the infill Site will complement the area, ensuring no orphan lots remain. Keeping within the context of the surrounding buildings, the applicant is ensuring a proper transition in building forms throughout the City.

Architectural Expression and Materials

Early in the design process the applicant acknowledged the importance of including ground oriented walk-up units along Burdett Avenue in order to complement the character of the neighbourhood. The use of bay windows, recessed and projecting decks, low profile roofs, pop-up windows, changes in colour, material and form, have been integrated to respectfully interface with the distinguished character homes on the street as well as to enhance the placemaking of the neighbourhood. The Site creates high quality aesthetic features by displaying an inspiring façade and landscape at both the front and rear of the project, softening the transition and reflecting a sense of place within the development.

Please Refer to Appendix 2 "Development Permit Area 16 (DPA16)" for the master analysis of DPA 16.

Safety and Security Considerations

The applicant has extensively considered factors impacting safety and security by incorporating CPTED principles at every opportunity during the design stage.

- The Site incorporates lighting design that is coordinated to warmly light the front and exterior of the building suitable to the neighbourhood, eliminating dark areas.
- Main living spaces face the thoroughfare and rear yards, encouraging natural surveillance through large windows.
- The northeast underground parking exit, the rear maintenance path, and the main parking ramp entrance will be gated off to create physical separation and safe use for only the residents.
- Extensive landscaping in addition to fencing will act as a natural physical buffer separating the private and public realm.

In addition to the CPTED principles, the building will utilize fob systems to control the ingress of residents through the secured underground parking and at the front entrance.

Transportation

The Site offers 1.03:1 underground parking stalls, providing 37 parking spaces for both residents and visitors. Based on similar projects in the area and due to the walkability of the neighbourhood, we are positive that this slight shortfall in schedule C parking requirements will not impact the owners or the community at this location.

The excellent bike and walk score lends itself to a shift away from cars for downsizers and young adults. Additionally, the project contains 37 class A stalls and 36 storage units for residents to use for both bicycles and any extra storage. Guests will have 6 class B stalls located at the front of the building in a highly visible space.

Green Building Features

The design team has incorporated techniques that will enhance the efficiency of the building. These include, but are not limited to the following:

- A minimum of a *BUILT GREEN®* certification

- Reduction in glazing from windows through the natural shading and balcony shades, creating green, private and decorative features.
- Reduction in thermal bridging from the building's doors through the wood frame design.
- The landscape design contributes to on-site storm water management by greatly increasing biomass on the site, including 16 new trees, and sloping north-facing patios to an aggregate pathway that drains beyond the underground parking slab. South-facing patios will drain to soft landscaped areas.
- The extensive proposed vegetation across the site will intercept and temporarily store rainfall before releasing it into the atmosphere through evapotranspiration. Rain not captured in biomass will be filtered through growing medium before reaching the storm system.
- Each room in the home will be equipped with fresh air ventilation. This will allow for fresh air in each room during all seasons.
- A comprehensive waste and recycling room will be placed in the underground.
- The project will reuse and recycle elements of existing structure where possible.
- The building envelope will be air tight to ensure that it is impermeable to any moisture buildup with durable cladding and quality materials.
- Amenities are within walking distance, which will reduce the need for car dependence. The Site has a 94 walk score and a 100 bike score.
- The applicant will provide a sufficient number of class A and class B bike stalls.
- Water efficient plumbing fixtures.
- Low VOC interior finishes

Infrastructure

The applicant design team has consulted with City of Victoria staff to review existing infrastructure locations and proposed services planned for the project. These locations will be refined during the next stages of the design process. Extensive improvements to the water line with thoroughfare reconstruction will be incorporated in order to service Burdett Avenue at the appropriate standard. The City has indicated that a fire hydrant will be required on the west end of the block within 45 metres of the Site which will necessitate trenching from the northwest corner of Cook and Burdett to the Site. Parking allocation should not be compromised with the new fire hydrant; *BC Hydro* is currently working on the hydro infrastructure design. Upon reviewing our post development sewage flow rate, the City has indicated that sewer attenuation will not be required at the Site.

The applicant will be enhancing the boulevard streetscape with more trees and an improved sidewalk with more grass, making it a safe passage for pedestrians. Nearby the Site there is: an abundant amount of community and recreation services, parks, the ocean and downtown amenities. These features will help contribute to an active lifestyle for the building's residents.

Conclusion

The applicant and the design team believe that this opportunity presents as a key infill proposal to an underutilized site, which is steps from the Urban Core. The team has proceeded thoughtfully throughout each stage of the design and development in order to achieve the City's policies and objectives, and more generally, the community's vision for the Site. Consultations to date have included numerous community stakeholders, which have affirmed our conviction in the direction that we have taken with the development proposal. We sincerely appreciate the time put forth by the City staff up to this point and we look forward to continuing to work with them as this application proceeds forward. We are available to answer any questions and provide additional details as required moving forward.

Sincerely,

Empresa Properties Ltd.

Per: Karl Robertson
Karl Robertson

Appendix 1 City Planning:

Based on application review summaries, ADP recommendations and ongoing correspondence the following provides high level key revisions made in collaboration with the planning department and neighbourhood input to enhance the design.

Our team has lessened the building footprint by reducing the depth of the rear units' main floor plan thus incorporating additional landscaping in the rear yard, as acknowledged by planning. The amount of open space and sunlight penetration has increased with our revised proposal. In collaboration with planning, the west and north façade roof line was modified by disengaging the balcony roofs from the main building roof edge, thus modulating the roof line, lowering the perceived building height from eye level and making a closer relationship to the modulation of the main south façade.

Based on further input, the north building edge has been recessed with the latest iteration, broadly in compliance with neighbouring zoning, 6.77m from the property line and approximately 14m from the building to the north. The design team will work with staff prior to the public hearing to potentially eliminate any minor variance. Since the completion of ADP our team has extended architectural soft wood screening and glazed balcony glass along the northern balconies to help further enhance privacy and simplify the design expression. Additionally, at the request of planning and neighbours, our design team was able to find the soil depth to add Galaxy Magnolias that stand between 30' to 35' in height to further enhance landscaping and privacy. On the east and west façades our team has increased the sill height to reduce the size of the windows. Further, we included a privacy analysis on the east façade to detail how the offset windows in addition to the extensive tree foliage will maximize privacy.

Appendix 2 Design Rationale & Community Engagement Process:

Development Permit Area 16 (DPA 16)

The integration of the Site with neighbouring buildings and nearby traditional housing stock was critical in determining the appropriate height and setback from the street. In reducing the scale from 5 living storeys to 4, the applicant team assured that the massing respects the neighbours and traditional homes in the area. The articulated parapets and two-storey framed porches provide a human scale to the project and allude to a 'townhouse' feel, while enhancing the neighbourhood's housing character with finely articulated detailing and materials. These peaks along Burdett exemplify the personality of high ridges of the tall character homes down the avenue, while the prominence of walkout townhouse units on the bottom floor with a recessed facade makes for a stronger connection with the streetscape. Open space allowing for lush planting around the project will advance the Site's core principles. As a result of these advancements, the project has achieved 42.06% open space around the Site.

DPA 16 policies have guided the applicant team's core principles, which instilled the following design elements:

- A formal double height porch is incorporated into each of the four street accessed units which serves to visually reduce the massing of the façade, articulate the private entrances to these unique homes, and develop a familiar rhythm along the street.
- The building mass is broken down into smaller formal sections through the use of recessed and projecting forms that are distinguished at corners and transitions, but that are cohesive and unifying, reminiscent of the character defining devices used throughout the neighbourhood.
- The main entrance is distinctly articulated with a strong horizontal canopy projecting out toward the sidewalk, contrasting with the vertical porch elements defining the walk-up units. The entrance is further enhanced with the vertical panel of warm wood separating the building into two parts.
- As no two sides of a building experience the same exact conditions, we have expressed each façade slightly differently to address the unique conditions of sunlight, views, and privacy, while maintaining an overall balanced palette. The west façade has full-height wood screens that act as vertical sunshades as well as privacy screens from the rental building to the west. The north façade integrates glazed

balconies and vertical privacy screen to reduce direct views with units to the north, while the screens are reduced in height to allow the limited northern facing natural light to filter through. While the building has shifted south to ease the transition to the north and maximize the potential sunlight for existing homes. All suite decks are oriented to the north, south, or west, thus reducing exposure to the open decks of the adjacent building to the east. The natural trees located along east side and addition of trees to the north further create a buffer.

- The underground parkade entrance is located on the west side, furthest from the single-family residences down the road and at the lowest point in grade on the property. The underground parking was shifted to the west to maximize undisturbed soil at the existing tree locations to the east.
- Each ground floor unit enjoys an ample amount of open space articulated with a fence and gate, pathway and patio area, as well as tree plantings, a bench and raised planters. The south façade along Burdett integrates a metal picket fence, reminiscent of other character homes in the neighbourhood, which provides a boundary for privacy while still being welcoming to the neighbours.
- Just as the two level porches provide human scale along the street, they are aligned with a recess in the façade that terminates at the pop-up windows at the upper units, which results from a soft sloping roof that can be seen in profile from the street. This cornice detail helps blend the building form into the character of the neighbourhood.
- The overall building height is comparable to the immediate neighbours not to dominate or overpower the street. The finer articulations of roof undulations and recesses help blur the top edge of the building, and as demonstrated in the perspective views, when seen from street level the building is not out of place on the street.
- The projecting decks and roof planes are clad with warm red cedar, which adds to the visual interest in the façade.

Early Stage Community Dialogue

The applicant has held the highest regard for the neighbouring community's questions and comments. In addition to the CALUC meeting, phone calls, e-mails and in-person group meetings, the applicant has carried out the following preliminary design dialogues with the community to integrate the Site potential with neighbouring buildings.

- November 23 2015 – The applicant met with the Fairfield Gonzales Community Association Committee to attain feedback on what would enhance the neighbourhood and how to best proceed. It was noted that the density of this infill project would be justifiable in the neighbourhood, yet the committee suggested that the applicant contact the adjoining buildings to help guide the build.
- January 4 2016 – Presented plans to 1149 Rockland Avenue residents regarding concepts for different planning options, following up with questions. There was general appreciation for including the residents in our initial design plans (*recognition of this meeting is included in the correspondence*). As a result of this meeting and further discussion, our team reduced to building to 4 storeys, modified the windows to integrate privacy between neighbours, eliminated the wrap around balconies for privacy and reduced the depth of the east portion of the Burdett elevation to maximize sunlight and views, while stepping back the south eastern edge. More recently we have shifted the building forward, which will enhance late afternoon sunlight to the rear homes in the neighbouring building.
- January 5 2016 – Presented plans to 1115 Rockland Avenue residents regarding concepts for different planning options, following up with questions. There was general content with proposed options during the meeting and following the meeting (*recognition of this meeting is included in the correspondence*). As a result of future discussions, the applicant design team maximized sunlight by eliminating the 5th floor and reducing building setbacks three times, added privacy glazing/ screening on our projections, all while warming the façade features and design to create an integrated sense of place. More recently we have integrated five large magnolias to enhance privacy and green design.

- January 8 2016 – Met with various western-facing owners of 1149 Rockland Avenue in their personal units to discuss plans and work on the best solution for each of the owners. As a result, we have minimized our windows and adjusted the interior floor plans to maximize privacy.



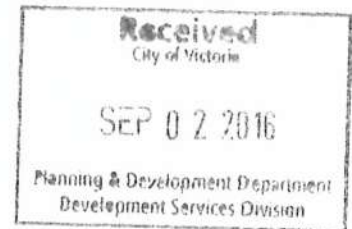
Talbot Mackenzie & Associates

Consulting Arborists

June 13, 2016

Empresa Properties
216-1642 Mckenzie Avenue
Victoria, BC V8N 0A3

Attention: Karl Robertson



Assignment: To review the proposed construction plans for the property at 1120, 1124 and 1128 Burdett Avenue and comment on how the proposed construction may impact the trees on the neighbouring property to the East of 1128 Burdett Avenue. Prepare a tree retention and construction damage mitigation plan to be used during the demolition and construction process.

Methodology: The larger trees located on the neighbouring property to the East of 1128 Burdett Avenue were inventoried and their information is supplied in the attached tree resource spreadsheet. Information gathered includes: Species, diameter at breast height, calculated critical root zone, crown spread, health, structure and general comments and their location is identified by a number on the attached plan. As we did not go onto the neighbouring property, the d.b.h. sizes on the survey provided were used.

Observations: The proposed building design for the most part has taken into consideration the critical root zones of the large trees on the neighbouring property to the East. The potential conflicts that we anticipate may arise, will be during the required excavation for the underground portion of the project and any associated cut slope or additional working room that may encroach in to the critical root zones of trees to be retained. Should the project be approved, we anticipate that it will likely require shoring, shotcrete or similar methods to reduce the amount of over excavation requirements. The amount of necessary shoring will have to be determined during the proposed excavation when that potential root disturbance can be better quantified. If large structural roots are encountered during the excavation that cannot be retained, we will likely recommend that additional trees be removed.

In the North east corner of the property there is a set of stairs to access the underground parking that will encroach into the critical root zone of Douglas fir # 5. Since our initial site review the plans have been modified to reduce the encroachment into the critical root zone of the tree, but we anticipate the construction of these stairs will be difficult to accomplish without impacting the tree. The extent of the impacts will only be possible to determine through exploratory excavation or at the time of excavation for the proposed building construction. As the excavation will only impact a portion of the trees critical root zone, it may be possible to retain the tree. If large structural roots are encountered during the excavation that cannot be retained, we will likely recommend that this tree be removed.

.../2

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

- **Servicing:** There are no servicing details shown on the plans provided, but it is our understanding that they are to be located outside of the critical root zone of trees to be retained. If services must be located within the critical root zones of trees to be retained it must be reviewed with the project arborist. Installing services within critical root zones will likely require a combination of hand digging, small machine or hydro excavation. If significant roots are encountered that are critical to the health and stability of the trees and they cannot be retained, it may be necessary to remove additional trees.
- **Blasting and rock removal** –If areas of bedrock are encountered, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.
- **Concrete work:** Provisions must be made to ensure that no concrete wash or left over concrete material is allowed to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.
- **Pruning:** We recommend that any pruning for building clearances of construction access be completed by an ISA certified arborist.
- **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 for the road upgrades and service footprints that are 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 demolition, site clearing or other construction activity occurs.

.../4

TREE RESOURCE

1

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1	60	6.0	Pine	7.5	Good	Fair	Good	Located on neighbours property, good potential for retention providing critical root zone can be adequately protected. May require shoring to reduce the need for cut slope. Existing house basement has likely inhibited root growth.
2	50	5.0	Pine	7.5	Good	Fair	Good	Located on neighbours property, good potential for retention providing critical root zone can be adequately protected. May require shoring to reduce the need for cut slope. Existing house basement has likely inhibited root growth.
3	50	5.0	Cherry	6.0	Fair	Fair	Fair	Located on neighbours property, good potential for retention providing critical root zone can be adequately protected. May require shoring to reduce the need for cut slope.
4	35	5.0	Chamaecyparis	6.0	Good	Fair	Poor	Located on neighbours property, good potential for retention providing critical root zone can be adequately protected. May require shoring to reduce the need for cut slope.
5	60	9.0	Douglas fir	9.0	Fair	Fair	Poor	Located on neighbours property, good potential for retention providing critical root zone can be adequately protected. May require shoring to reduce the need for cut slope.



LOW
HAMMOND
ROWE
ARCHITECTS

1150 BURDETT AVENUE
VICTORIA, BC
V8M 1G1
TEL: 250-383-1111
WWW.LHRARCHITECTS.COM

DATE

CONSULTANTS

5. REVIEW SCALE & GROUND 2/15/2014
6. PRELIMINARY PARKADE (L.A. STALLS) 2/15/2014
7. PRELIMINARY PARKADE (L.A. STALLS) 2/15/2014
8. PRELIMINARY PARKADE (L.A. STALLS) 2/15/2014
9. PRELIMINARY PARKADE (L.A. STALLS) 2/15/2014
10. PRELIMINARY PARKADE (L.A. STALLS) 2/15/2014

ISSUED FOR DATE

☐ CONSTRUCTION

☐ TENDER

☐ BUILDING PERMIT

DESIGN NOTES: THE PARKADE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE VICTORIA CITY BY-LAW 2176 (2012) AND THE VICTORIA CITY ZONING BY-LAW 2176 (2012).

DESIGNER: LOW HAMMOND ROWE ARCHITECTS

PROJECT NO: 1548

DATE: 2/15/2014

BY: [Signature]

SCALE: 1:100

PROJECT

1150
BURDETT
CONDO

1150 BURDETT AVENUE
VICTORIA, B.C.
V8M 1G1

PARKADE PLAN

Sheet No.

A2.0

DATE: 2/15/2014

No.1115

peak = 33.38

18.29 m

12.50 m

14.94 m

+ peak = 33.52

No.1149

Strato Plan
V5248

Parking Lot

No.915
Apartment Building
top of roof = 31.00

18.28 m

12.50 m

14.93 m

anchor

mountable

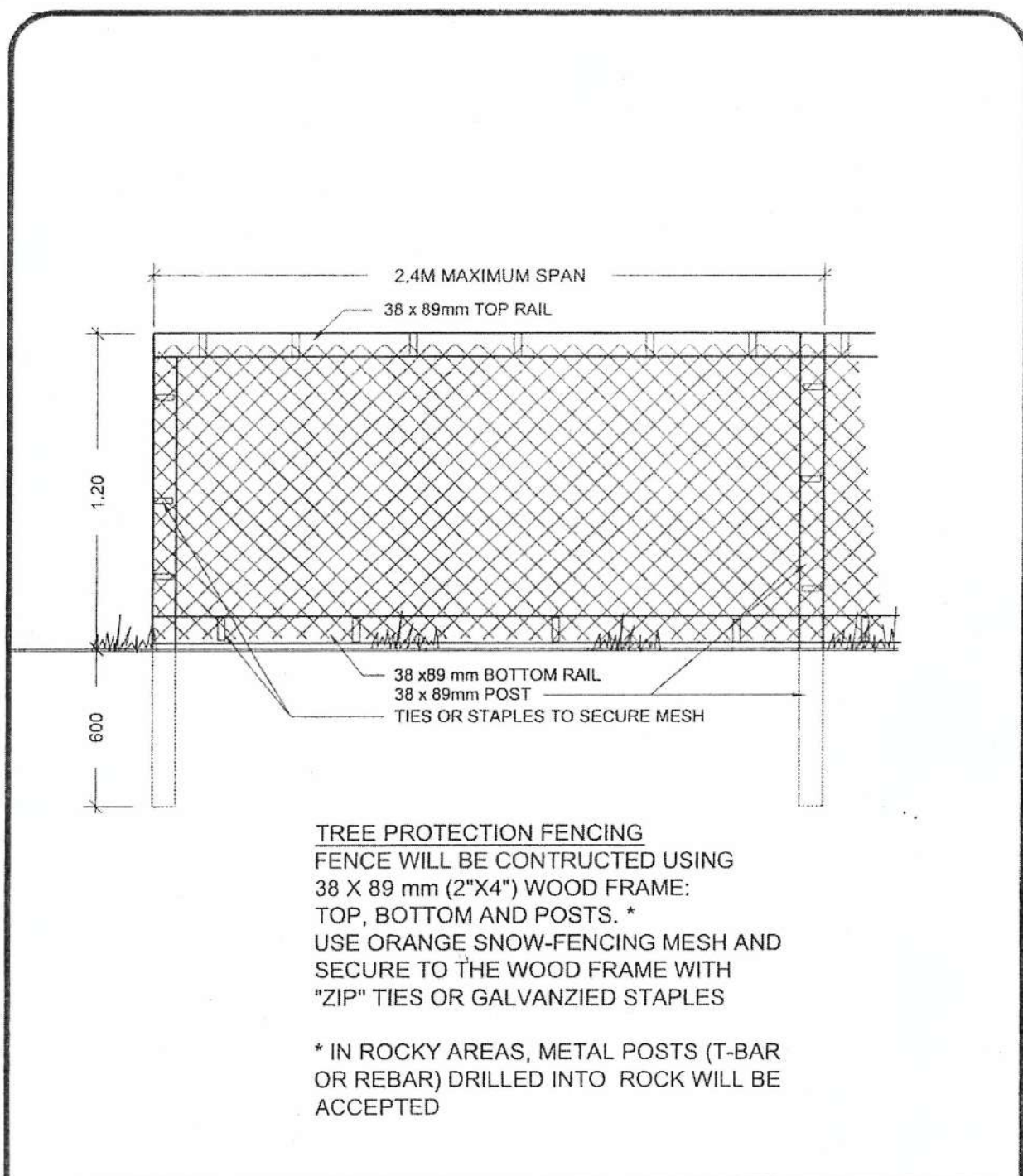
BURDETT AVENUE

PARKADE DATA

- 34 RESIDENT CAR STALLS
- 2 VISITOR CAR STALLS - including 1 Accessible
- 40 BICYCLE STALLS
(22 FLOOR-MOUNT, 18 WALL-MOUNT)
- 36 STORAGE LOCKERS

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

1150 BURDETT AVENUE, VICTORIA, BC V8M 1G1
DESIGNED BY: LOW HAMMOND ROWE ARCHITECTS
DATE: 2/15/2014

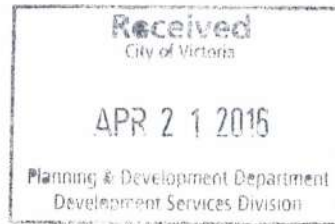


DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING



February 15, 2016

Mayor and Council
City of Victoria

Subject;

1120, 1124, and 1128 Burdett Ave. rezoning form R3-AM-1 and R1B to Site Specific Zoning

Description;

The current zoning is R3-AM-1 and R1B and the proponent is requesting to combine the properties into one. Currently on the property are three existing houses, which are to be replaced with one four-story apartment building with 36 units.

In response to the Community Meeting Notification (CMN) the proponents for the above address met with Fairfield Gonzales Planning and Zoning Committee and members of the community. To make a presentation to all and answer any questions and receive comments from those present.

Members of the CALUC Committee present: Wayne Hollohan (Chair), Maureen Connolly, Ted Relph, Clair Jackson, Jim Masterton, Ken Roueche, Robin Jones.

Twenty-eight members of the community attended.

Wayne Hollohan opened the meeting by explaining the CALUC process, the procedures of the meeting, and ways in which community members would be able to have further input at meetings of the Planning and Land Use Committee of the City.

Developer's Presentation

Karl Robertson (KR) provided a comprehensive account of the proposal, which is to replace three existing houses with a four-story apartment building with 36 units.

He suggested that the rezoning is for this proposal is consistent with City's vision as indicated in the OCP. It is a project within 200 m of the urban core that increases density; scores very high in terms of walkability and cyclability. It provides one parking space per unit plus three visitor parking spaces and ample secure bike storage. It fits with the existing four story apartment buildings that are on three sides it, has generous landscaping, promotes alternative forms of travel, and contributes to the streetscape with walkout apartments at grade. The building will aim to achieve a Built Green standard. He provided a thorough description of the project with slides of the site plan, elevators and rendering suggesting the materials that might be used.

Questions from the CALUC committee

Wayne Hollohan opened the meeting to questions, beginning with members of the CALUC committee. (CCM)

CCM do not see why this can't fit within some form of an existing zone when we have hundreds to choose from.

CCM expressed about the height of the building and the difference between peaks and the roof; and asked whether a shadow study has been done.

KR explained that the peaks are a design feature to provide visual interest at the cornice line, and that most of the roof is at the height stated. A shadow study has been completed.

CCM asked whether a concession in parking requirements was being requested and whether a parking analysis has been done.

KR replied that a reduction in parking requirements is being requested, and indicated that no parking analysis has been done, but undertook to complete one.

CCM asked if the mature tree in front of the project will have to be removed.

KR replied that it will be removed.

CCM asked for a clarification of the FSR of 1.86 (The Chair clarified the meaning of FSR in response to a question from the audience)

CCM replied that current zoning allows an FSR up to 1.6, but that an FSR of up 2.0 is indicated under the OCP.

CCM asked whether design improvement could be made to the ground floor in order to make the units look more like townhouses, and to soften the massing of the proposed apartment building.

KR replied that this should be possible.

Questions and Comments from the Floor (identified by the address of the person asking. Most questions were from different people, but these are apartments so they have the same address)

1151 Burdett: This rezoning proposal is asking for reduced setbacks and increased density. Is this asking for too much? Why not townhouses rather than a blocky façade? KR replied that the setback from Burdett was established to match that of the apartment building at 1149 Rockland, next door, and the rear setback also matches adjacent buildings, but the design is still at an early stage and the developer is seeking feedback.

1150 Rockland: This proposal completely blocks off the back of their building. It feels as though 1150 Rockland is being stuffed in the nose. KR replied that there will be a new garden at the back of the proposed building that will provide a view for the residents of 1150 Rockland.

1153 Burdett (also owns another house on Burdett): This proposal asks for increased density and height, and reduced setbacks and parking. What amenities will be provided for the community to offset these? The developer has considered

making a community contribution such as to help with the homeless in Victoria, but is open to other suggestions. Also the new fire hydrant will provide add security for nearby houses that are currently a long way from a hydrant.

1153 Burdett: Why not ask for rezoning for R3-AM1, without the variances to setbacks and other adjustments, which would be a simpler solution? KR replied that this would lead to a four story building.

1149 Rockland: The artist's rendering looks like a 5 story not a 4 story building, and has a building at 3 or 2 stories been considered? KR replied that the decorative peak on the cornice line makes the building look taller in the rendering. This is a detail that can be reconsidered.

1115 Rockland: Has the developer looked at another apartment on Burdett that is smaller scale? This seems like too much building for the site, and will cause shadow problems.

1115 Burdett: The developer should be looking at 2 or 3 stories, which would be more in keeping with the street.

1131 Burdett: Where will people park? He only has street parking and this building only has 3 visitor parking spaces.

1115 Rockland: She will lose sunshine, privacy and her view of the Olympic Mountains.

650 Linden Ave: Asked about landscaping and the possibility of replacing mature trees that will be removed with other large trees rather than ornamentals. KR replied that the underground parking means that soil depth would not be sufficient for large trees, but that they intend to use the largest planters.

1115 Rockland: will there be any blasting? KR replied that what is known of subsurface materials suggests that blasting won't be needed, but they won't know until full geophysical tests have been done.

1115 Rockland: Wondered if there has been any consideration of the character of the block, and whether the design could be made more compatible with the rest of the block.

1153 Burdett: A townhouse or row housing development would be more compatible with the rest of the street, and in his experience could also be economical and fulfill the housing needs of the City.

Wayne Hollohan
Chair FG- CALUC



Advisory Design Panel Report

For the Meeting of August 24, 2016

To: Advisory Design Panel **Date:** August 10, 2016
From: Charlotte Wain, Senior Planner – Urban Design
Subject: Rezoning Application No. 00516 and Development Permit No. 000462 for 1120-1128 Burdett Avenue

RECOMMENDATION

Recommend to Council that Development Permit Application No. 000462 for 1120-1128 Burdett Avenue be approved with changes recommended by the Advisory Design Panel.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1120-1128 Burdett Avenue and provide advice to Council.

The purpose of this report is to present the Advisory Design Panel with information, analysis and recommendations regarding a Development Permit Application for the property located at 1120-1128 Burdett Avenue. The proposal is to construct a four-storey, multi-residential building containing 36 residential units. Variances associated with the Application are related to parking setbacks, site coverage and height.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP), 2012*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010)*

COUNCIL DIRECTION

The Application has not yet been presented to the Committee of the Whole. The intent is to present the Application to Committee with the benefit of advice from the panel.

BACKGROUND

Project Details

Applicant: Mr. Paul Hammond
Lowe Hammond Rowe Architects Inc.

Architect: Mr. Paul Hammond
Lowe Hammond Rowe Architects Inc.

Development Permit Area: Development Permit Area 16, General Form and Character

Heritage Status: N/A

The following data table compares the proposal with the existing R3-AM-1 Mid-Rise Multiple Dwelling District Zone, which applies to half of the property at 1128 Burdett Avenue. The remainder of the properties are currently in the R1-B zone, Single Family Dwelling District, but for the purposes of comparison, the R3-AM-1 Zone has been utilized. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) - minimum	1673.00	920.00
Density (Floor Space Ratio) - maximum	1.83:1*	1.6:1
Total floor area (m ²) - maximum	3061.15	N/A
Height (m) - maximum	13.47*	12.00
Storeys - maximum	4	4
Site coverage % - maximum	53.43*	40.00
Open site space % - minimum	47.49	30.00
Setbacks (m) – minimum		
Front (Burdett Avenue)	4.51*	10.50
Rear (north)	6.73 (building) 4.73* (balcony)	6.73
Side (east)	3.75*	6.73
Side (west)	4.22*	6.73
Parking - minimum	37*	43
Visitor parking (minimum) included in the overall units	3*	4

Zoning Criteria	Proposal	Zone Standard
Bicycle parking Class 1 secure storage (minimum)	37	36
Bicycle parking Class 2 publicly accessible (minimum)	6	6

Description of Proposal

The proposal is to construct a four-storey, multi-residential building containing 36 residential units. Variances associated with the Application are related to parking, setbacks, site coverage and height. The building has a floor space ratio (FSR) of 1.83:1 and a maximum height of 13.47m.

The proposal includes the following components:

- multi-residential unit building form with ground-oriented units facing Burdett Avenue
- provision of 36 residential units
- replacement of the two existing street trees on Burdett Avenue with two new trees, consistent with City standards
- private patios with planting as shown on the landscape plan for each of the eight units on the ground level; four facing Burdett Avenue and four to the rear
- a 1m wide gravel access path along the east of the proposed building providing access to the rear ground level units
- one level of underground parking for 37 stalls, including three stalls for residential visitor use
- 37 class 1 bicycle storage spaces located underground
- one publicly accessible class 2 rack for six bikes located adjacent to the main entrance on Burdett Avenue.

Exterior building materials include:

- a mixture of siding, including fibre cement board in a combination of white, light grey and charcoal colours
- thin stone veneer for the ground level along Burdett Avenue
- stained cedar siding as an accent material on the north and south elevations, with cedar soffits on all exposed balconies and main entrance
- exposed architectural concrete for the retaining wall adjacent to the underground parkade access
- black vinyl windows, with translucent privacy screens in tempered glass
- metal and glass railings with frosted glass for the north elevation
- metal screen for the mechanical penthouse.

Sustainability Features

As indicated in the applicant's letter dated June 15, 2016, the proposed sustainability features associated with this Application include the following:

- building constructed to a minimum of “Built Green” certification
- stormwater management through planting
- natural ventilation for each unit
- low flow and water efficient plumbing fixtures
- reuse and recycling of existing building materials where possible.

Consistency with Design Guidelines

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Urban Residential, which supports low-rise and mid-rise multi-unit buildings up to approximately six storeys. The site is located in a transitional area; and although Urban Residential designations surround the subject property on all sides, lower scale Traditional Residential Urban Place Designations are within close proximity along the south of Burdett Avenue, east of the existing four storey multi-residential building. The OCP identifies this property in Development Permit Area (DPA) 16 General Form and Character. The proposed development is generally consistent with the objectives of the DPA which seeks to integrate multi-unit residential buildings in a manner that is complementary to the place character of the neighbourhood including heritage character. Enhancing the character of the streetscape through high quality architecture, landscape and urban design as well as creating human-scaled design are also key objectives of this DPA. Design Guidelines that apply to DPA 16 are *Multi-Unit Residential, Commercial and Industrial Guidelines (2012)*, *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)* and *Guidelines for Fences, Gates and Shutters (2010)*.

ISSUES

The issues associated with this project are:

- massing, height and transition in relation to the context
- interface on the north and east elevations
- opportunities for greater roof articulation
- rear access path and potential for Crime Prevention Through Environmental Design.

ANALYSIS

Massing, Height and Transition to Context

The proposed building height is 13.47m which is 1.47m above the maximum height allowance in the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District and 3.47m above the maximum height allowance in the adjacent R3-A1 Zone, Low-Profile Multiple Dwelling District, to the west of the subject property. Although the OCP envisages buildings up to approximately six storeys in the Urban Residential Urban Place Designation, the Guidelines encourage appropriate form, massing and building articulation in relation to existing context.

