



Council Report

For the Meeting of May 25, 2017

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

RECOMMENDATION

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

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

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

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

EXECUTIVE SUMMARY

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

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

Design Revisions

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

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

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

May 16, 2017

List of Attachments

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

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

Motion:

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

Rezoning Application No. 00516

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

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

Carried

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

Development Permit with Variances Application No. 00460

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00516, if it is approved, consider the following motion:

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

1. Revised plans as noted in concurrent Rezoning Application No. 000462.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the height from 12m to 13.55m
 - ii. Increase the site coverage from 40% to 57.16%;
 - iii. Reduce the open site space from 50% to 42.06%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
 - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
 - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
 - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
 - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;
 - ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
 - x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per 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



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

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 LOW HAMMOND ROWE ARCHITECTS



EMPRESA
PROPERTIES

Burdett Condo
1120, 1124 & 1128 Burdett Avenue, Victoria
REZONING / DEVELOPMENT PERMIT RESUBMISSION
April 10, 2017



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



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



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



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



5 1149 Rockland Ave Four-storey residential building.



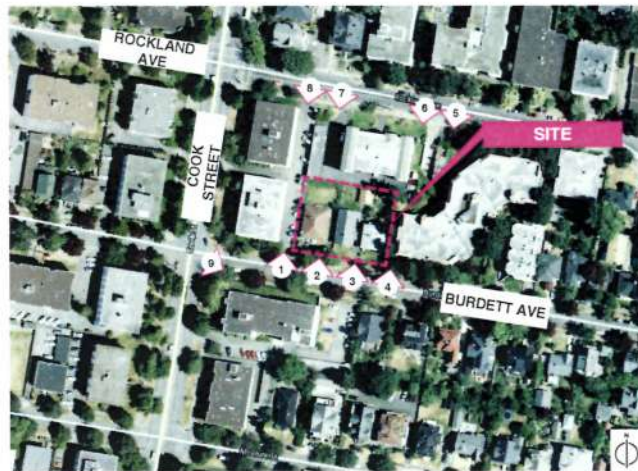
6 1115 Rockland Ave Four-storey residential building.



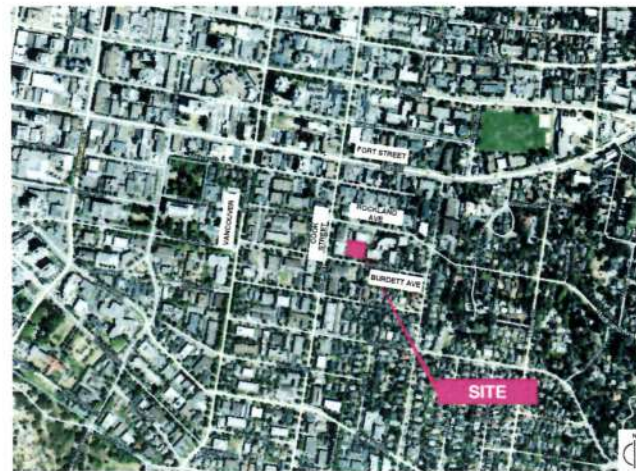
7 View of subject site from Rockland Ave



8 955 Cook Street Four-storey residential building.



CONTEXT MAP 1:1000



LOCATION MAP 1:5000



9 825 Cook Street Four-storey residential building.



1 1131 Burdett Ave. Single Family Residential.



2 1139 Burdett Ave. Single Family Residential.



3 1145 Burdett Ave. Single Family Residential.



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



5 1144 Rockland Ave Four-storey residential building.



6 1115 Rockland Ave Four-storey residential building.



7 View of subject site from west of site



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



CONTEXT MAP 1:1000



LOCATION MAP 1:5000



9 1011 Burdett Ave. Four-storey residential building.

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1120, 1124 & 1128 Burdett Avenue

Legal - Lot 11, Fairfield Farm Estate, Lot Area 669.6 m² Total Area all parcels 1673.7 m²
Victoria City, Plan 392

- Parcel B (DD 177944) of Lot 12, Lot Area 457.9 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

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.
1176250 - Right of Way
1173610 - Right of Way

LEGEND

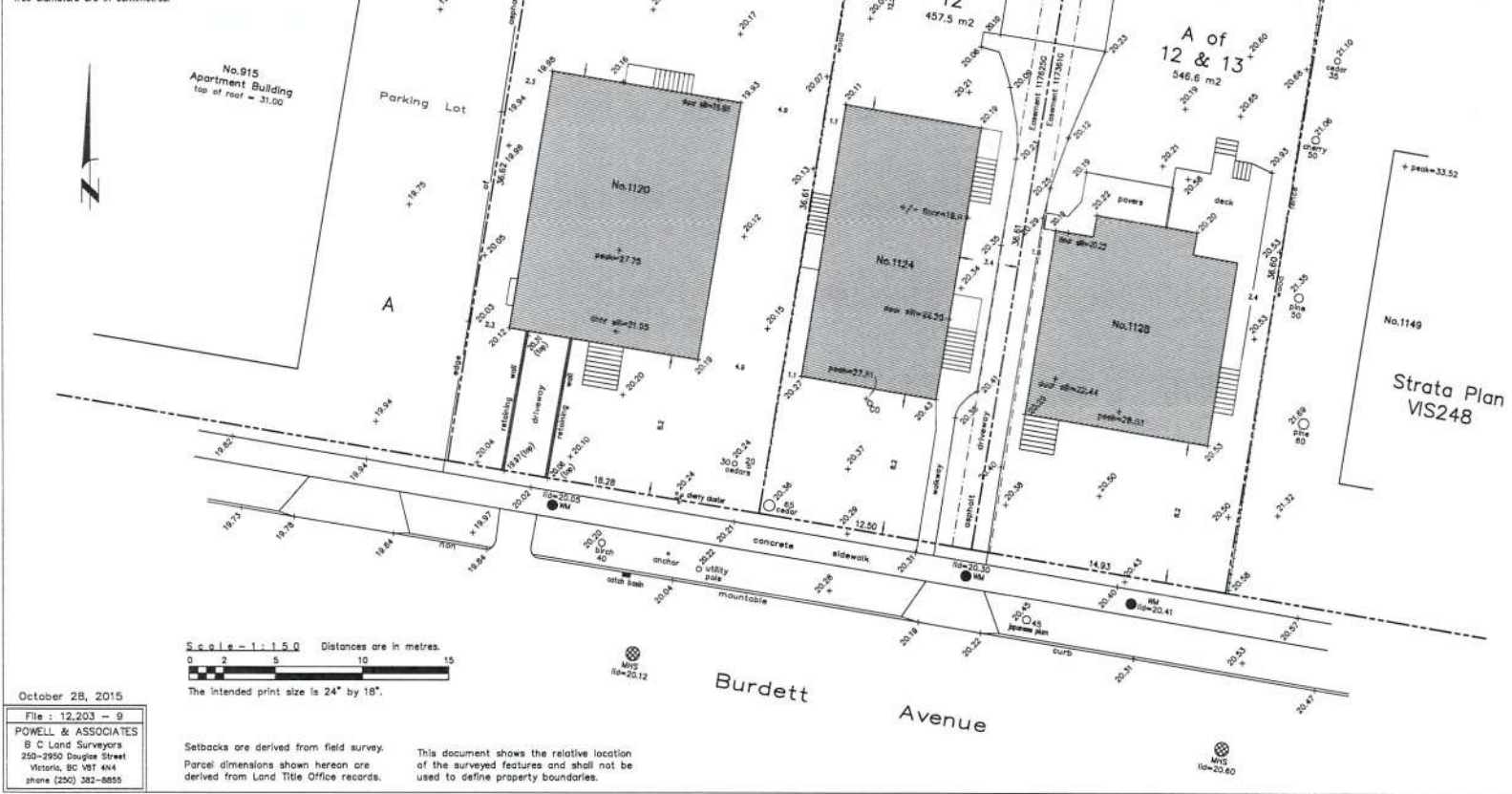
Deviations are to geodetic datum.

▲ + - denotes - existing elevation

WM - denotes - Water Meter

MS - denotes - Manhole - Sanitary Sewer

Tree diameters are in centimetres.



