



Heritage Advisory Panel Report For the Meeting of September 9, 2025

To: Heritage Advisory Panel **Date:** September 9, 2025
From: Kristal Stevenot, Senior Heritage Planner, Development Services
Subject: Heritage Designation Application No. 000217 for 1026 Empress Avenue

EXECUTIVE SUMMARY

The purpose of this report is to present the Heritage Advisory Panel with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 1026 Empress Avenue. The house was built in 1912 and contributes to the historic character of the North Park neighbourhood.

The designation of this building is generally consistent the Section 8: “Placemaking (Urban Design and Heritage)” and Section 21: “Neighbourhood Directions” of the *Official Community Plan (2012)*, with the *North Park Neighbourhood Community Plan (2022)* and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

BACKGROUND

Project Details

Owner/Applicant:	Chris Lacey
Architect:	Tim Kindrat, Christine Lintott Architects Inc
Development Permit Area:	DPA-16
Heritage Status:	none

Description of Proposal

The property located at 1026 Empress Avenue, also referred to as Truesdell Residence is a 1.5-storey wood frame Arts and Crafts residential building constructed in 1912. The exterior façade of 1026 Empress Avenue has maintained much of its original appearance. Key elements that define the heritage character of the Truesdell Residence include its:

- mid-block location on the north side of Empress Avenue in the North Park neighbourhood

- continuous residential use
- residential form, scale and massing as expressed by its: close proximity to the front property line; 1.5 storey height; front-gabled roof with symmetrical side gabled dormers; and projecting ground floor square bay with shed roof
- construction materials such as granite and sandstone cladding; roughcast stucco; and wood-frame construction
- Arts and Crafts detailing such as half-timbering, mixture of textured cladding materials including shingling in the gable ends, and open soffits with exposed rafter tails windows such as its 1-over-1 double-hung sash windows
- granite and sandstone chimneys
- wood paneled front door

The existing building at 1026 Empress Avenue contains three dwelling units and is valued for its contribution to the North Park neighborhood.

The application to designate the property at 1026 Empress Avenue runs concurrently with a rezoning and development permit with variances applications for the property's located at 1026 and 1030 Empress Avenue. Currently, the two lots have double frontage on Empress Avenue and Bay Street, with two low-density multi-unit rental residential buildings (house conversions) that front onto Empress Avenue. The proposal is to create a third lot by combining the rear portions of the lots that back onto Bay Street to permit seven dwelling units in a single building with all units having direct access to the outside. The proposed new lot would be rezoned from the R-2 Zone, Two Family Dwelling District, to a new zone based on the Missing Middle Regulations. The proposal would also rezone the remainder lots with the existing residences on Empress Avenue from the R-2 Zone to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, that would permit their continued use as low-density rental buildings.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (2012), which in Section 8, "Placemaking (Urban Design and Heritage)", supports the protection and celebration of Victoria's cultural and natural heritage resources, including the designation of buildings with heritage merit.

It should be noted that adoption of a new Official Community Plan will be considered by Council following a Public Hearing to be held on September 11, 2025. Heritage conservation and retention remain a priority and this proposal to designate a residential building with heritage value continues to align with the emerging policy.

The designation of this building is also consistent with the *North Park Neighbourhood Community Plan* (2022) policies which support the advancement of heritage status, through: heritage surveys, heritage registration and designation, and consideration of Heritage Conservation Areas where merited are encouraged to advance the City's heritage objectives, and to support the retention of local heritage assets and complementary design approaches in new builds.

Victoria Heritage Thematic Framework

A heritage value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the attached *Statement of Significance* for 1026 Empress Avenue, which describes the historic place, its attributes and heritage value.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012 (OCP)*, and is consistent with the *Zoning Regulation Bylaw*.

Condition, Economic Viability and Resource Impacts

The building is in fair to good condition. With designation, 1026 Empress Avenue will become eligible for grants from the Victoria Heritage Foundation.