The proposed building is surrounded by four-storey buildings on the north, east and west boundaries. A four-storey residential building also exists across the street to the south 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. In summary, the predominant height characteristic of the immediate context is that of four-storey buildings. Although the proposed height is slightly higher than the maximum allowance of the

adjacent zones, staff are generally supportive of the proposed height given the OCP policy direction and the minimal impact this additional height will have on the immediate context, which predominantly consists of four storey multi-residential buildings. In addition, articulation of the front façade has been incorporated through the use of two-storey projections and changes in materials that serve to emphasise the ground-oriented units which help to create a human-scaled design at the street level. ADP is invited to comment on the proposed massing and height as it relates to the immediate context.

Interface on the North and East Elevations

The rear north elevation is situated approximately 15m from the primary building face of the adjacent multi-residential building. The design has evolved to increase the rear setback by approximately 1m, which has resulted in the principle building being compliant with the zoning requirement of 6.73m. Although the rear balconies do project into this setback by 2m, architectural interventions have been incorporated to assist in mitigating any privacy impacts on adjacent buildings. This includes provision of wooden screens and frosted glass panels on the north elevations. Opportunities exist to expand the screening of the balconies on the eastern edge, which would improve screening and help to simplify the overall architectural expression in this location. Stepping back the rear upper storeys may also improve shadow impacts on the adjacent building to the north, although a comparative shadow study has not been provided at this stage.

The east elevation is approximately 10m from the adjacent four-storey multi-residential building. Windows to habitable rooms have been reduced in size in this location which minimises privacy and overlooking impacts, and the window placement has been offset from the adjacent building as demonstrated on the supporting window opening study (drawing S2). Although mature trees are located on the adjacent property which assist in providing a visual buffer between the existing and proposed building, opportunities exist to further refine this elevation with the introduction of frosted glass on lower portions of these windows to enhance this aspect of the design.

ADP is invited to comment on the north and east elevations and any further aspects of design refinement to mitigate any impacts on adjacent buildings.

Roof Articulation

The proposed building includes a flat roof with three sloping projections which help to accentuate the ground level units on Burdett Avenue. However, the remainder of the roof is on a single plane with no variation in height or material to provide visual interest. Opportunities exist to refine this aspect of the design to ensure greater compliance with the Guidelines. ADP is invited to comment on the articulation of the roof and any areas for improvement.

Rear Access Path

A gravel access path is proposed along the east of the building providing a secondary access to the four ground level retail units at the rear. This access is not a requirement for building code compliance and staff have raised concerns with the potential for this area to become a dead space that will increase the potential for Crime Prevention Through Environmental Design (CPTED) issues. The Applicant has noted this area as being an important amenity for residents with pets and children, who may prefer this external access rather than the internal route through the building. Efforts have been made to ensure visibility of this space through the

inclusion of low level lighting and a 0.9m high lattice fence as a private boundary treatment for the rear yards. However, staff are of the opinion that this area has the potential to become an underutilized space. An alternative solution may be to integrate the path into each of the rear yards while still retaining maintenance access through a north/south boundary treatment. Staff welcome comments from ADP on this matter.

OPTIONS

1. Recommend to Council that Development Permit Application No. 000462 for 1120-1128 Burdett Avenue for be approved as presented.
2. Recommend to Council that Development Permit Application No. 000462 for 1120-1128 Burdett Avenue be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit Application 000462 for 1120-1128 Burdett Avenue does not sufficiently meet the applicable design guidelines and policies and should be declined.

CONCLUSION

This Application is generally consistent with the applicable design guidelines prescribed within DPA 16. The proposed four storey building slightly exceeds the height of the maximum allowance in the adjacent zoning although the impact on the streetscape is considered to be minimal through the use of building articulation creating a human scale along Burdett Avenue. However, the Application could benefit from further design refinement to improve the articulation of the roof, additional measures to improve the interface on the north and east elevations and review of the rear access path to eliminate CPTED concerns.

ATTACHMENTS

- Aerial Map
- Zoning Map
- Applicants letter dated June 15, 2016
- Plans date stamped June 15, 2016.

cc: Applicant



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 PLANS (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

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

T 250.472.8013
F 250.472.8152
E ARCHITECTS@LHRA.CA

LHRA.CA



LOW HAMMOND ROWE ARCHITECTS



Burdett Condo

1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING / DEVELOPMENT PERMIT RESUBMISSION

June 15, 2016



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 m²
 - Parcel B (DD 177944) of Lot 12, Lot Area 457.5 m²
 Fairfield Farm Estate, Victoria City, Plan 392
 - Parcel A (DD 81442) of Lots 12 & 13, Lot Area 546.6 m²
 Fairfield Farm Estate, Victoria City, Plan 392

Total Area all parcels
 1673.7 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
 M-S - denotes - Manhole - Sanitary Sewer
 Tree diameters are in centimetres.



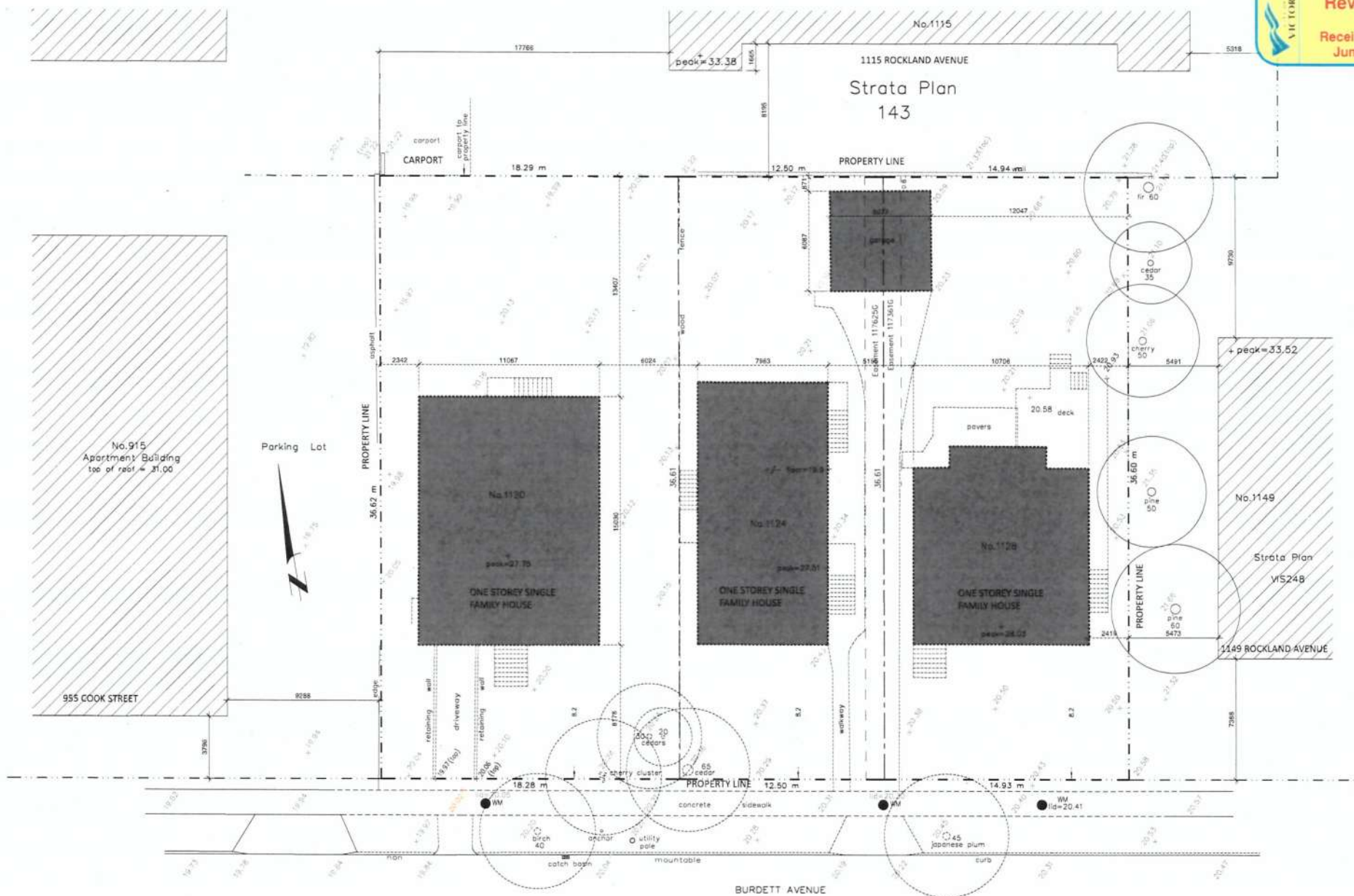
October 28, 2015

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.

Revisions
 Received Date:
 June 15/16







PROJECT DATA

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

Date: 13/06/2016

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

A	SITE AREA:		1673.7 m ²	18015.71 sf					
		Allowed:	Lot# 1120	1.2 :1		Lot Area:	669.55		
				803.46 m ²	8648.44 sf				
			Lot# 1124	1.2 :1		Lot Area:	457.51		
B	DENSITY: (Floor Space Ratio)			549.012 m ²	5909.57 sf				
			Lot# 1128	1.6 :1		Lot Area:	546.59		
				874.544 m ²	9413.59 sf				
		Total:		2227.016 m ²	23971.60 sf				
C/A	*Proposed:			1.83 :1					
				3061.15 m ²	32950.22 sf				
						area excludes elevator shaft (12)-per floor			
C	BLDG SETBACKS:		Burdett	Rear (N.)	Side (E.)	East Stair	Side (W.)		
		Required (m):	9	6.73	6.73	4.5	6.73		
		*Proposed (m):	4.51	6.73	4.66	2.266	4.22		
	BUILDING HEIGHT:	Maximum:	4 Storeys	12.00 m					
		Average Grade	20.29 m Geodetic						
		*Proposed:	Top of parapet	13.05 m	Half Height of Sloped Pop-up Bay	13.47 m			
D	NET AREAS:	Unit Type	Description	Unit Area	Units/FL	# of FL	Total Units	Area	
		Type A	2 bedrm	81.98 m ²	1	3	3	245.94 m ²	2647.30 sf
		Type AA	1 bedrm	62.55 m ²	1.25	4	5	312.75 m ²	3366.44 sf
		Type A1	1 bedrm	61.37 m ²	1	4	4	245.48 m ²	2642.35 sf
		Type B1	2 bedrm	84.59 m ²	1	4	4	338.36 m ²	3642.11 sf
		Type C1	1 bedrm	49.49 m ²	1	1	1	49.49 m ²	532.71 sf
		Type C2	1 bedrm	61.02 m ²	1	3	3	183.06 m ²	1970.46 sf
		Type D	2 bedrm	99.61 m ²	1	4	4	398.44 m ²	4288.81 sf
		Type E	2 bedrm	93.88 m ²	1	4	4	375.52 m ²	4042.10 sf
		Type F	1 bedrm +	63.66 m ²	1	4	4	254.64 m ²	2740.94 sf
		Type G	2 bedrm	85.88 m ²	1	4	4	343.52 m ²	3697.65 sf
E	TOTAL FLOOR AREA:	Floor							
		1st	757.3 m ²	8151.58 sf					
		2nd	767.95 m ²	8266.21 sf					
		3rd	767.95 m ²	8266.21 sf					
F		4th	767.95 m ²	8266.21 sf					
		Total Area:	3061.15 m ²	32950.22 sf					
G	SITE COVERAGE %:	Maximum:	40%	569.48 m ²	7206.28 sf			802.2 m ²	
		*Proposed:	53.43 %	894.19 m ²	9625.06 sf				
H/A									
I	OPEN SITE SPACE %:	Required:	50%	836.85 m ²	9007.85 sf				
		*Proposed:	47.49 %	794.92 m ²	8556.52 sf				
J	PARKING:	Stall / Unit	Total Unit	Unit Stalls	Visitors	Total Stalls			
		Required:	1.20	36		43.2			
		*Proposed:	1.03	36	3	37			
K	BICYCLE SPACES:	Space / Unit	Total Unit	Total Stalls					
		Class 1 (Secured)	Required:	1	36	36			
			Proposed:	1	36	37			
		Class 2 (Visitor)	Required:			6			
L									

* Italicized values denote variances



BUILDING CODE DATA



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: 3061.15 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 **C** 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 L/H	Limiting Distance	Opening % Permitted	Opening % Proposed	Construction of Exposing Building Face		
						F.R.R.	Non-Combustible Construction	Non-Combustible Cladding
North	424.2	--	6.73m	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 3.1.16) 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 ☒

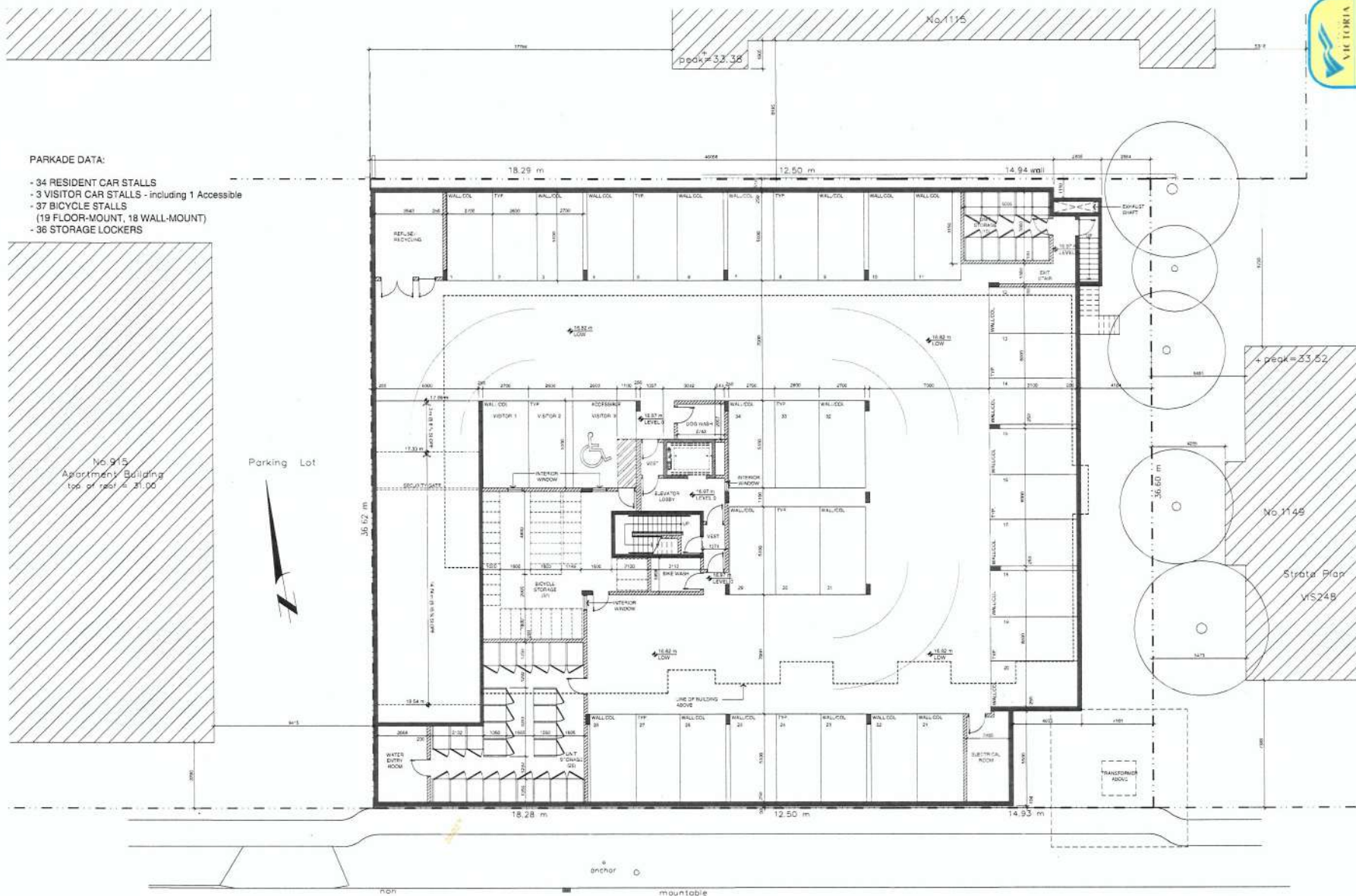
Explanatory Information: 2 PERSONS PER SLEEPING ROOM. 55 SLEEPING ROOMS. 2*55=110 PERSONS

Form Completed By: Low Hammond Rowe Architects Date: 14 APRIL 2016

Phone: 250 472 8013 Email: paulhammond@lhra.ca

PARKADE DATA:

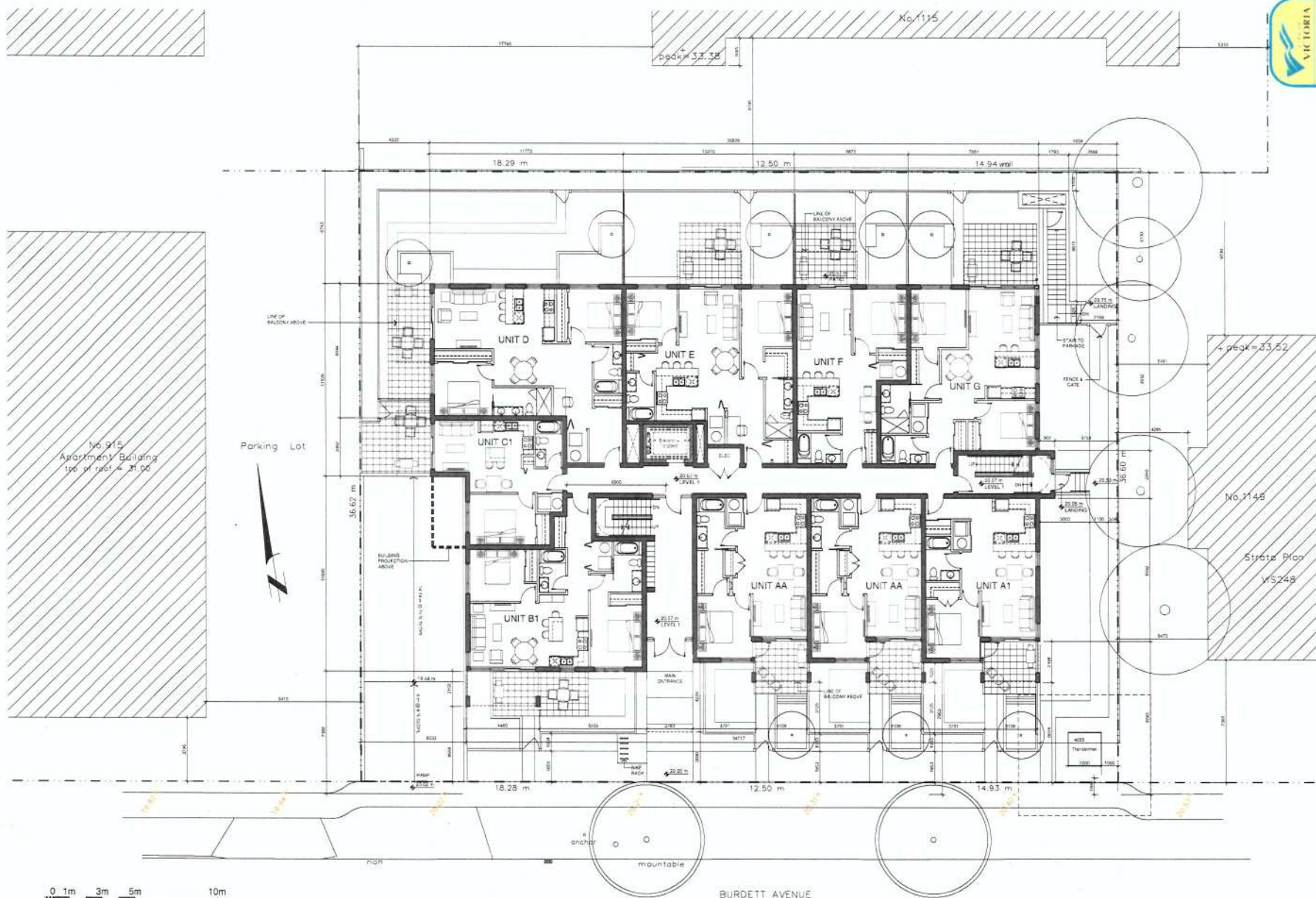
- 34 RESIDENT CAR STALLS
- 3 VISITOR CAR STALLS - including 1 Accessible
- 37 BICYCLE STALLS
(19 FLOOR-MOUNT, 18 WALL-MOUNT)
- 36 STORAGE LOCKERS



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

BURDETT AVENUE

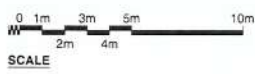
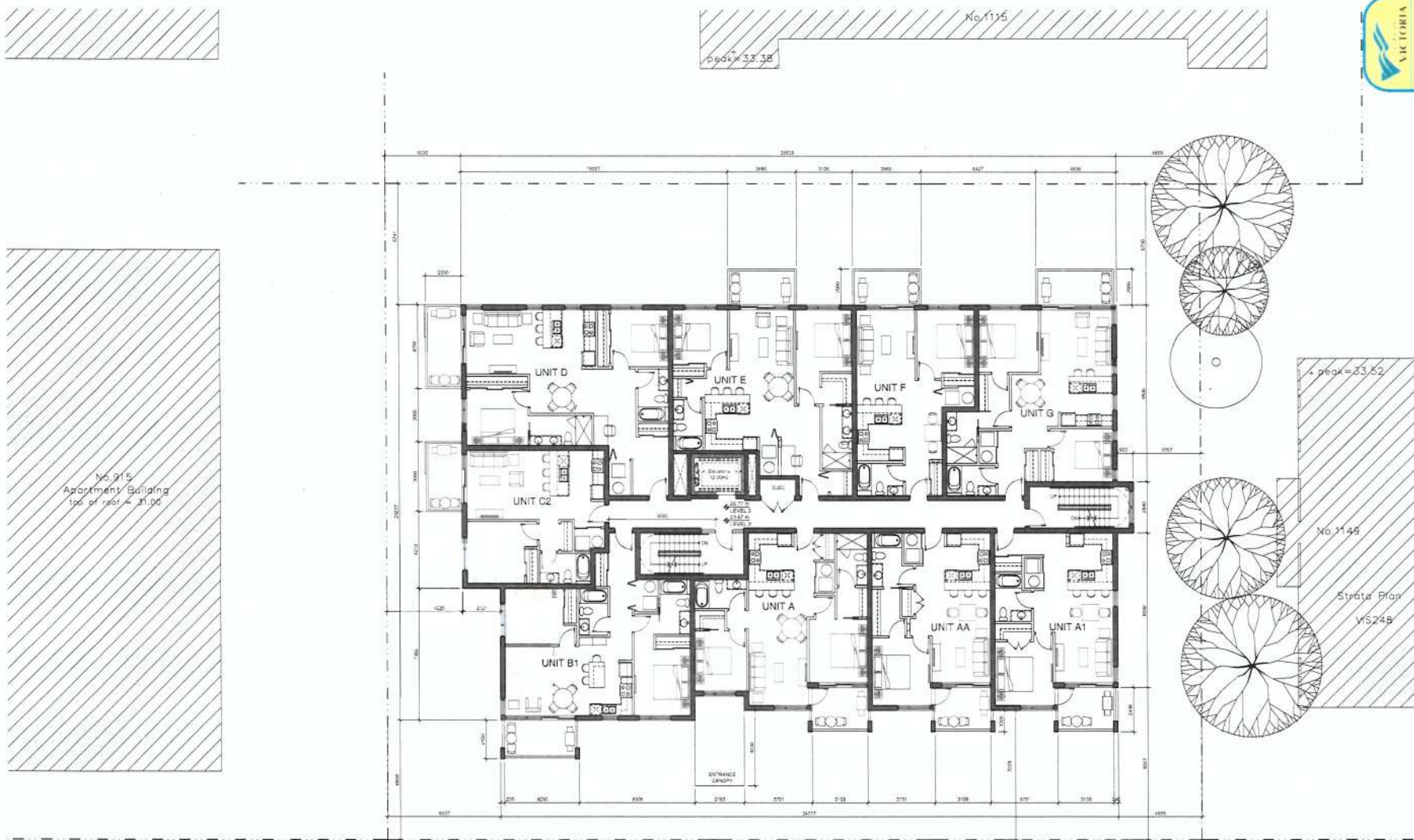




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2m 4m
SCALE

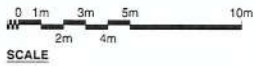
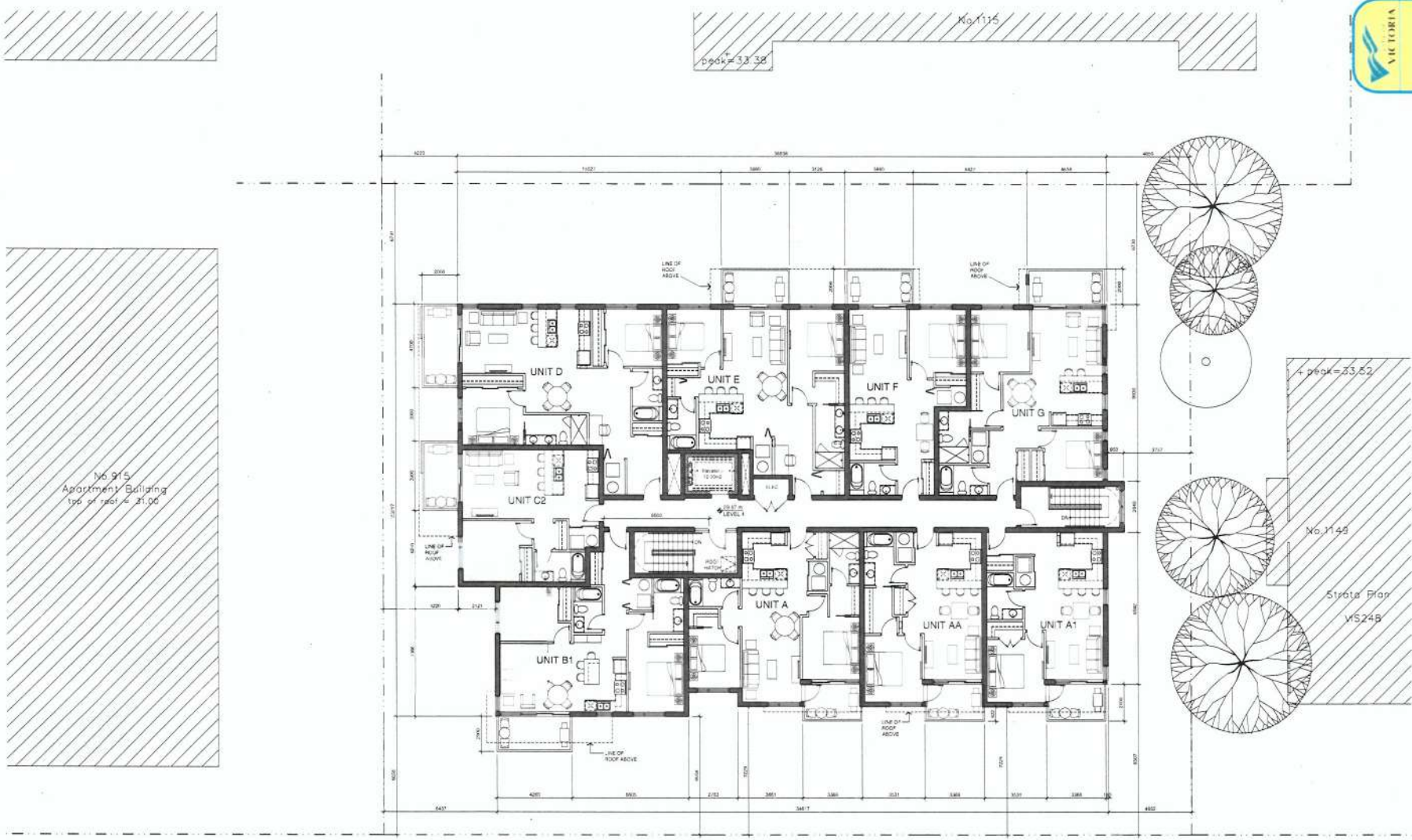
BURDETT AVENUE

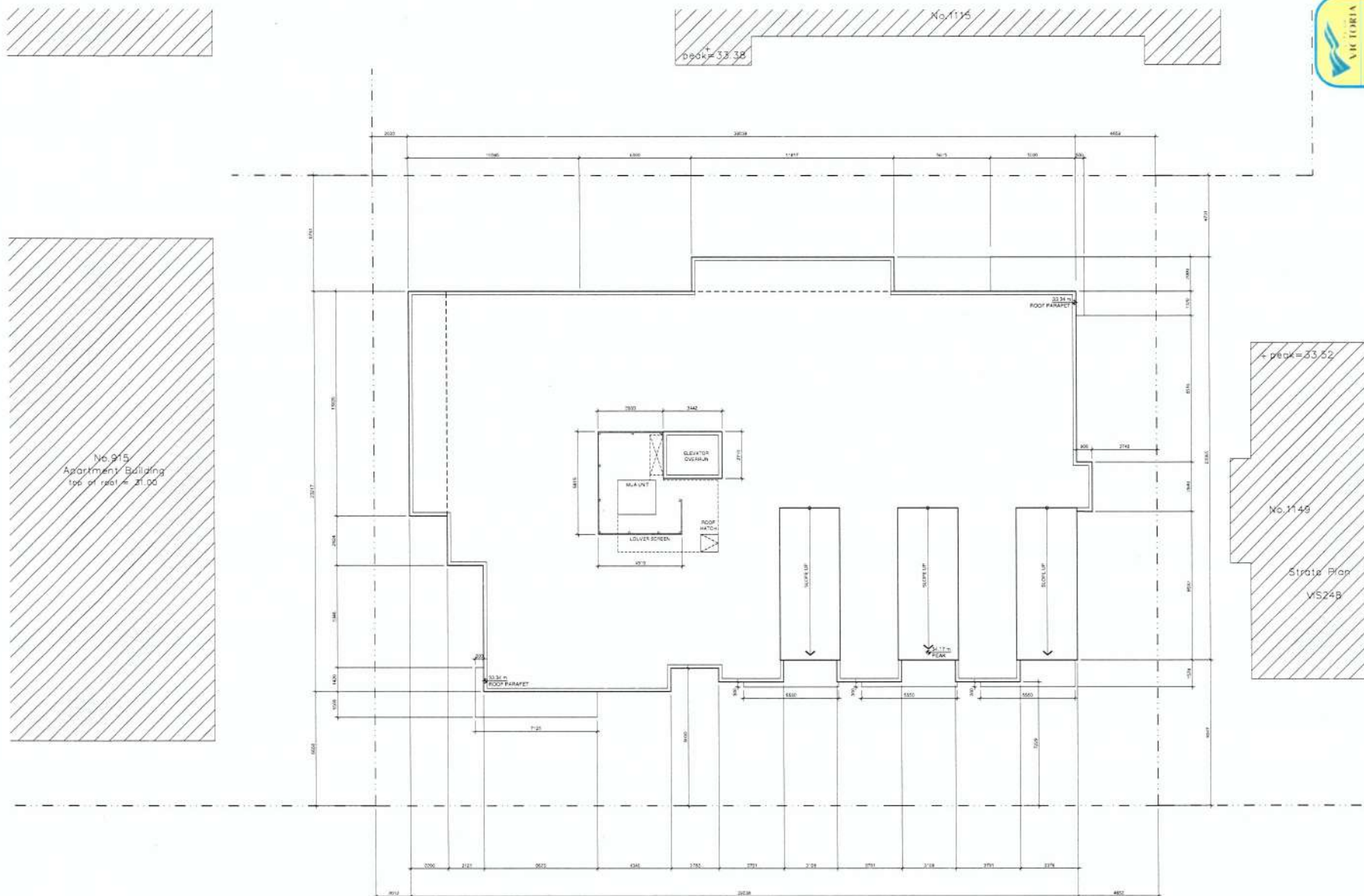




Revisions

Received Date:
June 15/16





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





SOUTH ELEVATION 1:100



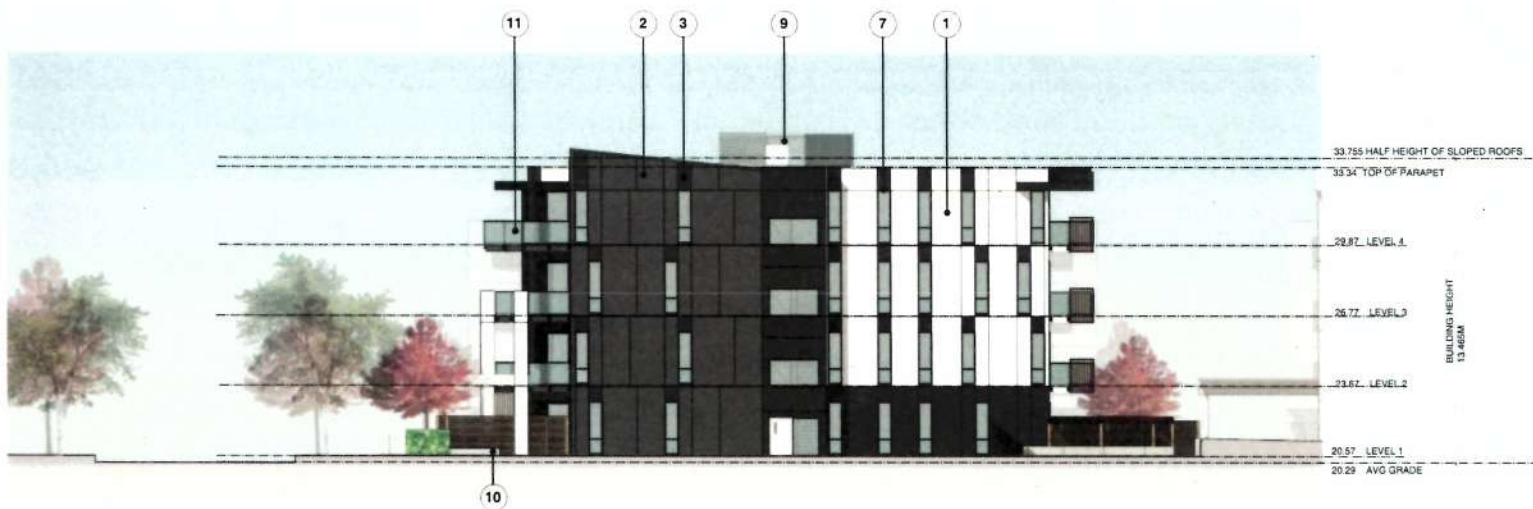
NORTH ELEVATION 1:100

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

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
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- 10 - ARCHITECTURAL CONCRETE
- 11 - METAL & GLASS RAILING
* FROSTED PANELS @ NORTH ELEVATION



