

October 11th, 2023

Empresa Properties Ltd.
204 -655 Tyee Road
Victoria, B.C. V9A 6X5



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

Attn.: Mayor & Council

Re: Proposal for a Public Urban Plaza on Birch Street in Association with 2002 Richmond, 1909 Birch Street, 1769 Pembroke Street Rezoning and Development Permit Application

Empresa Properties is pleased to submit a proposal to partner with the City of Victoria on a project of significant importance to the North Jubilee Neighbourhood at 2002 Richmond Road, referred to as "The Turner Plaza". The Turner Plaza focuses on contributing to pedestrian placemaking in the Jubilee Urban Village by enhancing a walkable village landmark along Birch Street. The Turner Plaza project has become an integral part of our purpose-built rental project's development permit and rezoning application although it is an independent project as it goes above and beyond what is standard practice for a purpose-built rental building's frontage by creating a public plaza.

The proposed Turner Plaza is public urban plaza at the south end of Birch Street as seen in the attached rezoning and development permit documents. We are committed to leading the Turner Plaza project through the design and community consultation process, with the aim of transforming the envisioned public space into a vibrant local community gathering space.

The essence of the proposal is based on a shared investment. We propose the City of Victoria consider a partnership with Empresa Properties to share in costs associated with the construction of this public space. Empresa Properties will share construction costs and would additionally solely fund the design and lead the community consultation process for the Turner Plaza. The financial commitment we are requesting from the City is \$259,703, which represents the difference between the estimated cost of the proposed plaza, valued at \$857,304, and a conventional building frontage, more typical of purpose-built rental projects valued at \$597,601. The proposed plaza site plan and conventional building frontage site plan are illustrated in figure 1 and figure 2 respectively. The total costs of each of the site plans has been derived from our early Class "D" detailed construction estimates. Empresa Properties is prepared to discuss further with City staff to ensure transparency and accuracy of the construction estimates as the project proceeds.

The benefits of this collaborative endeavor are not limited to Birch Street alone. By creating this public urban plaza, we aim to establish a local landmark in the North Jubilee Neighborhood, which will serve as a prominent entrance and a welcoming point for the community. This project will significantly contribute to the ongoing transformation of Jubilee Village into a thriving gathering space, further enhancing the quality of life for its residents in the community. We also believe that this partnership has the potential to set a positive precedent for public-private collaboration within the City of Victoria as the successful realization of this vision hinges upon the joint commitment and collaboration of both Empresa Properties and the City of Victoria.