CONCLUSIONS

This application for the designation of the property located at 1026 Empress Avenue as a Municipal Heritage Site is for a building that is a good example of middle-class Edwardian-era housing in North Park and is valued as a reminder of the early development of Victoria's oldest residential neighborhood. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the North Park neighbourhood. Staff therefore recommend that the Heritage Advisory Panel recommend that Council approve the Heritage Designation Application for the house located at 1026 Empress Avenue.

OPTIONS

The following are two potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 000217 for 1026 Empress Avenue be approved.

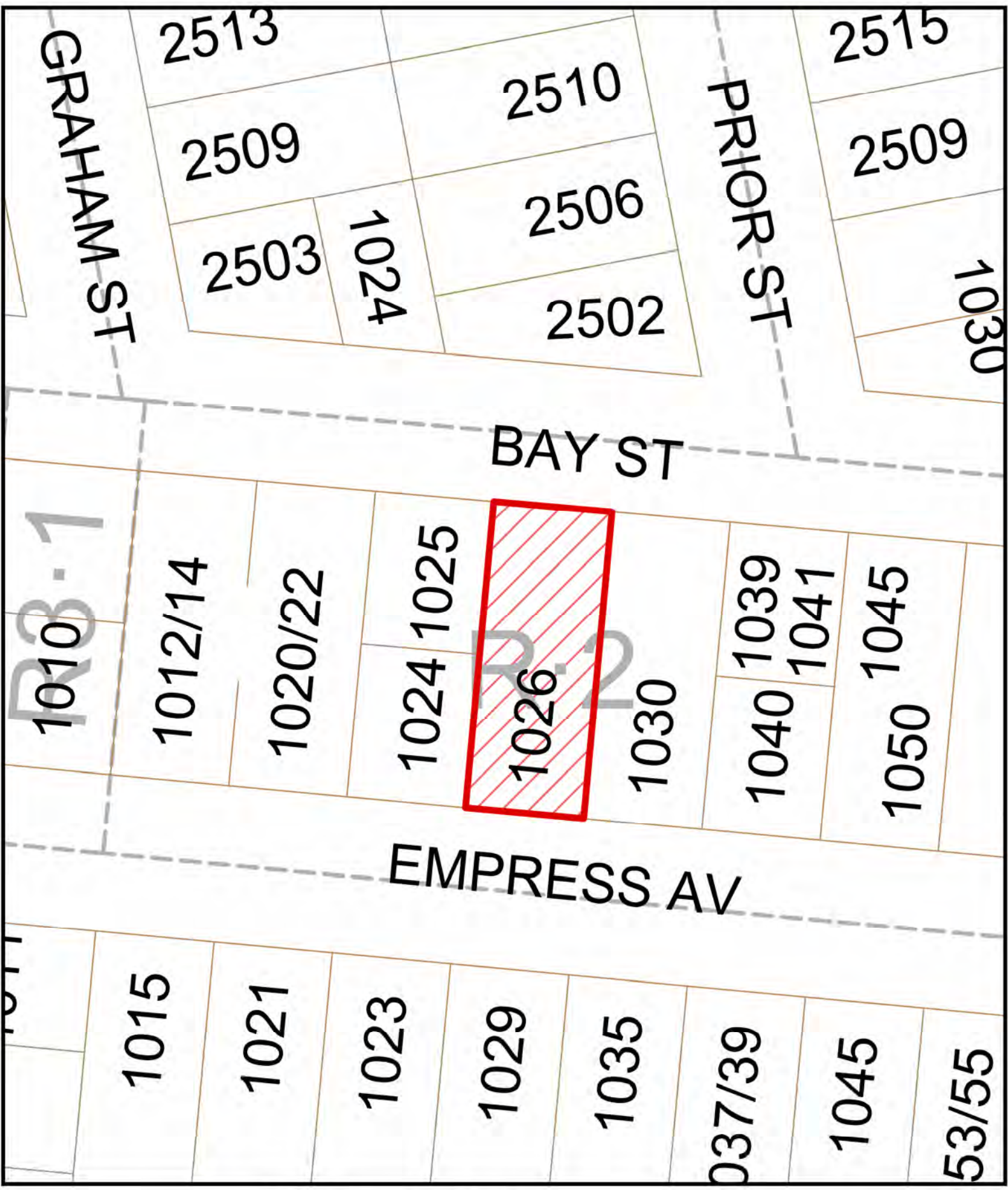
Option Two

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 000217 for 1026 Empress Avenue does not have enough heritage value to warrant designation and therefore recommend decline.