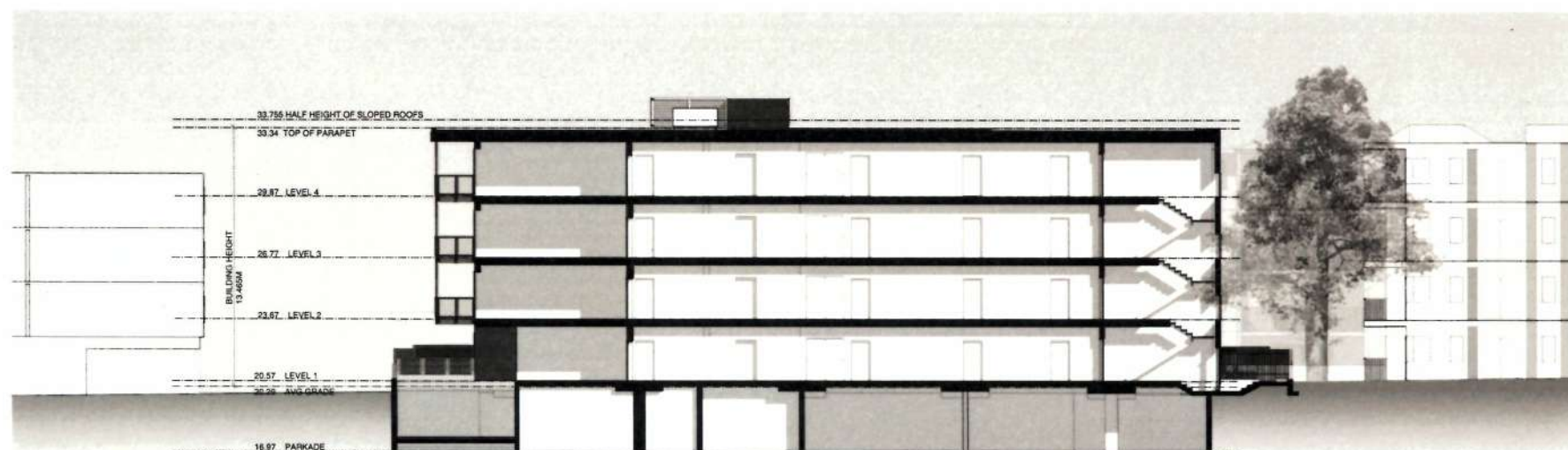
EAST ELEVATION 1:100



WEST ELEVATION 1:100



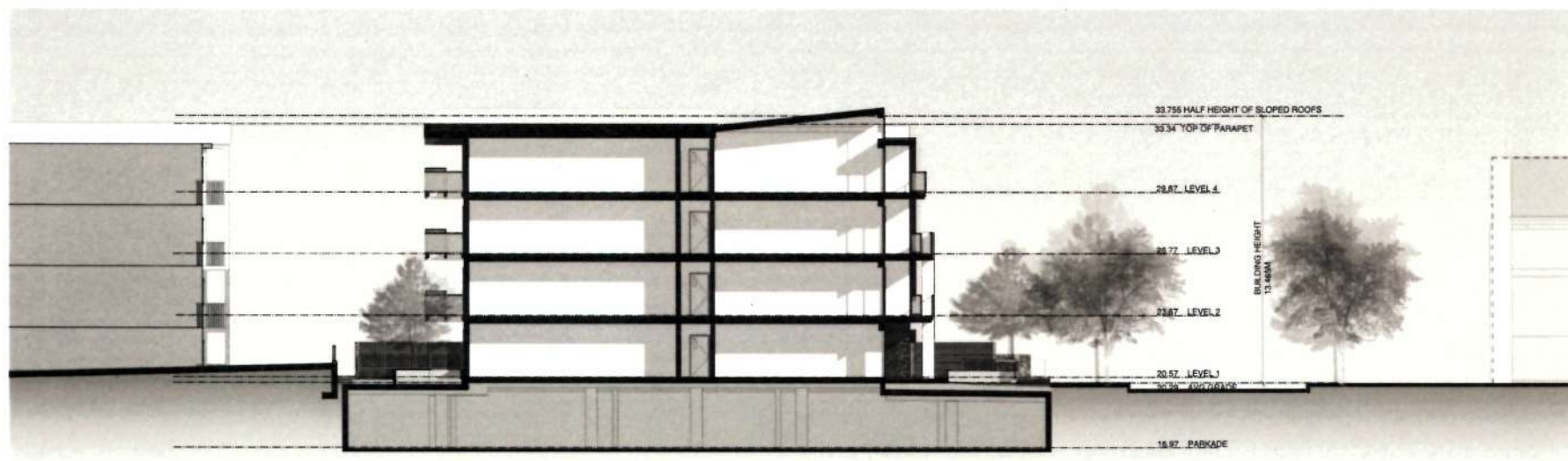
SOUTH STREET CONTEXT ELEVATION 1:100



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



WEST CONTEXT ELEVATION 1:100



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



VIEW FROM THE WEST



VIEW FROM BURDETT AVENUE



VIEW FROM BURDETT AVENUE



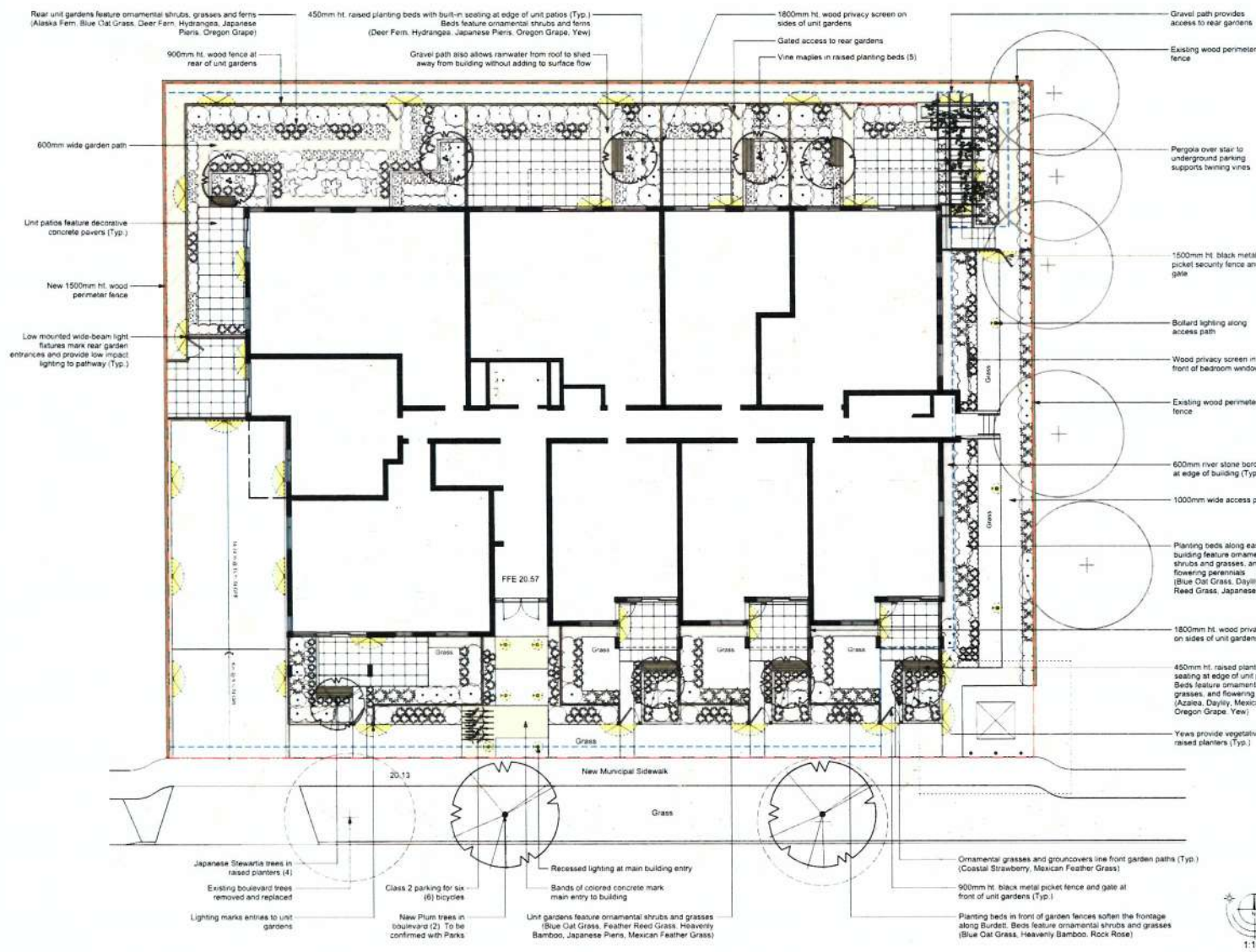
VIEW FROM BURDETT AVENUE



VIEW FROM THE NORTH WEST



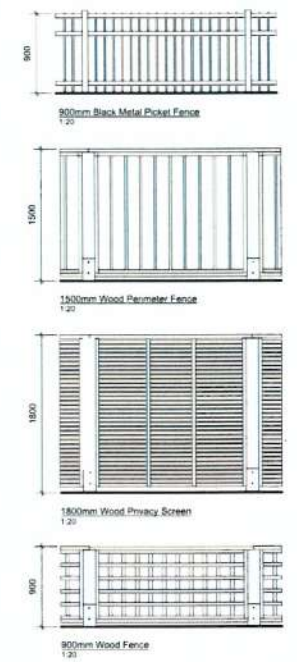
VIEW FROM THE NORTH EAST



Recommended Nursery Stock

Trees			
Total: 11	Botanical Name	Common Name	Size
	Acacia saligna	Wattle	1.5m-2m
	Prunus laurocerasus	Laurel	1.5m-2m
	Styphelia pentandra	Heath	1.5m-2m
Large Shrubs			
Total: 10	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
Medium Shrubs			
Total: 10	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
Small Shrubs			
Total: 10	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
Perennials, Annuals and Ferns			
Total: 10	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
Groundcovers			
Total: 11	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m
Vines			
Total: 1	Botanical Name	Common Name	Size
	Philadelphus floribundus	Flowering Philadelphus	1.5m-2m

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



1120-1128 Burdett Avenue | Landscape Plan



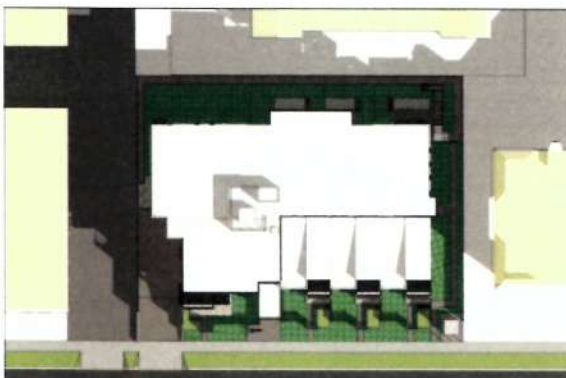
SUMMER SOLSTICE 9am



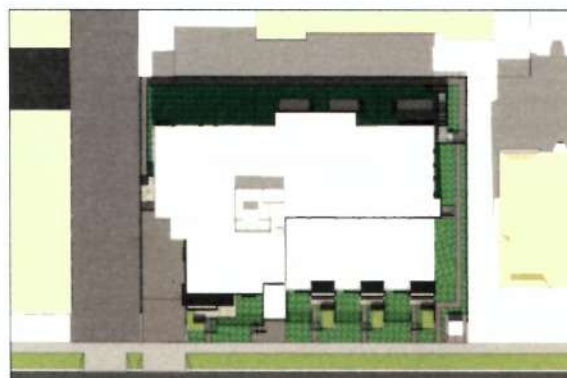
SUMMER SOLSTICE 12pm



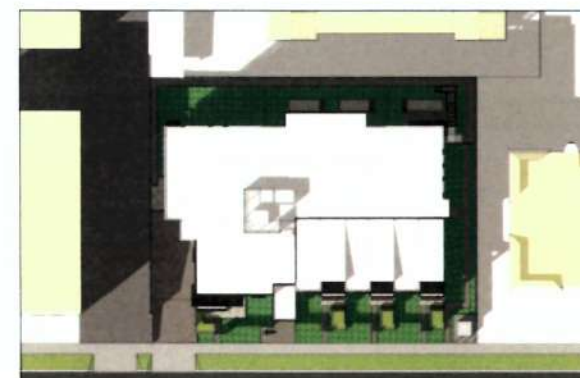
SUMMER SOLSTICE 3pm



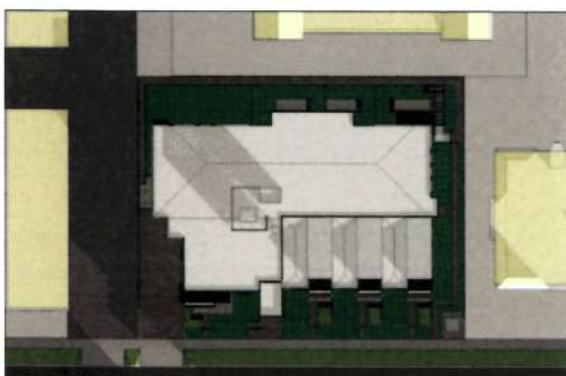
FALL EQUINOX 9am



FALL EQUINOX 12pm



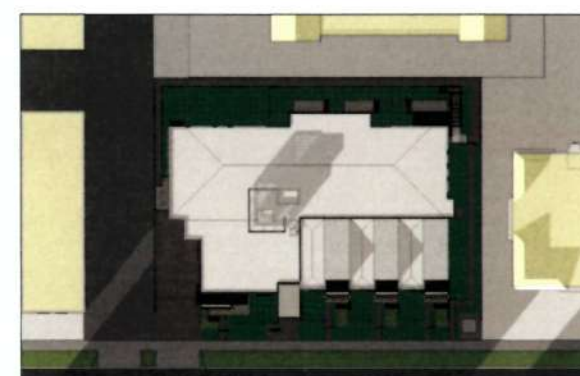
FALL EQUINOX 3pm



WINTER SOLSTICE 9am



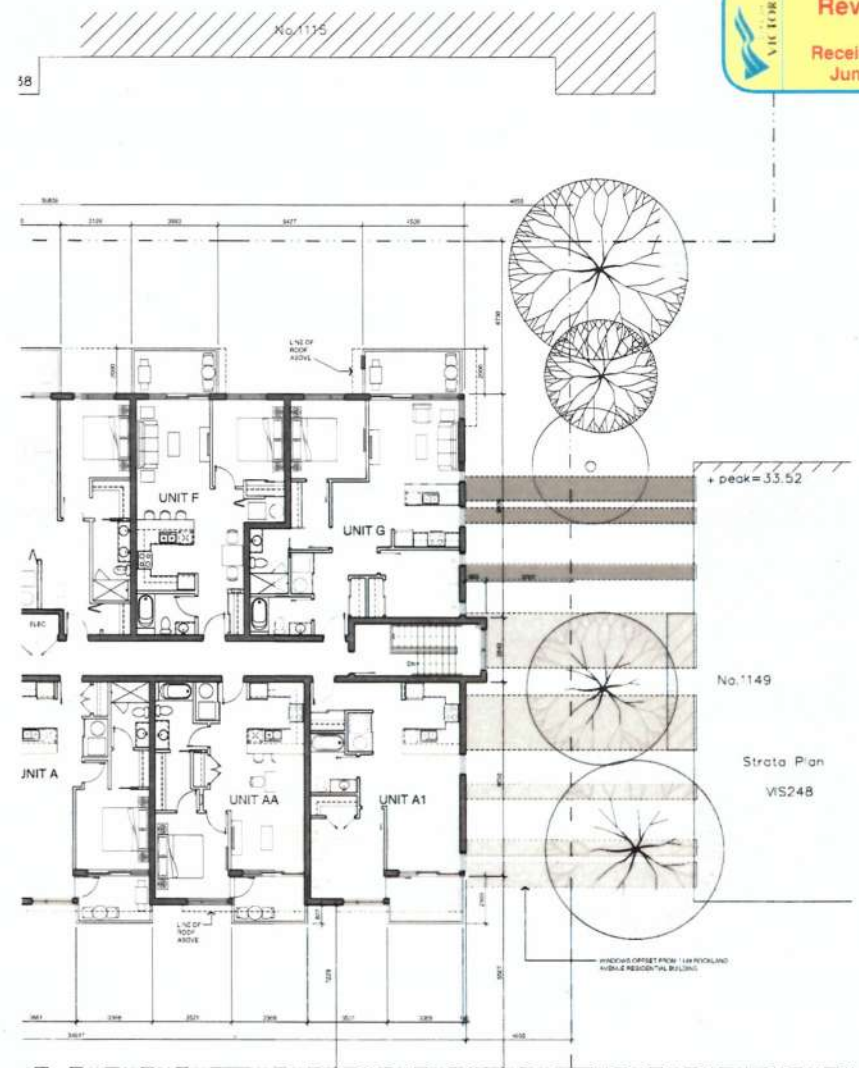
WINTER SOLSTICE 12pm



WINTER SOLSTICE 3pm



VIEW FROM WEST OF SUBJECT SITE



Revisions
Received Date:
June 15/16

Committee
of the Whole

FEB 16 2017

Full ADP

Minutes

Late Item# 11

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY AUGUST 24, 2016 AT 12 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 P.M.

Panel Members Present: Cynthia Hildebrand; Renee Lussier; Erica Sangster, Patricia Graham, Ann Katherine Murphy; Gerald Gongos; Justin Gammon

Absent: Christopher Rowe; Mike Miller

Staff Present: Charlotte Wain - Senior Planner, Urban Design
Quinn Anglin - Secretary, Advisory Design Panel
Councillor Charlayn Thornton Joe

2. MINUTES

2.1 Minutes from the Meeting held July 27, 2016.

Action:

It was moved by Cynthia Hildebrand, seconded by Anne Katherine Murphy, that the Minutes of the Meeting of Advisory Design Panel held July 27, 2016 be approved.

CARRIED UNANIMOUSLY

3. APPLICATIONS

3.1 Development Permit #000460 and Rezoning #00513 for 701 Belleville Street

To permit rezoning for the construction of a 15 storey mixed-use building, that would include seniors' residential use on the upper storeys and commercial uses on the ground floor.

Applicant Meeting attendees:

DEAN JONHSON
KEN BOGRESS
COLIN SHRUBB
DAVID SIMPSON
MARGOT LONG

CONCERT PROPERTIES
CONCERT PROPERTIES
DYS ARCHITECTURE
DYS ARCHITECTURE
PWL PARTNERSHIP

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- proposed urban design response of the podium to Belleville Street including ;
 - the architectural response to the prominent street corner at Douglas Street and Belleville Street
 - the size and scale of the proposed driveway opening
- impact of the proposed tower height on the character defining roof line of the Empress Hotel as experienced in views from the inner Harbour.

Dean Johnson then provided the Panel with a detailed description of the proposal.

David Simpson then provided the panel with a detailed presentation of the site and context of the proposal.

Margot Long then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- the safety and security of the lighting – located in the soffit and seating of the design. 24 hour management for security
- the distance between the planted trees on boulevard – dictated by the City
- floor level between L1 and L2 is a transfer slab
- massing of the tower and relationship to Saint Anns Academy
- opportunities for alternative materials for the tower
- the shared space between the parking area and space used for events etc. - space is managed 100% of the time and easy to block off temporarily if need be for special functions
- the relationship of the shared space being open to the public.

Panel Members discussed:

- the architectural response to the corner at Douglas and Belleville is successful and fits well for the City without being a showy response
- the massing and bulkiness of the tower poses some difficulty, especially in relation to the small scale of the Saint Anns building that steps down from it and also in relation to the smaller portion of the project on the adjacent side. There seems to be a disconnect to the proportions of these pieces to each other and the podium is not well integrated into the tower
- the more complete renderings of the project that include tones help to relate the bulkiness of the tower to the rest of the project and surrounding buildings

- the separation from the commercial to the residential sections of the project are clearly and cleanly expressed
- if the lineage of balconies that go up 15 stories were considered to be a different color or shade that may assist to visually setback or break up the massing as a whole
- the simple palette is successful and although there are a number of materials, they marry well together
- that a very thoughtful resolution that has gone into these pieces
- there are no issues with the size and scale of the carriageway
- the views from the Harbour in respect to the color and toning of the project have a successful cloudy feel and merge well with the skyline. This ensures that it isn't distracting from any of the buildings around it and connects well to its surroundings.
- the opportunity to have more embellishment in the landscaping on the Blanshard Street frontage.
- the opportunity or usability of more inviting spaces to sit along Belleville Street
- the function of Belleville Street being a street for movement not lingering.

Action:

MOVED / SECONDED

It was moved by Gerald Gongos, seconded by Anne Katherine Murphy, that the Advisory Design Panel recommend to Council Development Permit #000460 and Rezoning #00513 for 701 Belleville Street be approved with recommendations as proposed;

- **Review the elevation treatments of the tower to respond in scale to the historic context most prominently along Blanshard Street**

Carried

Opposed – 2

3.2 Development Permit #000462 and Rezoning #00516 for 1120 - 1128 Burdett Avenue

To permit rezoning to construct a 4-storey, 36 multi-unit residential building.

Applicant Meeting attendees:

PAUL HAMMOND
KEVIN LIN
BEV WINDJACK
LUKE HARRISON
KARL ROBERTSON

LOW HAMMOND ROWE ARCHITECTURE
LOW HAMMOND ROWE ARCHITECTURE
LADR LANDSCAPE ARCHITECTURE
EMPRESSA PROPERTIES
EMPRESSA PROPERTIES

Renee Lussier recused herself with pecuniary conflict of interest from the application.

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- massing, height and transition in relation to the context
- interface on the north and east elevations
- opportunities for greater roof articulation
- rear access path and potential for Crime Prevention Through Environmental Design.

Paul Hammond provided the panel with a detailed presentation of the proposed guidelines.

Bev Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- the functionality and purpose of the rear maintenance path – used for access, but mainly for maintenance purposes as well as a dog walk path
- the application of the two story framing marking the entryways on the south façade and its relationship to the setback in the balconies when viewing it from an angle – intended to bridge the two through color and visually connect them
- expression on the west facade of the pairs of balconies being grouped together and the full height screening – used as a sun shade
- application of materials and color on the 4 story wall on the north façade
- the location of the two trees at the entrance to the building and possible opportunities to have these moved slightly
- the opportunity to emulate the sloped roof of the rear elevation on the rest of the project – not possible without lowering the ceiling heights or digging further down.

Panel Members discussed;

- south façade is articulated to the extreme but the remaining façades are quite simple
- north façade requires a calmer, vertical palette as it is not relating to rest of project. The wood material could potentially stretch from top to bottom to be more relative to the complete project
- nice composition of materials for a development within the city
- the opportunity for the townhouse units to be two story apartments should have been considered
- there are projecting white volumes and deep projecting balconies on the west façade which feel unbalanced. Having the one large overhang to tie them together doesn't work well as it seems heavy, alternatively, a lighter trellis could help to better connect them
- the soffits are all made of wood on the north and west façades which project a feeling of warmth when looking up which also helps to carry this material around the building

- opportunities to extend the wood cladding to the fourth floor and lighten the canopy on the north elevation
- the 3-D dimension renderings of the development help in visually connecting how the project and materials that are applied tie together.

Action:

It was moved by Patricia Graham, seconded by Gerald Gongos, that the Advisory Design Panel recommend to Council that Development Permit #000462 and Rezoning #00516 for 1120 - 1128 Burdett Avenue be approved with recommendations as proposed;

- **Refinement of the secondary facades towards a clarified expression of the building form**

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of August 24, 2016 adjourned at 2:31pm.

Erica Sangster, Acting Chair

September 26, 2016

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



Mayor and Members of Council,

Re: 1120, 1124 and 1128 Burdett Avenue Revisions to ADP Remarks

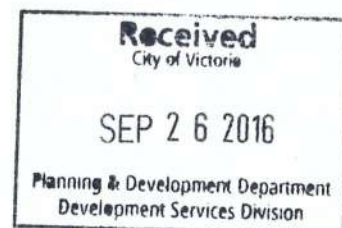
The applicant team has made the following revisions in response to the Advisory Design Panel's (ADP) recommendations following the ADP meeting *August 24, 2016*, based on the recommendations of City staff. The central response is directed toward the recommendation to clarify the expression of the secondary façade.

1. The rooflines of the north and west façade balcony canopies have been lowered to breakup and articulate the continued surface of the roofline defining each element separately. As a result, the north and west balconies have been adjusted to complement the new design.
2. The secondary façade expression has been refined to convey a similar material language and consistency in building form. These elements are portrayed in both the harmonized colour scheme and the use of softening cedar elements outlining the balconies to define the individual suites along the north and west façades.
3. The new tree once located in front of the building's main entrance has been relocated slightly to the west in order to provide greater visibility and thus prominence to the main entrance.

Additionally, in response to City staff comments, the following items have been incorporated to aid ADP's recommendations:

1. A further extension of the architectural screening on the eastern portion of the northern balconies was incorporated to simplify the expression and provide added privacy.
2. Landscaping to the north of the hydro kiosk has been reinstated in order to provide a greater softening physical barrier.

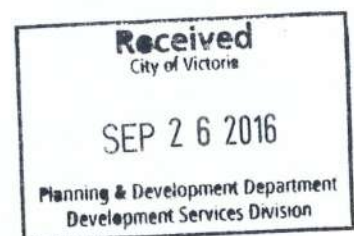
The applicant team has thoroughly reviewed ADP's comments and feel that the revisions proposed will fully satisfy the panel's recommendation.



Sincerely,

Empresa Properties Ltd.

Per: 
Karl Robertson



DEC 05 2016

Planning & Development Department
Development Services Division

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 PLANS (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 2P5T 250.472.8013
F 250.472.8152
E ARCHITECTS@LHRA.CA

LHRA.CA



LOW HAMMOND ROWE ARCHITECTS

EL PRESA
PROPERTIES
Burdett Condo

1120, 1124 & 1128 Burdett Avenue, Victoria

REZONING / DEVELOPMENT PERMIT RESUBMISSION

December 5, 2016

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Development Services



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.

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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.

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Planning & Development Department
Development Services Division**BC LAND SURVEYORS SITE PLAN OF:****Civic: 1120, 1124 & 1128 Burdett Avenue****Legal - Lot 11, Fairfield Farm Estate, Lot Area 669.6 m² Total Area all parcels 1673.7 m²**
Victoria City, Plan 392

- Parcel B (DD 1779441) of Lot 12, Lot Area 457.5 m²
Fairfield Farm Estate, Victoria City, Plan 392
- Parcel A (DD 814421) of Lots 12 & 13, Lot Area 546.6 m²
Fairfield Farm Estate, Victoria City, Plan 392

Parcel Identifiers: 000-188-778, 008-975-020 & 000-048-891
in the City of VictoriaThe following non-financial charges are shown on
the current site and may affect the property:

- 1176250 - Right of Way
- 1173610 - Right of Way

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

WM - denotes - Water Meter

M/S - denotes - Manhole - Sanitary Sewer

Tree diameters are in centimetres.



