



Integra ARCHITECTURE INC.

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Project: **PROPOSED 6-STOREY RESIDENTIAL & COMMERCIAL BUILDING**
Civic Address: Fort Street & Davie Street, Victoria, BC
Date: January 31, 2025 Project Number: 22600

MEMO

Client	Three Shores Development	Barry Savage	604.505.8818	bsavage@threeshoresdevelopment.com
Architectural	Integra Architecture Inc.	Rhys Leitch	604.688.4220	rhysl@integra-arch.com
Authority	City of Victoria	Geordie Gordon		ggordon@victoria.ca

Dear City Staff,

Please find below some of the changes made in response to comments by City staff.

List of Major Changes from Previous Submission:

Architectural:

1. Architectural drawing A-0.001
Clarification on car parking and bike stalls calculations.
2. Architectural drawing A-0.001
Revised average grade calculation.
A key plan is added with the updated table of grades for average grade calculation.
3. Architectural drawing A-0.008
Addition of balcony areas for Level 2 and updating setback dimensions.
4. Architectural drawing A-2.000
Rearrangement of bike stalls including oversized bike stalls.
Addition of Visitor Van Access Parking Stall and electrified visitor stall.
5. Architectural drawing A-2.000
Rearrangement of bike stalls.
Relocation of Fire Department connection.
Addition of door at hallway leading to outdoor amenity area (garden).
6. Architectural drawing A-4.001 to A-4.004, and A-5.001 to A-5.002
OCT height limit clarification.
Revised average grade line.

Landscape:

1. Landscape drawing L1.0, L3.0
Relocation of Fire Department connection.
Relayout of outdoor amenity area (garden).
Updated label to bioswale.

2. Landscape drawing L1.3
Tree arrangement along Fort and Davie Streets.
Street trees soil volume table revision.
3. Landscape drawing L1.4
Inclusion of tree ID#s.
4. Landscape drawing L3.2
Tree update at south-east part of the site.
5. Landscape drawing L4.1
Soil cell detail.

Civil:

1. Civil Drawing C200
Revision to storm and sanitary services.
Existing hydrant labeled on plan.
2. Civil Drawing C200
Bioswale schematic cross-section and label on plan.

Arborist:

1. Updated arborist report provided complete with tree management plan.

These changes reflect our commitment to improving the project based on valuable feedback, ensuring it meets the community's needs and maintains its viability.

End of memo

Should you have any questions, please do not hesitate to reach our office.

Kind Regards,

Rhys Leitch M.Arch Principal

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