



Integra ARCHITECTURE INC.

2330-200 Granville Street, Vancouver, BC, V6C 1S4
www.integra-arch.com | Telephone: 604 688 4220

Project: **PROPOSED 6-STOREY RESIDENTIAL & COMMERCIAL BUILDING**

Civic Address: Fort Street & Davie Street, Victoria, BC

Date: July 16, 2024

Project Number: 22600

M E M O

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

Dear City Staff,

Please find below some of the changes made in response to comments from the Advisory Design Panel and City staff to enhance the project and better meet the needs of the community:

List of Major Changes from Previous Submission:

1. The parkade access ramp has been relocated northwards to provide a landscape buffer between the neighboring site and the ramp. Refer to Architectural drawing A-2.001 and Landscape drawings
2. Visitor parking stalls have been revised to accommodate the ramp relocation. Refer to Architectural drawing A-2.000.
3. The main entrance/lobby has been revised to align with the building massing. Refer to Architectural drawing A-2.001.
4. The FAA has been relocated to ensure clear ramp access at all times. Refer to Architectural drawing A-2.001.
5. Proposed ADO locations have been added for all accessible doors. Refer to Architectural drawing A-2.001 and A-2.005.
6. Interior layout revisions have been made to ensure accessible clearances. Refer to Architectural drawings A-2.001 to A-2.007
7. The CRU area at the northwest corner has been revised to provide more space for outdoor seating. Landscape drawings have been updated to match the architectural drawings. Refer to Architectural drawing A-2.001 and Landscape drawings
8. An outdoor amenity area has been provided at the southeast corner. Landscape drawings have been updated to match the architectural drawings. Refer to Architectural drawing A-2.001 and Landscape drawings
9. Unit layouts have been revised to incorporate recessed balconies. Refer to Architectural drawings A-2.001 to A-2.007.
10. Project data has been updated to reflect the changes made to the project. Refer to Architectural drawing A-0.001.
11. The building massing, exterior materials, and color palette have been revised to incorporate the previously listed changes and to meet the ADP's form and design guidelines. Refer to Architectural drawing package.

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

604 688 4220 Extension 509

Integra Architecture Inc.

2330-200 Granville Street, Vancouver, BC V6C 1S4 T 604.688.4220

NOTE: This communication contains information from Integra Architecture Inc. that may be confidential. Except for personal use by the intended recipient, or as expressly authorized by the sender any person who receives this information is prohibited from disclosing, copying, distributing and or using it. If you have received this communication in error, please immediately delete it and all copies and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law. The Contractor is responsible to receive, review and distribute as necessary all Contract Documents information (including drawings, specifications, addenda, supplemental instructions, change directives, change orders and revisions or clarifications by request for information) to ensure that all workers, trades and sub-contractors are working from the latest information. Field Reviews by Integra Architecture Inc. shall not be construed to relieve the Contractor of responsibility for constructing the project in accordance to the latest version of the Contract Documents, controlling the progress of the work, providing safe working conditions, and making any corrections necessary to make the work conform to the intent of the Contract Documents. Field Review services by Integra Architecture Inc. are not intended to be an exhaustive review of all conditions and are intended to determine that the work is constructed generally in conformance with the intent of the contract documents. Field reviews are to be provided and written at the discretion of the Architect. Provision of Field Review services does not assume responsibility for the work of the Contractor(s).