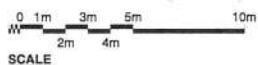
October 28, 2015

File: 12.203 - 9
POWELL & ASSOCIATES
B.C. Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4K4
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.





Proposed Burdett Condo

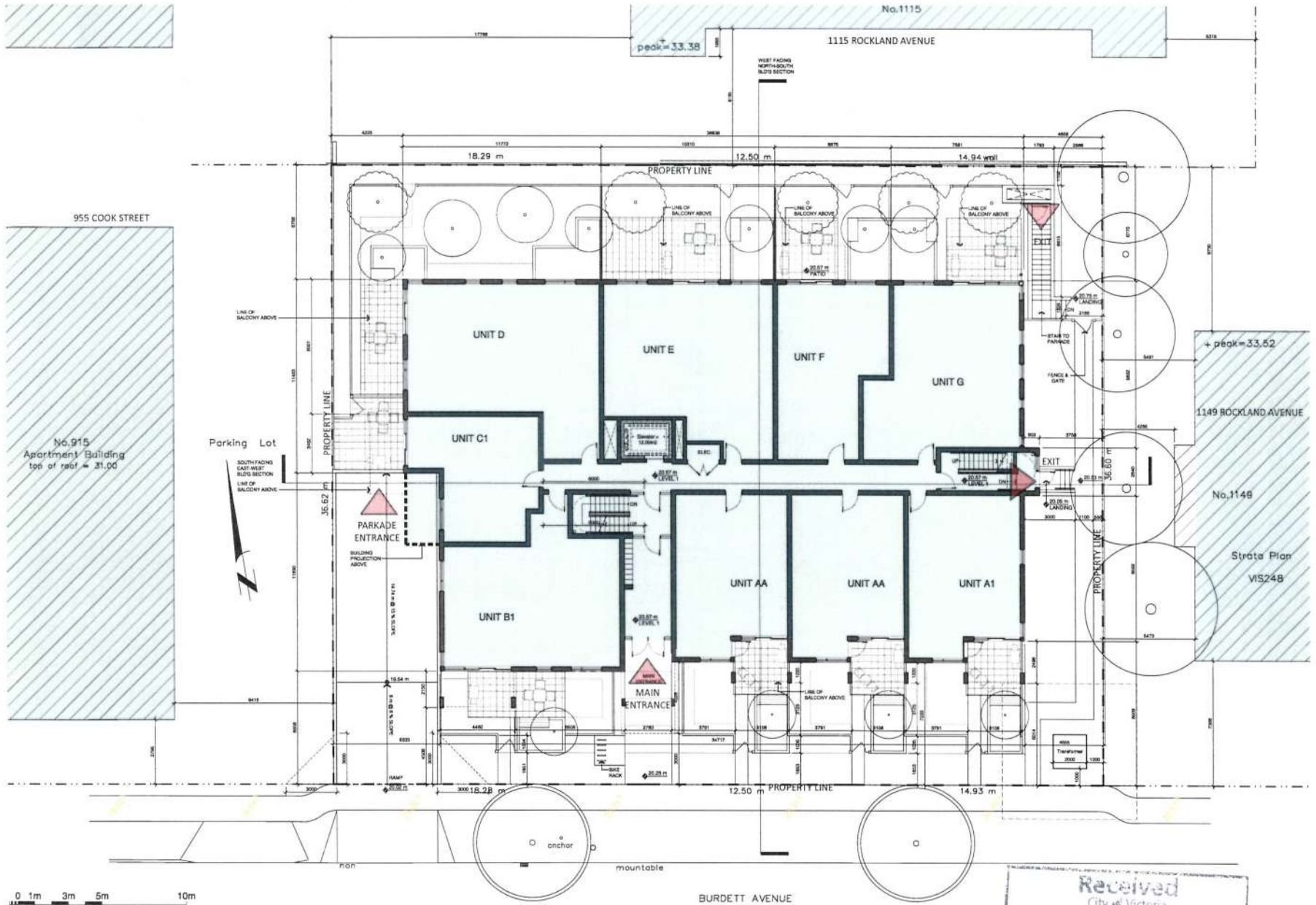
REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Existing Site Plan w' Proposed Blds 1:100

APR 10 2017

Planning & Development Department
Development Services Division

A5



PROJECT DATA

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

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

A SITE AREA: 1673.7 m² 18015.71 sf

B DENSITY: Allowed: Lot# 1120 1.2 :1 Lot Area: 669.55
(Floor Space Ratio) Lot# 1124 803.46 m² 8648.44 sf Lot Area: 457.51
1.2 :1 549.012 m² 5909.57 sf Lot Area: 546.59
1.6 :1 874.544 m² 9413.59 sf
Total: 2227.016 m² 23971.60 sf

C/A *Proposed: 1.83 :1 32883.59 sf area excludes elevator shaft (12)-per floor
3054.96 m²

C BLD'G SETBACKS: Burdett Rear (N.) Side (E.) East Stair Side (W.)
Required (m): 9 6.77 6.77 4.5 6.77
*Proposed (m): 4.51 6.77 4.66 (To Building Face) 2.166 4.22 (To Building Face)
3.75 (To Stairwell) 0 (To Parkade)

BUILDING HEIGHT: Maximum: 4 Storeys 12.00 m
Average Grade 20.22 m Geodetic
*Proposed: Top of parapet 13.12 m Half Height of Sloped Pop-up Bay 13.54 m

NET AREAS:

Unit Type	Description	Unit Area	Units/Floor	# of Fl.	Total Units	Area
Type A	2 bedrm	81.98 m ²	1	3	3	245.94 m ²
Type AA	1 bedrm	62.55 m ²	1.25	4	5	312.75 m ²
Type A1	1 bedrm	61.37 m ²	1	4	4	245.48 m ²
Type B1	2 bedrm	84.59 m ²	1	4	4	338.36 m ²
Type C1	1 bedrm	49.49 m ²	1	1	1	49.49 m ²
Type C2	1 bedrm	61.02 m ²	1	3	3	183.06 m ²
Type D	2 bedrm	106.71 m ²	1	4	4	396.4 m ²
Type E	2 bedrm	93.43 m ²	1	4	4	373.72 m ²
Type F	1 bedrm	63.36 m ²	1	4	4	253.44 m ²
Type G	2 bedrm	85.54 m ²	1	4	4	342.16 m ²

D TOTAL FLOOR AREA: 55 bedrms ~ Net Suite Areas include interior of suite demising walls Net Totals: 36 2740.8 m² 29501.97 sf

E 1st: 755.7 m² 8134.35 sf area excludes elevator shaft (12)

F 2nd: 766.42 m² 8249.74 sf area excludes elevator shaft (12)

3rd: 766.42 m² 8249.74 sf area excludes elevator shaft (12)

4th: 766.42 m² 8249.74 sf area excludes elevator shaft (12)

G Total Area: 3054.96 m² 32883.59 sf (to City of Victoria Zoning Calculations)

H/A SITE COVERAGE %: Maximum: 40% 669.48 m² 7206.28 sf Building Projection: 844.1 m²
*Proposed: 57.06 % 954.97 m² 10279.30 sf Porches: 92.56 m²
Stairs: 18.31 m²
H 954.97 m²

OPEN SITE SPACE %: Required: 50% 836.85 m² 9007.85 sf
A-(I)+(K) *Proposed: 42.16 % 705.55 m² 7594.54 sf Ramp: 116.21 m² 1250.88 sf
Building: 851.94 m² 9170.28 sf

PARKING:

Required	Stall / Unit	Total Unit	Unit Stalls	Visitors	Total Stalls
Required:	1.20	36			43.2
*Proposed:	1.03	36	34	3	37

BICYCLE SPACES:

Required	Space / Unit	Total Unit	Total Stalls
Class 1 (Secured)	1	36	36
Proposed:	1	36	37
Class 2 (Visitor)	1	36	6
Proposed:	1	36	6

* Italicized values denote variances



BUILDING CODE DATA SHEET

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

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

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

Spatial Separation (subsection 3.2.3 or 9.10.14 & 15)

