



## Integra ARCHITECTURE INC.

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Project: **PROPOSED 6-STOREY RESIDENTIAL & COMMERCIAL BUILDING**  
Civic Address: Fort Street & Davie Street, Victoria, BC  
Date: July 16, 2024 Project Number: 22600

### MEMO

Client	Three Shores Development	Barry Savage	604.505.8818	<a href="mailto:bsavage@threeshoresdevelopment.com">bsavage@threeshoresdevelopment.com</a>
Architectural	Integra Architecture Inc.	Rhys Leitch	604.688.4220	<a href="mailto:rhysl@integra-arch.com">rhysl@integra-arch.com</a>
Authority	City of Victoria	Geordie Gordon		<a href="mailto:ggordon@victoria.ca">ggordon@victoria.ca</a>

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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.

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End of memo

Should you have any questions, please do not hesitate to reach our office.

Kind Regards,

**Rhys Leitch M.Arch Principal**

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**Integra Architecture Inc.**

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