

26 September 2025

City of Victoria

Development Services Division

No.1 Centennial Square

Victoria BC V8W 1P6

Attn.: Sustainable Planning and Community Development Department

Re: 1039-1043 Meares Street, Delegated Development Permit Resubmission

Rezoning/ Development Permit issued on March 18, 2025

Building Permit Application revisions, submitted concurrently on September 26, 2025

Cascadia Architects, on behalf of Jawl Residential Ltd. and 1039 Meares Street Inc., is pleased to provide the following clarifications to the DDP application for the 1039-1043 Meares Street project. This DDP application is to update the issued DP to reflect Building Code, Constructability, and Value Engineering adjustments made to the project in its development since submission of the final DP and Rezoning Application.

The following list of changes and rationale was provided in the initial DDP submission (issued on February 20, 2025), and an updated version is provided here again for clarity and to provide rationale for the requested changes:

A121 Level 1 Floor Plan, A201 Elevations	1. The basement (which previously housed service rooms) has been removed from the project as a value engineering initiative; therefore, the Mechanical and Electrical rooms have been relocated to Level 1, adjacent to the Live/ Work Unit. The ground level doors along the east side have been revised to accommodate this change, and the Live/ Work glazing has been removed from the East elevation due to exit path exposure issues arising during preparation of the BP application.
A128 Roof Plan	2. The number of planters on the rooftop patio has been reduced, to decrease the weight on the roof structure. This revision was undertaken as a value engineering initiative—to decrease the substantial structural framing members required to support the rooftop patio. The extent and use of the rooftop patio is unchanged. The planters have been carefully arranged to maintain a similar effect in terms of appearance and function of the planted elements of the rooftop.
A200 Elevations A201 Elevations	3. The size of glazing has been refined and adjusted since the last DP submission. Specifically, the bubbled G5 windows were previously hidden on the RZ DP drawing and have now been reinstated, and the bubbled G11 window was adjusted in size and location from the previous configuration to accommodate the revised unit layouts on the west side of Level 6. The overall

	<p>distribution of glazing remains in keeping with the architectural expression of the original.</p>
<p>A200 Elevations A201 Elevations</p>	<p>4. Windows with HVAC venting above have been adjusted to have an integrated louvre. This change was driven by mechanical coordination. The architectural effect is the same as the original application.</p>
<p>A200 Elevations A201 Elevations A506 Envelope Details – Balcony</p>	<p>5. The balcony guard details have been revised so that the glass and aluminum sheet panel end at an intermediate rail 900mm above the floor level, with a continuous top rail at 1070mm above the floor level. This revision was undertaken to achieve code conformance for railing load engineering. The custom frit pattern on the balcony guard glass will remain and the size and proportion of solid to glazed balcony rails is unchanged. The pattern of alternating solid blocks with fritted glass is also unchanged.</p>
<p>A201 Elevations</p>	<p>6. The bubbled east elevation Level 2 windows have been decreased to enable the sill heights to be greater than 5m above Level 1 exit path, to remove an exposure conflict for the exit path of travel below at grade. This is a code requirement.</p>
<p>A200 Elevations</p>	<p>7. Integrated glass has been revised to cementitious panel cladding, colour #2, on north elevation. This colour #2 will have a gloss finish to maintain the same appearance and reflectivity that back-painted glass achieves. This was done based on the limitation of the vinyl window system specified, which cannot incorporate spandrel panels within the frame. The spacing and proportion of the glossy spandrel panels is unchanged.</p>
<p>A201 Elevations</p>	<p>8. Level 1 Live/ Work unit cladding on east elevation has been revised from exposed concrete to cementitious panel cladding colour #1, to enable integration of exterior insulation to the wall assembly. This change was driven by coordination with the Building Envelope consultant to achieve the required Step Code performance.</p>
<p>A200 Elevations A201 Elevations</p>	<p>9. Solid phenolic cladding has replaced exposed concrete walls at the front of the Live/ Work unit, the Bike Room, and the Lobby, to enable integration of exterior insulation to the wall assembly. This change was driven by coordination with the Building Envelope consultant to achieve the required Step Code performance.</p>
<p>A121 Level 1 Floor Plan, A200 Elevations, A201 Elevations</p>	<p>10. Concrete masonry unit has replaced exposed concrete walls at the Garbage Room and Stair 2 exit adjacent to the parking area, for structural seismic design reasons.</p>