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

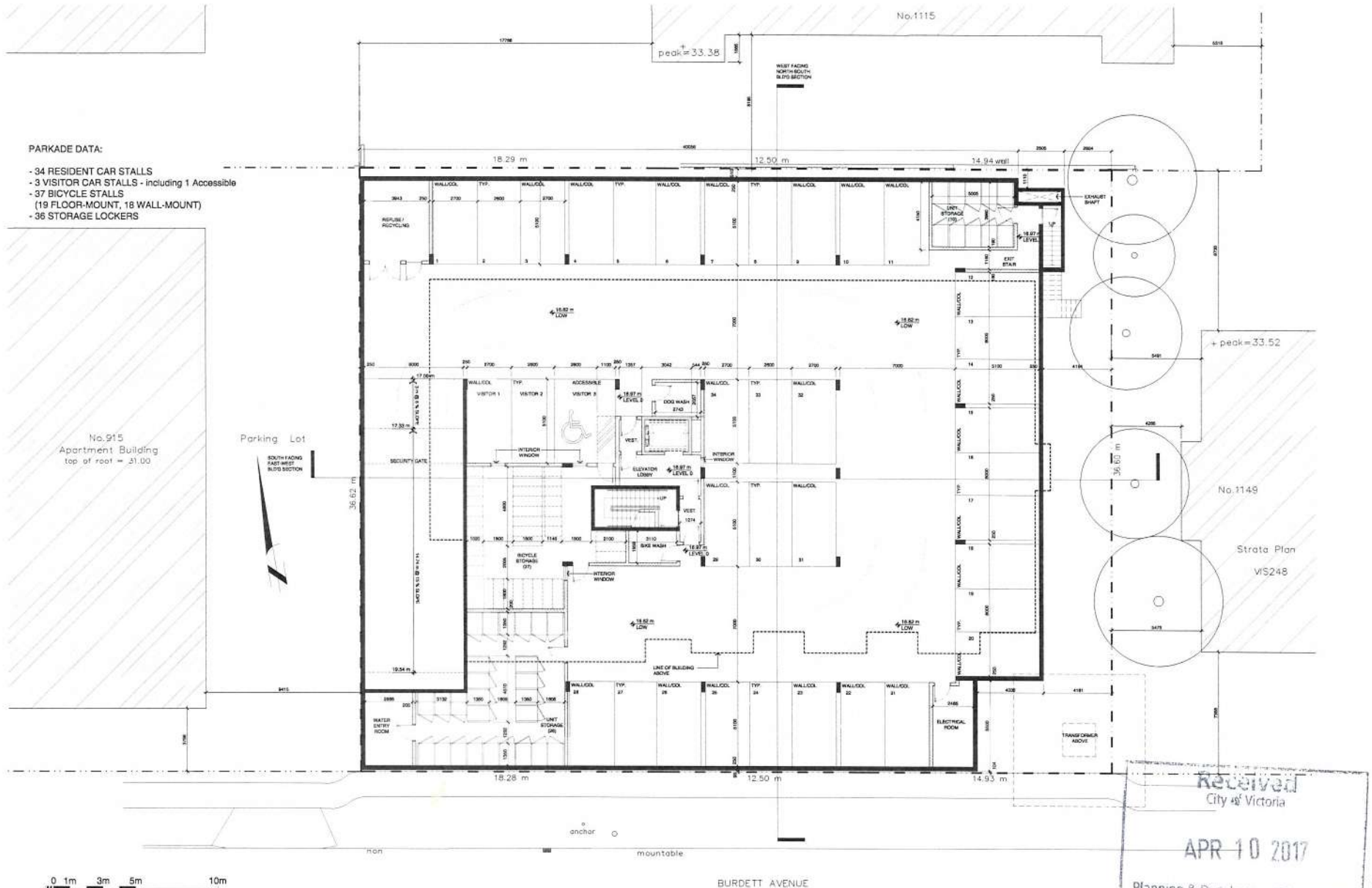
Occupant Load: (subsection 3.1.16) 110 Water Closets Provided in Total (subsection 3.7): Male: Female:
Accessible for Persons with Disabilities? Yes ☒ No ☐ Number of Accessible Water Closets:
Accessible Toilet Room Provided: Yes ☐ No ☒
Explanatory Information:

