

Friday, July 28, 2023

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

2540 Shelbourne Street – Letter of Revisions



dHKarchitects

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Dear Kasha;

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

In addition, I have outlined below how we have addressed Conditions to be met prior to Committee of the Whole from the Second Application Review Summary Report dated June 23, 2023.

Development Services Division Comments

Refer to applicant's letter for housing agreements and rental strategies addressing affordability.

Refer to architectural drawing and landscape design which focus the primary entrances and emphasize the two street facing units with semiprivate space and lit covered entries. Note street facing balconies, variation in materials and detail window and door trims and architectural drainage features.

Landscape budget included for landscape bond calculations.

All missing info from drawing sets included in revised plan sets.

Engineering and Public Works and Underground Utilities Department Comments

Civil Plan provided as required.

Sewage attenuation report included.

Transportation Review Comments

Grades and slopes adjusted at SRW as requested. Refer to site plans.

Work with arborist and landscape to save Tree #3449, refer to revised landscape plans and arborist tree management plan.

Long-term bike stalls have been adjusted to meet Schedule C requirements.

Refer to applicants' letter for TDM measures.

Non-conforming accessible and visitor parking may be accommodated in drive aisle area. Request variance.

Stormwater Management Review

Refer to landscape plan for areas of permeable surfaces (patio areas).

Note trench drains and area drains for water management of hardscape areas.

Parks Division Comments



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Tree #3449 has been retained – refer to arborist tree management plan and landscape plans.

Trees OS1 and OS6 have been noted to be retained.

Attempts will be made to save OS7 during construction, design of SRW and city engineering requirements may impact the root area.

Refer to landscape drawings for replacement trees and planting plans.

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.

2540 -2542 SHELBOURNE STREET

List of Architectural Revisions By Sheet

A000 COVER SHEET / PROJECT DATA

- Updated project data to reflect design revisions and included contact information for the project Arborist

A001 SURVEY

- no changes

A002 SHADOW STUDY

- no changes.

A003 PERSPECTIVE VIEWS

- no changes

A004 PERSPECTIVE VIEWS

- no changes

A101 SITE PLAN

- revised site plan reflecting design adjustments and landscaping to save tree #3449 at request of Parks Division and adjustment of drive aisle grading and slope at request of Engineering and Public Works Division.

A201 L1 PLAN

- revised site plan reflecting design adjustments and landscaping to save tree #3449 at request of Parks Division and adjustment of drive aisle grading and slope at request of Engineering and Public Works Division.
- design adjustments to bring long term bike parking storage into compliance with Schedule C.

A202 L2 PLAN

- no changes

A203 L3 PLAN

- no changes

A204 ROOF PLAN

- no changes

A301 ELEVATIONS

- added geodetic elevation markers for Eave and Peak, with max building height indicated all elevations.

A302 ELEVATIONS

- added geodetic elevation markers for Eave and Peak, with max building height indicated all elevations.

A303 STREET ELEVATION

- no changes

A401 SECTIONS

- no changes



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A900 AREA PLANS
- updated project areas and unit areas

End of Revision list.



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July 28, 2023

6020-001

Via email: hassan@frame.properties

Frame Properties
541 Cornwall Street
Victoria, BC
V8V 4K9

Attn: Hassan Sayed

**Re: 2540/2542 Shelbourne Street
Development Permit-3 Re-Submission**

Dear Hassan:

Below is a summary of changes to the civil design drawings:

Rev. #	Drawings	Description
1	C200	Garry Oak Tree retention note
2	C200	Revision to driveway grade

Yours truly,

HEROLD ENGINEERING LIMITED



Sarah Campden, AScT, RTMgr
Associate

Enclosure