CASCADIA ARCHITECTS
DAMANT + JOHANNKNECHT

March 27th, 2020

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

Attn.: Mayor & Council

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

Cascadia Architects is pleased to assist Empresa Properties and Curate Developments to submit this Rezoning and Development Permit application for the construction of a 5-storey 42-unit rental apartment building. The site is comprised of 3 properties: 1120, 1124 and 1128 Burdett Avenue. The details of the proposal described in this application carefully respond to the relevant OCP directions, Fairfield Neighbourhood Plan, and City of Victoria Design Guidelines for Multi-Unit Residential. In preparing this application, the design team has received preliminary input from neighbours, City planning and engineering staff, and specialist consultants including a certified arborist, landscape architect, and civil and geotechnical engineers. The consultation and review process to date includes the following meetings:

- Burdett Neighbour Group Meeting – October 4th, 2019
- 1115 Rockland Neighbours Presentation (November 17, 2019)
- Preliminary Community Land Use Committee Meeting (November 21, 2019)
- 1149 Rockland Neighbours Presentation (December 2nd, 2019)
- Fairfield Gonzales Community Land Use Committee Meeting (February 27, 2020)

Existing Zoning, Site Characteristics, and the Fairfield Neighbourhood Plan:

The three parcels encompassed by the proposal are 1673.7m^2 in total area. Two of the lots, 1120 and 1124 Burdett Avenue, are currently zoned R1-B single family lots while 1128 Burdett is an R3-AM-1 mid-rise multiple dwelling lot. Located in a designated Urban Residential area of the Fairfield Neighbourhood Plan, the proposal neighbours three existing 4-storey buildings along its west, north and east property line with a mix of 4-storey buildings and 2-storey single family homes across Burdett Avenue to the south.

The site is also a designated rental retention area, where development is encouraged to increase the overall supply of rental stock and consider buildings 4-6 storeys in height. As a rental building, this proposal considers the site's proximity to both the frequent transit route of Fort Street, and local route of Cook Street in suggesting a 5-storey building.

CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC, V8W 1E4
Canada

T 250 590 3223

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

Description of the Proposal:

The proposed development is a 42-unit building with a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. By providing a variety of unit sizes, with some larger units having generous secure outdoor areas via large balconies and terraces, this project will help to support a diverse population including families in a walkable neighbourhood with easy access to goods and services. The building references the architectural forms of the many mid-century walk-up buildings found in the area, and expresses a refined exterior palette using high-quality, durable and traditional finishes including brick, clear glass windows, metal cladding and cementitious board and batten siding.

The primary design initiatives which reference the **Official Community Plan and Fairfield Neighbourhood Plan** can be summarized as follows:

- The proposal reflects the intent of the Official Community Plan as well as the Fairfield Neighbourhood Plan with a height of 5-storeys, underground resident parking, and a density (FSR) of 1.9:1.
- The massing and material finish have been crafted to suit the neighbourhood's mix of multi-unit buildings and traditional single-family homes.
- This building bolsters Fairfield as a neighbourhood with a significant portion of Victoria's multi-family housing stock and contributes to rental retention north of Cook Street Village with units of varying size appealing to a diversity of tenants.
- This proposal introduces eight ground-oriented units which increases the visible activity and community connection around the building.
- Through thoughtful massing, with upper levels stepping back and terracing, the building provides transition from the multi-unit buildings on the west and north of the avenue towards the traditional residential part of Burdett to the east and south.
- Contributing to Fairfield's active transportation network, this proposal provides more bicycle parking than required and a ground level bike room to promote the use of cycling and provide tenants with easy and secure access to bicycle storage.
- With deep planters and 11 additional trees (remove 7 existing, replace with 18 new), this project will bolster the city's urban forest.
- This proposal strives to bridge between the neighbourhood's historic context and a modern future, providing strong architectural design that is compatible in character and quality with the Fairfield environment.

Design and development guidelines:

The project responds to the guidelines laid out in the City of Victoria's **Design Guidelines for Multi-Unit Residential, Commercial & Industrial Development** in the following areas:

Massing & Siting:

The building is setback from Burdett Avenue, matching the setbacks of the neighbouring buildings to maintain the character and continuity of the street 'wall'. The front courtyard typology of the building matches similar traditional multi-unit buildings in the neighbourhood and presents a friendly face to the street with large trees and landscaping along Burdett Avenue. While the building is 5-storeys at the northwest corner of the lot, the south west corner is 4 storeys and east is 3 storeys. The building's stepped massing and courtyard serve to reduce the scale of the building where it is closer to the single-family housing across the street. In this way it is

designed to fit in with the varied scale of its immediate neighbours, while creating terraces with outdoor space for tenants and opportunities for potted landscaping and play areas at upper floors. As shown on Sheet A008, this proposal mirrors and approximately reflects the typical 4-storey of the neighbouring buildings, creating an equivalent condition. The bulk of the upper floors is pushed towards the Northwest corner of the lot, where the drive aisles and parking of neighbouring buildings are located. By strategically setting upper floors back where it is beneficial for neighbouring buildings, this building concentrates its mass where it is best suited.