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

LOW HAMMOND ROWE ARCHITECTS

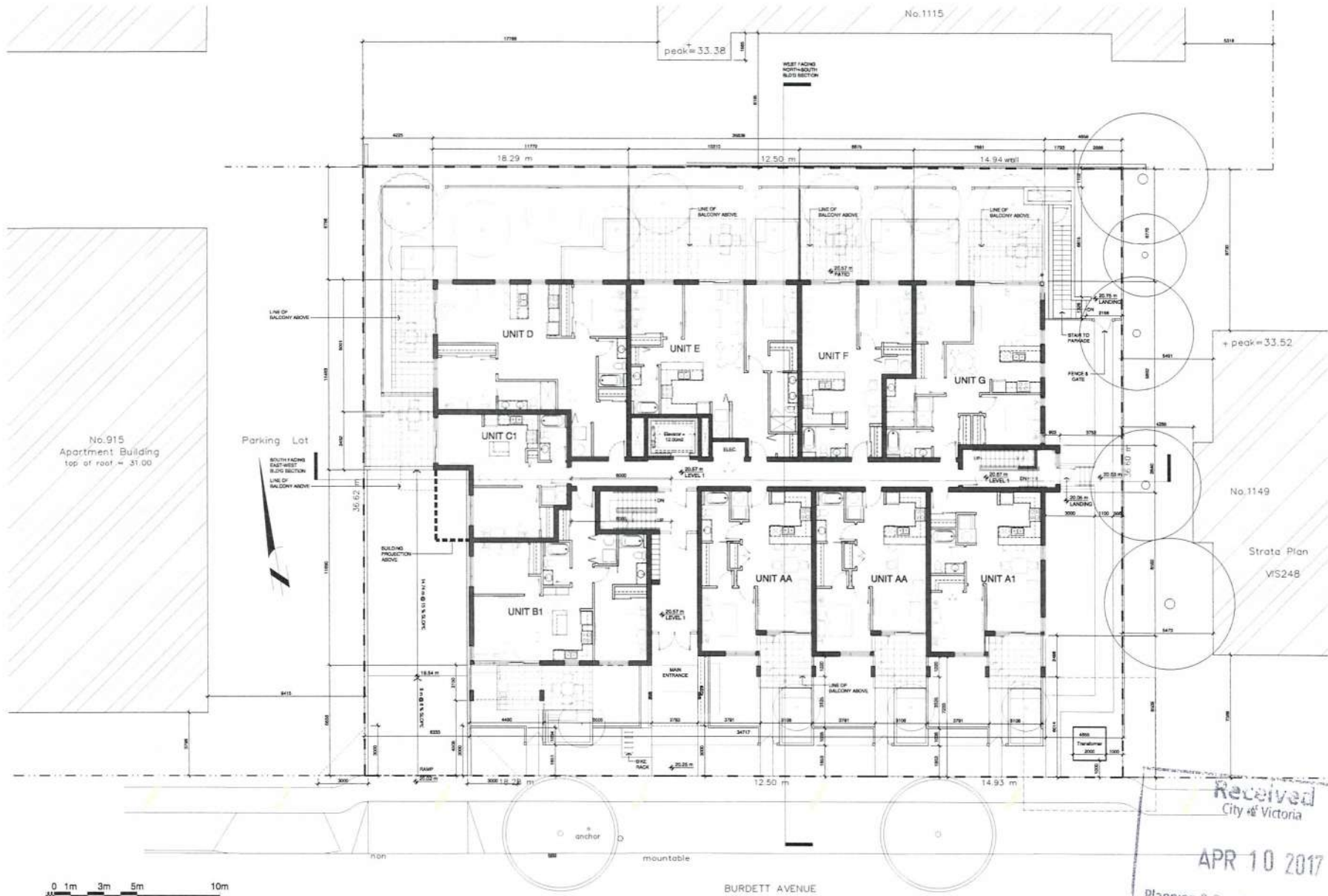
EMPRESA PROPERTIES

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

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

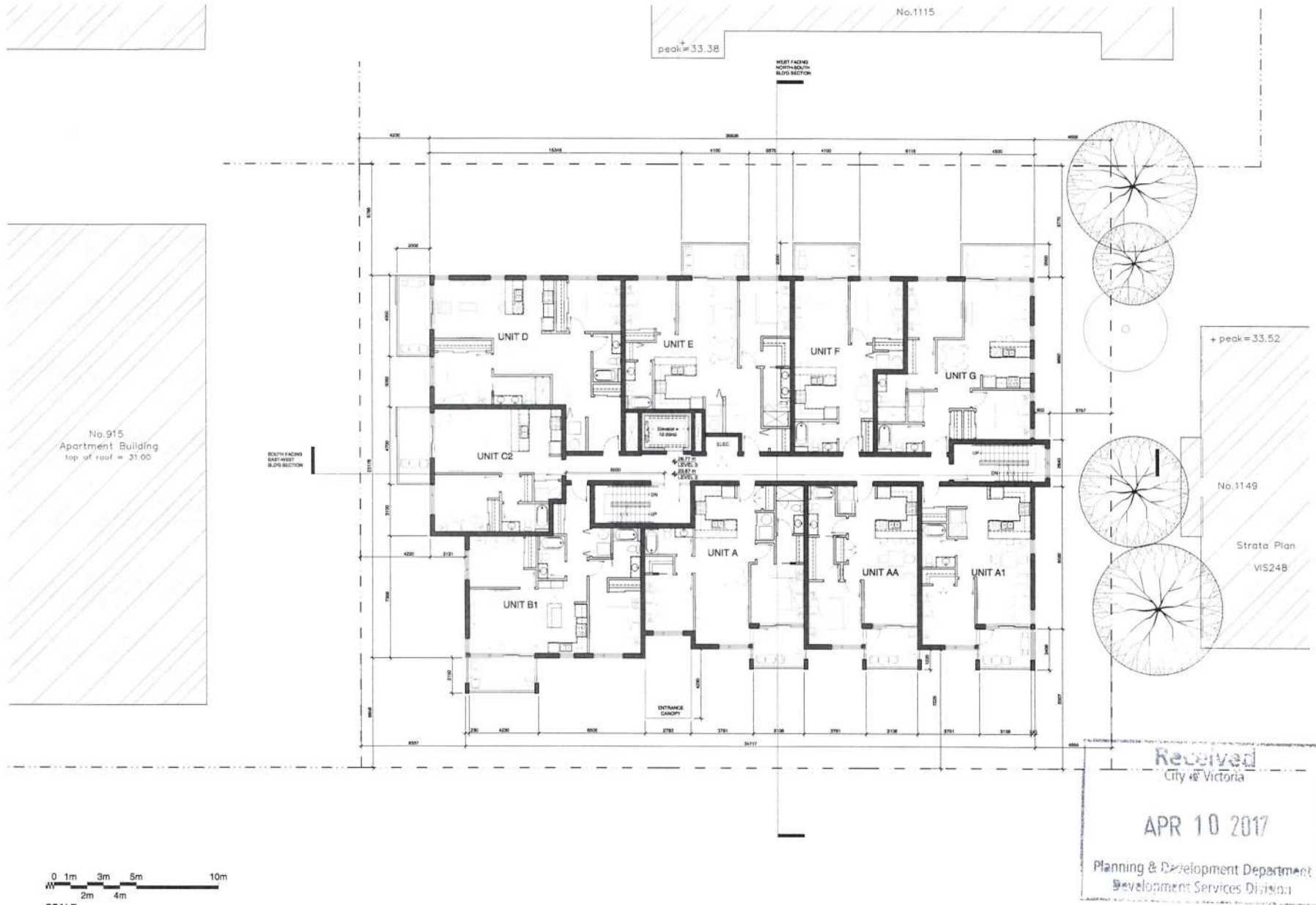
Parkade Plan (Level 0) 1:100

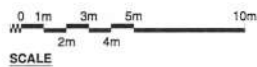
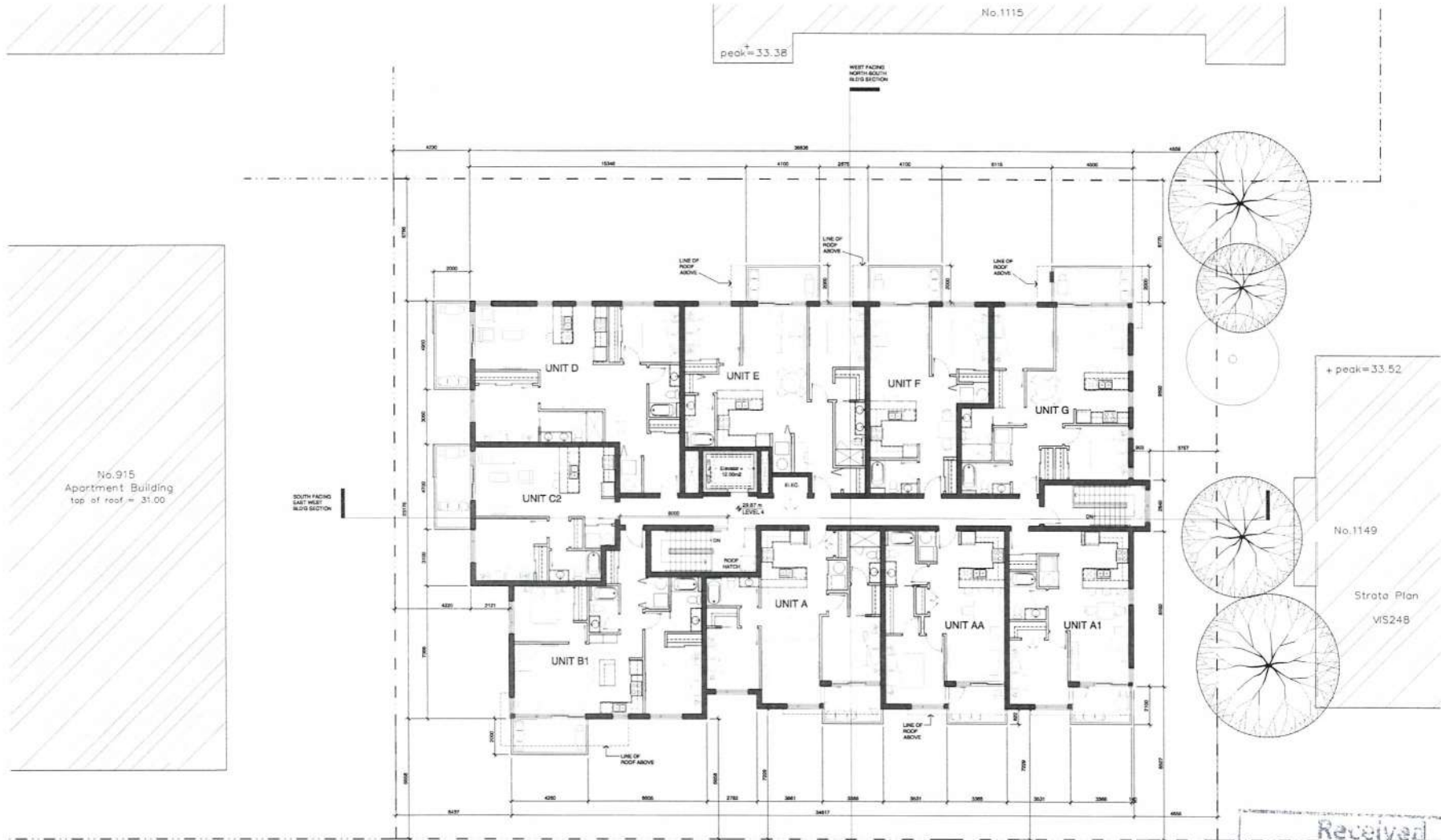
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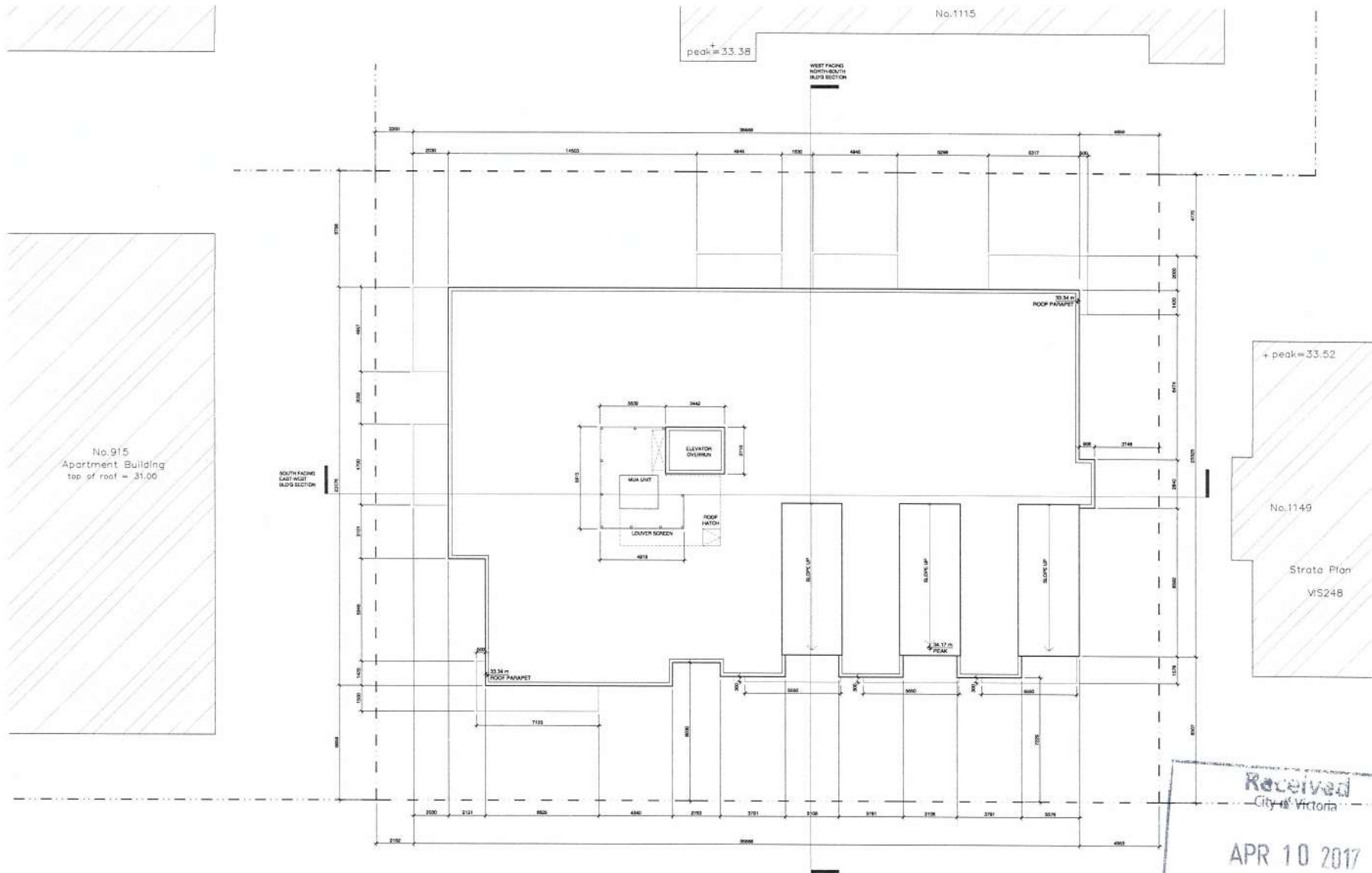