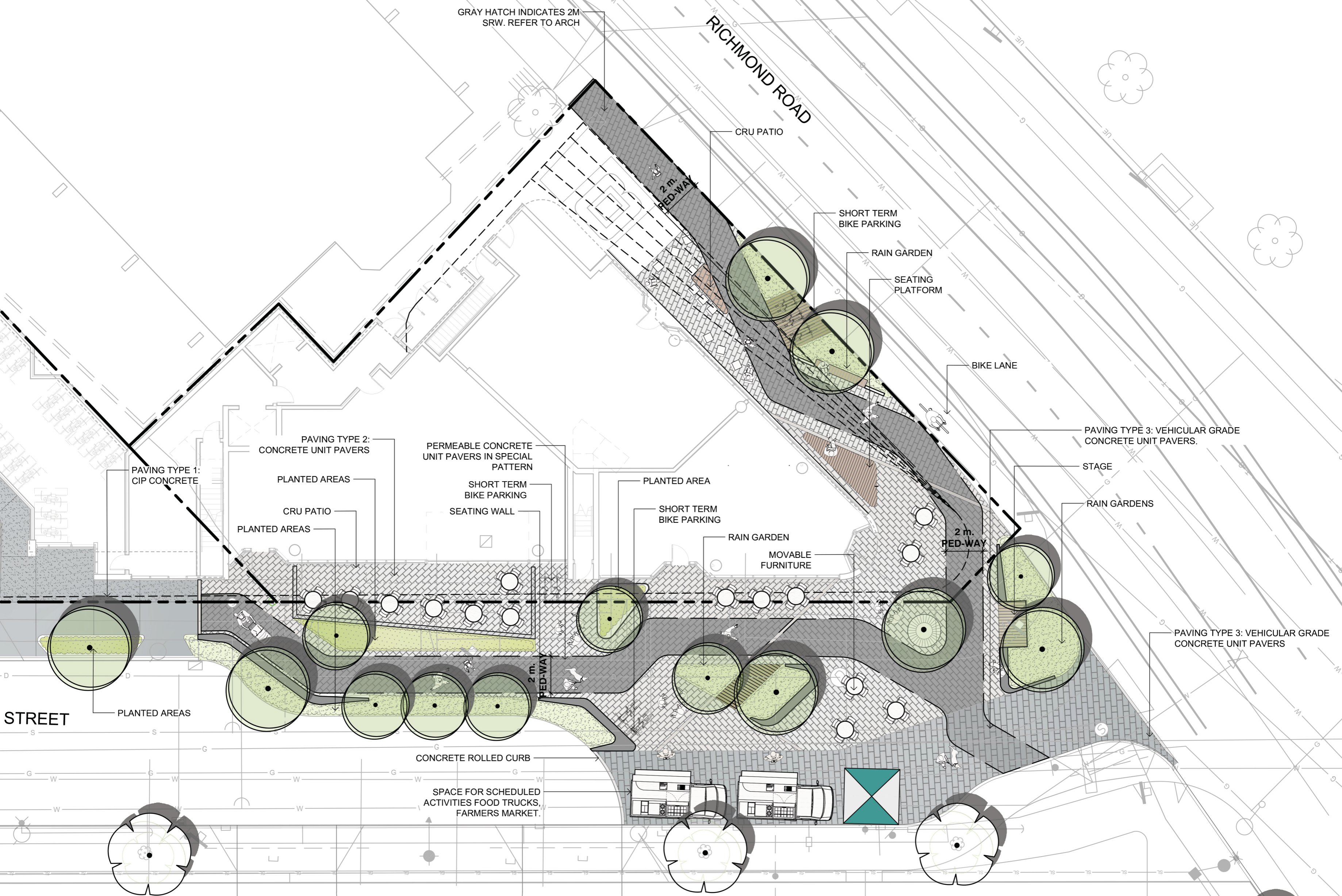
We kindly request the opportunity to engage in further discussions and negotiations with the City, to solidify the details of our partnership and the project's timeline. Empresa Properties is prepared to work closely with City officials, residents, and community stakeholders to ensure that this project not only meets but exceeds the expectations of all parties involved.

Thank you for your time, consideration, and the opportunity to contribute to the betterment of the North Jubilee neighbourhood.

Sincerely,

Empresa Properties Ltd.

Karl Robertson // President & Founder



GRAY HATCH INDICATES 2M
SRW. REFER TO ARCH

RICHMOND ROAD

CRU PATIO

2 m.
RED-WAY

SHORT TERM
BIKE PARKING

RAIN GARDEN

SEATING
PLATFORM

BIKE LANE

PAVING TYPE 3: VEHICULAR GRADE
CONCRETE UNIT PAVERS.

STAGE

RAIN GARDENS

PAVING TYPE 3: VEHICULAR GRADE
CONCRETE UNIT PAVERS

2 m.
RED-WAY

RAIN GARDEN

MOVABLE
FURNITURE

SHORT TERM
BIKE PARKING

PLANTED AREA

PERMEABLE CONCRETE
UNIT PAVERS IN SPECIAL
PATTERN

SHORT TERM
BIKE PARKING

SEATING WALL

PAVING TYPE 2:
CONCRETE UNIT PAVERS

PLANTED AREAS

CRU PATIO

PLANTED AREAS

PAVING TYPE 1:
CIP CONCRETE

PLANTED AREAS

CONCRETE ROLLED CURB

SPACE FOR SCHEDULED
ACTIVITIES FOOD TRUCKS,
FARMERS MARKET.