Streetscape/ Relation to street:

A level of underground parking is accessed on the west end of the property beside the ground level parking of the neighbouring building at 915 Cook Street. Locating the parkade entrance at the west end of the site and closer to Cook Street will reduce traffic at the east end of the site which is closer to the traditional residential part of Burdett Avenue.

In response to the OCP Design Guidelines Section 2 which states "residential use at street level should have strong entry features and building designs that encourage interaction with the street" (2.4), the building street frontage at grade has been carefully designed: The building's main entrance is reached through a landscaped entry courtyard which "enable(s) sunlight penetration to … open space" at the center of the site and frontage (as per items 3.3 and 3.5 of the design guideline. Also fronting the landscaped front courtyard is the glazed front of the bike room, which has a direct and convenient connection to the street. Inclusion of 8 ground-oriented units with exterior doors, gardens and patios increases the ground-level activity. The two units with separate entrances to the courtyard in particular respond to guideline 2.5.1 which notes that "individual entrances with direct connections the public sidewalk are encouraged". Raised landscape planters in the courtyard feature lighting to illuminate pathways for safety and visibility. This lighting will be shielded and kept at a low mounting height in order to avoid glare and light pollution to neighbouring units and properties.

Exterior Finishes:

The building draws on historical inspiration in a site-specific response to achieve an elegant and timeless expression that addresses the OCP guidelines for exterior finishes which state that "exterior building materials should be high quality, durable and capable of weathering gracefully".

The building's materials reflect the architectural features of the neighbourhood and will enhance the public realm along Burdett via the quality of design, materials and detailing. Durable cementitious "board and batten" cladding reflects the traditional wood siding palette of the neighbourhood homes, and metal façade spandrel panels create a continuous organic pattern of bands around the building, in keeping with the guideline that "quality materials used on the principal façade should be continued around any building corner or edge which is visible from the public realm". These materials also create "rhythm and visual interest" as desired by the design guidelines. The base of the building, parkade entrance and ground level bike room are slightly recessed and clad with dark brick for formal distinction and visual appeal.

Raised planters provide ample green space and soil depth to maximize tree size, contributing to Victoria's urban forest and the design complements the mature landscaping and historic architectural character of the Fairfield neighbourhood.

Transportation and Infrastructure:

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available

both downtown and in Cook Street Village, along Fort Street, Five Points Village and Moss Street Village make this site suitable for an increased population density. This population will be well serviced with regard to transportation options, including immediate proximity to transit routes on Fort Street and Cook Street as well as vehicle and bicycle parking and storage provisions.

The project will include 40 resident underground parking stalls accessed from the driveway at the west end of the lot. The parkade entrance has been located for easy access to Cook Street, keeping the majority of traffic away from the traditional residential homes east of the site. The parkade also features a bike and pet wash station for use by tenants. Long-term bicycle parking is located in a bike room at ground level which serves as a point of interest for the building. With 53 standard long-term bicycle stalls and 3 cargo bike stalls, these provisions will service individuals as well as family cyclists. Short-term bicycle parking is in front of the building, by the bike room and under an overhang to provide shelter for visiting cyclists.

Project Benefits and Amenities:

This project will bring 42 new units of rental housing stock to the City. With a terraced design that suits the neighbourhood and front courtyard, the building will contribute significantly to the green space on the street. The parkade is designed to retain the existing trees to the east of the site. While 7 trees require removal, 18 new trees will be planted contributing 11 new trees to the urban forest.

Safety and Security:

The creation of resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Ground floor units have individual front doors and patios, re-enforcing the sense of the street and landscaped areas as active and shared space. Site lighting illuminates the areas between buildings with ambient light to promote safety and visibility of landscaped areas. It is important to note that this lighting will be shielded and kept at a lower mounting height in order to avoid glare and light pollution to neighbouring properties.

Green Building Features:

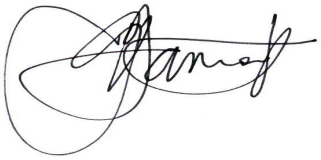
The following is a list of green building initiatives that will be deployed within the project:

- Meeting Step 3 of the BC Energy Step Code
- Exterior materials are highly durable, and detailing will suit life-span management of components.
- Directly metered suites with multiple thermostatically controlled heating zones within each residence.
- Solar Ready Conduit from Electrical Room to roof.
- LED lighting throughout.
- Low-VOC paint in all interior areas.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage at ground level.
- Provide electrical outlets for electric bicycle charging locations within bicycle storage.
- Rough-in electrical for future electric vehicle charging stations.
- Heat Recovery Ventilation for the building.
- High efficiency centralized domestic hot water boiler system.
- Construction waste diverted from landfill during construction through smart on-site waste management.

In preparing this development permit application package the team has carefully considered community concerns, the relevant OCP objectives, the Fairfield Neighbourhood Plan and Multi-Unit Residential Design Guidelines. The design is respectful of neighbouring properties and proposes an elegant and timeless architecture that responds to the unique character of the location. We believe that it will add to the strength and character of the Fairfield neighbourhood, and we look forward to presenting this project to ADP and Council. If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.



Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

Peter Johannknecht, Architect AIBC, RAIC, LEED AP
Principal