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APR 10 2017
Planning & Development Department
Development Services Division









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

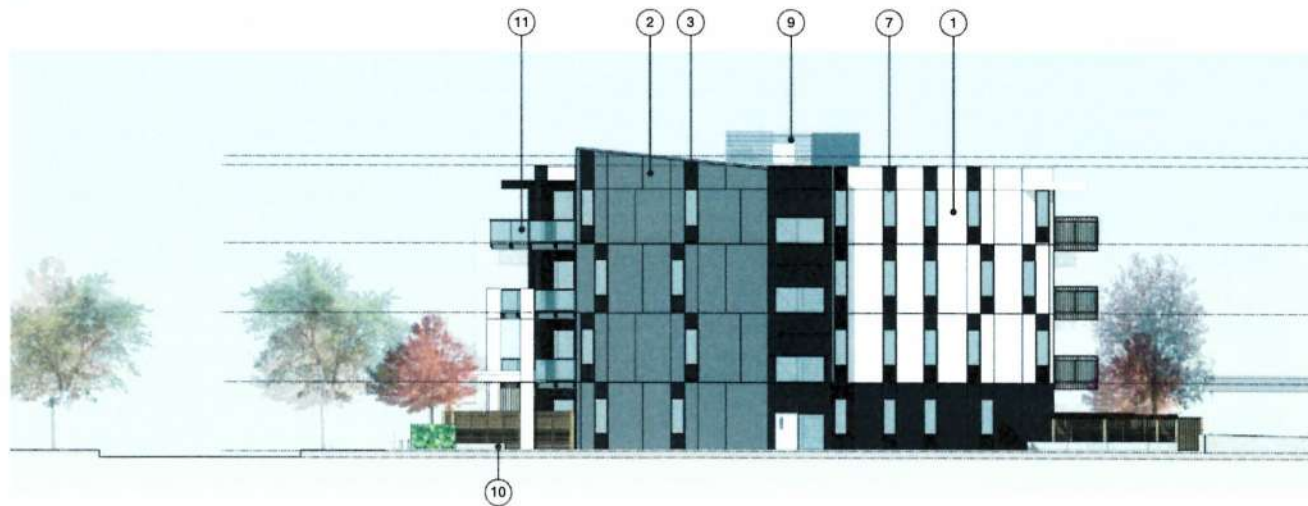




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EAST ELEVATION 1:100



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
-  12 - FROSTED PANELS (@ NORTH ELEVATION)

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SOUTH STREET CONTEXT ELEVATION 1:100



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

APR 10 2017

Planning & Development Department
Development Services Division



WEST CONTEXT ELEVATION 1:100



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



LOW HAMMOND ROWE ARCHITECTS



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

REZONING AND DEVELOPMENT PERMIT RESUBMISSION

Street Elevations & Sections **A16**

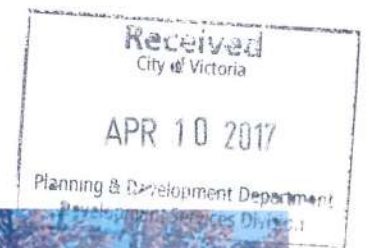
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VIEW FROM THE WEST



