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July 24, 2018

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

Mayor and Members of Council:

**RE: 1046-1048 North Park Street
Development Permit with Variance**

Enclosed you will find a re- issued rezoning application and background documentation for the above project. Design rationale, along with drawings that address revisions made following ADP accompanies this application.

We have made a number of further substantial changes to our building design to reflect comments from the Advisory Design Panel, and planning staff. The majority of these changes have been further refinement of the material palette for consistency and cohesion of the overall project .

Advisory Design Panel Recommendations

At the May 23th Advisory Design Panel (ADP) meeting, the panel unanimously recommended approval of the building design with 4 areas for further consideration:

1. Reconsider the placement of the SE corner pedestrian gate

In response we have relocated the gate closer to the main entrance with respect to CPTED principles.

2.Reconsider the accessibility of the outdoor space in the rear yard.

The outdoor space has been reconfigured to provide better accessibility and safety for all needs. The trellis has been relocated and provided with infrared heaters for a comfort perspective .

3. Reconsider removing the notch on the eastern facade

The recessed notch of the elevator core has been deleted. Deletion of the notch also allowed further refinement of the form and material choices of the east elevation .

4. Reconsider refining the material palette for consistency and cohesion

In response we have simplified the number of materials in the project from four to three. (Metal composite panels on the west wall has been deleted). The material palette on the east elevation has been simplified from three (3) different textures of concrete block and three (3) colours to two (2) types of textured concrete block and one (1) colour that relates to the surrounding colour scheme.

Conclusion

North Park Inspired Living is an important and exciting opportunity for the marginalized community of Victoria.

The project introduces concepts of social interaction, environmental design, and neighbourhood which should prove to be a model.

We look forward to meeting with Council and presenting the project.

Yours truly,

Larry Cecco,

MRAIC, AIA int. principal

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