ATTACHMENTS

- Attachment A Subject Map
- Attachment B Aerial Map
- Attachment C Photographs
- Attachment D Statement of Significance
- Attachment E Letter from the applicant, date stamped August 21, 2025.

cc: Tim Kindrat, Christine Lintott Architects Ltd tim@lintottarchitect.ca
Chris Lacey, Bowcey Construction Ltd chris.lacey@bowcey.ca



1026 Empress Avenue

Heritage Alteration Permit #000217



Designated



Registered





1026 Empress Avenue

Heritage Alteration Permit #000217



Designated



Registered







1026 Empress Avenue – Statement of Significance

Original Owner: George Truesdell

Designer/Contractor: George Truesdell

Date of Construction: 1912



Description of Historic Place

The Truesdell Residence is a one-and-one half storey, wood-frame Arts and Crafts dwelling situated on the north side of Empress Street in the North Park neighbourhood of Victoria. Notable features of this residence include half-timbering in the gable peak, roughcast stucco, and an extensive use of granite and sandstone cladding.

Heritage Value

The Truesdell Residence is significant as an example of middle-class Edwardian-era housing in North Park and is valued as a reminder of the early development of one of Victoria's oldest residential neighbourhoods. It is associated with the Edwardian-era development of North Park as a Garden City suburb, and for its connection with the city's historic infrastructure. Suburban development in the area was fostered by the introduction of the B.C. Electric Streetcar line into the area in 1890 and reached its peak during the Edwardian-era boom. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made North Park an appealing area that attracted a variety of different cultures at the height of Victoria's immigration.

The Truesdell Residence is additionally valued for its architectural expression and is a superior example of the influence of the Arts and Crafts style. It was designed and constructed in 1912 by George Albert Truesdell (1872-1949) as his own residence. Born in Ontario, Truesdell was a proficient local contractor and stonecutter; at the time of his death at the age of 76 he was working

1026/1028 & 1030 Empress Avenue

Rezoning & Development Permit with Variance Application
(REZ00871 & DP000642)
Letter to Mayor & Council



Updated January 21st, 2025

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Victoria, BC V8T 1M5
250.384.1969

Letter to Mayor and Council – City of Victoria

On behalf of our Client (Bowcey Construction), and for your consideration, please accept this letter of rationale outlining the proposal for new infill townhouses at the site of 1026/1028 & 1030 Empress Avenue, submitted to accompany our Application for Rezoning and Development Permit with Variance. The proposal is seeking a Rezoning Permit to allow increased height and density, with variances to reduce off-street parking requirements with a single accessible space. As a project poised to make a thoughtful addition to the vibrant fabric of Victoria's North Park Neighborhood, we hope it earns your support.

Project Context and Description

Currently existing on the two subject properties are a three-unit houseplex (1026/1028 Empress) and a four-unit houseplex (1030 Empress), the former of which is currently being improved under a Schedule 'G' house conversion building permit. The proposed redevelopment is for the retention of both houseplexes, the removal of an un-permitted rear addition at 1030 Empress Avenue, and the construction of a new seven (7) unit townhouse building facing Bay Street with a 3.38m wide road dedication. The townhouse building will comprise two (2) new at-grade "adaptable dwelling units" to updated BCBC standards and five (5) at-grade accessed townhouse homes above. The project proposes a variance for a reduction in off-street parking requirements, with a single covered accessible stall provided to serve resident mobility needs. The two existing house conversion buildings are proposed to have no on-site parking based on the relaxed requirements for house conversions.

Neighbour feedback and concerns given voice at the CALUC meeting have led to a reduction in the development scope to preserve existing market housing units at 1030 Empress, and resulted in a reduced overall development scope to preserve 1030 Empress and redesign of the townhouse building to better respond to neighbourhood forms and character.