City of Victoria

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Development Services Division
5310



LOW HAMMOND ROWE ARCHITECTS

ELIPRESA
PROPERTIES

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

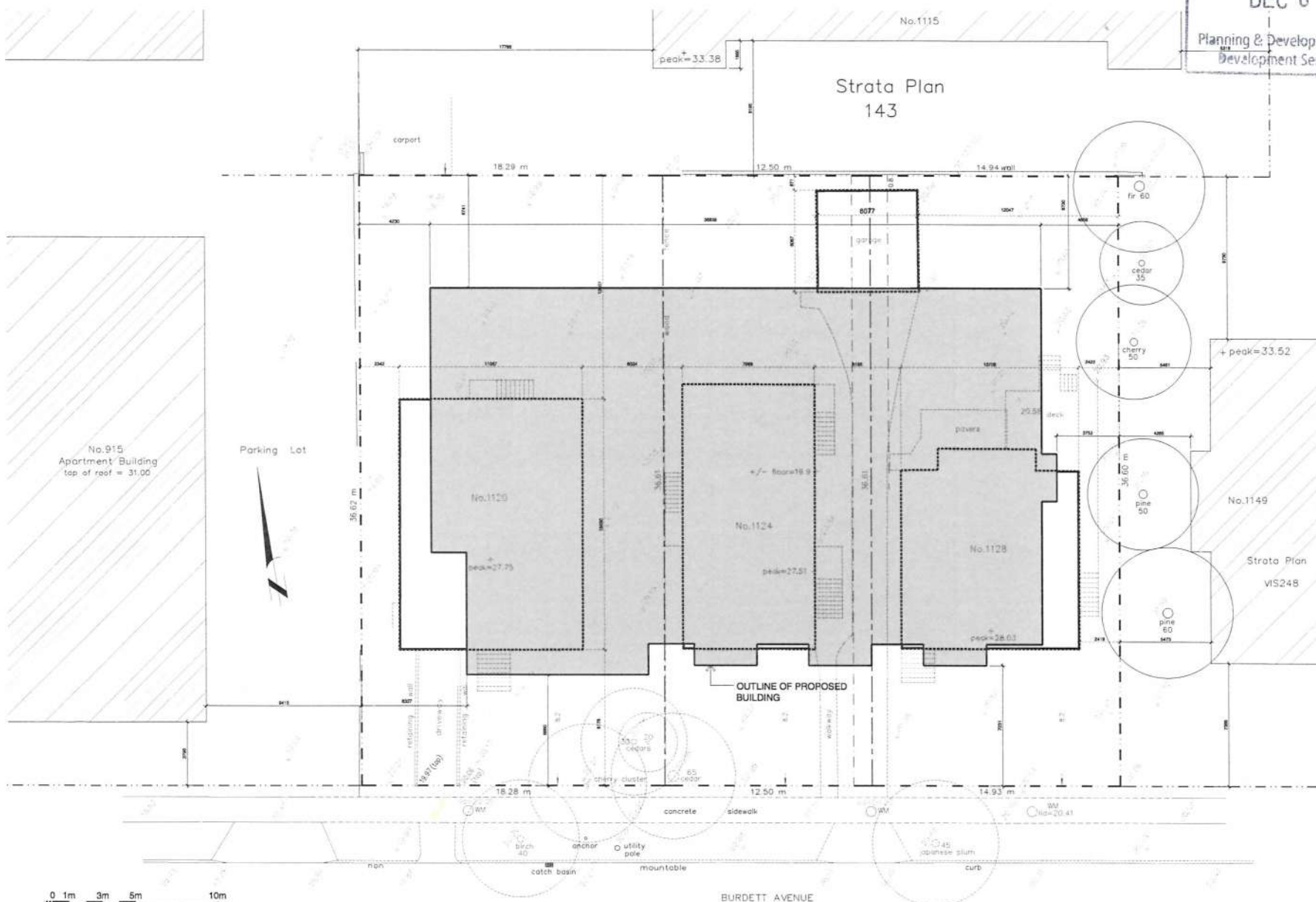
REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Existing Site Plan 1:100

A4

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

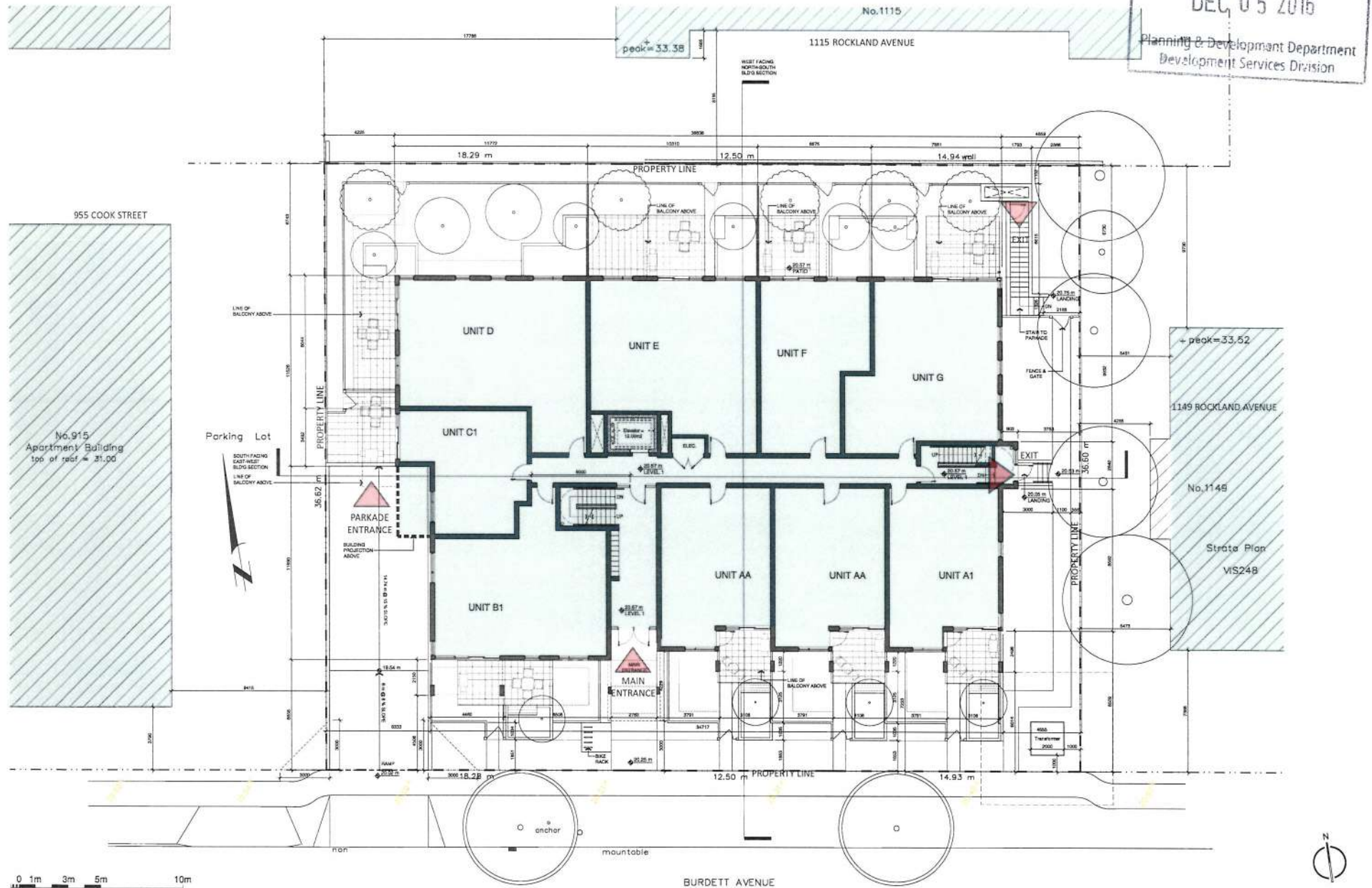
BURDETT AVENUE



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Development Services Division



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

LOW HAMMOND ROWE ARCHITECTS

PRESA
PROPERTIES

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

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Proposed Site Plan 1:100

A6

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Development Services Division

PROJECT DATA

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

ZONING: R1-B (Lot# 1120 & 1124), R3-AM-1 (Lot#1126)

A	SITE AREA:	1673.7 m ²	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: 874.544 m ² 2227.016 m ²	8548.44 sf 5909.57 sf 9413.59 sf 23971.60 sf	Lot Area: 669.55 457.51 546.59
C/A	*Proposed:	1.89 :1 3061.15 m ²	32950.22 sf	area excludes elevator shaft (12)-per floor
C	BLD'G SETBACKS:	Burdett Rear (N.) Side (E.) East Stair Side (W.) Required (m): 9 6.73 6.73 4.5 6.73 *Proposed (m): 4.51 6.73 4.66 (To Building Face) 2.168 4.22 (To Building Face) 3.75 (To Stairwell) 0 (To Parkade)		
	BUILDING HEIGHT:	Maximum: 4 Storeys Average Grade: 10.22 m Geodetic *Proposed: Top of parapet	12.00 m 13.12 m	Half Height of Sloped Pop-up Bay 13.535 m
	NET AREAS:	Unit Type Description Unit Area Type A 2 bedrm 81.98 m ² Type AA 1 bedrm 62.55 m ² Type A1 1 bedrm 61.37 m ² Type B1 2 bedrm 84.59 m ² Type C1 1 bedrm 49.49 m ² Type C2 1 bedrm 61.02 m ² Type D 2 bedrm 99.61 m ² Type E 2 bedrm 93.88 m ² Type F 1 bedrm + 63.66 m ² Type G 2 bedrm 85.88 m ²	882.43 sf 673.29 sf 660.59 sf 910.53 sf 532.71 sf 656.82 sf 1072.20 sf 1010.52 sf 685.24 sf 924.41 sf	Units/Ft. # of Ft. Total Units Area 1 3 3 245.94 m ² 2647.30 sf 1.25 4 5 312.75 m ² 3366.44 sf 1 4 4 245.48 m ² 2642.35 sf 1 4 4 338.36 m ² 3642.11 sf 1 1 1 49.49 m ² 532.71 sf 1 3 3 183.06 m ² 1970.46 sf 1 4 4 398.44 m ² 4288.81 sf 1 4 4 375.52 m ² 4042.10 sf 1 4 4 254.64 m ² 2740.94 sf 1 4 4 343.52 m ² 3697.65 sf
D	55 bedrms: ~ Net Suite Areas include interior of suite demising walls		Net Totals: 36	2747.2 m ² 29570.86 sf
E	TOTAL FLOOR AREA:	Floor 1st 757.3 m ² 8151.58 sf 2nd 767.95 m ² 8266.21 sf 3rd 767.95 m ² 8266.21 sf 4th 767.95 m ² 8266.21 sf Total Area: 3061.15 m ² 32950.22 sf	area excludes elevator shaft (12) area excludes elevator shaft (12) area excludes elevator shaft (12) area excludes elevator shaft (12) (to City of Victoria Zoning Calculations)	
F	SITE COVERAGE %:	Maximum: 40% 669.48 m ² *Proposed: 57.16 % 956.67 m ²	7206.28 sf 10297.60 sf	Building Projection: 845.8 m ² Porches: 92.56 m ² Stairs: 18.31 m ² H 956.67 m ²
G	OPEN SITE SPACE %:	Required: 50% 836.85 m ² *Proposed: 42.06 % 703.94 m ²	9007.85 sf 7577.21 sf	Ramp: 116.21 m ² 1250.88 sf Building: 853.55 m ² 9187.61 sf
H	PARKING:	Stall / Unit Total Unit Unit Stalls Visitors Total Stalls Required: 1.20 36 36 3 43.2 *Proposed: 1.03 36 34 3 37		
I	BICYCLE SPACES:	Space / Unit Total Unit Total Stalls Class 1 (Secured) Required: 1 36 36 Proposed: 1 36 37 Class 2 (Visitor) Required: 1 6 6 Proposed: 1 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: 3061.15 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 **C** D E F-1 F-2 F-3
 (single 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 L/H H/L	Limiting Distance	Opening % Permitted	Opening % Proposed	Construction of Exposing Building Face	
						F.R.R.	Non-Combustible Construction
North	424.2	--	6.73m	62.2%	38.4%	45min	C or NC
South	450.1	--	>10.00m	100.0%	45.5%	N/A	N/A
East	284.3	--	3.753m	28.0%	21.1%	60min	C or NC
West	281.8	--	4.227m	32.3%	32.3%	45min	C or NC

Occupant Load: (subsection 3.1.14): 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: 2 PERSONS PER SLEEPING ROOM.
 55 SLEEPING ROOMS. 2'55"-110 PERSONS

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

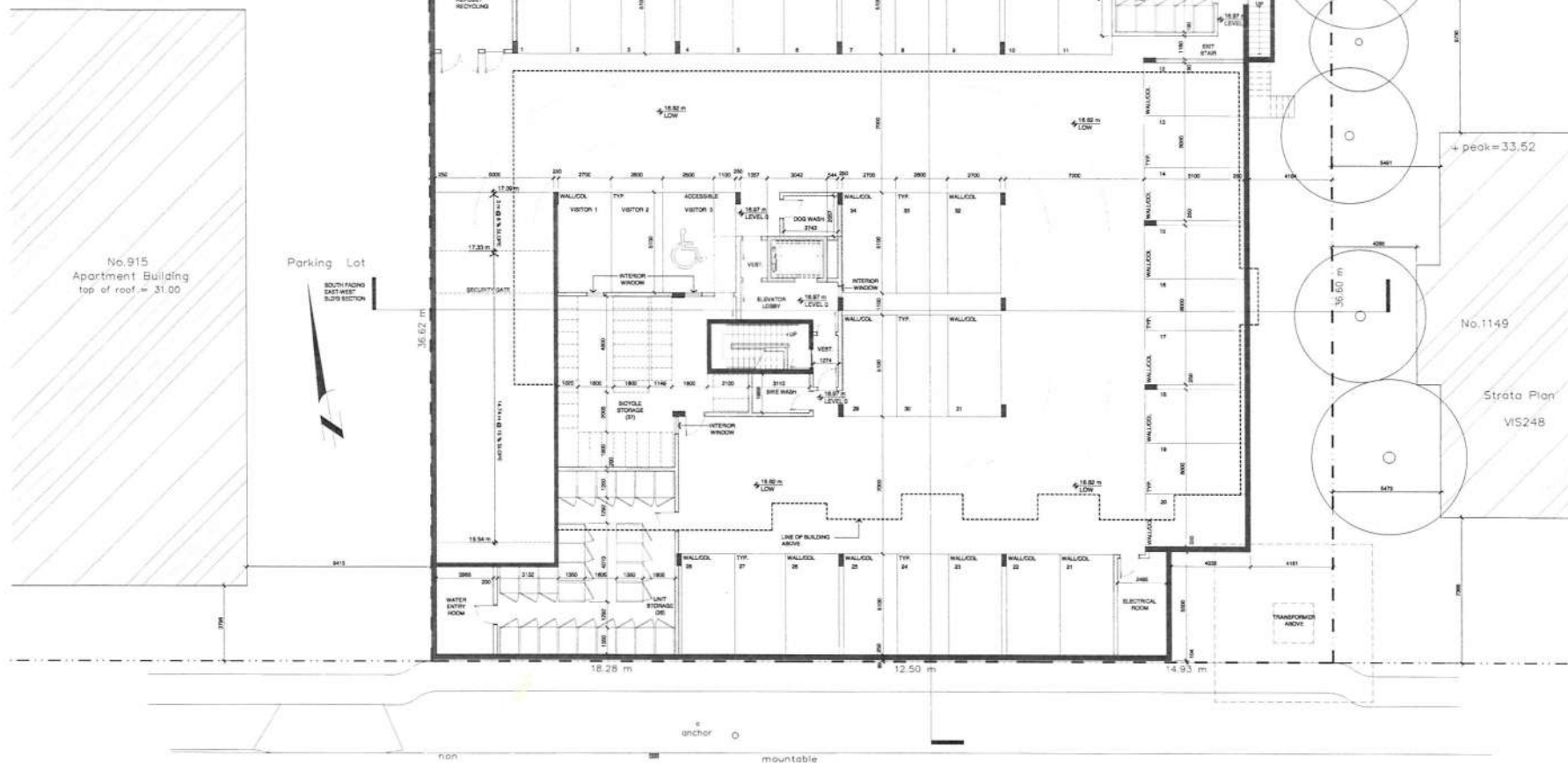
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PARKADE DATA:

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



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

BURDETT AVENUE



LOW HAMMOND ROWE ARCHITECTS

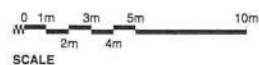
PRESA
PROPERTIES

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

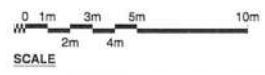
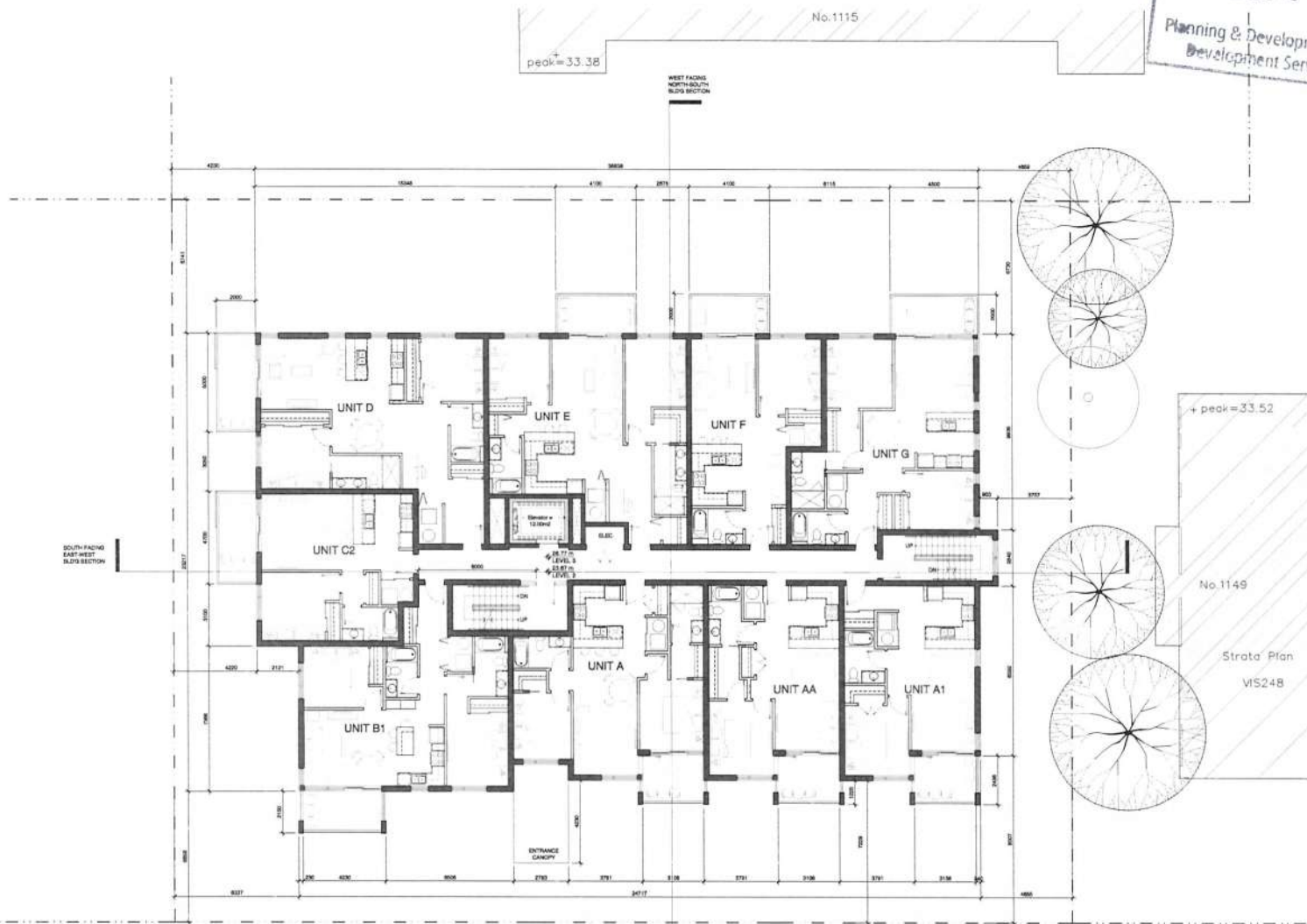
REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Parkade Plan (Level 0) 1:100

A8

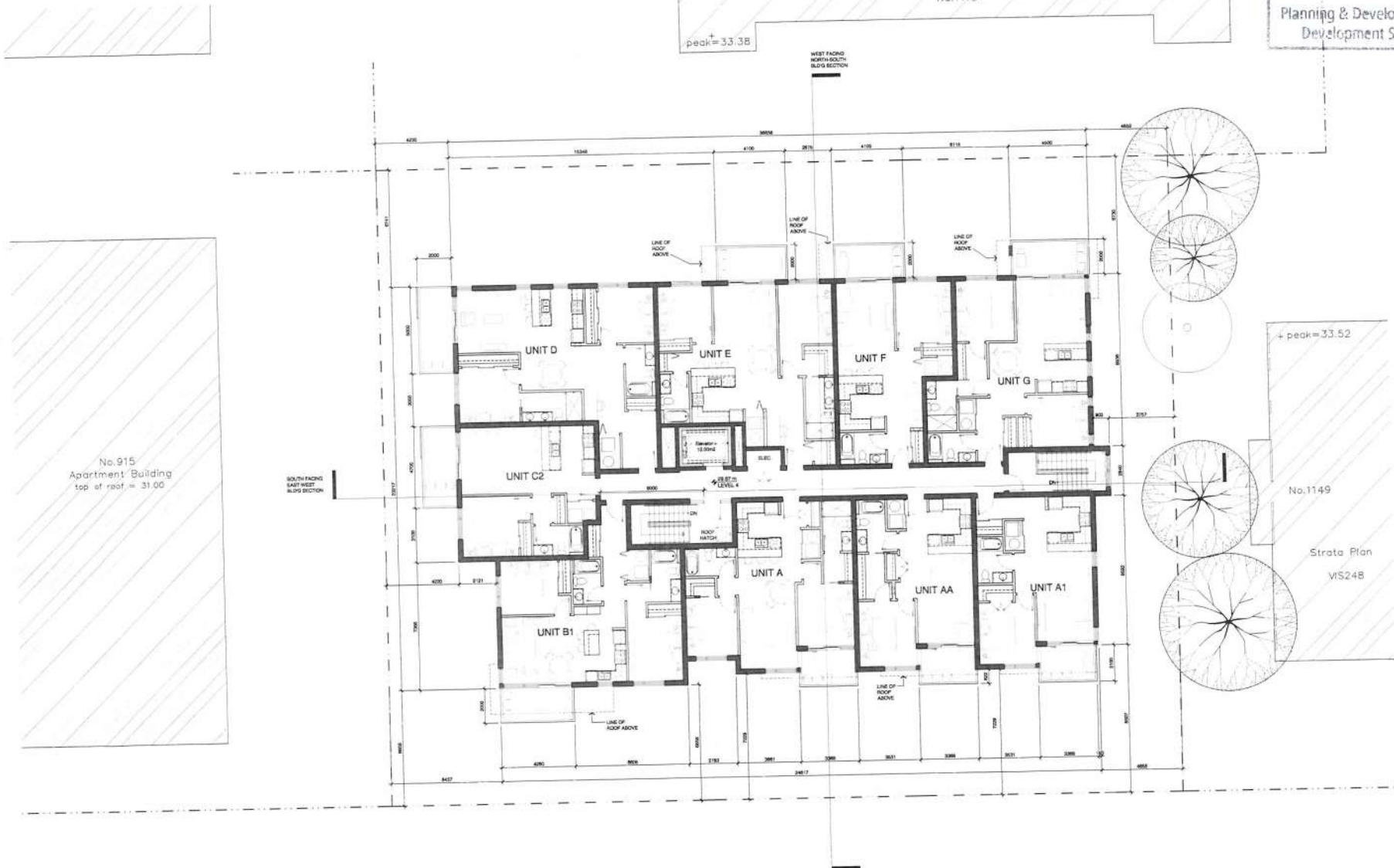


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0 1m 3m 5m 10m
W 2m 4m
SCALE

LOW HAMMOND ROWE ARCHITECTS

PRESA
PROPERTIES

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

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

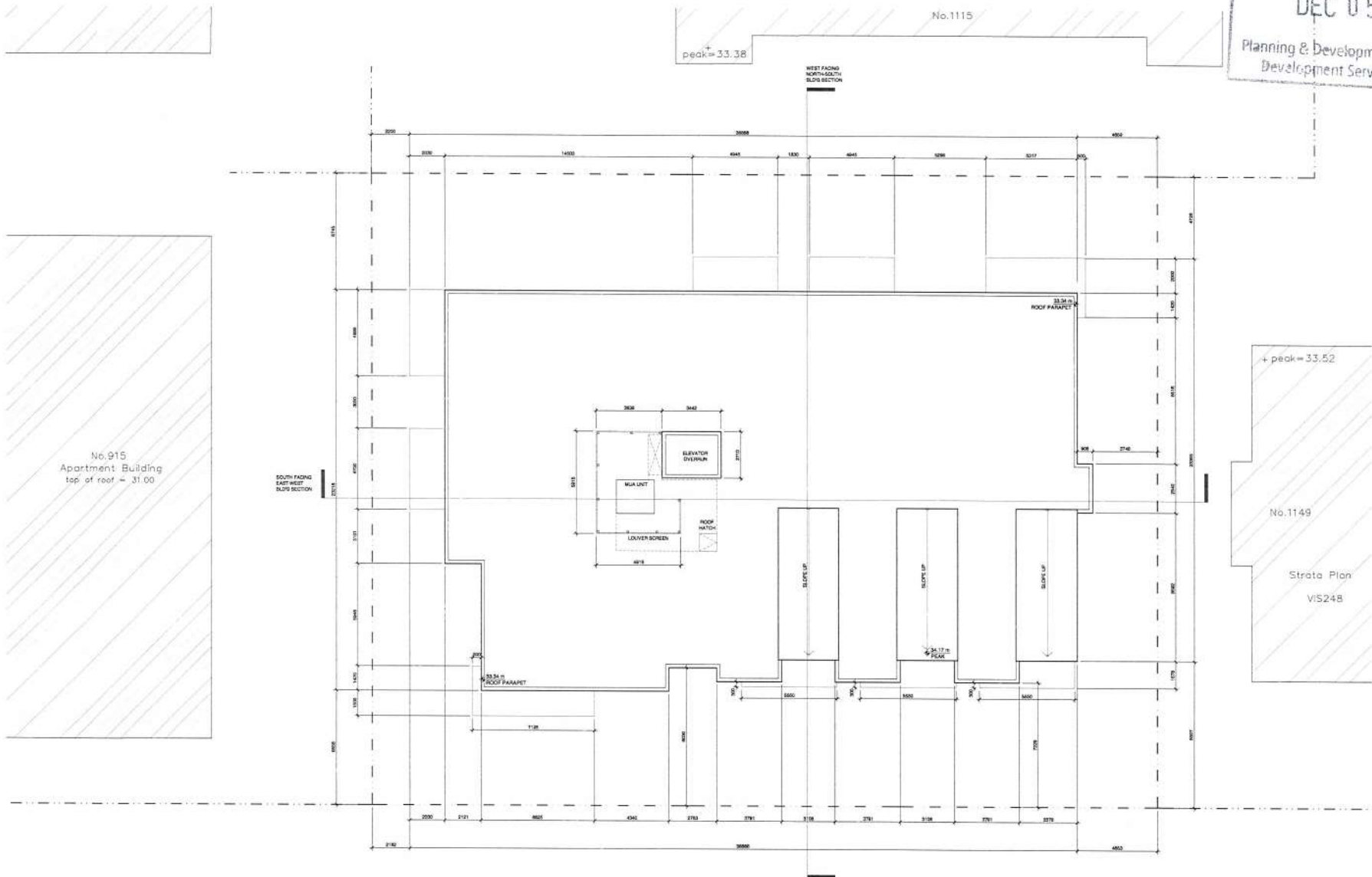
Floor Plan (Level 4) 1:100

A11

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SCALE

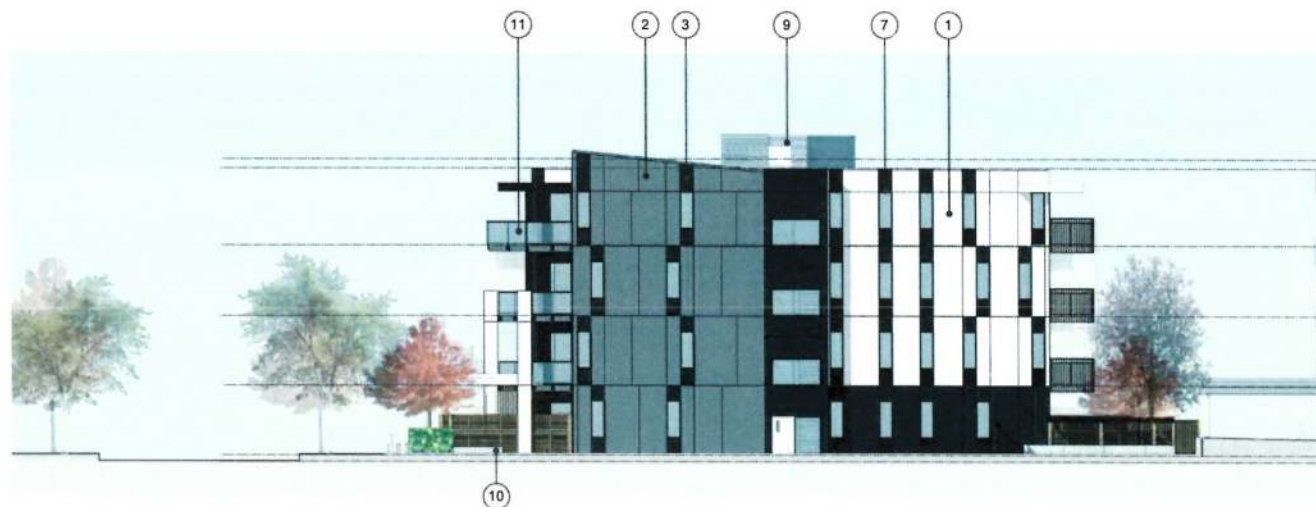


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EAST ELEVATION 1:100



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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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

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VIEW FROM THE WEST



VIEW FROM BURDETT AVENUE



VIEW FROM BURDETT AVENUE



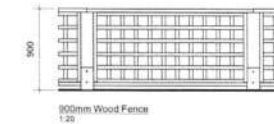
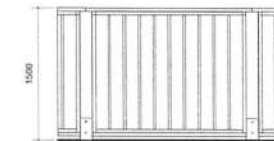
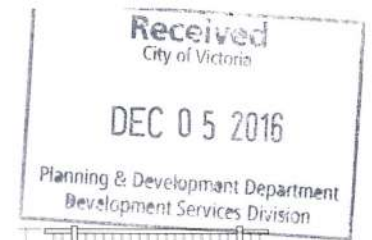
VIEW FROM BURDETT AVENUE



VIEW FROM THE NORTH WEST



VIEW FROM THE NORTH EAST



Rear Path Section (Facing East)

1:50

Recommended Nursery Stock

Trees

Total: 18

Botanical Name	Common Name	Size
Acer circinnatum	Vine Maple	8m cal, 3 stems
Magnolia 'Gaiety'	Gaiety Magnolia	8m cal
Prunus sibirica 'Brut'	Bruna Siberian Spruce	420 pot, 2.5m H cal
Prunus cerasifera	Purple Leaf Plum	8m cal
Stewartia pseudotsugata	Japanese Stewartia	8m cal

Large Shrubs

Total: 31

Botanical Name	Common Name	Size
Pieris 'Forest Flame'	Forest Flame Pieris	#15 pot
Taxus x media 'Hicksii'	Hicks Yew	1.5m H

Medium Shrubs

Total: 41

Botanical Name	Common Name	Size
Cornus x hybridus	White Cornus	#3 pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#5 pot
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	#1 pot
Nandina domestica 'Pum Passer'	Pum Passer Nandina	#1 pot

Small Shrubs

Total: 134

Botanical Name	Common Name	Size
Azalea japonica 'Harbor'	Harbor Azalea	#5 pot
Moronea reticulata	Low Dragon Grass	#1 pot
Pieris japonica 'Thelma'	Thelma Pieris	#3 pot
Sarcococca hookeriana var. humilis	Deer Sweet Box	#1 pot

Perennials, Annuals and Ferns

Total: 301

Botanical Name	Common Name	Size
Stachys recta	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Heuchera x amplexicaulis	Steeple Grass	#1 pot
Heuchera x amplexicaulis 'Stella de Oro'	Stella de Oro Day Lily	#1 pot
Polyalthia rectiflora	Alaska Fern	#1 pot
Stipa tenuissima	Mexican Feather Grass	#1 pot

Groundcovers

Total: 11

Botanical Name	Common Name	Size
Fragaria chiloensis	Cowslip Strawberry	#300 pot

Vines

Total: 2

Botanical Name	Common Name	Size
Clematis integrifolia	Evergreen Clematis	#1 pot

Notes:

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

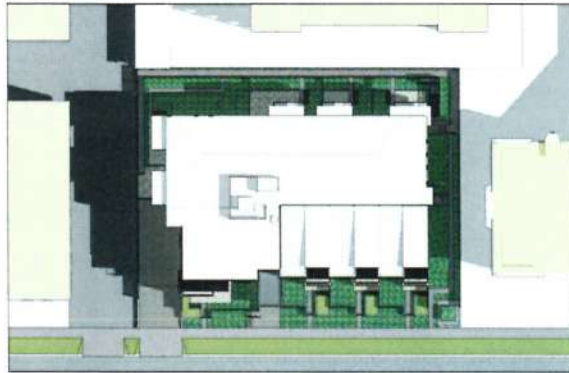
Nov 30 '16
May 27 '16

1120-1128 Burdett Avenue | Landscape Details

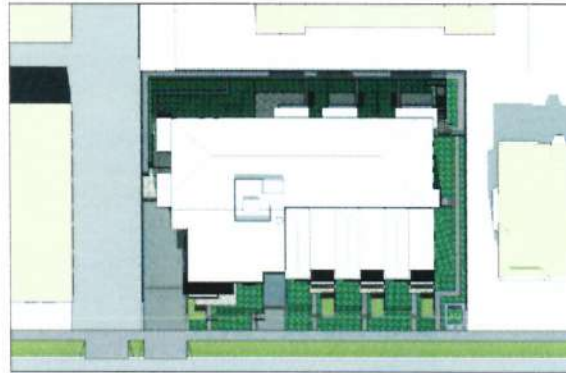


DEC 05 2016

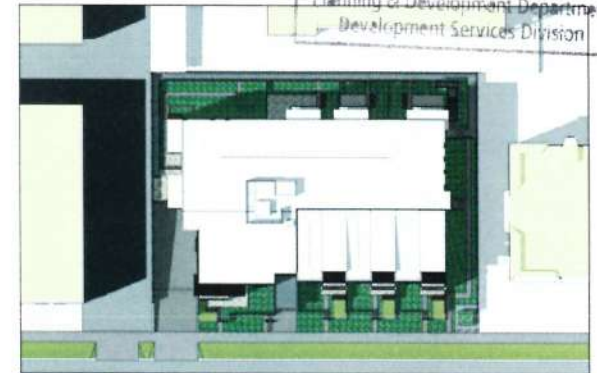
Planning & Development Department
Development Services Division



