

Vancouver, BC | May 10, 2022

Planning Department - City of Victoria

**City Hall**

1 Centennial Square  
V8W 1P6

**Re: Itemized Letter of Changes  
Le PARC: 1400 Fairfield Road & 349 Kipling Street, Victoria, BC**

1. Existing Tree Schedule
  - NT2 has been removed by the city
2. Landscaping
  - (See landscaping drawings documents)
3. Bike Parking
  - Deletion of 1 short-term bike parking
4. FSR
  - Reduced FSR due to decrease of total floor area
5. Electrical room & Bike Ramp
  - Addition of an electrical room
  - Adjustment of the bike ramp to the bike storage
6. PMT Removed
  - Removal of the PMT
  - Enlarged unit 9's patio to match unit 8's
7. Units 4 & 5
  - Removal of rear elevated patio to eliminate overlooking
  - Removal of 1 parking garage
  - Removal of refuse room
8. Driveway
  - Adjustment per city's requirements
9. Storey Removed
  - Removal of an entire storey to decrease the total height of the project
10. Lot Coverage
11. Open Site Space
12. Grade calculations
13. Window Well Removed
14. Unit 7
  - Enlarged living area
15. Refuse
  - New refuse stand-alone building
16. Unit 8
  - Addition of north-facing balcony overlooking the park
17. Unit 1
  - Step down towards adjacent neighbour
18. Bike Storage
  - Reversed entry
19. South Windows
  - Decreased window sizes to eliminate overlooking



**BIOPHILIA**  
design collective

**Biophilia design collective Ltd.**

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**Landscape Revision List**

1400 Fairfield and 349 Kipling

May 5, 2022

1. Boulevard tree NT2 updated as removed.
2. Arborist supervision notes added to plan.
3. Bike ramp and utility locations adjusted, available soil volume reduced, proposed tree species changed from large tree to medium tree, shrub planting adjusted.
4. Boulevard irrigation water source and irrigation sleeves.
5. Revised refuse building, access gates, shrub planting adjusted.
6. Proposed tree removed due to utility conflicts, shrub planting adjusted.
7. Tree quantity notes updated and boulevard irrigation notes added.
8. Proposed boulevard tree spacing adjusted as requested.

END OF REVISIONS





**DATE:** May 9, 2022  
**TO:** City of Victoria  
1 Centennial Square  
V8W 1P6

**PROJECT No.:** 3455  
**PROJECT NAME:** 1400 Fairfield and 349 Kipling  
**APPLICATION No.:** REZ No. 00702 & DP No. 000555

**FROM:** Ivana Kvartuc

For Your Information/Records       As Requested  
 For Your Review/Approval       **URGENT**

**Re: 1400 Fairfield and 349 Kipling Civil Drawing Revisions**

The following is a list of revisions to the civil drawings:

1. Irrigation sleeves added.
2. PMT removed.
3. Underground hydro, tel and cable rerouted.
4. Boulevard tree NT2 updated as removed.
5. Water service connection relocated to the other side of the driveway.
6. Irrigation point of connection added.
7. Underground hydro, tel and cable removed.