Project Need & Benefits

Victoria faces an ongoing crisis of housing supply and affordability. The Empress Townhouses directly addresses Victoria's ongoing crisis of housing supply and affordability by adding much-needed, high quality and transit-oriented housing units to the city's inventory, in a suitable and well serviced location, at a compatible and gentle scale and density, without displacing any existing residents.

There is a clear need for more accessible and adaptable homes, as barriers to accessible use abound in Victoria's existing housing stock. In its contribution to address this need, the project proposes that both direct-access, ground-oriented units be "adaptable dwelling units" to be supportive of a wide range of mobility disabilities, enable graceful aging-in-place, and providing more housing options to community members with accessible needs.

The project includes a substantial road dedication that will support future improvements to Bay Street's public space, enhancing overall livability and accessibility. The City at large stands to benefit from an enhanced tax base resulting from additional development and housing units, supporting essential municipal services and initiatives, including the commercial village centre at nearby Quadra Village.

Moreover, the project offers an alternative typology to consider when contemplating options for creating new housing opportunities within the city. As a townhouse project whose site does not fit the Schedule P definition for "corner townhouse", the project stands as a demonstration and test case for mid-block townhouse projects.

Green Building Features

A commitment to sustainability and green building practices is embedded in the thinking that drove the design concept. Simple, efficient building forms will enable a high degree of envelope and energy performance, reducing the development's environmental footprint. Secure bicycle storage with a weather-protected entry approach encourages cycling and car-free living, promoting eco-friendly transportation options. Patterns of living are highly influential on collective emissions and land use demands, and the proposed compact townhouse model near active transportation and parks helps enable people's ambitions to lead lower energy and carbon footprint lifestyles.

The south-facing townhouse building's roof would be pre-wired for a large potential photovoltaic panel array, harnessing solar energy for future sustainable power generation. The new building will meet or exceed Step 3 of the BC Energy Step Code and shall achieve Greenhouse Gas Emissions Level 4 under the Zero Carbon Step Code, exemplifying the commitment to energy efficiency and carbon reduction already embedded in Victoria's municipal compliance targets.

Along with the minimally renovated houseplex at 1030 Empress, the existing character conversion house at 1026 Empress will be entirely retained, with the pair of buildings serving to maintain a consistent presence along the Empress frontage. The Empress frontage will be unaffected, with changes focused on the Bay Street facing north side of both lots.

Policy & Design Guideline Compatibility

The project seeks to diligently align with the City of Victoria's established policies and urban design guidelines, and their trajectory for our shared future. The development aligns with the OCP's "Urban Residential" designation, embracing policy goals of various building forms, varied setbacks, and increased density in strategic locations.

Similarly, in the more local and specific North Park Neighbourhood Plan, the project supports housing diversity, affordability, and sustainable transportation options, harmonizing with the plan's objectives. The revisions made since the CALUC presentation have led to the decision to preserve the existing housing units on both properties, and thus make a bigger and more balanced contribution to meeting housing needs in our community.

The project is not a "Missing Middle Housing" proposal based on Schedule "P" however the project does address and embed the strategies and recommendations of the Missing Middle Design Guidelines (DPA-15F) applicable, under the OCP, to any development having two or more dwelling units. These include strategies for considerate building massing, formal interest and variety, cohesion whilst maintaining clear unit individuation, useful outdoor spaces, and livability.

Lastly, the principles of the General Urban Design Guidelines (DPA-16A) are neatly reflected in the design solutions proposed. The building follows recommendations for building form, street interface, building composition, parking, circulation, access, open space, landscaping, and livability guidelines, promoting a cohesive and attractive urban environment. For further reference, an appendix is attached to this letter with a detailed comparison of policy goals and design solutions.

Summary

In short, by seeking to maintain both existing residential buildings and adding strategic density along the Bay Street frontage, the project is striving toward a balanced approach to responsible and sustainable urban development. By meticulously aligning housing market pressure with policy design guidelines and community needs, this development proposal seeks to make a positive contribution to Victoria's housing supply and quality of life. **Your approval would enable the development of seven (7) new townhouse home ownership units, including two adaptable dwelling units meeting the latest Building Code revisions, with a further seven (7) existing housing units maintained.**

Thank you for your consideration of this proposal, and we look forward to addressing any questions you may have.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Kindrat', written over a horizontal line.