VIEW FROM BURDETT AVENUE

APR 10 2017

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VIEW FROM BURDETT AVENUE



VIEW FROM BURDETT AVENUE

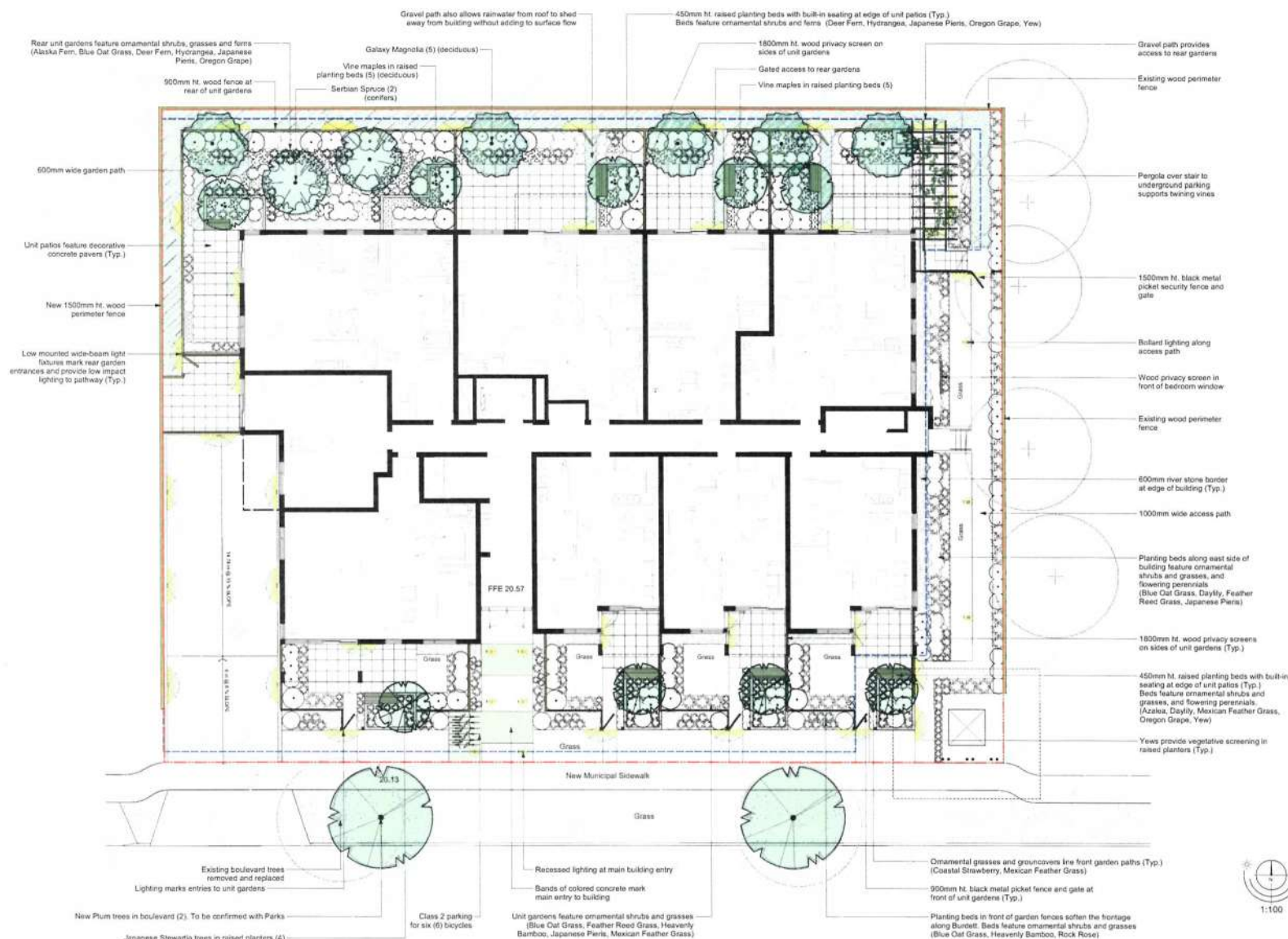


VIEW FROM THE NORTH WEST

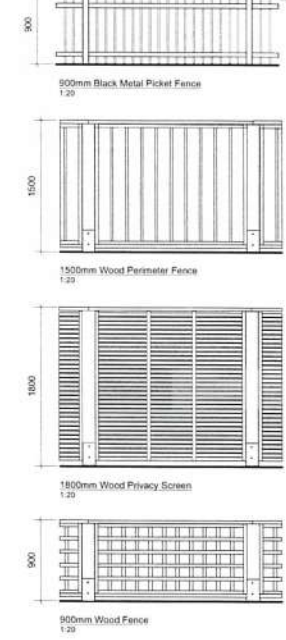


VIEW FROM THE NORTH EAST

APR 10 2017

Planning & Development Department
Development Services Division

1120-1128 Burdett Avenue | Landscape Plan



Rear Path Section (Facing East)

1:50

Recommended Nursery Stock

Trees			
Total: 18	Botanical Name	Common Name	Size
	Asplenium	Vine Maple	6cm cal, 3 stems
	Magnolia 'Galaxy'	Galaxy Magnolia	6cm cal
	Ficus umbrata 'Brum'	Bruna Serbian Spruce	#20 pot, 2.5m to m
	Prunus serrulata	Purple Leaf Plum	6cm cal
	Stewartia pseudocamellia	Japanese Stewartia	6cm cal
Large Shrubs			
Total: 31	Botanical Name	Common Name	Size
	Pieris 'Forest Flame'	Forest Flame Pieris	#15 pot
	Taxus x media 'Vickii'	Hicks Yew	1.5m Ht
Medium Shrubs			
Total: 61	Botanical Name	Common Name	Size
	Calceola x hybridus	White Rockrose	#3 pot
	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#5 pot
	Nandina domestica 'Duff's Blue'	Duff's Blue Nandina	#1 pot
	Nandina domestica 'Plum Passion'	Plum Passion Heavenly Bamboo	#1 pot
Small Shrubs			
Total: 194	Botanical Name	Common Name	Size
	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Pieris japonica 'Freude'	Pieris Pieris	#3 pot
	Sarcococca hookeriana var. humilis	Deer Sweet Box	#1 pot

Perennials, Annuals and Ferns

Total: 801	Botanical Name	Common Name	Size
	Belamcanda chinensis	Black Bellflower	#1 pot
	Calceolaria x scutellaria 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helianthus scaberrimus	Blue Daisies	#1 pot
	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
	Polygonatum officinale	Alaska Fern	#1 pot
	Silene tenuis	Maximilian Feather Grass	#1 pot
Groundcovers			
Total: 11	Botanical Name	Common Name	Size
	Fragaria chiloensis	Coastal Strawberry	#20 pot
Vines			
Total: 2	Botanical Name	Common Name	Size
	Clematis armandi	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



LADR LANDSCAPE ARCHITECTS

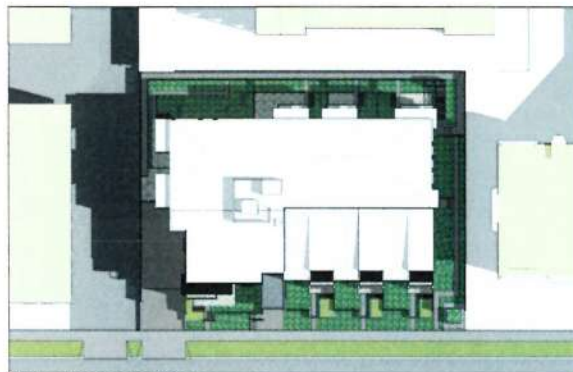
Project No: 1552 Jan 21-16

28-495 Duplin Rd. Victoria B.C. V8T 1B9

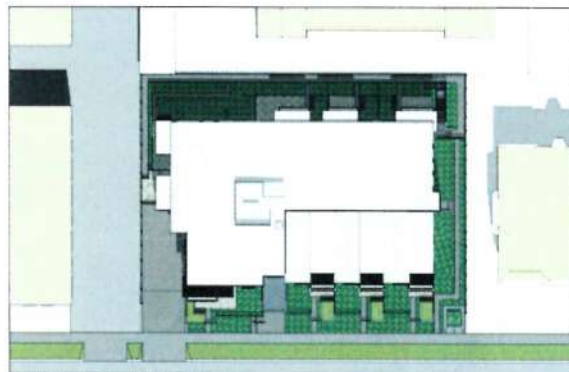
Phone: (250) 598-0109 Fax: (250) 412-0896

