



STUART HOWARD
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TRANSMITTAL

To: Michael Bacon
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From: W. Neil Robertson
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Date: February 1, 2019

Delivery Method: Courier

Project Address: 1301 Hillside Ave

Re: 217.29

1301 Hillside Ave – Rezoning Application Resubmission

Documents Included:

7 documents	4 sealed	1301 Hillside Rezoning Application Resubmission (bubbled)
3 documents	1 sealed	1301 Hillside Rezoning Application Resubmission (not-bubbled)

Note:

1301 Hillside Rezoning Application Resubmission (bubbled) itemized changes:

- 1) Drawing Index updated, A8.03 deleted
- 2) Exterior render update, building redesign
- 3) Street elevations updated, Official Community Plan six storey max. identified
- 4) Site plan redesign including: landscape redesign, main floor redesign, building access redesign. Site Data, Development Statistics, FSR Summary, Proposed Unit Makeup tables updated

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February 1, 2019

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- 5) Parkade redesign, bike parking redesign, lobby redesign, building access redesign
- 6) Second Floor unit layout redesign, new second floor access from Cook St. and Hillside Ave., updated landscape design
- 7) Third Floor unit layout redesign
- 8) Fourth Floor unit layout redesign
- 9) Fifth Floor unit layout redesign
- 10) Sixth Floor unit layout redesign
- 11) Roof plan redesign
- 12) North Elevation, building height, floor height updated
- 13) South Elevation, building height, floor height updated
- 14) East Elevation, building height, floor height updated
- 15) West Elevation, building height, floor height updated
- 16) Building section, building height, floor height updated
- 17) Exterior perspectives updated, building redesign
- 18) Window schedule update
- 19) Door schedule update

Sincerely,

STUART HOWARD ARCHITECTS INC.

W. Neil Robertson Architect AIBC, MRAIC, AIA
PRINCIPAL

File No: 117.31

The City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attention: **Mayor & Council**

Feb. 4, 2019

Re: 1301 Hillside Avenue
Itemized Landscape Revisions

1. Landscape was revised to accommodate the addition of 3 Live/Work units. Private patios with picket fences and vine plantings added.
2. Landscape was revised in response to parkade entry moving to Cook Street. Rain gardens were shown where space permits, and suspended concrete slabs were shown over the rain gardens to maximize volume.
3. Landscape was revised in response to parkade entry moving to Cook Street. The little free library and seating were moved to the Hillside side of the building.
4. Level 2 landscape was revised to allow south-facing units to have access to a ground-level exit.
5. The stormwater plan is revised in response to above changes. The landscape stormwater approach for the site remains the same, but the locations of rain planters and rain gardens is revised.
6. The planting plan is revised in response to the above changes. Planting species are generally unchanged, however size and locations of planting areas differ from the previous DP submission. The number of trees and the proposed boulevard plantings remain the same.
 - a. Native and grass meadow plantings on the edge of the east and south property lines have been added to ensure that any disturbed ground is planted upon project completion.

Yours Truly,



Scott Murdoch

Registered Landscape Architect (RLA), R.P.Bio., CSLA



Paul de Greeff

Registered Landscape Architect (RLA), CSLA