STREET



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
**2002 RICHMOND RD
VICTORIA, BC.**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

1	ISSUED FOR DEVELOPMENT TRACKER	23/08/08
NO.	ISSUE	YY/MM/DD

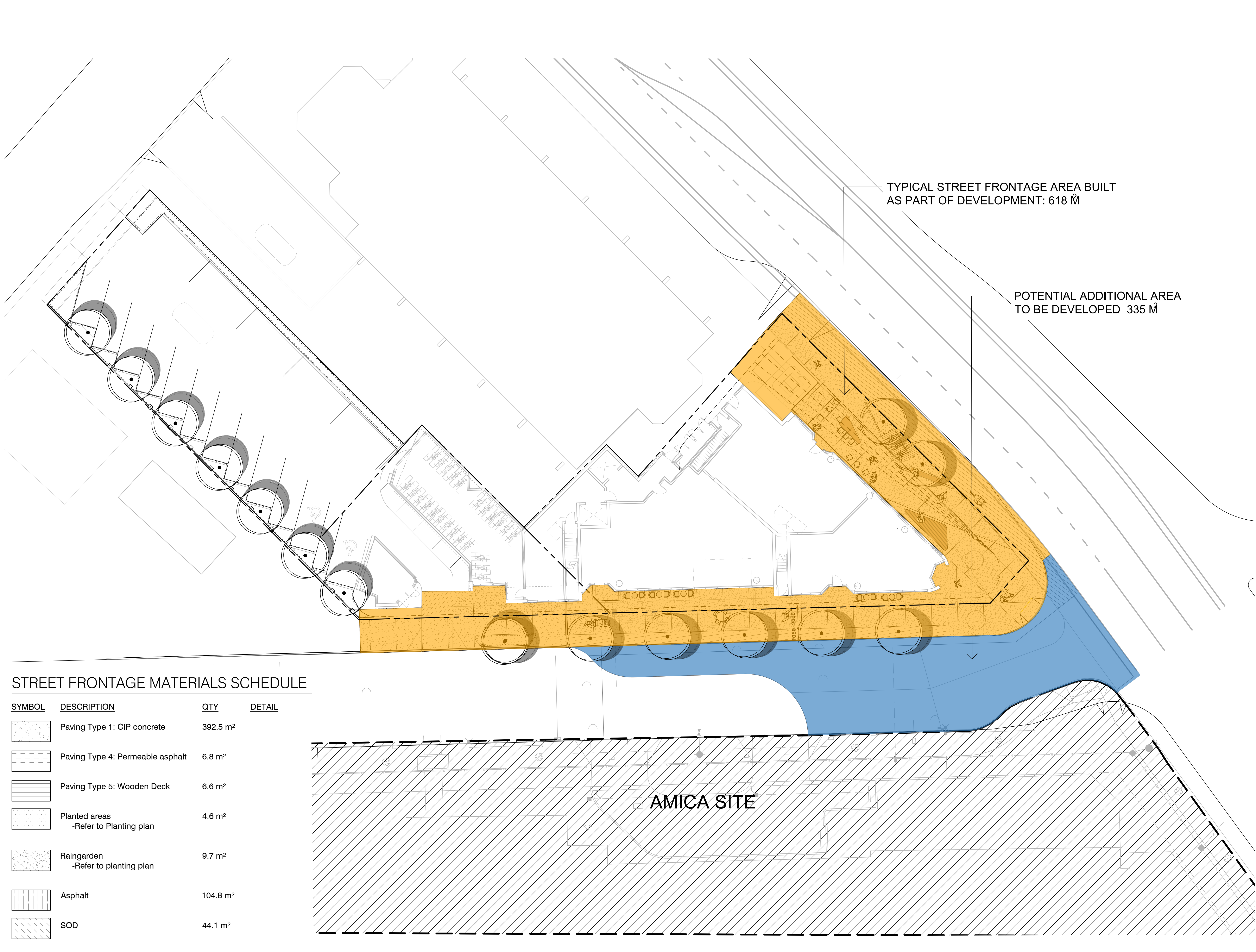
SEAL



DRAWING TITLE:
**DEVELOPMENT AREAS
LEVEL 1**

DWG NO:

SCALE: 1:150



STREET FRONTAGE MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	Paving Type 1: CIP concrete	392.5 m²	
	Paving Type 4: Permeable asphalt	6.8 m²	
	Paving Type 5: Wooden Deck	6.6 m²	
	Planted areas -Refer to Planting plan	4.6 m²	
	Raingarden -Refer to planting plan	9.7 m²	
	Asphalt	104.8 m²	
	SOD	44.1 m²	