

October 31, 2022

Mayor and Council  
View Royal Town Hall  
45 View Royal Avenue  
Victoria, BC  
V9B 1A6

Re: Development Application for 1681 Island Highway – Exterior Renovations to a Burger King Restaurant

Dear Mayor and Council,

Thank you for taking the time to review our proposal for the above captioned project. The purpose of this letter is to provide an explanation for the request.

The existing single storey fast food restaurant was constructed in 2000. The restaurant brand, Burger King is a company, along with Tim Hortons that operates under the auspices of Restaurant Brands International. Being a well established, international brand, restaurant franchisees are required to adhere to certain corporate standards that evolve over time. Currently, Burger King is undergoing a brand rejuvenation. Within this refreshing, there are several “schemes” that franchisees (on the direction of “corporate”) can opt to renovate to based on the existing building configuration. In this case we are proposing to evolve this location into the “Garden Grill” scheme.

The renovation to the proposed scheme involves replacing the 22-year-old siding with current materials from an approved palette. Furthermore, there is a requirement to simplify the roof structures. In our case, this means removing the old angular built-in awning structures and replacing them with more stream-lined horizontal awnings. The work will also include painting the existing metal roof.

Even though one might categorize the proposed changes as cosmetic, we are required to have it reviewed within the development permit process. Hopefully you will consider and accept the form and character of the proposed renovation to allow us to move forward to the building permit stage. We believe that a rejuvenation of the building will benefit the existing site and environs. We should note that there is no proposed change to the building footprint, overall height or use and that our proposal is meant to comply with the applicable Zoning and Building Bylaw requirements.

Thank you again – we look forward to a successful improvement.

Joe Muego Architect AIBC  
Principal Architect, Hearth Architectural Inc.  
VJM/tbm