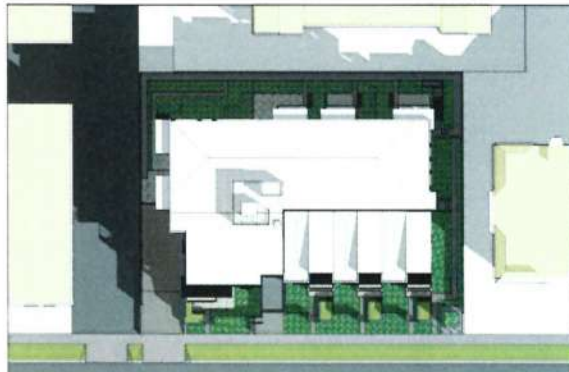
SUMMER SOLSTICE 9am



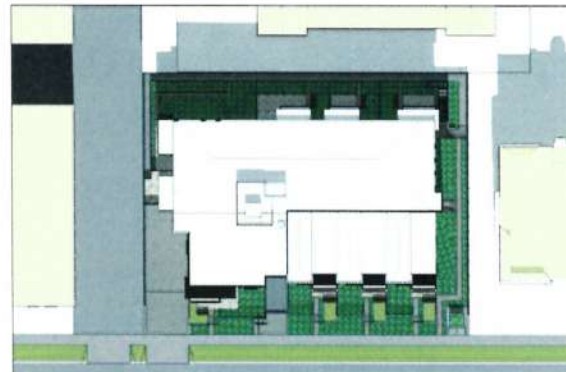
SUMMER SOLSTICE 12pm



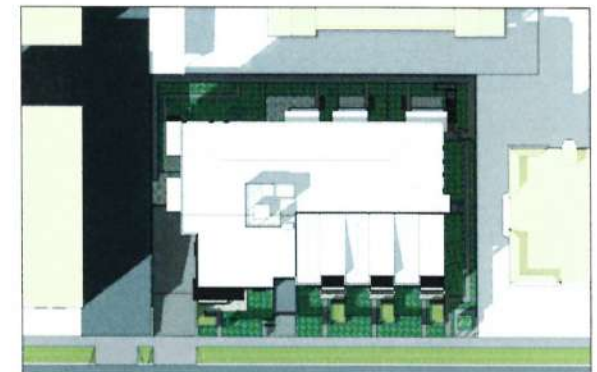
SUMMER SOLSTICE 3pm



FALL EQUINOX 9am



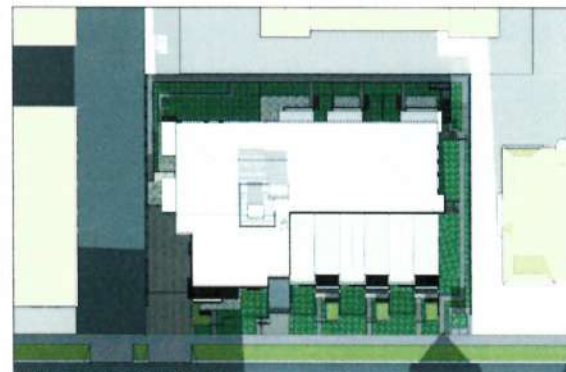
FALL EQUINOX 12pm



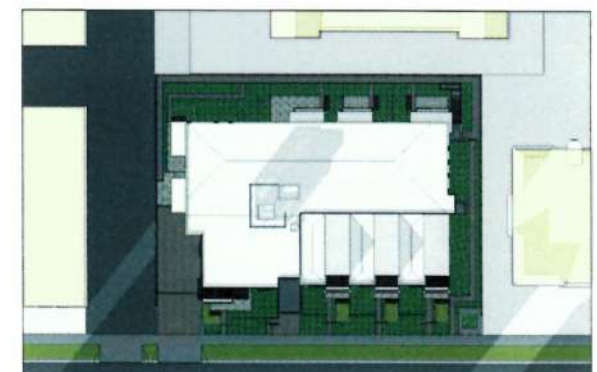
FALL EQUINOX 3pm



WINTER SOLSTICE 9am



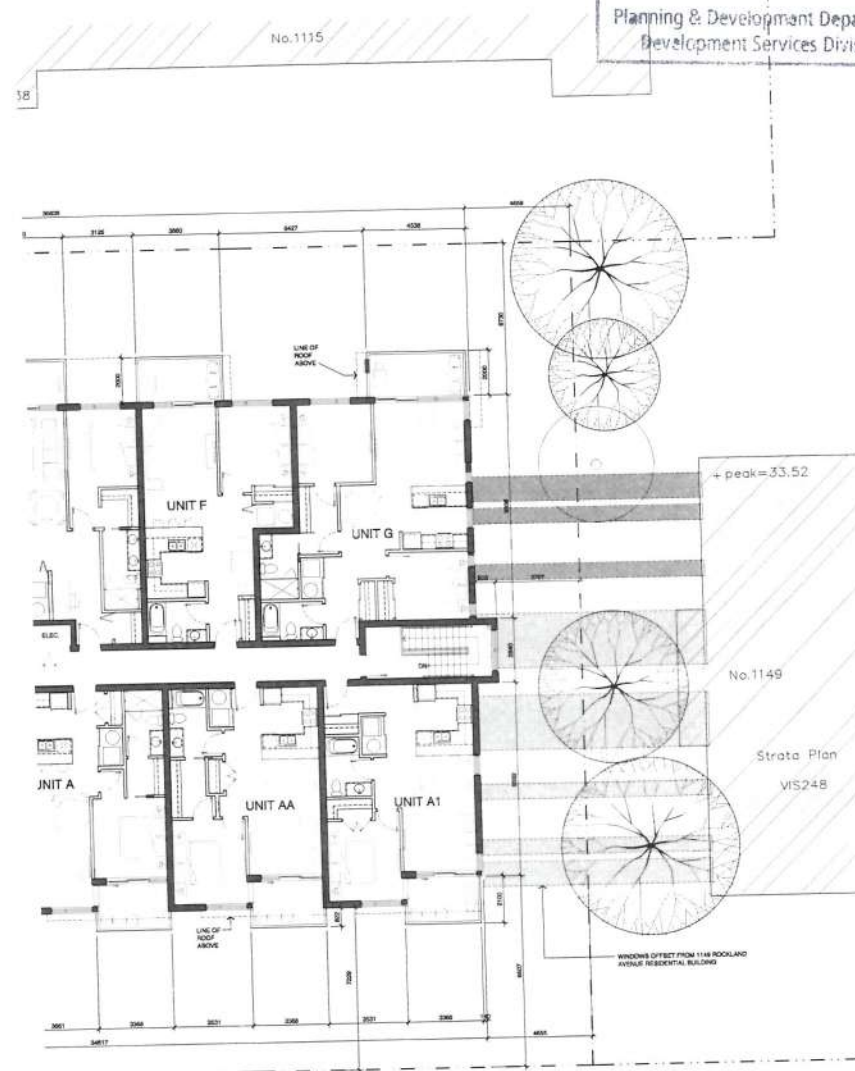
WINTER SOLSTICE 12pm



WINTER SOLSTICE 3pm



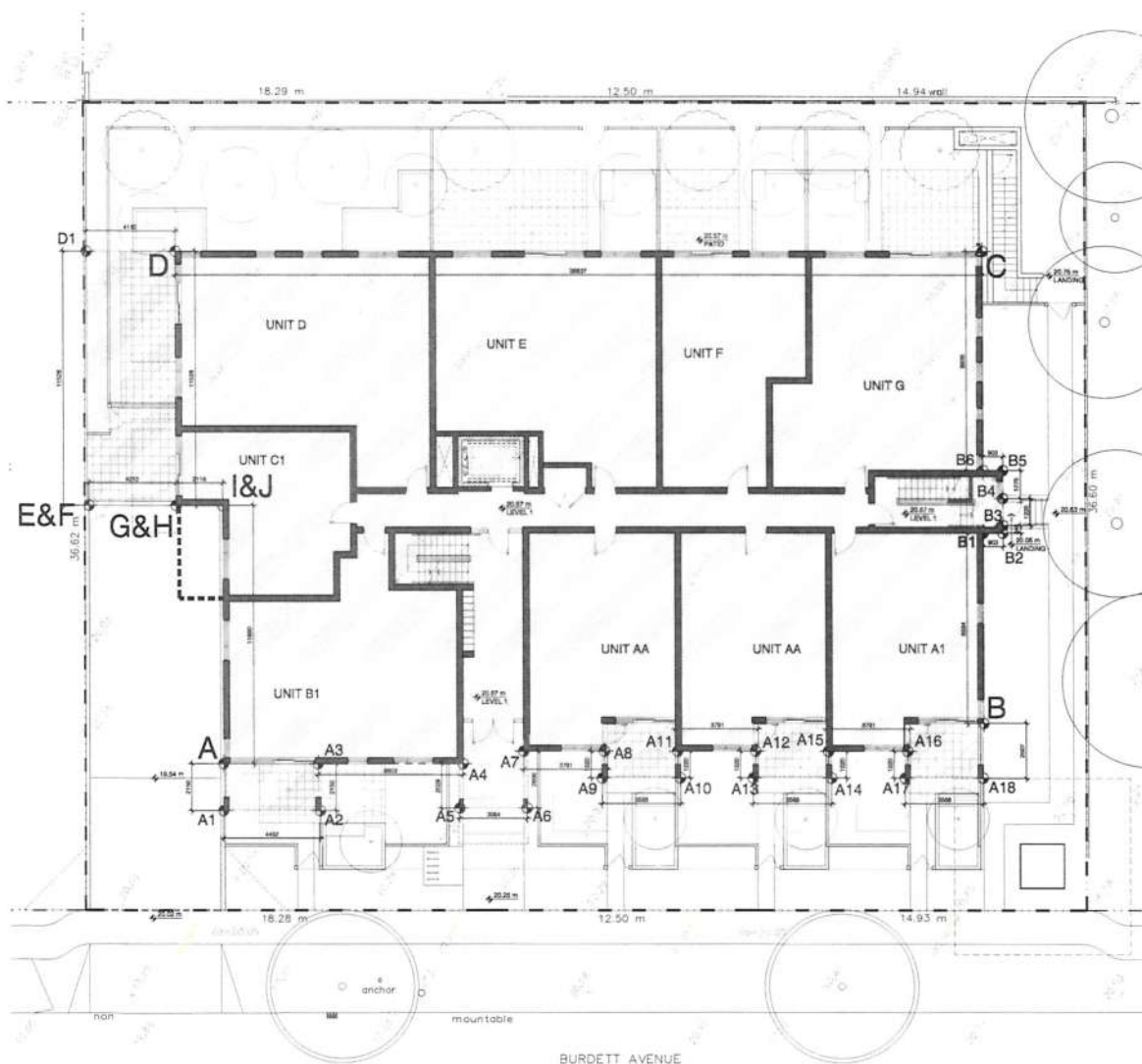
VIEW FROM WEST OF SUBJECT SITE



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City of Victoria
DEC 05 2016
Planning & Development Department
Development Services Division

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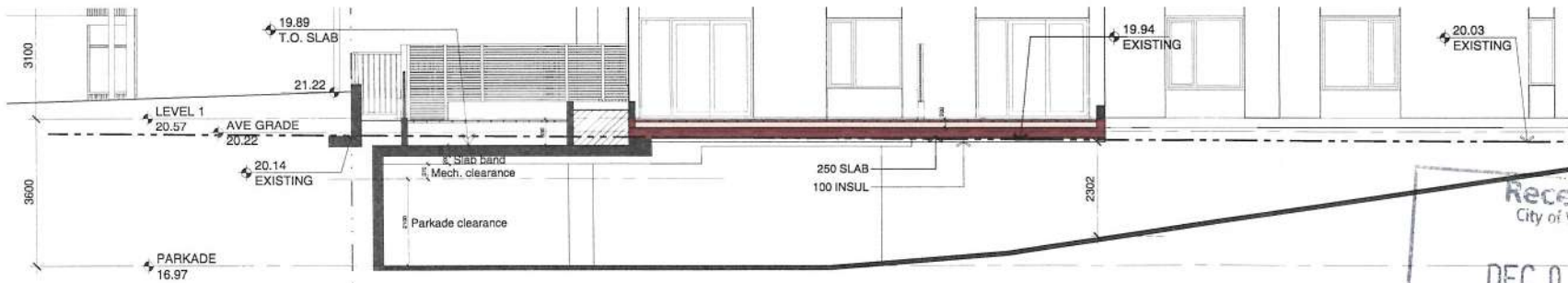
PROJECT DATA - Average Grade Calculation
Burdett Avenue Senior's Condo

Points	Existing GEO	Proposed GEO	Lowest GEO	Distance to Next Point	Totals
A	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-E)/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
G	19.98	20.57	19.98	0.00	0.00 [(G-H)/2]*Distance
H	19.98	17.60	17.60	2.12	37.31 [(H-I)/2]*Distance
I	20.04	17.60	17.60	0.00	0.00 [(I-J)/2]*Distance
J	20.04	20.57	20.04	11.69	235.55 [(J+A)/2]*Distance
A	20.26	20.57	20.26		

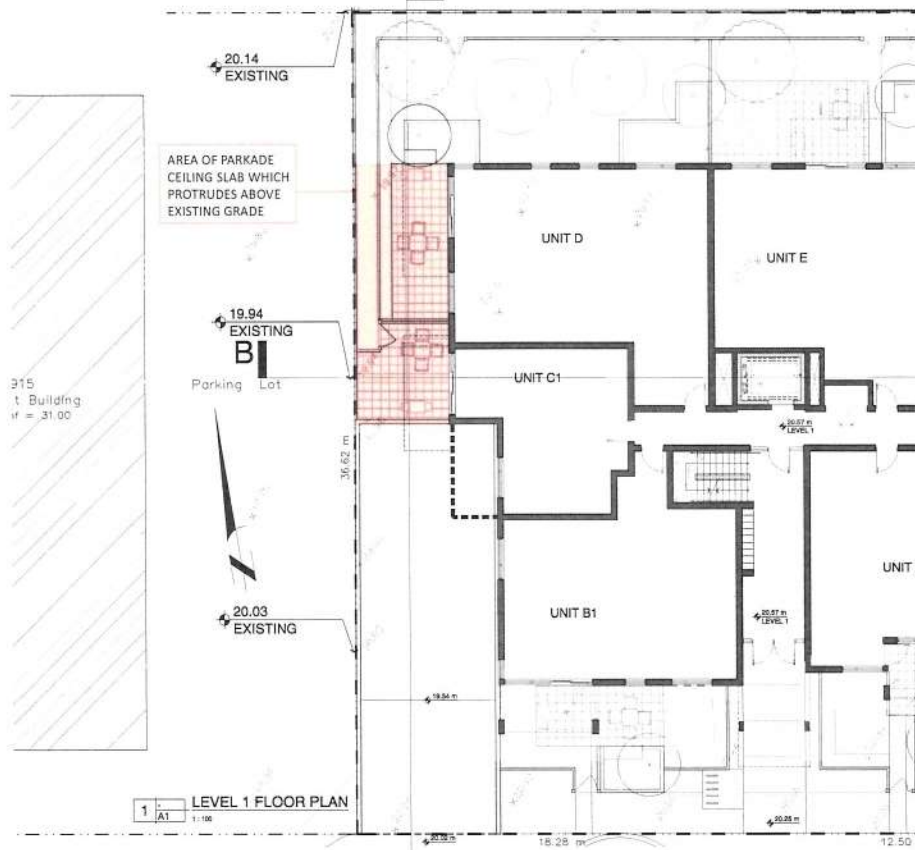
Subtotal 2992.20

Building Perimeter 147.96

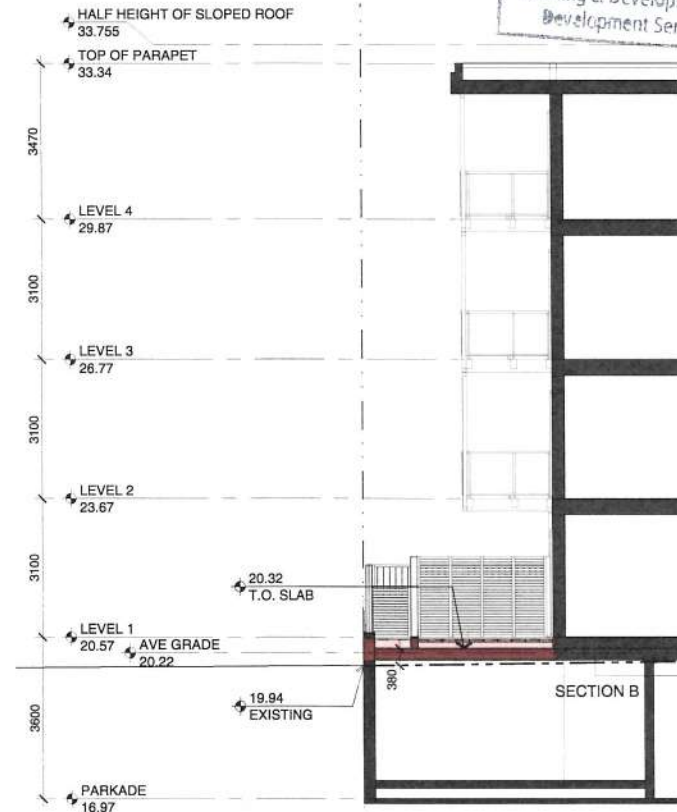
Average Grade 20.22



3 SECTION A
A1 1:100



1 LEVEL 1 FLOOR PLAN
A1 1:100



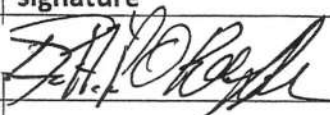

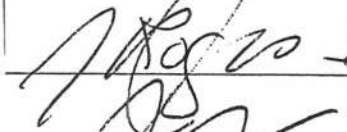
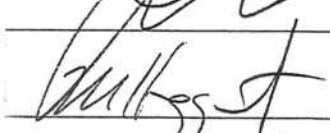

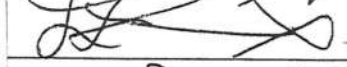

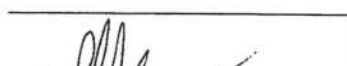



2 SECTION B
A1 1:100

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City of Victoria
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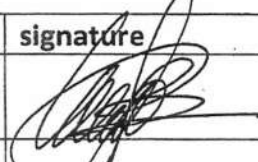

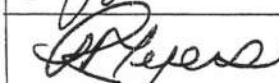


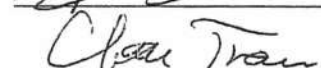
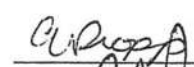

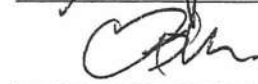
The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 in its current form.

Name	Address	Phone #	signature
KATHERINE ALLEN	404-1115 Rockland		Katherine Allen
JAMES ALLEN	1115 Rockland #404		James Allen
NORA HYNES	402-1115 Rockland		Nora Hynes
SHEILAA YORNE	401-1115 Rockland		Sheila Yorne
GAIL HASSELL	105-1115 Rockland		Gail Hassell
JAMES WEST	204-1115 Rockland		James West
DENISE SHIELDS	204-1115 Rockland		Denise Shields
DIANA KOZIMUK	302-1115 Rockland		Diana Kozimuk
John Hutchins	405 1115 Rockland		John Hutchins
E.B. Love & Sohn	305 1115 Rockland		E.B. Love & Sohn
Barry & Annie Fisher	403-1115 Rockland		A. Fisher
Theresa & Dan Hart	305-1115 Rockland		D. Hart
RICK JOHNSON	203-1115 Rockland		Rick Johnson
AILEEN EAKINS	301 " "		Aileen Eakins
Charlotte Hynes	402 " "		C. Hynes
Mark Marguerite	201-1115		Mark Marguerite
BOS MAREE	#5 1115		Bos Maree
DEBORAH WYBE	Rockland		Deborah Wybe
TANE JAMES	304-1115 Rockland		Tane James
Gailene Shaw	101-1115 Rockland		Gailene Shaw
Howard Schumacher	101-1115 Rockland		Howard Schumacher

The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.

Name (please print)	Address	Phone #	signature
Pat O'Keefe	1157 Burdett Ave		
LAURIE EEN O'KEEFE	1152 BURDETT AVE		
Jill Rogers	1166 Burdett Ave		
IAN COCHRAN	1166 BURDETT AVE		
Megan Haggerty	1131 Burdett Ave, Upper		
James Anstey	1131 Burdett Ave, Upper		
LINDSAY LENNOX	1131 Burdett Ave, Lower		
SARAH LENNOX	1131 Burdett Ave, Lower		 sarahlennox@shaw.ca
KATE HOLOWATIUK	1120 BURDETT AVE		
CARLA WYER	1120 Burdett Ave.		
Tom McGuire	1124A Burdett		

The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.

Name (please print)	Address	Phone #	signature
LOUISE ROSE	1139 BURDETT AVENUE		
TRUDY DAVID	1165 Burdett Avenue		
ROXANNE MYERS	1162 Burdett Ave. email: itsroxie57@yahoo.ca		
Cécile BEAUVAIS	1162 McClure St email: vict.mcbeauvais@shaw		
RAIMONDO FALANGA	1135 B McClure St. email: RAIMONDO.F20@GMAIL.COM		
CHAU TRAN	email: chau-tran@shaw.ca 1127 McClure		
Aisha Papp	1135 McClure St (Email withheld)		
FRANKLIN SCOTT	#1, 1120 McClure Franklin Scott 34@gmail.com		
Charles Moody	101 1120 McClure moodycb@gmail.com		

The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.

Name (please print)	Address	Phone #	signature
Sangita R. Devon	312-1149 Rockland Ave		Sangita Ranelle Devon
Dennis Cloutier Dennis Cloutier	412-1149 Rockland Ave		Dennis Cloutier
Rita Coshan	403-1149 Rockland Ave		Rita Coshan
James Strubbery	201-1149 Rockland Ave		James Strubbery
Barbara Horowitz BARBARA HOROWITZ	302-1149 Rockland Ave		Barbara Horowitz
Patricia Jameson	205-1149 Rockland Ave		Patricia Jameson
Isobel Kipton	215-1149 "		Isobel Kipton
GAIL BUTTON	107- ¹¹⁴⁹ ROCKLAND AVE		G. Button
JAMES BELFORD	107-1149 ROCKLAND AVE		James Belford

The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.

Name (please print)	Address	Phone #	signature
17. PAULA MCGAHON	309 - 1149 Rockland Ave, Victoria		<i>Paula McGahon</i>
DOUGLAS ROBINSON	314 - 1149 ROCKLAND AVE, VICTORIA		<i>Douglas Robinson</i>
<i>Vivian Simpson</i>	405 - 1149 Rockland Ave, Victoria		<i>Vivian Simpson</i>
Don Beardley	209 - 1149 Rockland Avenue		<i>D. Beardley</i>
Elaine Culver	411 - 1149 Rockland Ave		<i>E. Culver</i>
Donna MacFarlane	112 - 1149 Rockland Ave		<i>Donna MacFarlane</i>
M & W. Freeman	114 - 49 "		<i>M & W. Freeman</i>
J. Ekels	115 - 1149 Rockland ave.		<i>J. Ekels</i>
Gerry Bell	401 - 1149 Rockland Ave		<i>G. Bell</i> bobgerry@shaw.ca
Gerry Mullerkey	410 - 1149 Rockland Ave		<i>G. Mullerkey</i>
ROBERT KIMPTON	215 - 1149 ROCKLAND AVE		<i>R. Kimpton</i>

The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.


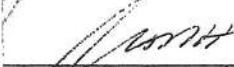

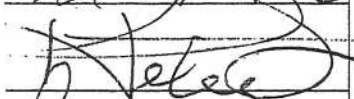
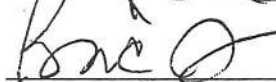

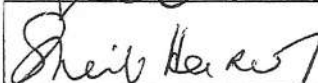
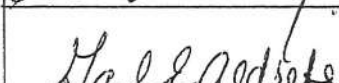
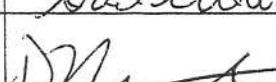


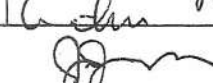
PAGE 6/11

Name (please print)	Address	Phone #	signature
Melanie Jakobs	404-1149 Rockland		M. Ja
RUTH S. MACDONALD	314-1149 ROCKLAND AVENUE		R MacDonald
Phyll Knowles	414-1149 Rockland Ave		Phyll Knowles
Sharon Strong	109-1149 Rockland Ave		S. Strong
Loy W. Carlson	108-1149 Rockland Ave		L. Carlson
Tara Todd-Macdonald	214-1149 Rockland Ave		Tara Todd-Macdonald
JAN CHETKIEWICZ	402-1149 ROCKLAND AVE.		J. Chetkiewicz
MYER HOROWITZ	302-1149 Rockland Ave		Myer Horowitz
Bryan Kilpatrick	310-1149 Rockland Ave		B. Kilpatrick
Pamela Mayher	#103 - 1149 Rockland		P. Mayher
Rollande Prevost	#311-1149 Rockland Ave		Rollande Prevost

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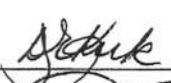
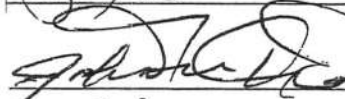
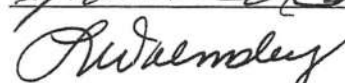
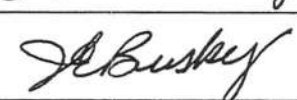
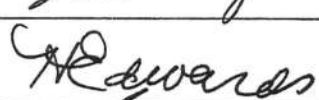
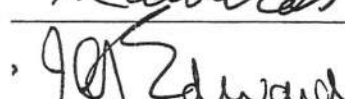
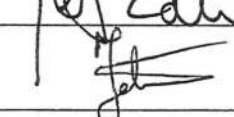

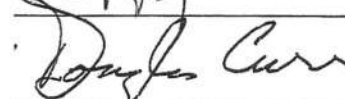

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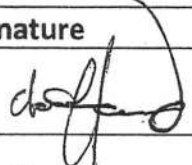
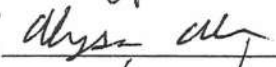

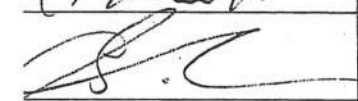

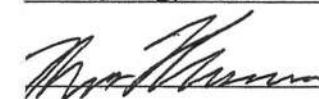

Name (please print)	Address	Phone #	signature
JAMES COUTTS	VICTORIA 408-1149 ROCKLAND AVE.		
LAURA COUTTS	"		
Neil Baker	312-1149 Rockland ave		
Jeff Jansson	112-1149 Rockland		
Ben McIn	1211 Seamount		
Lo-Ee Watson	1871 St. Ann.		
SHEILA HARVEY	1875 S ANN		
GAIL ALDRETE	2409 Nottingham Rd		
REX WEBSTER	311 1149 ROCKLAND AVE		
HEATHER JONES	407-1149 ROCKLAND AVE		
EILEEN PRITCHELL	111-1149 ROCKLAND		
Jeff Jansson	205-1149 "		

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The names & signatures below are from residents of Burdett Ave and the surrounding Fairfield Streets who agree with the opinions expressed in the previous letter and we urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 Burdett Ave in its current form.

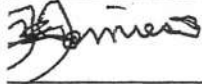


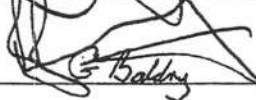
Name (please print)	Address	Phone #	signature
DEBORAH KIRK	724 LINDEN AVE.		
GARY KIRK	724 LINDEN AVE.		
LYNN WALMSLEY	815 LINDEN AVE		
ED BUSBY	815 LINDEN AVE		
Helen Edwards	810 Linden Ave		
JOHN C. S. EDWARDS	810 LINDEN AVE		
SOHN FETCAS	4-1160 Burdett Avenue		
Klaudia Fetcas	4-1160 Burdett Avenue		
DOUGLAS CURRAN	1161 BURDETT AVE		
Kelli Belcher	1161 Burdett Avenue		

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Name (please print)	Address	Phone #	signature
Isaac Havard	1124B Burdett Ave Email: ihavard@gmail.com		
Alyssa Alle	1124B Burdett Ave Email: catnip_34@hotmail.com		
Chris Karaplis	1128 Burdett Ave Email: chris.karaplis@gmail.com		
Sabahet Nauman	1128 Burdett Ave Email: Sabahet_n@hotmail.com		
SYLVIA BERTRAM	1-1160 BURDETT AVE Email: SLIDZ@TELLUS.NET		
MIKE KUSMAN	1-1160 BURDETT AVE Email: SLIDZ@TELLUS.NET		
MADELEINE CONG	2-1160 BURDETT AVE Email: NONE GIVEN		
	Email:		
	Email:		
	Email:		
	Email:		

Also add your email if you wish updates or go to rightFitForBurdett.com

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Name (please print)	Address	Phone #	signature
Jim Tomlinson	205 1149 Rockland Ave		
(2) Rod/Dannita MacLushie	307 - 1149 Rockland		MacLushie
Mary Jones	308 - 1149 Rockland		
J. MITCHELL	406 - 1149 ROCKLAND		
(2) Gwen Peter Brady	114 - 1149 ROCKLAND		

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peter and
gwen
goodyear
com

5

February 15, 2016

To: City of Victoria, Planning and Development Department
From: James West, Resident at 204-1115 Rockland Ave
Subject: Requesting Denial of Empresa Properties' Application for Spot
Zoning of Properties at 1120, 1124, 1128 Burdett Ave

Dear Sirs,

Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is at odds with the current zoning restrictions, and land use. In this instance the spot zoning is within a residential area and is at odds with surrounding single family dwellings.

This spot zoning will provide unjustified special treatment that only benefits Empresa Properties, undermining the pre-existing rights and uses of adjacent property owners. We believe that this spot zoning does not advance the public good with respect to land use and should be denied by the City.

My wife and I have lived in the City of Victoria since 1991, Victoria is truly a "National Heritage " City, it is a delight to walk from James Bay to Oak Bay viewing single family homes, with many architectural styles, surrounded by well kept gardens. Please keep it that way.

Thank you,

A handwritten signature in cursive script, appearing to read "James West Denise Shields". The signature is written in dark ink and is positioned above the printed name and address.

James West & Denise Shields
204-1115 Rockland Ave
Victoria BC V8V 3H8

February 15, 2016

Mayor and Council
City of Victoria

Subject;

1120, 1124, and 1128 Burdett Ave. rezoning form R3-AM-1 and R1B to Site Specific Zoning

Description;

The current zoning is R3-AM-1 and R1B and the proponent is requesting to combine the properties into one. Currently on the property are three existing houses, which are to be replaced with one four-story apartment building with 36 units.

In response to the Community Meeting Notification (CMN) the proponents for the above address met with Fairfield Gonzales Planning and Zoning Committee and members of the community. To make a presentation to all and answer any questions and receive comments from those present.

Members of the CALUC Committee present: Wayne Hollohan (Chair), Maureen Connolly, Ted Relph, Clair Jackson, Jim Masterton, Ken Roueche, Robin Jones.

Twenty-eight members of the community attended.

Wayne Hollohan opened the meeting by explaining the CALUC process, the procedures of the meeting, and ways in which community members would be able to have further input at meetings of the Planning and Land Use Committee of the City.

Developer's Presentation

Karl Robertson (KR) provided a comprehensive account of the proposal, which is to replace three existing houses with a four-story apartment building with 36 units.

He suggested that the rezoning is for this proposal is consistent with City's vision as indicated in the OCP. It is a project within 200 m of the urban core that increases density; scores very high in terms of walkability and cyclability. It provides one parking space per unit plus three visitor parking spaces and ample secure bike storage. It fits with the existing four story apartment buildings that are on three sides it, has generous landscaping, promotes alternative forms of travel, and contributes to the streetscape with walkout apartments at grade. The building will aim to achieve a Built Green standard. He provided a thorough description of the project with slides of the site plan, elevators and rendering suggesting the materials that might be used.

Questions from the CALUC committee

Wayne Hollohan opened the meeting to questions, beginning with members of the CALUC committee. (CCM)

CCM do not see why this can't fit within some form of an existing zone when we have hundreds to choose from.

CCM expressed about the height of the building and the difference between peaks and the roof; and asked whether a shadow study has been done.

KR explained that the peaks are a design feature to provide visual interest at the cornice line, and that most of the roof is at the height stated. A shadow study has been completed.

