

Monday, April 28, 2025

Attn: Kasha Janota-Bzowska
Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC

1703/1705 Fernwood Rd / 1312 Balmoral Rd (DPV00276) – Letter of Revisions



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Dear Kasha;

This list is intended to summarize the major points of architectural drawing revisions that are proposed in response to comments received in reviews with CoV planning staff.

In our revised sets of Architectural, Civil and Landscape Plans we have addressed comments received to 3rd DP submission dated Jan 27,2025 and emailed additional comments received for dedications from Planning Staff March 10,2025 , please refer to the detailed list of revisions by sheet included with this letter.

We look forward to your feedback on our proposed revisions. Please call me directly if you have any questions or concerns.

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP
Project Architect
dHKarchitects Inc.

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List of Architectural Revisions By Sheet



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A000 PROJECT DATA

- Updated drawing list with shadow studies
- Updated data as follows:
 - o Areas
 - o FSR
 - o Open site space
 - o Bldg Heights
 - o Parking counts
 - o Setbacks

A005 SHADOW STUDIES

- New sheet

A101 SITE PLAN

- adjusted dedications to 2.5m @ Fernwood Rd and 1.8m @ Balmoral Rd.
- increased East sideway setbacks
- increase open site space and landscaping
- removed parking Units 1,2 and 3 and replaced with landscaping
- narrowed drive aisles and added planting strips
- removed rear decks for North bldg. and replaced with patios
- added arbor entry off Balmoral Rd
- increase front yard setbacks for South Bldg @ Balmoral rd
- added Accessible Van Parking
- redistribution of short term bike parking (18 total) proximal to each unit
- added secure bike parking structure and repair stand (6 total)
- grades updated

A201 OVERALL L1 PLAN

- Adjustments as per site plan
- Units 1, 2 and 3 added interior secure bike parking (6 total) in storage room incl. 2 Large bikes with access to charging
- Units 1, 2 and 3 interior layout revised to removed garage and added bike parking
- grades updated

A202 OVERALL L2 PLAN

- Plans updated to new setbacks and siting
- Units 1, 2 and 3 interior layout revised to removed garage and added bike parking

A203 OVERALL L3 PLAN

- Plans updated to new setbacks and siting
- Units 1, 2 and 3 interior layout revised to removed garage and added bike parking

A204 ROOF PLAN

- Plans updated to new setbacks and siting

A300 STREET ELEVATIONS

- Drawing 2 updated to new setbacks and side entry arbor



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A301A WEST BLDG ELEVATIONS

- Units 1, 2 and 3 West Elev show patio entries to Bike storage areas and secure bike parking area
- door colours updated to reflect renderings
- grades, setbacks and heights updated

A301B SOUTH BLDG ELEVATIONS

- door colours updated to reflect renderings
- side yard arbor added to South elevation
- L1 windows added to L1 at drive entry and East side yards for visual access and security
- grades, setbacks and heights updated

A301C NORTH BLDG ELEVATIONS

- door colours updated to reflect renderings
- side yard arbor added to South elevation
- L1 windows added to L1 at drive aisle and East side yards for visual access and security
- decks removed and gated patio areas added to North elevation
- grades, setbacks and heights updated

A401 BUILDING SECTIONS

- updated to new siting and grades

A900 AREA PLANS

- adjusted all FAR contributing areas to current plans

End of Revision list.