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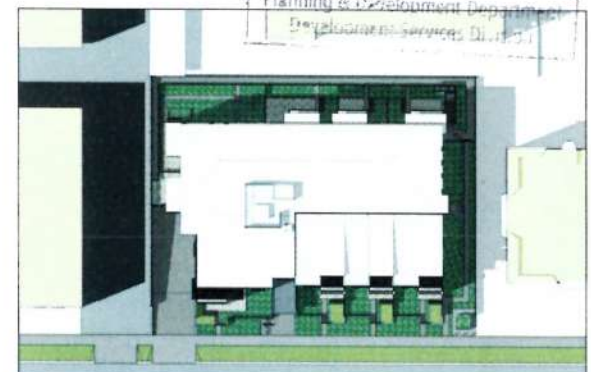
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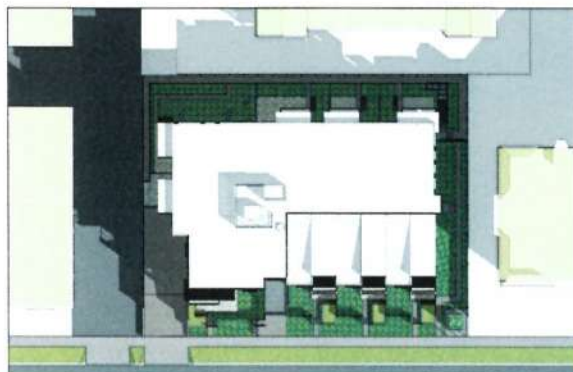
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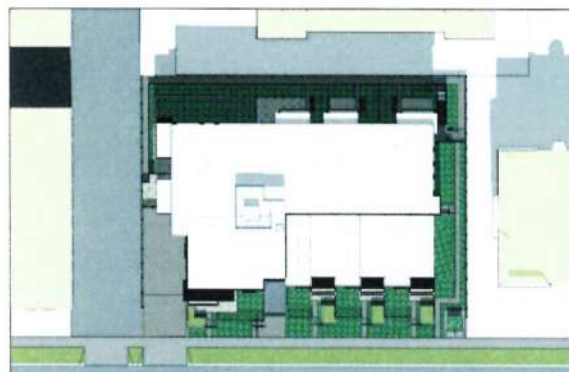
SUMMER SOLSTICE 12pm



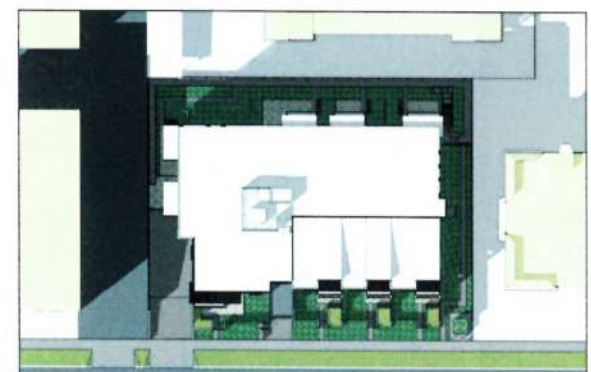
SUMMER SOLSTICE 3pm



FALL EQUINOX 9am



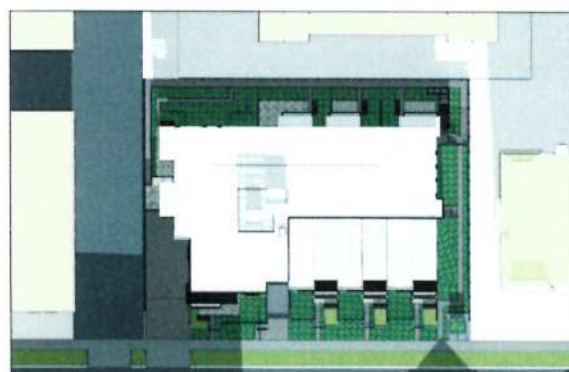
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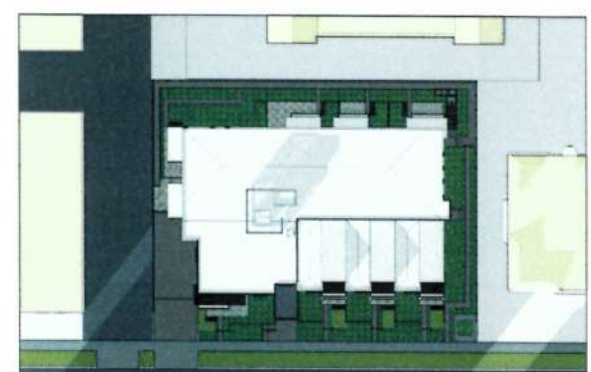
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WINTER SOLSTICE 9am



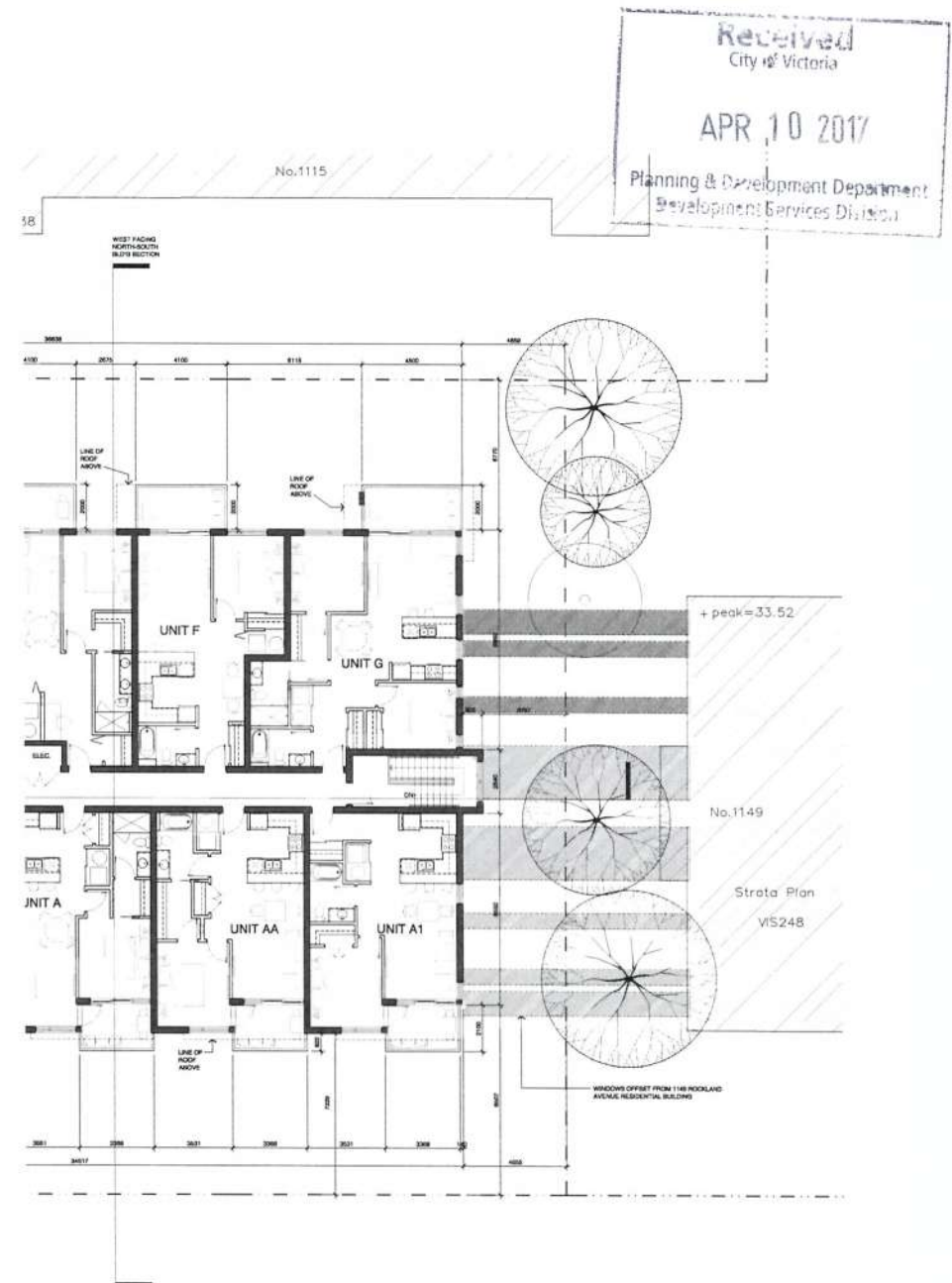
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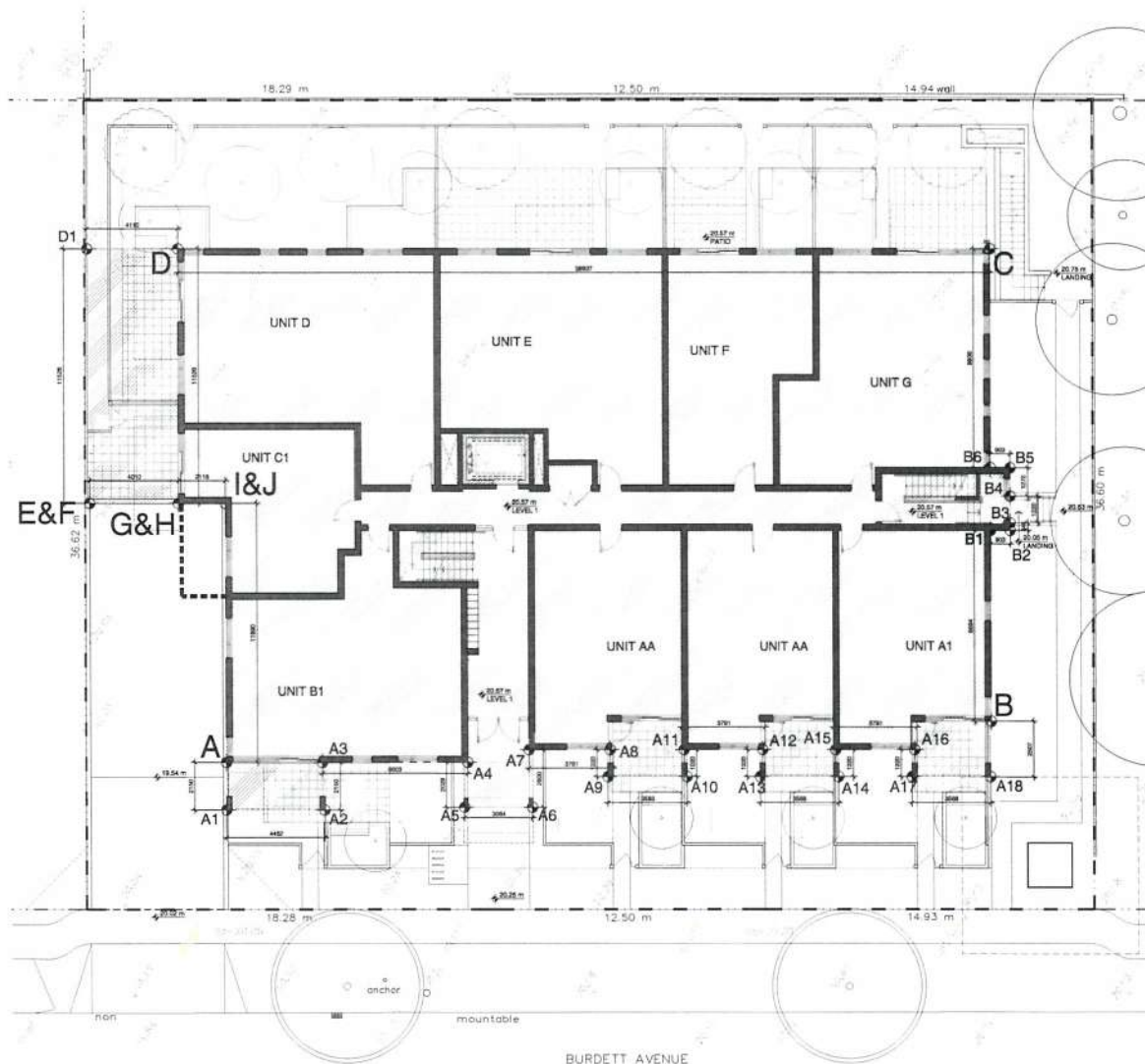