CCM asked whether a concession in parking requirements was being requested and whether a parking analysis has been done.

KR replied that a reduction in parking requirements is being requested, and indicated that no parking analysis has been done, but undertook to complete one.

CCM asked if the mature tree in front of the project will have to be removed.

KR replied that it will be removed.

CCM asked for a clarification of the FSR of 1.86 (The Chair clarified the meaning of FSR in response to a question from the audience)

CCM replied that current zoning allows an FSR up to 1.6, but that an FSR of up to 2.0 is indicated under the OCP.

CCM asked whether design improvement could be made to the ground floor in order to make the units look more like townhouses, and to soften the massing of the proposed apartment building.

KR replied that this should be possible.

Questions and Comments from the Floor (identified by the address of the person asking. Most questions were from different people, but these are apartments so they have the same address)

1151 Burdett: This rezoning proposal is asking for reduced setbacks and increased density. Is this asking for too much? Why not townhouses rather than a blocky façade? KR replied that the setback from Burdett was established to match that of the apartment building at 1149 Rockland, next door, and the rear setback also matches adjacent buildings, but the design is still at an early stage and the developer is seeking feedback.

1150 Rockland: This proposal completely blocks off the back of their building. It feels as though 1150 Rockland is being stuffed in the nose. KR replied that there will be a new garden at the back of the proposed building that will provide a view for the residents of 1150 Rockland.

1153 Burdett (also owns another house on Burdett): This proposal asks for increased density and height, and reduced setbacks and parking. What amenities will be provided for the community to offset these? The developer has considered

making a community contribution such as to help with the homeless in Victoria, but is open to other suggestions. Also the new fire hydrant will provide add security for nearby houses that are currently a long way from a hydrant.

1153 Burdett: Why not ask for rezoning for R3-AM1, without the variances to setbacks and other adjustments, which would be a simpler solution? KR replied that this would lead to a four story building.

1149 Rockland: The artist's rendering looks like a 5 story not a 4 story building, and has a building at 3 or 2 stories been considered? KR replied that the decorative peak on the cornice line makes the building look taller in the rendering. This is a detail that can be reconsidered.

1115 Rockland: Has the developer looked at another apartment on Burdett that is smaller scale? This seems like too much building for the site, and will cause shadow problems.

1115 Burdett: The developer should be looking at 2 or 3 stories, which would be more in keeping with the street.

1131 Burdett: Where will people park? He only has street parking and this building only has 3 visitor parking spaces.

1115 Rockland: She will lose sunshine, privacy and her view of the Olympic Mountains.

650 Linden Ave: Asked about landscaping and the possibility of replacing mature trees that will be removed with other large trees rather than ornamentals. KR replied that the underground parking means that soil depth would not be sufficient for large trees, but that they intend to use the largest planters.

1115 Rockland: will there be any blasting? KR replied that what is known of subsurface materials suggests that blasting won't be needed, but they won't know until full geophysical tests have been done.

1115 Rockland: Wondered if there has been any consideration of the character of the block, and whether the design could be made more compatible with the rest of the block.

1153 Burdett: A townhouse or row housing development would be more compatible with the rest of the street, and in his experience could also be economical and fulfill the housing needs of the City.

Wayne Hollohan
Chair FG- CALUC

February 17, 2016

To: Mayor Lisa Helps, City of Victoria
From: James West, Resident at 1115 Rockland Ave
Subject: Empresa Properties' Application for Spot Zoning of Properties at
1120, 1124, 1128 Burdett Ave, for a Four Storey Condo. Development
Enclosures: (1) Letter to Planning and Development Department

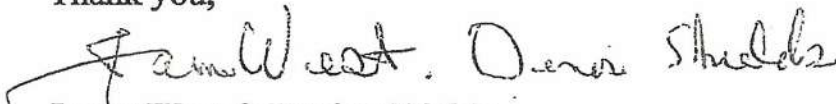

Dear Ms. Lisa Helps,

We find that Empresa Properties application for Spot Zoning, also known as Contract Zoning as when a zoning authority accommodates a private interest by rezoning parcel(s) of land, is entirely unjustified. Contract Zoning allows this private interest, i.e. Empresa Properties, to develop a Four Storey Condominium within a single family residential district, the land where before the zoning regulations prohibited such a land use. Contract zoning is usually illegal.

Unjustified, because the Spot Zoning undermines nearby residents pre-existing rights, quality of life and property values, furthermore it does nothing to advance the public good of the City of Victoria. Empresa Properties' Four Storey 30 Unit Development's sole purpose is to maximize their financial gain with absolutely no regard for the well being of nearby residents or the City. For ourselves, living here seventeen years, and other residents living on the south side of 1115 Rockland Ave it means that where once there was Blue Sky, Sun and Stars, there will be a nothing but a blank wall. We deserve better.

For the above reasons, we pray that when this Spot Zoning Application is presented to the City Council, you will reject it; please email us your stand on this issue before February 27.

Thank you,


James West & Denise Shields
204-1115 Rockland Ave
Victoria BC V8V 3H8


Feb 20 2016

Response to condo replacing three single family homes on Burdett Ave. 1120/1124/1128



Let me begin by saying that I purchased my condo home at 412-1149 Rockland Avenue in June and moved in on July 31, 2015. To my great disappointment and trepidation, in November of the same year, I learned that a proposed development of 4 or 5 storeys was going to be placed on the properties adjacent to my new home. The developer, Karl Robertson met with residents of 1149 Rockland Ave and 1115 Rockland Ave, prior to the community meeting on February 15th at the Fairfield-Gonzales Community Hall. In my estimation, 95% of tenants at 1149 Rockland were concerned about a 5-storey condo and indicated that between those two choices a 4-storey was infinitely more desirable. The individual who was apparently not concerned, sold her condo in January 2016.

These are my main concerns at this point in time:

1. **Loss of home value (assessed value and cityscape view).** The new development will lower the value of my home in assessed dollar terms, and in personal terms as it will obliterate my view of the downtown core, cathedral, etc. to the west. Instead of having a view of sunsets and skyline, I will now look at a brick wall. This makes me extraordinarily sad because the condo that I purchased in June of 2015 represents my 'retirement dream' to a large degree, a place that I have worked hard to achieve.
2. **Too much density.** Replacing three single family homes with a 4-storey multi-unit (36 units has been talked about) seems excessive. I propose that the developer establish a 3-storey building with 27-30 units. This represents a more balanced approach and compromise between: the high density development desired by the City of Victoria, the profit desired by the developer, and the interests of current residents in Chateaufort (1149), owners at 1115 Rockland Ave, and single-family owners on Burdett.
3. **Setbacks maximized rather than minimized, and loss of sunlight.** For many of those already discussed in 2 above, there will be a considerable loss of sunlight with a 4-storey development. This would be another reason for a 3-storey development to go in to the properties at 1120/1124/1128 Burdett. Loss of sunlight and loss of view will have extraordinary impacts on the health and wellbeing of the many residents who will be directly impacted by the development, particularly those of us at 1115 and 1149 Rockland Ave. For this reason, on behalf of myself and others in these dwellings, I would request that planners who make the decision about the development on Burdett would consider the maximum setback possible from 1149 Rockland to the west, and from 1115 to the south. It seems possible that the developers still have flexibility in this, though they are asking for variances in the opposite direction. However, they can potentially shift their development west in the direction of Cook St. as there is only a parking lot that is adjacent to the development at that end.
4. **Esthetic appeal.** At the meeting that was held on Feb. 15th at the Fairfield-Gonzales community hall, audience members requested that the developers consider the architectural esthetics of their building and its 'fit' within the local neighborhood context. I absolutely and fully support this position as well. The rendition of the proposed building that was revealed to us at this

meeting was certainly not complete, but from its appearance it was clear that it could benefit from substantive design improvements. It is hoped that City of Victoria design specialists could have input into the proposed design and work with Empresa Properties to see what can be done. It is hoped that such input would promote a building that is closer to the Linden/Moss esthetics of Cook St. Village, than to the Cook St. 'proper esthetics.' In other words, that developers are held to higher standards of esthetic appeal rather than lower ones as appeared to be the case in the rendering on view on the 15th of February.

5. **Window placement.** To their credit, the developer, Karl Robertson has sought input from condo owners in the area of the proposed development (1149 and 1115, for example). In this input, he has suggested that the developer would be sensitive to our interests (e.g., 4-storey building rather than 5), and that windows on the east side of their development would consider the placement of windows on the west side of 1149 Rockland Ave. It is to be hoped that these discussions were not merely being undertaken to pacify concerns, but were actually genuine attempts to consider and accommodate 'really heart-felt' concerns of existing residents/tenant/home owners. On the latter point, at the community hall meeting, it was apparent that home owners had not been consulted in this same way.
6. **Protection of existing trees.** To the greatest extent possible, it is hoped that the development proposed by Empresa Properties will not kill the trees that provide shelter and habitat and privacy for both Rockland Ave and the proposed development.
7. **Minimizing impact during development.** It is to be hoped that during the development of whatever the final version of the condo/townhouse unit that will go forward; that work on it will not be undertaken over extensively long days e.g., 7-7 pm for example, and on weekends in respect for all the people who live in this area.

I am a geography professor at the University of Victoria. I study issues of health and place, sense of place and belonging and services for seniors and other vulnerable populations. Place attachment and belonging are central values for me in my work and in my personal life. I am happy to provide further input on this development and its impact on myself and others, and I look forward to further discussions.

Sincerely,

Denise S. Cloutier, PhD.

Associate Professor

University of Victoria, Victoria, BC, V8V 4T5

Email: [REDACTED]

Letter to Mayor Phelps, and Victoria City Council

Dated February 22, 2016

RE: Addresses 1120, 1124, and 1128 Burdett Avenue

Dear councillors,

It has come to our attention of a development proposal adjacent to where I live with my partner, Gailene Shaw, at 1115 Rockland Avenue, Suite 101.

It is with displeasure that we read, and subsequently attended a community meeting along with smaller in-house meetings with the representative of the developer, of the proposal to remove three good houses from the above mentioned properties, in which to change the "foot print" of the neighbourhood to one of lesser appeal.

Previous city facilitators and councillors, like yourself, had gone to great lengths to approve existing zoning parameters in which a community would be built and molded over it's years of growth. With change affecting growth in Victoria, it is necessary to improve development guidelines over the years. Hasty decisions and extreme changes do not appease those affected, but only serve the developer who will come and go with their projects.

The site controls such as setbacks, density, and height restrictions do well and are in place to serve the immediate neighbourhood. People become accustomed to where they live and do not want drastic changes to occur, whereas gradual change should be expected and will usually be generally accepted. In reference to this last statement, a smaller building kept within the zoning controls in place, would be acceptable.

The setback changes to which the developer is asking are not acceptable. The imposing size of the proposed building provides nothing positive to neighbours and people in general that walk the area. An imposing frontage in a residential neighbourhood is dangerous with overhead balconies, and gives a feeling of imposition to everyone passing by. The expected loss of warming sunlight during the winter season, is also not desirable.

Construction of any major structure will create potential disruption to area residents. From what we see with neighbouring communities closer to the downtown core, there is drilling and blasting in order to allow removal of rock material prior to the start of any building. Should a similar situation be required at the above mentioned site, it creates potential for damage to the surrounding residences.

For the reasons written in this letter, we ask that close scrutiny of the developers request be weighed against the drastic change to the site in question and what the full impact will have to the neighbours who live near by. In our opinion, the developers request should not be approved to allow a four storey building with an underground parking. Also, no encroachment to zoning restrictions should be allowed.

Thank you for your consideration of this request.

Yours truly

Howard Schumacher
Gailene Shaw

March 10, 2016

Re: Proposed Development on 1120, 1124, and 1128 Burdett Avenue

Dear Mayor Helps;

I have owned a condo and resided at 1115 Rockland Avenue for 18 years. My condo, No. 402, is on the top floor facing south to Burdett Avenue.

I was shocked to learn in January of the plan to build a 4-storey, 3- lot- wide condo building on these properties. I attended the Development Proposal Community Meeting on February 15 at the Fairfield Gonzales Community Association. This meeting was well attended by neighborhood residents. The general tone of the meeting was one of concern about the changes to the neighborhood which would occur should this development proceed.

When purchasing my condo I had several essential criteria about the livability of such a home.

- **A BRIGHT SUNNY PLACE:** Based on the proposed plan, I will lose all my sunlight which will increase heating bills & my living space will be dark, requiring lights on all day.
- **PRIVACY:** Given the distance between the buildings, my privacy vanishes as I will look directly from my living room, dining room, kitchen and den, into the living space of one or more of the new condos.
- **A QUIET PLACE:** With the increased density of people and vehicles the noise level will intensify.
- **VIEW:** If this development proceeds as proposed I will completely lose my water and Olympic mountain views.

There is great fear that the development will negatively affect the value of our individual condos. The proposal, because of its imposing size, is unacceptable and will cause a disruption to the quality of our lives.

I ask that the council give close scrutiny to the impact of the developer's proposal and its negative effects on the neighborhood. Based on the above, I am asking that this proposal be turned down. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. Hynes", written in dark ink.

Nora Hynes

#402-1115 Rockland Avenue

To Mayor and Council, City of Victoria

March 27, 2016

Re: Development proposed for 1120-1124-1128 Burdett Avenue

My reasons for not wanting this development to go through as proposed are;

Received

MAY 24 2016

Planning Division
City of Victoria



Privacy of my balcony will be compromised if the tree is lost by blasting for underground parking.



View from my dining room window, A four story building with structures on the roof will diminish the chance of our Strata using solar energy.



Four story buildings all down Cook ST. and Rockland Ave.



Burdett Avenue – two story buildings

Lets leave some of these pockets of quiet as this is what makes Victoria a great place to live.

Received
MAY 24 2016
Planning Division
City of Victoria

Current and future larger buildings:



My residence-1115 Rockland - 4 story low rise



Nearby – McClure Ave, low rise, newly occupied



Rockland – Newly built 4 story, unoccupied



View Street off Cook – Future development



Yates and Vancouver - ? story under construction



Fort and Cook – Future 6 story development

When do we have enough density in the down town core? These are all within a three block radius of my residence and only one building is inhabited as yet and there are complaints of all the extra traffic already. I feel the developer should put row housing in to match the density of the neighborhood.

For your Consideration,

Diana Kozinuk – 302 – 1115 Rockland

Noraye Fjeldstad

From: Victoria Mayor and Council
Sent: Wednesday, March 23, 2016 11:28 AM
To: 'Mackay, Alex'
Subject: RE: 1120, 1124 and 1128 Burdett Ave. Rezoning Application

Categories: Planning

Dear Alex,

Thank you for your email regarding a rezoning proposal at 1120, 1124 and 1128 Burdett Avenue. Your email has been shared with Mayor and Council and our Development Services staff. I apologize for the late reply.

As of today, the City has not yet received an application from the developer for this property. Once an application has been received by the City of Victoria, your letter will be attached to the file for this address and shared with Council when it comes before the Committee of the Whole meeting.

If this is a rezoning, once an application is received up to date information on the application can also be found on the City's [Development Tracker App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Mackay, Alex [mailto:alex.mackay@victoria.ca]
Sent: Wednesday, March 09, 2016 9:22 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1120, 1124 and 1128 Burdett Ave. Rezoning Application

Dear Mayor and Council,

I support the 1120, 1124 and 1128 Burdett Ave. rezoning application. I am a recent graduate from the University of Victoria working as an Associate Investment Advisor at National Bank Financial. Our office is located in St. Andrews square on Yates St. and the walking proximity is ideal for my lifestyle. Many buildings in close proximity to my office are costly relative to my starting salary. Affordability forces me to look outside of the downtown core but many of the locations in the Burdett area are old with dated floor plans. It would be refreshing to see a new development on the edge of downtown that combines the affordability of the Burdett area with the luxury of modern amenities.

Once again, I support the 1120, 1124 and 1128 Burdett Ave. rezoning application.

Sincerely,

-Alex MacKay

Alex R. MacKay, B.Com.
Associate Advisor
Grant Schnurr
Wealth Management
[REDACTED]

National Bank Financial
Suite 700- 737 Yates Street
Victoria, B.C. V8W 1L6
phone: 250-953-8405
toll free: 1-800-799-1175



SCHNURR

WEALTH MANAGEMENT GROUP



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Noraye Fjeldstad

From: Victoria Mayor and Council
Sent: Wednesday, April 13, 2016 3:24 PM
To: 'Matt Eide'
Subject: RE: Support of development at 1120, 1124 and 1128 Burdett Ave
Categories: Planning

Dear Matt,

Thank you for your email regarding a rezoning proposal at 1120, 1124 and 1128 Burdett Avenue. Your email has been shared with Mayor and Council and our Development Services staff.

As of today, the City has not yet received an application from the developer for this property. Once an application has been received by the City of Victoria, your letter will be attached to the file for this address and shared with Council when it comes before the Committee of the Whole meeting.

If this is a rezoning, once an application is received up to date information on the application can also be found on the City's [Development Tracker App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Matt Eide [mailto:matt.eide@victoria.ca]
Sent: Thursday, April 07, 2016 11:10 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support of development at 1120, 1124 and 1128 Burdett Ave

Mayor & Council,

This email is to support the proposed re-zoning and development of 1120, 1124 and 1128 Burdett Ave Victoria, BC. The proposed development adds 36 strata units in a highly desirable area, surrounded by midrise multi-family residential, with plans that fall in line with the City's official community plan.

After reviewing the proposed project, suite mix and size has been selected to match the neighborhood demand just east of Cook street.

Parking for the project has been established providing for above average parking than comparable projects in the downtown core.

The building height and design is congruent with the surrounding neighborhood previously developed buildings.

Projects such as this tastefully answer the increased demand for strata titled development within walking distance of the downtown core.

I would like to give my support for the re-zoning and development of 120, 1124 and 1128 Burdett Ave.

If you have any questions, call me anytime at 250-704-9949.

City of Victoria resident.

Matt Eide
Newport Realty
(250) 704-9949 mobile
www.matteide.com

Noraye Fjeldstad

From: Victoria Mayor and Council
Sent: Wednesday, April 13, 2016 4:21 PM
To: 'Trottier, Fraser'
Subject: RE: Email to Mayor and Council re: 1120, 1124, and 1128 Burdett Ave Rezoning and DP

Categories: Planning

Dear Karl,

Thank you for your email regarding a rezoning proposal at 1120, 1124 and 1128 Burdett Avenue. Your email has been shared with Mayor and Council and our Development Services staff.

As of today, the City has not yet received an application from the developer for this property. Once an application has been received by the City of Victoria, your letter will be attached to the file for this address and shared with Council when it comes before the Committee of the Whole meeting.

If this is a rezoning, once an application is received up to date information on the application can also be found on the City's [Development Tracker App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Trottier, Fraser [mailto:Fraser.Trottier@cibc.com]

Sent: Friday, April 01, 2016 2:29 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: 'Karl Robertson' [REDACTED]
Subject: 1120, 1124, and 1128 Burdett Ave Rezoning and DP

Dear Mayor and Council,

I am writing on behalf for the re-zoning of 1120, 1124, and 1128 Burdett Avenue in preparation for development.

I am a Financial Advisor for CIBC currently working in downtown Victoria. I have grown up in Victoria since I was born and I plan to continue living and working in this city. This development would go a long way in increasing the variety of available units and providing young professionals such as myself with affordable living close in proximity to the downtown core, in a great neighbourhood.

I have no hesitation or doubts in supporting this project.

Sincerely,

Fraser Trottier

**SPOT ZONING 1120, 1124, 1128 BURDETT; Folder No.
REZ00516**

SPOT ZONING FINANCIALLY BENEFITS:

VICTORIA CITY GOVERNMENT: Three taxable properties/homes are replaced by thirty six, allowing the City an estimated ten fold increase in property taxes.

DEVELOPER: The Developer will make a handsome profit, with the complete cooperation of the City, while neighboring properties are consequently devalued, due to diminished privacy and livability.

SPOT ZONING CAUSES FINANCIAL LOSS:

CLOSE NEIGHBORS: Neighbors will have this ill favored architectural shoebox jammed right in their face because of minimal setbacks, causing their property values to plummet, and their privacy to disappear. Who would want to buy a property where the view out your front window, your window to the world, is the back of a shoebox?

NEIGHBORHOOD: The Eleven Hundred Block of Burdett Avenue currently provides access for sixteen homes, if the application for Spot Zoning is granted there will be fifty two homes, more than a three fold increase...and the streets are no wider or longer. The Developer promises extra bike racks, for the seniors...give me a break.

SUMMARY:

The Developer, with the complete cooperation of the City, will reap large monetary profits, while the close neighbors suffer financial hardship if this Application for Spot Zoning is granted. The City has a Fiduciary responsibility to Victoria Residents, not just to the public projects (see below) and itself, we pray you reject this Application..

EMINENT DOMAIN AND THE OFFICIAL COMMUNITY PLAN (OCP):

Eminent Domain is the power of the state to take private property for use in a public project for reasonable compensation. We charge that the state (City of Victoria) is using the OCP to establish a public project, i.e. increase population density of the core city, by means of Spot Zoning yet is unwilling to pay compensation for decrease in fair market value of the surrounding properties. If the City took our property, for a public project, we would be paid for it, if the city diminishes the fair market value, by Spot Zoning to achieve a public project, then we should also be paid for our loss.

James West, Denise Shields: 204-1115 Rockland Ave; April 26, 2016

**Developer's Application for Spot Zoning
(aka Rezoning)**

1120, 1124, 1128 Burdett Ave

Was Presented to the City April 20, 2016

Application status can be found:

<https://tender.victoria.ca/tempestprod/ourcity/prospero/search.aspx>

**If you have questions about the application status
please contact:**

Charlotte Wain

Senior Planner Urban Design

250.361.0340

CWain@victoria.ca

**We urge you to voice the consequences of this Spot
Zoning, especially regarding your privacy,
livability and devaluation of property, please
contact:**

Ben Isitt

Victoria City Councillor and CRD Director

250.882.9302

bisitt@victoria.ca

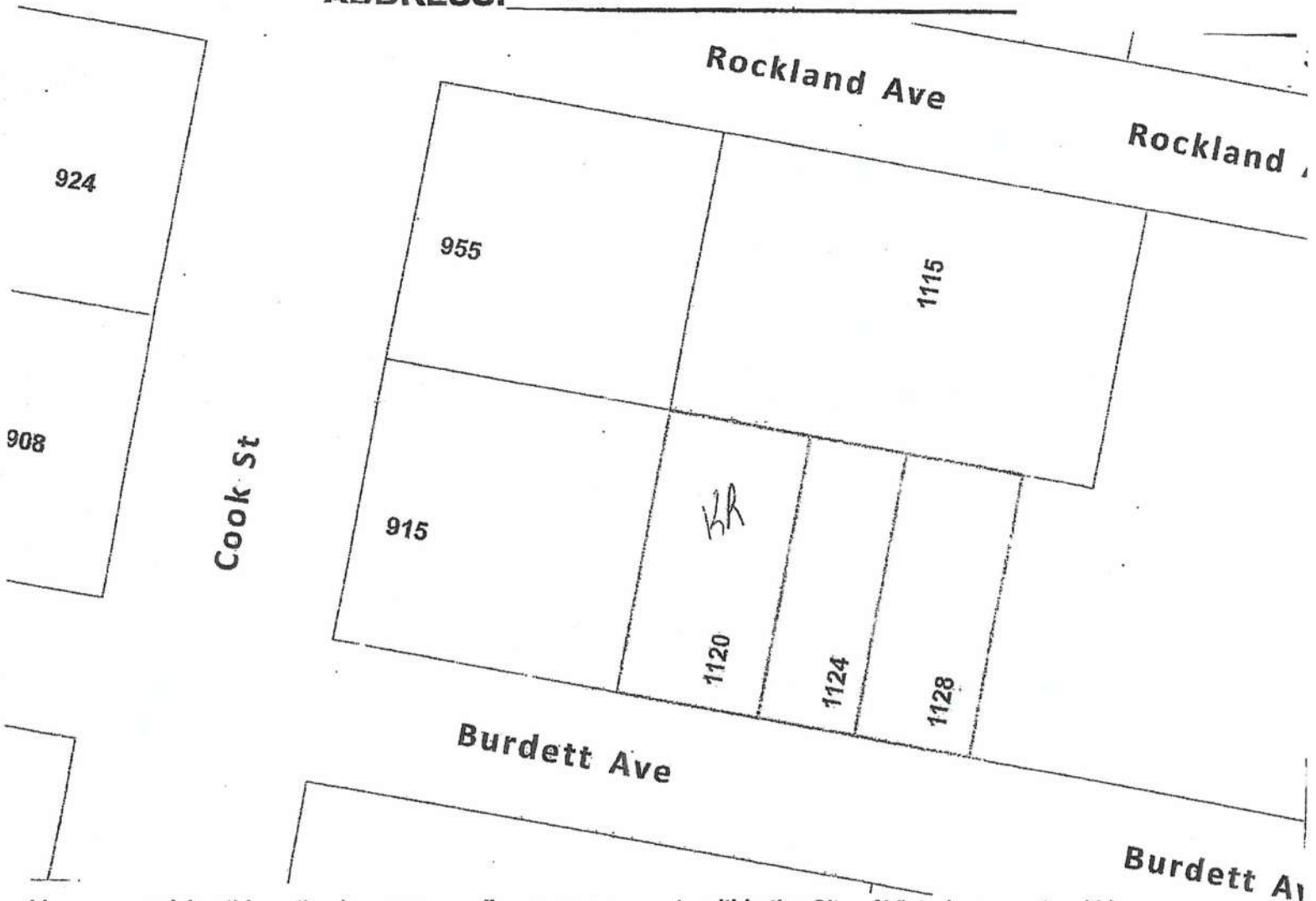
James West

Denise Shields

DEVELOPMENT PROPOSAL

COMMUNITY MEETING NOTICE

ADDRESS: 1120, 1124, 1128 Burdett Avenue



You are receiving this notice because you live or own property within the City of Victoria property within:

- ☒ 100 metres of a proposed development or land use change
- ☐ 200 metres of a proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

You are invited to a Community Meeting to hear more about the proposed development and to discuss your concerns, if any, about how the proposed development may affect you.

THE COMMUNITY MEETING

Date: 2016 / 02 / 15 (YYYY/MM/DD)

Time: 7:00 ☐ AM ☒ PM

Address: 1330 Fairfield Road

Hosted By: Fairfield Gonzales Community Association

Land Use Committee Chair name: Wayne Hollohan

Land Use Committee Chair email: victoriabc@shaw.ca

Land Use Committee Chair phone: 250-383-8043

Land Use Committee Chair or Designate (initials): WH

PLEASE TURN PAGE OVER FOR MORE DETAILS ABOUT THE PROPOSED DEVELOPMENT

Laura Wilson

From: webforms@victoria.ca
Sent: Sunday, May 8, 2016 12:06 PM
To: Community Planning email inquiries
Subject: Community Planning

From: Douglas Curran
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]

Community residents surrounding the proposed Empresa Properties development at 1120 - 1128 Burdett have been virtually unanimous in their rejection of the mass, scale and other infringements on existing setbacks and other building code requirement variances sought by Empresa.

While not rejecting outright the prospect of redevelopment, local residents have voiced concerns regarding both the process and lack of communication by the developer. In response local residents have created "Right fit for Burdett", including a website (<https://rightfitforburdett.com/>) to inform and promote community engagement regarding issues critical to their community.

We look forward to opening a working dialogue with City of Victoria planning staff in order to arrive at a better, community-supported development on Burdett Avenue.

regrds, Doug Curran, for RFFB

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IP Address: [REDACTED]

Right fit for Burdett

Better community-supported development
c/o 1153 Burdett Avenue, Victoria, BC V8V 3H3

May 17, 2016

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



Dear Mayor and Council,

Attached is a letter to Empresa Properties regarding their proposed 36 unit development on Burdett Avenue, jointly signed by over 100 neighbourhood residents from Burdett, McClure, Rockland and Linden streets; all streets and homes in proximity and directly impacted by the proposal.

As set out in the letter, in addition to changes of zoning, variances sought by the developer exceed existing building codes and run counter to goals set out in the Official Community Plan.

Community engagement by the developer has been superficial, and until post-Feb. 2nd Information Meeting conducted by the Fairfield-Gonzales Community Association, had not included a single Burdett Avenue resident.

The proposed development significantly encroaches on the light, proximity and views of neighbouring buildings. However, the manner in which Empresa's proposal has failed to recognize the "best practices" regarding transitions of scale and form to the adjacent traditional single-family and heritage-designated homes, represents a flagrant oversight of the OCP's long range objectives.

The name of our group, "Right fit for Burdett" accurately reflects the broadly-supported position in the neighbourhood that this is not a community voice rejecting redevelopment, but is framed within a reasonable and realistic framework, seeking an engaged dialogue on matters impacting their neighbourhood.

We are seeking the support of City of Victoria Development Services and Mayor and Council for a process of good faith and earnest desire for an outcome that benefits both new residents and families, alongside the many long-term residents of this Fairfield neighbourhood. We are looking for *the right fit for Burdett*.

Sincerely, for Right fit for Burdett

A handwritten signature in black ink, appearing to read "Doug Curran".

Doug Curran

A handwritten signature in black ink, appearing to read "Tim Stemp".
Tim Stemp

A handwritten signature in black ink, appearing to read "Lindsay Lennox".

Lindsay Lennox

Cc: Charlotte Wain, Senior Planner, Development Services / City of Victoria

Mr. Karl Robertson
President,
Empressa Properties

May 17, 2016

Via email: karl.lepikrobertson@gmail.com

Re: Proposed Condominium Project at 1120, 1124 and 1128 Burdett Ave, Victoria BC

Dear Mr. Robertson,

Thank you for taking the time to meet with myself and a small group of neighbors on Saturday March 19, 2016 regarding the above noted proposed development. We appreciate you taking the time to provide more details and background on your project for those of us that live on Burdett and in the surrounding neighborhood.

Many of us, like my wife and I who have lived on Burdett for 24 years, are pleased to see the interest in our street and your stated desire to enhance the community. The three houses at 1120-28 Burdett form the entrance to our neighborhood. We believe that improvements to those properties can be made that will be both beneficial to the neighborhood and profitable to you as a developer.

However, after meeting with us to show us your plans and to hear our comments and concerns, it appears that you intend to ignore the opinion of the community and force your vision for the neighborhood on to those of us who have lived and paid taxes in this neighborhood for many decades. As stated during our meeting, the community believes that contrary to your statements, the size and massing, density, height, building setbacks (front, rear and sides), and off-street parking of your proposed development are not in keeping with the desires of the community or the Official Community Plan (OCP).

During our meeting you repeatedly stated that a 4 story building is already allowed under the current zoning and that the OCP calls for 4 to 6 story multi-unit residential buildings on this site. We believe that you have misinterpreted and or selectively taken sections of the zoning requirements and OCP out of context to convince the community that this is a fait accompli and that there is no point in opposing your plans for the site.

This is further reinforced by your statements that you have been working with the city to develop your plans for the site and this is what the city wants and is directing you to build. This is completely contrary to the current zoning and OCP and is not what the community wants or needs.

It is also noteworthy that until our meeting of March 19, 2016 you had not spoken to a single resident of Burdett Ave with regard to your development to obtain any community feedback or suggestions.

The current zoning of 1120, 1124 and half of 1128 is R1-B single family zoning and the remaining half of 1128 is zoned R3-AM-1. The OCP designates the three lots as Urban Residential. These lots are directly across the street from lots that are zoned R1-B Single family

and designated as Traditional Residential in the OCP. It should also be noted that aside from the apartment building located at 825 Cook Street and the rear parking lot for that building, the entire south side of the 1100 block of Burdett Ave is zoned R1-B single family and designated Traditional Residential by the OCP.

As such the 3 lots located at 1120-28 Burdett Ave function as a transition from the Urban Residential designation to the Traditional Residential Area and the size, height, mass, setbacks etc should reflect this transition. This can only be accomplished by increasing the setbacks and stepping down in size from the max envisioned for an urban residential area to approximate that of the Traditional Residential area. Your proposed development provides no transition between the two land designations, nor does it recognize the traditional single family homes and designated heritage homes directly opposite.

The R1-B zoning currently present on 2.5 of the 3 lots allows for a maximum of 2 story residential buildings not 4. The R3-AM-1 zoning present on 0.5 of one of the 3 lots does allow for buildings up to 4 stories, however, the max permissible height is 12m and this zoning also requires a minimum front set back of 10.5 m for this height.