Tim Kindrat, Architect AIBC, MRAIC, LFA
Associate Principal, Christine Lintott Architects Inc.
tim@lintottarchitect.ca

Appendix – City of Victoria Policy & Guidelines Summary Table

Bylaw or Document	Policy Goal	Development Proposal
Official Community Plan: Urban Place Guidelines (6.2 & Figure 8)	<u>“Urban Residential” – Built Form:</u> <ul style="list-style-type: none"> • Attached and detached buildings up to three storeys • Low-rise and mid-rise multi-unit buildings up to six storeys 	<ul style="list-style-type: none"> • Low-rise multi-unit buildings up to three storeys • Ground-oriented multi-unit residential • Low-rise multi-unit residential
	<u>“Urban Residential” – Character Features:</u> <ul style="list-style-type: none"> • Variable yard setbacks with primary doorways facing the street • Variable front yard landscaping, boulevard and street tree planting • On-street parking and collective driveway access to rear yard or underground parking 	<ul style="list-style-type: none"> • Street-facing entries for 5 of 7 suites • Local street facing driveway to rear yard parking • “Car-light” single shared accessible stall • New trees in rear yard to maximum possible extent
	<u>“Urban Residential” – Uses:</u> <ul style="list-style-type: none"> • Ground-oriented multi-unit residential • House conversions • Low- to mid-rise multi-unit residential • Low- to mid-rise mixed-use along arterial and secondary arterial roads. 	<ul style="list-style-type: none"> • Ground-oriented multi-unit residential • Existing house conversion • Existing character conversion • Low-to mid-rise multi-unit residential
	<u>“Urban Residential” – Density:</u> <ul style="list-style-type: none"> • Total floor space ratios generally up to 1.2:1 • Increased density up to a total of approximately 2:1 may be considered in strategic locations 	<ul style="list-style-type: none"> • Total FSR for entire site < 1.0
North Park Neighbourhood Plan	<u>Diverse, Sustainable Locations:</u> <i>“Support multi-family, rental, and affordable housing in all of Victoria’s neighbourhoods. Support rental as well as strata housing in a variety of locations, not just on busy street corridors, but in quieter locations, to support varied needs, lifestyles, and preferences. Make room for housing that is proximate to Downtown, urban villages, and sustainable transportation corridors with access to shops, services, amenities, parks, and open spaces to enhance livability and support Victoria’s greenhouse gas emissions reduction targets.”</i>	<ul style="list-style-type: none"> • Multi-family strata housing, with retention of existing housing units • Local street (Empress) connects with AAA bike route at end of block • Six minute bike or 20-minute walk to downtown • Neighbourhood has many existing apartment and multi-unit buildings • Fully electrified building; no greenhouse gas fuels • Location & access facilitates car-free living
	<u>Diversity in Form and Tenure:</u> <i>“Support the creation of varied tenure options including rental housing. Support the inclusion of homes of various sizes and designs for different household types.”</i>	<ul style="list-style-type: none"> • Varied but harmonious building types on subject lots • Existing character conversion triplex plus existing four-plex plus new ground-oriented townhouses and 2 new adaptable dwelling units
	<u>Preserving Affordable Housing:</u> <i>“Provide opportunities to meet Victoria’s housing needs while minimizing displacement of existing purpose-built rental housing.”</i>	<ul style="list-style-type: none"> • No displacement of existing residents; new units only • Homes of varied sizes and costs, without embedded expense of individual parking spaces