WINTER SOLSTICE 3pm



VIEW FROM WEST OF SUBJECT SITE



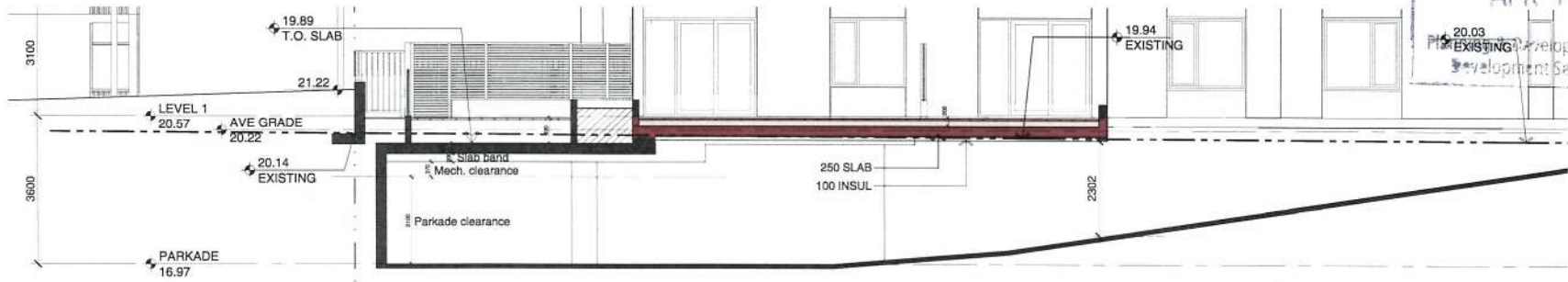


Points	Existing GEO	Proposed GEO	Lowest GEO	Distance to Next Point	Totals
A	20.26	20.57	20.26	2.15	43.42 [(A-A)/2]*"Distance"
A1	20.13	20.57	20.13	4.46	89.85 [(A1-A2)/2]*"Distance"
A2	20.16	20.52	20.16	2.15	43.43 [(A2-A3)/2]*"Distance"
A3	20.24	20.52	20.24	6.60	133.55 [(A3-A4)/2]*"Distance"
A4	20.23	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-C1)/2]*"Distance"
C	20.56	20.57	20.56	36.84	748.04 [(C-D)/2]*"Distance"
D	20.05	20.57	20.05	4.11	82.30 [(D-D1)/2]*"Distance"
D1	20.00	20.22	20.00	11.53	230.48 [(D1-E)/2]*"Distance"
E	19.98	20.57	19.98	0.00	0.00 [(E-F)/2]*"Distance"
F	19.98	17.60	17.60	4.01	75.35 [(F-G)/2]*"Distance"
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		

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

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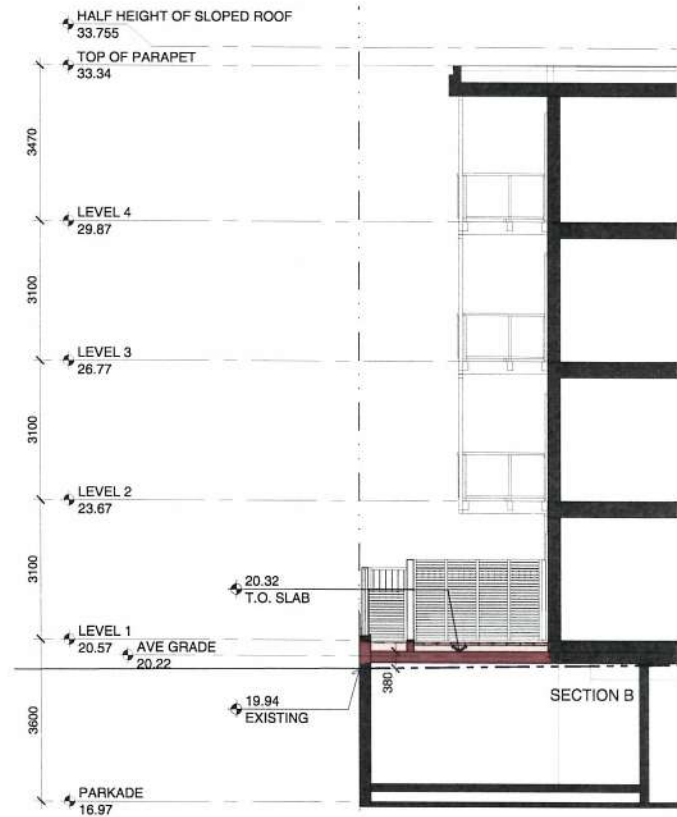
Planning & Development Department
Development Services Division



3 SECTION A
A1 1:100



1 LEVEL 1 FLOOR PLAN
A1 1:100



2 SECTION B
A1 1:100