As noted in your Development Proposal Community Meeting Notice, you are asking for variance relaxation on height as well as front, sides and rear set back but no details including measurements were provided in the notice. Although I do not recall the exact proposed side and rear set back I believe the renderings quickly flashed up on a screen at the community meeting show a proposed height of approx. 15 m and a front set back of only 7.5 m. The current R3-AM-1 zone, which is applicable to the eastern most half of 1128 Burdett, restricts buildings to 1 or 2 storeys where the front set back is only 7.5M as you have proposed. For a 4 story building with a maximum height of 12 m, the current zoning requires a minimum front set back of 10.5 m. As such although you claim your building is only 4 stories, at 15 m tall it is actually the height of a 5 story building and you are only proposing to provide the required setback for a 1 to 2 story building.

As for the OCP, Section 6: Land Management and Development, Figure 8: Urban Place Guidelines, states that the built form for Urban Residential designated property shall be:

“Attached and detached buildings up to Three Storeys.

Low-rise and mid-rise multi-unit buildings up to approximately six storeys.”

It also lists the Uses as:

“Ground-oriented multi-unit residential.

House conversions.

Low to mid rise multi-unit residential.

Low to mid-rise mixed-use along arterial and secondary arterial roads.

Home occupations.

Visitor accommodations along Gorge Road and in pre-existing locations.”

As such, a mid-rise multi-unit residential building is only one of the potential built form and uses envisioned for a property designated as Urban Residential in the OCP. This built form and use is a broad-based vision for Urban Residential in general across the city as a whole and does not take any specific factors about the site and its location/orientation within the Urban Residential designation area into account. In fact Section 6.3 clearly states:

“While the designations described in policy 6.1 and Figure 8 establish the general pattern of land use, it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land. Within each designation, there will be a range of uses, densities and built forms. Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local area context and will include, but not be limited to consideration of:

6.3.1 Consistency of proposal with all relevant policies within the OCP;

6.3.2 City policies; and

6.3.3 Local area plans.”

As such section 6.3.1 and 6.3.3 would indicate that Section 21: Neighborhood Directions of the OCP must be taken into consideration when determining decisions about use, density and scale of building for an individual site. This is contrary to your opinion that, because a 4 to 5 story building is one of many possible built forms that may be permitted on your site, that it should automatically be approved.

The Vision for Fairfield in the citywide context, as stated in the OCP indicates that the majority of the multi-family housing stock be located in the western portion of the neighborhood. Fairfield is bound by Douglas Street to the West and St Charles to the east with Cook Street forming the natural boundary between East and West. 1120-28 Burdett is located on the East side of Cook Street and is therefore not in the area envisioned for any significant portion of multi-family housing stock in the community and therefore does not justify approval of a 4 to 5 story building.

The Neighborhood Directions section of the OCP also indicates the vision for Fairfield is as a transition from the Downtown Core Area to established Traditional Residential areas. As noted earlier above, the property directly across the street from 1128 Burdett is designated as traditional residential as are the rest of the properties that front on to Burdett street east of that. A transition from the urban Core Area to Traditional Residential Area would suggest a gradual stepping down in height, density, and mass as well as improved setbacks as you move across the Urban Residential Area from Core to Traditional Land Use Area.

Your proposed development provides none of this required transition and in fact proposes to place a building with the greatest density, height, and massing as well as the smallest setback contemplated in the Urban Residential land designation at the extreme edge of that designation, directly abutting a traditional residential area with much lower density, height, and massing.

Section 6.3.3 local area plans would also indicate that the City of Victoria's Suburban Neighborhood, Excerpts Relating to Fairfield Report also needs to be considered and complied with during any rezoning or change in land use.

The three lots at 1120, 1124 and 1128 are identified in that report as being in the Conservation and General Residential Area. The policy developed in that report states:

“CONSERVATION AND GENERAL RESIDENTIAL AREAS

- (1) Conserve heritage buildings and traditional residential streetscapes (architecture and landscaping).*
- (2) Maintain viable population levels within the capacity of established public services (schools, parks, utilities and bus routes).*
- (3) Encourage improvement in the quality and lifespan of existing housing stock.*
- (4) Adapt existing housing stock to meet the varied social and economic needs of residents (duplex, apartment, boarding, rooming, housekeeping apartments, rest homes and child care).*
- (5) Consider rezoning in instances of deteriorated housing and undeveloped land, where infill development or redevelopment is appropriate, e.g. small lot single family dwellings, duplexes and small scale townhouses.”*

Based on this policy, the existing traditional residential streetscape should be maintained by conversion of the existing housing stock to meet the needs of the residents, or possibly redeveloped with duplexes or small scale townhouses. This policy does not appear to support or allow the demolition of existing traditional residential buildings or the redevelopment of the site with a condominium building that requires new site specific zoning or variances for height, front, rear and side setbacks, parking, and traffic volumes as identified on your community meeting notice.

The vision as stated in section 21.5.4 of the OCP would suggest that the site is more suited for a smaller development such as ground-oriented Multi-unit residential uses based on house conversions and/or attached or detached buildings of two or three stories with a TFSR of 1.2 or less - not the TFSR1.8 you are proposing.

It should be noted that even where a property in an Urban Residential Area is not abutting or close to a Traditional Residential Area, the city has not always allowed the developer to construct the max size building allowed in an Urban Residential Area.

Where such a property is located next to designated heritage or older single family homes a more reasonable approach is to step the max size and massing down to act as a transition and buffer for these remaining heritage buildings. This also provides a more varied interesting street scape and livability factor than what would be present if all the buildings besides the historic homes were constructed to the max allowable size and built form for a given land designation.

For example, 1020 Richardson Street is in the western portion of Fairfield where the neighborhood vision is for a significant portion of Fairfield’s multi-family housing stock to be located. Although the site is in an Urban Residential Area and the majority of the other properties in that block had 4 story multi-residential buildings on them there were two properties

on the street with older historic single-family homes. The city therefore approved a two-storey town house development on the property which is a better fit for the street. Other similar examples include 451 Chester Street, 1011&1017 Pakington and 1137 Meares.

The vision for the Fairfield neighborhood as stated in section 21.5.5 of the OCP includes: *“Residential Character with mature streetscapes, historic homes and landscapes, continuous shoreline”* In addition the strategic directions outlined in section 21.6.1 of the OCP is to *“maintain and enhance established character areas.”* Your proposal includes the demolition of 3 older homes built in 1926, 1928 and 1930 and the removal of several large trees that contribute significantly to the residential character, mature streetscape, historic homes and landscape fabric of our street.

The proposed replacement building is a modern condo finished in white stucco with cedar accents which clashes with the turn of the century houses that line the south side of the street including two Designated Heritage homes. As such your proposal does not meet the vision or strategic direction for the area outlined in the OCP. Preservation of the existing homes via a House Conversion such as recent developments at 710 and 720 Linden Ave, 1120 and 1145 McClure street and 523 Trutch street or incorporation of the buildings in an attached low rise development of 2 to 3 stories would be more in keeping with the stated vision of the OCP.

Alternately, a sensitive row house development such as that found at 451 Chester street, which is also designated as Urban residential and surrounded by a mix of multi-unit residential buildings and traditional single family homes, would also blend in well with the streetscapes, and historic homes located on Burdett Ave.

On several occasions you have stated that the OCP calls for and the City wants increased density in the urban residual area. However, the strategic direction for the neighborhood outlined in section 21.6.6 of the OCP actually states: *“Maintain neighborhood population to ensure to support the viability of community and commercial services and schools.”* At present there are 3 single family dwellings at 1120-28 Burdett Ave and one of these appears to have been converted to a triplex for a total of 5 residences. Your proposal to add 37 condo units would overpower the entrance to the neighborhood, and increase the number of residential units on the subject site by over 700%. We are not out rightly opposed to any increased density, and in fact are supportive of a modest well-planned increase in density on Burdett and the surrounding streets. However, while a modest increase in density may be desirable what you are proposing for this block of Burdett Ave is not modest and does not conform to 21.6.6 of the OCP.

In addition to non-conformance with the existing zoning and land use designation in the OCP, we have concerns with several other factors of your development.

The triplex and 2 single-family residences on the subject site are currently part of the Neighborhood's much needed rental stock. During our meeting you claimed that 37 units were needed to insure the affordability of the neighborhood. However, we understand that all of the units proposed will be sold at full market value with no retention of any of the rental units. Rental units are often the only way many families or individuals can afford to live in the Fairfield area and removing 5 units of rental stock from the area will not improve but actually decrease the affordability.

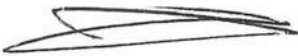
Two rental buildings (915 and 955 Cook Street) and two strata condominium buildings (1115 and 1149 Rockland) directly abut the subject 3 lots on Burdett Ave. 915 and 955 Cook Street have approx. 24 units with eastern exposures that currently enjoy morning light and views of the residential area to the east. Although these buildings are 4 floors like your proposed development they are only approx. 11 m in height and have a rear set back of 10.5 m compared to your proposed 15 m in height and (TBC) m rear set back. 1115 Rockland has 6 units with direct southern exposure and 1149 Rockland has 8 units with direct Western exposure that have significant views, light and passive solar heating in winter months. Again, like the buildings on Cook Street, although these buildings are 4 floors they are only approx. 11.2 m and 11.9 m in height respectively compared to your proposed 15 m.

If built as proposed, your building will completely block or impact the views, light, solar heat gain and privacy of 38 residential units in these 4 buildings. The rental buildings on Cook and the individual strata units on Rockland were purchased for their location, views, light and privacy and blocking or compromising these features will negatively impact the rental and or resale value of these 38 units. For most people, the purchase of a home is the largest most important investment of their life and to allow the profit of one developer to take precedent over the individual investment of 14 home owners and two Multi-unit residential rental building owners would reflect extremely poorly on our society.

Based on the above we hope that you will reconsider your approach to the redevelopment of 1120, 1124 and 1128 Burdett to reflect the needs and desires of the community. There are numerous examples of redevelopment in the Fairfield neighborhood mentioned above that provide transition from higher density to traditional residential densities and that have been financially successful for the developer.

Many of these developments such as, 710 and 720 Linden, 1120 and 1145 McClure, 523 Trutch, 451 Chester and 1020 Richardson were supported by the community at rezoning and development meetings. We believe that a similar development proposal for 1120 -28 Burdett would also be supported by the community and would be a win – win for all parties.

Sincerely,



Tim Stemp

1153 and 1143/1145 Burdett Ave

cc. Mayor, **Lisa Helps**, Councillor, **Marianne Alto**, Councillor, **Chris Coleman**
Councillor, **Ben Isitt**, Councillor **Jeremy Loveday**, Councillor **Margaret Lucas**
Councillor **Pamela Madoff**, Councillor **Charlayne Thornton-Joe**, Councillor **Geoff Young**

Charlotte Wain, Senior Planner, Development Services

The **109 signatures** on the attached **11 pages** are from residents of Burdett Ave., Rockland Ave., Linden Avenue and McClure Ave. who agree with the above opinion and urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 in its current form.

Noraye Fjeldstad

From: Ellen Pennock <[REDACTED]>
Sent: Monday, May 23, 2016 6:47 AM
To: Victoria Mayor and Council
Subject: 1121 Burdett Avenue Condo development

Dear Mayor and Council,

I am a resident of 1121 Oscar Street in the Fairfield community who is highly in favour of the 36 unit Burdett Avenue condo development.

The Burdett condo development is exactly what the Fairfield community, and Victoria, needs. It would provide much needed housing just outside of downtown, while providing sustainable living through a green building design. The wood frame condo allows for greater affordability and would bring a renewed sense of vibrancy to the area. Ground oriented walkout units with individual yards and substantial landscaping would maintain the lush, greenery of Fairfield and would be a perfect fit among the other buildings.

Burdett Avenue is the ideal location to live in Victoria. It is just a short walk to the downtown core, Fort and Cook and minutes away from Beacon Hill Park and Dallas Road.

Last but not least, the condo includes bike and dog wash in the underground parking with ample bike storage to further promote sustainable lifestyles.

I would move into this building in a heartbeat!

Sincerely,

Ellen Pennock

1121 Oscar Street

Victoria, BC V8V 2X3

Charlotte Wain

From: lindsay lennox <[REDACTED]>
Sent: Tuesday, May 31, 2016 10:50 AM
To: Lisa Helps (Mayor); council@victoria.ca; Charlotte Wain
Cc: lindsay lennox
Subject: Community Development Concerns

Dear Mayor and Council,

I would like to express my concerns over the public process surrounding the proposed development by Empresa Properties for 36 units at 1120, 1124, and 1128 Burdett Ave.

While I fully understand that development can be necessary and beneficial, my main concern is that myself and the community have not had no legitimate say in the matter to date.

I attended the community Information Meeting on February 2nd put on by the Fairfield-Gonzales Community Association. The Chair of the meeting gave great attention and preference to the developer's presentation and members of CALUC panel, yet curtailed the comments and questions from the neighbours. Residents immediately impacted by the proposal were provided the shortest segment of the brief, allotted time.

While the developer, Karl Robertson claimed that he had consulted with many residents in the area, neither myself or any of my Burdett Ave neighbours were approached. To present I have spoken with over 60 of my neighbours and none of them were approached by Mr Robertson. The sentiment in the room was overwhelmingly one of shock and disbelief amongst the community in attendance.

I was astounded to see, after the fact, a copy of a summary of the meeting that was sent directly to Mayor and Council by the FGCA. This flawed report was not representative of this neighbourhood's response at the meeting. The report contained highly abridged synopsis of comments. Many addresses attributed in the report were in error. Many remarks from Burdett Avenue residents were mistakenly attributed to condo residents on Rockland Avenue.

I am not sure how the attendance count was done but to my mind there were more folks in attendance than the 28 stated in the CULAC report. There was not one supportive member of the community in the meeting and yet this sentiment seemed quite diluted in the tone of the FGCA's summary. In short, I do not feel that the FGCA represents myself or the interests of my neighbourhood.

Like many of my neighbours, I am not rejecting redevelopment out of hand. It is excessive and such an unnecessary shame to inflict a four storey 36 unit apartment building onto a residential block of heritage and character houses. There have been some very tasteful and respectful developments in our area over the last 5 years; development that respected the density and charm of the existing neighbourhood while providing viable opportunities for renewal.

Thank you for your time and your careful consideration of the future of our 1100 block of Burdett Ave.

Kind Regards,

Lindsay Lennox
1131 Burdett Ave

Noraye Fjeldstad

From: Douglas Curran <[REDACTED]>
Sent: Saturday, June 11, 2016 12:51 PM
To: Victoria Mayor and Council
Cc: Charlotte Wain
Subject: Accurate reporting of community feedback on proposed developments / Credible public process
Attachments: June 9 CALUC rmrks to Victoria Council.docx

Dear Mayor and Council,

Attached is a copy of my written remarks regarding the error-ridden February 15th report presented by FGCA/CALUC in reference to the proposed Empresa Development 1120-1128 Burdett Avenue.

With regard to the essence of my points in the attached, it is worth noting that a Special General Meeting of the FGCA has been demanded by an unnamed group of Fairfield residents, for June 25th.

While not connected to this unknown group, their points articulated in the meeting notice mirror those set out in my remarks before Council on June 9th, reaffirming the conflict of interest and lack of appropriate community voice and engagement by the FGCA.

regards, for "Right fit for Burdett"

Douglas Curran

Douglas Curran – Photographer
1161 Burdett Avenue, Victoria, B.C. V8V 3H3

Mayor and Council
City of Victoria
1 Centennial Square,
Victoria, B.C.
V8W 1P6

June 9, 2016

Dear Mayor and Council,

On February 2nd of this year, an Information Meeting to review a proposed 36 unit condo building for Burdett Avenue was conducted by the Land Use Committee of the Fairfield-Gonzales Community Association.

Subsequently, on February 15th, a report on this proposed development was submitted to Mayor and Council by CALUC. I want to express my thoughts and my report on the public process to date surrounding this proposal, as well as the manner in which it has been handled by CALUC.

In my past 6 years I worked extensively with developers, DNV Council, community groups and NGO service organization. My experiences to date in Victoria, as well as the report submitted to Council, reveals a development public process that fails to meet the mark for adequate, thorough or appropriate public consultation and engagement.

It is difficult to accept the report submitted by CALUC, filled as it is with inaccuracies, errors and subjective editorializing. It does not accurately convey the thinking or input or the neighbourhood most directly impacted by the Empresa proposal.

The manner in which the meeting itself was conducted leaves a great deal to be desired, with the Chair of the meeting attempting to tightly corral and restrict any comments to a pre-determined narrow focus of questions. Too, while dealing with the complexity of a comprehensive project, the matter was given the smallest time slot of the evening, leaving little opportunity for many to speak. In many instances remarks from across the neighbourhood were wrongly ascribed to only one building on Rockland Avenue. This was explained in the report submitted to you as, "*most questions came from different people, but these are apartments so they have the same address.*"

Other contradictions or unsupportable items appear throughout the report. The proposal is described in the report as "*has generous landscaping*", which stands in opposition to questions from the local residents questioning why the plans call for variances for reduced setbacks, which directly contradicts the meaning of "generous".

Several people have expressed to me that the meeting left them feeling 'railroaded' or handed a fait accompli. Subsequently, the Chair advised me that he was working under a degree of duress and confinement, citing, "It seems the more you get involved in bureaucracy the less of a voice you actually have. Your approach {Right Fit for Burdett}

June 9, 2016 / Mayor and Council

2.

does not have restrictions, therefore is likely to be a more effective way to communicate your concerns." It is difficult to contemplate those remarks as other than an abdication of responsibility and obligation to the residents of this community.

Through these statements and other emerging patterns, it is apparent to myself and others that CALUC and the Fairfield-Gonzales Community Association is compromised in its operations, lacks the ability to extricate itself from a bind largely of its own design and does not authentically speak for, or legitimately represent the community whose name it marches under.

The FGCA lacks the appetite and urge to develop authentic engagement or accountability to the residents. Their Feb. 15 CALUC report is deeply flawed in its summaries and its execution and has no place as part of a credible public process. It does not speak for or reflect the thinking of my neighbourhood and should not be offering its comments in the manner it has to the City of Victoria and its elected officials.

sincerely,

Douglas Curran
1161 Burdett Avenue

UVic Urban Development Club
4433 Fieldmont Court
Victoria, BC, Canada
V8N 4Z1
T: [REDACTED]
E: [REDACTED]
W: uvicurbandevelopmentclub.com



UVIC Urban Development Club

July 14, 2016

Mayor Helps and accompanying Council members

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

Dear Mayor Helps and accompanying Council members,

RE: Support for the Rezoning Application No. REZ00516 for the properties known as 1120, 1124, and 1128 Burdett Avenue.

The University of Victoria Urban Development Club is a unique interdisciplinary body on campus that brings together like-minded students from across departments and disciplines to discuss and learn about all aspects of urban development. Since our inception in September 2013, we have had a returning membership of over 100+ students. Activities have included hosting a range of industry professionals, organizing multiple commercial and residential development tours, attending open houses and industry events, and volunteering with land use-related associations.

Upon the project at hand coming to our attention, the club had previously been involved with a project in the area. In September 2015, we had the pleasure of sitting down to talk with Leonard Cole of Urban Core Ventures Ltd. about the potential rezoning of 1041 Oliphant St., and 220, 214 and 212 Cook St. Throughout this talk with Leonard Cole, we learned a great deal about both Cook Street Village, and the surrounding areas.

To address some issues that may have been brought up throughout the materialization of this proposal, we understand that while this building may be dense for the area in question (1.84:1 FSR), the Official Community Plan as laid out by the City of Victoria lists these properties under "Urban Residential" designation. The OCP states that zones with Urban Residential designation allow for: "Increased density up to a total of approximately 2:1 [total floor space ratio] may be considered in strategic locations for the advancement of plan objectives". The properties' location between both the downtown core as well as the "Large Urban Village" of Cook Street Village should allow for the increase in FSR.

In regards to the issue of parking that comes along with increased density. It can often lead to the crowding of nearby on-street parking which may take away parking from people of secondary residences etc. The underground parking ratio of 1.03:1 for this project is more than ample compare to those of previously approved projects that have seen parking variances granted for as low as 0.78:1.

With keeping all of this in mind, the rezoning of these properties would allow for 36 units of some much needed housing in the Victoria area. As representatives of the millennial generation, we see a preference and a strong demand for moving into city cores. We want to be able live, work and play in one vibrant and involved community. With Victoria being on the brink of a housing crisis, we believe that by supporting projects like the one being presented by Empresa Properties, you help positively shape our futures as Victoria residences.

Sincerely,

Daniel Saxton
President

Andrew Brown
Vice-President

Nick Glover
Director

Morgan Henderson
Director

Madsen Canitz
Director

August 1, 2016

Mayor and Members of Council,

I am in full support of the rezoning of 1120, 1124 and 1128 Burdett Avenue to create 36 new homes in our neighbourhood. This proposal will help to build our neighbourhood while supporting the objectives of the official community plan at this location. The developer will be using quality durable building materials that will greatly enhance this area from what is currently in place.

In addition the developer will be working with some social organizations that will greatly benefit this community:

- Nickel Bros will reuse the existing homes where possible to allow for the continued use of the home.
- Habitat for Humanity will be able to claim and reuse most of the existing homes in their social housing projects.
- Cool Aid Society will be used in many positions throughout the project to creating many short and potentially long term jobs for those who are often disregarded for employment opportunities.

This infill design will have a meaningful positive transformation. The extensive landscaping for new buildings around the whole project will increase the areas value within this urban context. I am happy to see the proposed transformation of this block.

Best Regards,

Mark deFrias
1025 Meares Street
Victoria, BC

A handwritten signature in black ink, consisting of a stylized 'M' and 'd' followed by a horizontal line.

M. Paula McGahon
309 – 1149 Rockland Avenue
Victoria, BC
V8V 4T5

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

Dear Mayor and Council,

August 12th, 2016

RE: Proposed redevelopment of 1120 – 1128 Burdett

As a resident of 1149 Rockland whose unit faces onto Burdett I'd like to ask council to review the proposed development on Burdett carefully for three major issue that concern me. I do recognize that the development will go forward, however, as far as possible, it should fit into the existing neighborhood.

First – the building should have enough free space in front and at the sides so that a sizeable garden which would fit into the neighbourhood can be planted.

Second – the building should not be higher than the surrounding buildings, e.g. 1149 Rockland and 1115 Rockland

Third – that the building should be as far as allowed from the property lines to minimize the impact on the light and sunlight available to the surrounding buildings.

Three photographs are attached to this letter and will give you some idea of the nature of our neighbourhood on Burdett Street.

The first one shows the back garden of 1149 Rockland on Burdett Street. It has been heavily planted with mature trees and shrubs and is a pleasure to view.

The second photograph is one of the heritage houses opposite the proposed building site on Burdett. These are traditional family homes surrounded by family gardens.

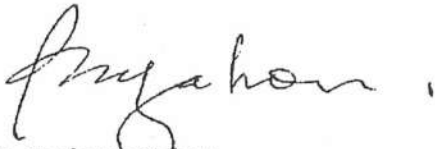
I hope seeing these photographs will give you some awareness of the traditional nature of the Burdett neighbourhood. Ideally, we would have preferred to see a development that was family friendly townhouses as opposed to the proposed seniors' condominium units.

The third photograph is that of the recently built condominium at 1015 Rockland. It is the reason that so many residents of Burdett have grave concerns about the proposed Burdett condominium. The building is 4 meters higher than the surrounding buildings, it is 1.5 meters from the property line on the left, 3 meters from the property line on the right and 5 meters from the street. It was "sandwiched" into a space that contained one house. Most of the area in front of the building is made up of a concrete pathways leaving space for several small flower beds that have been planted with shrubs.

I am concerned that the proposed condominium unit on Burdett will be similar to the building at 1015 Rockland if council allows variances and changes to the city bylaws. As you can see from the photograph there is just no room on the 1015 Rockland site for planting trees that will mature and grow into the neighbourhood.

As a resident of Burdett, I hope that council, or the subcommittee, will review the plans carefully and consider the impact of the development on the neighbourhood. Thank you for taking my concerns into consideration.

Yours truly

A handwritten signature in black ink, appearing to read "M. Paula McGahon". The signature is fluid and cursive, with a small mark at the end.

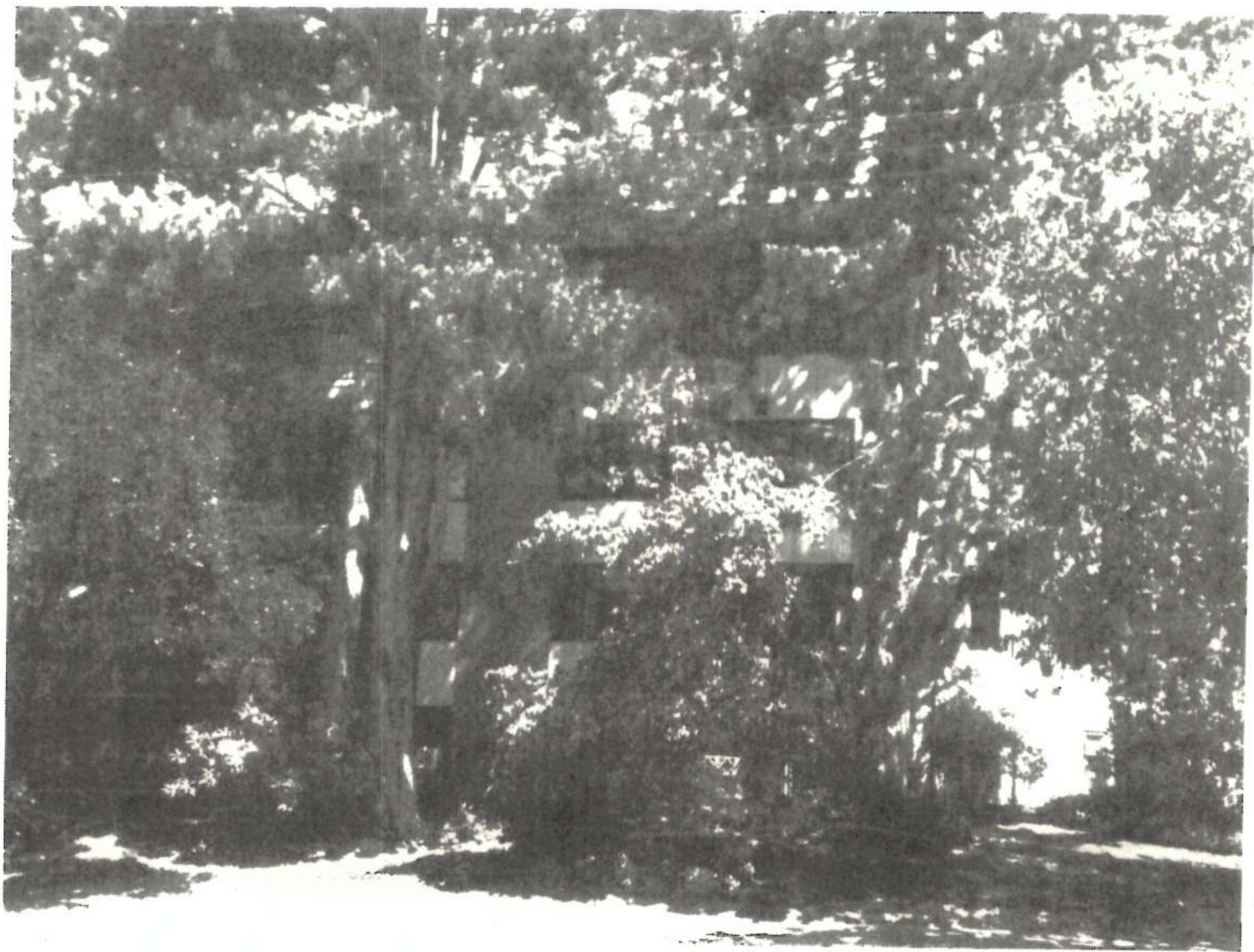
M. Paula McGahon

1015 ROCKLAND



X





Apartment 114,
1149 Rockland Avenue
Victoria
BC
V8V 4T5

26 September 2016

Mayor & Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Proposed development Burdett Avenue – sites of 1120, 1124 & 1128 Burdett Avenue

Dear Mayor and Council,

We are writing to you to voice our concerns about the above proposal.

We live next door to 1128 Burdett Avenue and this proposed development of 4-5 storeys will have a huge impact on our lives.

The height of this development means that our property will be overlooked, with an invasion of our privacy.

Just as worrying is the reduction in light - even by the developer's own "Shadow Study" our unit will only get a glimpse of daylight a couple of weeks a year! See enclosed Shadow Study.

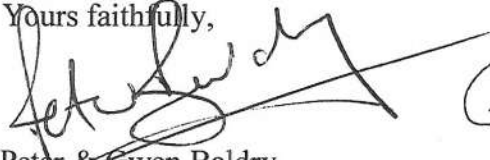
There is a concept "Right to Light" (Ancient Lights Law) and we fill this perfectly, especially as the proposed development is not only 4-5 storeys high but also considerably deeper so that both our 2 patios on the western end of Chateauneuf will be in almost total shade most of the year. Our unit has enjoyed this light for over 40 years and we have been here for 15 years.

Last December when this development was floated, we met with Karl Robertson from the development company and he agreed to visit our apartment on 8 January 2016. He showed some sympathy at the shade effect on our lives.

We are not totally against a development but urge you to consider something more suitable such as townhouses which would have less impact on current residents and would better suit the neighbourhood.

We would urge you and your Council to refuse permission of the present proposal and encourage you to visit our humble abode to understand our position, yourselves. We look forward to your response.

Yours faithfully,



G Baldry

Peter & Gwen Baldry

Attached. Shade Study

Cc Douglas Curran, 1161 Burdett Avenue V8V 3H3

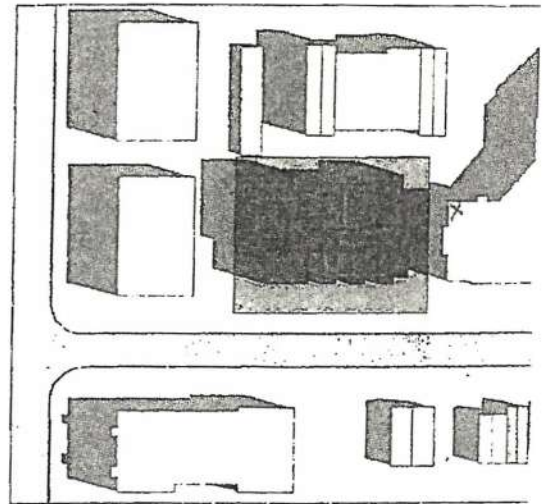
Cc Owners of Apartments 314, 414, 112, 212, 412 Chateaufneuf*

Cc Strata Council 248, Chateaufneuf*

Cc Rick Johnson, Apt 203, 1115 Rockland Avenue, Victoria, BC V8V 3H8

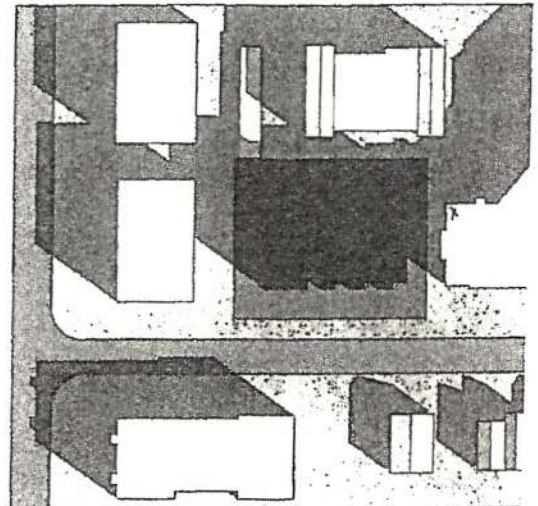
* Same address and postcode as ourselves

SHADOW STUDY - OPTION A



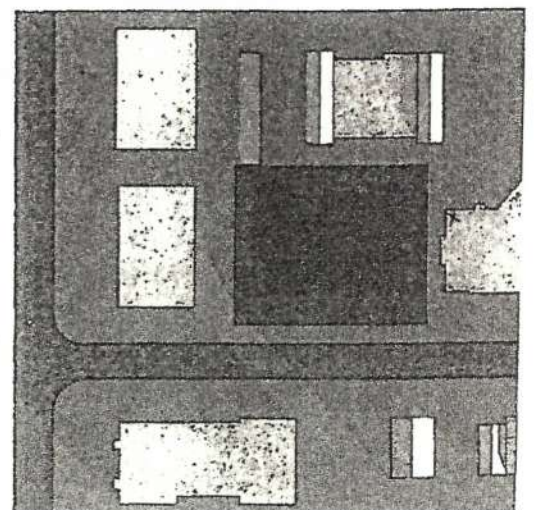
SUMMER SOLSTICE

9A



FALL EQUINOX

9/



WINTER SOLSTICE

9

**SPOT ZONING 1120, 1124. 1128 BURDETT; Folder No.
REZ00516**

SPOT ZONING FINANCIALLY BENEFITS:

VICTORIA CITY GOVERNMENT: Three taxable properties/homes are replaced by thirty six, allowing the City an estimated ten fold increase in property taxes.