	<p><u>Making Room for More Affordability:</u> <i>“Support the creation of below-market and non-market housing. Provide diverse mobility options and opportunities for people to choose car-light lifestyles, improving environmental outcomes for the community and reducing the Housing + Transportation cost burden for the household.”</i></p>	<ul style="list-style-type: none"> • Seven new homes created • Existing housing units maintained • Existing conversion housing units at 1026/8 & 1030 offer car-free living options
	<p><u>Complement Ground-Oriented Forms and Heritage Features:</u> <i>“Complement ground-oriented housing, including anticipated missing middle forms, existing lower scale residential, and heritage assets, with diverse forms and tenures of new housing that emphasize high-quality design, livability, and neighbourliness.”</i></p>	<ul style="list-style-type: none"> • Varied new residential building forms of low-rise scale up to 3 storeys • Two (2) ground-oriented adaptable dwelling units • All entrances clear, private, at-grade
	<p><u>Bay Street Corridor:</u> <i>“Proximate to two Frequent Transit corridors, Downtown and several urban villages, the Bay Street Corridor offers many of the same locational characteristics described in other areas. In addition to the mentioned existing and planned parks and public spaces, the Hillside-Quadra Neighbourhood Plan proposes opportunities for adding green space between Bay Street and Hillside Avenue. Many lots front onto both Bay Street and Empress Avenue. There is a mix of building types in the area, including character houses typical of North Park. Double-fronting lots provide the opportunity to develop new housing that is sensitive to existing buildings of heritage merit.”</i></p>	<ul style="list-style-type: none"> • Double-fronting lot offers additional development potential that minimizes impact on existing housing units • Public realm contribution by large road dedication along Bay Street • Steps from Bay Street and Cook Street transit corridors • New housing sensitive to existing on-site heritage conversion
<p>DPA-15F: “Missing Middle Design Guidelines” (2023)</p>	<p><u>Site Planning & Open Space Design:</u></p> <ul style="list-style-type: none"> • Buildings should be oriented towards adjacent public streets and open space, with entryways clearly visible (1.1) • Where a variance to zoning requirements is requested, variance should focus on reducing parking requirements rather than reducing open space requirements (1.3) 	<ul style="list-style-type: none"> • Opening through first storey creates legible & accessible street entrance • Open space, and livable areas have been balanced to optimize housing appeal & quality • Parking variance seeks reduction to parking requirements
	<p><u>Accessible Design:</u></p> <ul style="list-style-type: none"> • Ensure accessible paths of travel between public sidewalks & accessible dwellings (2.3) • Exterior accessible paths of travel should be 1.5m wide, with firm & stable surface (2.4) • Landscaping and outdoor common spaces should be accessible for people (2.10) 	<ul style="list-style-type: none"> • Proposal includes voluntary provision of two (2) new adaptable dwelling units (ADUs) • Design considers and integrates new accessibility requirements of Code, including 1.6m+ wide pathways • Accessible path of travel from street to parking, bikes, and both ADUs

	<p><u>Parking, Access and Servicing:</u></p> <ul style="list-style-type: none"> • Vehicular access, circulation, garage doors and parking should not be the dominant aspect of developments and should be designed to minimize impacts on fronting streets (3.1) • Design driveways and parking areas to also function as multi-functional hard surface open areas, including play spaces for children (3.1.11) • Long term bicycle parking should be consolidated and enclosed with shared access (3.2) 	<ul style="list-style-type: none"> • Parking limited to a single, street-oriented space on fronting street • Dedicated enclosed bike room served by accessible path of travel
	<p><u>Orientation and Interface:</u></p> <ul style="list-style-type: none"> • Units facing streets should have entries oriented towards, and be clearly accessible and visible from, the fronting street (4.2) • Ensure interior facing unit entries are legible & emphasized through design features (4.4) • For tuck under parking at grade, provide a minimum 5 m depth of interior residential use for portions of the building facing the street or public open space (4.5) 	<ul style="list-style-type: none"> • Street-facing entries for 5 of 7 suites • Tuck-under accessible parking space >5m long • Side entered adaptable units at grade well-lit entries through private outdoor space • Side yards utilized as private outdoor space for ADUs
	<p><u>Building Form, Features and Context:</u></p> <ul style="list-style-type: none"> • Townhouse modulation in facades and roof forms are encourage (5.1.3) • Entrances should create building identity and distinguish between units; primary entrances should use well-considered detail to provide punctuation (5.1.4) • Balconies should be designed as integral to the building (5.1.7) 	<ul style="list-style-type: none"> • Dormer roofs and material changes for interest and cohesion • Individual doorways readily differentiated from generous “thru” secure gate • Rear balconies create usable outdoor space for townhouse residents, and overlook landscaped rear yard below
	<p><u>Mid-Block and Double Row Townhouses:</u></p> <ul style="list-style-type: none"> • Townhouse development should be sited and oriented with the longer face of the building parallel to the street (7.1) • Site planning should ensure that dwelling units face the street (7.2.1) • Parking access court areas should be integrated & welcoming, with one or more trees and features such as balconies for casual surveillance (7.2.8) 	<ul style="list-style-type: none"> • Proposed three (3) storey building with very limited side windows highly compatible with neighbouring 2 ½ storey houseplex • Street-facing entries for 5 of 7 entries • Landscaped amenity space in rear yard
<p>DPA-16A: “General Urban Design Guidelines” (2022)</p>	<p><u>Building Form, Scale & Orientation:</u></p> <ul style="list-style-type: none"> • Buildings to orient towards and have strong relationship to fronting street • Respond to established orientation of buildings to fronting streets and rear yards • Transition in scale and provide sun access to adjacent open spaces • Attention to length, proportion and articulation along facades that are long and continuous 	<ul style="list-style-type: none"> • Street-facing entries for 5 of 7 suites • Building massing enables solar access by each unit • Longest façade along Bay Street, where material & façade variations add interest

