

JUNE 9, 2025

**City of Victoria**

Sustainable Planning and Community Development  
Development Services Division  
1 Centennial Square, Victoria BC V8W 1P6

**Attention:** Gerry Hamblin  
**Project:** BP Application #**BP058825**  
DP Application #**DVP00201**  
2300 Douglas Street, Victoria BC

Mr Hamblin,

I have attached a set of drawings dated June 3, 2025 labelled POST DP REVISIONS. This set reflects the proposed changes since DP approval, most of which have been coordinated with the building department. For ease of reference, the changes have been bubbled on the drawings, and the affected sheets have been indicated on each item.

## EXTERIOR CHANGES

- 1) Civic address of project revised post-subdivision (**COVER PAGE**)
- 2) Site Area revised due to corner-cut on South-East corner. This impacts derived statistics (Net Site Area, Site Coverage, FSR etc.). FSR 2.81 to 2.87, which is below the permitted FSR of 3.0. (**A001, A002, A100**)
- 3) Radius of curved canopy at south-east corner revised to avoid encroachment into the new curved property line (**A203, A204**)
- 4) West, South and East foundation walls moved outward to the property line because of the need to remove all contaminated soil on site. Floor area of B1 & B2 levels are increased (exempted from FSR calculations). No changes to above-grade areas. These changes conform to M-1 zoning bylaw. (**A201, A202 & A503**)
  - a) South-west stair (Stair 2) is relocated to align with foundation walls for ease of construction (**ALL LEVELS**)
- 5) Electrical room adjacent to Stair 2 is expanded, as such one parking stall is deleted. Total parking Loading stalls is reduced from 19 to 18. Traffic study has always recommended 16 parking stalls, so we are still over-provisioned (**A001, A203**)
  - a) Sub Electrical room at south-west at B1 level deleted (**A202**)
- 6) Number of CRUs on level 1 are reduced from 4 units to 3 units while the total area remains unchanged. Top-of-floor elevation of all CRUs

is revised to 42.50' (12.65m) Geodetic to allow a single tenant **(A003, A100, A203)**

- a) As CRU #4 is deleted, its entry door is replaced by a window. **(A203, A401, A703)**
  - b) Main floor windows and entrances are revised due to reduced number of CRU **(A400, A401, A402)**
  - c) Fire fighter response point of previous CRU #4 deleted, and Siamese connection location slightly revised as per civil design **(A003)**
- 7) Entry vestibules for doors 102 & 111 are no longer required and are removed. Same doors on exterior. **(A203)**
  - 8) Exterior stairs at door 101B removed due to slightly revised finish grade at the parking entry ramp. **(A203)**
  - 9) Clearance to high voltage lines too tight for safe cleaning of building exterior. With this in mind, sunshades and window protrusions were removed. Modified colours & trims of curtainwall for cosmetic effect **(A512, ALL ELEVATIONS)**
  - 10) Heights of curtain wall at south-east corner from L2 to L4 are adjusted for better structural attachment **(ALL ELEVATIONS)**
  - 11) Mullion color changed to dark brown / copper. Instead of putting clear glass in middle of large, fixed window, spandrel panel of copper color (to match window frames) are provided to hide structural columns behind **(ALL ELEVATIONS)**
  - 12) Top of floor level elevations for self-storage adjusted, no change in overall building height **(A501, A502, A403 AND ALL WALL SECTIONS)**
  - 13) Metal cladding pattern on east and south elevations are improved **(A401, A402)**. IMP pattern on north elevation is improved for ease of installation **(A400)**
  - 14) Exterior finish material updated based on product availability **(A404)**
  - 15) Roof slab revised to sections of single sloped structures with sloped insulation pack to direct water to roof drains **(A207, A503)**
  - 16) Roof top mechanical unit enclosure is revised per mechanical equipment requirement **(A207, ALL ELEVATIONS & ALL BUILDING SECTIONS)**
  - 17) Structural floor slab elevation & slopes of Main level parkade revised. Drainage strategy changed to where any water collected in the parkade is directed to drain via the catch basin outside. Trench drain and interior drains eliminated **(A203, A502)**
  - 18) Raised planter added near entrance to provide sufficient planting medium **(A403, A405, LANDSCAPE)**

- 19) Windows raised above planter (**A405**)
- 20) Bike rack moved to beside entrance, and planter added to old bike rack location (**LANDSCAPE**)

## INTERIOR CHANGES

- 21) Note added to Main floor plan to indicate wall finishes for all CRUs are to be mudded & taped only, no paint to be applied, suggested potential locations of CRU washrooms removed (**A203**)
- 22) Elevator machine room added to north side wall of elevator shaft at B2 level (**A201**)
- 23) Mechanical mezzanine added above Storage room 104 for mechanical equipment (**A203**)
- 24) Total number of washrooms for the building is reduced from 8 Universal to 2 Universal. Supported by Building Department with reference to code report. As such washrooms on B2, B1, L2 and L4 are deleted. (**A003, A201, A202, A204, A205, A206**)
- 25) Future CRU washrooms location is deleted and will part of future TI permit (**A203**)
- 26) End of trip bathroom, bike storage, staff locker room and Universal washroom are relocated from Basement B1 to L3 (**A202, A205**).
- 27) Various floor, wall and partition assemblies are revised (**A701**)

Please don't hesitate to contact me if you have any questions,

Sincerely,



Chris Bradley  
Principal – BG DOUGLAS VENTURES INC.