A200 Elevations A201 Elevations	11. The cladding on north and south elevations at the residential balconies has been revised from metal panel cladding to fiber cement panel cladding. The change is based on wanting to use a material that is friendlier than metal panel, where residents come in close proximity to the surface. A board and batten texture is being used to mimic the spacing of joints in the metal panel previously.
A200 Elevations A201 Elevations	12. The balcony glass frit pattern and the arrangement of pattern instances have been clarified on the Elevation sheets. The design intent of the DP has been maintained, and this is just additional detail of the specific image to be used.
A200 Elevations	13. The vertical sunshades on the west elevation have been adjusted to encompass Level 3 to Roof level only, and the sunshades at Level 2 have been eliminated. This revision was implemented to facilitate constructability and future serviceability for window replacement, and because it was determined that mature landscaping in the adjacent planter will conceal the sunshades at Level 2.
A101 Site Plan A100 Survey & Project Data (No associated bubbles)	14. For information only: the Survey, Site Plan & Project Data information have been shuffled around within our current drawing set.

The following list of changes and rationale is provided in connection with the current DDP Resubmission (issued on September 26, 2025), in response to the Zoning Plan Check comments received on 2025.09.08:

Full set of Architectural drawings (No associated bubbles)	15. For the previous DDP issuance, we only submitted sheets that included revisions—to be inserted into the previously issued DP RZ drawing set. For this DDP resubmission, we are submitting the full Architectural (and Landscape) drawing sets, as requested.
A300, A301 Building Sections (No associated bubbles)	16. The zoning building height is 21.94m, as shown on the Building Section drawings, A300, A301.
A100 Survey & Project Data A122 Level 2 Floor Plan	17. The site plan shows the building at the ground plane where the footprint is much reduced from the levels above. To show the setbacks more accurately, we have indicated them on the Level 2 Floor Plan where the full extent of the building is visible. To clarify the location of the setback information, a note has been added to the project information table on drawing A100, "Refer to Level 2 Floor Plan, sheet A122, for setback dimensions".
A100 Survey & Project Data	18. Site Coverage has been adjusted to maintain the 74.1% value that was approved in the DPV00212, by decreasing the Level 2 planter/deck area by

A122 Level 2 Floor Plan	110mm. The Rear Yard setback (to Level 2 concrete deck) has been adjusted to accommodate the 74.1% site coverage. At the north-east corner roof over Level 1, the DP calculation for site coverage did not encompass the entire area of the roof. At BP application, this inaccuracy was corrected, and in order maintain the allowable site coverage we have adjusted the south setback.
A101 Site Plan	19. The parking stall lengths have been dimensioned on Site Plan A101, as requested in the Zoning Plan Check 2025.09.08.
A402 Detail Plan – Bike Room, A050 Building Code Review	20. Dimensions for all short-term and long-term bicycle parking and aisle widths can be found on drawing A402. Please note that west portion of the Bike Room has been updated to provide a Building Code conforming exiting strategy to the lobby. The bicycle count remains unchanged in the Bike Room, and the clearances are conforming to the City of Victoria Schedule C standards. (Updated Exiting is shown on the Level 1 Code Plan, which was the driving factor for the revision of the west portion of the long-term bicycle parking)
A050 Building Code Review	21. Refer to adjusted Building Area on Building Code Analysis, based on BCBC 2018 1.4.1 (corrected from DP/RZ Building Code Analysis). Extent of area boundary is shown on Level 2-5 Code Plan.
Electrical drawings provided in previous BP submission (No associated bubbles)	22. Regarding the comment on the Zoning Plan Check 2025.09.08 document that all vehicle parking spaces must be energized: the Architectural Site Plan A101 includes this note “All parking stalls to include EV chargers”, and the Electrical drawings include energization for all parking spaces on Electrical Level 1 E200 and Site Plan E100.

If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

Gregory Damant, Architect AIBC
Principal