	<p><u>Building to Street Interface:</u></p> <ul style="list-style-type: none"> • Create “eyes on street” and public spaces • Clear sight lines and direct access to primary building entrance • Front of new buildings should be generally aligned with adjacent ones for continuity • Strong entry features that encourage street interaction while considering privacy & livability • Locate ground floor residential units 3-6m from fronting property line. • Landscape transition zone between building and sidewalk 	<ul style="list-style-type: none"> • At-grade entrances with wide accessible pathways • Windows facing all directions • No changes to Empress frontage • Direct, urban frontage to large road dedication on Bay Street • Landscaped setback with trees along Empress • Safety considerations integrated with open Bay Street facing passageway
	<p><u>Building Composition:</u></p> <ul style="list-style-type: none"> • Express unified concept while incorporating variation in façade treatments • Balconies and patios should be designed to contribute to a cohesive façade composition • Use high quality and durable materials • Exposed party walls and blank side elevations should incorporate features to provide visual interest 	<ul style="list-style-type: none"> • Unified material and colour palette, with variations at each building’s treatment and details • Durable, tactile exterior materials • Townhouse side elevations given windows and detail interest
	<p><u>Parking, Circulation and Access:</u></p> <ul style="list-style-type: none"> • Safe movement of pedestrians should be prioritized above all other modes of transportation • Parking should be located underground or tucked near the rear or side of buildings • Visible and secure parking or storage should be provided for bicycles 	<ul style="list-style-type: none"> • Parking variance seeks to prioritize non-vehicular transport and open site space for amenity use • Secure bicycle storage with direct exterior access from accessible pathway
	<p><u>Open Space and Landscaping:</u></p> <ul style="list-style-type: none"> • Provide open space that is usable, attractive and well-integrated with the design of the building • Public and semi-public spaces should be distinguished from private spaces 	<ul style="list-style-type: none"> • Large road dedication to enhance public realm on Bay Street frontage • Clear distinction of private space with direct street-facing entrances, and covered pedestrian entryway
	<p><u>Livability:</u></p> <ul style="list-style-type: none"> • Balconies that include residential units should provide private outdoor space in the form of balconies or porches, and shared open space in the form of courtyards, green spaces, terraces, yards, play areas or rooftop gardens • Where two or more buildings or located on a single site, a minimum separation space of 6m should be provided for residential units with a dual aspect • Where possible, provide dwelling units with a choice of aspect 	<ul style="list-style-type: none"> • Large balconies for all above-ground units • Private side yard for at-grade units • Parking variance enables open, landscape rear yard with trees and common amenity area • Large public outdoor recreation space available at nearby Central Park • All units have windows on at least two sides

(End)