DEVELOPER: The Developer will make a handsome profit, with the complete cooperation of the City, while neighboring properties are consequently devalued, due to diminished privacy and livability.

SPOT ZONING CAUSES FINANCIAL LOSS:

CLOSE NEIGHBORS: Neighbors will have this ill favored architectural shoebox jammed right in their face because of minimal setbacks, causing their property values to plummet, and their privacy to disappear. Who would want to buy a property where the view out your front window, your window to the world, is the back of a shoebox?

NEIGHBORHOOD: The Eleven Hundred Block of Burdett Avenue currently provides access for sixteen homes, if the application for Spot Zoning is granted there will be fifty two homes, more than a three fold increase...and the streets are no wider or longer. The Developer promises extra bike racks, for the seniors...give me a break.

SUMMARY:

The Developer, with the complete cooperation of the City, will reap large monetary profits, while the close neighbors suffer financial hardship if this Application for Spot Zoning is granted. The City has a Fiduciary responsibility to Victoria Residents, not just to the public projects (see below) and itself, we pray you reject this Application..

EMINENT DOMAIN AND THE OFFICIAL COMMUNITY PLAN (OCP):

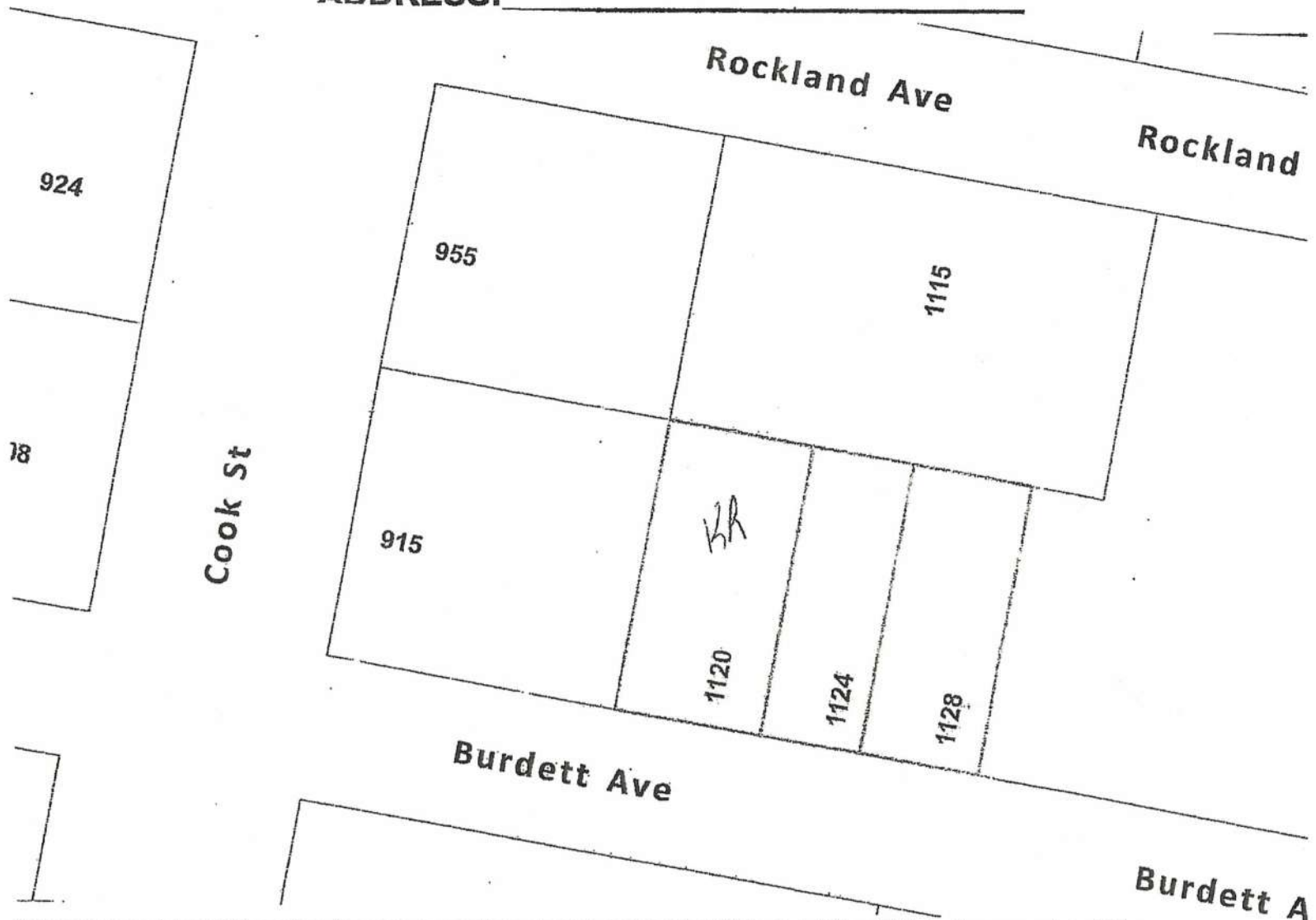
Eminent Domain is the power of the state to take private property for use in a public project for reasonable compensation. We charge that the state (City of Victoria) is using the OCP to establish a public project, i.e. increase population density of the core city, by means of Spot Zoning yet is unwilling to pay compensation for decrease in fair market value of the surrounding properties. If the City took our property, for a public project, we would be paid for it, if the city diminishes the fair market value, by Spot Zoning to achieve a public project, then we should also be paid for our loss.

James West, Denise Shields: 204-1115 Rockland Ave; April 26, 2016

DEVELOPMENT PROPOSAL

COMMUNITY MEETING NOTICE

ADDRESS: 1120, 1124, 1128 Burdett Avenue



You are receiving this notice because you live or own property within the City of Victoria property within:

- ☒ **100 metres** of a proposed development or land use change
- ☐ **200 metres** of a proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

You are invited to a Community Meeting to hear more about the proposed development and to discuss your concerns, if any, about how the proposed development may affect you.

THE COMMUNITY MEETING

Date: 2016 / 02 / 15 (YYYY/MM/DD)

Time: 7:00 ☐ AM ☒ PM

Address: 1330 Fairfield Road

Hosted By: Fairfield Gonzales Community Association

and Use Committee Chair name: Wayne Hollohan

and Use Committee Chair email: victoriabc@shaw.ca

and Use Committee Chair phone: 250-383-8043

and Use Committee Chair or Designate (initials): [Signature]

LEASE TURN PAGE OVER FOR MORE DETAILS ABOUT THE PROPOSED DEVELOPMENT

Apartment 414
1149 Rockland Avenue
Victoria, BC
V8V 4T5

October 11, 2016

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

Proposed development Burdett Avenue- sites of 1120, 1124 & 1128 Burdett Avenue

Dear Mayor and Council,

I am writing you to voice my concerns about the above proposal.

I live next door to 1128 Burdett Avenue and this proposed development of 4-5 storeys will significantly impact me.

The height of this development means that my property will be overlooked, with an invasion of my privacy, which will effect approximately 80% of the interior space of my condo and the entire space of my west facing balcony. The loss of privacy and sunlight will seriously and negatively impact the resale value of my home,

Sunlight reduction is also a great concern. The proposed plan of 4-5 stories, and the much deeper construction to the back of the property will considerably reduce any and nearly all direct sunlight. Direct sunlight is a valuable commodity.

The "Right to Light (Ancient Lights Law) has been brought to my attention. I believe this applies to this situation

I understand that development in some forms must continue, but I urge you to consider something more suitable for our community such as townhouses, which would have far less impact on the current residents and would better suit the neighbourhood.

I would encourage you to consider the points noted above, as well as collective concerns of the neighbourhood and residents.

Sincerely,

Phyllida Knowles

A handwritten signature in cursive script, reading "Phyllida Knowles", written in dark ink.

October 20, 2016

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

Proposed Condo Development on Burdett Avenue – Sites of 1120/1124/1128 Burdett Avenue

Dear Mayor and Council,

This is the second letter that I am writing to you to express my deep concern about the proposed development on the above-named site, and to add my voice to the letter sent to you on September 26 by Peter and Gwen Baldry of the same address that I am at. The Baldry's are in Unit 114, and I am in unit Unit 412.

In November of 2015, I learned that a proposed development of 4 or 5 storeys was going to be placed on the properties adjacent to my home at 1149 Rockland Ave. The developer, represented by Karl Robertson, met with residents of 1149 Rockland Ave and 1115 Rockland Ave, prior to the community meeting on February 15th at the Fairfield-Gonzales Community Hall. In my estimation, 95% or more of tenants at 1149 Rockland, at 1115 Rockland and in Burdett (See letter by Tim Stemp) were concerned about a 4 or 5-storey condo and indicated that between those two choices a 4-storey was infinitely more desirable, with many preferring a 3-storey dwelling. In addition, and of greatest concern is that the developers want a variance to allow them to build closer to the 1149 and 1115 Rockland sites. Please, please, please do not let this variance go through in the interests of impacting our spatial proximity, light, and our quality of life and well-being.

When the developer's met with residents in two previous meetings, the variances and design of the proposed unit were discussed extensively. It is apparent they did not take any of what was said by longer term residents in the area – to protect the quality of the neighborhood, and to protect existing light and space conditions. Please come to our properties to see how this proximity will hurt the existing tenants in the neighborhood. In my own unit, light and sky and clouds, will be replaced with an overly close building edifice! ---This is incredibly devastating.

I hope that you will consider our voices and that something can still be done with the plans that would prove economically viable in terms of units and appearance, but which would also respectfully address more of the concerns of longer term residents. There are no other examples on this side of Cook Street that would demonstrate this kind of overcrowding of higher density building. Consideration has always been given historically to the need for a certain degree of distance between residences.

These are my main concerns if this development is approved:

1. **Loss of home value (assessed value and cityscape view).** The new development will lower the value of my home in assessed dollar terms, and in personal terms as it will obliterate my view of the downtown core, cathedral, etc. to the west. Instead of having a view of sunsets and skyline, I

will now look only at a brick/concrete wall. Will there be compensation by the city or the developer for this loss of my assets?

2. **Too much density.** Replacing three single family homes with a 4-storey multi-unit (36 units has been talked about) seems excessive. I propose that the developer establish a 3-storey building with 27-30 units. This represents a more balanced approach and compromise between: the high density development desired by the City of Victoria, the profit desired by the developer, and the interests of current residents in Chateauneuf (1149), owners at 1115 Rockland Ave, and single-family owners on Burdett.
3. **Setbacks and variances need to be MAXIMIZED rather than minimized.** As discussed and as per the shadow study done by the developers, there will be a considerable loss of sunlight with a 4-storey development. This would be another reason for a 3-storey development to go in to the properties at 1120/1124/1128 Burdett. Loss of sunlight and loss of view will have extraordinary impacts on the health and wellbeing of the many residents who will be directly impacted by the development, particularly those of us at 1115 and 1149 Rockland Ave. For this reason, on behalf of myself and others in these dwellings, I would request that planners who make the decision about the development on Burdett would consider the maximum setback possible from 1149 Rockland to the west, and from 1115 to the south. It is evident that the developers have flexibility in this but have so far seemed unwilling to really work towards a compromise on this key point. However, they can potentially shift their development west in the direction of Cook St. as there is only a parking lot that is adjacent to the development at that end.
4. **Esthetic appeal.** At the meeting that was held on Feb. 15th at the Fairfield-Gonzales community hall, audience members requested that the developers consider the architectural esthetics of their building and its 'fit' within the local neighborhood context. I absolutely and fully support this position as well. The rendition of the proposed building that was revealed to us at this meeting was certainly not complete, but from its appearance it was clear that it could benefit from substantive design improvements. It is hoped that City of Victoria design specialists could have input into the proposed design and work with Empresa Properties to see what can be done. It is hoped that such input would promote a building that is closer to the Linden/Moss esthetics of Cook St. Village, than to the Cook St. 'proper esthetics.' In other words, that developers are held to higher standards of esthetic appeal rather than lower ones as appeared to be the case in the rendering on view on the 15th of February.
5. **Window placement.** To their credit, the developer, Karl Robertson has sought input from condo owners in the area of the proposed development (1149 and 1115, for example). In this input, he has suggested that the developer would be sensitive to our interests (e.g., 4-storey building rather than 5), and that windows on the east side of their development would consider the placement of windows on the west side of 1149 Rockland Ave. It is unclear where the windows will be placed and how much consideration in the final plans has been given to this matter – made all the more critical depending upon what the outcome of the variance/setback request is. Balconies are also positioned on this side and will lose their function if the proximity to the new development is not sufficiently set back. Again, this relates to the value of this development as an asset and in terms of its re-salability.
6. **Protection of existing trees.** To the greatest extent possible, it is hoped that the development proposed by Empresa Properties will not kill the trees that provide shelter and habitat and

privacy for both Rockland Ave and the proposed development. It is hard to imagine that they will be able to preserve them if the setback is not respected.

7. **Minimizing impact during development.** It is to be hoped that during the development of whatever the final version of the condo/townhouse unit that will go forward; that work on it will not be undertaken over extensively long days e.g., 7-7 pm for example, and on weekends in respect for all the people who live in this area.

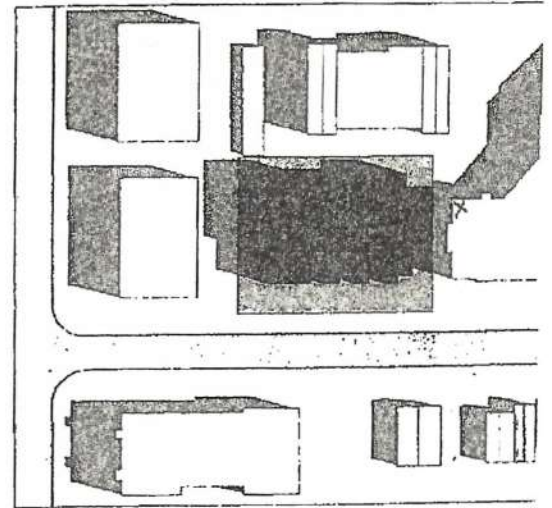
As a human geographer at the University of Victoria who studies issues of health and place, sense of place, and sense of belonging, and services for seniors and other vulnerable populations, I remain very concerned about this development. Place and home, and sense of belonging are therefore central values to me in my work, and in my personal life. I am happy to provide further input on this development and its impact on myself and others in this neighbourhood, and I look forward to further discussions and considerations in these matters.

Sincerely,

A handwritten signature in dark ink, reading "Denise Cloutier". The signature is written in a cursive, flowing style.

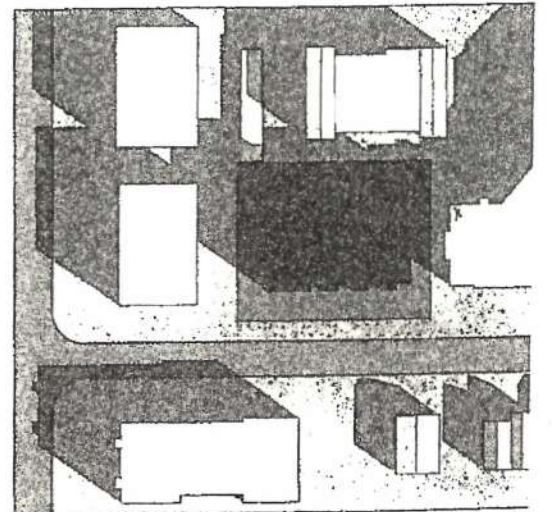
Denise S. Cloutier, PhD.
Associate Professor
University of Victoria, Victoria, BC, V8V 4T5
Email: dcloutier@uvic.ca, ph. 250-893-2383.

SHADOW STUDY - OPTION A



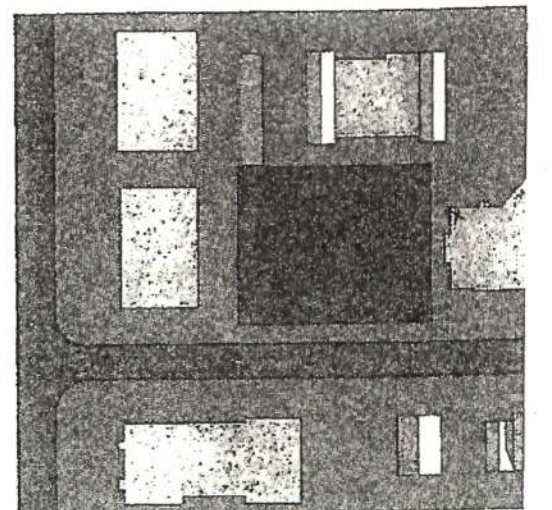
SUMMER SOLSTICE

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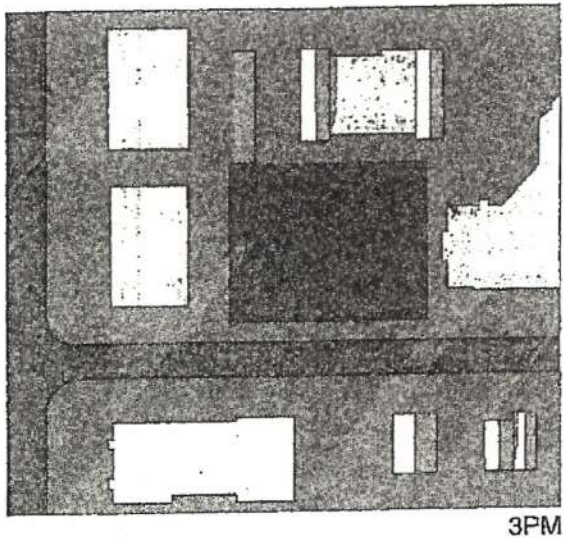
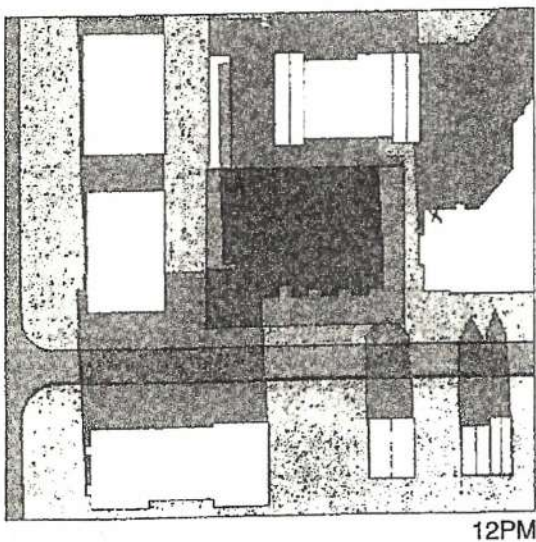
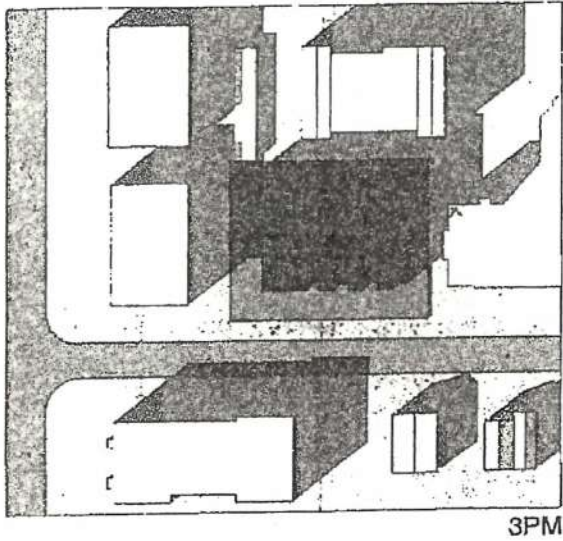
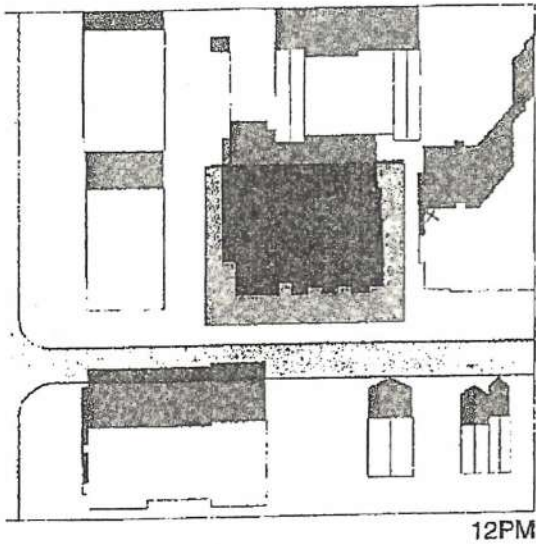
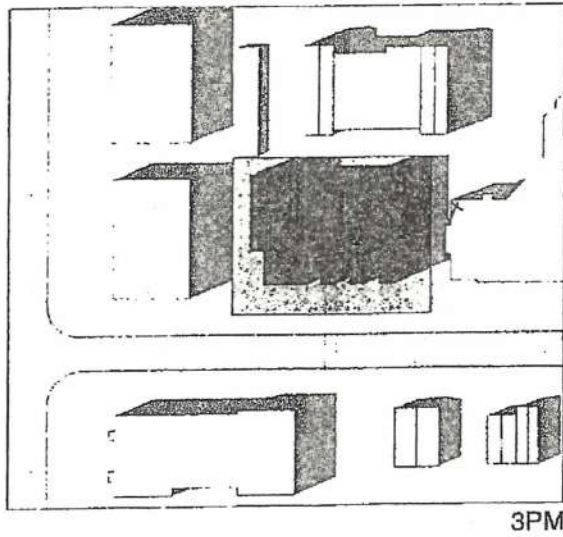
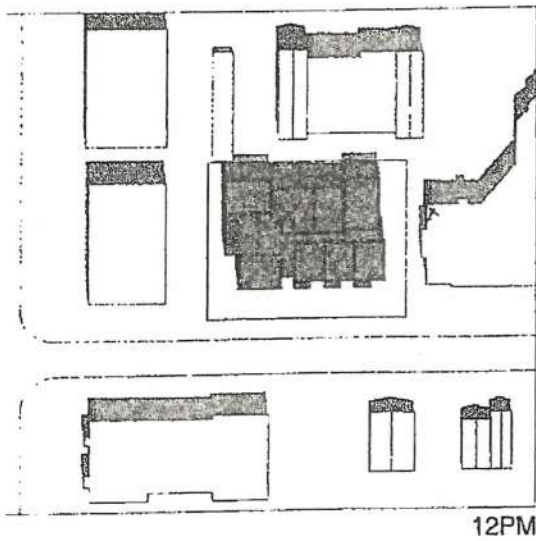
FALL EQUINOX

9/



WINTER SOLSTICE

9



Noraye Fjeldstad

From: Douglas Curran <[REDACTED]>
Sent: Friday, November 25, 2016 6:26 PM
Subject: FYI / Empresa Properties inventing community support and endorsement 1120 Burdett

Begin forwarded message:

From: David Biltek <[REDACTED]>
Subject: 1120 Burdett
Date: 25 November, 2016 2:08:42 PM PST
To: "Karl Lepikroberts@gmail.com" <[REDACTED]>

Karl:

I have been made aware of a statement on your website relating to 1120 Burdett wherein the following statement is made:

There has been a lot of talk about height. How tall it will be?

The height of the building will be 4 storeys. The building at its highest point will be comparable to 1149 Rockland Avenue Chateaufneuf, which City Staff, the Advisory Design Panel and the Fairfield Neighbourhood Association have supported at this location.

I have checked the minutes for the meeting in which your proposal for Burdett was discussed and no statement that suggests that the Fairfield Gonzales Community Association Board or the land use committee "supports..." anything at that location

Our policy as directed by the City of Victoria is simply to seek out comments from the community and forward to the Council. It is not our policy to take positions in support of or in opposition to any development application

I request that you remove "... the Fairfield Neighbourhood Association have supported at this location." From the website because it is wrong and does not conform to our records and intents.

Please advise as soon as this is done

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

Douglas Curran

1161 Burdett Avenue, Victoria

British Columbia V8V 3H3

778-678-5621

www.dougcurranphotos.com

Noraye Fjeldstad

From: Douglas Curran <dougcurran@shaw.ca>
Sent: Thursday, November 24, 2016 10:29 PM
To: [REDACTED]
Cc: Fairfield Community Place; Charlotte Wain
Subject: Determining community input or endorsement of development proposals in Fairfield

Hello Karl,

You will recall meeting with myself and a number of neighbours at Tim Stemp's home to review your proposal for 1120 Burdett. At that time it was made very clear to you that your engagement with the neighbourhood had failed to engage with all neighbours fronting or adjacent to your project on Burdett Avenue. At that time, as now and on your website for Empresa Properties, you drew specific references only to the existing 1115 and 1149 Rockland Avenue.

Nowhere on your website do you indicate any input or consultation with any of the residents of Burdett Avenue. Given the direct comments you received at that time and subsequently - and have also failed to acknowledge in any manner to date, we view this as a serious inadequacy on your part.

A further concern is with regard to the following statement on your project page where you describe your proposal as received an endorsement as "*...the Fairfield*

Neighbourhood Association have supported at this location." This would be an extraordinary statement if it could be shown to be true and an actual action of the Fairfield

Gonzales Community Association (the full and correct name of the local community association), along with an unequivocal statement of support derived out of open public

process. This is the declared facilitation position of CALUC and as generally understood to be taken by that group as the planning committee of the FGCA which normally operates to channel community feedback regarding development proposals.

As one of the residents involved throughout all aspects of public process regarding your proposal, including the CALUC meeting - where your project was presented and found

not a shred of support - as well as other issues regarding the function and legitimacy of CALUC itself, I am not aware of any voiced statement from CALUC or its sponsoring

charitable organization, the FGCA, where they offer or are in any mandated position, to present opinion or endorsement on projects that involve 'for profit' ventures of any kind.

Indeed, it was made very clear both the FGCA and CALUC's executive, that such direct expressions of opinion that could be seen as an attempt to advocate on any decision

by municipal officials was both beyond their function and mandate, and would invalidate the FGCA's charitable status under Canada Revenue rules for non profit organizations.

Such an endorsement or advocacy would be a direct contravention of the FGCA's charitable status. This very condition was recently the subject of a serious contention within

the community. Through this email I am calling upon you, and the FGCA executive (copied above) to supply the actual endorsement - in any form, for the the statement

set out on your website that "*the Fairfield Neighbourhood Association have supported at this location.*"

I would appreciate a direct response to this email and its requests in the interests of supporting authentic community engagement and input on matters that bear directly on my neighbourhood and the community mechanisms developed for residents to properly and adequately inform and participate in a credible public process.

regards, Douglas Curran

Douglas Curran
1161 Burdett Avenue,
Victoria, BC
V8V 3H3

778-678-5621

www.douglascurranphotos.com

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Monday, January 16, 2017 9:26 PM
To: Victoria Mayor and Council
Subject: 120 Burdett Rezoning

From: Claire Clarke
Email : claire.clarke@gmail.com
Reference :
Daytime Phone : 250-277-4649
Hello Ms Helps & Council,

I just wanted to say that I stumbled upon the new development proposal and I absolutely love the design! I hope this plan goes through because you don't often see new wood frame condos in this area. In fact, it is a much needed addition to the Cook St area. I love the proposed use of green space surrounding it. It looks like there might be underground parking which would also be a huge plus! I've lived at 715 Vancouver Street and I'm eagerly awaiting these units to go up. Fingers crossed.

Thank you so much for your thoughtful planning and consideration.

Best regards,

Claire

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 24.108.178.110

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Tuesday, January 17, 2017 3:29 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Anne Tanner

Email : anne.tanner@victoria.ca

Reference :

Daytime Phone : [250-410-4000](tel:250-410-4000)

Anne Tanner, residing at 1123 Richardson Street, Victoria, B.C.

Just a quick note to let you know that I support the project at 1120, 1124 and 1128 Burdett Street. I love about two blocks from this site and the area can benefit adding much needed housing in the area. I like how the project for the following reasons:

- 1) is a highly sustainable green building design.
- 2) More residents is a boost to nearby local businesses
- 3) A new building that enhances the area a lot
- 4) An infill project within its surrounding urban context - Ground oriented garden suites with individual yards and generous landscaping
- 5) High quality design and materials especially compared to what is surrounding the area currently
- 6) Highly walkable location to the downtown Core, Fort and Cook
- 6) A bike and dog wash in the underground parking with ample bike storage
- 7) Wood frame condos great for downsizing and more affordable than concrete

All and all a win for the area and the residents.

Please support this project moving forward.

Thnx

Anne Tanner

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 198.73.190.254

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Saturday, January 21, 2017 11:40 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Sherry Haight

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I am writing to support the proposed development and rezoning of 1120 Burdett Street in Victoria.

I am interested in purchasing and living at this new development and have spoken to the developer about the plans and project. The developers commitment to create a high quality project that is in keeping with the size of other developments in the area makes this an attractive option for my family. The location is within walking distance to most of the services Victoria has to offer which reduces my need to own a second vehicle.

The plans include green space and underground parking which help minimize the changes to the neighbourhood, which is important to me. I want to be part of the community not living in a development that is so radically different than what drew me to the area in the first place.

I understand the concern some of neighbour may have, higher density and more people in the area, but the need to minimize our overall impact on the environment is achieved through smart planning and an understanding that we can't continue to support urban sprawl. I work in Victoria and prefer to live in Victoria so I can walk or use transit instead of driving where I need to go.

I know city council is faced with selecting projects that support the planning of a smart, sustainable community and I believe this is one such project.

Thank you for your time.

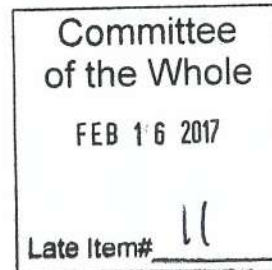
Sherry Haight

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 70.66.185.170

Amanda Ferguson

From: webforms@victoria.ca
Sent:
To:
Subject:



From: Annie Fisher
Email : [REDACTED]
Reference :
Daytime Phone : Not provided
Re: Spot Zoning Application #00516 for 1120-1128 Burdett Street

I am not familiar with Spot Zoning. Is this a convenient bypass of OCP for developers? This ignores all the effort put into making an OCP. Besides the errors made by staff as outlined by rightfitforburdett.com and staff's immediate need to increase Victoria's population no matter whose toes they step on. Do staff ever go to see the sites they recommend for approval of new development? Do they talk to the people who are opposed to the new developments? In this age of apathy, the hardy souls who take the time to get involved are fighting for their futures. Does everyone working at City Hall not remember who they are working for?

This proposed huge development will throw the whole neighbourhood into chaos. Heritage homes will be instantly devalued. I have written before about the traffic situation in the neighbourhood and in Victoria in general. In our building at 1115 Rockland, built in 1974, with original owners still in place, the profit-taking of the developer seems to trump Victorians who have lived peacefully in the neighbourhood paying their property taxes for all these years. Do they not have a say? And by that, I don't mean just their opinion, I mean, can we, the neighbours, not say "No".

Duplexes would be the most appropriate solution to this neighbourhood. A small increase in population that the neighbourhood could swallow and a slight increase in traffic.

The system, as it stands, is skewed toward the developer. Renovations of homes give employment. Developers swoop in and buy fixer-uppers and can outbid the young couples who otherwise might be able to afford and to renovate homes. Council has the ability and opportunity to put the people of Victoria first. Developers are not building affordable housing. They are building to get as much profit as they can.

Please deny this spot rezoning and ask the developer to work within the current zoning.

Residents of Victoria are hugely saddened by what is happening to their beautiful city. You, the council, are not in power long, so please do not push your agenda too hard and too fast. These developers of today may be building the huge empty towers of the future.

Thank you for taking the time to read my comments.

Sincerely,

Annie Fisher

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